



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5263

January 10, 2025

Darren Dickerhoof
Dickerhoof Properties, LLC/Hillshoof, LLC
PO Box 1800
Corvallis, Oregon 97339

RE: No Further Action Determination
for Oregon Ballet in Portland
LUST #26-13-1039

Dear Mr. Dickerhoof:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Oregon Ballet property, including the closure report entitled, *Technical Memorandum*, dated January 29, 2024, which was submitted to DEQ by Equant on your behalf. The Oregon Ballet address is 6250 SW Capitol Highway in Portland, Tax Lot1S1E16CD 3400.

DEQ has determined that investigations and remedial action to address environmental contamination at Oregon Ballet is complete, and no further action is required. This determination is a result of our evaluation and judgment based on the DEQ regulations and the facts as we now understand them including the following:

- The site was previously operated as J's Super Service from 1962 through the early 2000s.
- Four underground storage tanks operated at the property just east of the original building (one 2,000-, 4,000-, and 6,000-gallon gasoline, and one 500-gallon waste oil). One heating oil tank is currently located near the southwest corner of the building.
- Affected media are soil, soil gas, and groundwater.
- The tanks were decommissioned by removal in 1989 and DEQ issued a no further action letter. Up to 8.8 parts per million of total petroleum hydrocarbon contaminated soil was left in-place to protect the structural integrity of the building.
- In 2023, three borings and three soil gas points were installed (Figure 3). During this investigation, no soil contamination was noted. In groundwater, up to 2,620 parts per billion (ppb) of gasoline and 1,650 ppb of diesel, and 14,500 ppb of heavy oil were detected from temporary well point PB-3. Sheen was noted on groundwater in borings PB-3 and PB-4. Soils consist of low permeable silts and clays.
- In soil gas, up to 1,300 micrograms per meter cubed ($\mu\text{g}/\text{m}^3$) of gasoline were detected in each of SG-3 and SG-4. These concentrations are below DEQ's 2023 soil vapor risk-based concentrations (RBCs). Some volatile organic compounds were detected at levels below RBCs. Tables 1-3 includes soil, groundwater, and soil gas results.
- Groundwater was measured to be 9.5 feet below ground surface (bgs) to 16.9 bgs. Groundwater flow is estimated to be towards the south and west, consistent with the topography of the area.
- No contamination was reported at the former heating oil tank area located just southwest of the building. DEQ recommends the heating oil tank be decommissioned as the tank is not in use.

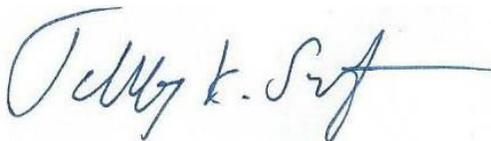
- The property and surrounding area are zoned commercial.
- No water supply wells are located within ½-mile from the site.
- There are no ecological receptors at this site.
- The construction and excavation worker scenario was eliminated as utilities are shallower than groundwater and residual soil contamination does not exceed applicable RBCs. Contaminant levels were below the volatilization to outdoor air pathway.
- Up to 2,620 ppb of gasoline were detected in groundwater in boring PB-3. This concentration exceeds the commercial vapor intrusion RBC of 520 ppb. However, the soil gas results at the tank nest were below RBCs. Up to 14,500 ppb of heavy oil were detected. There are no RBCs for heavy oil. Due to the non-volatile nature of heavy oil, it is unlikely that vapor intrusion is an issue.

Based on the available information, soil, soil gas, and groundwater conditions at Oregon Ballet are currently protective of public health and the environment in accordance with Oregon Administrative Rules 340-122-0205 through 340-122-0360. The site requires no further action unless new or previously undisclosed information becomes available, or there are changes in site development or land and water uses, or more contamination is discovered. DEQ has updated the Your DEQ Online (YDO) database to reflect this decision.

This letter only applies to the release(s) discussed above. If any contaminated media is encountered in the future, it must be handled and disposed of in accordance with local, state and federal regulations.

A copy of the Equant closure report supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST26-13-1039>. DEQ recommends keeping a copy of all of the documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Rob Hood at (503) 860-9661, or via email at Robert.Hood@deq.oregon.gov.

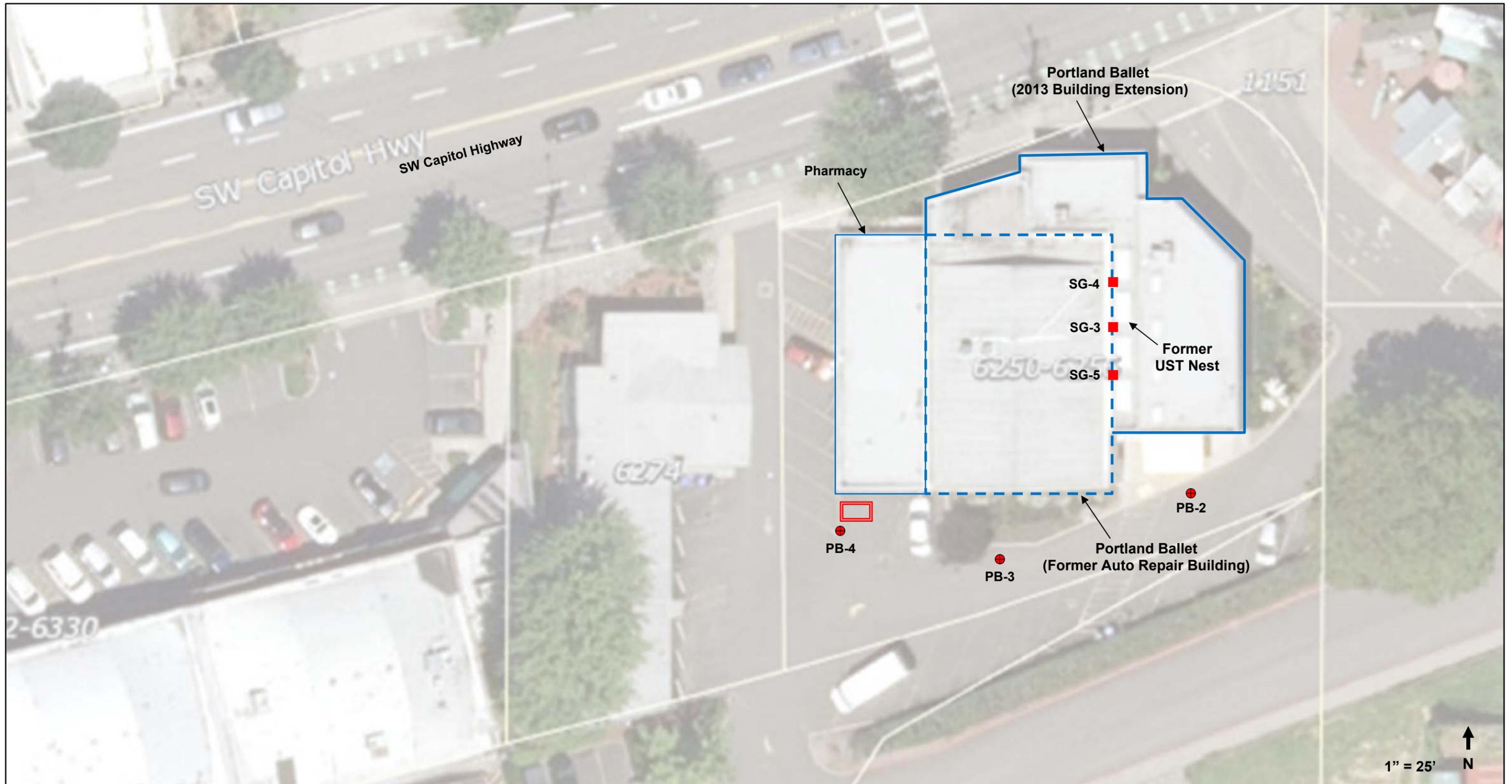
Sincerely,



Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachments: Figure 3
Tables 1-3

cc: Eric Collins-Equant
LUST #26-13-1039 File



Base map from PortlandMaps.com (2022 aerial photo)

Equant

Environmental and Water Resources Consulting

3318 SW 44th Avenue Portland, Oregon 97221
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- Heating oil tank extent estimated by Pacific Northwest Locating
- Probe Boring
- Sub-Slab Soil Gas Sample

Figure 3
Probe Boring and Sub-Slab Sample Locations
Portland Ballet Site
Site Investigation
July 2023

Table 1
Summary of Soil Analytical Detections
Hillsdale Shopping Center - Site Investigation

Analyte ¹			TPH-HCID	1,2,4 Trimethylbenzene
DEQ RBC Direct Contact Construction Worker ²			4,600 ³	2,900
Sample ID	Depth (feet)	Sample Date	Results (mg/kg)	
PB-2-14.0'	14	5/30/2023	<142	<0.02
PB-3-16.0'	16	5/30/2023	<142	0.0554
PB-4-9.0'	9	5/30/2023	<142	-
PB-5-15.5'	15.5	5/30/2023	-	<0.02
PB-6-16.0'	16	5/30/2023	-	<0.02
PB-7-14.0'	14	5/30/2023	-	<0.02

Notes

¹ Volatile organic compounds (VOCs) analyses by EPA Method 8260D;
total petroleum hydrocarbons identification analyses by the NWTPH-HCID Method.

² Oregon Department of Environmental Quality (DEQ) 2023 Risk Based Concentration (RBC)
soil direct contact for construction worker exposure in milligrams per kilogram.

³ Diesel range petroleum hydrocarbon RBC (most conservative TPH range)

mg/kg = milligrams per kilogram

< = less than method reporting limit

- = not analyzed

Table 2

Summary of Groundwater Analytical Detections¹
Hillsdale Shopping Center - Site Investigation

Analyte ²			Gasoline Range	Diesel Range	Oil Range	sec-Butylbenzene	Chloroform	Benz(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Chrysene	Fluoranthene	Fluorene	Phenanthrene	Pyrene
DEQ RBC Vapor Intrusion Commercial Worker ³			520	1,700	1,500	NITI	5.9	--	--	--	--	--	--	--	--	--
Sample ID	Depth Range (feet)	Sample Date	Results (µg/l)													
PB-1	15-20	5/30/2023	-	-	-	-	<1.0	-	-	-	-	-	-	-	-	-
PB-2	15-20	5/30/2023	849	<0.2	<0.5	<1.0	<1.0	-	-	-	-	-	-	-	-	-
PB-3	15-20	5/30/2023	2,620	1,650	14,500	5.75	<1.0	0.303	0.185	0.181	0.403	0.32	0.686	1.04	0.67	0.912
PB-4	15-20	5/30/2023	-	<0.2	<0.5	-	-	-	-	-	-	-	-	-	-	-
PB-5	15-25	5/30/2023	-	-	-	-	2	-	-	-	-	-	-	-	-	-
PB-6	15-20	5/30/2023	-	-	-	-	1.92	-	-	-	-	-	-	-	-	-
PB-7	15-20	5/30/2023	-	-	-	-	<2.0	-	-	-	-	-	-	-	-	-

Notes

- ¹ All groundwater samples collected from temporary well points using 3/4-inch diameter PVC screen.
 - ² Volatile organic compounds (VOCs) analyses by EPA Method 8260D; gasoline range petroleum hydrocarbons analyses by the NWTPH-Gx Method; diesel and oil range range petroleum hydrocarbons by the NWTPH-Dx Method; and polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270E SIM.
 - ³ Oregon Department of Environmental Quality (DEQ) 2023 Risk Based Concentration (RBC) groundwater vapor intrusion into building for commercial worker exposure in micrograms per liter.
- NITI = no volatile toxicity information
-- = no groundwater RBC established
µg/l = micrograms per liter
< = less than method reporting limit
- = not analyzed
bold font = result exceeds DEQ groundwater vapor intrusion RBC

Table 3
Summary of Sub-Slab Soil Gas Analytical Detections
Hillsdale Shopping Center - Site Investigation

Analyte ¹	Gasoline Range	Diesel Range	Chloroform	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	1,3-Butadiene	1,4-Dichlorobenzene	1,4-Dioxane	2-Butanone (MEK)	2-Propanol	4-Ethyltoluene	4-Methyl-2-pentanone	Acetone	Benzene	Ethanol	Ethyl Benzene	Heptane	Hexane	m,p-Xylene	o-Xylene	Styrene	Tetrachloroethylene	Toluene	
DEQ RBC Vapor Intrusion Commercial Worker ²	40,000	14,000	18	8,800	8,800	14	37	82	730,000	29,000	--	440,000	NITI	52	NITI	160	58,000	100,000	15,000	15,000	150,000	1,600	730,000	
Sample ID	Sample Date	Results (µg/m ³)																						
SG-1	5/30/2023	-	-	1.4 J	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22	-	
SG-2	5/30/2023	-	-	<4.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17	-	
SG-3	6/14/2023	1,300	<20,000	8.4	22	6.6	<2.2	63	14	44	140	15	12	910	<3.2	560	5.8	<4.1	3.9	31	13	<4.2	<6.8	19
SG-4	6/14/2023	1,300	<20,000	<4.8	16	<4.8	<2.2	7	<14	37	210	9	6	1700 E	<3.1	960 E	4.4	<4.0	<3.5	23	8.9	<4.2	<6.7	11
SG-5	6/14/2023	900	<20,000	<4.9	11	<4.9	6.9	<6.0	<14	53	200	9	7.9	1100 E	15	4500 E	5.6	4.6	4	19	7.7	6.5	<6.8	27

Notes

¹ Volatile organic compounds (VOCs) and gasoline range petroleum hydrocarbons analyses by EPA Method TO-15 and diesel range petroleum hydrocarbons analyses by EPA Method TO-17.

² Oregon Department of Environmental Quality (DEQ) 2023 Risk Based Concentration (RBC) soil gas vapor intrusion into building for commercial worker exposure in micrograms per meter cubed (µg/m³).

NITI = no volatile toxicity information

-- = no soil gas RBC established

µg/m³ = micrograms per meter cubed

- = not analyzed

J = estimated value

E = exceeds instrument calibration range

bold font = result exceeds DEQ RBC soil gas vapor intrusion

< = less than method reporting limit