



Oregon

Tina Kotek, Governor

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Northwest Region

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January 9, 2025

RE: **Opportunity to Comment**
Proposed Conditional No Further Action Determination
COMMENTS DUE: February 17, 2025
Astro Western #503, LUST No. 03-93-0024

To Whom It May Concern:

The Oregon Department of Environmental Quality (DEQ) is soliciting comment concerning the investigation and cleanup of a historic release of hazardous substances from an underground storage tank (UST) at the former Astro Western #503 property, also known as the former Holts Shopping Center, located at 13230 Southeast Orient Drive in Boring, Clackamas County, Oregon (the site) (Figure 1).

Based on review of site information, DEQ has determined that conditional upon adherence to a contaminated media management plan (CMMP) and property use restrictions in an Easement and Equitable Servitudes (E&ES), site conditions are protective of public health, safety and welfare, and the environment under Oregon Administrative Rules (OAR) 340-122-0205 through 0360 and Oregon Revised Statutes (ORS) 465.200 et seq. under likely future use scenarios. This determination is supported by reports in the Administrative File and the DEQ Staff Memo dated January 6, 2025. DEQ issues a conditional No Further Action (NFA) determination when a cleanup has met regulatory standards under Oregon's Cleanup law using institutional or engineering controls. The proposed conditional NFA determination would apply only to contamination from former UST containing regulated petroleum products at the site.

Summary of Environmental Investigations at Site

A detailed chronology of investigation and cleanup work performed at the site between 1993 and 2024 is provided in DEQ's *Staff Memorandum* dated January 6, 2025.

In summary, site investigations revealed that soil and groundwater were impacted by gasoline-range hydrocarbons (GRO) and volatile organic compounds (VOCs) as a result of historic releases from the former USTs at the site. Gasoline contamination was documented on-site as well as on the north, west, and south adjacent properties; however, areas with concentrations exceeding DEQ's residential, occupational worker and/or construction/excavation worker risk-based concentrations (RBCs) are limited to on-site only (Figure 2). Risks from specific exposure pathways are further discussed in the following sections.

Human Health Risks from Ingestion, Dermal Contact, and Inhalation of Contaminants in Soil

Soil collected in the vicinity of the former tank basin and dispenser island contained concentrations of GRO, benzene, and ethylbenzene that exceeded the soil ingestion, dermal

contact and inhalation exposure pathway for the possible future residential scenario. However, the exceedances are limited to on-site, which is used for commercial purposes, and do not exceed on adjacent properties. The soil samples did not exceed RBCs for occupational or construction worker scenarios. As a result, soil contamination at the site does not pose unacceptable human health risks to people living and working near the site.

Human Health Risks from Ingestion and/or Inhalation from Tapwater

Petroleum contamination has historically been detected in groundwater from monitoring wells located on-site, with the highest concentrations being detected in monitoring wells near the former UST basin. Groundwater that exceeds the residential and occupational RBCs for groundwater ingestion and inhalation from tap water does not extend off-site and concentrations of benzene and GRO appear to be decreasing over time suggesting natural attenuation is occurring at the site.

In August 2018, nine water wells were identified within a 0.13-mile radius of the site and were sampled (Figure 3). Petroleum hydrocarbons and VOCs were not identified in any of the samples. Lead was detected in one sample but was below residential drinking water RBCs.

Two wells are present on the western portion of the site: one deep water well (well identification CLAC75529) and one shallow water well (well identification CLAC5467). In January 2020, the shallow water well was taken out of service by welding a steel cap over the top of the well casing. Because groundwater contamination exceeding generic RBCs for the groundwater ingestion and inhalation from tap water for residential and/or occupational worker scenarios is present in the shallow groundwater at the site, potential risks to on-site occupants could not be ruled out and a remedy is necessary to mitigate drinking water risks to the current or future occupants of the site.

The E&ES specifies that the shallow water well is to remain out of service indefinitely and no new shallow water wells can be installed at the site. The existing deep water well is approved by DEQ for domestic use purposes. Any new on-site wells utilizing the deep aquifer are prohibited unless criteria outlined in the E&ES are met.

Human Health Risks from Groundwater in Excavation

Future work at the site near the former UST area may result in construction workers and excavation workers ingesting, contacting, or inhaling contaminants in soil and/or groundwater in future on-site excavations. Although future development is not anticipated at this time, future ground-breaking work in the former UST area that may include an excavation should be managed through implementation of the DEQ-approved CMMP. The CMMP establishes procedures for managing, characterizing, and disposing of contaminated media (i.e., soil and groundwater) encountered during future subsurface work.

Human Health Risks from Vapor Intrusion into Buildings

Soil vapor investigations were conducted at the site between March 2021 and April 2024. Based on the detected soil vapor concentrations, the contamination does not pose unacceptable vapor intrusion risks to occupants of the current buildings constructed at the site or the adjacent properties.

Potential vapor intrusion does not pose a risk to current or future buildings constructed on the adjacent properties. However, due to elevated concentrations detected in the shallow groundwater on-site, restrictions on new construction are established in an E&ES for the site as a remedy to mitigate potential vapor intrusion risks to occupants of future on-site buildings.

DEQ will consider any comments that you may have before finalizing the closure decision and issuing a Conditional No Further Action determination for historical releases from the former USTs at the former Astro Western #503 site. Directions on how to comment on DEQ's proposal and where to find additional information are provided below.

How to Comment

Please submit comments by 5 p.m. on **February 17, 2025**, to DEQ Project Manager Rebecca Digiustino by email at rebecca.digiustino@deq.oregon.gov or mail (see address in above letterhead).

Where to Find Additional Information

Information supporting DEQ's proposed conditional no further action determination is contained in file documents and the DEQ Staff Memo dated January 6, 2025. These documents may also be viewed on DEQ's Oregon Records Management Solutions web site (<https://ormswd2.synergydcs.com/HPRMWebDrawer/Search>). Select the jurisdiction as "Oregon Department of Environmental Quality, Leaking Underground Storage Tanks". Next search by "any word" and type "LUST03-93-0024" into the search box. Click search and documents related to the site, including the DEQ Staff Memo, should be available for review and download.

The complete project file is available for review by appointment. Information about requesting a review of DEQ project files is at <https://www.oregon.gov/deq/about-us/pages/request-public-record.aspx>. To schedule a file review, please submit an online Records Request.

You may contact me at 503-926-2257 or rebecca.digiustino@deq.oregon.gov if you have questions about the project or how to comment.

Sincerely,

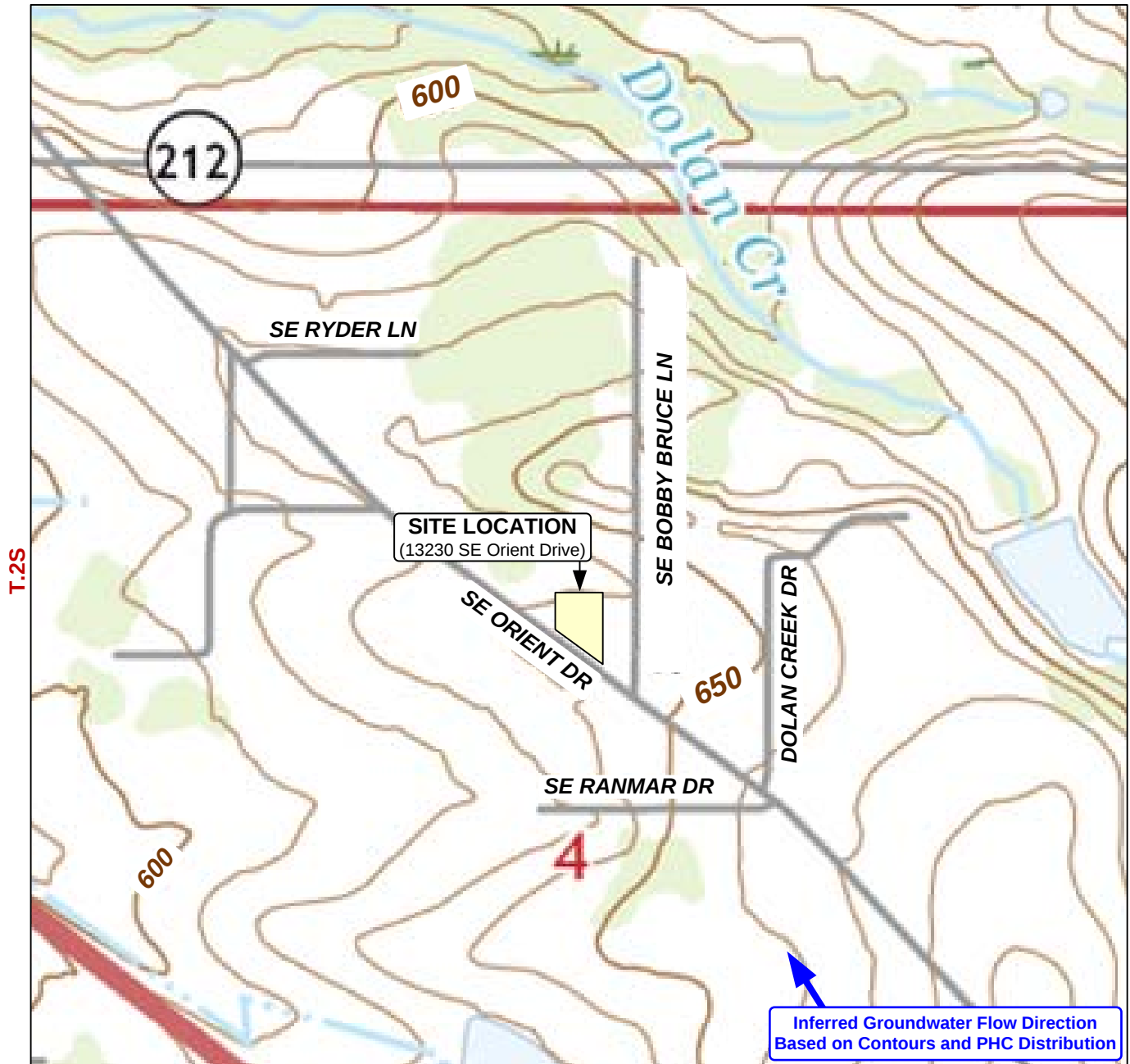


Rebecca Digiustino
Project Manager
Northwest Region Cleanup Program

Attachments:

- Figure 1 – Site Location Map
- Figure 2 – Soil Vapor and Groundwater Data (2023)
- Figure 3 – Water Well Location Map

R.4E



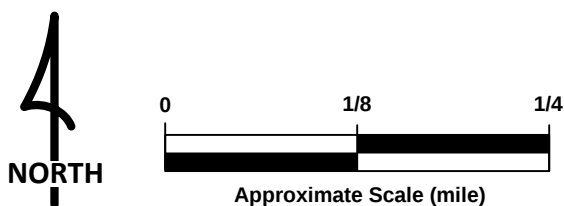
Adapted from: Sandy Quadrangle, Oregon
USGS Topographic Map, 2020
7.5 Minute Series, Contour Interval 10 feet
North American Vertical Datum of 1988



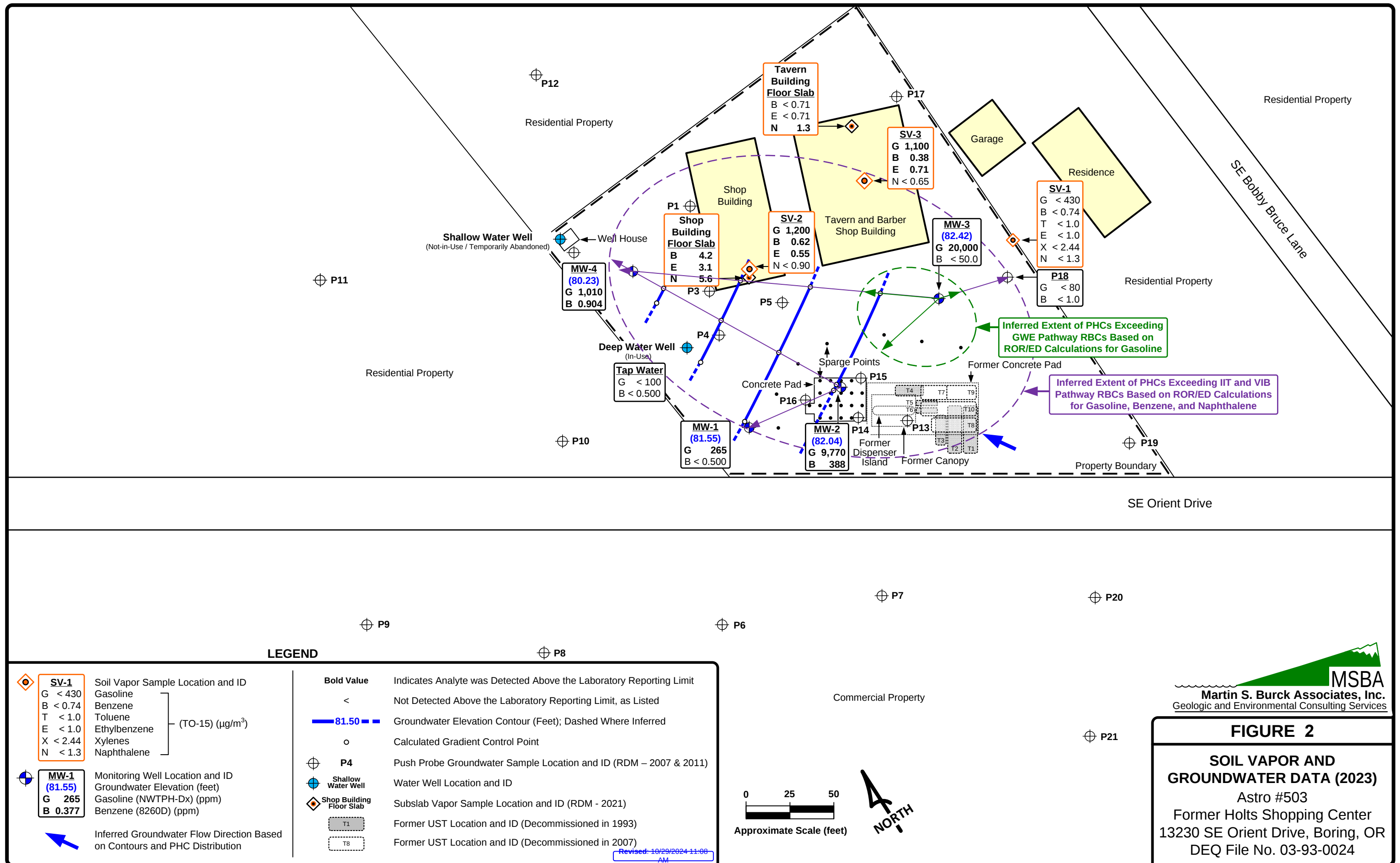
FIGURE 1

SITE LOCATION MAP

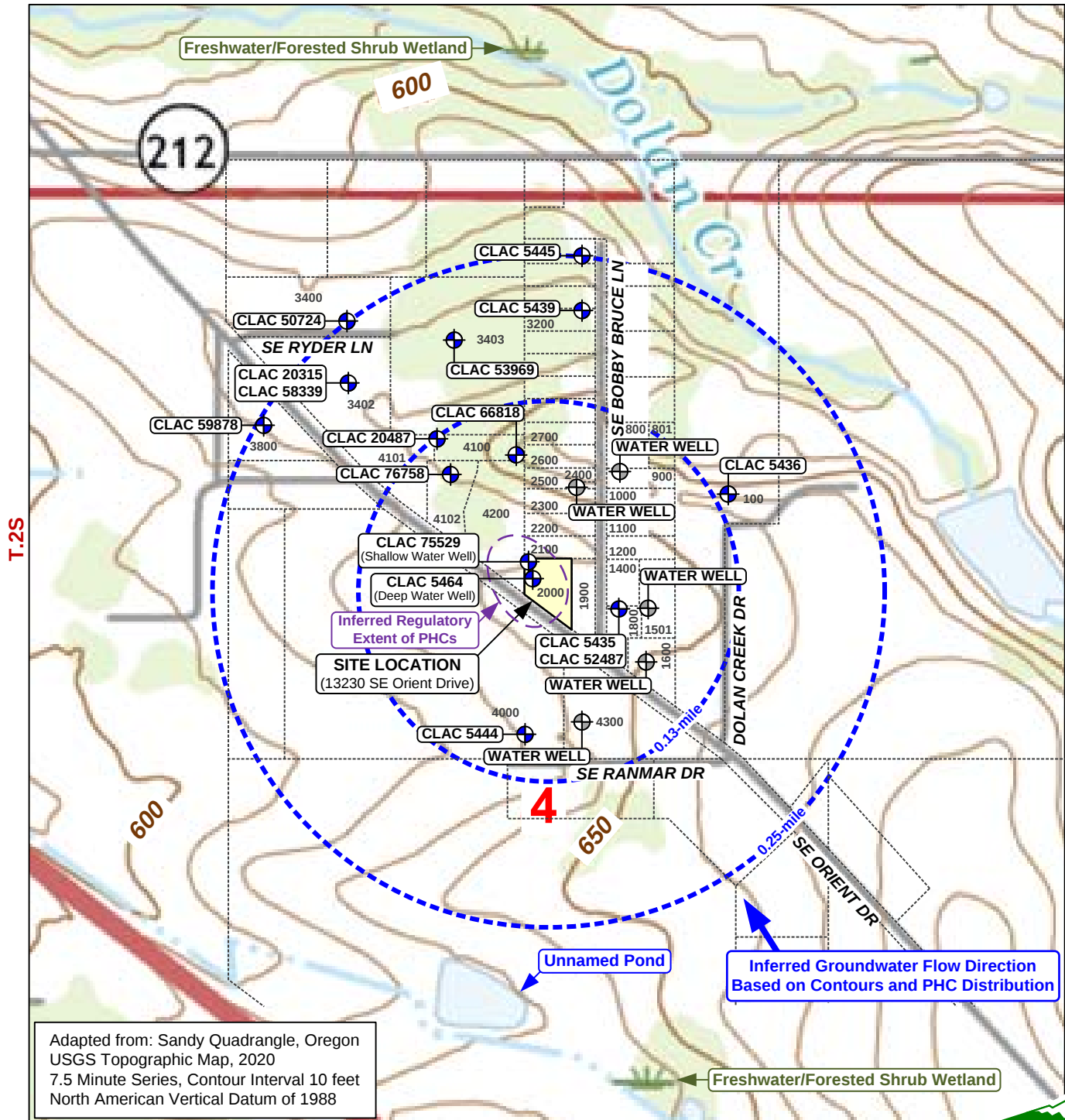
Astro #503
Former Holts Shopping Center
13230 SE Orient Drive, Boring, OR
DEQ File No. 03-93-0024



Revised: 1/3/2024 8:11 AM



R.4E



Adapted from: Sandy Quadrangle, Oregon
USGS Topographic Map, 2020
7.5 Minute Series, Contour Interval 10 feet
North American Vertical Datum of 1988



Approximate Scale (mile)

LEGEND

- CLAC 5436 General Location of Water Well Identified by WRD Database Search Associated WRD Well Log Number
- WATER WELL General Location of Water Well Identified by RDM Door-to-Door Survey (WRD Well Log Number Not Available)
- Tax Lot Boundary and Number

Revised: 2/8/2024 8:44 AM

MSBA
Martin S. Burck Associates, Inc.
Geologic and Environmental Consulting Services

FIGURE 3

WATER WELL LOCATION MAP

Astro #503

Former Holts Shopping Center
13230 SE Orient Drive, Boring, OR
DEQ File No. 03-93-0024