



PUBLIC NOTICE

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DEQ Requests Comments on Proposed Conditional No Further Action Determination for Commercial Property in Southwest Portland

HOW TO PROVIDE PUBLIC COMMENT

Facility/property: Springdale Cleaners

Facility location: 6337 SW Capitol Highway,
Portland

Comments due by: April 2, 2025, at 5 p.m.

Submit written comments:

By mail: Mark Pugh, Oregon DEQ, 710 NE
Multnomah St., Suite 600, Portland, OR 97232

By email: Mark.Pugh@deq.oregon.gov

Proposal highlights: The Oregon Department of Environmental Quality is proposing to issue a Conditional No Further Action determination for a commercial property at 6337 SW Capitol Highway in Portland. DEQ has determined the site is protective of human health and the environment under current conditions. Due to residual contamination, the existing vapor collection system needs to operate to maintain safe air quality at the property and the commercial use building on the adjacent property to the west. The proposed Conditional No Further Action determination requires the continued operation of that system. Other restrictions and conditions, summarized below, are specified in the proposed determination to ensure conditions at the property remain protective in the future.

Background: The Site property covers about one acre and contains two buildings, a northern building about 4,000 square feet ("North Building") and a larger building about 10,500 square feet ("Large Building"). Springdale Cleaners occupies a tenant space in the middle portion of the Large Building. The North Building is located upgradient of the Large Building and associated release areas. The building on an adjacent property to the west ("West Building") is located at street addresses of 6349-6359 SW Capitol Highway ("Adjacent Property"). The Adjacent Property and West Building have been impacted by historical environmental releases from the Springdale Cleaners dry-cleaning operation.

Using Dry Cleaner Program funding, DEQ's contractor completed a series of five groundwater treatment events involving injection of treatment fluids between 1999 and 2022. In 2010, DEQ's contractor installed a vapor collection system in the Large Building to improve ventilation in the utility corridor and intercept vapors before they migrated into the Large Building. In 2012, the system piping was extended beneath two tenant spaces in the West Building. Periodic monitoring events showed substantial decreases of contamination in groundwater as a result of the treatment events, and that the vapor mitigation system adequately controlled vapor intrusion into the affected buildings when the system was operating.

DEQ's contractor replaced the vapor collection system blower, condensate collector and electrical control box in October 2023. The Site owner agreed to operate and maintain the system and

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complete air monitoring in the West Building on the Adjacent Property to ensure that the vapor collection system was operating effectively. Given the prior sampling results in the Large Building, which were consistently below applicable risk-based concentrations, additional testing was not required for it. Between March and September 2024, the Site owner completed three rounds of vapor testing in the West Building to assess seasonal variation in vapor intrusion conditions. All dry-cleaning related chemicals were detected below applicable risk-based concentrations for occupational exposure.

Residual contamination remains in soil and shallow groundwater beneath the utility corridor and grassy strip located between the Large Building and West Building. This contamination will continue to be a source to soil vapor and potentially indoor air and will need to be addressed through continued operation of the existing vapor collection system until DEQ determines that is no longer necessary.

As a condition of the proposed Conditional No Further Action, DEQ requires, and the Site owner agrees, to continue operation and maintenance of the vapor mitigation system. The Site owner also agrees to conduct a vapor assessment approved by DEQ should the Site be redeveloped, or if the existing Large Building on the Site is replaced with a new structure, or existing tenant spaces within the Large Building are further divided or combined, or if the Large Building is converted to residential use. If applicable DEQ indoor air risk-based concentrations are exceeded, additional cleanup or mitigation actions will be completed by the Site owner at their expense prior to occupancy to ensure conditions are safe for the intended use. In addition, future soil-disturbing activities shall be conducted per the DEQ-approved contaminated media management plan.

These controls and restrictions ensure long-term protection of human health and the environment and will be documented in an easement and equitable servitudes recorded on the Site property deed in Multnomah County records.

For more information: Visit the Your DEQ Online [Website for Springdale Cleaners](#) and [Web Documents for Springdale Cleaners](#).

If you do not have web access and want to review the project file, contact Mark Pugh at 503-229-5587 or Mark.Pugh@deq.oregon.gov to view the documents in person at a DEQ office.

The next step: DEQ will consider all public comments received during the public comment period prior to issuing the Conditional No Further Action determination.

Non-discrimination statement

DEQ does not discriminate on the basis of race, color, national origin, disability, age or sex in administration of its programs or activities. Visit DEQ's [Civil Rights and Environmental Justice page](#).