



# Oregon

Tina Kotek, Governor

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

February 27, 2025

Ralph and Betty Martin  
Sunshine Market, Inc.  
PO Box 1520  
North Plains, OR 97133

RE: No Further Action Determination  
for Sunshine Market in North Plains  
LUST #34-95-0214

Dear Ralph and Betty Martin:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Sunshine Market property, including the closure report entitled *Summary Assessment Report*, dated January 14, 2025, which was submitted to DEQ by Alpha Environmental on your behalf. The Sunshine Market address is 9900 Glencoe Road, Tax Lot 7700. Figure 1 shows the Site Vicinity and Figure 4 shows the Site Overview.

DEQ has determined that actions to address environmental contamination at Sunshine Market are 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:

- Currently, the property is occupied by Sunshine Market and Gas Station and Martin Sheet Metal. A gas station has operated here since 1987. The property is owned by the Martins.
- The cause of contamination is from an underground storage tank (UST) system, mainly the fill pipes and an old dispenser. The leak was discovered in 1995, during a leak test by Paul Williams.
- Affected media are soil, groundwater, and soil gas.
- Up to three 55-gallon drums of soil were collected and stored on the property in 1995. It was reported that the soil was taken to Hillsboro Landfill, but no paperwork exists to confirm this.
- Contamination remains in-place in the vicinity of the UST system and extends south as shown for soil and groundwater on Figures 5 and 6. Contamination exists between three and 15 feet below ground surface (bgs).
- The property is zone Commercial 2 (C-2). According to the city of North Plains, residential use is not allowed.
- Depth to groundwater is between five and 15 feet bgs. A search of the Oregon Water Resources Department database indicates no wells exist within 0.15 miles of the site. Water is supplied by the City of North Plains. No free product was encountered on the groundwater table during investigations.
- An unnamed tributary to McKay Creek and a pond exists to the south. No ecological risks were identified since subsurface soil and groundwater contamination does not extend to this area.
- Petroleum was detected in soil, but below screening levels for the soil ingestion, dermal contact, and inhalation pathway for occupational receptors.

- Up to 27,400 ppb of total petroleum hydrocarbons were detected in groundwater with petroleum concentrations from monitoring wells exceeded concentrations for excavation workers and indoor air. However, contaminant concentrations have generally decreased since the monitoring wells were installed. Most of groundwater impacts are in the vicinity of MW-2 and MW-3. See attached Table 3.
- SG-1 and SG-2 soil vapor point results were all below screening levels indicating the indoor air pathway is incomplete. See the attached Table 4.
- A contaminated media management plan has been approved by DEQ in the event that contaminated soil or groundwater is encountered during future ground disturbing activities.

Based on the available information, soil, groundwater, and soil gas conditions at Sunshine Market are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, 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 determination 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. Monitoring wells should be maintained or decommissioned in accordance with Oregon Water Resources Department regulations.

A copy of the Alpha Environmental's closure report supporting this No Further Action determination can be viewed at <https://ordeq.org/LUST-34-95-0214>. DEQ recommends keeping a copy of all the documentation associated with this site 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](mailto:Robert.Hood@deq.oregon.gov).

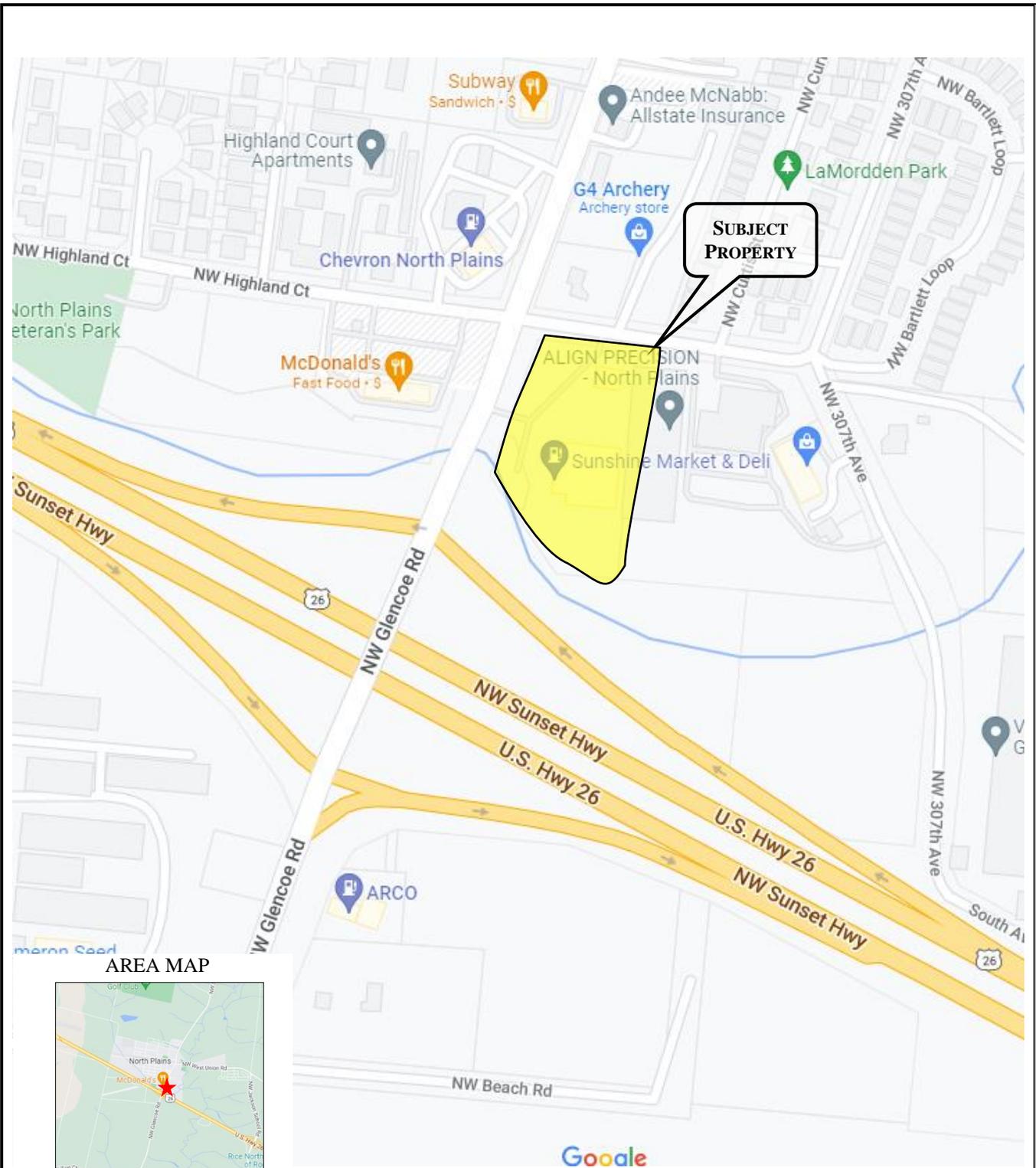
Sincerely,



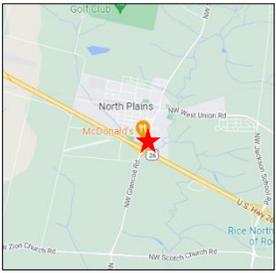
Kevin Parrett, Manager  
Northwest Region Cleanup Section

Attachment(s): Figures 1, 4, 5, and 6  
Tables 3 and 4

cc: Jim Cooper-Alpha Environmental  
Water Resources Department Well Construction Program Coordinator-Kris Byrd  
LUST YDO #34-95-0214 File



AREA MAP



SOURCE: Google Maps

DRAWING NOT TO SCALE

**Alpha**  
environmental  
11080 SW ALLEN BLVD, STE 100  
BEAVERTON, OREGON 97005  
(503) 292-5346

**FIGURE 1: SITE VICINITY MAP**  
**Project Name:** 9900 NW Glencoe Road  
North Plains, Oregon 97133  
**Project Number:** 22-46783





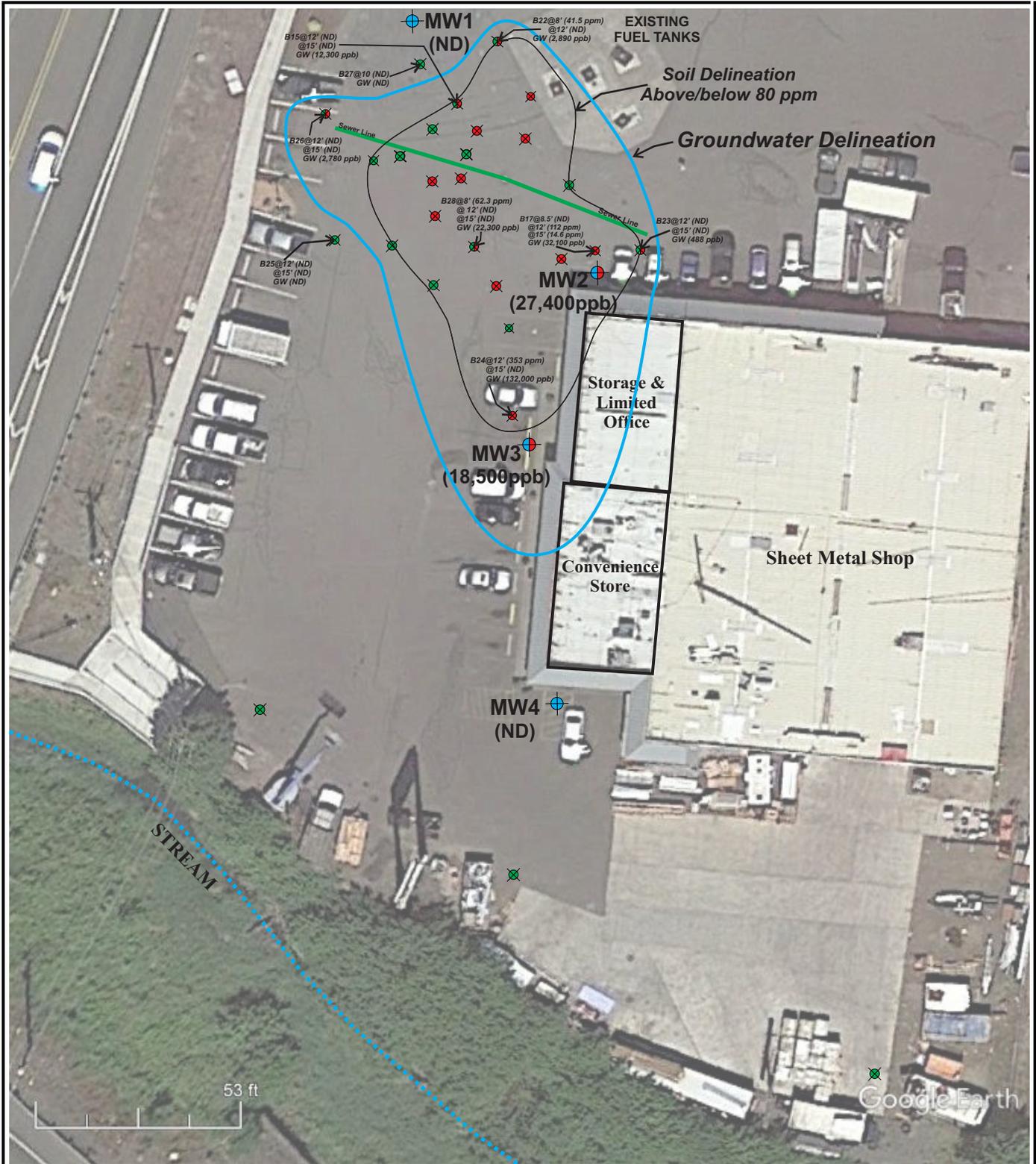
  
 11080 SW ALLEN BLVD, STE 100  
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**FIGURE 4: SITE OVERVIEW MAP**

**Project Name:** 9900 NW Glencoe Road  
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**LEGEND**

- ✖ Soil Samples Above 80 ppm Gx
- ✕ Soil Samples Below 80 ppm Gx
- ⊕ Monitoring Well Location with No Detections
- ⊖ Monitoring Well Location with Detections



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**FIGURE 6: GROUNDWATER DELINEATION MAP**

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**Table 3 – Monitoring Well Groundwater Sample Analytical Results - Gasoline**

Well No.	MW1	MW2	MW3	MW4
<b>Location of Sample</b>	North of former dispenser island	East of former dispenser island	South of former dispenser island	South of former dispenser island
<b>Date Sampled</b>				
4/27/2023	ND < 100	27,400	18,500	ND < 100
9/27/23	119	24,300	11,300	ND < 100
12/13/23	ND < 100	14,100	6,410	ND < 100
2/12/24	ND < 100	17,700	6,140	ND < 100
<b>Generic Risk Based Screening Levels</b>				
GW in Excavation	14,000			
Vapor Intrusion into Buildings (Occupational)	520			

Highlighted = exceeds one or more RBC

ND = Analyte Not Detected at or above laboratory reporting limit (See Laboratory Report) All reporting limits are below the RBCs.

ug/L = microgram per liter (ppb)

**Table 4 – Soil Vapor Sample Analytical Results**

	<i>SG1</i>	<i>SG2</i>	<i>RBC<sub>sv</sub> (Occupational)</i>
Depth bsg (feet)	1	1	-
	<b>Result</b> µg/m <sup>3</sup>	<b>Result</b> µg/m <sup>3</sup>	µg/m <sup>3</sup>
Benzene	<b>2.98</b>	<b>0.974</b>	52
1,3-Butadiene	<b>2.21</b>	<i>ND&lt;0.230</i>	14
Carbon Disulfide	<b>2.57</b>	<b>0.392</b>	100,000
Chloromethane	<b>0.337</b>	<b>1.13</b>	13,000
Cyclohexane	<b>0.799</b>	<b>0.441</b>	880,000
Ethylbenzene	<b>0.876</b>	<b>0.516</b>	160
Dichlorofluoromethane	<b>2.22</b>	<b>2.18</b>	15,000
Heptane	<b>1.48</b>	<b>0.834</b>	58,000
n-Hexane	<b>2.43</b>	<b>1.63</b>	100,000
Methylene Chloride	<b>0.563</b>	<b>1.29</b>	41,000
2-Propanol	<b>18.6</b>	<b>197</b>	Leak Detection Compound
Tetrachlorethylene	<b>1.60</b>	<i>ND&lt;0.553</i>	1,600
Toluene	<b>4.78</b>	<b>6.55</b>	730,000
1,2,4-Trimethybenzene	<b>0.947</b>	<b>0.457</b>	8,800
1,3,5-Trimethybenzene	<i>ND&lt;0.382</i>	<i>ND&lt;0.382</i>	8,800
Xylenes	<b>3.77</b>	<b>56.8</b>	15,000
TPH	<i>ND&lt;164</i>	<i>ND&lt;164</i>	40,000

ND = Analyte Not Detected at or above laboratory reporting limit (See Appendix A for reporting limits). All reporting limits are below the RBCs.

µg/m<sup>3</sup> = microgram per meter cubed

RBC<sub>sv</sub> = Soil-Gas risk-based concentration for Vapor Intrusion into Buildings – Occupational Pathway