



Oregon

Tina Kotek, Governor

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

July 7, 2025

Garrin Royer
Stonefly Investors, LLC
PO Box 42310
Portland, OR 97242

RE: No Further Action Determination
for 210 E Main St. Site, Hillsboro
ECSI/YDO #6475

Dear Mr. Royer:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the 210 E Main St. Site property, including the closure report entitled, *PPA Scope of Work Closeout Summary*, dated April 16, 2025, which was submitted to DEQ by Succeed environmental Consulting, LLC on your behalf. The 210 E Main St. Site address is 210 E Main St., Tax Lot 1N231CC06900. Figures 1 and 2 show the Vicinity Map and Site Plan.

DEQ has determined that remedial action to address environmental contamination at 210 E Main St. property 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 Property was developed for commercial purposes by 1884. By 1921, the southern portion of the Property was used for auto repair, battery charging and tire vulcanizing. Between 1960 and 1970, the Property transitioned into its current configuration, with buildings in the current parking area removed. The Property was a bank from at least 1970 until 2020; the bank building remains on the northern portion of the Property. The Property is currently vacant.
- DEQ and Stonefly Investors, LLC entered into an administrative Prospective Purchaser Agreement in May 2022.
- The cause of contamination is from an anomaly on the southwestern portion of property and lead-impacted soil on the southern portion of the property.
- Affected media is soil.
- The anomaly was found to be an in-place decommissioned tank, which was left in-place and the lead-impacted soil was removed. 7.11 tons of soil were removed and transported to Waste Management's Hillsboro Landfill.
- Up to 49.9 parts per million (ppm) of lead impacted soil remains in-place. This is below the 400 ppm level for the residential soil ingestion, dermal contact, and inhalation exposure pathway.
- A Contaminated Media Management Plan (CMMP) was established to handle any contaminated soil, if encountered during redevelopment.

Based on the available information, soil conditions at 210 E Main St. Site are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, ORS 465.200 et seq. 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 Succeed Environmental Consulting, LLC closure report supporting this No Further Action decision can be viewed at <https://ordeq.org/ECSI6475>. 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 Phone # 503-860-9661, or via email at Robert.Hood@deq.oregon.gov.

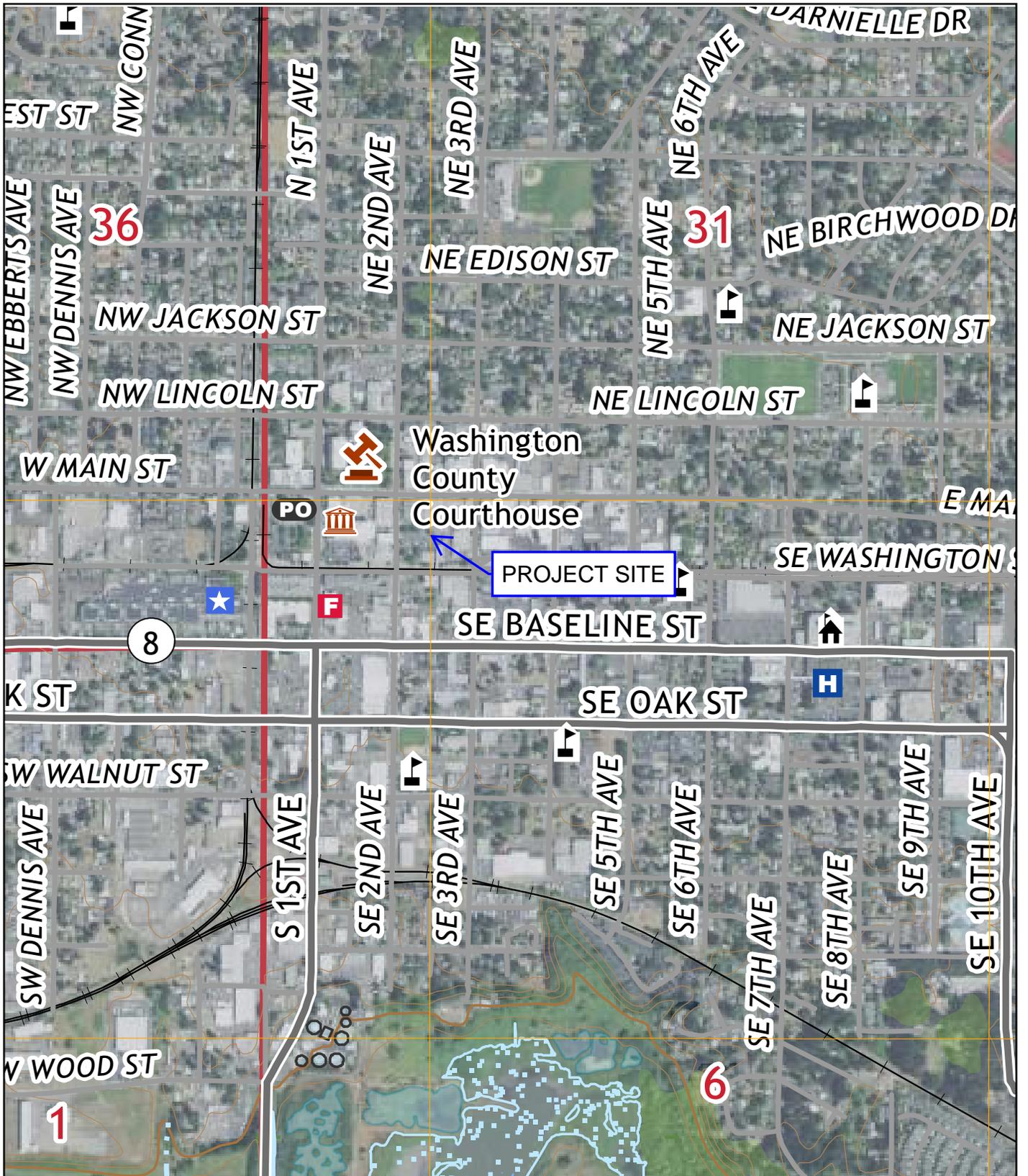
Sincerely,

Katie DAUGHERTY

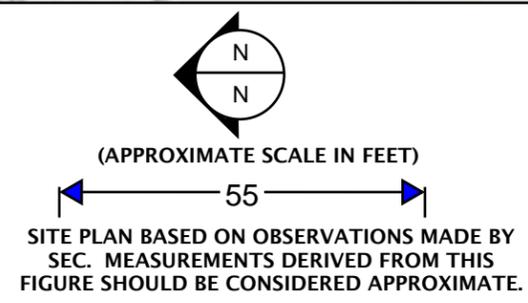
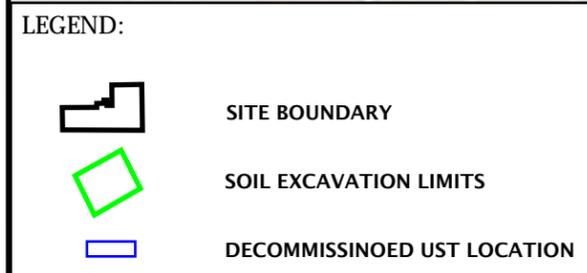
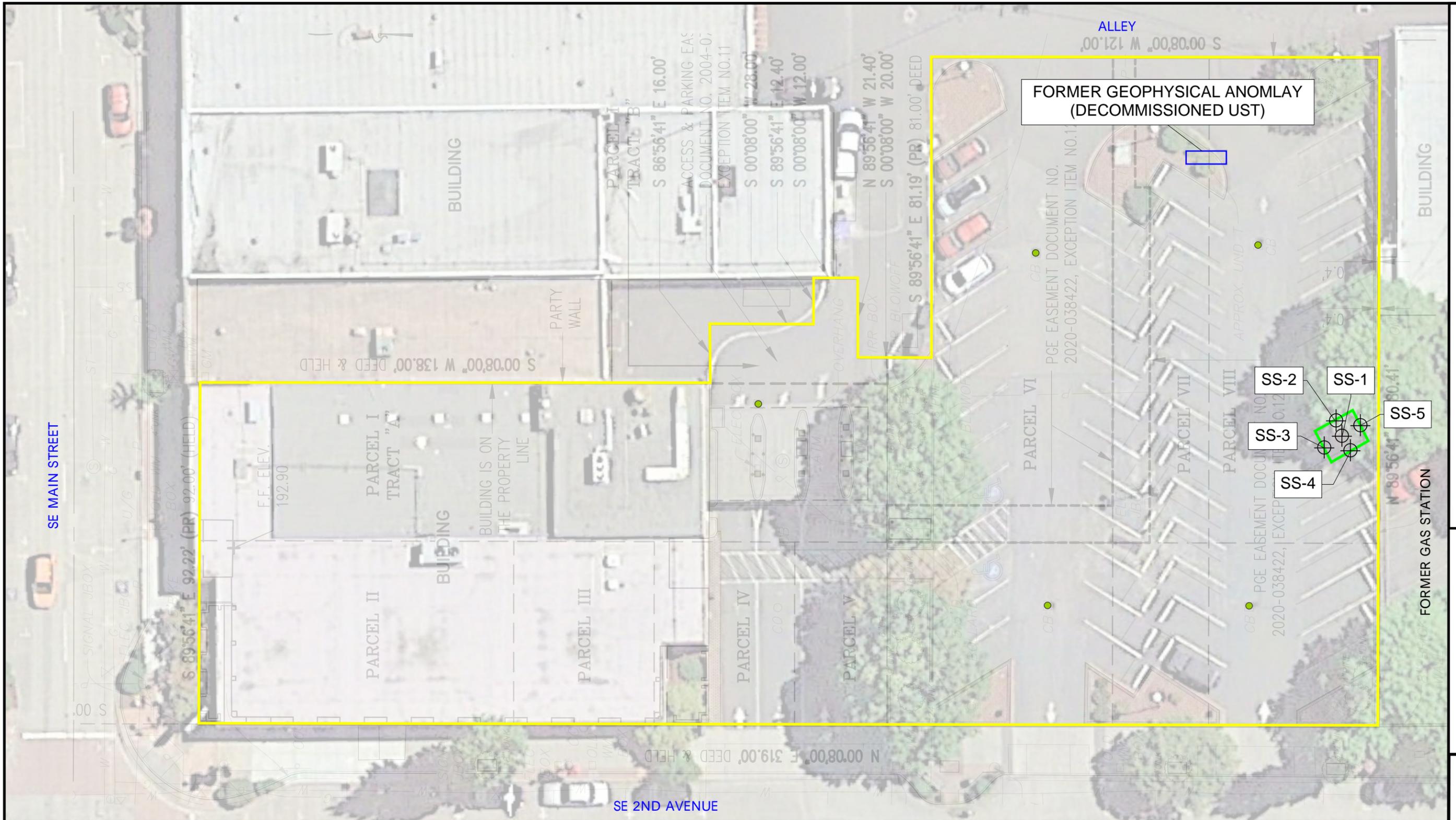
Acting Manager for
Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachments: -Figures 1 and 2

cc: Andrew Blake-Succeed Environmental, LLC
Lorenzo Danielson, DEQ
ECSI/YDO #6475 File



 <p>SUCCEED ENVIRONMENTAL CONSULTING, LLC</p>	HP-6-04	VICINITY MAP	
	APRIL 2025	210 E MAIN STREET HILLSBORO, OREGON	FIGURE 1



	HP-6-04 APRIL 2025	SITE PLAN 210 E MAIN STREET HILLSBORO, OREGON
		FIGURE 2