



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Northwest Region

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August 15, 2025

sent via email delivery only

Cody Knope-Jenkins
Skyhook Fitness, Inc.
2436 SE 12th Avenue
Portland, OR 97214

RE: UST Decommissioning and RBCA Report
Former Twelfth Avenue Motor Service
Portland, Oregon
DEQ LUST File No. 26-23-0131

Dear Cody:

The Department of Environmental Quality (DEQ) has completed review of an updated report titled *UST Decommissioning and Risk-Based Corrective Action Report* (UST/RBCA Report), dated August 6, 2025, for the former Twelfth Avenue Motor Service property located at 2436 SE 12th Avenue in Portland, Oregon (Site). The UST/RBCA Report was prepared on your behalf by Point Source Solutions, LLC. DEQ approves the UST/RBCA Report but has determined that existing soil-gas data do not support an unconditional No Further Action (NFA) determination.

Gasoline-range petroleum hydrocarbons (TPH-G), ethylbenzene, naphthalene, and total xylenes were detected above generic RBCs for the VI into buildings exposure pathway for residential and/or commercial receptors in two soil-gas samples (SG1 and SG2) collected in November 2024 (wet season sampling event). The samples were collected at 5 feet below ground surface (bgs) near the pocket of residual petroleum contaminated soil (PCS). Naphthalene was also detected in soil-gas samples collected at the same locations in July 2025 (dry season sampling event) that exceeded the VI into buildings exposure pathway RBC for residential receptors.

DEQ recognizes that these samples were collected outside (but adjacent to) the perimeter of the existing building, and that sub-slab soil-gas concentrations of these constituents were below RBCs during both events except for a single naphthalene concentration that exceeded the VI into buildings exposure pathway RBC for residential receptors. There is concern, however, that there could be unacceptable VI risks to occupants of future new buildings (residential or commercial) constructed over this area associated with redevelopment of the Site.

Barring further cleanup or environmental assessment (e.g., additional soil-gas sampling during the next wet season), an Easement and Equitable Servitude (EES) is necessary to mitigate future risks associated with the residual pocket of PCS and VI into buildings exposure. The EES would include the following elements:

- Unacceptable risks to construction and excavation workers from contact with residual pocket of PCS should be mitigated through implementation of a DEQ-approved contaminated media management plan (CMMP). The CMMP will inform decisions related to managing, characterizing and disposing of contaminated soil encountered during future redevelopment, construction and/or excavation at the Site.

- To mitigate unacceptable VI risks to the occupants of future buildings constructed at the Site, the EES would prohibit constructing new buildings for human occupation without DEQ's prior written. Prior to such construction, development plans would have to be submitted to DEQ for approval. If further cleanup and/or soil gas sampling is not performed, the development plans would have to include engineering controls incorporated into the design of future buildings constructed for human occupation.

These proposed property-use restrictions would be memorialized in the EES executed for the Site and recorded on the property deed on file with Multnomah County. Upon completion of the EES requirements, DEQ will issue a conditional NFA letter whereby no further action is required conditional upon adherence to the property-use restrictions in the EES.

DEQ appreciates your efforts to date in addressing the environmental concerns at the Site. If you have any questions about this letter, please contact me by phone at (503) 501-0669 or by e-mail at david.lamadrid@deq.oregon.gov.

Sincerely,



David Lamadrid
Project Manager
Northwest Region Cleanup Program

cc: Conor McGeehan, Point Source Solutions, LLC
Gill Cobb, Point Source Solutions, LLC
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