



# Oregon

Tina Kotek, Governor

Department of Environmental Quality  
Northwest Region  
700 NE Multnomah Street, Suite 600  
Portland, OR 97232  
(503) 229-5696

October 16, 2025

Rami Roger Akroush  
Belmont Auto Services  
3840 SE Belmont Street  
Portland, OR 97214

RE: No Further Action Determination  
for Belmont ARCO, Inc.  
LUST #26-23-0326

Dear Mr. Akroush:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Belmont ARCO, Inc. property, including the closure reports entitled *LUST #26-89-0067 and #26-23-0326* packet dated April 9, 2024, and *Vapor Intrusion Pathway Investigation* dated February 11, 2025, which were submitted to DEQ by Point Source Solutions, LLC on your behalf. The Belmont ARCO, Inc. address is 3840 SE Belmont Street, Tax Lot 1S1E01AA 6700. Figure 1 shows the Site Location, Figure 2 shows the Sample Locations, and Figure 3 shows Well Locations (and property development and tank locations).

DEQ has determined that investigations to address environmental contamination at Belmont ARCO, Inc. 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:

- The property has been used as a gas station.
- The cause of contamination is from underground storage tank (UST) releases under 26-89-0067 and 26-23-0326.
- Affected media are soil, groundwater, soil gas, and indoor air.
- The work was completed as a pre-purchase evaluation for the current owner of the site. In May 2023, piping and dispenser upgrades were completed and contaminated soil was encountered that was not detected in the 1989 release.
- Soil impacts are present at the southwest corner of the facility, west UST area, and northeast corner where there were three abandoned tanks associated with the 1989 cleanup. Groundwater impacts are in the vicinity of borings W-2 and W-4, up to 2,900 parts per billion (ppb) gas and 5,800 ppb of diesel.
- The vapor intrusion pathway was assessed in 2024. Pressure differential readings detected up to 0.001 inches of water in sample VMP-2. Sub-slab soil gas samples were analyzed using Methods TO-15 and TO-17. Up to 76,000 micrograms per cubic meter air ( $\mu\text{g}/\text{m}^3$ ) of gasoline and 29,000  $\mu\text{g}/\text{m}^3$  of diesel, and 61  $\mu\text{g}/\text{m}^3$  of benzene were detected at sample SS-1 in September 2024. These concentrations exceed the chronic vapor intrusion screening levels for commercial receptors of 40,000  $\mu\text{g}/\text{m}^3$ , 14,000  $\mu\text{g}/\text{m}^3$ , and 52  $\mu\text{g}/\text{m}^3$ , respectively.

- Two indoor air and two ambient air samples were collected. For indoor air, total gasoline meets screening values. Some constituents were detected just above screening levels. The same was for outdoor air samples.
- The floor was inspected to determine if any cracks existed for soil gas to enter the building. None were identified. Also, indoor photos of the flooring showed no evidence of cracks.
- While the sub-slab samples contained elevated levels of petroleum, indoor air sampling indicates that there is no current risk in the building. DEQ suggests that you ensure you keep the flooring intact and if it is disturbed, you repair it, accordingly.
- The site is zone Neighborhood Commercial 2 (CN2).
- Groundwater depth is approximately between 6 feet and 9 feet below ground surface. Water is provided by the City of Portland and there are no water wells in the vicinity. As a result, there is no beneficial use of groundwater.
- No ecological pathways exist at the site.

Based on the available information, soil, water, vapor, and indoor and outdoor air conditions at Belmont ARCO, Inc. 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 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. Monitoring wells should be maintained or decommissioned in accordance with Oregon Water Resources Department regulations.

A copy of the Point Source Solutions, LLC.'s closure report supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST-26-23-0326>. DEQ recommends keeping a copy of all documentation associated with this remedial action 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).

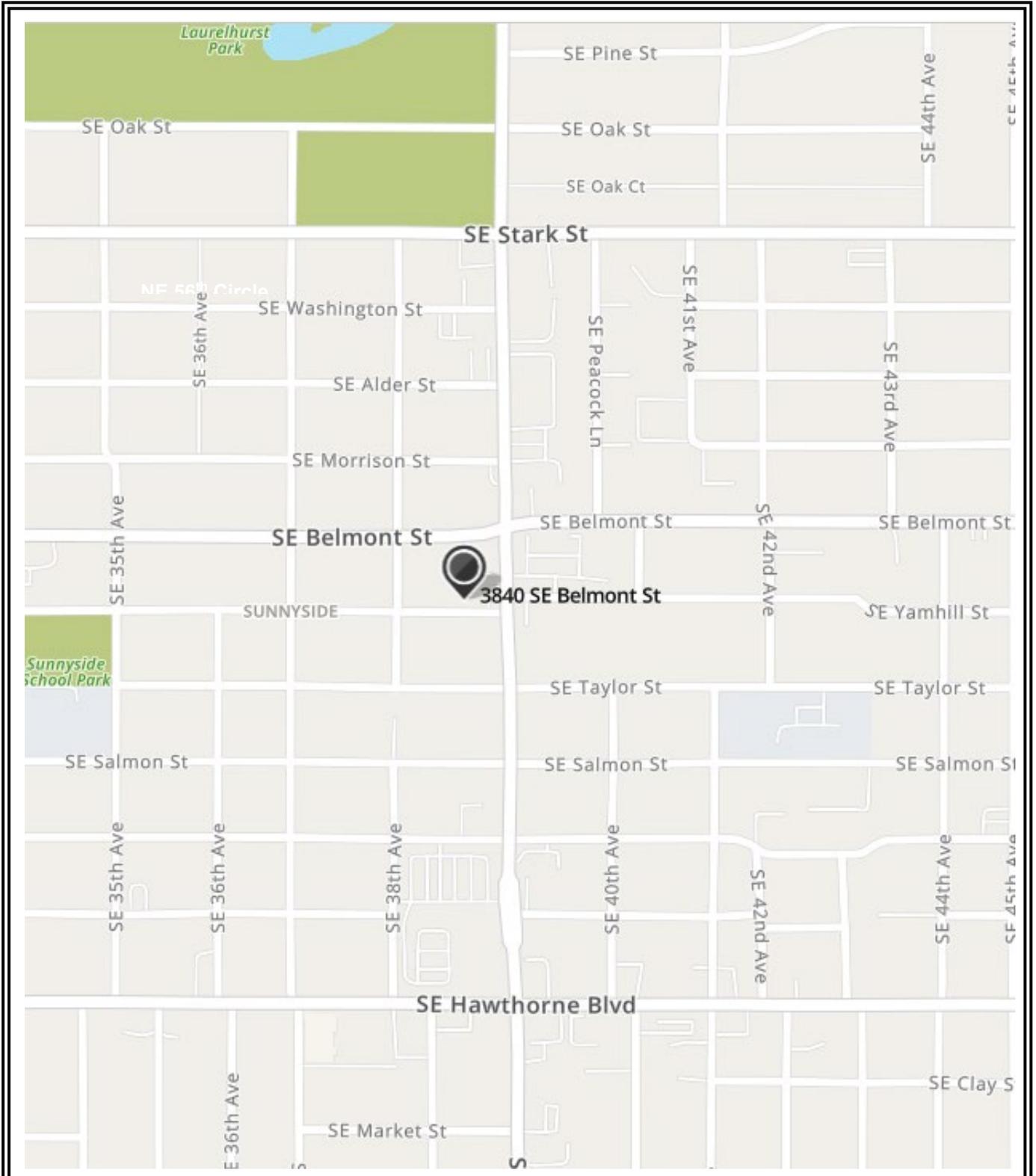
Sincerely,



Kevin Parret, Manager  
Northwest Region Cleanup Section

Attachments: Figures 1, 2, and 3

cc: Point Source Solutions, LLC-Conor McGeehan  
Water Resources Department Well Construction Program Coordinator-Kris Byrd  
LUST-YDO #26-23-0326 File



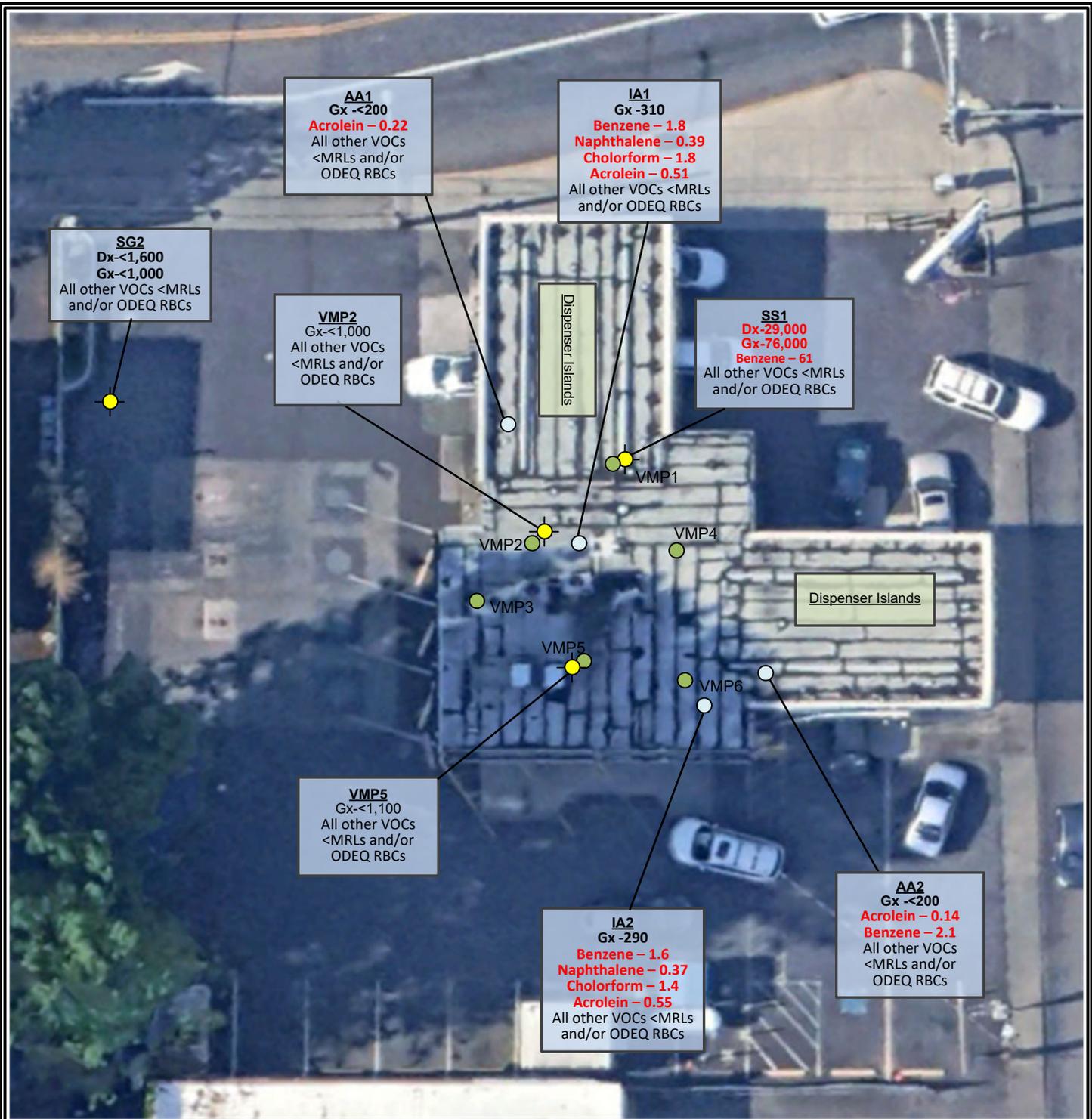
**FIGURE 1: SITE LOCATION MAP**

Map from Mapquest



**Site Name: Belmont Auto Services**  
**3840 SE Belmont St**  
**Portland, OR 97214**

**Project Number: OR220822-1C**



**FIGURE 2: SAMPLE LOCATION DIAGRAM**

Aerial Imagery from Google Earth 2023



- Notes:*
- Soil-gas and air Sample results in ug/m<sup>3</sup>
  - < = Less than laboratory method reporting limits (MDLs)
  - **BOLD**=above method reporting limits
- Sub Slab/Soil Gas Sample Location
  - Air Sample Location
  - Vapor Monitoring Point (VMP)

Scale in Feet (Approximate)

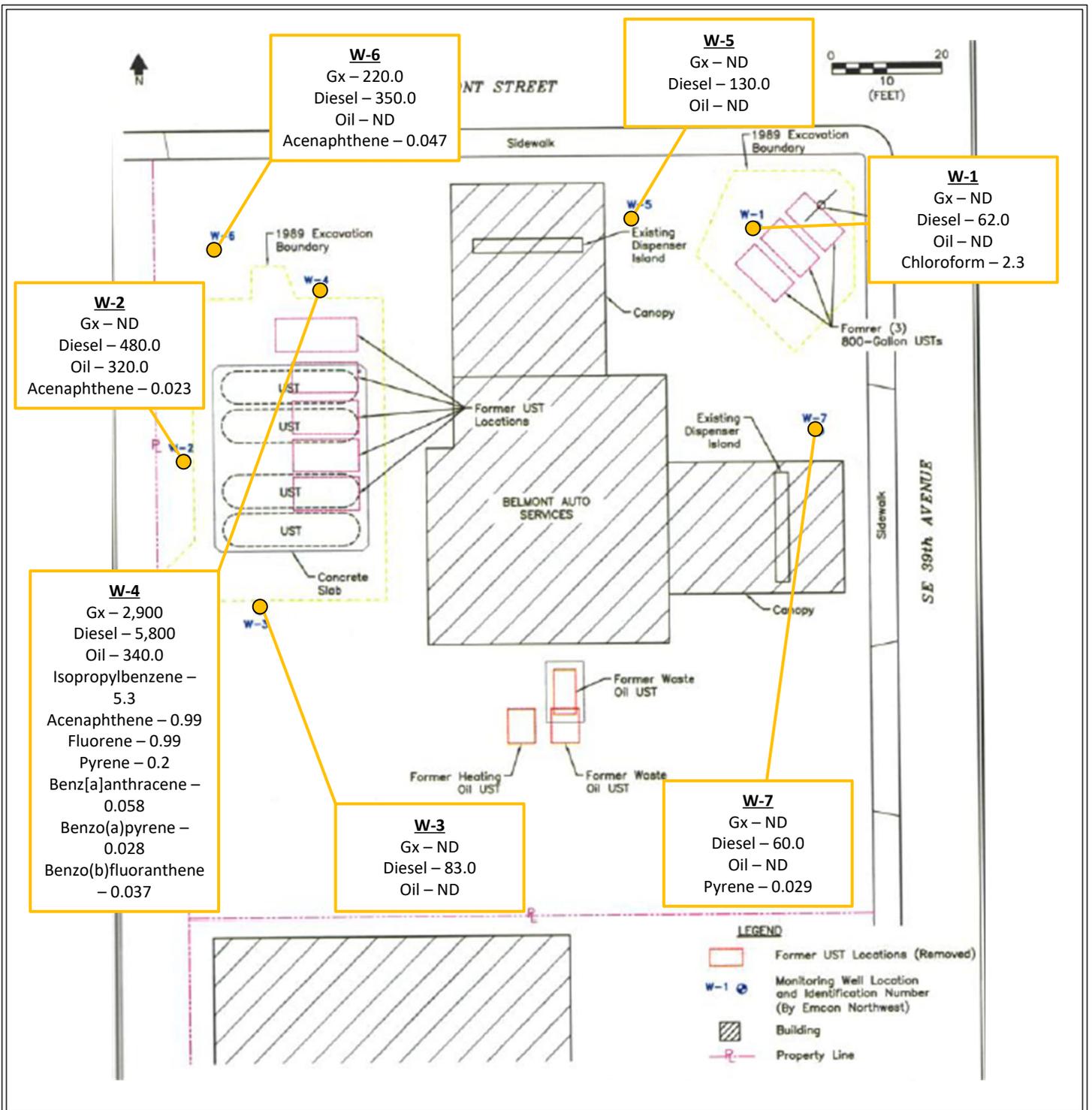


**Red** = exceeds applicable ODEQ screening level



**Site Name: Belmont Arco**  
**3840 SE Belmont Street**  
**Portland, Oregon**

**Project Number: OR220822-1C**



**FIGURE 3 – WELL LOCATION DIAGRAM**

Image From BB&A  
(2011)



**Notes:**

- Water Sample results in ug/L

● Water Sample Location



**Site Name: Belmont Auto Services**  
**3840 SE Belmont St**  
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**Project Number: OR220822-1**