



# Oregon

John A. Kitzhaber, MD, Governor

## Department of Environmental Quality

Northwest Region Portland Office

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TTY 711

January 24, 2014

Jerry Miesen  
2858 Lakeview, Blvd.  
Lake Oswego, OR 97035

RE: No Further Action Determinations  
Former Sunset Fuels and Pacific Pride Sites  
ECSI #4723 and #4772

Dear Mr. Miesen:

The Oregon Department of Environmental Quality (DEQ) has completed its review of project documents including a *Focused Feasibility Study Report*, dated August 8, 2013, submitted on your behalf by Feige and Associates, Inc. Based on our review, DEQ has determined that no further action (NFA) is required at the former Sunset Fuels and Pacific Pride sites. This NFA Determination is based on the regulations and facts as we know understand them, including but not limited to the following:

1. Both the former Sunset Fuels site (6140 SW Macadam Avenue, ECSI #4723, Tax Lot 100) and Pacific Pride site (6230 SW Macadam Avenue, ECSI #4772, Tax Lot 200) are located at the northeast corner of the intersection of SW Carolina Street and SW Macadam Avenue, in Portland, Oregon. The Willamette River is located approximately 300 feet east of the sites.
2. Site investigations were completed at the two properties under letter agreements dated October 15, 2007. Also in 2007, Sunset Fuels Company requested that DEQ assign separate ECSI numbers to the two sites. Site investigation work, however, determined that the subsurface contaminant plumes are merged, and the two sites have been characterized and evaluated in parallel.
3. The sites are the former location of an auto wrecking yard (Mesher/Union Auto Wrecking Co. 1930-35), and a former boat building facility (Willamette Boat & Manufacturing Co. 1936-41). The property was used by Sunset Fuel Company from about 1950 to about 1967 as a fuel storage and distribution facility. The fuel facility was demolished in the mid-1960s and replaced with a 22,400 square foot building, which remains in use today. The adjacent Pacific Pride site was developed by Sunset Fuel Company to dispense heating oil and motor fuels from 1967 to present.
4. Releases of gasoline, diesel and fuel oil have occurred at various points on both sites, leading to impacted soil and groundwater and an off-site groundwater contaminant plume.
5. DEQ has determined that petroleum contamination remaining in subsurface soil and groundwater is residual, is reasonably contained, and is no longer migrating.
6. A Beneficial Land and Water Use Determination indicates that there are no beneficial uses of groundwater within the area of the sites. The storm sewer pipe beneath the adjacent SW Carolina St. was found to not be a preferential contamination migration pathway to the Willamette River.
7. Site-related contamination does not pose an unacceptable risk to site occupants, and no ecological receptors are present on-site. The off-site contaminant plume does not present an unacceptable risk to adjacent properties or to the Willamette River.

8. Substantive remediation was not performed at the sites; therefore general public notice of this NFA Determination is not necessary. DEQ did provide a notice to site neighbors explaining the NFA determination and provided an opportunity for questions and comments. No comments were received that affected this NFA Determination.
9. The Former Sunset Fuels and Pacific Pride Sites were placed on DEQ's Confirmed Release List (CRL) and Inventory on July 7, 2007 (as required by ORS 465.225). DEQ has determined the facilities are now eligible for removal from the CRL and Inventory under ORS 465.230(1). Removal from the CRL and Inventory requires a 30-day public comment period. DEQ will update the ECSI database to reflect comments received prior to the public comment period deadline, January 31, 2014.

Any future work in the contaminated areas of the property, including excavation and management of contaminated soil or groundwater, must be performed in accordance with DEQ regulations and policies.

When the fuel system at the Pacific Pride site is decommissioned, sampling will need to be performed consistent with DEQ's Underground Storage Tank Program rules. The analytical results will need to be evaluated against risk-based standards for soil and groundwater to determine if additional investigation or remediation is necessary. Please inform DEQ's NWR Cleanup Program of remedial actions completed.

DEQ recommends keeping documents associated with this No Further Action Determination with the permanent facility records.

Please abandon the on-site and off-site monitoring wells used in this investigation consistent with Oregon Water Resource Department guidelines. DEQ should be notified in advance of well abandonment work. Please submit documentation of completed well abandonments to DEQ for our records.

DEQ concludes that based on the information presented to date, conditions at the Former Sunset Fuels and Pacific Pride Sites are protective of public health and the environment and require no further action under the Oregon Environmental Cleanup Law, ORS 465.200 et seq., unless new or previously undisclosed information becomes available. DEQ's ECSI database will be updated to reflect this decision.

If you have any questions about the information presented in this letter, please contact Kenneth Thiessen (503) 229-6015.

Sincerely,



Keith Johnson, Manager  
NWR Cleanup Section

cc: Kenneth Thiessen, DEQ  
Dan Hafley, DEQ  
Ginny Kretzer, Sunset Fuel Co.  
John Wyatt, Feige and Associates, Inc.  
Max Miller, Tonkon Torp, LLP  
ECSI #4723 and 4772