



# Oregon

Tina Kotek, Governor

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

December 3, 2025

Justin Dauphinais  
ERM  
1050 SW 6th Avenue, Suite 1650  
Portland, OR 97204

RE: No Further Action Determination  
for Raymond Parks Diesel UST in Hillsboro  
LUST #34-24-0173

Dear Mr. Dauphinais:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Raymond Parks Diesel UST property, including the closure report entitled *Site Assessment*, dated December 17, 2024, which was submitted to DEQ by ERM on your behalf. The Raymond Parks address is 6185 Northeast Schaaf Street, Tax Lot 201.

DEQ has determined that remedial action to address environmental contamination at Raymond Parks Diesel UST 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:

- The property has mainly been farmland with a residence and barn area in the western portion. The property is planned to be redeveloped into a data center.
- The cause of contamination was a 1,000-gallon diesel unregulated underground storage tank (UST).
- Xavier Environmental decommissioned the UST by removal in March 2024.
- Two confirmation soil samples were collected from the UST excavation. Concentrations of 42,800 parts per million (ppm) and 20,800 ppm of diesel were detected at approximately 6.5 feet below ground surface (bgs). Groundwater was not encountered in the excavation.
- The UST excavation was over excavated and approximately eight tons of contaminated soil were removed and transported to Hillsboro Landfill for disposal. The UST was taken to Metro Metals in Portland.
- Four confirmation soil samples were collected following the over excavation. Up to 32.2 ppm of diesel and 149 ppm of heavy oil were detected in confirmation soil samples. These concentrations are below the 500 ppm Level II Soil Matrix cleanup standard established for these contaminants. Polynuclear aromatic hydrocarbons and benzene, toluene, ethylbenzene and xylenes constituents were not detected. Up to 14.1 ppm of lead were detected. These concentrations are below the lead background level of 79 ppm.
- The property is zoned Future Development 20-Acre District (FD-20). A water well, located on the site, was decommissioned in 2024. Future potable water will be provided by the City of Hillsboro municipal system.
- No surface water bodies or other ecological habitats were identified within a ½ mile radius of the site.

Based on the available information, soil conditions at Raymond Parks Diesel UST property 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.

A copy of the ERM closure report supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST34-24-0173>. 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, (503) 860-9661, or via email at [Robert.Hood@deq.oregon.gov](mailto:Robert.Hood@deq.oregon.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Parrett', with a long horizontal flourish extending to the right.

Kevin Parrett, Manager  
Northwest Region Cleanup Section

Attachment: -Figure 1

cc: LUST #34-24-0173 File

Drawn By: donovan.murphy

M:\US\Projects\P-R\QTS\Lenox Acres\_working.aprx\Figure 1 Soil Excavation Footprint and Confirmation Sample Locations, SCALE: 1:1,100 when printed at 8.5x11



**Legend**

- Confirmation Soil Sample from 7.5 feet bgs
- - - Former Diesel UST Soil Excavation Footprint
- Washington County Tax Parcels

**Notes:**

- Excavation depth of approximately 7.5 feet below ground surface (bgs) achieved throughout excavation footprint.
- Approximate footprint area = 196 square feet

**Confirmation soil samples from 7.5 feet bgs:**

- 1 = EXW-S-7.5-20241015
- 2 = EXS-S-7.5-20241015
- 3 = EXE-S-7.5-20241015
- 4 = EXN-S-7.5-20241015

**Figure 1  
Soil Excavation Footprint and Confirmation Sample Locations**

QTS Lenox Acres  
Hillsboro, Oregon

