



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region Portland Office
700 NE Multnomah St Ste 600
Portland, OR 97232-4100
(503) 229-5263
TTY 711

March 16, 2026

WRB Properties, LLC
Attn: Alaina Birkland
PO Box 25277
Portland, OR 97298

RE: No Further Action Determination
for Coyle Property at 850 North Graham Street in Portland, OR
LUST #26-26-0046

Dear Alaina Birkland:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Coyle property, including the closure report titled *Soil Matrix Cleanup of an Underground Storage Tank* dated February 23, 2026, which was submitted to DEQ by Alpha Environmental on your behalf. The Coyle property address is 850 North Graham Street in Portland, Multnomah County, Oregon, Tax Lot 1N1E27BD 06300.

DEQ has determined that remedial action to address environmental contamination at the Coyle 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:

- According to the City of Portland's Portland Maps, the site was developed with the current building in 1948 and an addition to the building was reportedly constructed in the late 1950's. Since construction, the property has historically been used for commercial and light industrial purposes, such as plumbing, construction and hardware businesses. The property is currently undergoing a property transaction. The property is currently zoned General Industrial (IG1), and a storage facility is proposed for future use.
- A 660-gallon underground storage tank (UST), located east of the building, was likely originally installed for use as an underground heating oil tank but was converted to hold automatic transmission fluid. The tank was reportedly modified with a manual pump/dispenser line that terminated at the exterior wall of the building.
- On January 16, 2026, the UST was decommissioned by removal. Approximately 400 gallons of unused product (emulsified fuel, sludge and water) were pumped from the tank and recycled at Oil Re-Refining Company. After cleaning, the tank and associated piping were recycled at Metro Metals.
- Contaminated soil was discovered beneath the former UST and piping. The highest total petroleum hydrocarbons as diesel (TPH-d) concentration was detected beneath the west side of the tank at 38,200 milligrams per kilogram (mg/kg). Approximately 22 tons of soil were removed and disposed of at the Waste Management Hillsboro Landfill. The excavation associated with the former UST measured approximately 10 feet by 10 feet with a maximum depth of 12 feet below ground surface.
- Confirmation soil samples collected from the sidewalls and floor of the excavation were analyzed for TPH-d and total petroleum hydrocarbons as heavy oil (TPH-o). Concentrations of TPH-d and TPH-o

were not detected in the soil samples collected from the sidewalls and floor of the excavation, except for the eastern sidewall sample which contained a TPH-d concentration of 39 mg/kg.

- DEQ's Soil Matrix Score Sheet was used to calculate the site's matrix score of Level 2. All soil samples were below the TPH-d cleanup level for a Level 2 Soil Matrix Score (500 mg/kg).
- No surface waters or wetlands were identified within a 0.25-mile radius from the site. The nearest surface water body is the Willamette River, located 1,900 feet southwest of the site.
- Groundwater is anticipated to be at least 27 feet below ground surface and to flow to the southwest toward the Willamette River. Groundwater was not encountered during excavation activities.
- No active domestic, irrigation, or potable supply wells were identified within a 0.25-mile radius from the site. Drinking water for nearby buildings is provided by the City of Portland Water Bureau.

Based on the available information, soil conditions at the Coyle 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 will update 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 Alpha Environmental closure report supporting this No Further Action decision can be viewed at Oregon Records Management Solution (ORMS) under [LUST #26-26-0046](#). DEQ recommends keeping a copy of all documents associated with this remedial action with the permanent facility records. If you have any questions, please contact Rebecca Digiustino at (503) 926-2257 or via email at rebecca.digiustino@deq.oregon.gov.

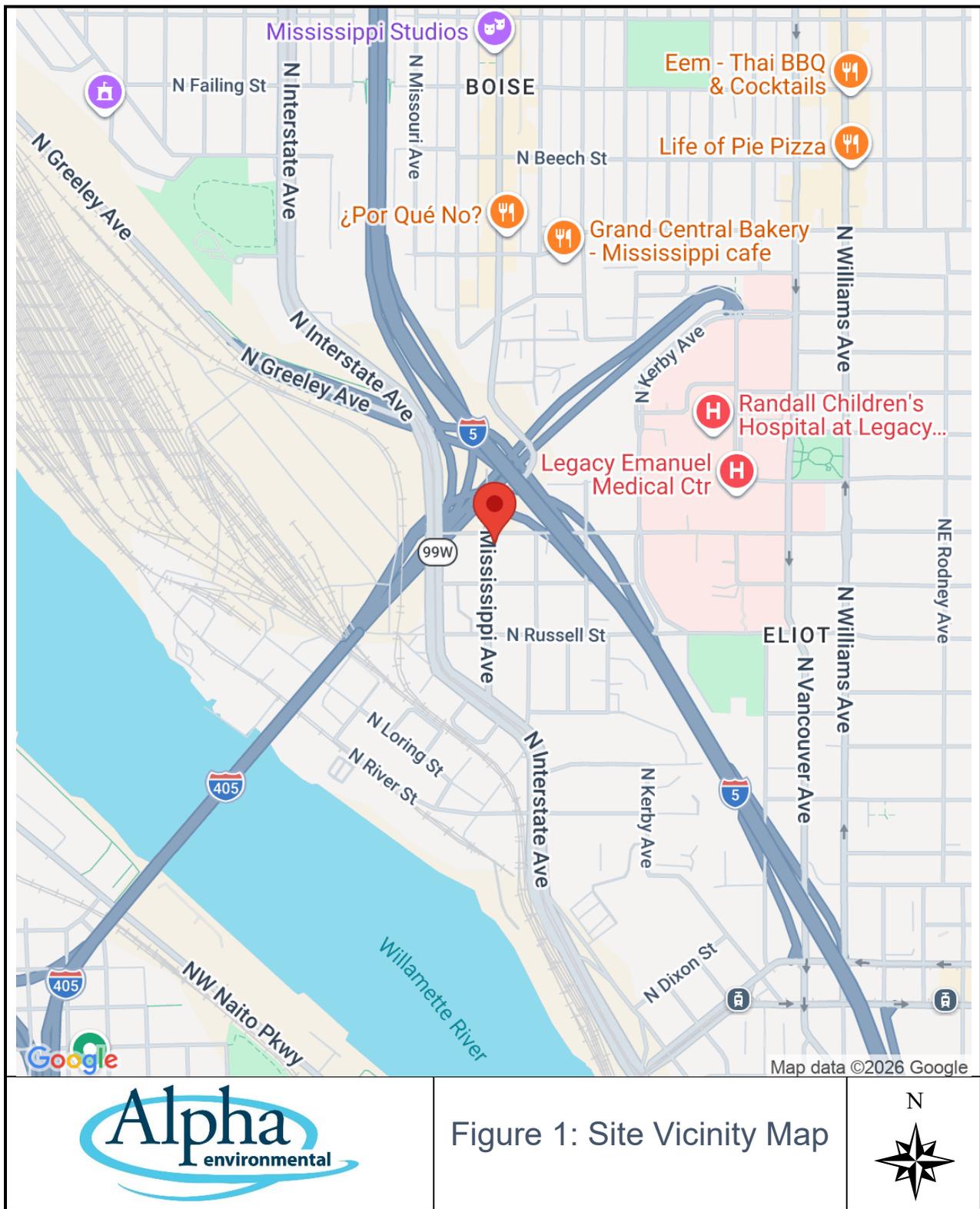
Sincerely,

Peter F Donahower

Peter Donahower
Northwest Region Petroleum Cleanup Section Manager

Attachments: Figure 1: Site Vicinity Map
Figure 2: Site Plan
Figure 3: Sample Map #1
Figure 4: Sample Map #2

cc: Rebecca Digiustino, DEQ
LUST #26-26-0046 File



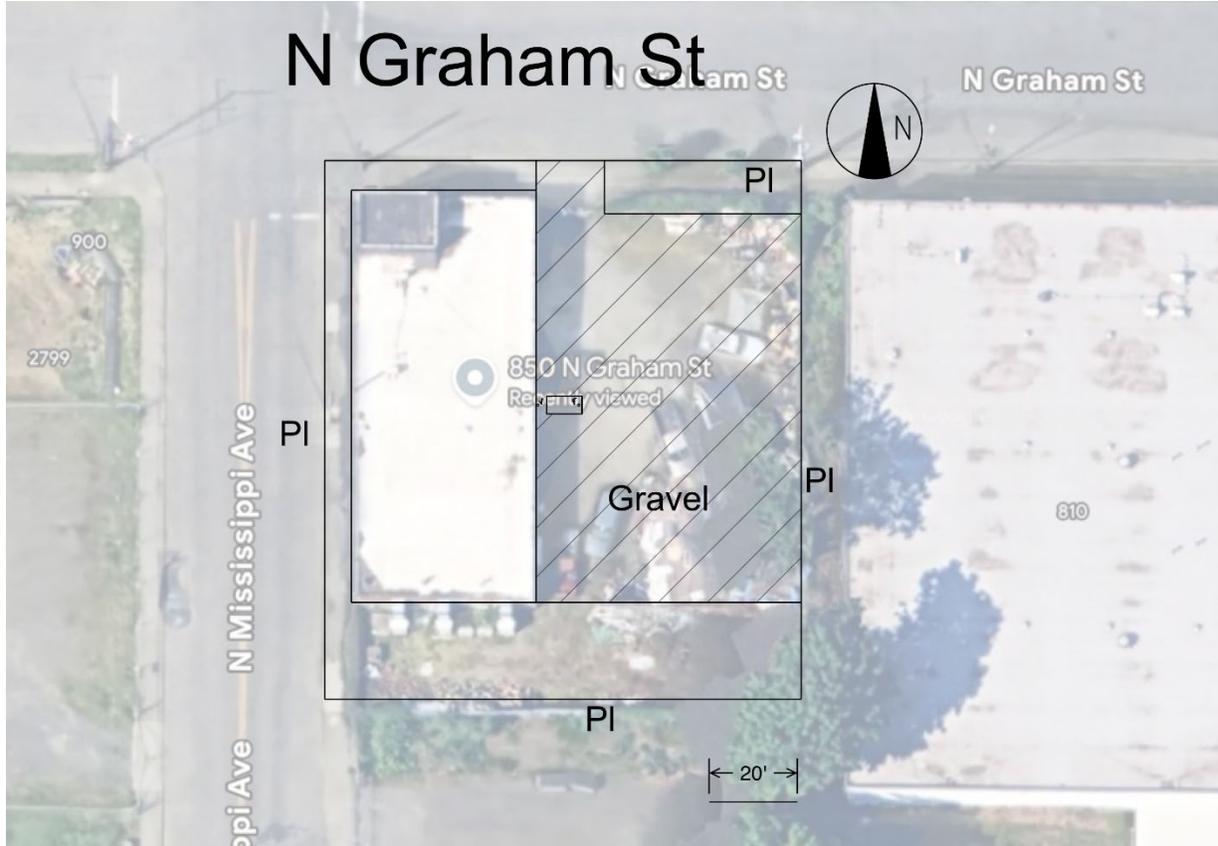
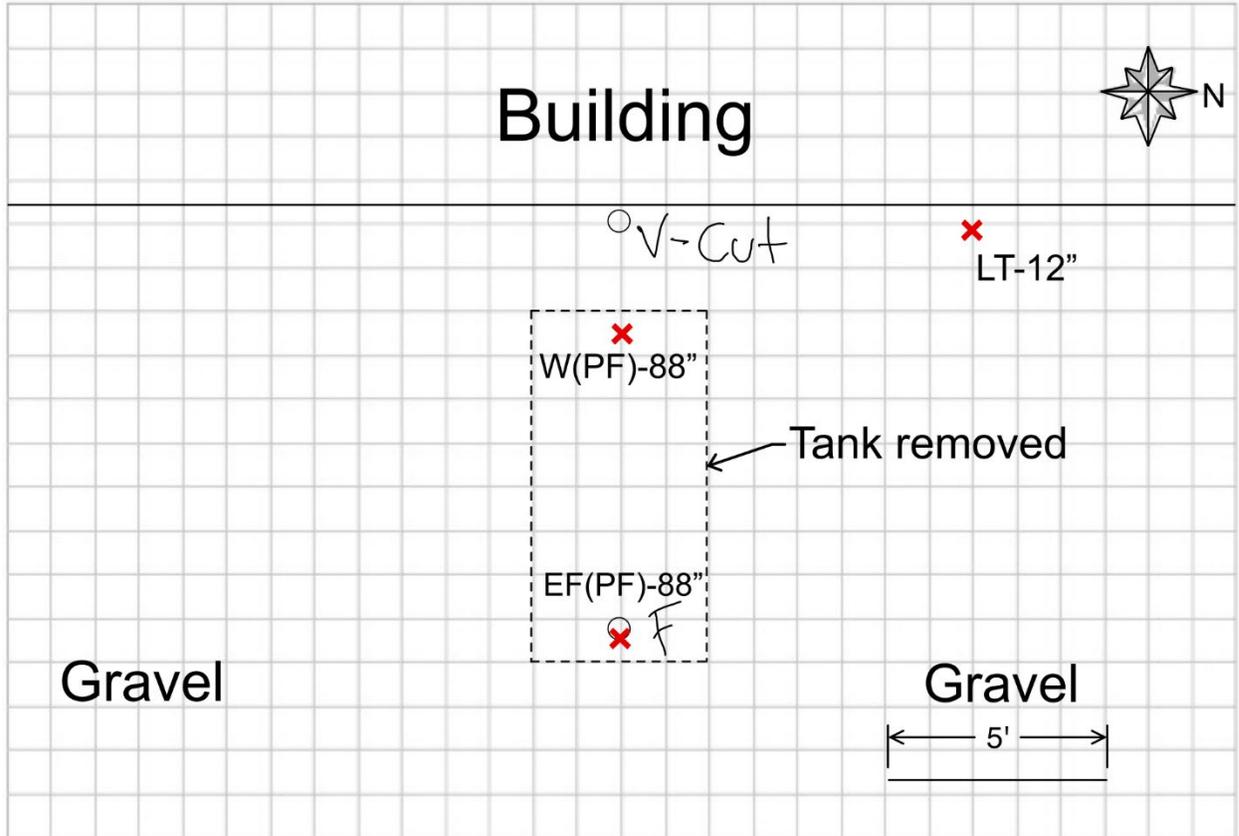


Figure 2: Site Plan



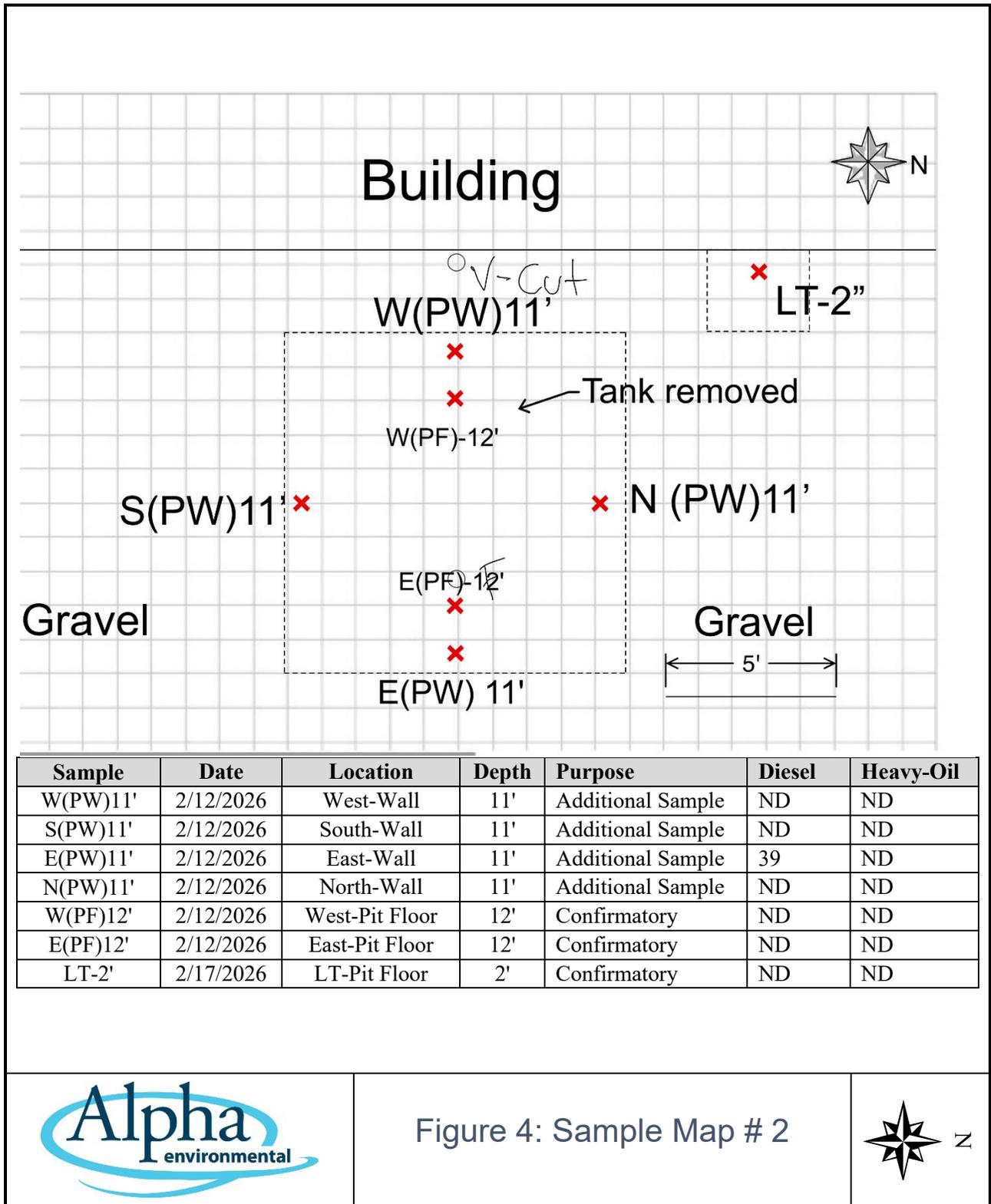


Sample	Date	Location	Depth	Purpose	Diesel	Heavy-Oil
LT-12"	1/27/2026	Line Termination	12"	Site Assessment	1,310	ND
W(PF)-88"	1/27/2026	West-Pit Floor	88"	Site Assessment	38,200	ND
EF(PF)-88"	1/27/2026	East-Pit Floor	88"	Site Assessment	2,700	ND



Figure 3: Sample Map # 1





Sample	Date	Location	Depth	Purpose	Diesel	Heavy-Oil
W(PW)11'	2/12/2026	West-Wall	11'	Additional Sample	ND	ND
S(PW)11'	2/12/2026	South-Wall	11'	Additional Sample	ND	ND
E(PW)11'	2/12/2026	East-Wall	11'	Additional Sample	39	ND
N(PW)11'	2/12/2026	North-Wall	11'	Additional Sample	ND	ND
W(PF)12'	2/12/2026	West-Pit Floor	12'	Confirmatory	ND	ND
E(PF)12'	2/12/2026	East-Pit Floor	12'	Confirmatory	ND	ND
LT-2'	2/17/2026	LT-Pit Floor	2'	Confirmatory	ND	ND



Figure 4: Sample Map # 2

