



# Oregon

Kate Brown, Governor

## Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232-4100

(503) 229-5263

May 16, 2018

Jake Raiton  
Development Manager  
Green Light Development  
35050 SE Division Street  
Portland, OR 97202

RE: No Further Action Determination  
3434 NE Sandy Blvd  
LUST File 26-17-1138

Dear Mr. Raiton:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information including the report entitled *Risk-Based Closure Report* (Succeed Environmental Consulting, April 2018) submitted to DEQ on your behalf. The site is located at 3434 NE Sandy Blvd, Portland, Oregon. The site is also described a Tax lot 13800 on Multnomah County Map 1N 1E 36AB.

DEQ has determined that remedial action to address environmental contamination at 3434 NE Sandy Blvd is complete, and no further action is required. This determination is based on the DEQ regulations and the facts as we now understand them including, but not limited to the following:

- The site is an approximate 0.44 parcel of land improved with a single 15,365 square-foot building. The lot is on the corner of NE Sandy Boulevard and NE Imperial Avenue. The building is currently vacant and appears to have operated as Automotive Service Center.
- The subject property and properties to the north, northeast, and west are zoned as Central Commercial (CG). This zoning is intended for auto-accommodating commercial development as well as other commercial uses. It is believed that future use of these areas will remain unchanged.
- Properties located south (parking lot) and southeast (residential building) of the property are zoned as residential.
- Municipal water is supplied to the property and surrounding properties.
- In September 2017, a 4-foot diameter and 8-foot long UST located beneath the sidewalk of NE Imperial Avenue was observed to have been previously filled with a concrete slurry.
- Historical information about this tank was not available; therefore, soil samples from the tank area were analyzed for the following petroleum constituents: gasoline-, diesel- and heavy oil-range hydrocarbons, chlorinated and volatile organic compound (VOCs), polynuclear aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCBs) and total metals.
- Contaminant concentrations below applicable risk based concentrations (RBCs) were detected in one soil sample beneath the tank. PCBs were detected in one soil sample below the most stringent RBC. Based on additional soil sampling and analysis, approximately 4 cubic yards of slightly contaminated soil remains underneath the northern end of the decommissioned tank underneath NE Imperial Avenue (Figure 2, Site Plan, provided by Succeed Environmental Consulting).
- One soil vapor sample was collected south of the UST and detected VOCs below applicable risk based concentrations.



- Groundwater was not encountered during this investigation and is estimated to be approximately 140 feet below grade.

Based on the available information, conditions at the site are currently protective of public health and the environment. The site requires no further action under Oregon Administrative Rules (OAR) 340-122-0205 through 340-122-0360 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 Leaking Underground Storage Tank (LUST) database to reflect this decision.

This letter only applies to the release discussed above. If any contaminated soil or groundwater is encountered in the future, it must be handled and disposed of in accordance with local, state and federal regulations.

A copy of the Risk-Based Closure Report supporting this No Further Action decision can be viewed at <http://www.deq.state.or.us/Webdocs/Forms/Output/FPCController.ashx?SourceId=26-17-1138&SourceIdType=12>. DEQ recommends keeping a copy of all of the documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Mark Drouin at 503-229-5496 or via email at [drouin.mark@deq.state.or.us](mailto:drouin.mark@deq.state.or.us).

Sincerely,



Kevin Parrett, Manager  
Northwest Region Cleanup Section

Attachment(s):

Figure 2 – Site Plan from Risk-Based Closure Report, Succeed Environmental Consulting, LLC, April 2017.

cc:

Andrew Blake, R.G., Succeed Environmental Consulting, LLC, (via email at [ablake@succeed-env.com](mailto:ablake@succeed-env.com))



