

Request for Comments

Proposed Approval of Cleanup at the Precision Equipment Site Portland, Oregon

COMMENTS DUE: 5pm, March 1, 2010

PROJECT LOCATION: 8440 and 8520 N. Kirby Avenue in Portland, Oregon

PROPOSAL: Pursuant to Oregon Revised Statute, ORS 465.320, and Oregon Administrative Rules, OAR 340-122-100, the Department of Environmental Quality (DEQ) invites public comment on a proposed cleanup remedy for a property located in North Portland. The property consists of two tax lots (Tax Lot 1102 and 1103).

HIGHLIGHTS: Precision Equipment has operated a hydraulic equipment repair and chrome-electroplating shop since 1979 on Tax Lot 1102 (known to DEQ as ECSI site #152). In 1999, Precision found that soil below the vault of the chrome-plating area and a related sump within the building had been contaminated by significant releases of hexavalent chromium to soil and subsequent lesser releases to groundwater. Releases did not extend outside the building footprint.

Tax Lot 1103 lies immediately north of Tax Lot 1102 and extends to the southern bank of the Columbia Slough, and has been combined with an adjacent property known as the Schnitzer property. The former Schnitzer property is known to DEQ as ECSI site #1050. This property includes a 15,000-square foot metal warehouse building and undeveloped land. Fill, including wood, glass, metal, brick, shredded tires, and other construction debris, was placed on the 1103 property between 1925 and 1978. The fill is contaminated with petroleum hydrocarbons, metals, PCBs, and polycyclic aromatic hydrocarbons (PAHs). Similar contaminants were also found in groundwater at lesser concentrations. PCBs, lead, and one PAH were found in soil at levels above DEQ risk-based concentrations. Some screening level values for wildlife were also exceeded.

DEQs recommended remedial action for Tax Lot 1102 would include engineering and institutional controls requiring:

- restriction on groundwater use,
- maintenance of the existing site cap (existing pavement, building and interior structures) while current plating operations continue,
- a prohibition on residential and agricultural land use, and
- deferred removal of the soil hot spot for hexavalent chromium located beneath the plating area of the plant until such time as plating operations cease.

Remedial actions proposed for Tax Lot 1103 would include:

- abandonment of the compromised warehouse storm drain system that drains to the Columbia Slough, removal of the warehouse building and filling the building footprint up to grade with site fill soil and/or with suitable imported fill. Filling the area would eliminate the depression to which storm water funnels and increase the future development potential for the property,



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- restriction on public access to the Property through the use of fencing, including inspection and maintenance of the fence until a site cap is installed,
- placement of a cap over Tax Lot 1103 either at the time of development or within 5 years of DEQ's issuance of the final remedy for the site,
- land, and groundwater use restrictions on the Property, and
- erosion-control measures for areas of exposed soil along the south bank of the Columbia Slough.

The restrictions for both Tax Lot 1102 and 1103 would be documented in a recorded Easement and Equitable Servitude (EES).

HOW TO COMMENT: DEQ's Staff Report for the Precision Equipment site and other project file information is available for public review (by appointment) at DEQ's Northwest Region Office, 2020 SW Fourth Avenue, Suite 400, Portland, Oregon, 97201. To schedule a file review appointment, call Dawn Weinberger at 503-229-6729; toll free at 1-800-452-4011. Summary information and a copy of the Staff Report are available in DEQ's Environmental Cleanup Site Information (ECSI) database on the Internet, go to <http://www.deq.state.or.us/lq/ECSI/ecsiquery.asp>, then enter 152 or 1050 in the Site ID box and click "Submit" at the bottom of the page. Next, click the link with the number labeled in the Site ID/Info column. Please send written comments to Robert Williams, Project Manager, at the address listed above or via email at williams.robert.k@deq.state.or.us. To be considered, DEQ must receive written comments by 5 pm on February 1, 2010. Upon written request by ten or more persons or by a group with a membership of 10 or more, DEQ will hold a public meeting to receive verbal comments.

THE NEXT STEP: DEQ will consider all public comments received by the date and time stated above, before making a final decision regarding the proposed remedial action.

ACCESSIBILITY INFORMATION:

DEQ is committed to accommodating people with disabilities. Please notify DEQ of any special physical or language accommodations or if you need information in large print, Braille or another format. To make these arrangements, contact DEQ Communications & Outreach (503) 229-6488 or toll free in Oregon at (800) 452-4011; fax to 503-229-6945; or e-mail to deqinfo@deq.state.or.us. People with hearing impairments may call the Oregon Telecommunications Relay Service 1-800-735-2900 number.