

CLAUSSEN Jennifer * DEQ

From: CLAUSSEN Jennifer * DEQ
Sent: Wednesday, January 11, 2023 1:07 PM
To: jtruax@truaxcpn.com
Subject: FW: DEQ LUST#21-22-0218 Newport Chevron 93, Project Manager Assignment

From: CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>
Sent: Monday, January 9, 2023 12:13 PM
To: jtruax@truaxcorp.com; Randall Boese <rjboese@bbaenv.com>
Subject: DEQ LUST#21-22-0218 Newport Chevron 93, Project Manager Assignment

Good afternoon!

I'm writing to let you know that your site has been added to my project list. Please note my contact information below. I understand you are seeking a review of the sampling results compared with previous releases at the site, and you would like to request DEQ do an administrative closure on the LUST number. I will begin my review of this information and try to have a response for your request as soon as possible.

One question I do have for you – it appears all the tanks were removed from this site. Do you know if the site is to be redeveloped, and if the land use is changing?

Thank you!

Jennifer Claussen
DEQ-Environmental Cleanup Program
4026 Fairview Industrial Dr. SE
Salem, OR 97302
Cell: 503-545-9219
Fax: 503-378-4196

CLAUSSEN Jennifer * DEQ

From: Randall Boese <rjboese@bbaenv.com>
Sent: Tuesday, February 21, 2023 2:30 PM
To: CLAUSSEN Jennifer * DEQ
Subject: RE: DEQ LUST#21-22-0218 Newport Chevron 93 - Active Seeking Administrative Closure

Jennifer:

Thank you for your quick response. Admin closure for the new LUST is fine (LUST#21-22-0218). The older NFA for LUSTs for the south and north portions of the site are also fine. Not sure why they would need another NFA since all four (4) of the NFAs associated with the site would be closed.

Randy

Randall J. Boese, RG/LHG
Principal / President



503-570-9484, ext. 1 (office)
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Eugene Office
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Web address www.bbaenv.com

From: CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>
Sent: Tuesday, February 21, 2023 2:06 PM
To: Randall Boese <rjboese@bbaenv.com>
Subject: RE: DEQ LUST#21-22-0218 Newport Chevron 93 - Active Seeking Administrative Closure

Hi Randy! We will be approving the administrative closure for LUST#21-22-0218; the previous NFA's will still stand. I need to prepare the internal administrative documents for the files to support this decision.

If your client still intends to get a new NFA for the entire site, however, we'll need to put this project back on the waiting list for another PM.

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From: Randall Boese <rjboese@bbaenv.com>
Sent: Tuesday, February 21, 2023 12:59 PM
To: CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>
Subject: RE: DEQ LUST#21-22-0218 Newport Chevron 93 - Active Seeking Administrative Closure

Jennifer:

Just touching base to see if you had had a chance to look at this material and to see what the next steps maybe.

Thx

Randy

Randall J. Boese, RG/LHG
Principal / President



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From: CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>
Sent: Thursday, February 9, 2023 12:39 PM
To: Randall Boese <rjboese@bbaenv.com>
Subject: RE: DEQ LUST#21-22-0218 Newport Chevron 93 - Active Seeking Administrative Closure

Received email w/two attachments. Thank you Randy!

Jennifer Claussen
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From: Randall Boese <rjboese@bbaenv.com>

Sent: Thursday, February 9, 2023 12:11 PM

To: CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>

Subject: DEQ LUST#21-22-0218 Newport Chevron 93 - Active Seeking Administrative Closure

Jennifer:

Attached is a Site Plan showing historical soil borings, monitoring wells, etc. and recent (2021) sample locations associated with the UST decommissioning. Also enclosed is a table of soil and groundwater sample results used to comparison purposes. I thought it would be prudent to review this information with you before going any further, if necessary. Some general comments are listed below:

- None of the 16 soil samples collected during the 2021 UST decommissioning from 10 feet below land surface (BLS) or above this elevation (dispenser samples) detected any gasoline- or diesel-range TPH indicating no “new” release has occurred at the site since NFAs were is for the three (3) closed LUST sites.
- All six (6) of the soil samples collected from beneath the 6,000 and 10,000-gallon USTs contained elevated levels of gasoline-range TPH similar to those concentrations detected historically from that depth beneath the site.
- The two (2) samples collected from 12 feet BLS associated with the 6,000-gallon UST contain no detectable TPH (TD1) and very minor TPH impact (TD2). This data appears to indicate that the adsorbed soil plumes terminate at approximately this location to the south.
- BTEX data from UST decommissioning soil samples T7 through T11 indicate elevated gasoline-range TPH but “highly” attenuated BTEX with benzene not-detected.
- BTEX data from UST decommissioning soil sample T3 and T4 indicate a lesser overall concentrations of gasoline-range TPH but higher BTEX (sample T3).
- Pit water samples from the three (3) UST excavations indicate impact from gasoline-range TPH with carryover into the diesel hydrocarbon range. It should be recognized that these are disturbed “pit water grab” samples and not from a development monitoring well and likely bias high.
- Overall, the soil and groundwater data collected from impacted soils below the tank and “pit water grab” samples appear consistent with the historical ranges of detected gasoline-range TPH.
- 4-C’s reported the following: *The fuel piping was double wall flexible pipe. The tanks and piping were interiorly cleaned by vacuum and pressure washer. The overburden above the tanks was removed exposing the top of the UST’s. No visible contamination or odor was present in these materials. The UST’s were inerted/purged, removed from the ground, and cut opened. An inspection was made looking for any holes or other points of obvious structural failure; **none were detected** and the integrity appeared good. All four UST’s were hauled to the Cherry City metal recycling under permit and disposed. The bottom of all tanks was roughly 11.5’-12’ below ground surface. Groundwater was encountered in all tank pit holes at approximately 9.7’ below ground surface. The site has documented historic soil and water contamination. Water and soil samples were collected from the tank excavation pit, piping locations, and under the dispenser containment sumps. Upon review it is likely that **the contamination detected is from the historic releases**.*
- Historic groundwater data shows improvement through time. However, monitoring was terminated during an event when water levels were very high, a pattern that typically yielded much lower concentrations historically.
- Groundwater appears to flow south, south of the dispenser islands and north, north of the dispenser islands.
- Remedial activities AS/SVE were limited to the extreme northern portion of the site north of the historical 8,000-gallon UST that was replaced with a 6,000-gallon UST that was removed in 2021.
- The CMMP and CSM prepared by Cardno in 2014 remain applicable and in affect.

After your review, lets discuss.

Randy

Randall J. Boese, RG/LHG
Principal / President

CLAUSSEN Jennifer * DEQ

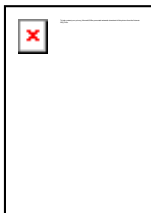
From: CLAUSSEN Jennifer * DEQ
Sent: Tuesday, January 17, 2023 12:18 PM
To: Randall Boese
Subject: RE: DEQ LUST#21-22-0218 Newport Chevron 93, Project Manager Assignment

Hi Randy.

I checked our electronic files and we have nothing for either of those sites. You'll need to submit a public records request to have the files retrieved from archives and then scanned and uploaded. I would recommend submitting a separate request for each file to keep the amount of time spent to a minimum, and therefore increasing the likelihood that the requests can be completed for free. This, of course, depends on the size of each file as well. If they are large files, there may be a charge to scan them.

<https://www.oregon.gov/deq/about-us/Pages/Request-Public-Record.aspx>

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From: Randall Boese <rjboese@bbaenv.com>
Sent: Monday, January 16, 2023 9:45 AM
To: CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>
Subject: RE: DEQ LUST#21-22-0218 Newport Chevron 93, Project Manager Assignment

Jennifer:

Do have access to any of the historical reports on investigation/monitoring associated with the southern portion of the site and LUST's 21-91-4174 and 21-88-4046? Other than the NFAs for these two (2) LUSTs, no info is uploaded to the DEQ database available on-line. Going to need this information for data comparisons historical vs. 2021 UST decom. data.

Also I spoke with John Truax, he does want administrative closure on the entire site not just the northern portion.

I will give you a call Wednesday (Jan. 18th) morning at 7:00 AM to discuss.

Randy

Randall J. Boese, RG/LHG

Principal / President



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From: CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>
Sent: Thursday, January 12, 2023 9:06 AM
To: John Truax <jtruax@truaxcpn.com>
Cc: Randall Boese <rjboese@bbaenv.com>
Subject: RE: DEQ LUST#21-22-0218 Newport Chevron 93, Project Manager Assignment

Thank you for your response, John.

Sincerely,

Jennifer Claussen
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From: John Truax <jtruax@truaxcpn.com>
Sent: Wednesday, January 11, 2023 2:16 PM
To: CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>
Cc: Randall Boese <rjboese@bbaenv.com>
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Hi Jennifer, we would like to redevelop the site. The property is zoned commercial and that shouldn't be changing. John

From: CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>
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Jennifer:

I don't see the receptor scenario changing for this location, likely to remain occupational.

Randy

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