

From: [BARRY Conrad * DEQ](#)
To: [DECK Ginny * DEQ](#); [KINGERY Sarah * DEQ](#); [ROVELSTAD Ellen * DEQ](#)
Cc: [CLAUSSEN Jennifer * DEQ](#)
Subject: RE: File for Kwan's Restaurant - 24-93-4212
Date: Thursday, January 5, 2023 11:18:39 AM
Attachments: [image001.png](#)
[image002.png](#)
[image006.png](#)

Sure I can get that sent over

From: DECK Ginny * DEQ <Ginny.DECK@deq.oregon.gov>
Sent: Thursday, January 5, 2023 11:16 AM
To: KINGERY Sarah * DEQ <Sarah.KINGERY@deq.oregon.gov>; BARRY Conrad * DEQ <Conrad.BARRY@deq.oregon.gov>; ROVELSTAD Ellen * DEQ <Ellen.ROVELSTAD@deq.oregon.gov>
Cc: CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>
Subject: RE: File for Kwan's Restaurant - 24-93-4212

Thanks everyone. I'll follow up with updating the database and creating a QCat number. I'll have Dawn Ismerio set it up as Non-regulated invoiced. I'll change the tank type in the database from HOT to Non Regulated.

Conrad, do you want to send the file to the Salem office?

Ginny

From: KINGERY Sarah * DEQ <Sarah.KINGERY@deq.oregon.gov>
Sent: Thursday, January 5, 2023 9:51 AM
To: BARRY Conrad * DEQ <Conrad.BARRY@deq.oregon.gov>; ROVELSTAD Ellen * DEQ <Ellen.ROVELSTAD@deq.oregon.gov>; DECK Ginny * DEQ <Ginny.DECK@deq.oregon.gov>
Cc: CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>
Subject: RE: File for Kwan's Restaurant - 24-93-4212

Fantastic!

- WR Cleanup will NFA this LUST site.
- Ginny will do the database changes.
- Ellen is the Project manager and will write the NFA letter. She will discuss with lead worker Bruce S how to include some language in our letter regarding the event of discovery during construction. She will talk to K&S and RP about this issue.

Thanks to all for your hard work in getting this right.



Sarah Kingery
Environmental Cleanup Project Technician
Oregon Department of Environmental Quality
Western Region
165 E. 7th Avenue, Suite 100
Eugene, OR 97401
P: (541) 321-3687 | Sarah.Kingery@deq.oregon.gov
Pronouns: She/Her/Hers

From: BARRY Conrad * DEQ <Conrad.BARRY@deq.oregon.gov>
Sent: Thursday, January 5, 2023 9:37 AM
To: KINGERY Sarah * DEQ <Sarah.KINGERY@deq.oregon.gov>
Cc: DECK Ginny * DEQ <Ginny.DECK@deq.oregon.gov>; ANDERSON David * DEQ <David.ANDERSON@deq.oregon.gov>
Subject: RE: File for Kwan's Restaurant - 24-93-4212

K&S is a licensed service provider and I know they deal with HOTs fairly regularly. If they are the consultants completing the work the I would have expected them to submit it to the HOT program if they thought it was a HOT issue. That makes me think option 1 is the best bet. Thanks for sending that along.

Best,

Conrad Barry
Project Manager
Heating Oil Tank Program
Oregon Department of Environmental Quality
Office Phone # 503 229 5580
Cell # 541 799 6635
Preferred Pronouns He / Him / They

From: KINGERY Sarah * DEQ <Sarah.KINGERY@deq.oregon.gov>
Sent: Thursday, January 5, 2023 9:24 AM
To: BARRY Conrad * DEQ <Conrad.BARRY@deq.oregon.gov>
Cc: DECK Ginny * DEQ <Ginny.DECK@deq.oregon.gov>
Subject: RE: File for Kwan's Restaurant - 24-93-4212

Hi Conrad. Here's a clip from the consultant's recent report

The Phase 1 ESA also revealed that a notification of a suspected release of petroleum products at 835 Commercial Street was sent to the DEQ in December, 1993 and LUST #24-93-4212 remains open for that address. The suspected petroleum contamination was reportedly detected during remodeling/repair work being completed in the basement of the Kwan's Chinese Restaurant. Subsequent inspections of the suspected release were completed separately by Secor International, Inc. and Century West. The DEQ File for the site is the only available information for the site and contained no maps or laboratory reports that confirmed a release of petroleum products at the site. The release was reported as a heating oil tank release, but no evidence of an actual UST was presented. I have attached the records received from the DEQ for your reference.

Option 1: close it under LUST and tell them if they find a HOT during demo/construction they need to contact you.

Option 2: HOT takes it

I don't care which. K&S did the investigation. Don't know if they are on your approved list.

Sarah

From: BARRY Conrad * DEQ <Conrad.BARRY@deq.oregon.gov>

Sent: Thursday, January 5, 2023 9:09 AM

To: KINGERY Sarah * DEQ <Sarah.KINGERY@deq.oregon.gov>; DECK Ginny * DEQ <Ginny.DECK@deq.oregon.gov>; CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>

Cc: SCHERZINGER Bruce * DEQ <Bruce.SCHERZINGER@deq.oregon.gov>; ROVELSTAD Ellen * DEQ <Ellen.ROVELSTAD@deq.oregon.gov>; ANDERSON David * DEQ <David.ANDERSON@deq.oregon.gov>

Subject: RE: File for Kwan's Restaurant - 24-93-4212

Good morning Sarah,

I'm trying to determine if the site is JUST a HOT or if it is a HOT plus other environmental concerns. The heating oil tank program has regulations ([340-163-0020](https://www.oregon.gov/DEQ/REGS/340-163-0020))(1) stating that only heating oil tank service providers can work on heating oil tank projects. At the moment it is unclear to me if there are environmental interests at this site other than the heating oil tank. If the site is more complex than just a heating oil tank, then it should be fine to include the heating oil tank remediation into the larger cleanup/LUST project for an NFA and closure.

I've attached the full scanned file here.

Best,

Conrad Barry

Project Manager

Heating Oil Tank Program

Oregon Department of Environmental Quality

Office Phone # 503 229 5580

Cell # 541 799 6635

Preferred Pronouns He / Him / They

From: KINGERY Sarah * DEQ <Sarah.KINGERY@deq.oregon.gov>

Sent: Wednesday, January 4, 2023 1:08 PM

To: BARRY Conrad * DEQ <Conrad.BARRY@deq.oregon.gov>; DECK Ginny * DEQ <Ginny.DECK@deq.oregon.gov>; CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>

Cc: SCHERZINGER Bruce * DEQ <Bruce.SCHERZINGER@deq.oregon.gov>; ROVELSTAD Ellen * DEQ <Ellen.ROVELSTAD@deq.oregon.gov>

Subject: RE: File for Kwan's Restaurant - 24-93-4212

Hi Conrad,

Western Region Cleanup will take this site to closure. I don't know what happened back in 1993 except some lawyers were involved and there was some property line bickering. Regardless this is a time sensitive development in downtown Salem and this is a great place for DEQ to be helpful.

I've already spoken to the consultant, been in contact with the developer and I have a project manager ready to write an NFA. If you have anymore file to scan and share please do so.

The project manager is Ellen Rovelstad (name changing to Woods).

Thanks,

Sarah Kingery

From: BARRY Conrad * DEQ <Conrad.BARRY@deq.oregon.gov>

Sent: Wednesday, January 4, 2023 8:42 AM

To: DECK Ginny * DEQ <Ginny.DECK@deq.oregon.gov>; KINGERY Sarah * DEQ <Sarah.KINGERY@deq.oregon.gov>; CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>

Cc: SCHERZINGER Bruce * DEQ <Bruce.SCHERZINGER@deq.oregon.gov>

Subject: RE: File for Kwan's Restaurant - 24-93-4212

Good morning,

I did find the file this morning. The file doesn't contain much – it has the standard release letter, a letter about sending an DEQ invoice, and a memo (see attached). Sorry for the quality of the scan – its pencil on blue paper an barely legible in person. It sounds like a consultant was hired by Kwan's Restaurant who concluded that the contamination on the property is from the next door ARCO station. The ARCO station hired a contractor that said it was from a former HOT on the Kwan's Restaurant property and not from the ARCO station. Neither of the consultants reports are in the file.

Do we have any more information from the site? If it is a HOT on the Kwan's Restaurant property it could be closed through the HOT program.

Best,

Conrad Barry

Project Manager

Heating Oil Tank Program

Oregon Department of Environmental Quality

Office Phone # 503 229 5580
Cell # 541 799 6635
Preferred Pronouns He / Him / They

From: DECK Ginny * DEQ <Ginny.DECK@deq.oregon.gov>
Sent: Tuesday, January 3, 2023 5:09 PM
To: BARRY Conrad * DEQ <Conrad.BARRY@deq.oregon.gov>; KINGERY Sarah * DEQ <Sarah.KINGERY@deq.oregon.gov>; CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>
Cc: SCHERZINGER Bruce * DEQ <Bruce.SCHERZINGER@deq.oregon.gov>; DECK Ginny * DEQ <Ginny.DECK@deq.oregon.gov>
Subject: RE: File for Kwan's Restaurant - 24-93-4212

Thanks, Sarah.

Conrad, is the file still in NWR? Should we transfer the file to the WR Salem office?

I think for this one, since there were diesel detections, we could call it Unregulated instead of HOT and create a QCat number so we can charge our time and close it with an NFA letter.

Does that sound OK?

Ginny

From: KINGERY Sarah * DEQ <Sarah.KINGERY@deq.oregon.gov>
Sent: Tuesday, January 3, 2023 5:00 PM
To: DECK Ginny * DEQ <Ginny.DECK@deq.oregon.gov>; CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>
Cc: BARRY Conrad * DEQ <Conrad.BARRY@deq.oregon.gov>
Subject: Re: File for Kwan's Restaurant - 24-93-4212

It's an old backlog project from 1993 and the property is under development. It came in initially as a complaint. Ask Bruce about it. We just need to write an nfa

Sent via the Samsung Galaxy XCover Pro, an AT&T 4G LTE smartphone
Get [Outlook for Android](#)

From: DECK Ginny * DEQ <Ginny.DECK@deq.oregon.gov>
Sent: Tuesday, January 3, 2023 4:52:36 PM
To: CLAUSSEN Jennifer * DEQ <Jennifer.CLAUSSEN@deq.oregon.gov>; KINGERY Sarah * DEQ <Sarah.KINGERY@deq.oregon.gov>
Cc: BARRY Conrad * DEQ <Conrad.BARRY@deq.oregon.gov>
Subject: File for Kwan's Restaurant - 24-93-4212

Hi there.

This file is not in the Salem file room (no hanging green folder). It is listed in the database as a HOT file. The file is likely in NWR. They recently submitted a CRA and it's on the waiting list and the scanned file pdf is in WREC.

I'm trying to connect the dots here. I'm curious who initiated this so I can make sure the admin part is done correctly. Did you get a DO call? Did you coordinate with the HOT program to transfer it to LUST for review and closure?