



Oregon

Tina Kotek, Governor

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August 23, 2023

Mr. Chip Hughes
Pilot Travel Centers, LLC
5508 Lonas Road
Knoxville, Tennessee 37909

RE: **No Further Action Determination
for Pilot Travel Center #232
In Ontario, Malheur County
[LUST # 23-07-1724]**

Dear Mr. Chip Hughes:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information and the closure report entitled "*Risk Based Evaluation and Closure Request*", dated June 16, 2022, and submitted to DEQ on your behalf. The Pilot Travel Center #232 address is 653 East Idaho Avenue, Ontario, Oregon [Tax Lots 3002, 3300, 3600, 3601; Township 18 South; Range 47 East; Section 03D01].

DEQ has determined that remedial action to address environmental contamination at Pilot Travel Center #232 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 has been utilized as a gasoline and diesel fueling station, food convenience store, and auto repair maintenance facility since the mid-1940s.
- Contamination resulted from a release from the underground storage tank (UST) system.
- Soil and groundwater are the affected media.
- Several remedial actions have been completed at the Site, including:
 - In 1998, seven USTs were decommissioned by removal and assigned LUST 23-98-0015.
 - In 1999, approximately 10,000-yards of petroleum contaminated soil (PCS) was removed by excavation.
 - In 2000, 10 monitoring wells were installed to delineate impacted groundwater; based on sampling results, contamination was expected to be of limited extent.
 - In March 2007, a "Limited Phase II ESA" was completed and recommended closure of the Site.
 - On November 14, 2007, DEQ issued a No Further Action determination for LUST 23-98-0015.
 - Also in November 2007, two of the monitoring wells were determined to contain at least 1.25-inches of Light Non-Aqueous Petroleum Liquids (LNAPL) in separate phase, DEQ assigned LUST 23-07-1724.
 - On November 21, 2007, approximately 600 gallons of LNAPL-water mixture was removed by vacuum truck.

- A tank tightness test was completed in January 2008 indicating UST system integrity issues requiring repair.
- Supplemental site characterization was completed from 2009 – 2011.
- Approximately 600 additional gallons of LNAPL-water mixture was removed by vacuum truck in November 2014.
- A soil vapor extraction system was installed and piloted in 2014, recovering approximately eight gallons of gasoline range organics and a small amount of benzene.
- Semi-annual groundwater monitoring occurred from 2011 through 2022.
- Contamination remains in place but at concentrations below the Risk-Based Concentrations (RBCs) for all complete pathways and receptors.
- The Site is expected to remain a fueling facility for the foreseeable future, therefore land and water use will remain unchanged.

Based on the available information, Pilot Travel Center #232 is currently protective of public health and the environment. The site requires no further action under the Oregon Environmental Cleanup Law, ORS 465.200 et seq. and 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 will update the Leaking Underground Storage Tank (LUST) database to reflect this decision.

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. Monitoring wells should be maintained or decommissioned in accordance with Oregon Water Resources Department regulations.

A copy of the Risk-Based Closure Report supporting this No Further Action decision can be viewed on DEQ's web site at: <https://www.deq.state.or.us/lq/tanks/lust/LustPublicLookup.asp>. Enter 23-07-1724 in the LUST Number boxes and click "Lookup" at the bottom of the page. Next, click the link labeled "23-07-1724" in the Log Number column.

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 Tracy J England at 541-231-3399, or via email at tracy.england@deq.oregon.gov.

Sincerely,

Ann M. Farris

Ann Farris, Manager
Cleanup, Emergency Response, and Hydrogeology Programs, Eastern Region
Attachment(s): Site Map

cc: Aric Morton [Broadbent, Inc] (electronic)
LUST # 23-07-1724 File

Site Map

Pilot Travel Centers #232
LUST 23-07-1724

Legend

23-07-1724 Pilot Travel Centers #232

