



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

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August 9, 2023

Vick Parmar

2021-004 Sheridan Gas

107 W Main Street

Sheridan, OR 97378

RE: **Conditional** No Further Action Determination
for TJs Gas Station/T.J. Mobil, Sheridan, LUST #36-21-1099/#36-89-4085

Dear Vick Parmar:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the TJs Gas Station/T.J. Mobil property, including the closure report entitled *UST Decommissioning and Risk-Based Assessment Closure Report* dated February 2, 2022, which was submitted to DEQ by HydroCon, LLC on your behalf. The TJs Gas Station/T.J. Mobil address is 107 W Main Street, Sheridan, OR 97378, Yamhill County map and tax lot R5635BA08900 (Figure 1).

DEQ has determined that remedial action to address environmental contamination at TJs Gas Station/T.J. Mobil is complete, and no further action is required with the following condition: the construction of future occupational buildings on the property is prohibited. This determination is a result of our evaluation and judgment based on the DEQ regulations and the facts as we now understand them including the following, and as more fully described in DEQ's Staff Memo dated October 10, 2022:

- Since the discovery of the 1989 release, the property has continued operations as a retail fueling station and has historically dispensed gasoline. Previous fueling and service structures on the property were demolished in 2021 and new fuel dispensers and a canopy were constructed in 2022.
- Contamination was first discovered in soils at the property during decommissioning of five gasoline underground storage tanks in August 1989. It was reported to DEQ who opened LUST #36-89-4085. Contaminated groundwater was observed in onsite monitoring wells in 1992.
- More contaminated soil was discovered during the excavation for a new underground storage tank that was installed in October 2021. DEQ required a report notification of this contamination as a new release, LUST #36-21-1099.
- The results of the most recent groundwater monitoring events are consistent with the results from previous investigations and suggest residual impacts from petroleum contamination at the property were the cause of the contamination reported in October 2021 and not from a more recent or ongoing issue.
- Approximately 12,600 gallons of groundwater were pumped from the excavation area and about 887 tons of contaminated soils were removed in October and November 2021. Contaminated soils were left in place near the former dispenser area in the southeast corner of the property.
- The concentrations of contaminants in the soil left in place were all below applicable DEQ risk-based concentrations (RBCs), with the exception of ethylbenzene (81.1 mg/kg), which exceeded the RBC for vapor intrusion into buildings in an occupational setting (17 mg/kg). It is estimated that the amount of soil that remains in this area that exceeds this RBC is less than 42 tons (Figure 2).
- The property is in downtown Sheridan and is zoned Commercial. The property is anticipated to continue to be used as a retail fueling station for the foreseeable future.

- There are no beneficial use wells on the property. The City of Sheridan provides water service to city residents. The City sources water from the South Yamhill River, which is the closest surface water body to the property and is located about 200 feet south of the property. The City's intake is approximately 205 feet downstream of the property. Analytical water quality results from the City show that contaminants of concern have not been detected in this water source over time. Moreover, results from downgradient, offsite monitoring wells over time have demonstrated that contamination is not leaving the property and impacting the river.
- An offsite and upgradient source was impacting groundwater in the northern area of the property after groundwater sampling events in May 1994 and July 1995 detected PAHs on this part of the property. An offsite investigation was conducted and determined that diesel and heating oil contamination found at properties north of the property were stable and not migrating downgradient onto the property (Figure 3).
- A 30-day public comment period was held regarding this decision. The City of Sheridan Public Works Department and the adjoining property owners and tenants were directly contacted to inform them of the opportunity to comment. No comments were received.
- As a condition for closure, future redevelopment of the site is restricted due to the contaminated soil left in place. The construction of future occupational buildings on the property is prohibited to protect occupational workers from exposure to vapors from the residual contamination.

Based on the available information, soil and groundwater conditions at TJs Gas Station/T.J. Mobil are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, Oregon Administrative Rules 340-122-0205 through 340-122-0360. The site requires no further action 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.

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

A copy of the HydroCon, LLC *UST Decommissioning and Risk-Based Assessment Closure Report* and DEQ's Staff Memo supporting this Conditional No Further Action decision can be viewed at <http://www.deq.state.or.us/lq/tanks/lust/LustPublicLookup.asp> (search LUST Numbers 36-21-1099 and 36-89-4085). 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 Ellen Woods at 541-606-0490 or via email at ellen.woods@deq.oregon.gov.

Sincerely,

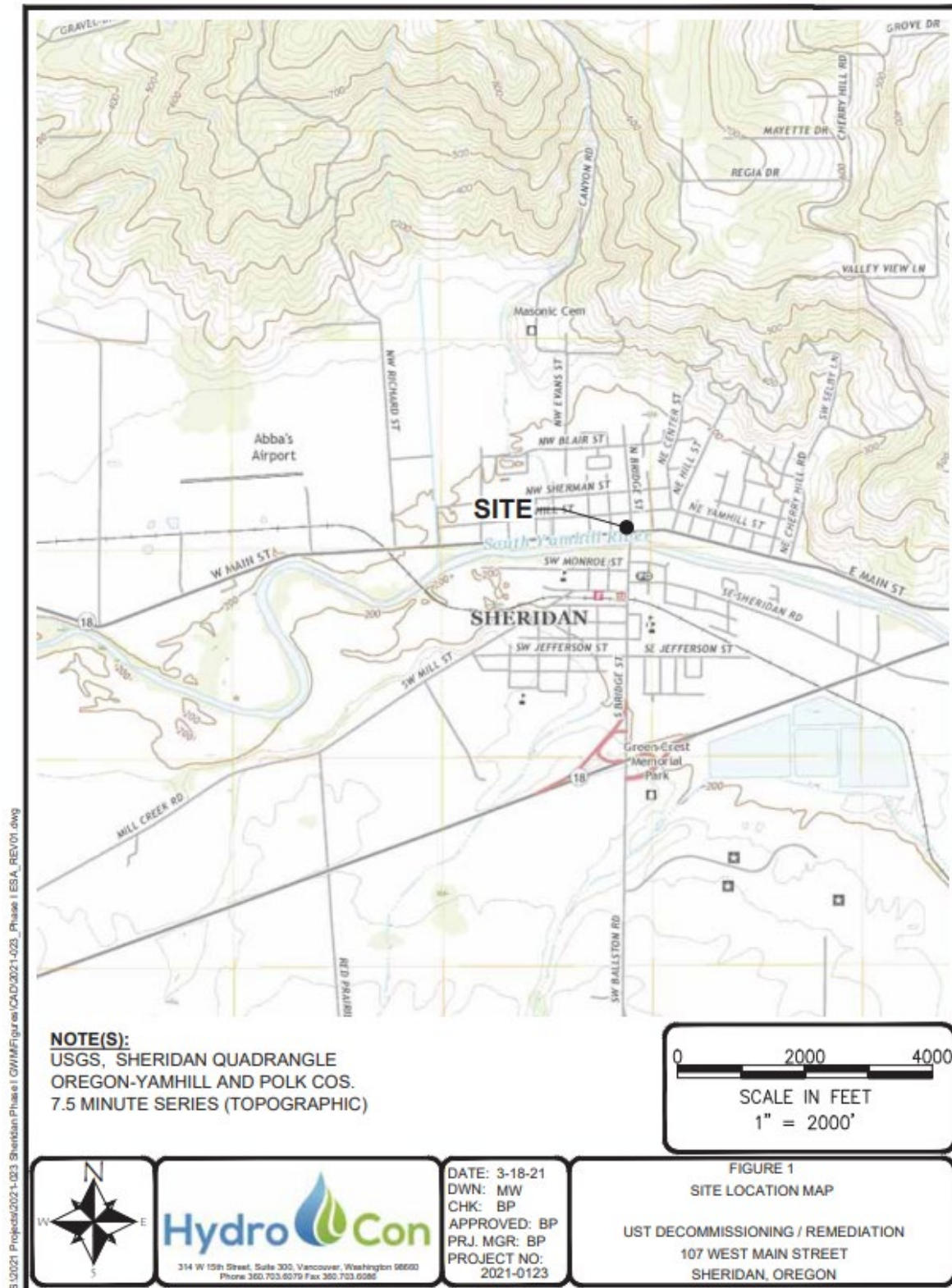
Peter F Donahower

Peter Donahower, Interim Manager
Petroleum Cleanup Section

Attachments: Vicinity map of Site and surrounding area (Figure 1), Estimated extent of ethylbenzene in soil exceeding RBC for vapor intrusion into occupational buildings (Figure 2), Groundwater monitoring well network at site and in surrounding area (Figure 3)

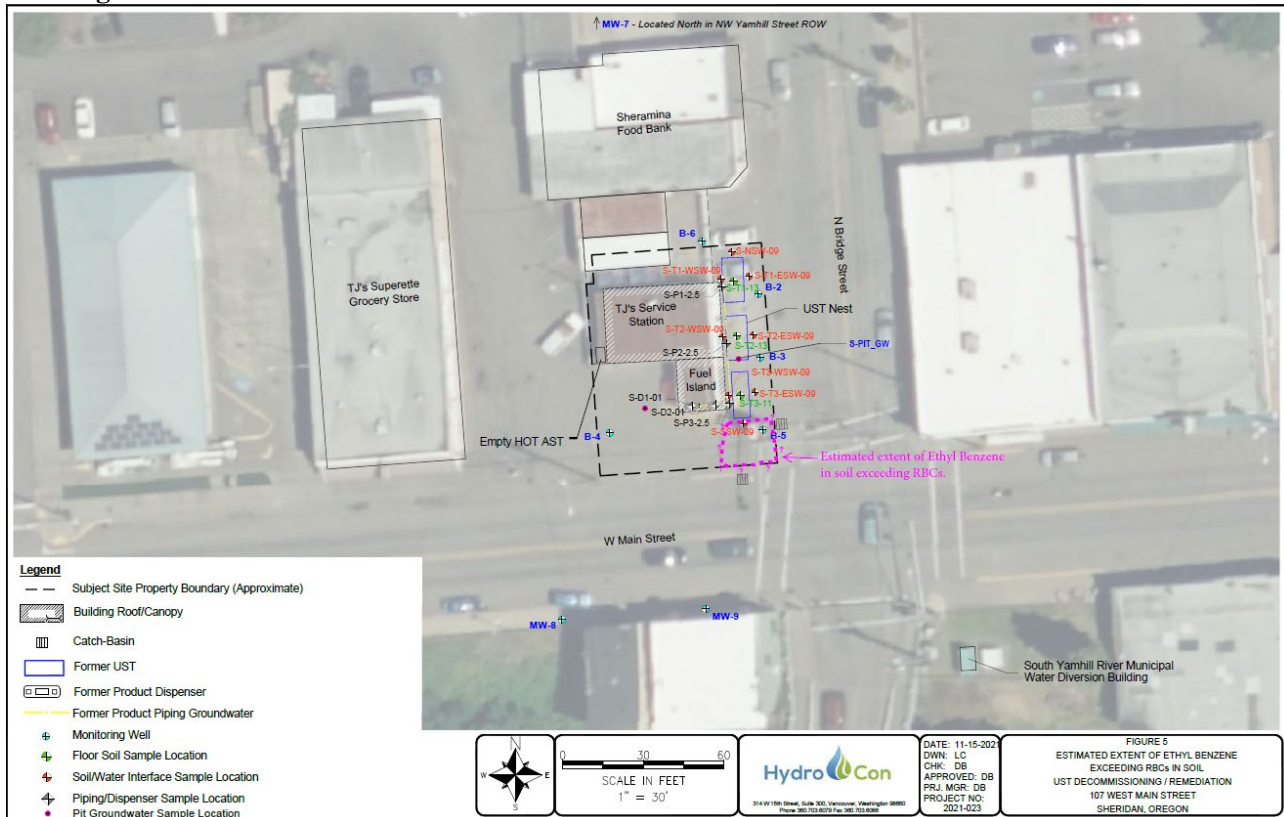
ec: David Borys, HydroCon, LLC - davidb@hydroconllc.net
Bruce Scherzinger, Oregon DEQ - bruce.scherzinger@deq.oregon.gov
ORMS File LUST06-21-1099
ORMS File LUST36-89-4085

Figure 1. Vicinity map of Site and surrounding area



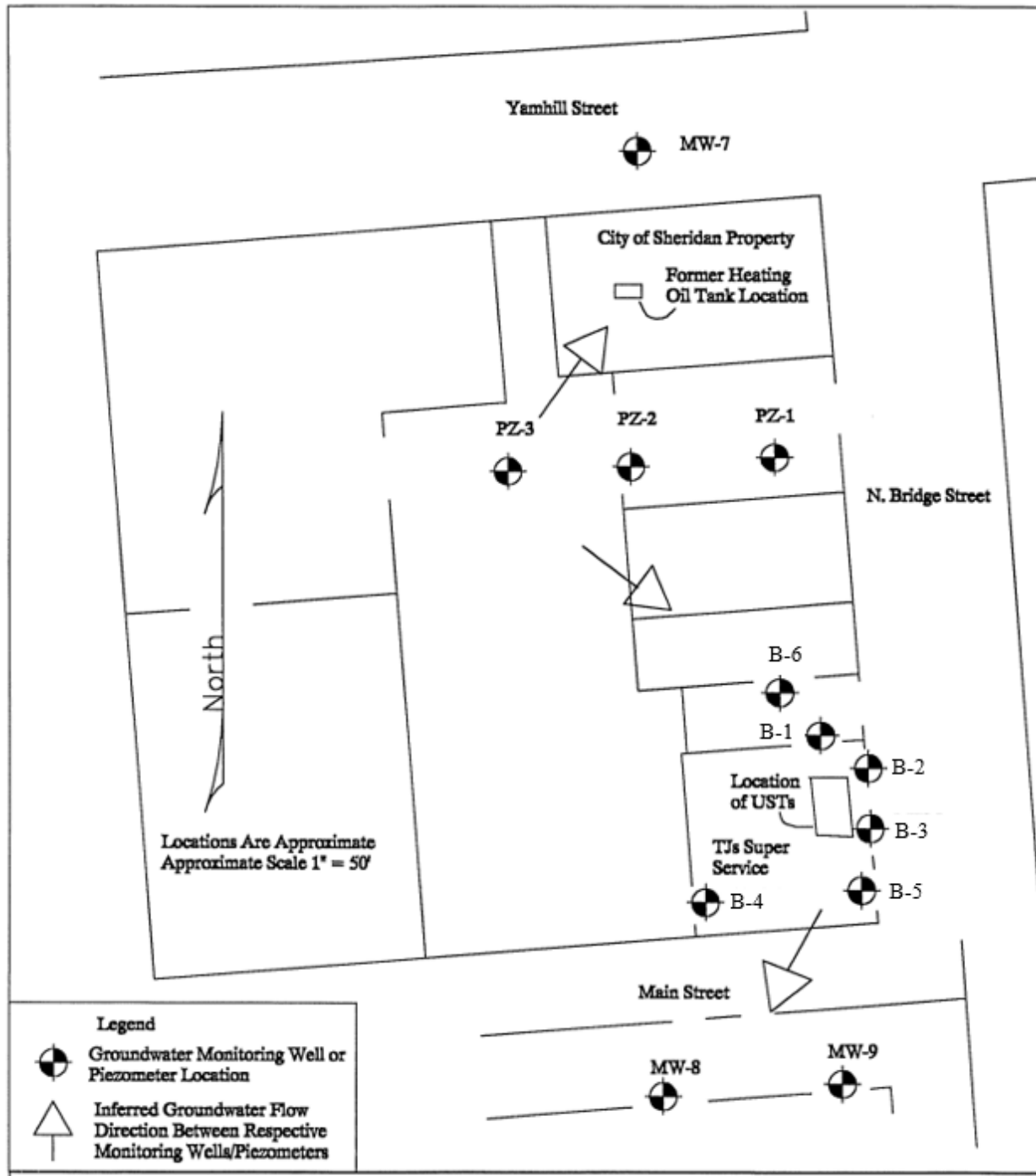
Source: UST Decommissioning and Risk-Based Assessment Closure Report, HydroCon, LLC (February 2, 2022)

Figure 2. Estimated extent of ethylbenzene in soil exceeding RBC for vapor intrusion into occupational buildings



Source: Email correspondence with HydroCon (October 3, 2022)

Figure 3. Groundwater monitoring well network at site and in surrounding area



Source: Modified from *Site Investigation and Groundwater Quarterly Monitoring Report – T.J.'s Super Service Station 36-89-4085 and City of Sheridan Former Fire Station 36-93-4134, Sheridan, Oregon*, Wayne M. Coppel (November 3, 1998)