



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5263

December 4, 2023

Nicole Carson
Staff Accountant
Columbia Memorial Hospital
211 Exchange Street
Astoria, Oregon 97103

RE: No Further Action Determination
for Former Lum's Auto Center in Astoria
LUST #04-19-0187

Dear Ms. Carson:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Former Lum's Auto Center property, including the closure report entitled, *Report for UST Decommissioning and Risk-Based Cleanup*, dated May 25, 2022, which was submitted to DEQ by K&S Environmental, Inc.'s on your behalf. The Former Lum's Auto Center address is 1625 Exchange St in Astoria, Tax Lots 16800, 16600, 16700, 17000, 16900 on Clatsop County map number 80908DC. The attached site maps 1 and 2 show site features.

DEQ has determined that remedial action to address environmental contamination at Former Lum's Auto Center is complete, and no further action is required. 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:

- The site was used as an auto repair facility. The site is currently owned by Columbia Memorial Hospital. The site is in the commercial area of downtown Astoria.
- Current and reasonably likely future use are for commercial purposes. There are no plans for residential scenario according to the hospital.
- Contamination is from one former 550-gallon underground storage tank.
- Affected media is soil. Groundwater was not encountered during the decommissioning work and is expected to be at least 20 feet below ground surface (bgs).
- In April 2022, the tank was decommissioned by removal. The tank was found to not have been properly decommissioned as the tank was found full of sand and water. The tank was removed and taken to Astoria Auto Wrecking and Recycling in Astoria. Up to 274 gallons of water were removed from the tank and taken to ORRCO in Portland, Oregon and treated. Approximately, 70 tons of soil were removed and taken to Hillsboro Landfill in Hillsboro, Oregon for disposal.
- Up to 140 parts per million of gasoline remain in-place at sample C12 collected at a depth of four feet bgs, just south of the former tank location. A horizontal boring was installed under the former auto shop also at 4 feet bgs. No petroleum was detected. Approximately three cubic yards of gasoline-contaminated soil was estimated to remain in-place at levels above 80 parts per million.
- The Columbia River is approximately four blocks north of the site. Contamination remaining as the site is limited and has not migrated off-site.

Based on the available information, soil conditions at Former Lum's Auto Center are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, or 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 has updated the Leaking Underground Storage Tank (LUST) database to reflect this decision.

This letter only applies to the release(s) 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 K&S Environmental, Inc.'s closure report supporting this No Further Action decision can be viewed at [Web Documents for Former Lum's Auto Center \(state.or.us\)](http://Web Documents for Former Lum's Auto Center (state.or.us)). DEQ recommends keeping a copy of all documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Rob Hood at (503) 860-9661, or via email at Robert.Hood@deq.oregon.gov.

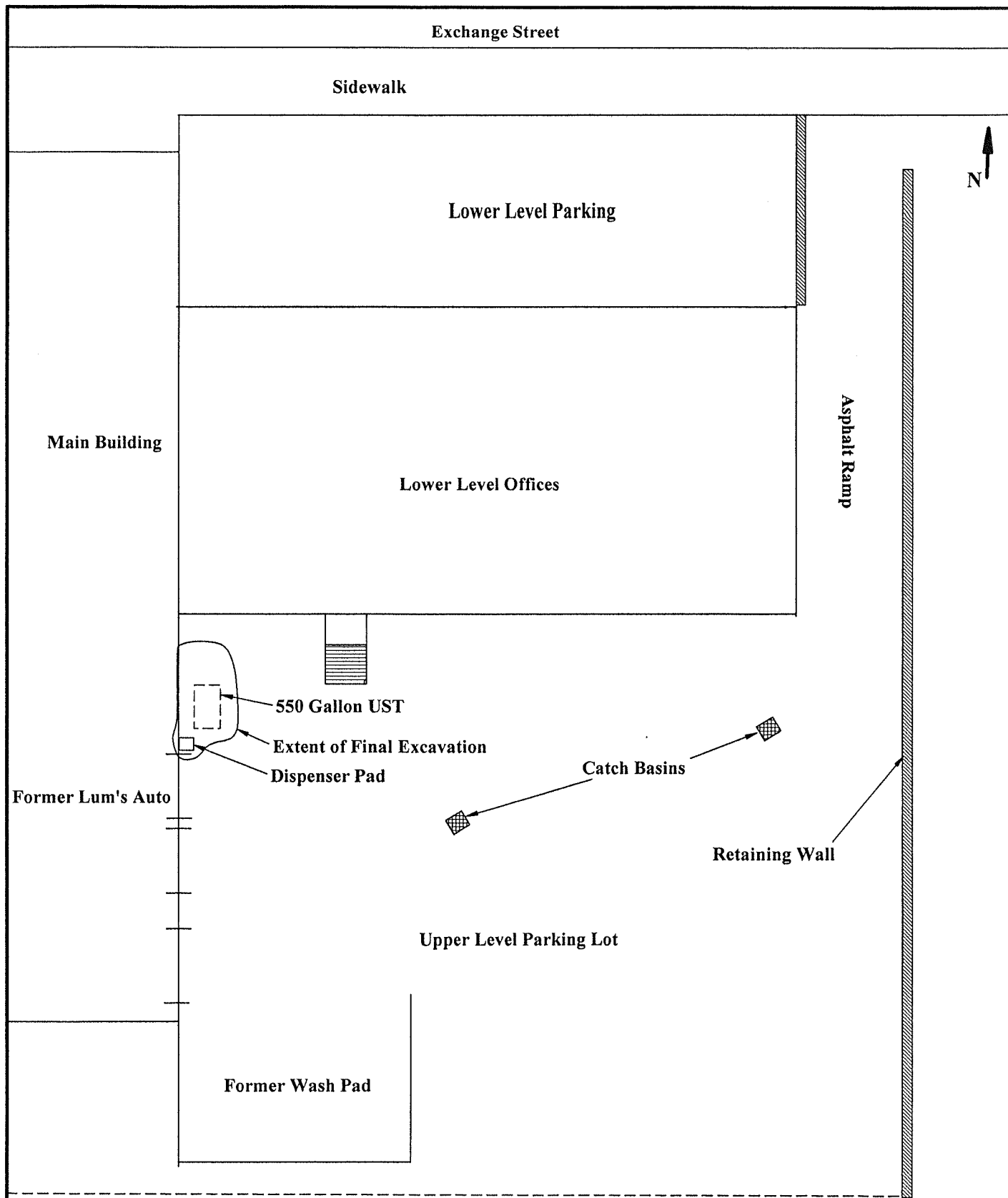
Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Parrett', with a long horizontal flourish extending to the right.

Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachment: Site Maps 1 and 2

cc: Bill Knutson-K&S Environmental
LUST #04-19-0187 File

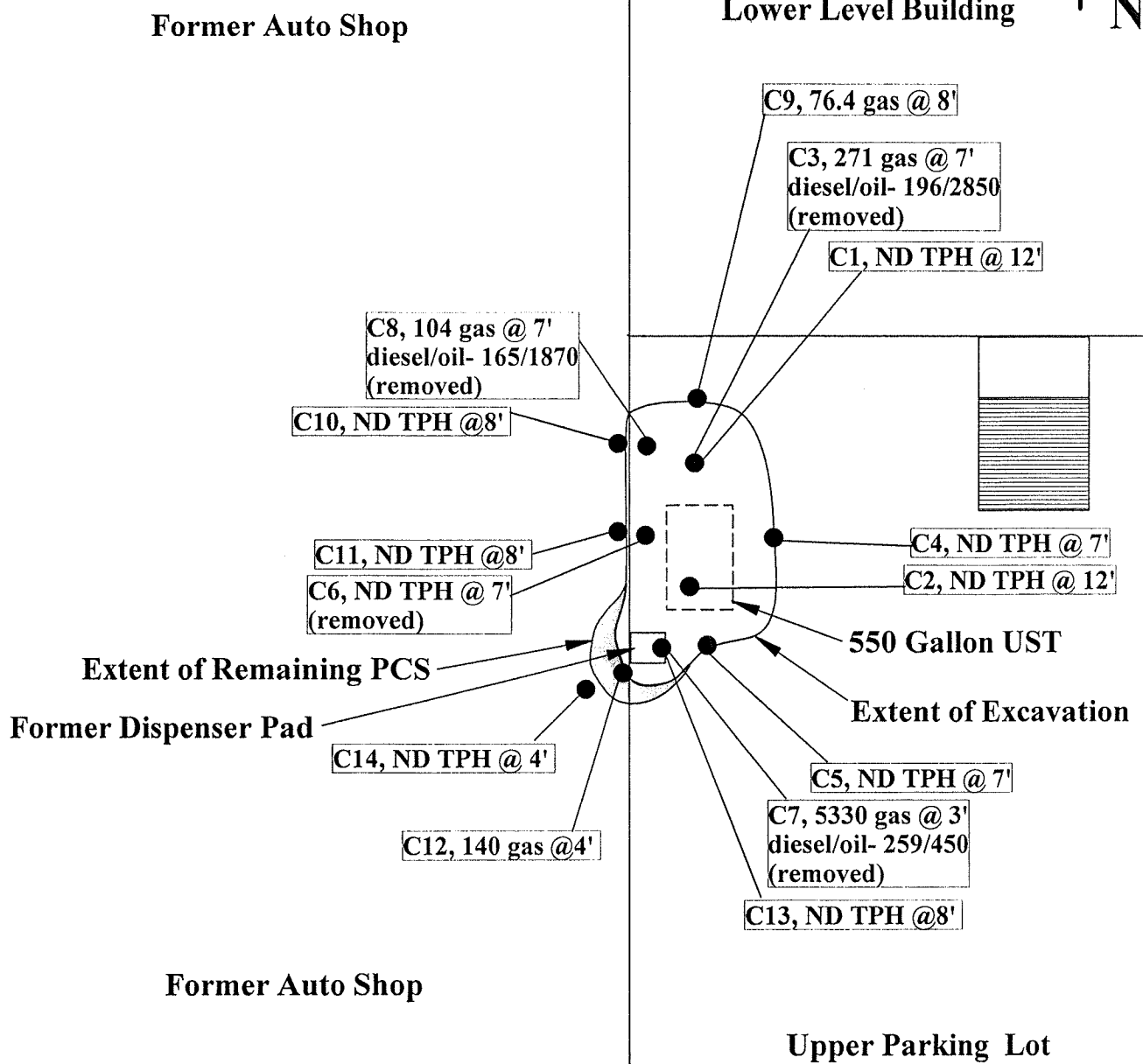


Site Map 1

Former Lum's Auto
1625 Exchange St.
Astoria, OR

K&S Environmental, Inc.

Job #6547
Date: 5/19/22
Scale: 1" = 20'



Site Map 2

Former Lum's Auto
1625 Exchange St.
Astoria, OR

K&S Environmental, Inc.

C7, 5330 gas @ 3'
diesel/oil- 259/450

● TPH Results in ppm

Job #6547
Date: 5/19/22
Scale: 1" = 10'