



Oregon

Tina Kotek, Governor

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

January 16, 2024

Will Whitecotten
221 E. Park Loop
Shelton, WA 98584

RE: No Further Action Determination
for 506 W. B Street in Rainier
LUST #05-21-0041

Dear Mr. Whitecotton:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the 506 W. B Street property, including the closure report entitled, *Underground Storage Tank Decommissioning Report*, dated June 10, 2021, which was submitted to DEQ by Alpha Environmental Services, Inc. on your behalf. The 506 W. B Street address is 506 W. B Street, Tax Lot 2900 on Columbia County map 7N2W16CA. Figures 1 to 3 show the topographic map, site map, and site sampling plan.

DEQ has determined that remedial action to address environmental contamination at 506 W B Street 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 property was used as a service station until the 1970s. Since then it has been used for auto sales. Two 1,000-gallon gasoline tanks were decommissioned in-place in 2021. The tanks were filled with a controlled density fill. The tanks were empty at the time of decommissioning. An office building now exists where the pump island was located. It is unknown if this area was properly decommissioned and sampled.
- In preparation for in-place decommissioning, soil borings were advanced around the tanks in January 2021. Petroleum contaminated soil was observed and a release was reported to DEQ.
- The cause of contamination is from the underground storage tanks (USTs) and associated pump island and piping. Additional borings were advanced to determine the extent of soil contamination in April 2021. Four borings were installed just outside the initial sample locations at approximately 13 feet below ground surface (bgs). Up to 969 micrograms per kilogram of gasoline were detected in soil at 8.9 feet bgs. Gasoline was not detected.
- No remedial actions were taken.
- Petroleum contaminated soil remains in the vicinity of the two tanks.
- The property is zoned C-2 and grandfathered as C-1. They allow for commercial uses. Residential use is only allowed on a permitted basis. The property is used for commercial purposes and it is reasonably likely the property will continue to be use for that purpose. Residential use exists to the south and east of the property, but the contamination is limited to the property and residential properties are greater than 100 feet from the contaminated soil.
- Groundwater was not encountered to the total depth explored of 13 feet bgs. No water wells were identified in the immediate vicinity of the property through a search of the Oregon Water Resources

database of water wells. The closest well is reportedly located 0.6 miles to the southeast. Static groundwater in that well is approximately 202 feet bgs.

- Remaining soil contamination is below all applicable human health risk-based concentrations.
- The nearest surface water is the Columbia River located approximately 0.2 miles north of the site. The area of contamination is paved or covered by structures and less than 0.5 acres in size. There are no known ecological impacts.

Based on the available information, soil conditions at 506 W. B Street 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 has updated the Leaking UST 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 Alpha Environmental Services, Inc. closure report supporting this No Further Action decision can be viewed at [05-21-0040 Database Link](#). 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 Rob Hood at (503) 860-9661, or via email at Robert.Hood@deq.oregon.gov.

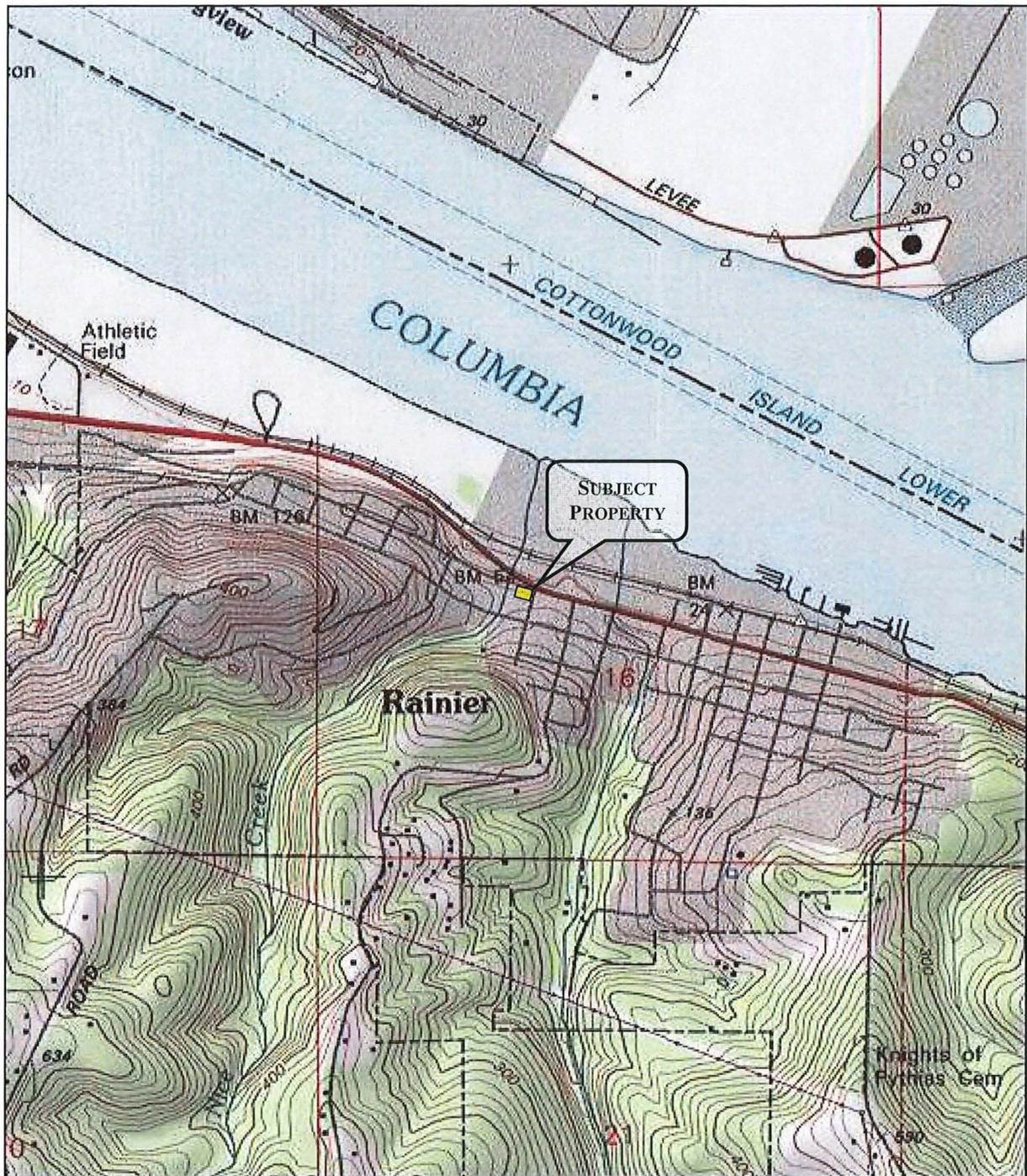
Sincerely,



Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachments: Figures 1 to 3

cc: Jim Cooper-Alpha
LUST #05-21-0040 File



TN MN
16°

0 0.5 1 MILE
0 1000 FEET 0 500 1000 METERS

Printed from TOPO! ©2000 National Geographic Holdings (www.topo.com)

SOURCE: USGS 7.5 Minute Topographic Map – Rainier, OR Quadrangle, 1990



11080 SW ALLEN BLVD, STE 100
BEAVERTON, OREGON 97005
(503) 292-5346

FIGURE 1: TOPOGRAPHIC MAP

Project Name: 506 W B Street
Rainier, Oregon 97048
Project Number: 21-37478



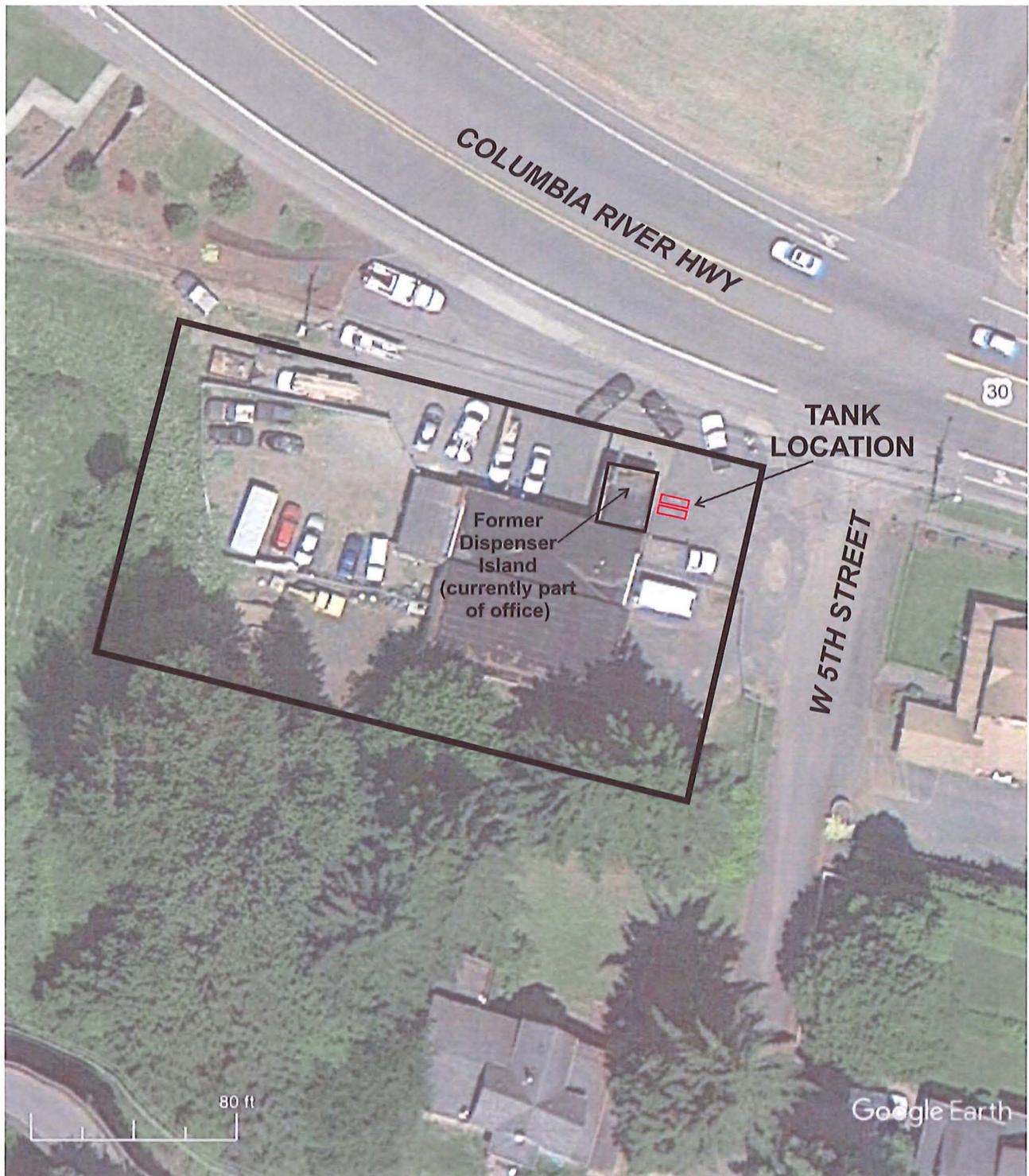
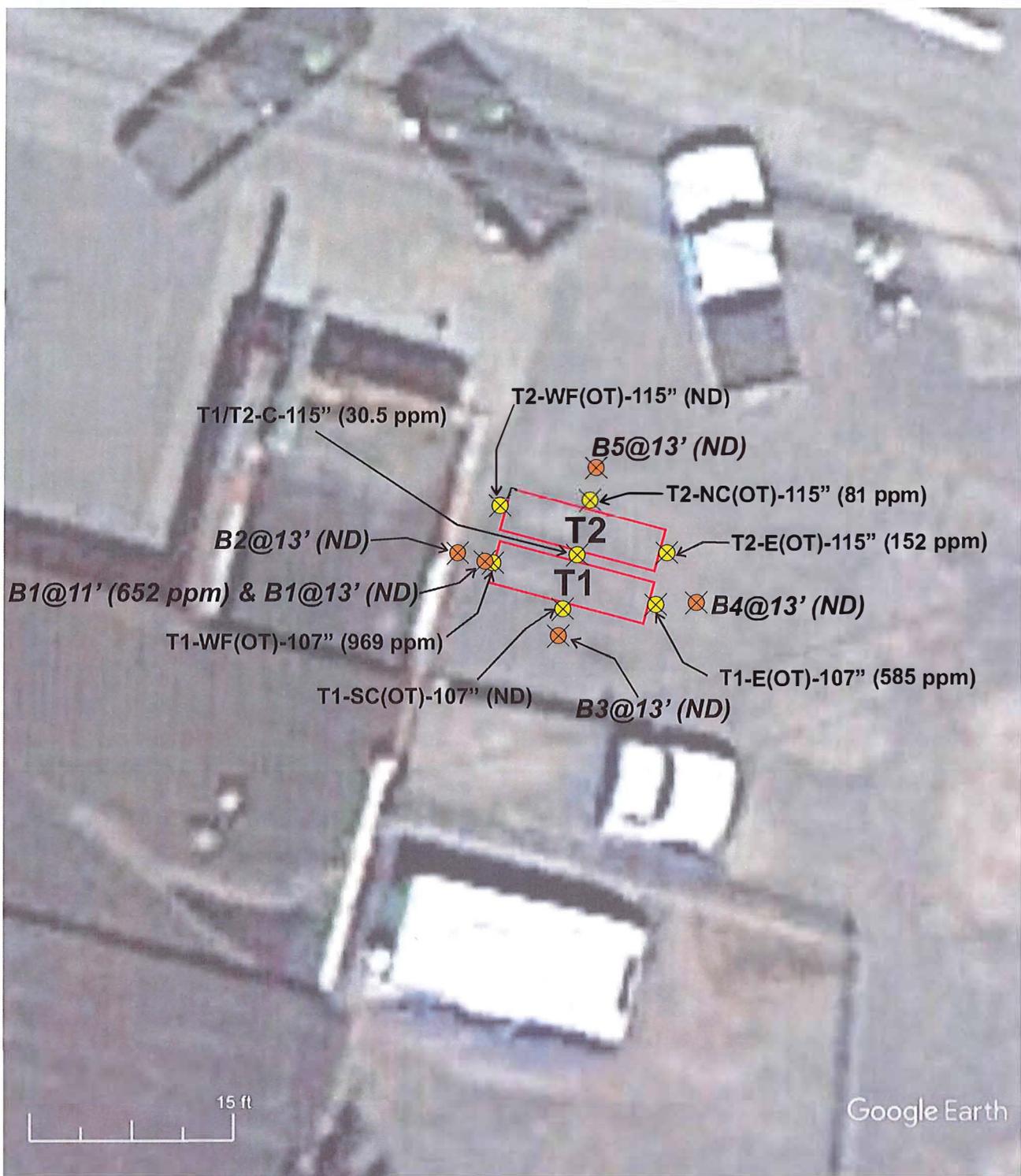


FIGURE 2: SITE MAP


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LEGEND

- ⊗ Initial Soil Sampling Locations
- ⊗ Delineation Soil Sampling Locations
(detections for gas shown in ppm or ND for Non-Detect)



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FIGURE 3: SITE SAMPLING MAP

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