



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5696

June 30, 2023

James Miller
Columbia River Carpet One
105 West B Street
Rainier, Oregon 97203
via email delivery (jim.m@crcone.com)

RE: **No Further Action Determination**
for Columbia River Carpet One – Rainier, Oregon
LUST #05-22-0490

Dear Mr. Miller:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Columbia River Carpet One site, including the closure report entitled *Report on Investigation of Magnitude and Extent of Contamination* dated September 12, 2022, which was submitted to DEQ by BB&A Environmental (BB&A) on your behalf. The Columbia River Carpet One site address is 105 West B Street in Rainier, Oregon, Tax Lot 2500 on Columbia County Map 07 02 16 DB.

DEQ has determined that remedial action to address environmental contamination at Columbia River Carpet One site 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:

- Historical records indicate the property was developed with a commercial building by 1923 and operated as an automotive maintenance and repair facility from approximately 1923 to 1968. In 1968, Columbia River Carpet One began operating at the property. In 1988, the property was redeveloped and a large addition to the original building was completed.
- Sanborn Maps indicated an underground storage tank (UST) was located in the southeast corner of the property. In June 2022, BB&A advanced one boring (P1) in the presumed location of the historical UST and found petroleum contamination in the soil and groundwater.
- In July 2022, BB&A advanced six soil borings (P2 through P7) at the property. Petroleum impacts in soil were found north and west of P1 at borings P2 through P4 and MW2 (approximately 20 to 40 feet from the suspected former UST basin). Soil samples were unable to be collected from the boring for monitoring well MW-1, which was the only boring southeast of P1.
- Petroleum impacts in groundwater were also reported in samples collected from borings near P1. Diesel-range total petroleum hydrocarbons (TPH) and oil-range TPH were detected at 55,000 parts per billion (ppb) and 160,000 ppb, respectively, in groundwater collected from P1; however, the elevated concentrations may be attributed to turbidity caused by the method of sample collection. Groundwater samples collected from the monitoring wells are considered more representative of site conditions; therefore, three monitoring wells (MW1 through MW3) were installed.
- Four quarters of groundwater monitoring were conducted. Groundwater generally flows to the north-northwest across the site. All detected concentrations of petroleum constituents were less than the respective risk-based concentrations for occupational volatilization to outdoor air, occupational vapor

intrusion into a building, or groundwater in an excavation for construction/excavation workers. The highest gasoline-range TPH concentrations were detected in MW1 and ranged between 7,270 and 2,100 ppb. As discussed below, groundwater in the area is not currently or likely to be a water source; therefore, the drinking water pathway is considered incomplete.

- In May 2023, two soil borings (P8 and P9) were advanced to the south and east of P1 and three soil samples were collected from each boring at depths of 12.5 to 13.5 feet below ground surface (bgs), 20 to 21 feet bgs, and 24 to 25 feet bgs. Minor concentrations of gasoline-range TPH and diesel-range TPH (23.1 parts per million [ppm] and 28.4 ppm, respectively) were detected in soil collected from boring P9 at 12.5 to 13.5 feet bgs. Due to borehole collapse, BB&A was unable to obtain groundwater from borings P8 and P9. Based on topography and the low concentrations found in soil from borings P8 and P9 along the southern and eastern boundaries of the site, respectively, impacts from the site are unlikely to extend a significant distance beneath the Columbia River Highway (also known as United States Highway 30) or East 1st Street. Furthermore, the detected concentrations in soil do not pose unacceptable risks to future excavation workers or utility workers through ingestion, direct contact, or inhalation.
- Local groundwater has been encountered at approximately 4 to 20 feet bgs across the site. Two domestic water supply wells and one irrigation water supply well were identified during a query of wells located within Section 16, Township 7 North, Range 2 West; however, based on the location information provided on the well logs, the domestic wells are not located within one mile from the site. The irrigation well is located approximately 0.4 miles upgradient of the site. Drinking water for the City of Rainier is provided by the Rainier Water Department. Municipal drinking water is supplied by two intakes: the primary intake at Fox Creek and a secondary intake on the Columbia River. Based on the current drinking water source for the City of Rainier, the shallow groundwater at the site has no current or likely future beneficial use as drinking water.
- The site is entirely paved/devoid of habitat. The nearest surface water body is the Columbia River, located approximately 500 feet north of the site. Based on soil and groundwater analytical data from the downgradient portion of the site, human and ecological receptors are unlikely to be impacted.
- DEQ requested comment from the Oregon Department of Transportation (ODOT) and the City of Rainier to discuss the site's proximity to the Columbia River Highway and East 1st street. ODOT responded and had no questions or objection to the issuance of this NFA. The City of Rainier did not respond to the inquiry.

Based on the available information, soil and groundwater conditions at Columbia River Carpet One 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 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. Monitoring wells should be decommissioned in accordance with Oregon Water Resources Department regulations.

A copy of the BB&A Environmental closure report supporting this No Further Action decision can be viewed at <https://www.deq.state.or.us/Webdocs/Forms/Output/FPCController.ashx?SourceId=05-22->

[0490&SourceIdType=12](#). 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 Rebecca Digiustino at (503) 926-2257 or via email at rebecca.digiustino@deq.oregon.gov.

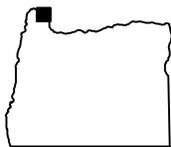
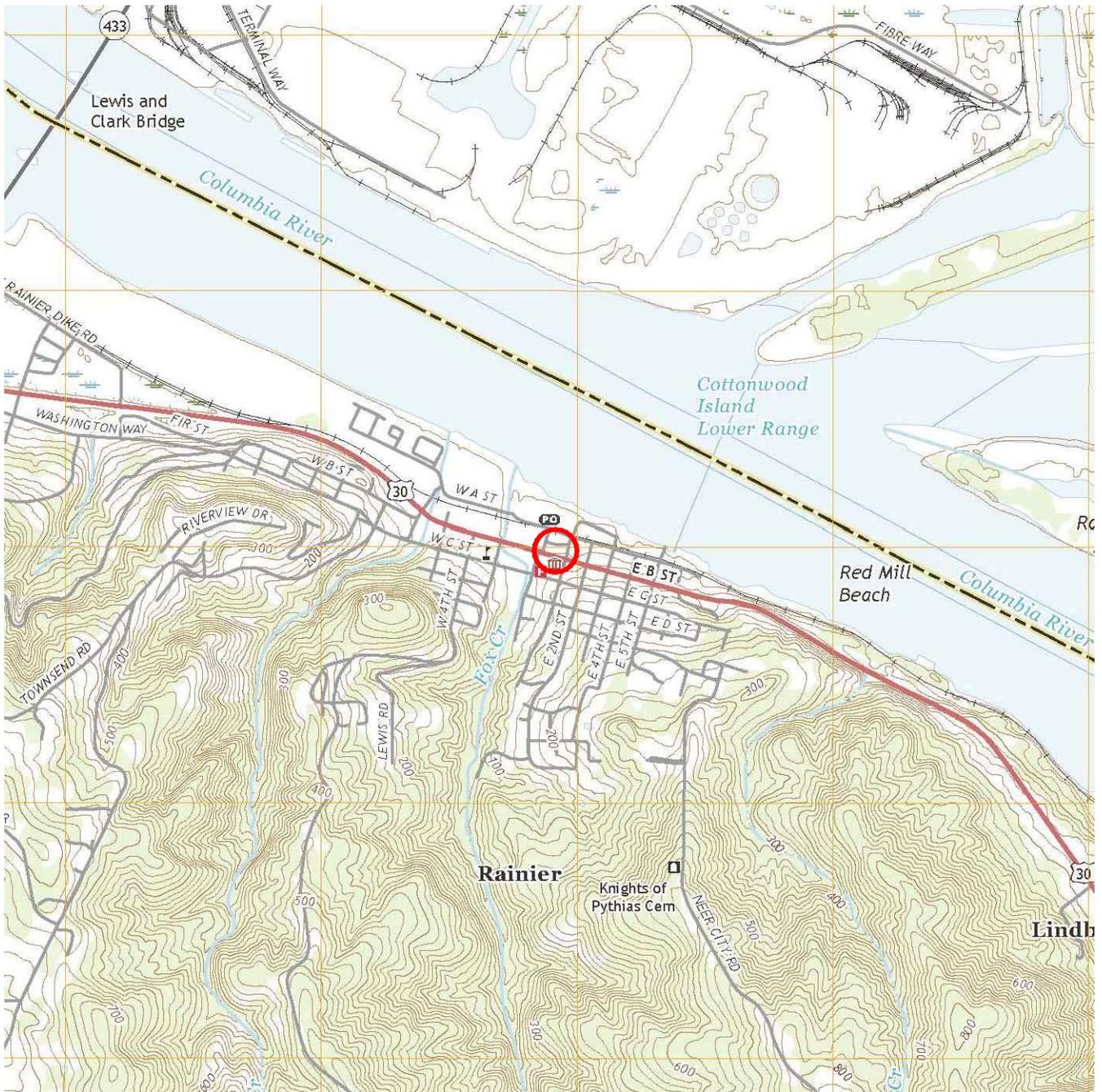
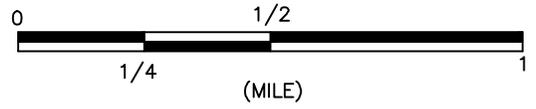
Sincerely,



Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachment(s): Site Location
Soil Sample Analytical Results
Soil Sample Analytical Results – May 25, 2023
Groundwater Elevation Contour Map, May 4, 2023
Table 2: Groundwater Analytical Results

cc: Rebecca Digiustino, DEQ
Jeffrey K. Schatz, DEQ
Kris Byrd, Water Resources Department Well Construction Program Coordinator
LUST #05-22-0490 File



OREGON



SITE LOCATION

FIGURE 1

SITE VICINITY MAP

COMMERCIAL PROPERTY, 105 WEST B STREET, RAINIER, OREGON

SOURCE: USGS TOPOGRAPHIC QUADRANGLE
SERIES: 7.5 MINUTES, RAINIER, OR

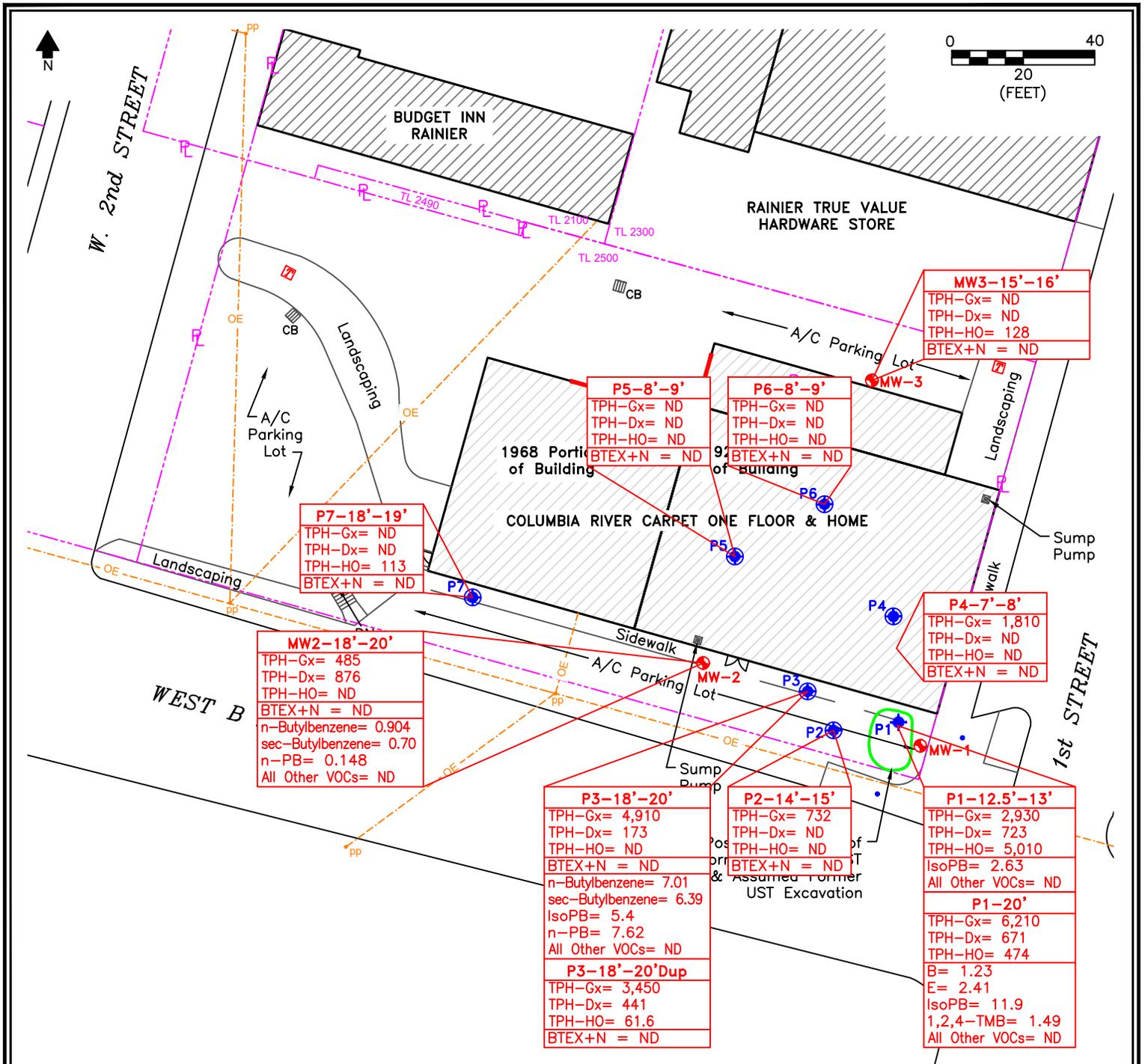


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Job Code: CRC01QSR.22UC
CADD File: CRC01QSR.22UC
Scale: AS SHOWN
Drawn: KATHRYN DAVIS DESIGNS
Checked: MATTHEW LUCZAK
Date: 01/19/23



MW2-18'-20'
TPH-Gx= 485
TPH-Dx= 876
TPH-HO= ND
BTEX+N = ND
n-Butylbenzene= 0.904
sec-Butylbenzene= 0.70
n-PB= 0.148
All Other VOCs= ND

Total Petroleum Hydrocarbons per Northwest Method NWTPH-Gx (Gasoline), NWTPH-Dx (Diesel), NWTPH-HO (Heavy Oil); Volatile Organic Compounds (VOCs) per EPA Method 8260D; All units in parts per million (ppm); ND= Not Detected

- P3 Push Probe Location and Identification Number (BBA Env. 7/20/22)
- P1 Push Probe Location and Identification Number
- Building
- Property Line
- Tax Lot Number

LEGEND

- MW-1 Monitoring Well Location and Identification Number (BBA Env. 7/20/22)
- Overhead Power Line
- Power Pole
- Overhead Door
- Catch Basin
- Transformer

P7-18'-19'
TPH-Gx= ND
TPH-Dx= ND
TPH-HO= 113
BTEX+N = ND

MW2-18'-20'
TPH-Gx= 485
TPH-Dx= 876
TPH-HO= ND
BTEX+N = ND
n-Butylbenzene= 0.904
sec-Butylbenzene= 0.70
n-PB= 0.148
All Other VOCs= ND

P3-18'-20'
TPH-Gx= 4,910
TPH-Dx= 173
TPH-HO= ND
BTEX+N = ND
n-Butylbenzene= 7.01
sec-Butylbenzene= 6.39
IsoPB= 5.4
n-PB= 7.62
All Other VOCs= ND
P3-18'-20'Dup
TPH-Gx= 3,450
TPH-Dx= 441
TPH-HO= 61.6
BTEX+N = ND

P2-14'-15'
TPH-Gx= 732
TPH-Dx= ND
TPH-HO= ND
BTEX+N = ND

P4-7'-8'
TPH-Gx= 1,810
TPH-Dx= ND
TPH-HO= ND
BTEX+N = ND

P1-12.5'-13'
TPH-Gx= 2,930
TPH-Dx= 723
TPH-HO= 5,010
IsoPB= 2.63
All Other VOCs= ND
P1-20'
TPH-Gx= 6,210
TPH-Dx= 671
TPH-HO= 474
B= 1.23
E= 2.41
IsoPB= 11.9
1,2,4-TMB= 1.49
All Other VOCs= ND



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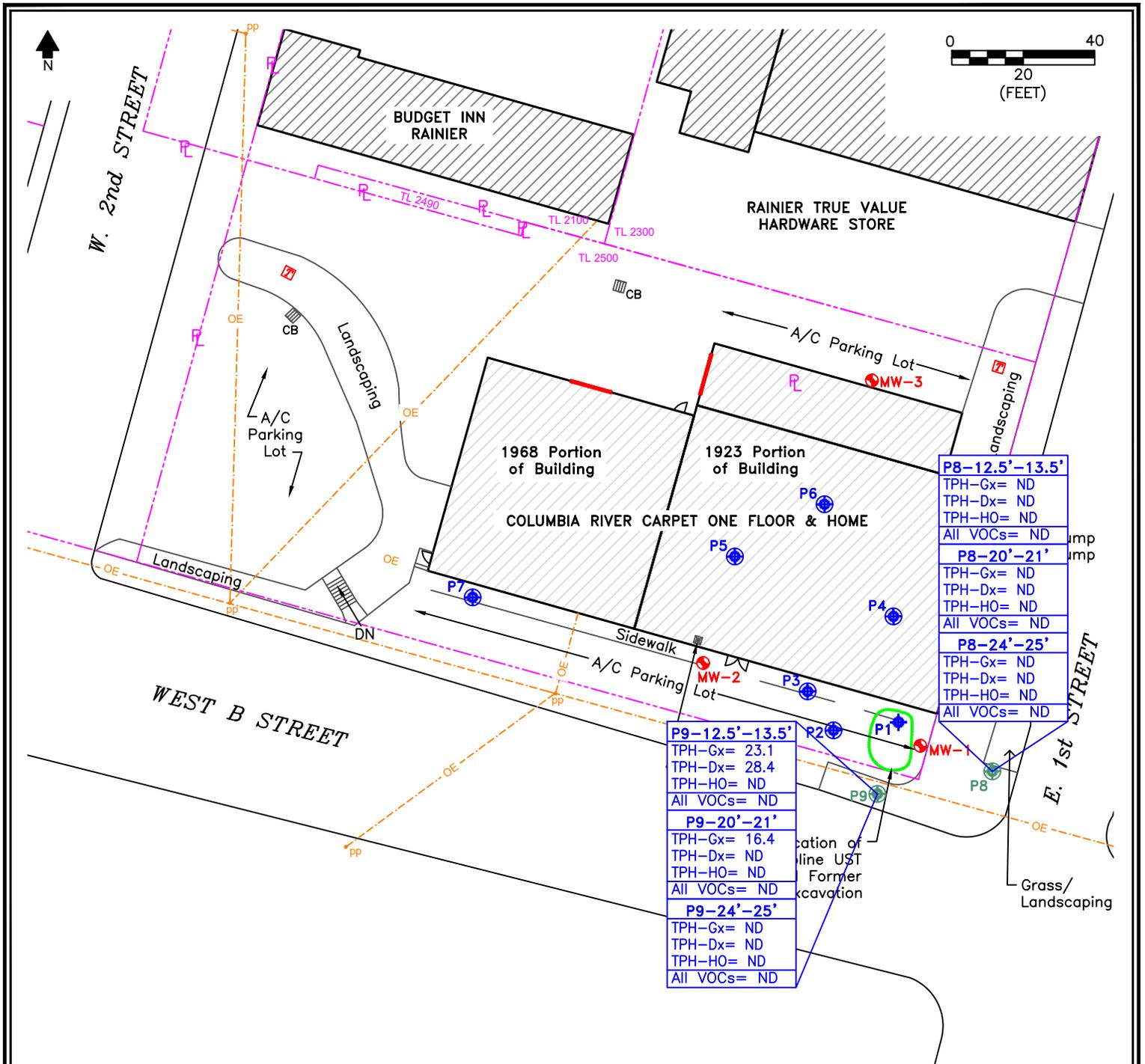
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SOIL SAMPLE ANALYTICAL RESULTS
COMMERCIAL PROPERTY
105 WEST B STREET, RAINIER, OREGON

PROJECT CODE: CRC01QSR.22E	DATE: 04/12/23	SCALE: 1"=40'	DRAWN: K.D.DESIGNS	CHECKED: MATTHEW LUCZAK
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FIGURE #:
4



P8-12.5'-13.5'
TPH-Gx= ND
TPH-Dx= ND
TPH-HO= ND
All VOCs= ND
P8-20'-21'
TPH-Gx= ND
TPH-Dx= ND
TPH-HO= ND
All VOCs= ND
P8-24'-25'
TPH-Gx= ND
TPH-Dx= ND
TPH-HO= ND
All VOCs= ND

P9-12.5'-13.5'
TPH-Gx= 23.1
TPH-Dx= 28.4
TPH-HO= ND
All VOCs= ND
P9-20'-21'
TPH-Gx= 16.4
TPH-Dx= ND
TPH-HO= ND
All VOCs= ND
P9-24'-25'
TPH-Gx= ND
TPH-Dx= ND
TPH-HO= ND
All VOCs= ND

P9-12.5'-13.5'
TPH-Gx= 23.1
TPH-Dx= 28.4
TPH-HO= ND
All VOCs= ND

Total Petroleum Hydrocarbons per Northwest Method NWTPH-Gx (Gasoline), NWTPH-Dx (Diesel), NWTPH-HO (Heavy Oil); Volatile Organic Compounds (VOCs) per EPA Method 8260D; All units in parts per billion (ppb); ND= Not Detected

LEGEND

- P3 Push Probe Location and Identification Number (BB&A Env. 7/20/22)
- P1 Push Probe Location and Identification Number
- Building
- Property Line
- Tax Lot Number
- MW-1 Monitoring Well Location and Identification Number (BB&A Env. 7/20/22)
- Overhead Power Line
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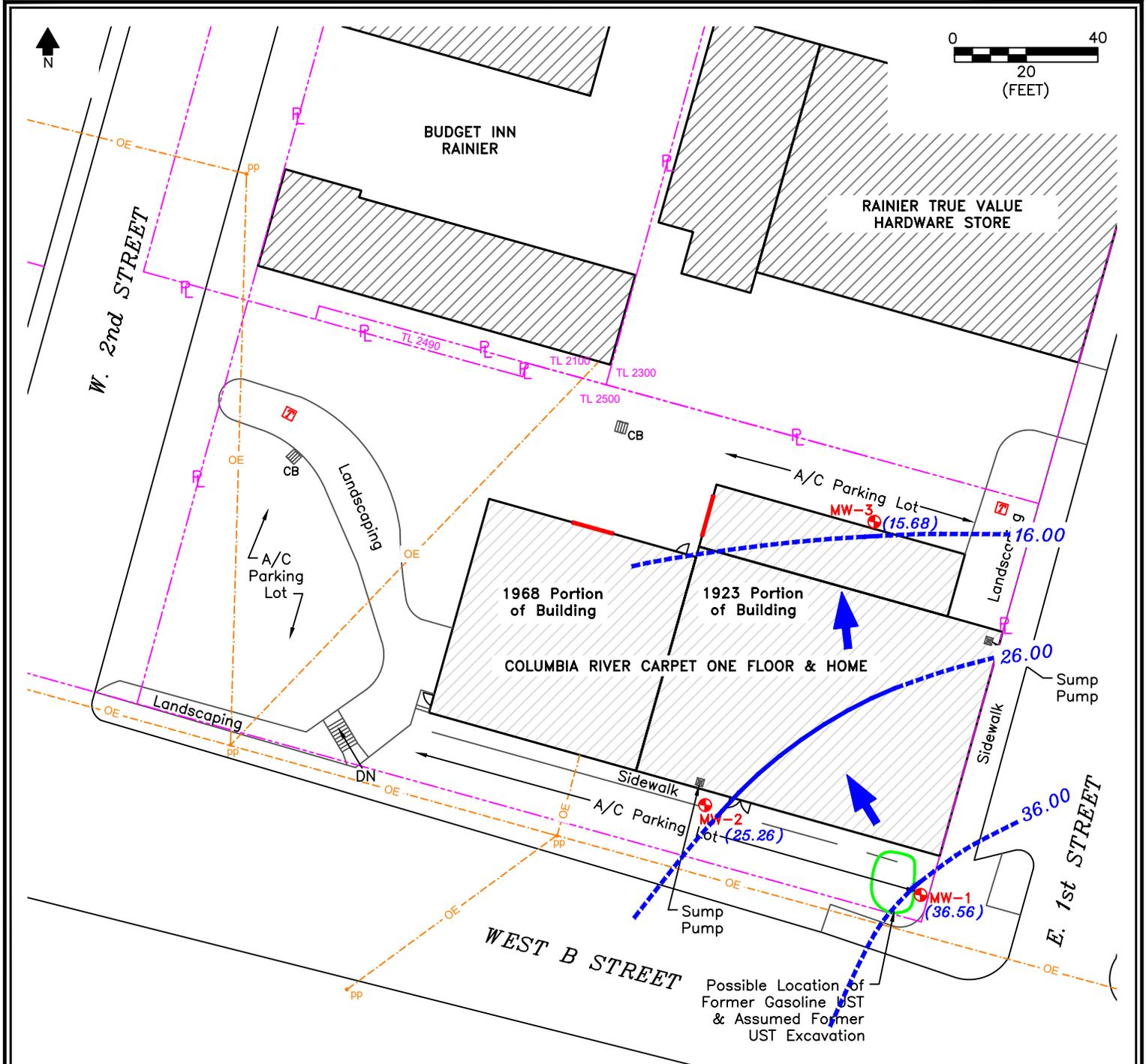
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SOIL SAMPLE ANALYTICAL RESULTS - MAY 25, 2023
COMMERCIAL PROPERTY
105 WEST B STREET, RAINIER, OREGON

FIGURE #:
4

PROJECT CODE: CRC01QSR.22E	DATE: 06/06/23	SCALE: 1"=40'	DRAWN: K.D.DESIGNS	CHECKED: MATTHEW LUCZAK
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LEGEND

- General Direction of Groundwater Flow
- Groundwater Elevation Contour Line Feet Above Arbitrary Datum Dashed Where Inferred
- Groundwater Elevation at Well
- Building
- Property Line
- Tax Lot Number
- Monitoring Well Location and Identification Number (BBA Env. 7/20/22)
- Overhead Power Line
- Power Pole
- Overhead Door
- Catch Basin
- Transformer



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GROUNDWATER ELEVATION CONTOUR MAP, MAY 4, 2023
COMMERCIAL PROPERTY
105 WEST B STREET, RAINIER, OREGON

PROJECT CODE: CRC01QSR.22UC	DATE: 06/01/23	SCALE: 1"=40'	DRAWN: K.D.DESIGNS	CHECKED: MATTHEW LUZCAK
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FIGURE #:
6

Table 2. Groundwater Analytical Results
Columbia River Carpet One - 105 West B St., Rainier, Oregon

All concentrations in parts per billion (ppb) or micrograms per Liter (ug/L).

NA: No sample was collected during the event.

F-03 and F-13: The chromatographic pattern does not resemble the fuel standard used for quantitation

F-16: Results for oil are estimated due to overlap from the reported diesel result

F-20 and F-26: Indicates the result for diesel-range is estimated due to overlap from gasoline-range organics or other VOCs

>S: The groundwater RBC exceeds the solubility limit. Concentrations greater than the solubility limit may indicate free product, a condition not occurring at this site.

NS: Indicates no RBC exists for the contaminant

ND (<0.2): Indicates not detected above method-reporting limit identified in parentheses.

Shaded Cells indicate the sample was not analyzed for the respective contaminant

Yellow Highlighted concentrations indicate a value exceeds residential/urban residential RBCs

Contaminants-of-Potential-Concern	July 2022 Sample Event				December 2022 Sample Event			March 2023 Sample Event			May 2023 Sample Event			Occupational Risk-Based Concentrations (RBCs)		
	MW-1	MW-2	MW-3	MW-3-Dup	MW-1	MW-2	MW-3	MW-1	MW-2	MW-3	MW-1	MW-2	MW-3	Occupational Volatilization to Outdoor Air	Occupational Vapor Intrusion into Buildings	Groundwater in an Excavation
Gasoline-Range TPH	7,270	1,940	ND (<100)	ND (<100)	2,280	NA	ND (<100)	2,100	ND (<100)	ND (<100)	2,690	ND (<100)	ND (<100)	>S	>S	14,000
Diesel-Range TPH	851 F-20	4,960	205 F-13	194 F-13	802 F-13, F-20	NA	ND (<79.2)	181 F-26	645 F-13	ND (<80.0)	ND (<92.0)	439 F-13	ND (<83.3)	>S	>S	>S
Oil-Range TPH	ND (<193)	ND (<157)	ND (<157)	ND (<157)	234 F-16	NA	ND (<158)	176 F-03	ND (<154)	ND (<160)	ND (<184)	ND (<172)	ND (<167)	Site Specific	Site Specific	Site Specific
Benzene	19.2	ND (<0.200)	ND (<0.200)	ND (<0.200)	8.17	NA	ND (<0.200)	10.2	ND (<0.200)	ND (<0.200)	8.03	ND (<0.200)	ND (<0.200)	14,000	2,800	1,800
Toluene	ND (<25.0)	ND (<1.00)	ND (<1.00)	ND (<1.00)	3.52	NA	ND (<1.00)	5.92	ND (<1.00)	ND (<1.00)	5.53	ND (<1.00)	ND (<1.00)	>S	>S	220,000
Ethylbenzene	33.5	ND (<0.500)	ND (<0.500)	ND (<0.500)	3.26	NA	ND (<0.500)	12.9	ND (<0.500)	ND (<0.500)	10.5	ND (<0.500)	ND (<0.500)	43,000	8,200	4,500
Xylenes (Total)	ND (<37.5)	ND (<1.50)	ND (<1.50)	ND (<1.50)	9.10	NA	ND (<1.50)	9.03	ND (<1.50)	ND (<1.50)	9.43	ND (<1.50)	ND (<1.50)	>S	>S	>23,000
Naphthalene	ND (<50.0)	ND (<3.00)	ND (<2.00)	ND (<2.00)	2.80	NA	ND (<2.00)	ND (<2.00)	ND (<2.00)	ND (<2.00)	2.35	ND (<2.00)	ND (<2.00)	16,000	11,000	500
1,2-Dichloroethane (EDC)	ND (<25)				0.850	NA	ND (<0.500)	ND (<0.700)	ND (<0.500)	ND (<0.500)	ND (<1.00)	ND (<0.500)	ND (<0.500)	9,000	3,900	630
Isopropylbenzene	ND (<25)				1.86	NA	ND (<1.00)	10.1	ND (<1.00)	ND (<1.00)	8.59	ND (<1.00)	ND (<1.00)	>S	>S	51,000
n-Propylbenzene	64.2													NS	NS	NS
1,2,4-Trimethylbenzene	ND (<25)				3.71	NA	ND (<1.00)	2.79	ND (<1.00)	ND (<1.00)	3.83	ND (<1.00)	ND (<1.00)	>S	>S	6,300
1,3,5-Trimethylbenzene	ND (<25)				2.25	NA	ND (<1.00)	1.50	ND (<1.00)	ND (<1.00)	2.01	ND (<1.00)	ND (<1.00)	>S	>S	7,500
All Other VOCs	ND (<Various)				ND (<Various)	NA	ND (<Various)	ND (<Various)	ND (<Various)	ND (<Various)	ND (<Various)	ND (<Various)	ND (<Various)	Various	Various	Various