



Oregon

John A. Kitzhaber, Governor

Department of Environmental Quality

Northwest Region
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January 31, 2011

Kenneth S. Eiler PC
Attorney at Law
Receiver
Bankruptcy Panel Trustee
PMB 810
515 NW Saltzman Rd.
Portland, OR 97229

Re: DEQ No Further Action Determination
Former Youngs Bay Texaco Site
490 West Marine Drive
Astoria, Oregon
ECSI Site 2277

Dear Mr. Eiler:

The Oregon Department of Environmental Quality (DEQ) has completed its evaluation of investigation and cleanup work performed at the Former Youngs Bay Texaco Site, located at 490 West Marine Drive in Astoria, Oregon. The evaluation was completed pursuant to a DEQ unilateral order (DEQ Number ECSR-NWR-01-11[the Order]) issued on December 14, 2001 to Chevron and other parties in the area that owned or operated facilities where releases of petroleum products occurred. The Order required completion of a Remedial Investigation/Feasibility Study to address the petroleum releases. The results of DEQ's evaluation is summarized below and in greater detail in the attached DEQ memorandum (Staff Report) discussing the site and the basis for the No Further Action (NFA).

DEQ records show that the former Youngs Bay Texaco Site was formerly a Chevron service station operated as a retail fueling station from 1965 to 1990. In 1991, a petroleum release was reported to the DEQ. DEQ assigned an incident number to the site (LUST Log #04-91-0250).

In 1992, the USTs were removed. UST decommissioning, soil treatment, and groundwater monitoring was conducted for a four year period. Impacted soil around and beneath the tanks was excavated and disposed of offsite at a permitted municipal waste disposal site. Groundwater was monitored until 1994. In 1994, an NFA determination was issued for the Chevron service station site and the monitoring wells were abandoned.

The Youngs Bay Texaco was constructed in 1995 and operated for approximately 10 years. In April 2008, a car wash was operating and the service station building had been converted to a restaurant and seafood market.

The Youngs Bay Texaco fuels were stored in above ground storage tanks installed within a below ground vault at the north end of the property. A gasoline fuel release to the vault occurred in May 1997 with some fuel lost to the underlying soil and groundwater and the sewer system. Air sparging and soil

vapor extraction systems were installed and operated until August 1997. At that time the system was shut down and the compressor was connected to a vent line in the combined sewer/stormwater system trench to remove soil vapors. In late 1997, gasoline-range petroleum hydrocarbons in soil and elevated benzene, toluene, ethylbenzene, xylene (BTEX) concentrations in groundwater were discovered beneath the Qwest building immediately north downgradient of the release.

In 2000, DEQ defined an area-wide facility (Astoria Area-Wide [AAW]) based on the presence of multiple facilities where petroleum releases had occurred resulting in apparent comingled groundwater contaminant plumes, and ongoing seepage of petroleum free product into the Columbia River. DEQ issued a unilateral order (DEQ Number ECSR-NWR-01-11[the Order]) on December 14, 2001 requiring completion of a Remedial Investigation/Feasibility Study.

As part of the RI/FS, DEQ found that reasonably anticipated future land use at the Site is commercial/industrial. Nevertheless, redevelopment to residential use may in some cases be allowed as a conditional use under current zoning. Such development would correspond to the urban residential exposure scenario.

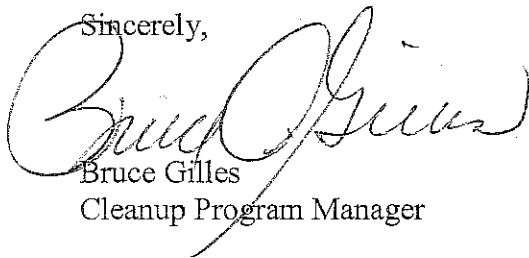
The AAW HHRA and former Youngs Bay Texaco site-specific risk assessment demonstrate that the current conditions at the property are protective of human health and the environment under all current and reasonably likely future land use and exposure scenarios, including urban residential. At this time it does not appear likely that development into single family detached dwelling residential development, consistent with a residential exposure scenario, will occur based on historic and current land use. If site zoning changed to allow such use, additional risk evaluation would be warranted, as the residential exposure pathway was not considered in the risk assessment.

DEQ concludes that based on the information presented to date, the former Youngs Bay Texaco Site 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., while the required conditions are maintained unless new or previously undisclosed information becomes available. The NFA finding is consistent with Oregon Revised Statutes (ORS) 465.200 through 465.455 and Oregon Administrative Rules (OAR) Chapter 340, Division 122, Sections 010 to 115. DEQ will update the Environmental Cleanup Site Information System (ECSI) database to reflect this decision.

The NFA letter does not apply to off-site properties within AAW site boundaries. The AAW site is listed on the Department's Confirmed Release List and Inventory of Hazardous Substance sites. This listing will remain in place until the Site-Wide AAW cleanup has been completed.

If you have any questions, please contact Anna Coates at 229-5213. Thank you for your participation in the Cleanup Program.

Sincerely,



Bruce Gilles
Cleanup Program Manager

Attachment: DEQ Staff Report

cc: Anna Coates, DEQ
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Paul Seidel, DEQ
Erin McDonnell, DEQ
Elaine Sau Sau, Chevron Environmental Management Company
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Project File, ECSI 2277

