



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

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TTY 711

June 11, 2024

Biraj Sharma Kwinkel
103 S 3rd Street
Harrisburg, OR 97446

RE: No Further Action Determination
for American Market, Harrisburg
LUST #22-17-0359

Dear Biraj Sharma Kwinkel:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the American Market site, including the closure report entitled *American Market Project Report* dated June 3, 2024, which was submitted to DEQ by GSI Water Solutions, Inc. The American Market site address is 103 S 3rd Street, Harrisburg, OR 97446, Linn County map 15S04W16AA and tax lots 6700 and 6800.

DEQ has determined that remedial action to address environmental contamination at the American Market 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:

- The site is a former gasoline service station that operated from at least 1931 to 1951. It is currently used as a convenience store and restaurant.
- A geophysical survey conducted at the site in 2016 identified a potential former underground storage tank pit and an existing heating oil tank. It is unknown when the former tank was removed. The heating oil tank was decommissioned by removal in November 2018.
- Soil and groundwater samples from both tank areas were collected when the heating oil tank was decommissioned. Low levels of petroleum related contamination were detected. Additional soil and groundwater samples in 2024 also indicated low levels of petroleum and associated constituents.
- The site is zoned as C-1 Commercial which permits commercial uses, as well as residential and industrial uses under special conditions. The site is currently used for commercial purposes. Adjacent properties include other commercial businesses and the Harrisburg Municipal Center and Public Library. Land use of the site and surrounding area is not expected to change in the foreseeable future.
- Groundwater is not used in the vicinity and properties are connected to the municipal water supply. Therefore, the tap water pathway is not relevant because groundwater is currently not used for beneficial uses at the site or in the vicinity. Additionally, no water wells were identified nearby that could be potentially impacted by contamination at the site.
- Potential contamination exposure pathways at the site include direct contact with soil, volatilization to outdoor air from soil and groundwater, vapor intrusion to indoor air from groundwater and direct contact with groundwater in excavations.

- Contamination at the site does not pose unacceptable risk to human health. Petroleum contamination remaining in soils and groundwater onsite is below DEQ's risk-based concentrations (RBCs) for current occupational workers and future construction and excavation workers for any of the above potential exposure pathways.
- The site is fully developed and lacks terrestrial ecological habitat. The majority of the property is paved, and stormwater runoff is unlikely to come into contact with any remaining soil contamination.

Based on the available information, soil and groundwater conditions at the American Market site 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 environmental data management system known as Your DEQ Online (YDO) to reflect this decision.

This letter only applies to the release 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 GSI Water Solutions, Inc. closure report and other information supporting this No Further Action decision can be viewed at <https://ordeq-edms-public.govonlinesaas.com/pub/pub-rcd/projects> (search 22-17-0359 under Keywords). DEQ recommends keeping a copy of all 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,

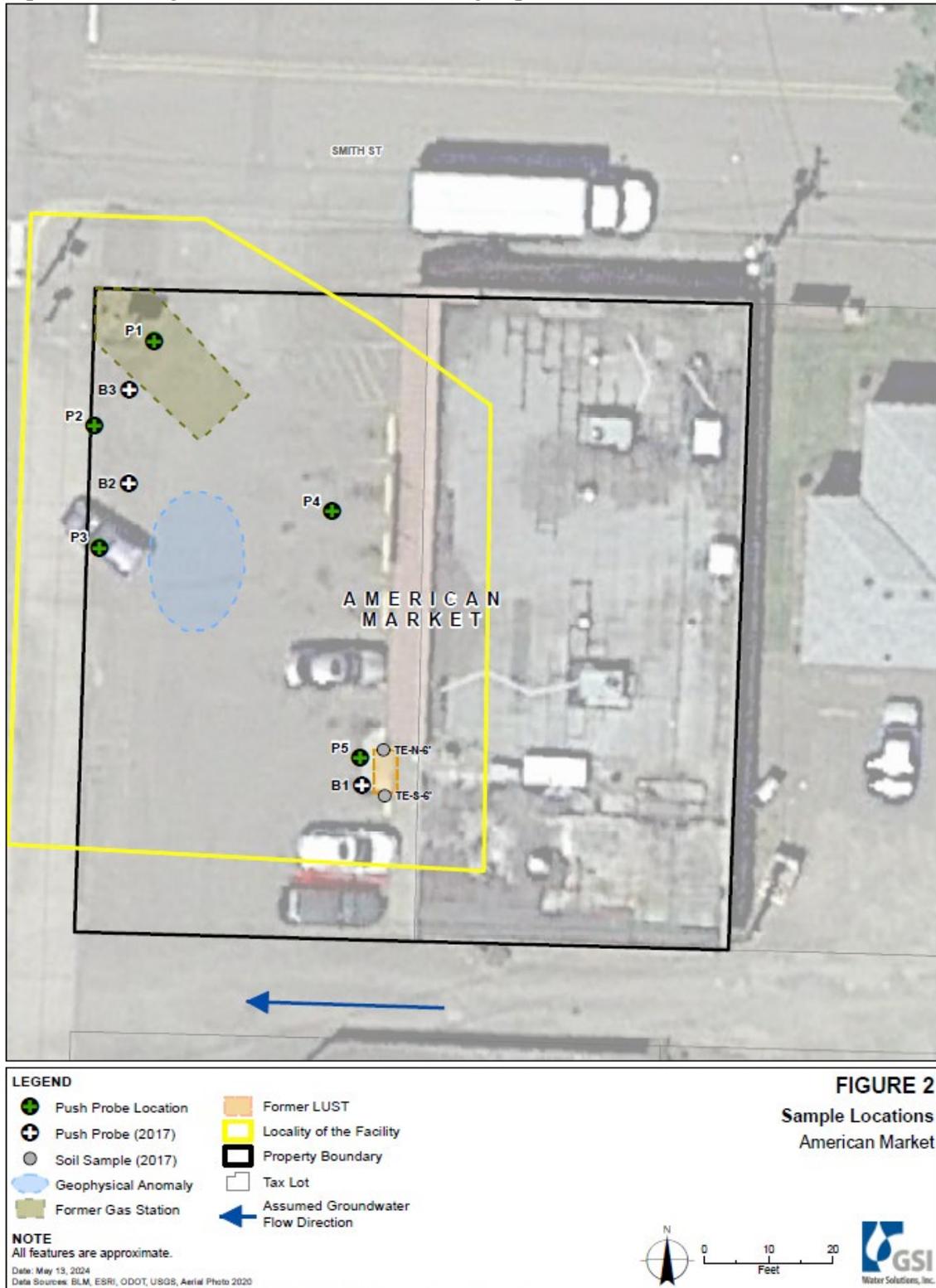
Peter F Donahower

Peter Donahower, Manager
Petroleum Cleanup Section

Attachments: Figure 1. Site map with current features and sampling locations
Table 1. Identification of applicable RBCs, based on pertinent pathways and receptors

EC: ORMS LUST22-17-0359
Rick Ernst, GSI Water Solutions, Inc., renst@gsiws.com
Bruce Scherzinger, Oregon DEQ, bruce.scherzinger@deq.oregon.gov

Figure 1. Site map with current features and sampling locations



From *American Market Project Report, 103 South 3rd Street, Harrisburg, Oregon, LUST #22-17-0359*, GSI Water Solutions, Inc., June 3, 2024.

Table 1. Identification of applicable RBCs, based on pertinent pathways and receptors

	Pathway	Receptor	Is Pathway Complete?	Is RBC Exceeded?	Comments
Soil	Ingestion, Dermal Contact and Inhalation	Residential	No	No	See note 1.
		Urban Residential	No	No	
		Occupational	Yes	No	
		Construction Worker	Yes	No	
		Excavation Worker	Yes	No	
	Volatilization to Outdoor Air	Residential	No	No	
		Urban Residential	No	No	
		Occupational	Yes	No	
	Leaching to Groundwater	Residential	No	No	See note 2.
		Urban Residential	No	No	
Occupational		No	No		
Groundwater	Ingestion & Inhalation From Tap Water	Residential	No	Yes	See note 3.
		Urban Residential	No	Yes	
		Occupational	No	No	
	Volatilization to Outdoor Air	Residential	No	No	
		Urban Residential	No	No	
		Occupational	Yes	No	
	Vapor Intrusion Into Buildings	Residential	No	No	
Commercial		Yes	No		
Groundwater in Excavation	Construction & Excavation Worker	Yes	No		
Ecological	Terrestrial & Surface Water	No	N/A	See note 4.	

Notes:

1. Use of the site is currently occupational/commercial. Site zoning permits residential use under special conditions; however, occupational use of the site is expected into the foreseeable future.
2. Groundwater is not used for drinking. This pathway is therefore not considered, in accordance with Section B.3.2.4 of DEQ's Risk-Based Decision Making guidance.
3. While RBCs were exceeded, the residential and urban residential scenarios are incomplete. Moreover, city water is provided. Local groundwater is not currently used for drinking water and is not likely to be used for this purpose in the future.
4. The site is fully developed and lacks terrestrial ecological habitat.