



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region Eugene Office

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TTY 711

April 29, 2024

Stan Schlosser
Space LLC
2190 Joseph Street
Medford, Oregon 97501

RE: No Further Action Determination
for Space LLC, Medford
LUST 15-13-1227

Dear Mr. Schlosser:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Space LLC site, including the underground storage tank (UST) decommissioning report entitled Water Sampling Results & Oversight: UST Decommissioning, Penske Truck Site dated September 25, 2013, which was submitted to DEQ by Katalyst, Inc. on your behalf. The Space LLC address is 2208 Joseph Street, Medford, Tax Map 372W14D Tax Lot 2800.

DEQ has determined that remedial action to address environmental contamination at Space LLC 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 a former private fueling operation located adjacent to the truck shop building.
- Contamination was due to leaks and/or spills around the fuel dispensers and damage during the UST decommissioning work.
- The USTs and associated piping and dispensers were decommissioned by removal in August 2013.
- Soil and groundwater were tested and determined to be contaminated with diesel-range hydrocarbons.
- Approximately 57 tons of petroleum contaminated soil was excavated and transported to Dry Creek Landfill for disposal.
- The site is zoned light industrial with no residential allowances. The area has shallow perched groundwater measured up to 3 feet below ground surface. Any residual diesel contamination is not expected to migrate offsite due to the low concentrations detected and that the soil contamination was impacting groundwater prior to UST Decommissioning. Groundwater is not used for drinking. Water is provided by the Medford Water Commission.
- Based on site conditions (i.e., paved and highly developed industrial location), the mostly developed nature of the surrounding area, and lack of exposed soil contamination, there does not appear to be ecological risks associated with the site.
- Diesel contamination remains in soil beneath the former fuel dispensers at a depth below the observed perched water table. Diesel was not detected in a groundwater sample collected prior to UST removal; therefore, it does not appear that the soil contamination impacted groundwater. Diesel-range

hydrocarbons and benzene, toluene, ethylbenzene, and total xylenes (BTEX) were only detected in groundwater during UST removal. A final water sample obtained after purging the excavation showed a decrease in diesel concentrations and no detected BTEX concentrations. It is anticipated that natural attenuation of diesel in groundwater will occur over time and should not present an unacceptable risk to human health or the environment.

Based on the available information, soil and groundwater conditions at Space LLC are currently protective of public health and the environment in accordance with 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 Underground Storage Tank (LUST) database to reflect this decision.

This letter only applies to the release as 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 Katalyst, Inc. decommissioning report supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST15-13-1227>. 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 Sarah Kingery at (541) 321-3687 or via email at sarah.kingery@deq.oregon.gov.

Sincerely,

Brad Shultz

Brad Shultz, Manager
Western Cleanup Section

Attachment: Site Map

cc: ORMS LUST15-13-1227

