Oregon
Tina Kotek, Governor

Department of Environmental Quality
Western Region
165 East 7th Avenue, Ste 100
Eugene, OR 97401-3049
(541) 686-7838

June 25, 2024

Marijo and George Johnston
T & C Wash Systems
20945 SW Pacific Hwy
Sherwood, OR 97140

RE: **No Further Action Determination**
for Newberg Xpress Lube
ECSI # 6354

Dear Marijo and George Johnston:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Newberg Xpress Lube site (Site), including the closure report entitled Newberg, OR – Phase II Environmental Site Assessment Investigation, 701 Deborah Rd, Suite C, dated September 19, 2023, which was submitted to DEQ by the Antea Group on your behalf. The Newberg Xpress Lube address is 701 N. Deborah Rd., Suite C, Newberg, Oregon, Yamhill County, Tax Lot R3220AA 00203.

DEQ has determined that remedial action to address environmental contamination at Newberg Xpress Lube 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:

- Automotive fast lube (oil changing) facility built in 1993. Current lessee is transferring lease from Havoline Xpress Lube to Valvoline, LLC. Current on-site operations include oil changes; hose, belt, oil and air filter, battery, alternator, and light assembly replacements; and coolant and automatic transmission fluid flushes and top offs.
- Oil contaminated soils were discovered on the Site in early 2019. Heavy oil staining was observed on the ground surface near the dumpster. Confirmation soil samples collected from the oil-stained area were analyzed for total petroleum hydrocarbons (TPH) at gasoline-range (GRO), diesel range (DRO), and oil-range (ORO) organics. TPH-ORO constituents were detected in the soils at 1,160 parts per million (ppm).
- Soil and groundwater were impacted at the Site.
- A total of 4.9 cubic yards of contaminated soils were reportedly excavated and disposed by Waste Management in April 2019, excavation void replaced with crushed rock.
- Total chromium and total lead were detected in the groundwater samples. There is no risk-based concentration (RBC) for total chromium. Total lead concentrations exceed RBCs for Residential, Urban Residential, and Occupational Tapwater receptors.
- A beneficial water use determination (BWUD) was conducted by DEQ within a two-block radius of the Site. One domestic well was identified approximately 775 feet northeast of the Site (OWRD). Groundwater at the Site has an inferred groundwater flow direction to the southeast. Domestic well would be upgradient.

- Email correspondence with Russ Thomas, Director of Public Works (City of Newberg) confirmed there are no active domestic wells within two blocks of the Site. Russ stated that the location of the domestic well located within the two blocks may no longer be in use as there is a small shopping mall at that location.
- Municipal water is provided by the city of Newberg water system. As per Newberg Municipal Code, Chapter 13.15.030, all new construction within the city limits must be connected to the city public water supply. Therefore, the pathway is incomplete for Residential, Urban Residential, and Occupational Tapwater receptors.

Based on the available information, soil and groundwater conditions at Newberg Xpress Lube are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, ORS 465.200 et seq. 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 Cleanup Site Information System (ECSI) database 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 Antea Group closure report supporting this No Further Action decision can be viewed at https://ordeq.org/ECSI-6354

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 Tina Elayer at (503) 688-3334, or via email at tina.elayer@deq.oregon.gov.

Sincerely,

Brad Shultz

Brad Shultz, Manager
Western Region Cleanup Section

Attachments: Site Map
Conceptual Site Model

ec: ORMS ECSI6354 File
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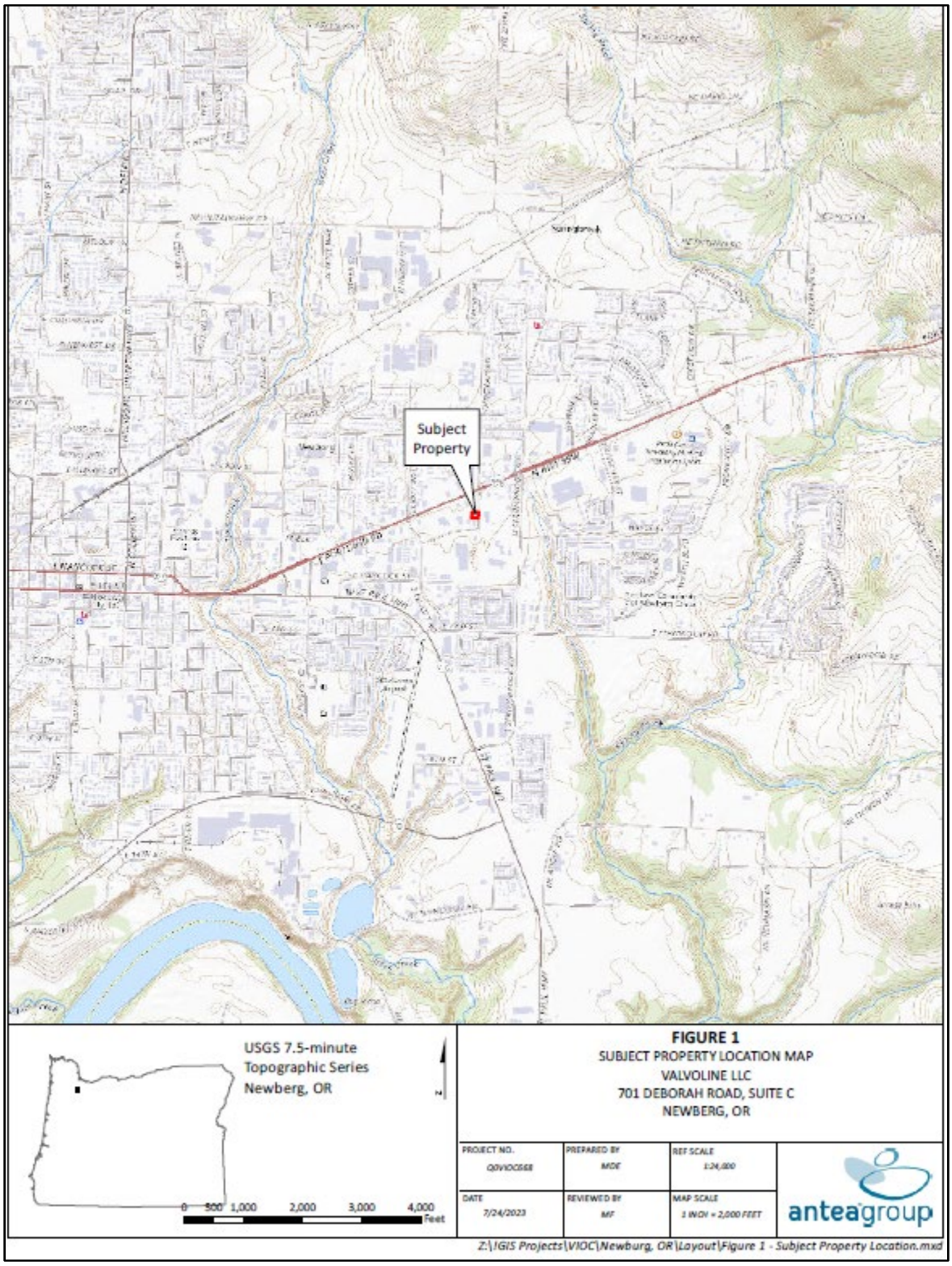

Site map (Retrieved from Newberg, OR – Phase II ESA investigation report, Antea Group, 6/4/2024).

RISK BASED CONCLUSIONS
Newberg Xpress Lube, ECSI6354, Newberg, OR

	Pathway	Receptor	Is Pathway Complete?	Is RBC Exceeded?	Comments
Soil	Ingestion, Dermal Contact and Inhalation	Residential	No	No	A total of 4.9 cubic yards of contaminated soil excavated and disposed by Waste Management. Excavation replaced with crushed rock.
		Urban Residential	No	No	
		Occupational	No	No	
		Construction Work	No	No	
		Excavation Worker	No	No	
	Volatilization to Outdoor Air	Residential	No	No	Area is capped with asphalt.
		Urban Residential	No	No	
		Occupational	No	No	
	Vapor Intrusion Into Buildings	Residential	No	Yes	N/A
		Urban Residential	No	Yes	
		Occupational	No	No	
	Leaching to Groundwater	Residential	No	Yes	A total of 4.9 cubic yards of contaminated soil excavated and disposed by Waste Management. Excavation replaced with crushed rock.
		Urban Residential	No	Yes	
		Occupational	No	Yes	
Groundwater	Ingestion & Inhalation From Tap Water	Residential	No	Yes	City water is provided. Local groundwater is not used for drinking. BWUS did not identify any receptors within two block radius.
		Urban Residential	No	Yes	
		Occupational	No	Yes	
	Volatilization to Outdoor Air	Residential	No	No	Area is capped with asphalt.
		Urban Residential	No	No	
		Occupational	No	No	
	Vapor Intrusion Into Buildings	Residential	No	No	N/A
		Urban Residential	No	No	
		Occupational	No	No	
	Groundwater in Excavation	Occupational	No	No	N/A
Soil Gas to VI		Residential	No	No	N/A
		Urban Residential	No	No	
		Occupational	No	No	
Air		Residential	No	No	N/A
		Urban Residential	No	No	
		Occupational	No	No	
Ecological		Terrestrial & Surface Water	No	No	No ecological receptors on the Site.

Notes:
BWUS- Beneficial Water Use Survey

Conceptual Site Model (DEQ 6/7/2024).