



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-6258

August 9, 2024

Munger Farms
Attn: Robert E. Hawk
786 Road 188
Delano, CA 93215

RE: No Further Action Determination
for Deer Island Stock Ranch, Deer Island, OR
LUST # 05-22-0056

Dear Mr. Hawk:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Deer Island Stock Ranch property, including the closure report entitled *UST Decommissioning Report and Risk-Based Assessment* report dated February 24, 2022, and *Additional Groundwater Sampling* technical memorandum dated October 31, 2022, which was submitted to DEQ by Anderson Geological, Inc. on your behalf. The Deer Island Stock Ranch property address is 64650 Island Road in Deer Island, OR 97054, also described as Tax Lot 100 on Columbia County Map 05 01 04 00.

DEQ has determined that remedial action to address environmental contamination at the Deer Island Stock Ranch property 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 property consists of 2,440 acres of agricultural land, farm-residential, and undeveloped land. Currently, the property is developed for agricultural and residential purposes and is reasonably likely to be used for similar purposes in the future.
- Gasoline contaminated soil was found along the northern end of the 900-gallon underground storage tank (UST) about seven feet below ground surface (bgs), along the northern end of the 3,400-gallon UST, and beneath the product lines east of the 3,400-gallon UST about one foot bgs. The USTs and all accessible product lines were removed from the site in January 2022. A total of 60.47 tons of contaminated soil was excavated from the former 3,400-gallon UST pit after UST removal and transported to Hillsboro Landfill for disposal. No groundwater was encountered during the site evaluation work.
- Two soil samples were collected near the north and south ends of the 900-gallon UST in 2021 and two soil samples were collected from the bottom of the UST excavation in 2022. The samples contained no detectable concentrations or concentrations were below respective residential risk-based concentrations (RBCs) for soil ingestion, dermal contact, or inhalation for gasoline-range organics (GRO), diesel-range organics (DRO), or residual oil-range organics (RRO).
- Three soil samples were collected on the east, west, and north sides of the 3,400-gallon UST in 2021 and three soil samples were collected from bottom of the UST excavation in 2022. The soil samples contained no detectable concentrations of GRO, DRO, or RRO.
- Two soil samples were collected beneath the product lines of the 3,400-gallon UST. An additional soil sample was collected via a horizontal soil boring advanced beneath the concrete slab that

supports aboveground storage tanks. The horizontal soil boring met refusal at 3 feet. All three samples contained no detectable concentrations or concentrations were below respective residential RBCs for soil ingestion, dermal contact, or inhalation for GRO, DRO, and RRO

- Two groundwater samples were collected near the former 3,400-gallon UST excavation. One sample was collected near the west product lines and one sample was collected east of the UST excavation and product lines. Both groundwater samples contained no detectable concentrations of GRO or volatile organic compounds. Although three of 13 soil samples collected in the vicinity of the former USTs contained low concentrations of DRO and RRO, the detected concentrations did not exceed residential RBCs for the leaching to groundwater pathway; as a result, the October 2022 groundwater sample was not analyzed for these analytes. Based on these findings, analytical data for DRO and RRO soil are considered proxies for concentrations in groundwater.
- Wetlands associated with the Columbia River, Resting Lake, and Horsepasture Lake are located at least 300 feet from the impacted area; however, based on the limited extent and magnitude of soil contamination and the lack of groundwater impacts, the likelihood of impacts to these ecological receptors is limited.

Based on the available information, soil and groundwater conditions at Deer Island Stock Ranch property 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 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 *UST Decommissioning Report and Risk-Based Assessment* report and *Additional Groundwater Sampling* technical memorandum supporting this No Further Action decision can be viewed [here](#). 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 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 Map
Site Plan
Sampling Locations

cc: Rebecca Digiustino, DEQ
LUST file: 05-26-0056