OT) OTHER



## PETROLEUM RELEASE FORM

Please Check All That Apply

**UPDATES:** 

-INCIDENT INFORMATION---RECEIVED BY: REGULATED UST LOG NBR: ☐ NON-REGULATED UST DATE REPORTED: UST FAC NBR: THEATING OIL TANK SITE NAME: SITE ADDRESS: **FUNDING** ZIP: LUST ☐ HSRAF FINANCIAL ASST OHC ☐ INVOICE STOP ☐ INVOICE START ☐ NFA SENT PROJECT MANAGER: MAIL CONTACTS----RESPONSIBLE PARTY REPORTED BY NAME: COMPANY: ADDRESS: ZIP: CITY: PHONE: STATE: OTHER CONTACT(S) INVOICE CONTACT NAME: COMPANY: \_ ADDRESS: ADDRESS: ZIP: CITY: ZIP: CITY: PHONE: 206 STATE: PHONE: STATE: 1-28-02 --SITE ASSESSMENT-FUTHER CLEANUP REQ. DATE DISCOVERED: \_\_( ☐ NO FURTHER CLEANUP REQ. ☐ EMERGENCY RESP. OFFSITE MIGRATION ☐ ENFORCEMENT L.I.P.S. SCORE (Region) CAUSE: DISCOVERY: **CONFIRMATION:** TL) TANK LEAK RM) ROUTINE MONITORING ☐ SI) STAFF ☐ PL) PIPE LEAK LD) LAB: DEQ DC) DECOMMISSIONING OF) OVERFILL CP) COMPLAINT ☐ LR) LAB: RP ☐ IC) INVENTORY CONTROL SS) SURFACE SPILL ☐ LO) LAB: OTHER ☐ PV) PUMP/VALVE LEAK RR) RP REPORT ☐ SA) SITE ASSESSMENT OT) OTHER ☐ TT) TANK TEST CN) CONTRACTOR MUN) UNKNOWN

OT) OTHER

C	ONTAMINANTS - IMPACT	S	
CONTAMINANTS:  UG) UNLEADED GASOLINE LG) LEADED GASOLINE MG) MISC. GASOLINE DS) DIESEL FO) FUEL OIL WO) WASTE OIL LB) LUBRICANT	SV) SOLVENT BF) BUNKER FUEL OP) OTHER PET. DIST. CH) CHEMICAL HO) HEATING OIL UN) UNKNOWN OT) OTHER	(2, SL) S (3, SL) S (3, SV) S (4, SV) S (5, SL) S (6, SL) S (7, SL) S (7, SL) S (8, SL) S (9, SL) S (1, SL) S	IMPACT:  OIL  GROUNDWATER  SURFACE WATER  DRINKING WATER  ACILITY (VAPOR)  ACILITY (FREE PROD.)
	SITE - MANAGEMENT		
RELEASE STOPPED: 03/18/97 CLEANUP STARTED: 03/18/97		ACTION:	127102
SWLA PERMIT NUMBER:	DATE ISSUEI	):/	
AMOUNT OF SOIL (yds 3) TREATED ON SITE: AMOUNT OF SOIL (yds 3) TREATED OFF SITE:		EATMENT METHOD:	☐ AREATION ☐ THERMAL ☐ BIOLOGICAL ☐ OTHER
AMOUNT OF SOIL (yds 3) DISPOSED OF:FINAL DISPOSITION OF SOIL:	TREATED ONSITE LANDFILL	□ UNTE	D BASE
NOTES/COMMENTS: 2 UST'S Pu grand that the R	Ned - gas, Pwants to	2 still line.	in the

This Space Provided For Regional Use

FILE NAME: TXK Oil

# NWR'S NFA TRACKING CHECKLIST

ROUTE TO	ACTIVITY	RESPONSIBLE PERSON	DATE COMPLETED
	Commence of the Commence of th		
RAH	Sequent checked by project manager to make sure fees paid and tanks closed and that UST compliance issues have been resolved.	RAH	1/23/02
RAH	OTIS updated with soil disposal, public notice, and other applicable information by project manager.	RAIN	1/23/2002
RALL	Draft NFA prepared by Project Manager (PM) and submitted to NRS-4 Hydro or Manager for review	RAIN	1/23/2002
RTS	Draft NFA approved by NRS-4 Hydro (or Manager, if necessary) and submitted for data entry	RS	1/24/02
TMB	SEQUENT updated with final invoice request date and new green sheet information.	Timo	1-28-02
	<b>OPTIONAL STEP:</b> Expedited payment request by responsible party (RP) is handled by =====>>		
	OPTIONAL STEP: Estimated Expedited Payment Amount given to RP by =====>>		
TMB	To Administrative staff for cost recovery entries	tins	12802
ANP	Final invoice paid notice received from Business Office and PM informed by Manager	DW	3/20
RAH	Final NFA drafted and signed by PM (and Manager, if necessary), and sent for data entry	DAN "	3/28/02
TMB	SEQUENT updated with filed closed information.		
	Proofreading letter and file closure activities	TWO	1-28002
	Copies made and mailed	Bmw	3-29-02

NFA PROCESS COMPLETE



#### Department of Environmental Quality

Northwest Region 2020 SW Fourth Avenue Suite 400 Portland, OR 97201-4987 (503) 229-5263 Voice TTY (503) 229-5471

28 March 2002

MR JOHN SHEPANEK JES & C LLC 1200 NW FRONT AVE SUITE 690 PORTLAND OR 97209

Re: Ja

J&KOil

File No. 03-97-0210 Facility ID. No. 9343

Dear Mr. Shepanek:

The Department of Environmental Quality (DEQ) has completed its review of the information submitted to date, regarding the underground storage tank (UST) decommissioning and cleanup conducted at 19200 SE McLoughlin in Gladstone, Oregon. The DEQ has determined that the cleanup appears to have met the requirements of Oregon Administrative Rules (OAR) 340-122-205 through 340-122-360 and that no further action, under the occupational scenario of the risk-based decision making (RBDM) process, is required at this time. Please note that if this site is considered for conversion to residential use, the site will need to be re-evaluated using applicable residential cleanup standards.

This determination is a result of our evaluation and judgment based on the regulations and facts as we now understand them, including:

- 1. Two 10,000-gallon USTs were decommissioned, by removal, at this location in March 1998. The tanks were recycled at R.S. Davis Recycling in Clackamas, Oregon. The rinsate/product were transported to Fuel Processors in Portland, Oregon for treatment.
- 2. Up to 6,680 parts per million (ppm) of gasoline-range petroleum hydrocarbon contamination was detected during the decommissioning. Soil was excavated to approximately 21.5 feet below ground surface (bgs) and a soil sample was collected. Analytical results indicate that gasoline was not detected, thus defining the vertical extent of contamination, during this phase of site investigation. Approximately, 40 tons of contaminated soil were excavated and taken to TPS Technologies in Portland, Oregon for treatment and disposal. During subsequent investigation activities to delineate the horizontal extent of petroleum impacts (July 2000), a product line was punctured causing a second release to the subsurface environment. Additional excavation was performed and approximately 80 tons of soil was excavated and transported to TPH Technologies for treatment and disposal.

Shepanek 28 March 2002 Page 2

- 3. Following completion of the second round of excavation, a maximum of 10,000 ppm of gasoline-range petroleum hydrocarbon contamination was detected and remains in-place at approximately four feet bgs (under the southern portion of the northern dispenser island). The vertical extent of contamination was determined at approximately 26 feel bgs at boring DP-1. Constituent sampling was performed on various soil samples. Based on analytical results and the risk-based assessment conducted by Wohlers Environmental, Inc. the following constituents were identified as contaminants of concern (COCs): benzene, 1,2,4 trimethylbenzene (TMB), and 1,3,5 TMB. Based on current and the most likely future use of the property (as occupational) and evaluation of determining applicable exposure pathways, it is acceptable to leave these COCs in-place.
- 4. Groundwater was not encountered during the cleanup or investigation activities, although groundwater in the area has been observed within the range of petroleum contamination that has been detected at this site. However, review of other well's locations in the area, the fact that potable water is supplied by the Clackamas Water District, and it is apparent that shallow groundwater is not presently used or likely to be used in the future, it does not appear that a threat to groundwater exists.

A pocket of contamination still exists on this property (in the vicinity of the dispenser islands), which exceeds the currently required cleanup levels for this site, but which the DEQ approves leaving pursuant to OAR 340-122-355(4) since the removal of this contamination would endanger structures on the property or be prohibitively expensive, and the contamination does not threaten human health, safety, welfare and the environment.

The DEQ's approval to leave a pocket of contamination is based on the site conditions described in the report as they exist today. Should conditions change allowing access to the contamination, you are responsible for further evaluation of the remaining contamination and any cleanup necessary at that time. You are also responsible for notifying potential purchasers of the property about this remaining pocket of contamination.

The DEQ's determination will not be applicable if new or undisclosed facts show that the cleanup does not comply with the referenced rules. The DEQ's determination also does not apply to any conditions at the site other than the release of the petroleum product specifically addressed in the report(s).

Please note that pursuant to OAR 340-122-360(2), a copy of your report must be retained until ten (10) years after the first transfer of the property. We recommend that a copy of this information be kept with the permanent facility records.

Shepanek 28 March 2002 Page 3

Your efforts to comply with the regulations to ensure that your facility has been adequately cleaned up have been appreciated. If you have any questions, please feel free to contact me at (503) 229-5617.

Respectfully,

Robert A. Hood, Jr.

UST Cleanup Specialist

cc: Chris Wohlers

Wohlers Environmental, Inc. 7440 SW Hunziker St., Ste. C

Tigard, OR 97223

(rah:RAH)

## LUST File Review Checklist

Site Name: Reviewer:_	POR	HOO	lic			LUST No.:	970	7210
							**	
				F	Release inform	ation		
Proc	luct Detecte	ed N			Date Detected/R	eported	/3to.	3-9-1907
Vho reported	Pad1	V Go		mes		-	12	- 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2
escription_	79 -	1	1	1 -	soline			
P John	~ She	panel	E JE	54C	LLC			
		•			stem & Decor	nmissioning		
otal Number	r of Tanke	On Site No	ımber Dec	commission	ed 4 / 7			
Can I tuilloc.	or rains	O.1 O.10, 110						
Tank No.	Capacity	Product	Design	Per. Of Operat.	Location on Property	Decommissioning Method & Date	Leaked	Disposal
AFOBE	20,000	Gas	Stell	1986 -	Nº2	Active		
AFOBF	20,000	605	Heal	178 -	Isles	Active		
AFORG	-	6as	steel	1966-	20 km	3/24/18/ red	V	RS Davids
A 7084	7	^	Stepl	1956-	vump Ister	3/24/98/cmoved	Y	clackamer
17 7004	10,000	Gas	THE	1918		/(0		Clackaryla
			~ ~				THE RESIDENCE OF THE PARTY OF T	
	ct to							
App	earance of							
7100					E			
				S	ite Description	n/Conditions		
rea Tono	& Elev. of	Property	20/ata	2 le	tist			
ou, ropo, c	1/	La To	Jensey	i l l	TUE			, removed add, 80
e:\hdl\	chk.2	70 10	110 30		0119	i I		Lever et ald Co
In Zce	o dun	S Add,	Subsu	ut. In	Ir highe	t One punc	forec	) Lemones out 8

Land Use of Surrounding Area Companies
Historical and Current Use of Property Gas Station
Future Use Gas Station is indicated
How is property surfaced? Pared
Utilities and any other significant structures
Hydrology/Hydrogeology
Major hydrologic Features
Well & Boring Logs Reviewed? (Report Where Found) 4/2000 Rept (HAI + DPI-3), 10/2001 Rept (#172-8)
Stratigraphy month SP 4SM
Does the Stratigraphy Control the Distribution of Contamination? How? Not Powent
Major or Primary Aguifers (Depth/Formation)
Groundwater - Not encountered
Depth & Seasonal Fluctuations
Gradient Direction and Seasonal Variability
Conductivity and Velocity (how determined?)
Beneficial Use Survey Results (Current, Future)
Wells (locations)
Contaminant Source
Activities Resulting in Contamination
그 본 점점 보고 그리면 하다 하는데 그 회원을 보는다. 이렇게 친구들은 사람들은 전경에 있었다면 하다 되었다. 그는데 그는데 보고 있는데 하다 그 사고 이 없었다.
Area of Property Pump Isles Hust west
Period Carried On at 16 at 1937 And extrax Release in 2000 (freduct line hit)
Explanation for Release(s)
Estimate of Volume of Product Released
Investigation of Magnitude and Extent Gas only, by HCIU  Initial Salsangles beneath Tanks:  Soil Gas: 6680 4 5740 ppm
Delineation Complete (Areas Remaining?)
Vertical Extent (trends) Chean @ 76 (55 ppm 6x)
Horizontal Extent
e: hollook.2 In invital excavation @21.5 feet - nd for GX

e:\hdl\chk.2

Explanation for Distribution Consistent
Volume of Contaminated Soil Remaining (locations) ~ 19 yds 3 (Final)
Areal Extent of Contamination (ft²)
Off-site Contamination (Where?)
Off-site Property Owners Notified
TPH Data
Number of Samples See my Figures & Wohlers Tabul ations
Location(s)
Range in Concentration up to 10,000 ppm w-place Q 4'
Confirmation Samples
BTEX Data ser Figures for COPCS See Tuble 3
Number of Samples
Location & Depth
Concentration Range Highest B = 1. 3 ph @ S NAZA, 12' 1.0 B
BTEX Levels in Remaining Soil
Detection Limits (comparison to risk levels)
PAH Data
Number of Samples
Location(s) $\bigcirc \bigcirc \bigcirc$
Concentration Range 590pm Dx ND-PAHS
PAH Levels in Remaining Soil
Detection Limits (comparison to risk levels)
MTBE/TMB
1,2,47mn-1851pmOlb'/13,57ms: 56.2
Waste Oil Sampling
Method detection limits below standards?
Number of samples/locations/Concentration Range/Remaining in Soil
Leachable MetalsVOCs, PCBs Analysis
Total Number of Samples
Free Product - None Reported
Location, Date, Thickness
Volume Recovered, Method used
Disposal

#### Groundwater

Contamination Plume	
Length of Plume	Areal Extent
Off-site Contamination	Properties Affected
Off-site Property Owners Notified	
Monitoring Wells	
Number of wells	
Two Downgradient Wells?	Well logs included?
Construction (Diameter etc.)	
Screened Intervals	
Screens Cover Fluctuations in Wa	ter Table?
Completion Depths Consistent?	Wells Surveyed
<b>Groundwater Sampling</b>	
Results of pit water sampling	
Sampling period for groundwater	wells
BTEX Concentration Range	
PAHs Concentration Range	
Lead Concentration Range	
MTBE Concentration Range	
Misc. Additives	
Solvents/Concentration Range	
Compliance Sampling	
Four Consecutive Quarters?	All Wells in Compliance?
All Contaminants of Concern Me	onitored?
	Remediation
	<u>Soil</u>
Areas Addressed, Method	
Volume of Soil Excavated/Treated	120 Tons removed by 2 exception quents
Confirmation Sampling	
Dates when work was performed_	C2005 + 7991
Areas of Soil Contamination Rema	nining Y See Maps
SVE SystemOperation	Periodlbs of Contamination Removed

5

Discharge Concentrations	Discharge Treatment
	Distance from Occupied Structures
SWLA? Issuance Date, Completion Date	Compliance Sampling
Volume of Soil Treated	3
Disposal location, receipts/documentation	
Reuse Conditions	
Property Owner Statement	
	Groundwater Remediation
Method(s) Used	
Period of Operation	lbs Removed
Permits	
Discharge, Receiving Water Body	Issuance Date/Status
Area addressed	
Success/effectiveness	Areas Remaining Above Cleanup Standards
Off-site Contamination Cleanup	
	Risk Assessment & Risk Assessment
Conceptual Site Model (Y/N) Y (Resident	(Louisian)
Relevant Pathways (yes/no, explanation)	
Vapor Intrusion from GW	
Exceedence of Standard? Area?	
How protected for?	
Vapor Intrusion from Soil N, based on p	abuildings w/m 10 feet, site it's commercial
Exceedence of Standard? Area? Seepe 9, www	bychad' 250'
How Protected for? Dog exceed resident	il As, but none in anel, unless re-evaluated
	Benzene
Exceedence of Standard?Area?	136
	(23
Outdoor Ambient Air (Soil) all colcs w	ter
Exceedence of Standard?Area?	
How Protected For?	
Groundwater Ingestion	
Exceedence of Standard?Area?	
How protected for?	

	Soil Ingestion, Dermal Contact
	Exceedence of Standard? Area?
	How Protected for?
	Trench Worker N
	Exceedence of Standard? Area?
	How Protected for?
4	
	Exceedence of Standard? Area? Y, but Greendwater net encountered according to withless
	How Protected for?
	Tier I or II Tier II Site Specific Parameters Checked
	ECO-Risk
	Cross Program Issues Concorne is Not Constituted
	Cross Program Issues Capping is not considered  Appropriate to eliminate this  pathway This would be  considered an Engineering the fossible Restricted property use
	Permits (other than SWLA) including issuance date, permit number, type of permit)
	Referrals (which program, date)
	Closure Summary
R	ite to be closed & under Occupational Receptor Senario:
	ensene levels exceed vapor intrusion for Residential Accupational, but pathway eliminated b/C no buildings within 10 ex 50 feet of PCS.  will put limitation in NFA. Also, leaching to GW exceeded, both Res. too always with the area is not apparent of properties in and are supplied by clarkany to 0 district. As described by workers and likely tobe used in the future.
	clarkamy to district As described by wohlers - and likely tube used in

· Trimethylbenzenes Exceed Residential True Kisk #5 Er Surface Soil & vapor Intrusion, However, they do need occupational

#### TABLE 3

## CONTAMINANTS OF POTENTIAL CONCERN: SOIL\*

CHEVRON MOTOR FUEL FACILITY 19200 S.E. M<sup>C</sup>LOUGHLIN BOULEVARD GLADSTONE, OREGON

WES Project No. 01-0004

exceed vapor normsien & leaching to Ground water as Occupational

CONTAMINANT OF POTENTIAL CONCERN (COPC)	MAXIMUM CONCENTRATION DETECTED (mg/kg)	DEPTH (feet bsg)	MOST STRINGENT FEASIBLE RBDM RBC <sup>1</sup> (mg/kg)		
Benzene	1.3	8	11 (RBC <sub>so</sub> )		
Toluene	69.8	3.5	1,600 (RBC <sub>so</sub> ) <sup>2</sup>		
Ethylbenzene	38.9	3.5	40,000 (RBC <sub>so</sub> ) <sup>2</sup>		
Xylenes	350	8	28,000 (RBC <sub>so</sub> ) <sup>2</sup>		
Acenaphthene	ND		$2.5 \times 10^4 (RBC_{ss})^2$		
Anthracene	ND		$1.8 \times 10^{5} (RBC_{ss})^{2}$		
Benz(a)anthracene	ND		2.7 (RBC <sub>ss</sub> )		
Benzo(b)fluoranthene	ND		2.7(RBC <sub>ss</sub> )		
Benzo(k)fluoranthene	ND		27 (RBC <sub>ss</sub> )		
Benzo(a)pyrene	ND		0.27 (RBC <sub>ss</sub> )		
Chrysene	ND		270 (RBC <sub>ss</sub> ) <sup>2</sup>		
Dibenz(a,h)anthracene	ND		0.27 (RBC <sub>ss</sub> )		
Fluoranthene	ND		$2.9 \times 10^4 (RBC_{ss})^2$		
Fluorene	ND		$2.3 \times 10^4 (RBC_{ss})^2$		
Indeno(1,2,3-cd)pyrene	ND		$2.7 \left( RBC_{ss} \right)^2$		
Naphthalene	18	8	270 (RBC <sub>ss</sub> )		
Pyrene	ND		$2.1 \times 10^4 (RBC_{ss})^2$		
MTBE	0.101	6	$1.4 \times 10^5 (RBC_{so})^2$		
Ethylene DiBromide	ND		0.03 (RBC <sub>ss</sub> )		
Ethylene DiChloride	ND		6.6 (RBC <sub>so</sub> )		
Lead	ND		1,000 (RBC <sub>ss</sub> )		
Iso-ProPylBenzene	3.5	12	2,100 (RBC <sub>so</sub> ) <sup>2</sup>		
n-ProPylBenzene	17.9	16	2,100 (RBC <sub>so</sub> ) <sup>2</sup>		
1,2,4-TriMethylBenzene	185	16	360 (RBC <sub>so</sub> ) <sup>2</sup>		
1,3,5-TriMethylBenzene	56.2	16	360 (RBC <sub>so</sub> ) <sup>2</sup>		

WES = Wohlers Environmental Services, Inc.

\* Commercial-Industrial Scenario

bsg = below surface grade

MTBE = Methyl Tertiary Butyl Ether

ND = Not Detected

-- = COPC not detected at any depth

NL = No listed feasible RBC

RBC = Risk-Based Concentration

mg/kg = milligrams per kilogram or parts per million (ppm)

so = "Volatilization to Outdoor Air" exposure pathway i = "Surface Soil Ingestion, Dermal Contact and Inhalation"

exposure pathway

Based on site-specific and regional conditions and characteristics, "Surface Soil Ingestion, Dermal Contact, and Inhalation" and "Leaching to Groundwater" and "Vapor Intrusion into Buildings" are not considered feasible exposure pathways.

RBC values reflect actual risk-based concentrations re-calculated using Oregon DEQ-approved models.

RBC values reflect actual risk-based concentrations re-calculated using Oregon DEQ-approved models.

RBC values reflect actual risk-based concentrations re-calculated using Oregon DEQ-approved models.

RBC values reflect actual risk-based concentrations re-calculated using Oregon DEQ-approved models.

65-vop.

Jak oil-Henry's con wash & wohlers kept 9/5/2000 03 97 0210 a during 4th divepoint - punctured fasoline. Product line 24 xd53 removed then add. 79 tons · USTS decomm. in 1997 by Onega Env. Inc - 2, 10,000-gal gas [- up to 6,680 ppm gus @ S. tunk @ 16' 7 at 21.1' Sample site up to 6,800 ppm & N. Tank constituent ~ 40 tons PCS removed in hallmand - also, upgrøded 2 zoper gul usis - stil oct u · DP-1 (power to me puncture @ D-4, was the only impacted area initially third ager new surface spill rear of property 0x nd @ .75' bgs Spill Resp. Nemoval Dy-purchased Fulline 17 x253 implace Pothway? Wohlers Res Sail Pathways Swane soiling Bernel Sohi On Duddow Air NO ( not connerced) Indoor Ar teachy to GW (Lack of Wellsmore) MOCON @ MSG (10 of TUN)

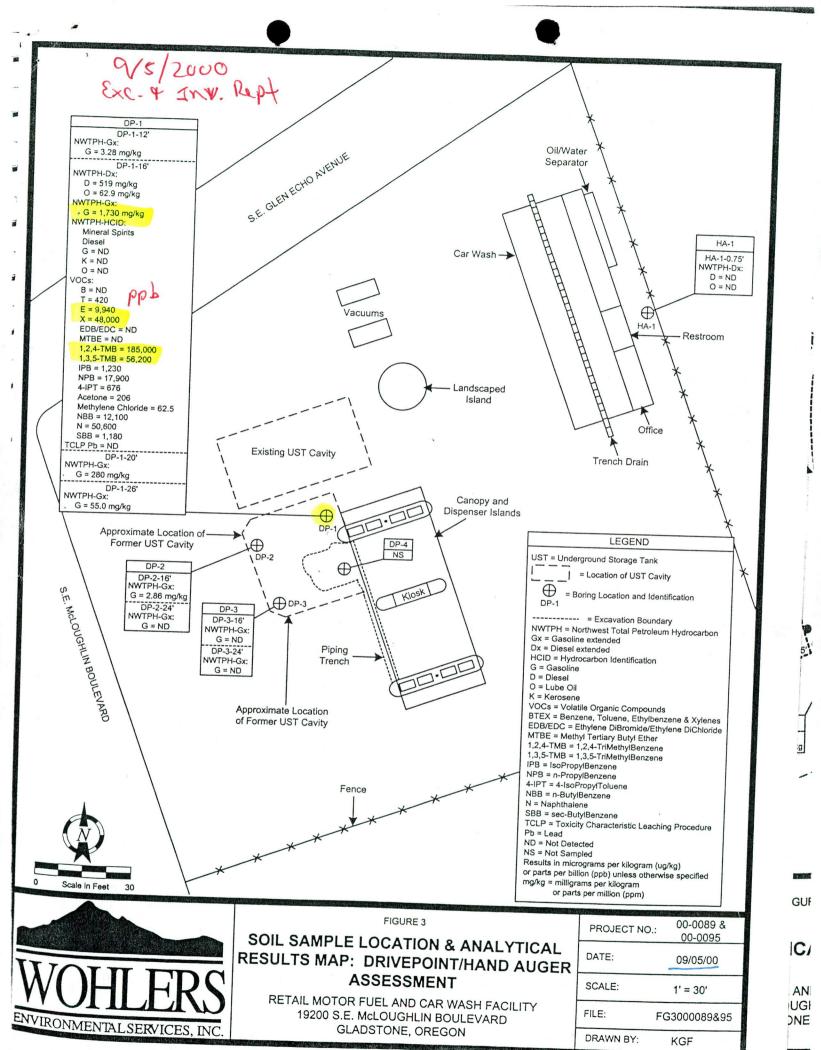
the state 1V5/2001: . need to Grish RBDM review in Text. a " Get all tample locations on 1911 map SAPPEars vertral delineation not complete - avers HA-ZA () 12' > but will HA-4 of Op-6 suffice HA-Z for this? Thirt about it. Lyes, based on the lader submitted DP-5 Installed S-AH Fg. Y, Enough HA ZQ deper vert, Sumples 0P7 E AH in vicinity of NA-29+ 8 ACA Vital of AS 1) 17 yes mital

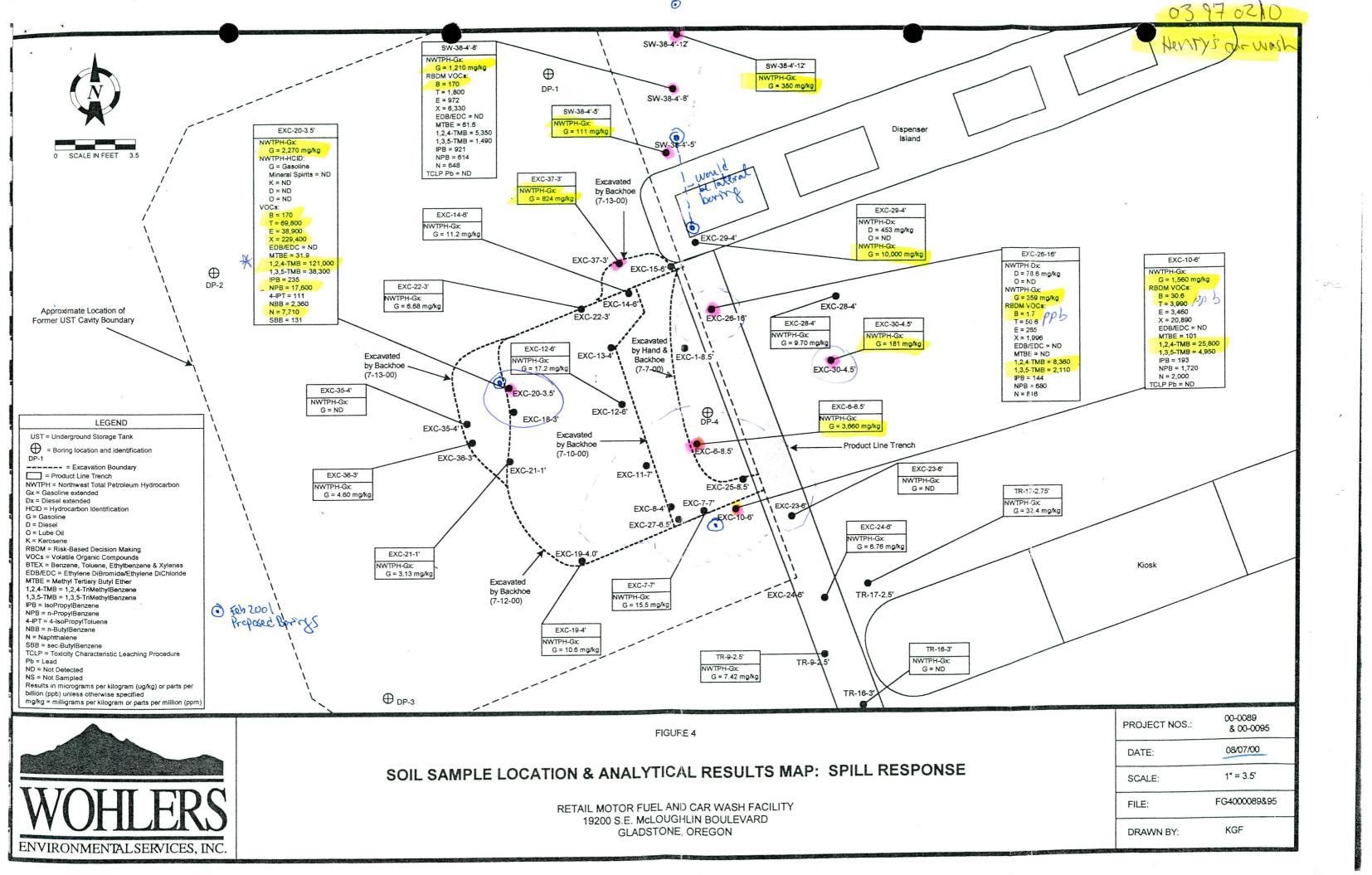
2) 25 yes3 total determination

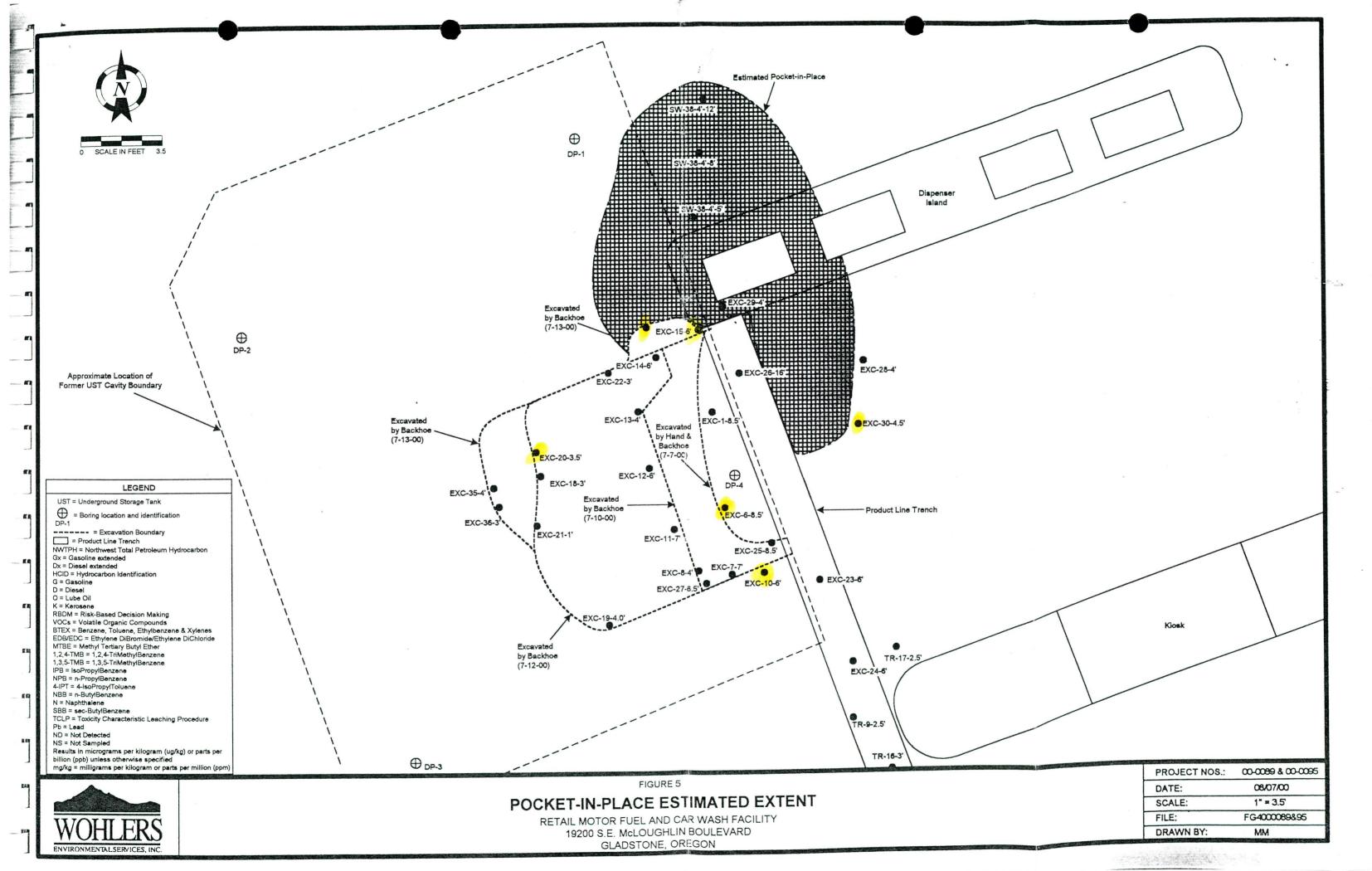
vert extents 7/2000 6-124 Dert

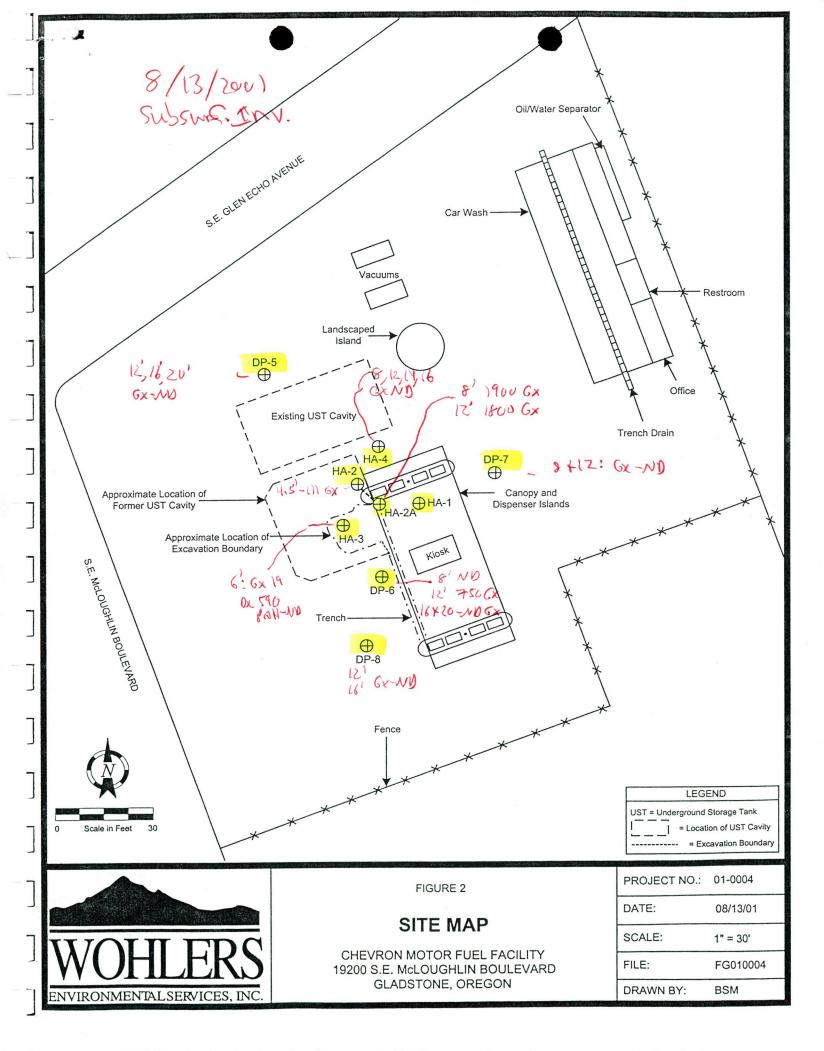
14-22' verts

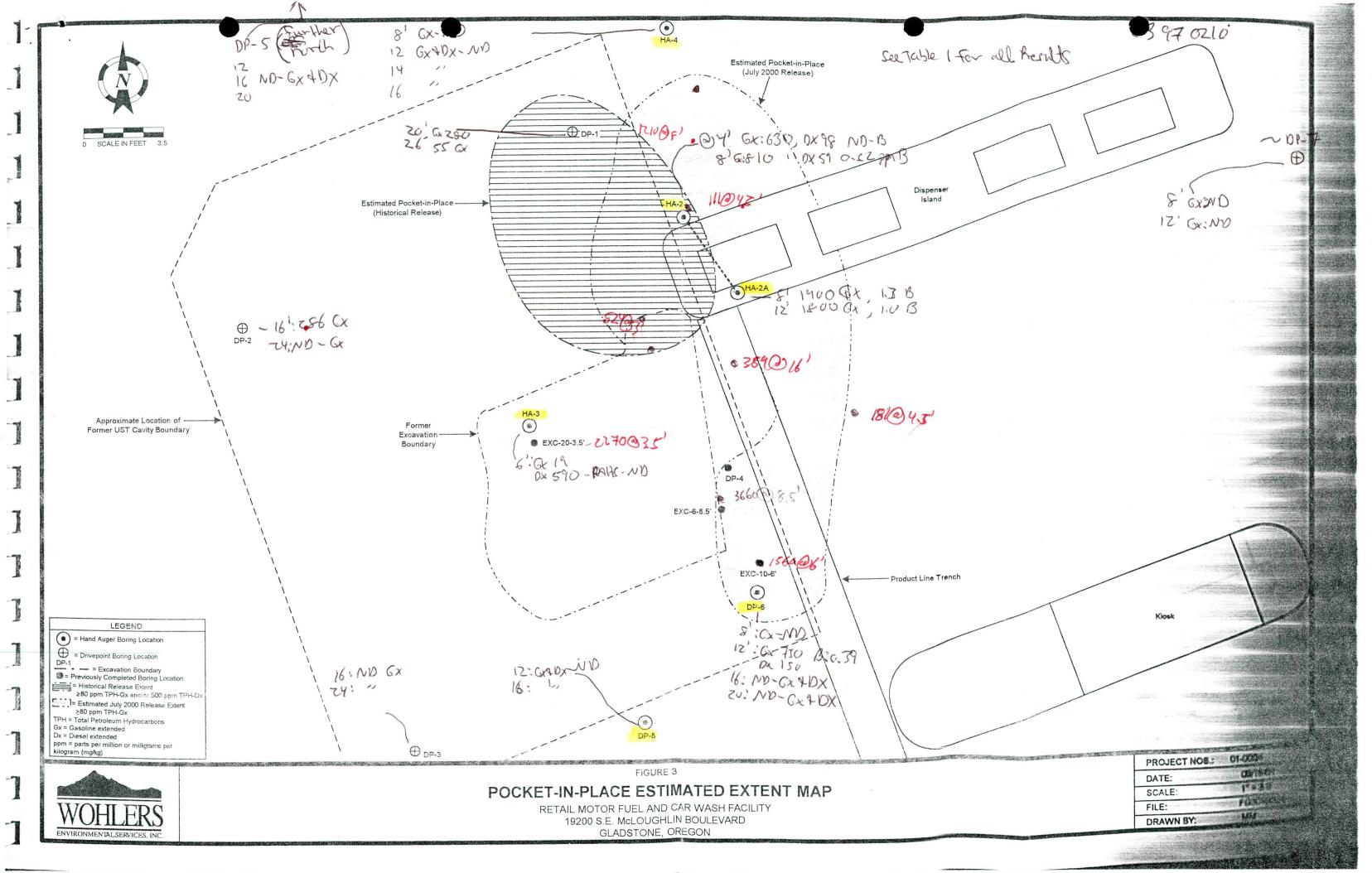
South wixed beckcould.

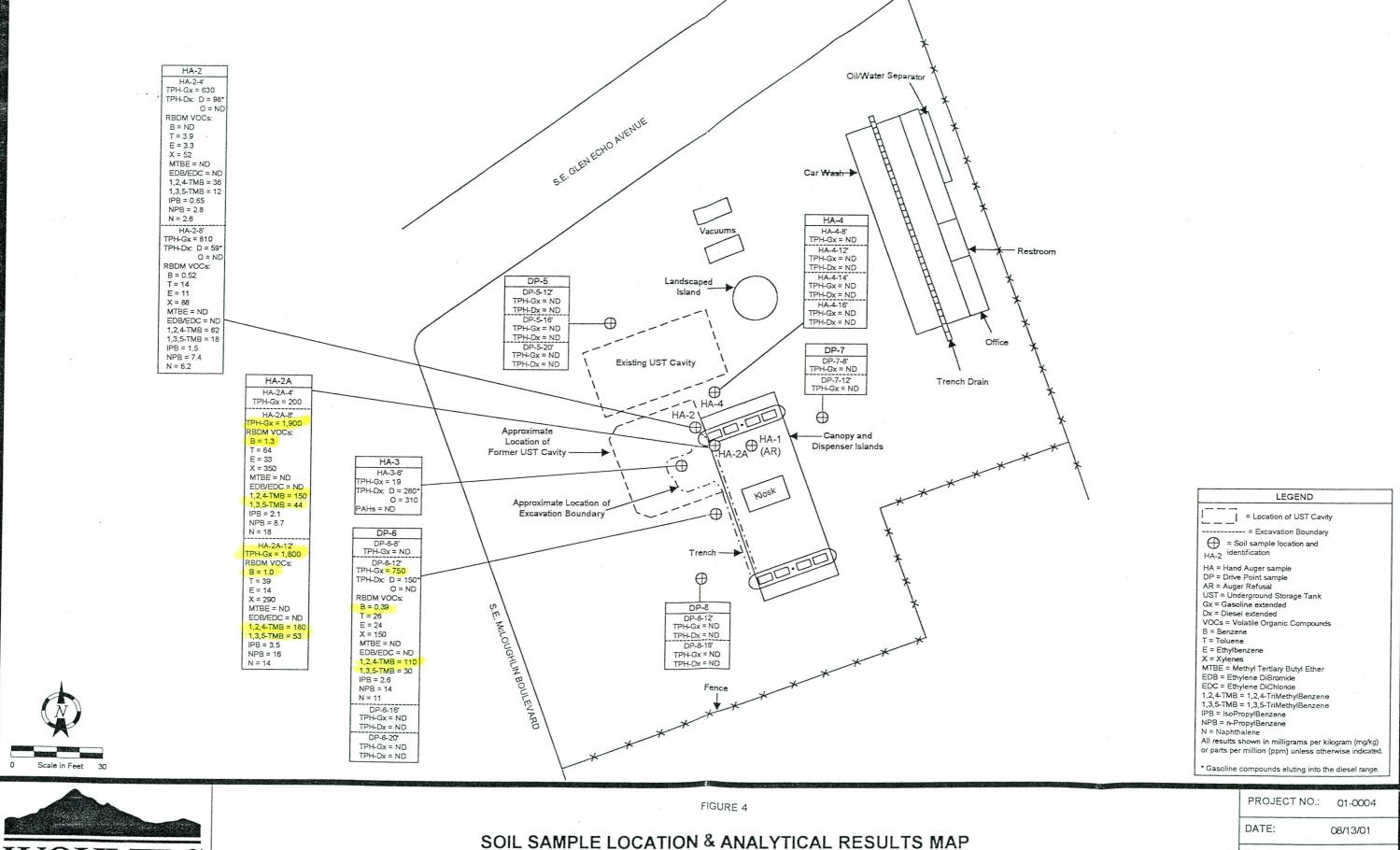












ENVIRONMENTAL SERVICES, INC

CHEVRON MOTOR FUEL FACILITY GLADSTONE, OREGON

SCALE: 1' = 30' FILE: FG4010004

**BSM** 

DRAWN BY:

19200 S.E. McLOUGHLIN BOULEVARD

#### Well Log Report - Page 3 of 18

Township: 2S, Range: 2E, Section: 19, Well Log ID: NONE

Click on the column heading to re-sort the results, Click on Well Log to view image, Click here if you are having problems

CITCK ON	ine con	tiiii ii	leading to re-sort the	resuits, c	THER OH WELL LO	gio	viev	vimage	e, Citch	rie	reijyou	are naving pre	otems
Well Log	T-R-\$/ QQ-Q	Taxlot	Street of Well	Owner	Company	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bond Constri
CLAC 17784	2S-2E- 19 NW-SE		19505 SE RIVER RD, GLADSTONE		LANPHERE ENTERPRISES	М	9	12	8.7	2	3/17/1992	3/18/1992	BOUR( SCOT)
CLAC 17785	2S-2E- 19 NW-SE		19505 SE RIVER RD, GLADSTONE		LANPHERE ENTERPRISES	М	10	11	10	2	3/17/1992	3/18/1992	BOUR( SCOT1
CLAC 17786	2S-2E- 19 NW-SE		19505 SE RIVER RD, GLADSTONE		LANPHERE ENTERPRISES	М	9	9	8.5	2	3/17/1992	3/18/1992	BOUR( SCOT)
CLAC 17847	2S-2E- 19 NW-SE	700	19725 SE RIVER RD, GLADSTONE		LAMPHERE ENTERPRISES	М	8	9	8	2	4/23/1992	4/24/1992	BOUR( SCOT1
CLAC 17848	2S-2E- 19 NW-SE	700	19725 SE RIVER RD, GLADSTONE		LAMPHERE ENTERPRISES	М	8	10	8	2	4/23/1992	4/24/1992	BOURG SCOTT
CLAC 17849	2S-2E- 19 NW-SE	700	19725 SE RIVER RD, GLADSTONE		LAMPHERE ENTERPRISES	М	8	10	8	2	4/23/1992	4/24/1992	BOUR( SCOT1
CLAC 18001	2S-2E- 19 NW-SE	2600	19505 SE MCLOUGHLIN, GLADSTONE		LANPHERE ENTERPRISES	М	13	25	13		6/26/1992	7/13/1992	MCINNIS
CLAC 18002	2S-2E- 19 NW-SE	2600	19505 SE MCLOUGHLIN, GLADSTONE		LANPHERE ENTERPRISES	М	9	25	9		6/25/1992	7/13/1992	MCINNIS
CLAC 18003	2S-2E- 19 NW-SE	2600	19505 SE MCLOUGHLIN, GLADSTONE		LANPHERE ENTERPRISES	М	13	20	13		6/25/1992	7/13/1992	MCINNIS
CLAC 18004	2S-2E- 19 NW-SE	2600	19505 SE RIVER RD, GLADSTONE		LANPHERE ENTERPRISES	М	15	20	15		6/17/1992	7/13/1992	MCINNIS

- ► Download tabular data in an ascii tab delmited format
- ► Report Errors with Well Log Information
- ► Return to GRID Query Screen

#### Well Log Report - Page 5 of 18

Township: 2S, Range: 2E, Section: 19, Well Log ID: NONE

Click on the column heading to re-sort the results, Click on Well Log to view image, Click here if you are having problems

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Well Log	T-R-\$/ QQ-Q	Taxlot	Street of Well	Owner	Company	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bone Constr
CLAC 18174	2S-2E- 19 NE-NE	3700			IMMER AND OSWALD VOLVO	М		17	7		8/11/1992	10/26/1992	KLOHK,
CLAC 18175	2S-2E- 19 SE-NE	3700			IMMER AND OSWALD VOLVO	М	6	17	7		8/11/1992	10/26/1992	KLOHK,
CLAC 18176	2S-2E- 19 NE-NE	3700			IMMER AND OSWALD VOLVO	М		17	10		8/11/1992	10/26/1992	KLOHK,
CLAC 18177	2S-2E- 19 SE-NE	3700			IMMER AND OSWALD VOLVO	М		17	10.5		8/11/1992	10/26/1992	KLOHK,
CLAC 18178	2S-2E- 19 SE-NE	3700			IMMER AND OSWALD VOLVO	М		17	8		8/11/1992	10/26/1992	KLOHK,
CLAC 18179	2S-2E- 19 NE-NE	3700			IMMER AND OSWALD VOLVO	М		17	8		8/11/1992	10/26/1992	KLOHK,
CLAC 18614	2S-2E- 19 NW-NE		19395 MCLOUGHLIN BLVD, GLADSTONE	KATE, HOWARD		М	7	10	7		6/4/1993	6/30/1993	MCINI GRE
CLAC 18615	2S-2E- 19 NW-NE		19395 MCLAUGHLIN BLVD, GLADSTONE	KATE, HOWARD		М	5	10	5		6/4/1993	6/30/1993	MCINI GRE
CLAC 18616	2S-2E- 19 NW-NE		19395 MCLAUGHLIN BLVD, GLADSTONE	KATE, HOWARD	=	М	5	10	5		6/4/1993	6/30/1993	MCIN) GRE
CLAC 18617	2S-2E- 19 NW-NE		19395 MCLAUGHLIN BLVD, GLADSTONE	KATE, HOWARD		М	6	10	6		6/4/1993	6/30/1993	MCINI GRE

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#### Well Log Report - Page 7 of 18

Township: 2S, Range: 2E, Section: 19, Well Log ID: NONE

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Well Log	T-R-\$/ QQ-Q	Taxlot	Street of Well	Owner	Company	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bond Constru
CLAC 19233	2S-2E- 19 SE-SE		19505 SE RIVER RD, GLADSTONE		LAMPHERE ENT	М	8	15	8		5/4/1994	5/19/1994	MCINNIS,
CLAC 19270	2S-2E- 19 NE-SE				THOMASON AUTO	М		7	4		5/26/1994	6/10/1994	MCINNIS,
CLAC 19271	2S-2E- 19 NE-SE				THOMASON AUTO	М		7	4		5/26/1994	6/10/1994	MCINNIS,
CLAC 19272	2S-2E- 19 NE-SE				THOMASON AUTO	М		7	4		5/26/1994	6/10/1994	MCINNIS,
CLAC 19273	2S-2E- 19 NE-SE				THOMASON AUTO	М		9	4		5/26/1994	6/10/1994	MCINNIS,
CLAC 19274	2S-2E- 19 NE-SE				THOMASON AUTO GROUP	М		9	4		5/26/1994	6/10/1994	MCINNIS,
CLAC 20078	2S-2E- 19 NE-NE				THOMASON FORD	М		10	7.5		1/3/1995	2/8/1995	CRISMA RANDY
CLAC 50145	2S-2E- 19 NE-NW	5200	18777 SE MCLOUGHLIN BLVD, MILWAUKIE		TRAUX HARRIS ENERGY CO.	М		23			12/12/1995	12/29/1995	NIERME MICHA CASCA DRILLING
CLAC 50199	2S-2E- 19 NE-NW	5200	18777 SE MCLOUGHLIN BLVD, MILWAUKIE		TRUAX HARRIS ENERGY CO.	G		17			11/27/1995	2/20/1996	
CLAC 50200	2S-2E- 19 NE-NW	5200	18777 SE MCLOUGHLIN BLVD, MILWAUKIE		TRUAX HARRIS ENERGY CO.	G		21			11/27/1995	2/20/1996	

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## Well Log Report - Page 16 of 18

Township: 2S, Range: 2E, Section: 19, Well Log ID: NONE

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Well Log	T-R-\$/ QQ-Q	Taxlot	Street of Well	Owner	Company	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bor Const
CLAC 53313	2S-2E- 19 NW-NW	1500	4215 SE HULL AVE	WILL, BLAKE	WILL, CHRISTINA	G		0			4/8/1998	5/26/1998	
CLAC 53315	2S-2E- 19 NW-NW	1500	4215 SE HULL AVE	WILL, BLAKE	WILL, CHRISTINA	G		0			4/8/1998	5/26/1998	
CLAC 53316	2S-2E- 19 NW-NW	1500	4215 SE HULL AVE	WILL, BLAKE	WILL, CHRISTINA	G		0			4/8/1998	5/26/1998	
CLAC 53348	2S-2E- 19 NW-NW	1500	4215 SE HULL AVE	WILL, BLAKE	WILL, CHRISTINA	G		0			4/8/1998	6/8/1998	
CLAC 53423	2S-2E- 19 NE-NE		19505 SE MCLOUGHLIN BLVD		THAMASON NISSAN	G		15	6		5/28/1998	6/24/1998	
CLAC 53424	2S-2E- 19 NE-NE		19505 SE MCLOUGHLIN BLVD		THOMASON NISSAN	G		15	6		5/26/1998	6/24/1998	
CLAC 53425	2S-2E- 19 NE-NE		19505 SE MCLOUGHLIN BLVD		THOMASON NISSAN	G		15	6		5/26/1998	6/24/1998	
CLAC 53426	2S-2E- 19 NE-NE		19505 SE MCLOUGHLIN BLVD		THOMASON NISSAN	G		15	6		5/26/1998	6/24/1998	
CLAC 53952	2S-2E- 19 -				NW NATURAL GAS	W					11/29/1966	11/4/1998	UNKN UNKN
CLAC 54363	2S-2E- 19 SW-NE		19335 SE MCLOUGHLIN BLVD, GLADSTONE		TOWN AND COUNTRY DEALERSHIPS	G		0 .	0		3/4/1999	3/9/1999	

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## Well Log Report - Page 18 of 18

Township: 2S, Range: 2E, Section: 19, Well Log ID: NONE

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			-		3, CHER OH WELL LOG IC			5,		_		- 01	
Well Log	T-R-\$/ QQ-Q	Taxlot	Street of Well	Owner	Company	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bo Cons
CLAC 56482	2S-2E- 19 NW-NW	1290	18521 SE RIVER RD		OREGON CITY SCHOOL DISTRICT	G		0			1/16/2001	1/26/2001	
CLAC 56629	2S-2E- 19 SE-		MELDRUM BAR PARK RD, GLADSTONE		CATHODIC PROTECTION; CITY OF LAKE OSWEGO	G		0			3/15/2001	4/4/2001	
CLAC 57152	2S-2E- 19 NE-SE	6500	19200 SE MCLOUGHLIN BLVD		JES AND SONS; OIL CAN HENRYS INTERNATIONAL (C/O)	G		0			7/31/2001	8/24/2001	
CLAC 57154	2S-2E- 19 NE-SE	6500	19200 SE MCLOUGHLIN BLVD		JES AND SONS; OIL CAN HENRYS INTERNATIONAL (C/O)	G		0			7/31/2001	8/24/2001	71
CLAC 57156	2S-2E- 19 NE-SE	6500	19200 SE MCLOUGHLIN BLVD		JES AND SONS; OIL CAN HENRYS INTERNATIONAL (C/O)	G		0			7/31/2001	8/24/2001	
CLAC 57158	2S-2E- 19 NE-SE	6500	19200 SE MCLOUGHLIN BLVD	u u	JES AND SON; OIL CAN HENRYS (C/O)	G		0			7/31/2001	8/24/2001	
CLAC 57179	2S-2E- 19 NE-SE	6500	19200 SE MCLOUGHLIN BLVD		JES AND SON; OIL CAN HENRYS INTERNAITONAL (C/O)	G		0			7/31/2001	8/24/2001	

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#### Well Log Report - Page 17 of 18

Township: 2S, Range: 2E, Section: 19, Well Log ID: NONE

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Well Log	T-R-\$/ QQ-Q	Taxlot	Street of Well	Owner	Company	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bo Cons
CLAC 54364	2S-2E- 19 SW-NE		19335 SE MCLOUGHLIN BLVD, GLADSTONE		TOWN AND COUNTRY DEALERSHIPS	G		0			3/4/1999	3/9/1999	
CLAC 54365	2S-2E- 19 SW-NE		19335 SE MCLOUGHLIN BLVD, GLADSTONE		TOWN AND COUNTRY DEALERSHIPS	G		0			3/4/1999	3/9/1999	
CLAC 54489	2S-2E- 19 NE-SE	9400	19300 MCLOUGHLIN BLVD		RON TONKIN DODGE	G		0	15		4/15/1999	4/20/1999	
CLAC 54490	2S-2E- 19 NE-SE	9400	19300 MCLOUGHLIN BLVD		RON TONKIN DODGE	G		0	19		4/15/1999	4/20/1999	
CLAC 54492	2S-2E- 19 NE-SE	9400	19300 MCLOUGHLIN BLVD		RON TONKIN DODGE	G		0	15		4/15/1999	4/20/1999	
CLAC 54493	2S-2E- 19 NE-SE	9400	19300 MCLOUGHLIN BLVD		RON TONKIN DODGE	G		0	19		4/15/1999	4/20/1999	
CLAC 54494	2S-2E- 19 NE-SE	9400	19300 MCLOUGHLIN BLVD		RON TONKIN DODGE	G		0	19		4/15/1999	4/20/1999	
CLAC 54495	2S-2E- 19 NE-SE	9400	19300 MCLOUGHLIN BLVD		RON TONKIN DODGE	G		0	15		4/15/1999	4/20/1999	
CLAC 55957	2S-2E- 19 NE-SE	6500	19200 SE MCLOUGHLIN BLVD		JES AND SONS INC.	G		24			7/17/2000	8/10/2000	
CLAC 55958	2S-2E- 19 NE-SE	6500	19200 SE MCLOUGHLIN BLVD		JES AND SONS INC.	G		26			7/17/2000	8/10/2000	

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# STATE OF OREGON GEOTECHNICAL HOLE REPORT (12 propriet by OAR 690-240-035)



(as required by OAR 690-240-035) (9) LOCATION OF HOLE by legal description: Hole Number (1) OWNER/PROJECT: County Clackama OLatitude 45.30 Longitude 173 1/4 Subdivision Tax Lot 9400 Lot (2) TYPE OF WORK Street Address of Well (or nearest address) Deepening Alteration (repair/recondition) Abandonment New (3) CONSTRUCTION: Hollow Stem Auger Map with location identified must be attached Rotary Air Hand Auger Push Probe Other Rotary Mud Cable Tool (10) STATIC WATER LEVEL: (4) TYPE OF HOLE: ft. below land surface. Cased Permanent Uncased Temporary lb. per square inch. Artesian pressure Slope Stability Other Uncased Permanent (11) SUBSURFACE LOG: (5) USE OF HOLE: CHECK WATER ONAL **Ground Elevation** From Material Description (6) BORE HOLE CONSTRUCTION Special Construction approval Yes Who Depth of Completed Hole 20 ft. HOLE 'R 2 0 1999 Sacks or pounds To Date Started April 15,1998 Date Completed April (12) ABANDONMENT LOG: Backfill placed from Size of pack Filter Pack placed from From Sacks or P Material Description (7) CASING/SCREEN: Welded Threaded Plastic Gauge Steel Diameter Casing: Screen: Date started Aprel 15, 1589 Date Completed Aprel 15 Slot size (8) WELL TEST: **Professional Certification** Flowing Artesian Air Bailer Pump (to be signed by a licensed water supply or monitoring well constructor, or registered geologist or civil engineer). Permeability I accept responsibility for the construction, alteration, or abandonment work performed during the construction dates reported above. All work performed PH Temperature of water 64.4 of TC Depth artesian flow found during this time is in compliance with Oregon's geotechnical hole construction standards. This report is true to the best of my knowledge and belief. Was water analysis done? Yes No By whom? Depth of strata analyzed. From Remarks: Affiliation

Cascade Project No. OR 9057

Oregon Water Resources Department (OWRD) requires completion of a <u>Geotechnical Hole Report</u> if any of the following apply:

- · Geotechnical hole is greater than 18 feet deep;
- within 50 feet of a water supply or monitoring well;
- used to make a determination of water quality;
- constructed in an area of known or reasonably suspected contamination.

In order to comply with OWRD requirements, please provided a Site Map:

Map shall include an approximate scale and north arrow. Upon completion of well activities, a site map with each well location identified must be filed with each Geotechnical Hole Report (OAR 690-240-035).

Thank you for your information and assistance on compliance with Oregon Administrative Rules. RECEIVE APR 2 0 199 SB-19 WATER RESOURCES D SALEM, OREGON MCLONGHLIN BLUD Site Address: 19300 McGoughlin Blod Cascade Drilling Proj. No.





DEPT OF ENVIRONMENTAL QUALITY NORTHWEST REGION

14 November 2001

Mr. Robert A. Hood, Jr., UST Cleanup Specialist Oregon Department of Environmental Quality, Northwest Region Office 2020 S.W. Fourth Avenue, Suite 400 Portland, Oregon 97201-4987

RE: Submittal of Figure 4 for Inclusion in the Recently-Transmitted "Environmental Assessment Report" for the Gladstone Chevron Station Located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon

Wohlers Environmental Project No. 01-0004; Oregon DEQ LUST No. 03-97-0210

Dear Mr. Hood:

Enclosed is a copy of Figure 4 ("Soil Sample Location & Analytical Results Map") for inclusion in the recently-transmitted "Environmental Assessment Report" describing followup assessment of petroleum releases at the Gladstone Chevron Station located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon ('subject site'). Based on our discussion earlier today, a similarly-titled Figure 4 was mistakenly inserted in your copy of the above-referenced report. The enclosed Figure 4 illustrates the locations and analytical results associated with the recently-completed (i.e., Summer 2001) followup site assessment activities.

We apologize for the inconvenience. Please contact us if you have questions regarding the enclosed figure, or other applicable issues.

Sincerely,

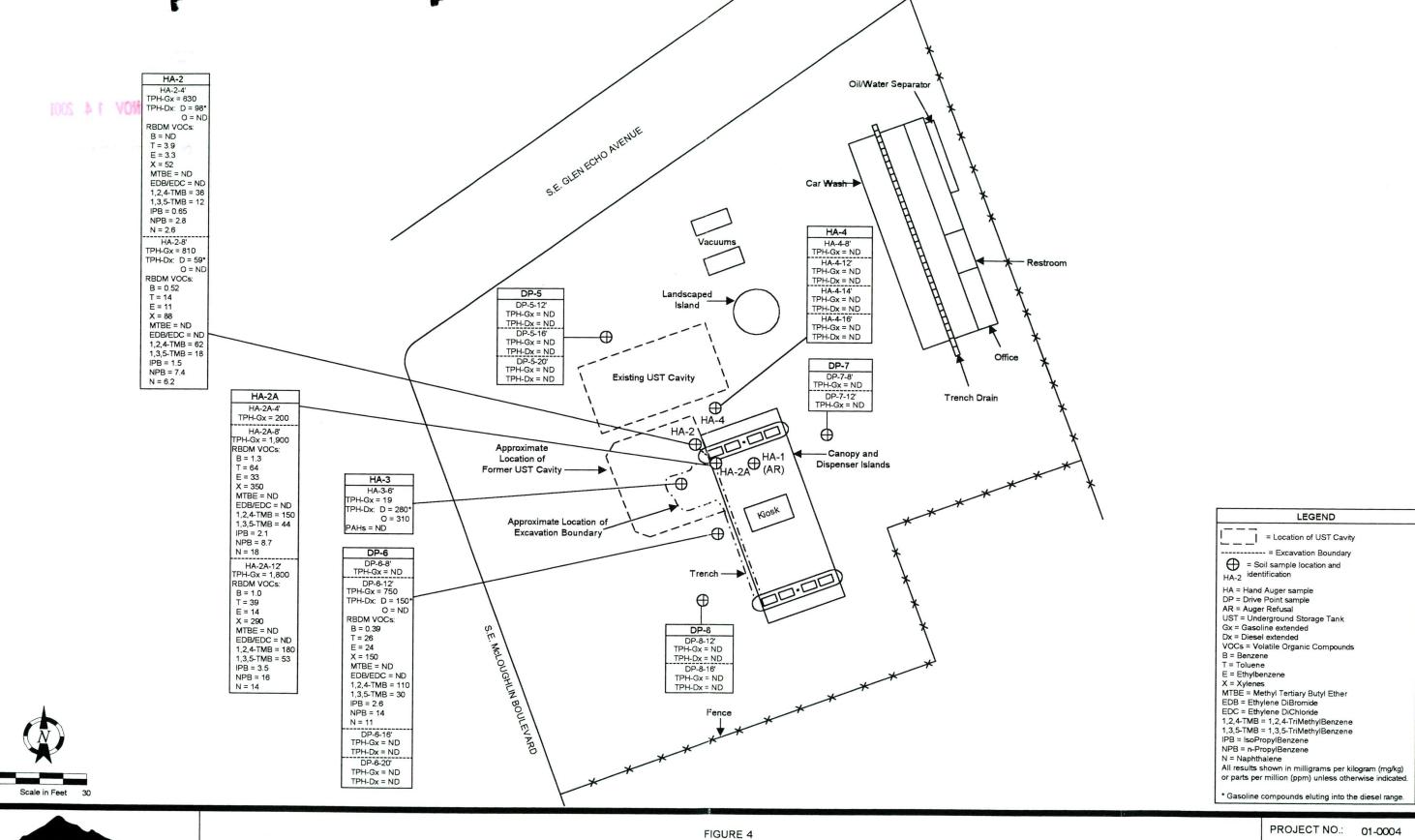
WOHLERS ENVIRONMENTAL SERVICES, INC.

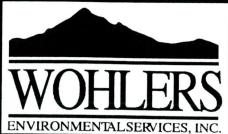
Christopher C. Wohlers

President/Senior Consultant

Enclosures

cc: Mr. John E. Shepanek, JES & Sons, Inc. (w/encl)





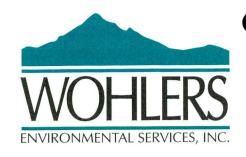
## **SOIL SAMPLE LOCATION & ANALYTICAL RESULTS MAP**

CHEVRON MOTOR FUEL FACILITY 19200 S.E. McLOUGHLIN BOULEVARD GLADSTONE, OREGON

PROJECT NO.:	01-0004	
DATE:	08/13/01	
SCALE:	1' = 30'	
FILE:	FG4010004	
DRAWN BY:	BSM	



DEPT OF ENVIRONMENTAL QUALITY NORTHWEST REGION



12 October 2001



Mr. Robert A. Hood, Jr., UST Cleanup Specialist Oregon Department of Environmental Quality, Northwest Region Office 2020 S.W. Fourth Avenue, Suite 400 Portland, Oregon 97201-4987

RE: Submittal of "Environmental Assessment Report" for the Gladstone Chevron Station

Located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon

Wohlers Environmental Project No. 01-0004; Oregon DEQ LUST No. 03-97-0210

Dear Mr. Hood:

Enclosed is the "Environmental Assessment Report" associated with followup assessment of petroleum releases at the Gladstone Chevron Station located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon ('subject site'). Followup assessment activities were completed in response to initial comments provided by the Oregon Department of Environmental Quality (DEQ) in correspondence dated 28 September 2000. Following submittal in March 2001 to the Oregon DEQ of proposed sampling locations, depths and sampling plan by Wohlers Environmental, the followup assessment plan was approved verbally by Mr. Rob Hood of the Oregon DEQ and assessment work was completed in July 2001.

As noted in the enclosed report, based on results associated with July 2001 and previously-completed assessment activities, lateral and vertical extent of petroleum-impacted soil associated with petroleum releases at the subject site has been adequately defined. In addition, evaluation of these results using Oregon DEQ Risk-Based Decision Making (RBDM) protocols indicates that remaining petroleum-impacted soil at the subject site does not appear to pose a significant and/or feasible current and/or future risk to human health and the environment.

Based on the findings and conclusions presented in the enclosed report, Wohlers Environmental recommends project file closure and issuance of a No Further Action (NFA) finding for the subject site by the Oregon DEQ.

Mr. Robert A. Hood, Jr. Oregon DEQ/Northwest Region Office 12 October 2001 Page 2

Please contact us if you have questions regarding the enclosed report, our recommendation for project file closure and NFA issuance, or other applicable issues. We will contact you during the week of 15 August 2001 to confirm your receipt of the enclosed report, and to discuss closure/NFA issues associated with the subject site.

Sincerely,

WOHLERS ENVIRONMENTAL SERVICES, INC.

Christopher C. Wohlers President/Senior Consultant

Enclosures

cc: Mr. John E. Shepanek, JES & Sons, Inc. (w/encl)



JUL 2 7 2001

25 July 2001

#### **NORTHWEST REGION**

Mr. Robert A. Hood, Jr., UST Cleanup Specialist Oregon Department of Environmental Quality, Northwest Region Office 2020 S.W. Fourth Avenue, Suite 400 Portland, Oregon 97201-4987

RE: Proposed Modifications to Soil Sampling Activities Associated with Followup Environmental Assessment Activities at the Gladstone Chevron Facility Located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon Wohlers Environmental Project No. 01-0004; Oregon DEQ LUST No. 03-97-0210

Dear Mr. Hood:

Per our earlier discussions, Wohlers Environmental Services, Inc. ("Wohlers Environmental") proposes modifying one of the soil sample locations and proposed drilling depth for a second drilling location associated with followup environmental assessment activities at the Gladstone Chevron facility located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon ('subject site'). In March 2001, we agreed on boring locations illustrated on the enclosed "Proposed Sampling Location Map". These sampling locations included a total of six borings, including three drivepoint and three hand auger borings. The hand auger borings were located under the canopy (i.e., boring B-1), adjacent to the northwestern dispenser island (i.e., boring B-2), and in the northwestern corner of the former onsite excavation (i.e., boring B-3). These three boring locations are illustrated on the enclosed "Proposed Sampling Location Map". The remaining borings labeled B-4 (north-northeast of the dispenser island), B-5 (north of and between prior borings DP-1 and DP-2) and B-6 (adjacent to the southeastern corner of the former excavation) were planned drivepoint borings.

Based on a site visit completed by Mr. Christopher Wohlers on 25 July 2001, Wohlers Environmental proposes modifying the location of proposed boring B-5 and the drill type and depth of proposed boring B-4. These modifications appear necessary to avoid potential for contact with the two onsite gasoline Underground Storage Tanks (USTs). The proposed modifications are noted on the enclosed "Site Map". Boring B-5 would be moved approximately 17 feet north and beyond the UST cavity. This boring would still be drilled using a drivepoint drill rig to an estimated depth of 25 feet below surface grade (bsg). Boring B-4 would be drilled using a hand auger (to avoid potential contact with the super unleaded gasoline UST) to an estimated maximum depth of between 15 feet and 20 feet bsg. Laboratory soil analytical requirements would not be modified.

Mr. Robert A. Hood, Jr., UST Cleanup Specialist Oregon Department of Environmental Quality, Northwest Region Office 25 July 2001 Page 2

These modifications appear appropriate given the location of the adjacent UST cavity and tanks, but the results associated with the modified locations/depths should not compromise the desired data collection objectives. Please contact us if you have questions regarding the proposed modifications, data collection objectives, or other applicable issues. As we discussed, we have scheduled the drilling activities for Tuesday, July 31<sup>st</sup>. If we do not receive comments from you regarding the proposed modifications, we will assume that assessment activities can proceed with the proposed modifications.

Sincerely,

WOHLERS ENVIRONMENTAL SERVICES, INC.

Christopher C. Wohlers Senior Consultant

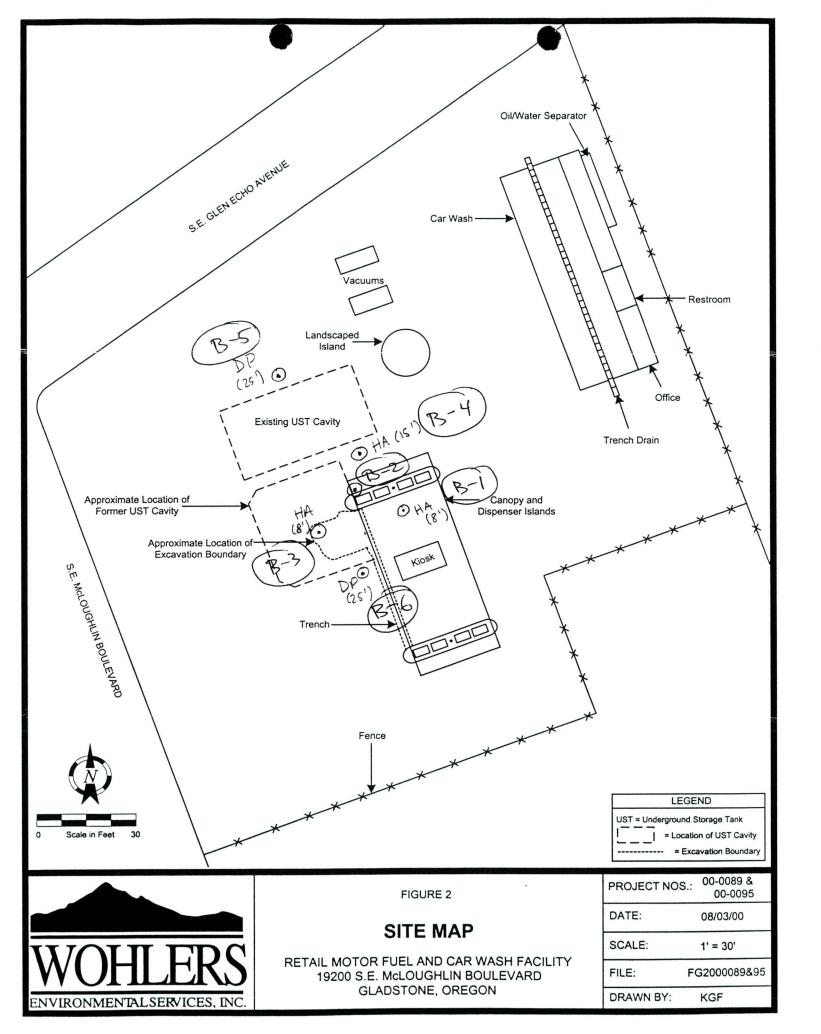
**Enclosures** 

cc:

Mr. Thomas R. Benke, Esq. (w/encl)

Mr. John Shepanek, JES & Sons (e/encl)

@ 25' (DP) 2 Dx  $\oplus$ DP-1 16.8, UM For DPs to 25 = H RBDW VOCS 1 PAH TCLF-Lend by Backhoe (7-13-00) EXC-15-6 ⊕ DP-2 EXC-28-4 ● EXC-26-16 2 6x ( 1 RBOM VO) Former UST Cavity Boundary Excevated by Beckhoe (7-13-00) EXC-13-4 ●EXC-30-4.5 by Hand & Backhoe EXC-20-3.5 EXC-12-6 EXC-18-3 EXC-36 Excevated by Backhoe (7-10-00) ijecé Soucutter EXC-8-8.5 Product Line Trench EXC-36-3 EXC-21-1' EXC-11-7 EXC-25-8.5 EXC-8-4 EXC-10-6 ● EXC-23-6 EXC-27-6.5 251(00) LEGEND 000 Excevated by Backhoe (7-12-00) TR-17-2.5 EXC-24-6 TPH = Total Petroleum Gx = Gascline extends Dx = Diesel extended HCED = Hydrocarbon k G = Gascline ND = Not Detected 3/97 Omega Soil Sample 2/1.5' beg (TPH-G = ND) TR-9-2.5 ⊕ pp-3 TR-16-3 PROJECT NOS 00-0089 & 00-0095 FIGURE 1 08/07/00 DATE PROPOSED SAMPLING LOCATION MAP SCALE 1"=35 RETAIL MOTOR FUEL AND CAR WASH FACILITY FG4000089895 FILE: 19200 S.E. McLOUGHLIN BOULEVARD GLADSTONE, OREGON DRAWN BY MM



# NWR UST FIELD INSPECTION REPORT

Inspection Date: 7/31/2001

Site Name: 34koil	Total Time*		
Site Address: 18200 SE Mc Loughly	*Include inspection, travel, paperwork		
Gladstane, OR	DEQ Inspector: Lob Hord		
File/Facility No: 03 97 0210/ 9347	Others Onsite: Wohlers Env		
(both UST & UST Cleanup file #'s as appropriate)	(include company name)		
Supervisor License No.: Exp. date_ (note the name of the license holder with **)			
Inspection	Type		
YN1998 Compliance (full)  Partial Compliance  YNLeak Detection  YNFinancial Responsibility	NInstall-New YNComplaint YNWQ-New Perm YNWQ-Exist Perm YNCleanupNSWLA/Soil TreatmentNDistributor Audit		
Circle Y forYes = inspected & in compliance (Y for data entry)  Circle N forNo = inspected & NOT in compliance (N for data entry)  Leave Blank forInspection not performed (no data entry necessary)			
Photos Taken? YN (attach) Sar	nples Taken? Y-(-N) (attach results)		
Notes (use back of form as necessary)  On site during additional Geophobe Investigation In  Canapy area to delineate, hit refusal - Concrete @ 13. 50  I chazed a step out from the Canapy (toward Canwash)			
		Salar Adams of the	
		A CONTRACTOR	

Site Sketch (Show North)













# UST CLEANUP TELEPHONE USE REPORT

CALL FROM (TO:) Chris Wohlers DATE: 776 (700)
WITH: Wohlers ENV. TIME: 1410
TELEPHONE NO: ( ) 570-1344
REGARDING: Modified being locations
FILE NO: 03 -97 -02/0
SUMMARY OF CALL
Informed Christland the newly proposed
Informed Christlat the newly proposed Berns locations appeared Adequate based on the close preximity of the Active USTS.
on the core proximily of the
Staff Signature

# Facsimile Transmittal

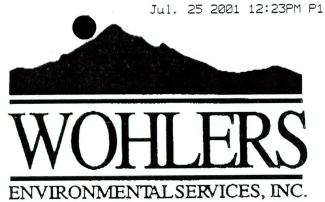
Wohlers Environmental Services, Inc.

Phone: (503) 670-1344 (503) 670-1701 Fax:

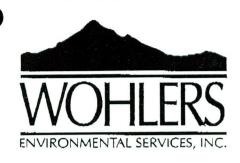
7440 S.W. Hunziker Street, Suite C

Tigard, Oregon 97223

e-mail: ccwohlers@aol.com



Date: 7 25 01	Time: / 2/5
Attention: Rob Hozzit, Deco	Fax Number:
Company:	93-229-6945
From: ( Duns Wahlers	
Number of pages (including cover):	
Comment(s): Rob - As dus	cussed.
Reply requested: Yes No	
Original mailed: Yes No	



25 July 2001

Mr. Robert A. Hood, Jr., UST Cleanup Specialist Oregon Department of Environmental Quality, Northwest Region Office 2020 S.W. Fourth Avenue, Suite 400 Portland, Oregon 97201-4987

RE: Proposed Modifications to Soil Sampling Activities Associated with Followup Environmental Assessment Activities at the Gladstone Chevron Facility Located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon Wohlers Environmental Project No. 01-0004; Oregon DEQ LUST No. 03-97-0210

Dear Mr. Hood:

Per our earlier discussions, Wohlers Environmental Services, Inc. ("Wohlers Environmental") proposes modifying one of the soil sample locations and proposed drilling depth for a second drilling location associated with followup environmental assessment activities at the Gladstone Chevron facility located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon ('subject site'). In March 2001, we agreed on boring locations illustrated on the enclosed "Proposed Sampling Location Map". These sampling locations included a total of six borings, including three drivepoint and three hand auger borings. The hand auger borings were located under the canopy (i.e., boring B-1), adjacent to the northwestern dispenser island (i.e., boring B-2), and in the northwestern corner of the former onsite excavation (i.e., boring B-3). These three boring locations are illustrated on the enclosed "Proposed Sampling Location Map". The remaining borings labeled B-4 (north-northeast of the dispenser island), B-5 (north of and between prior borings DP-1 and DP-2) and B-6 (adjacent to the southeastern corner of the former excavation) were planned drivepoint borings.

Based on a site visit completed by Mr. Christopher Wohlers on 25 July 2001, Wohlers Environmental proposes modifying the location of proposed boring B-5 and the drill type and depth of proposed boring B-4. These modifications appear necessary to avoid potential for contact with the two onsite gasoline Underground Storage Tanks (USTs). The proposed modifications are noted on the enclosed "Site Map". Boring B-5 would be moved approximately 17 feet north and beyond the UST cavity. This boring would still be drilled using a drivepoint drill rig to an estimated depth of 25 feet below surface grade (bsg). Boring B-4 would be drilled using a hand auger (to avoid potential contact with the super unleaded gasoline UST) to an estimated maximum depth of between 15 feet and 20 feet bsg. Laboratory soil analytical requirements would not be modified.

Mr. Robert A. Hood, Jr., UST Cleanup Specialist Oregon Department of Environmental Quality, Northwest Region Office 25 July 2001 Page 2

These modifications appear appropriate given the location of the adjacent UST cavity and tanks, but the results associated with the modified locations/depths should not compromise the desired data collection objectives. Please contact us if you have questions regarding the proposed modifications, data collection objectives, or other applicable issues. As we discussed, we have scheduled the drilling activities for Tuesday, July 31<sup>st</sup>. If we do not receive comments from you regarding the proposed modifications, we will assume that assessment activities can proceed with the proposed modifications.

Sincerely,

WOHLERS ENVIRONMENTAL SERVICES, INC.

Christopher C. Wohlers Senior Consultant

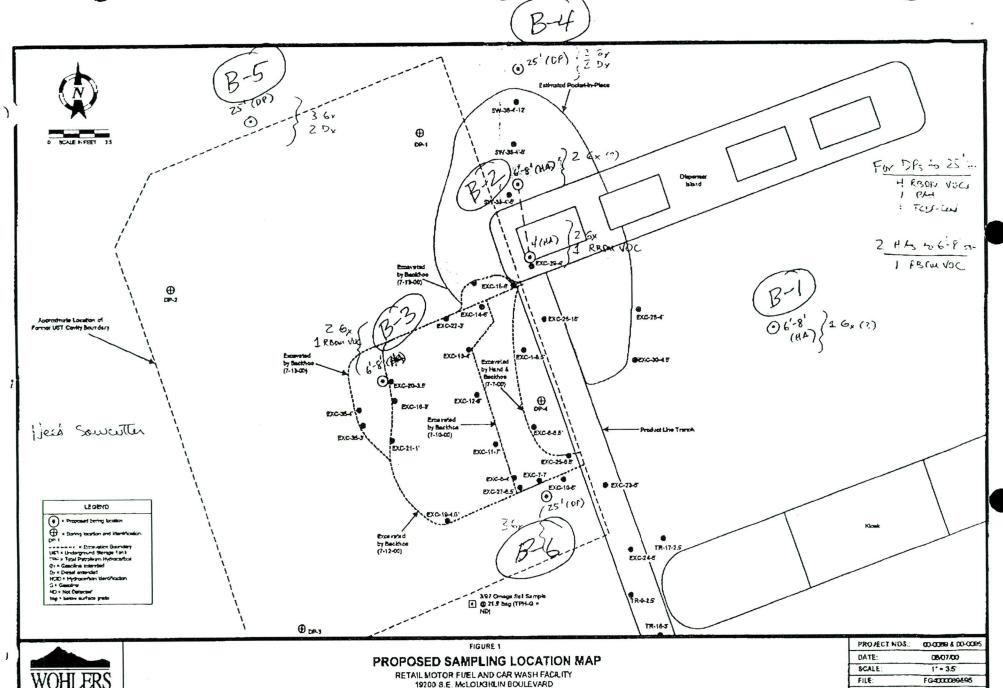
Enclosures

cc: Mr. Thomas R. Benke, Esq. (w/encl)

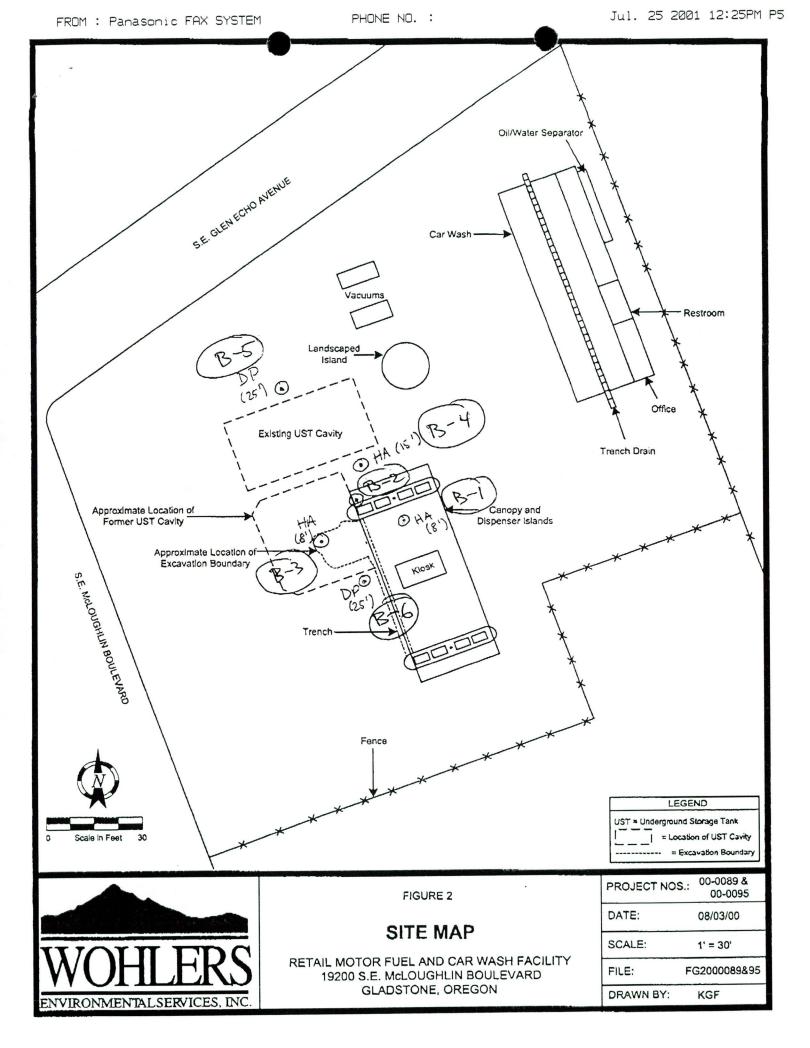
Mr. John Shepanek, JES & Sons (e/encl)



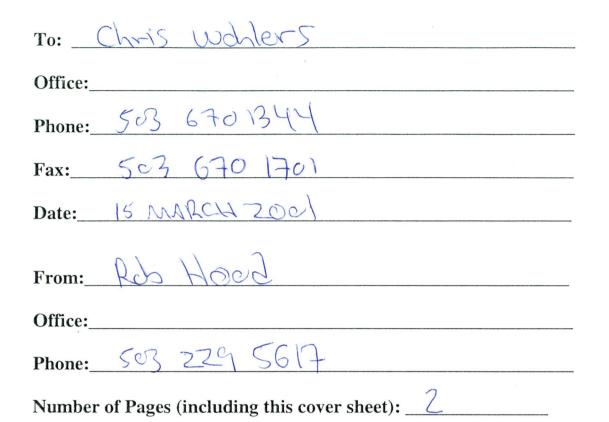
DRAVIN BY



GLADSTONE, OREGON



# **FAX Cover Sheet**





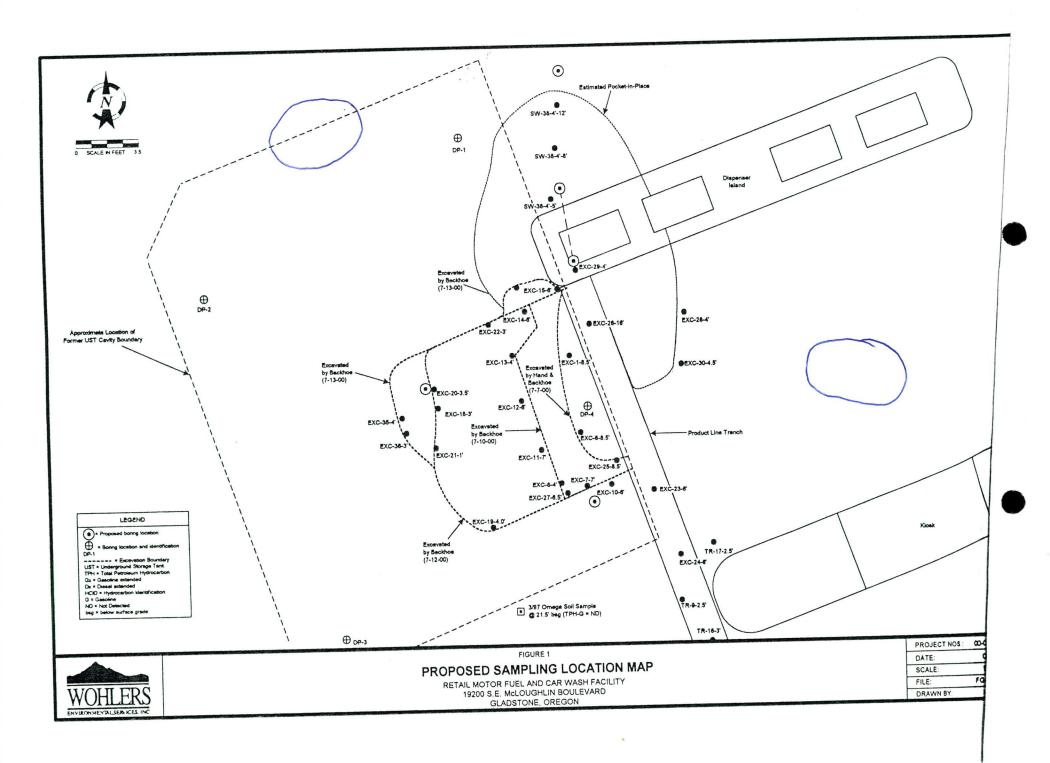
State of Oregon
Department of
Environmental
Quality
Northwest Region
Office

2020 SW 4<sup>th</sup> Avenue Suite 400 Portland, OR 97201 503-229-5263

Return Fax: (503) 229-6945

## **Comments:**

chris, Here are \$ some additional borng locations as use discussed. Basically, 5-10 feet away. Hapefully this will got as lateral definition. Please inform me when you schedule Field work. I'll plan to visit the 57th is possible. Thanks much have





## Department of Environmental Quality

Northwest Region 2020 SW Fourth Avenue Suite 400 Portland, OR 97201-4987 (503) 229-5263 Voice TTY (503) 229-5471

22 February 2001

MR JOHN SHEPANEK JES & C LLC 1200 NW NAITO PKWY SUITE 690 PORTLAND OR 97209

Re:

Henry's Car Wash/J & K Oil

File No. 03-97-0210

Dear Mr. Shepanek:

The Department has completed review of the scope of services and proposed sampling, dated 20 February 2001, submitted by Wohlers Environmental Services, Inc., concerning the underground storage tank (UST) cleanup at 19200 SE McLoughlin in Gladstone, Oregon. The Department recommends the that two additional borings be installed, one east of previously collected soil sample EXC-30-4.5', and one west of soil boring DP-1, where concentrations of gasoline in soil remain above the Department's Level II Cleanup Standard of 80 parts per million (ppm).

In the work plan, Wohlers proposes to analyze soil samples for total petroleum hydrocarbons (TPH) by Northwest Method TPH-HCID, which is only accepted during the initial part of a cleanup or if a new type of petroleum is suspected. In this case, it will be required to analyze samples for TPH as gasoline or diesel. Based on results to date, it appears that diesel would only need to be analyzed in soil from a boring in the vicinity of boring DP-1, where the diesel concentration in soil only slightly exceeded the diesel cleanup standard of 500 ppm. However, if diesel-range petroleum hydrocarbons are suspected in other areas, the Department recommends that diesel analysis be conducted.

The Department requests that the additional site investigation activities be conducted by **30 March 2001**, and a report be submitted within 45 days of the investigation. If you have any questions, please call me at (503) 229-5617.

Respectfully,

Robert A. Hood, Jr.

UST Cleanup Specialist

Chris Wohlers
Wohlers Environmental Services, Inc.
6665 SW Hampton Street, Suite 100
Tigard, OR 97223
(rah:RAH)



# DEPT OF ENVIRONMENTAL QUALITY RECEIVED

20 February 2001

FEB 22 2001

Mr. Robert A. Hood, Jr., UST Cleanup Specialist Oregon Department of Environmental Quality, Northwest Region Office 2020 S.W. Fourth Avenue, Suite 400 Portland, Oregon 97201-4987

NORTHWEST REGION

RE: Transmittal of Scope of Services and Proposed Sampling Location Map Associated with Followup Environmental Assessment Activities at the Gladstone Chevron Facility Located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon Wohlers Environmental Project No. 01-0004; Oregon DEQ LUST No. 03-97-0210

Dear Mr. Hood:

Enclosed for your review and comment is a "Scope of Services" and "Proposed Sampling Location Map" associated with followup environmental assessment activities at the Gladstone Chevron facility located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon ('subject site'). Proposed sampling locations and laboratory analyses reflect comments included in correspondence from the Oregon Department of Environmental Quality (DEQ) dated 28 September 2000, and results associated with previously-completed site environmental assessment activities.

A Wohlers Environmental Services, Inc. ("Wohlers Environmental") representative will contact you during the week of February 19 to verify your receipt of this correspondence and enclosed materials, and to discuss proposed site activities and schedules. We appreciate your assistance with this project and look forward to proceeding with necessary site assessment activities in the coming weeks.

Sincerely,

WOHLERS ENVIRONMENTAL SERVICES, INC.

Christopher C. Wohlers Senior Consultant

Enclosures

cc:

Mr. Thomas R. Benke, Esq. (w/encl)

Mr. John Shepanek, JES & Sons (e/encl)

2/01

#### SCOPE OF SERVICES

#### TASK I PROJECT PLANNING/COORDINATION/HEALTH & SAFETY PLAN

Wohlers Environmental will provide a representative of the Oregon DEQ with a Scope of Services and proposed sample location map prior to initiation of proposed followup site environmental assessment activities. Subsequently, Wohlers Environmental will contact an appropriate Oregon DEQ representative to discuss proposed activities and schedules.

Wohlers Environmental representatives will coordinate proposed subsurface investigation activities with Client, the Oregon DEQ, and other interested and applicable parties (e.g., facility personnel, etc.). For the purposes of this proposal, Wohlers Environmental assumes that offsite access for completion of borings will not be required.

Prior to initiation of site subsurface investigation activities, Wohlers Environmental will provide Client representatives with a site map (see enclosed) illustrating the proposed subsurface investigation locations for review and comment by Client representatives and other applicable parties, particularly in regard to obtaining information pertaining to subsurface obstacles of concern, as described below. In addition, prior to proceeding with selected drivepoint drilling locations, a Wohlers Environmental representative will complete a hand auger boring at each location to approximately three feet below surface grade (bsg) to assist in identification of subsurface obstacles of concern.

Wohlers Environmental also will arrange for completion of a public utility locate at the subject site and a private subsurface locate survey in the areas proposed for investigation (i.e., to assist in identification of subsurface obstructions, including USTs, drums, product delivery piping, vent lines, etc.). Wohlers Environmental requests that if an engineering and/or as-built diagram of subsurface utilities (e.g., private sanitary sewer lines, product delivery piping, etc.) is available that Client representatives or other applicable parties provide this information to Wohlers Environmental prior to initiation of subsurface drilling activities.

As required by the U.S. Occupational Safety and Health Administration (OSHA) and Oregon OSHA, a site-specific Health & Safety Plan (HSP) will be prepared prior to initiation of field activities that will address health and safety issues, responses, and other applicable information. A copy of the HSP will be provided to applicable onsite contractors.

#### TASK II SUBSURFACE BORINGS & SOIL SAMPLING ACTIVITIES

Wohlers Environmental will request completion of a public utility locate and a private locate prior to initiation of field activities to assist with identification of public and private utilities in subsurface investigation locations. Following completion of the public utility and private locate survey, Wohlers Environmental anticipates that a total of five borings will be completed at the subject site. Proposed boring locations are illustrated on the enclosed Figure 1, "Proposed Sampling Location Map".

JES Scope of Services February 2001 Page 2

One proposed boring will be completed south of the former UST cavity using a drivepoint drill rig to approximately 25 feet below surface grade (bsg). Completion of this boring will assist in delineating extent of petroleum-impacted soil in the vicinity of previous soil sample location EXC-6-8.5' and will assist in further defining both lateral and vertical extent of petroleum-impacted soil associated with the former UST cavity. Another proposed drivepoint boring will be completed north of previous soil sample location SW-38-4'-12' and northeast of previous soil sample location DP-1. This proposed boring will be completed to approximately 25 feet bsg and will assist in further defining both lateral and vertical extent of petroleum-impacted soil associated with the former UST cavity and the July 2000 line puncture release.

One proposed boring (hand auger or drivepoint) will be completed to approximately six feet to eight feet bsg adjacent to previous soil sample location EXC-20-3.5' and will assist in further defining the vertical extent of petroleum-impacted soil associated with the July 2000 line puncture release.

The final sample location will be located adjacent to prior soil sample location SW-38-4'-5'. One hand auger boring will be completed in a vertical direction to approximately six feet to eight feet bsg and will assist in further defining the vertical extent of petroleum-impacted soil associated with the July 2000 line puncture release. A second hand auger boring at this location will be completed in a lateral direction south-southeast toward prior soil sample location EXC-29-4' to an estimated depth of approximately four feet bsg. Soil samples collected from this boring will assist in further evaluation of site-specific risk associated with the July 2000 line puncture release.

Soil types will be logged by a Wohlers Environmental scientist during completion of each boring and samples will be collected from each boring at between approximately two foot and four foot sampling intervals. Soil samples will be screened in the field for volatile organic vapors using a PhotoIonization Detector (PID) and for visual/olfactory evidence of petroleum impacts. Results of field screening (i.e., apparent presence of petroleum impacts to soil) will be used to select soil samples for submittal to a laboratory for analysis.

For the purposes of this proposal, Wohlers Environmental anticipates that three soil samples will be collected from each of the two drivepoint borings completed to approximately 25 feet bsg and that each of these six soil samples will be analyzed for Total Petroleum Hydrocarbon-Hydrocarbon Identification (TPH-HCID) and TPH-Gasoline extended (TPH-Gx) constituents. For the purposes of this proposal, Wohlers Environmental anticipates that three of the six soil samples from the two drivepoint borings will be analyzed for TPH-Diesel extended (TPH-Dx) and Oregon DEQ Risk-Based Decision Making (RBDM) Volatile Organic Compound (VOC) constituents. Finally, Wohlers Environmental anticipates that one of the six soil samples will be analyzed for Polynuclear Aromatic Hydrocarbon (PAH) and TCLP-Lead constituents. Soil

JES Scope of Services February 2001 Page 3

samples will be placed in appropriate sample containers, stored at approximately four degrees centigrade and transported to an analytical laboratory under Chain-of-Custody protocols. Soil samples will be analyzed on normal laboratory turnaround time (i.e., five to ten working days) to help control project-related costs.

For the purposes of this proposal, Wohlers Environmental anticipates that five soil samples will be collected from the three remaining borings for submittal to an analytical laboratory for analysis. Wohlers Environmental anticipates that each of the five soil samples will be analyzed for TPH-HCID and TPH-Gx constituents, that three of the five samples will be analyzed for Oregon DEQ RBDM VOC constituents, and that one of the five samples will be analyzed for TPH-Dx and TCLP-Lead constituents. Soil samples will be placed in appropriate sample containers, stored at approximately four degrees centigrade and transported to an analytical laboratory under Chain-of-Custody protocols. Soil samples will be analyzed on normal laboratory turnaround time (i.e., five to ten working days) to help control project-related costs.

Petroleum-impacted soil collected during completion of soil sampling activities will be placed on and beneath plastic for eventual disposal by Client representatives. These costs, if necessary and when quantified, will be conveyed to Client representatives.

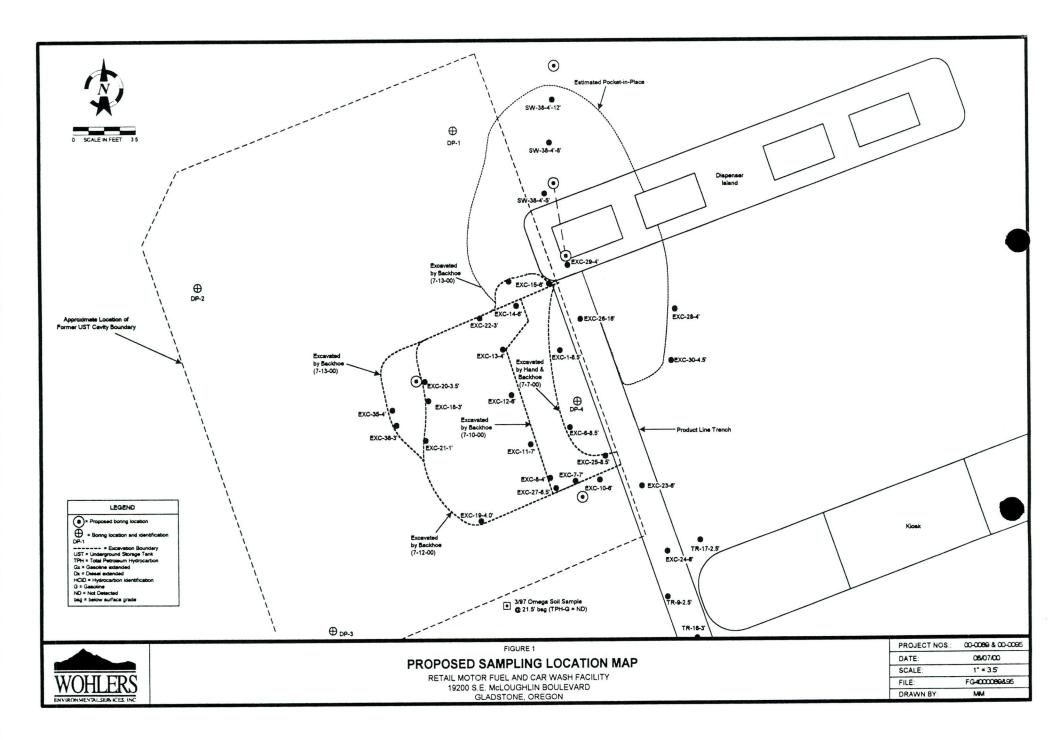
#### TASK III PREPARE ENVIRONMENTAL ASSESSMENT REPORT

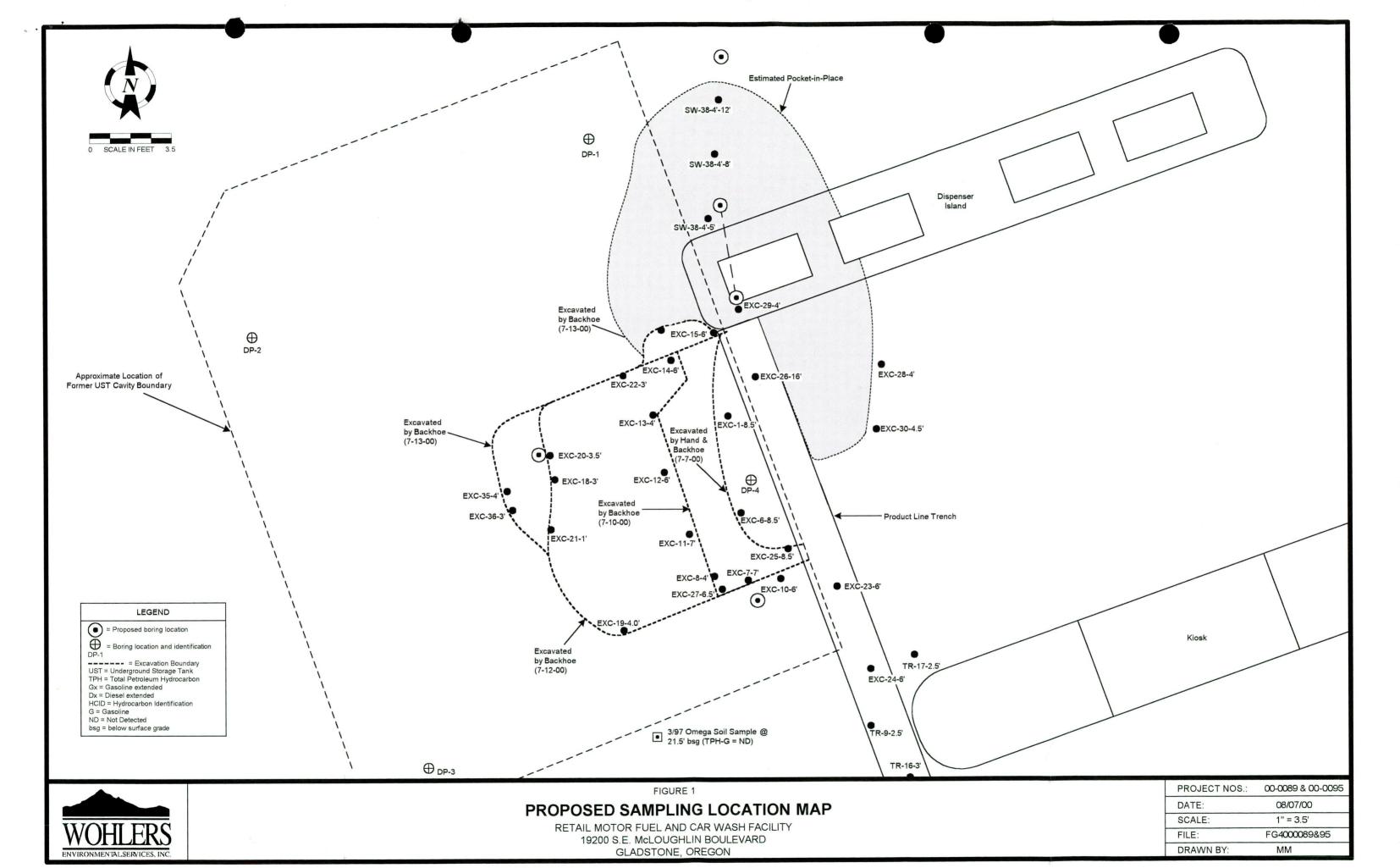
Wohlers Environmental will incorporate the findings from Tasks I-II above in an "Environmental Assessment Report" that summarizes the results of soil sampling activities, including conclusions and recommendations for additional activities, if appropriate. The report will include a description of field procedures, analytical results presented on figures and in tables, boring logs, and final laboratory reports. The report will address those information needs described in the above-referenced 28 September 2000 Oregon DEQ correspondence, including representation of delineated pockets and a figure illustrating the locations of known utilities at and adjacent to the subject site.

#### PROBABLE SCHEDULE

Estimated

<u>Task</u>	Completion Time
Project Planning/Coordination/HSP Environmental Assessment Activities Report Preparation (includes two-week	Two Days Two Days
laboratory turnaround time)	Four Weeks





## Facsimile Transmittal

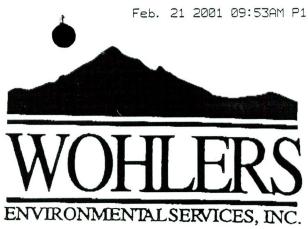
Wohlers Environmental Services, Inc.

Phone: (503) 670-1344 (503) 670-1701 Fax:

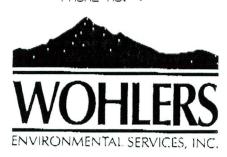
6665 S.W. Hampton Street, Suite 100

Tigard, Oregon 97223

e-mail: ccwohlers@aol.com



Date: 2 of 01	Time: & C(x)
Attention: Rob Hood, DEG/CST	Fax Number:
Company:	503-229-6945
From: Clavis Wohlers	
Number of pages (including cover):	-
Comment(s): Rob - Oreguna	là un The mail
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- till eall	late this week
a early nost	week to discuss.
Reply requested: Yes No	
Original mailed: Yes No	



20 February 2001

Mr. Robert A. Hood, Jr., UST Cleanup Specialist Oregon Department of Environmental Quality, Northwest Region Office 2020 S.W. Fourth Avenue, Suite 400 Portland, Oregon 97201-4987

RE: Transmittal of Scope of Services and Proposed Sampling Location Map Associated with Followup Environmental Assessment Activities at the Gladstone Chevron Facility Located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon Wohlers Environmental Project No. 01-0004; Oregon DEQ LUST No. 03-97-0210

Dear Mr. Hood:

Enclosed for your review and comment is a "Scope of Services" and "Proposed Sampling Location Map" associated with followup environmental assessment activities at the Gladstone Chevron facility located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon ('subject site'). Proposed sampling locations and laboratory analyses reflect comments included in correspondence from the Oregon Department of Environmental Quality (DEQ) dated 28 September 2000, and results associated with previously-completed site environmental assessment activities.

A Wohlers Environmental Services, Inc. ("Wohlers Environmental") representative will contact you during the week of February 19 to verify your receipt of this correspondence and enclosed materials, and to discuss proposed site activities and schedules. We appreciate your assistance with this project and look forward to proceeding with necessary site assessment activities in the coming weeks.

Sincerely,

WOHLERS ENVIRONMENTAL SERVICES, INC.

Christopher C. Wohlers Senior Consultant

Enclosures

cc: Mr. Thomas R. Benke, Esq. (w/encl)

Mr. John Shepanek, JES & Sons (e/encl)

2/01

#### SCOPE OF SERVICES

### TASK I PROJECT PLANNING/COORDINATION/HEALTH & SAFETY PLAN

Wohlers Environmental will provide a representative of the Oregon DEQ with a Scope of Services and proposed sample location map prior to initiation of proposed followup site environmental assessment activities. Subsequently, Wohlers Environmental will contact an appropriate Oregon DEQ representative to discuss proposed activities and schedules.

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JES Scope of Services February 2001 Page 2

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JES Scope of Services February 2001 Page 3

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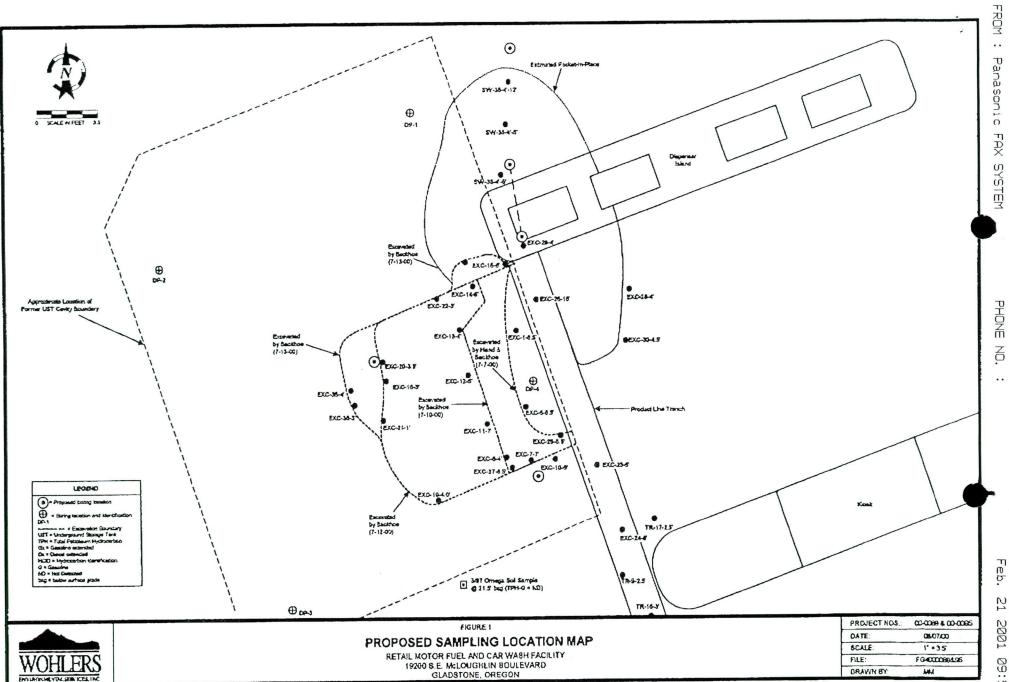
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#### PROBABLE SCHEDULE

Estimated

Task	Completion Time
Project Planning/Coordination/HSP Environmental Assessment Activities	Two Days Two Days
Report Preparation (includes two-week laboratory turnaround time)	Four Weeks



2001 09:55AM P6



TOF ENVIRONMENTAL QUALITY RECEIVED

17 January 2001

JAN 1 8 2001

Mr. Robert A. Hood, Jr., UST Cleanup Specialist Oregon Department of Environmental Quality, Northwest Region Office 2020 N.W. Fourth Avenue, Suite 400 Portland, Oregon 97201-4987

NORTHWEST REGION

RE:

Submittal of Addendum to 5 September 2000 "Subsurface Investigation & Cleanup Report" for the Gladstone Chevron Station Located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon

Wohlers Environmental Project Nos. 00-0089 and 00-0095;

Oregon DEQ LUST No. 03-97-0210

Dear Mr. Hood:

Per your request included in correspondence dated 28 September 2000, enclosed is an original signed addendum to the 5 September 2000 "Subsurface Investigation & Cleanup Report" associated with the Gladstone Chevron Station located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon ('subject site'). The addendum signature page includes a signature by an Oregon Registered Geologist.

Per comments included in your 28 September 2000 correspondence, Wohlers Environmental Services, Inc. ("Wohlers Environmental") anticipates submittal in mid-January of a "Proposed Sampling Location Map" for your review and approval. Proposed sampling locations will address comments in the September 28 correspondence regarding additional delineation of petroleum-impacted soil at the subject site.

Please contact us if you have questions regarding the enclosed signature page addendum, upcoming submittal of followup sampling locations, or other applicable issues.

Sincerely,

WOHLERS ENVIRONMENTAL SERVICES, INC.

Christopher C. Wohlers President/Senior Consultant

Enclosures

cc: Mr. John E. Shepanek, JES & Sons, Inc. (w/encl)

Wohlers Environmental does not warrant the correctness, completeness, currentness, merchantability, or fitness of any information related to records review provided in this report. Such information is not the product of an independent review conducted by Wohlers Environmental, but is only available environmental information obtained by or provided to Wohlers Environmental.

Report Prepared By:

Report Reviewed By:

Christopher C. Wohlers, Senior Consultant

Kelly A. Harrison, Program Manager

Report Reviewed By:

OREGON
TIMOTHY F. O'GARA

GYP
G1246

GFOLOGIS

Tim O'Gara, R.G., Consulting Hydrogeologist



### Department of Environmental Quality

Northwest Region 2020 SW Fourth Avenue Suite 400 Portland, OR 97201-4987 (503) 229-5263 Voice TTY (503) 229-5471

28 September 2000

MR JOHN SHEPANEK
JES & C LLC
1200 NW NAITO PKWY SUITE 690
PORTLAND OR 97209

Re:

Henry's Car Wash/J & K Oil

File No. 03-97-0210

Dear Mr. Shepanek:

The Department has completed review of the report entitled, *Subsurface Investigation & Cleanup Report*, dated 05 September 2000, submitted by Wohlers Environmental Services, Inc., concerning the underground storage tank (UST) cleanup at 19200 SE McLoughlin in Gladstone, Oregon. The Department has the following comments and requests:

- In the vicinity of the existing pocket of petroleum-contaminated soil, as determined by Wohlers on Figure 5, the full extent of petroleum hydrocarbon contamination has not been determined. The Department requests additional soil sampling and analyses to fully determine the vertical and lateral extent of petroleum contamination.
- Based on analytical results, soil sample EXC-6-8.5' detected up to 3,660 parts per million (ppm) of gasoline-range petroleum hydrocarbons at 8.5 feet below ground surface (bgs).
   Samples collected and analyzed in the vicinity of EXC-6-8.5 do not indicate that the full extent of petroleum contamination has been determined. Also, the pocket of contamination was not shown on a site map. The Department requests that this pocket be fully delineated.
- Based on analytical results, soil sample EXC-20-3.5' detected up to 2,270 ppm of gasoline-range petroleum hydrocarbons. Soil samples collected in the vicinity of this sample indicate that full delineation of petroleum-contaminated soil has not been defined. This pocket of contamination was not shown on a site map. The Department requests that this pocket be fully delineated.
- For reporting, it will be necessary to show the pockets of contamination on site maps, both areal and cross-section.
- Please include information pertaining to utilities on the property, including locations, depth, type of utility, and potential to be a migration pathway.

Shepanek 28 September, 2000 Page 2

- Since constituents (1,2,4 TMB and 1,3,5 TMB) do exceed various exposure pathways, it will be
  necessary to re-evaluate these concentrations with the new pocket sizes and to perform site
  specific risk-based calculations. Please note it would be beneficial to collect additional
  constituent data.
- An Oregon Registered Geologist did not sign the report, which is a requirement when the public practice of geology is performed. Please resubmit an addendum to this report indicating approval by an Oregon Registered Geologist. Future reports will need to be signed and stamped by an Oregon Registered Geologist.

The Department requests that the report, which discusses additional investigation and risk-based evaluation activities be submitted by **01 December 2000**. If you have any questions or if I can be of help in any way, please call me at (503) 229-5617.

Respectfully,

Robert A. Hood, Jr. UST Cleanup Specialist

Chris Wohlers Wohlers Environmental Services, Inc. 6665 SW Hampton Street, Suite 100 Tigard, OR 97223

(rah:RAH)



September 12, 2000

SEP 1 4 2000

Mr. Robert A. Hood, Jr., UST Cleanup Specialist Oregon Department of Environmental Quality, Northwest Region Office 2020 N.W. Fourth Avenue, Suite 400 Portland, Oregon 97201-4987

**NORTHWEST REGION** 

RE:

Submittal of "Subsurface Investigation & Cleanup Report" for the Gladstone Chevron Station Located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon Wohlers Environmental Project Nos. 00-0089 and 00-0095 Oregon DEQ LUST No. 03-97-0210

Dear Mr. Hood:

Enclosed is a copy of the "Subsurface Investigation & Cleanup Report" associated with the Gladstone Chevron Station located at 19200 S.E. McLoughlin Boulevard in Gladstone, Oregon ('subject site'). As noted in the report, although a pocket-in-place of gasoline-impacted soil associated with the July 2000 gasoline line puncture release remains in the vicinity of the western edge of the northern dispenser island, evaluation of soil analytical results using the Oregon Department of Environmental Quality (DEQ) Risk-Based Decision Making (RBDM) protocols indicates an apparent absence of feasible current and future risk to human health and the environment associated with either historical gasoline releases or with the July 2000 gasoline release (shallow groundwater was not encountered during completion of site investigation and cleanup activities). Thus, Wohlers Environmental recommends project file closure and issuance of a No Further Action (NFA) finding for the subject site by the Oregon DEQ.

We will contact you during the week of September 18, 2000 to confirm your receipt of the enclosed report, and to discuss your review of the document. Please feel free to contact us in the interim regarding the enclosed report.

Sincerely,

WOHLERS ENVIRONMENTAL SERVICES, INC.

Christopher C. Wohlers President/Senior Consultant

Enclosures

cc: Mr. John E. Shepanek, JES & Sons, Inc. (w/encl)

#### **HOOD Robert**

From:

CCWOHLERS@aol.com

Sent: To: Sunday, September 03, 2000 12:23 PM

hood.robert@deq.state.or.us

Subject:

Gladstone Chevron (03-97-0210)

Rob: As you know, during drivepoint drilling at the site, a product line was punctured and gasoline product was released. Over approximately 50 tons of petroleum-impacted soil in the area of the line puncture have been over-excavated, and lab results have been received associated with the original investigation (i.e., drivepoints and one hand auger boring) and the line puncture. As you might guess, insurance coverage issues and legal negotiations have complicated the situation, but we have begun work on the report associated with the original drivepoint/hand auger assessment and expect to have that in to the Oregon DEQ in September 2000. I believe that we can get the report in for the original investigation by September 20, but this may be qualified by insurance/legal negotiations.

Please feel free to call or e-mail for further discussion.

Christopher Wohlers Wohlers Environmental Services, Inc.

CALL FROMYTO:	Chris Wohlers	DATE: 7/8/00
WITH:	wohlers Enu-	TIME:
TELEPHONE NO:	( ) 670 - 1344	
REGARDING:	New Retense	
FILE NO:	3 -97 210	
SUMMARY OF CAL		
Punched the	ough a product line	during drilling. 212 yds3
of soil rev	moved to far	
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	211	01 1

Ruh Merch Staff Signature Facsimile Transmittal

Wohlers Environmental Services, Inc.

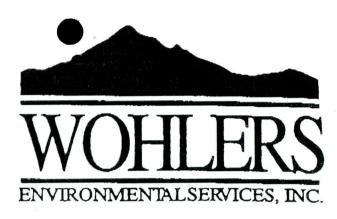
Phone: (503) 670-1344

Fax: (503) 670-1344

6665 S.W. Hampton Street, Suite 100

Tigard, Oregon 97223

e-mail: ccwohlers@aol.com



Date:	7/8/00	Time: 8:45
Attention:	Rob Hood	Fax Number: 229-6945
Company:	OR DEQ	
From:	Kelly Harrison	
Number of p	pages (including cover):	
Comment(s)	: R.b.	
	Attached is the Scope	of Services description and proposed books location
	map for the drivepoint b	of Services description and proposed bombs location round investigation scheduled for Friday July 7
	at the Gladstone Cher	non located at 19200 SE McLoyAlin Blvd
		-0210). Please review and call us if you
	have grestions or comme	
	V	Thanks,
		Kelly

TASK II

#### PHONE NO. : DRIVEPOINT BORINGS & SOIL SAMPLING ACTIVITIES

Wohlers Environmental will request completion of a public utility locate prior to initiation of field activities to assist with identification of public utilities in proposed drivepoint boring locations. Following completion of the public utility survey, Wohlers Environmental anticipates that a total of five onsite drivepoint borings will be completed to between 20 feet and 25 feet below surface grade (bsg). Based on our knowledge of the area of the subject site, our review of a photograph documenting a portion of the UST decommissioning activities completed in March 1997, and discussions with area drillers, Wohlers Environmental anticipates that a drivepoint drilling rig may not be capable of penetrating the gravels and cobbles/rocks apparently present beneath the subject site. Based on the lower costs associated with use of a drivepoint drill rig, however, and the potential for successful completion of proposed borings using the drivepoint technology, initial investigation will utilize a drivepoint drilling rig. If these efforts are unsuccessful, a hollow stem auger drill rig will be employed with costs associated with the initial drivepoint drilling attempt credited to the followup hollow stem auger drilling activities.

Locations of the proposed borings are illustrated on the enclosed figure. Four of the borings will be located beneath the approximate ends of the former two 10,000-gallon USTs. Total Petroleum Hydrocarbon-Gasoline (TPH-G) constituents were detected at 6,680 milligrams per kilogram (mg/kg) or parts per million (ppm) in soil samples collected in March 1997 at approximately 16 feet bsg beneath the northeastern corner and southwestern corner of the former UST cavity, respectively. Thus, Wohlers Environmental anticipates that a minimum of two soil samples will be collected for laboratory analysis from each of the four borings to be completed within the former UST cavity. For the purposes of this proposal, Wohlers Environmental assumes that these two samples will be collected from between approximately 16 feet and 25 feet bsg. The primary objective of soil sample selection and analysis activities is to identify the maximum depth below the cavity at which petroleum-impacted soils are encountered.

The remaining boring will be completed south-southwest of the former UST cavity to an estimated depth of 25 feet bsg. For the purposes of this proposal, Wohlers Environmental anticipates that two soil samples will be collected from this boring. The primary purpose of completion of the fifth drivepoint boring is to assist in definition of the lateral extent of petroleum-impacted soil beneath the subject site (in March 1997, a soil sample was collected at approximately 21.5 feet bsg south-southeast of the former UST cavity and did not contain detectable concentrations of TPH-G constituents).

Soil types will be logged by a Wohlers Environmental scientist during completion of each boring and soil samples will be collected continuously using the drivepoint rig. If a hollow stem auger drill rig is required, soil samples will be collected at approximate four foot intervals. Soil samples will be screened in the field for volatile organic vapors using a PhotoIonization Detector (PID) and for visual/olfactory evidence of petroleum impacts. Results of field screening (i.e., apparent presence of petroleum impacts to soil) will be used to select soil samples for submittal to a laboratory for analysis.

Soil samples will be placed in appropriate sample containers, stored at approximately four degrees centigrade, and transported to an analytical laboratory under Chain-of-Custody protocols.

Wohlers Environmental anticipates that each of the estimated ten soil samples collected from the five drivepoint borings will be analyzed for TPH-Gasoline extended (TPH-Gx) constituents and that two of the ten soil samples subsequently will be analyzed for TCLP Lead and Risk-Based Decision Making (RBDM) Volatile Organic Compound (VOC) constituents, as required by the Oregon DEQ. Soil samples will be analyzed on normal laboratory turnaround (i.e., five to ten working days) to help control project-related costs.

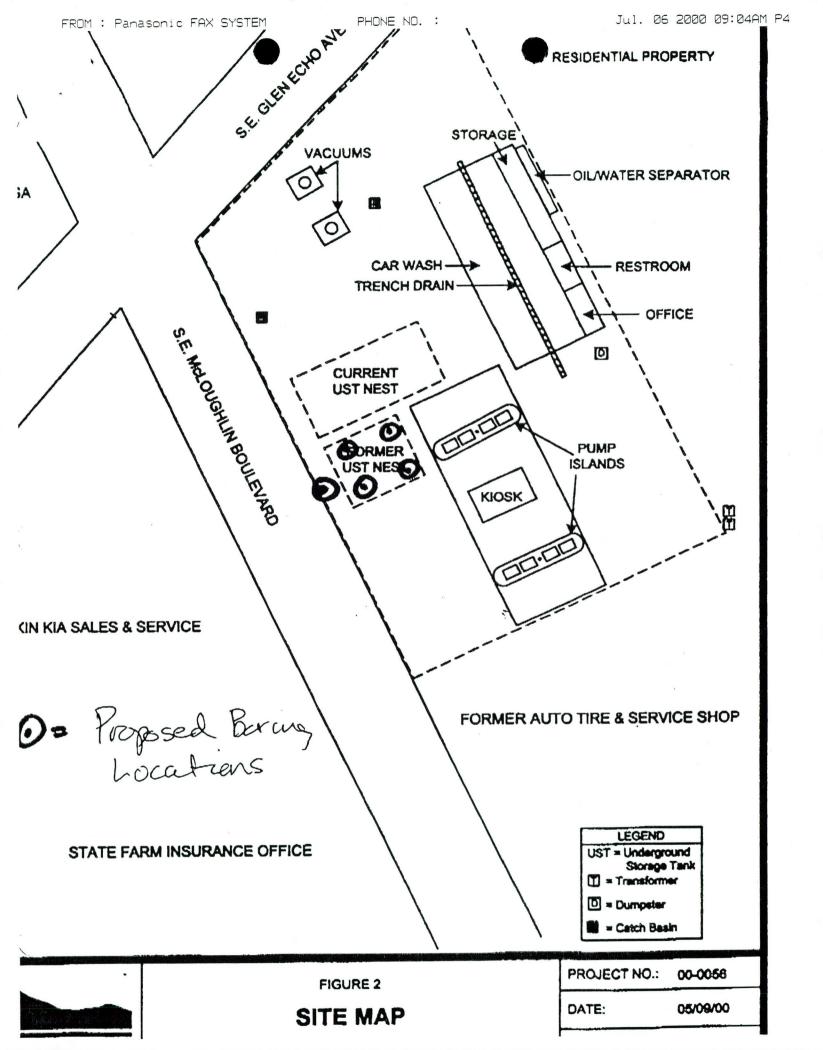
PHONE NO. :

As noted above, the presence of large gravels and/or cobbles or rocks may preclude the use of a drivepoint drill rig at the subject site. If such conditions are encountered, the Client will be informed and verbal authorization from Client to utilize a hollow stem auger drill rig to complete the UST cavity investigation will be obtained prior to proceeding.

In addition to completion of the above-referenced drivepoint borings, one hand auger boring will be completed in the area where a surface oil spill was reported in May 1998. For the purposes of this proposal, Wohlers Environmental assumes that JES & Sons personnel will be able to identify the location of the reported oil-impacted surface area. A single hand auger boring will be completed through the reported oil-impacted soil, and for the purposes of this proposal, Wohlers Environmental assumes that two soil samples will be collected during completion of the boring. One sample will be collected from between surface grade and not greater than one foot bsg, while the remaining soil sample will be collected from beneath this sample at a depth where evidence of petroleum-impacted soil (e.g., odor, staining, etc.) is not observed. The primary purpose of these activities is to assist in characterizing the extent and nature of the impacted soil and, ultimately, for support for project file closure and issuance of an NFA finding for the subject site by the Oregon DEQ.

Soil samples will be placed in appropriate sample containers, stored at approximately four degrees centigrade, and transported to an analytical laboratory under Chain-of-Custody protocols. Wohlers Environmental anticipates that the two soil samples will be analyzed for TPH-Diesel extended (TPH-Dx) constituents and that one of the two soil samples subsequently will be analyzed for Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) and Polynuclear Aromatic Hydrocarbon (PAH) constituents, as likely will be required by the Oregon DEQ prior to closure. Soil sample analyses will be completed on normal laboratory turnaround (i.e., five to ten working days) to help control project-related costs.

Petroleum-impacted soil collected during completion of soil sampling activities will be placed on and beneath plastic for eventual disposal by Client. These costs, if necessary and when quantified, will be conveyed to Client.



## Department of Environmental Quality

## RECORDS TRANSMITTAL LIST

For Records Sent to the Archives, Records Center, or Bekins

UNDERGROUND STORAGE		ID STORAGE	NWR	Page 3 of 3			
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Mer Son

Grenson

63-97-0210

Henry's Contract





#### Department of Environmental Quality

Northwest Region 2020 SW Fourth Avenue Suite 400 Portland, OR 97201-4987 (503) 229-5263 Voice TTY (503) 229-5471

12 June 2000

MR JOHN SHEPANEK JES & C LLC 1200 NW NAITO PKWY SUITE 690 PORTLAND OR 97209

Re:

Henry's Car Wash/J & K Oil

File No. 03-97-0210

Dear Mr. Shepanek:

I have been assigned project manager for this project, concerning the underground storage tank (UST) cleanup at 19200 SE McLoughlin in Gladstone, Oregon. To date, the Department has not received a UST decommissioning and cleanup report as required by Oregon Administrative Rule (OAR) 340-122-0360. Please submit this report by **25 June 2000**, so I may complete the review process. If you have any questions or if I can be of help in any way, please call me at (503) 229-5617.

Respectfully,

Robert A. Hood, Jr.

UST Cleanup Specialist

(rah:RAH)





May 31, 2000

Northwest Region 2020 SW Fourth Avenue Suite 400 Portland, OR 97201-4987 (503) 229-5263 Voice TTY (503) 229-5471

JOHN SHEPANEK
JES & C LLC
1200 NW NAITO PARKWAY STE 690
PORTLAND OR 97209

Re:

Henry's Carwash/J&K Oil

File No.: 03-97-0210

Dear Mr. Shepanek:

On May 26, 2000, we received the signed Cost Recovery Agreement which indicated your interest in participating in the Underground Storage Tank Cleanup Voluntary Review Program.

At the current time, we have a backlog of projects that have signed up for DEQ review through this program. These Projects are being assigned on a first come, first serve, basis. As additional staff resources become available, your project will be assigned to a DEQ project manager. It is currently taking approximately 4 to 6 months from receipt of the agreement and assignment to a project manager. If you have circumstances (property transactions, refinancing, need to conduct onsite soil treatment, etc.) that warrant more immediate assignment, please let us know at your earliest convenience so we can assign the project.

Please make sure that you continue to submit all reports on this project. This will help ensure timely review of your project once a project manager is assigned.

You will be notified as soon as your project has been assigned and provided the name and phone number of the project manager who will be working with you.

We do appreciate your interest in this program and look forward to working with you in the near future. If you have any questions about the status of your site for assignment, please contact Andree Pollock at (503) 229-5474. If you have a general questions about the regulations or cleanup activities at your site, please call (503) 229-5489 and ask to speak to the Underground Storage Tank Duty Officer.

Sincerely,

Andree Pollock, Manager

UST Cleanup and Compliance Section

(AVP:vcb)

PHONE NO. :
DEG BIH FILDOK
DEG MW REGIET



#### COST RECOVERY AGREEMENT

# **NORTHWEST REGION**

This document serves as an agreement between the undersigned (hereinafter "you") and the Department of Environmental Quality (DEQ) regarding DEQ review and oversight of the investigation and/or cleanup of petroleum (hazardous substances) at the property located at:

Facility Name: HENRY'S CARWASH / J+KO;
Address: 19200 SE m CLOUGHLIN BLNO.
City, Zip: GLADSTONE OR
File/Log #: 03-97-0210
Date Sent: 05-25-00

DEQ agrees to review environmental documents submitted by you or on your behalf regarding the investigation and/or cleanup of the above-referenced site. Additional details regarding DEQ oversight will be established upon review of the initial site data.

DEQ requires that persons requiring DEQ review and oversight of investigation and cleanup activities agree to the terms of this agreement and pay project oversight costs.

DEQ project oversight costs will include direct costs and indirect costs. Direct costs include site-specific expenses and legal costs. Indirect costs are those general management and support costs of the DEQ and of the Environmental Cleanup Division (ECD) allocable to DEQ oversight of this agreement and not charged as direct personal services costs. Review and oversight costs shall not include any unreasonable costs or costs not otherwise recoverable by DEQ under ORS 465.255.

DEQ costs are payable within thirty (30) days of issuance of the monthly statement, by check made payable to the "Department of Environmental Quality."

If you elect not to enter into this agreement, it does not release you from any responsibility you might have from any reporting requirements, investigation and/or cleanup of petroleum (hazardous substances) at the above referenced facility. This does not preclude the DEQ from conducting audits or inspections of all or portions of the investigation and cleanup activities associated with this facility. Enforcement action may be initiated if violation of DEQ requirements is found.

Either DEQ or you may terminate this agreement by giving 15 days advance written notice to the other. Only those costs incurred or obligated by DEQ prior to the effective date of any termination of the agreement shall be recoverable under this Agreement. Termination of this agreement will not affect any other right DEQ may have for recovery of costs under any applicable law.

You will hold DEQ harmless for any claims (including but not limited to claims of property damage or personal injury) arising from activities reviewed or overseen under this agreement.

PHONE NO. : DEG 9TH FLOOR

May. 24 2000 09:24AM P5

@ 003/018

17:00 \$7503 220 8945 DEQ NW REGION

This agreement is not and shall not be construed as an admission by you of any liability under ORS 465.255 or any other law or as a waiver by you of any defense such as liability. This agreement is not and shall not be construed as a waiver, release or settlement of claims DEQ may have against you or any other person or as a waiver of any enforcement authority DEQ may have.

The DEQ regional Office will be responsible for the review and oversight of the investigation and cleanup activities associated with the property. Please refer all site specific inquiries to that office.

All inquiries regarding cost recovery and/or invoices should be directed to the Waste Management and Cleanup Program at (503) 229-5913.

If the terms of this agreement are acceptable, please have it executed by an authorized officer in the space provided below. In order to more effectively schedule your project, please return this agreement within thirty (30) days of receipt to: Debi Smith. Department of Environmental Quality, Northwest Region Office, 2020 SW Fourth Avenue, Portland, Oregon 97201.

By: MEMBER  Title: MEMBER  Please provide the following information on where the invoices should be sent.  Individual Name: Title:  Company: JES & C LLC  Mail Address: 1200 NW NAITO PKWY STE 690  City, State, Zip: PORTLAND OR 97209	Accepted and agreed to this 25 day of MAY 18 2006
Please provide the following information on where the invoices should be sent.  Individual Name:  Company: JES & C LLC  Mail Address: 1200 NW NAITO PKWY STE 690  City, State, Zip: PORTLAND OR 97209	By: John A. Shemmeh
Please provide the following information on where the invoices should be sent.  Individual Name: Title:  Company: JES + C   LLC    Mail Address: 1200 NW NAITO PKWY STE 690  City, State, Zip: PORTLAND OR 971209	Title: METABER
Company: JES + C LLC  Mail Address: 1200 NW NAITO PKWY STE 690  City, State, Zip: PORTLAND OR 971209	Please provide the following information on where the invoices should be sent.
Company: JE54C, LLC  Mail Address: 1200 NW NAITO PKWY STE 690  City, State, Zip: PORTLAND OR 97209	Individual Name:Title-
City, State, Zip: PORTLAND OR 971209	Company: JES 4 C LLC
City, State, Zip: PORTLAND OR 971209	Mail Address: 1200 NW NAITO PKWY STE 690
Phone Number: 503-243-6311	City, State, Zip: PORTLAND OR 977209
	Phone Number: 503-243-6311



Franchisor of Oil Can Henry's Quick Lube Centers

May 24, 2000

DEPT OF ENVIRONMENTAL QUALITY
RECEIVED

MAY 26 2000

**NORTHWEST REGION** 

Andree Pollock Department of Environmental Quality 2020 SW Fourth Ave., Suite 400 Portland OR 97201-4987

Re:

J.E.S. & C., LLC

Henry's Car Wash / J&K Oil File No. 03-97-0210

Dear Mr. Pollock,

We are currently in the process of refinancing the property located at 12900 SE McLoughlin, Gladstone, OR and the Phase 1 Environmental Transaction Screen noted the open DEQ file. We would like to close the DEQ file 03-97-0210 as soon as possible. Enclosed please find the completed Cost Recovery Agreement.

My understanding is that a project manager will be assigned our file and assist us in the closing. Please contact me with any questions at 503.243-6311. If possible, please provide me with a time frame of the length of time this will take. Your assistance in this matter is greatly appreciated.

Sincerely,

OCH INTERNATIONAL, INC.

Marsha Emerson Office Manager

> Phone: (503) 243-6311 m Fax: (503) 228-5227



#### Department of Environmental Quality

Northwest Region 2020 SW Fourth Avenue Suite 400 Portland, OR 97201-4987 (503) 229-5263 Voice TTY (503) 229-5471

April 20, 2000

JOHN SHEPANEK
J.E. S. & C. LLC
1200 NW FRONT AVENUE SUITE 690
PORTLAND OR 97209

Re:

HENRY'S CAR WASH/J &K OIL

File No.: 03-97-0210

The purpose of this letter is to provide an update on your underground storage tank (UST) cleanup project, located at 19200 SE MCLOUGHLIN BLVD in GLADSTONE, Oregon, and to inform you of some changes to the DEQ's program. You are receiving this letter because you or your contractor reported a release from the UST system at this property and because the DEQ has not assigned your project to a project manager or closed out your file. File closure occurs when cleanup has met the appropriate requirements and the DEQ has reviewed the reports and issued a "no further action" (nfa) letter.

#### **BACKLOGGED PROJECTS**

The DEQ's first priority is to work on projects that pose the highest threat to human health or the environment. Due to staffing limitations, not all projects are assigned to project managers for review and are placed on DEQ's backlog of work needing to be completed.

To accommodate people who do not want to (or cannot) wait years for the DEQ to work down its list of priorities, the DEQ has set up a program by which responsible parties can request oversight. Filling out and signing a "cost recovery agreement" does this. By signing this document, the responsible party agrees to work with the DEQ in resolving the cleanup issues and agrees to pay the oversight costs which DEQ is required by law to collect.

Once a "cost recovery agreement" has been received for a project, DEQ places the project on a waiting list for assignment to the next available project manager. How long this takes depends on a lot of factors including current DEQ staffing and the number of high priority projects that need to be dealt with. In the past, it has taken up to two years for DEQ project managers to be assigned to a project. Currently the wait is about six months for more complicated projects. If there is an immediate need (i.e. a property transaction pending) for DEQ review, projects are usually assigned within two to four weeks.

Backlog letter Page 2

#### **NEW PROGRAM INFORMATION**

In November 1998, revised rules went into effect for UST Cleanups. These rules included housekeeping items as well as rules governing low impact sites (LIP) and for developing generic remedies. These rules are available at the DEQ's website (<a href="http://www.deq.state.or.us/wmc/tank/200rules.htm">http://www.deq.state.or.us/wmc/tank/200rules.htm</a>) or can be obtained from the Northwest Region office.

Guidance for LIP sites was prepared in December 1998. Copies of this guidance are available at the DEQ's website (<a href="http://www.deq.state.or.us/wmc/tank/lisguid.htm">http://www.deq.state.or.us/wmc/tank/lisguid.htm</a>) or from the Northwest Region office.

During 1999, DEQ developed a generic remedy for risk based assessments. The generic remedy and guidance document was finalized on September 29, 1999. Copies of this guidance are available at the DEQ's website (<a href="http://www.deq.state.or.us/wmc/tank/rbdm\_notice.htm">http://www.deq.state.or.us/wmc/tank/rbdm\_notice.htm</a>) or from the Northwest Region office. This document replaces the DEQ's "Interim Guidance On Incorporating Risk Based Corrective Action For Petroleum Release Sites" (April 1996).

Another significant change is that the cleanup levels in Oregon Administrative Rules (OAR) 340-122-242 (4) have been replaced by the risk based screening levels in the risk based generic remedy.

The new rules and guidance apply to new releases and to cleanups that were not completed by the adoption date of the rules and guidance. If your cleanup was completed prior to these dates, or if you were operating under a DEQ *approved* corrective action plan, DEQ will apply the rules in place at the time of the cleanup when conducting our review.

If you have any questions or would like copies of the above referenced documents, please call Tina Leppaluoto at (503) 229-5472.

In Doe Pollock

Sincerely,

Andree Pollock, Manager

UST Cleanup and Compliance Section

Enclosures: Cost Recovery Agreement

(avp:AVP)

## NWR UST FIELD INSPECTION REPORT

	Inspection Date: 9-10-98
Site Name: Janet Chevron	Total Time* Z Lb
Site Address: 19200 SEMe Coughlin Bli	*Include inspection, travel, paperwork
Gladstone	DEQ Inspector: RBR
File/Facility No: 9343 03-97-02 (both UST & UST Cleanup file #'s as appropriate)	Al Johnson: CUSA
Supervisor License No. : Exp. date (note the name of the license holder with **)	(include company name)
Inspection Type (check all that apply)	
1998 Compliance (partial) Service Cleanup Cleanup SWLA	Retrofit WQ-New Permit e Provider Audit WQ-Existing Permit
Photos Taken? YN (attach) Samples Ta	aken? Y/N (attach results)
INSPECTION RESULTS - IN COM	IPIANCE? Y) N
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Site Sketch (Show North)

















CALL FROM/TO:	Breed Moody DATE: 9-18-98
WITH:	TIME: 1430
TELEPHONE NO:	( ) 656-8348
REGARDING:	( ) 656-8348 Spillage
FILE NO:	
SUMMARY OF CALL	
4. Mgg	, letter or spill clean if couring

Staff Signature

# State of Oregon Department of Environmental Quality 811 S.W. 6th Avenue Portland, Oregon 97204

,	

Number: \_

	POLLUTION COMPLAINT	Date: 5-11-98
Pollution Type:		
AQ SW WQ OB HW SS	OL UT	Time: 2:45
n		served:
Source: CHEVEON -	- J.ANDK. OIL	INC.
JOHN SHE	DANEK -(510)	831-0525
	Street Address	loughlin + GLENECT
GLADSTONE (	Street Address	
City	LACK 97027	Phone
Description: BLACK SC	ARSTANCE SEEPI	NG INTO YARD
@ property C	ine . Seems T	D Be coming
	THE GRASS	
Reported by: Name: BRA	D MOORY	BACK YARD!)
Conf. Address: 54/9		71
Yes City: GLAD S	STONE /	Zip: 97702-7
No County: CLAC	Home Phone: 656-8348	Work Phone: 262-8425
Complaint taken by:	Referred to:	HR 5/12/98
Action taken:		
log # 03-9	7-0210	
Conducted ins	sertion (5-12-78) can	pled J+K
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	ition with all so	
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Rec		
Referred to (Agency or Person)	Date:	
Site Visit Yes No.		Yes No
Complainant Contacted Yes	Date 7-9-98	
Date Resolved 7-9-98		415
Correspondence Attached Ves		.5 4-

File Under \_\_ 03 - 97 - 210

CALL FROM TO:	Brad Mooty	DATE:	7-9-98
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Staff Signature

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FILE NO:	03 97 -210	
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Staff Signature

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FILE NO:	03-97-210		
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		staff Signature	



#### Department of Environmental Quality

June 15, 1998

Northwest Region 2020 SW Fourth Avenue Suite 400 Portland, OR 97201-4987 (503) 229-5263 Voice TTY (503) 229-5471

JOHN SHEPANEK
JES&C LLC
1200 NE FRONT AVENUE SUITE 690
PORTLAND OREGON 97209

File 03-97-0210

Dear Mr. Shepanek:

On May 11, 1998, the Oregon Department of Environmental Quality (DEQ) received a pollution complaint regarding your property located at 19200 SE McLaughlin Blvd. in Gladstone, Oregon. In response, on May 12, 1998, DEQ conducted a site inspection to determine validity of the complaint.

During the site inspection, DEQ collected a sample from the surface soil behind the car wash. Based on laboratory analytical results, motor oil was detected at a concentration of 1800 parts per million. This concentration exceeds DEQ clean up levels for basic numeric soil matrix sites and requires cleanup.

By July 3, 1998, DEQ requests that the impacted soils be removed and confirmatory soil samples be collected. Assessment of off site impacts may be necessary if the limits of the impacted soils are not determined.

If you have any questions regarding this matter, please call me at 229-5472.

Sincerely,

Richard Rose

UST Cleanup/Compliance Specialist

Northwest Region

cc: Renee Lloyd

J&KOilCo.

19200 SE McLaughlin Blvd.

Gladstone, Oregon 97027

# DEPARTMENT OF ENVIRONMENTAL QUALITY

1		Reque	est for A			Case No. 9 8 9 8 3
Purpose:	n/site: 19200 SE Mcloughlin Blueds ed by: RROSE-LXUR To assess petroleum in	Date Sample time Fund Code:	ed: 5-1 03-99- WUSI soils	2-98 -0210 -64-576	Da	te Received in Lab:  te Reported: 'JUN 1 1 1998  eport Data to:
Conditioned				11		
Item #	Sampling Point Description (include time)	Sample con to test(s) Nutrients Basic	tainer ac requeste DO BOD	cording d Metals Organic	Misc.	Test(s) Required
1	At rear of car washing between properties.			1004596		TPH-HCID & quantitate
2						
3						
4			,		,	
5						
6						

Laboratory Comments:

## DEPARTMENT OF ENVIRONMENTAL QUALITY LABORATORI

Analytical Records Report

PAGE 1 of

THURSDAY MAY 21st, 1998

CASE NAME: 980385 19200 S.E. MCGLOUGHLIN 03-97-0210

. COLLECTOR: Rose, R.

SUBMITTER: Rose, R. FUND CODE: 57806 Lust Trust RP Oversite

ITEM # RESULT UNITS TEST

001 Rear of car wash, between properties

05/12/98

007.127.50

ATTACHED mg/L TPH-Diesel LUST Method OIL TPH-HCID LUST Method

# Department of Environmental Quality Laboratory Division GC-FID

#### NWTPH-Dx

Lab #:	980385	Analysis		
Sample #:	Sol. Blank	Date:	19 May 1998	Z13
Item #:	0			

Product identified	Concentration (mg/kg, dry)
None	<25
QA SURROGATE	Expected Actual % Recovery ug/mL ug/mL
ortho-Terphenyl	40 34.542 86

# Department of Environmental Quality Laboratory Division GC-FID

## NWTPH-Dx

Lab #:	980385	Analysis		т.	
Sample #:	L4596	Date:	19 May 1998	EB	
Item #:	1				

Product identified	Concentration (mg/kg, dry)		
Motor Oil	1800		
	4		
QA SURROGATE	Expected Actual % Recovery  ug/mL ug/mL		
ortho-Terphenyl	40 40.489 101		

# QUALITY ASSURANCE REPORT: ORGANICS

Case Name: 19200 SE McGloughlin Blvd.

Case #: 980385

Fund Code: 57806

Sample date: 12-May-98 QA report date: 8-Jun-98

#### Northwest TPH Diesel Method

							mg/kg	, dry				
			Initial S	Sample	QA Sai	nple	Repor	ted			Standard	RPD
Item	Samples	Analyte	(A)	(B)	(A)	(B)	Sample	QA	Diff.	Range	Deviation	RSD
1	Car wash	Motor Oil	1600	2000	NS	NS	1800	#N/A	400	400	#N/A	22%

Data appearing in shaded boxes do not meet QA criteria, refer to analytical report. Data is for information only!

: Exceeds calibration range.

: Probable lab contamination. : Detected But Not Confirmed.

RPD: Relative Percent Difference is computed only when two results are compared.

RSD: Relative Standard Deviation is computed if more than two results are compared.

NA = Not Applicable, NS = No sample

Data which is reported as "less than" (<) is used at 80% the numerical value to calculate difference and RPD.

_						
Surroga	te Spike Recovery	1-0	Chlorooctane	orth	o-Terph	enyl
		Perd	ent Recover	y Perce	ent Reco	very
Item	Samples	(A)	(B)	(A)	(B)	Avg.
. 1	Car wash			96%	107%	102%
	Lab blank	* ,		86%		
Average	e Spike Recovery:	#N/A		96%		

0K RAH 6/8/98

# NWR UST FIELD INSPECTION REPORT

Inspection Date: 5-12-98

		2.5 Ws	
Site Name: Brad Moody	Time Begin	End_	Total*
Site Address: 5410 Glan Echo, Gladsto	*Include insp	ection, travel,	paperwork
File/Facility No.: 03-97-0210  (both UST & UST Cleanup file #'s as appropriate)	Inspector: 7	PHR .	
Others Onsite:	ds	Install (Install (Ins	cility - Full cility - Partial eatment int Audit Provider Audit
INSPECTION RESULTS - IN C	COMPLIANCE?	Ŷ N / NA	======
	rational ex list met act yar rear Che Moody ex discovere	of carry  Mrs. M  D periv  Vron Co  plained  Susp	orm as necessary)  etermine  olarub.  oody, inspecte  note fence  whosh  husband  ovsions mat  garden
4	Lehind	shed.	I rapped

INSPECTION NOTES: (cont.)

to encounter suspect soils. Vegetation in good health, corrently raining, no sheen observed on property. No reason to sample soils. Observed motorcycle work being performed Mot Dave at Cherron Station explained reason for visit. He said Moody was frequent complainant. We walked perimoter believed car wash. I inquired into origin of sheen present on asphalt. Dave explained from car wach trench, fluid spilled. He said they cleaned up spillage. I sampled surfact. Not back with Strang expland findings and will whom of anatytical test results. I Inquired into historic use of shed on property. Moody's have occupied ~ 3 yrs. I explained decommissioning at site wasn't free product possibly local property, historic impacts from shop/shed worth. Will contact with lab results.























# UST CLEANUP TELEPHONE USE REPORT

	CALL FROM/TO	Brady Mook DATE: 6-11-98
	WITH:	complainant TIME: 0930
	TELEPHONE NO:	1 \$1656-8348 W262-8425
	REGARDING:	site
	FILE NO:	03-97-210
	SUMMARY OF CAL	<u>L</u>
-a'.	Robon in	not yet averlable.
7	) @ 30 = (/3	y average.

Staff Signature

# UST CLEANUP TELEPHONE USE REPORT

WITH:	Rence Woyd - Supervision Shepanek  J+K Oil	DATE: <u>5-13</u> TIME: <u>0830</u>	-98
TELEPHONE NO:	( ) 655-3116		
REGARDING:	Complant		
FILE NO:	03-97-210		
SUMMARY OF CAL	L		
Perce exp	lamed that on app	0 rox, 5-11, B	od
Moody go	of a #4 car was	Hury over	the
results	of a 4 car wast	the cong	lained
	and others in a		
for not re	ceiving 4 refund	on car was	h
I seplen	red about have s	spill inciden	to reported
& Dove	e, lab saugle	results a	nel
tell all.			
Renos	will relay into	to owner	
I Suga	gested tacility v	ranage P	roduct
handlin	of (removal) wit	Sh overpro	erontron
to chim.	y (removal) wit	Breownbers	with
	property owner.		
	V 0		

Rose

Staff Signature

Complaint

pd in fue OK 08 3-97-0210

# Oregon Department of Environmental Quality

Underground Storage Tank
Installation Check List

DEQ FACILITY NUMBER: 54

DEQ FACILITY Address:

J+KO(1 Inc

19700 SE Mc Loughlin

This check list <u>must</u> be filled out by the DEQ licensed Supervisor and submitted as part of the installation record in accordance with OAR Chapter 340, Divisions 150 and 160. A new installation must be inspected a minimum of three times and all the requested information provided to the DEQ. (Where a specific item is "NOT APPLICABLE" to the situation, please check the N/A box.) If this form is used by DEQ inspectors, it will be for oversight purposes. DEQ inspectors may not be on site for the entire installation. The licensed UST Service Provider must have a DEQ licensed Supervisor on site during all of the following operations. This checklist must be signed by an executive officer of the UST Service Provider firm and by the licensed UST Supervisor.

FIRST INSPECTION - PRIOR TO PLACEMENT OF THE UNDERGROUND STORAGE TANK INTO THE EXCAVATION.

- 2. Facility has submitted the DEQ permit application 30-day prior to the installation with the appropriate permit fees. Date submitted:
- 3. The DEQ Regional Office was notified 72 hours in advance of the installation.

  Date Notified: 31297
- 4. Has any soil hydrocarbon fuel contamination been observed? If so, was it reported to DEQ? Reported to: Witch Scheel

  Phone number: 239-5263
- 5. Tank and piping materials comply with 40 CFR 280.20 as modified by OAR Chapter 340, Division 150.
- 6. Manufacturer's specification for preinstallation practices have been followed.
- 7. Any detected damage has either been repaired or replaced in a manufacturer approved manner prior to placement in the excavation.
- 8. Tanks have been pressure tested and satisfy API #1615 specifications.
- 9. Tank excavation complies with the standards of API #1615 or PEI/RP 100-90.
- 10. Backfill materials fulfill the tank manufacturer's recommendations.
- 11. Electrical continuity exists between the anode and lead wire.
- 12. Anode locations are such to provide sufficient correstor RECEIVED

Yes	No .	Unknown	N/A
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			/
			/
			/

MAY 1 5 1997

Oregon DEQ Underground Storage Tank
DEQ Facility Number

Installation Check List

38.	Protection has been provided for those gauges, monitoring devices, and other
syst	ems which, when subject to failure by corrosion, would cause a release or impair
the	operation of a monitoring system.

- 39. All piping slopes at an incline towards the tanks.
- 40. Adequate clearance has been provided between piping and trench walls, conduit, monitoring well, utilities, nearby structures, and other system components following NFPA, API or PEI standards.
  - 41. Piping joints have been assembled in accordance with the piping and sealant manufacturer's preparation, application and assembly instructions.
  - 42. All piping installment requirements specified by the manufacturer have been followed and implemented.
  - 43. Assembled piping shows no evidence of leakage at any connection of flexible connectors under both pressure testing and normal conditions.
  - 44. Both overfill protection and leak detection monitoring system requirements of OAR 340-150-001 through 150 have been met and are functioning properly.
  - 45. Tank deflection measurements for FRP tanks have been remeasured at this point and remain within the acceptable limits of the manufacturer's specifications.
  - 46. Installed cathodic protection systems have been tested at this point and are providing adequate protection.
  - 47. Internal and external monitoring and gauging systems are working properly.
  - 48. The above conditions are in compliance and have been installed properly in accordance with OAR Chapter 340, Division 150.
  - 49. Two copies of the as built drawings of the installation have been provided with this checklist and sent to DEQ.

Yes	No	Unknown	N/A
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	Date 3/97
Licensed UST Supervisor's Signature	
Print Name Roy Norman	Supervisor's License Number

Oregon DEQ Underground Storage Tank DEQ Facility Number Installation Check List

- 13. In areas subject to a high water table or flooding, provisions have been made to insure proper anchoring of tanks (full or empty) in accordance with the manufacturer's specifications.
- 14. The above conditions are in compliance and the tanks may be placed into the excavations without any violations.

Yes	No	Unknown	N/A
			/
			/

<b>₹</b>	Inspection Date 397
Licensed UST Supervisor's Signature	
Print Name Roy Norman	Supervisor's License Number 11375

SECOND INSPECTION - AFTER PLACEMENT OF THE UNDERGROUND STORAGE TANK, BUT PRIOR TO BACKFILLING.

- · 15. Tank placement was done in accordance with the manufacturer's specifications.
- 16. Tank was not damaged during installation.

#### SACRIFICIAL ANODE SYSTEMS

- 17. Anodes, dielectric bushings, coatings did not incur any damage during installation.
- 18. Damage to anode connections, coatings or tanks have been repaired in accordance with the manufacturer's specifications.
- 19. Necessary prepacking on each anode has been removed or kept intact according to manufacturer's instructions and/or each anode has been properly placed in its prepackaged backfill material.

#### IMPRESSED CURRENT SYSTEMS

- 20. High silicon iron, graphite or platinum anodes have not been damaged and the associated lead wires and insulation are intact.
- 21. Anodes have been installed according to the manufacturer's specifications.
- 22. The negative terminal of the rectifier has been connected to the structure and the positive terminal to the anodes.
- 23. Continuity of the wire has been tested.

Yes	, No	Unknown	N/A
			/
			V
			V
			V.
			/
			/

24. Cathodically protected structures have not been grounded in such a way as to nullify cathodic protection to the underground storage tank system.

No	Unknown	N/A
		/
		V
	No .	No Unknown

25. A cathodic protection test station is installed.

	Inspection Date	3 97
Licensed UST Supervisor's Signature		
Print Name Roy Norman	Supervisor's License Number _	11375

THIRD INSPECTION - PRIOR TO PLACEMENT INTO ACTIVE SERVICE AND AFTER BACKFILLING.

- 26. Backfill material and installation procedures were done in accordance with the tank manufacturer's specifications.
- 27. All electrical equipment, wiring and related installation has been done in accordance with NFPA 70 and NACE RP-02-85.
- 28. Piping has been pressure tested and satisfies API #1615 specifications.
- 29. Overfill protection devices have been properly installed.
- 30. Piping was not damaged during installation.
- 31. Non-corrosion resistant piping has been cathodically protected.
- 32. Pipe coating (if applicable) has all existing damage (holidays, chips, scratches, etc) repaired in accordance with the manufacturer's specifications.
- 33. Piping has been electrically isolated from dispensers, structures, tanks and other piping systems or conduits.
- 34. Piping has electrical continuity.
- 35. Cathodic protection system installation has been done in accordance with API #1632 or NACE RP-02-85 standards.
- 36. Dissimilar metals have not been connected together.
- 37. All dielectric bushings and fittings are compatible with the liquid stored and the operating pressure of the tank system.

Yes	. No	Unknown	N/A
			/
/	4		
/			
V			
V			
2			
			/

- Oregon DEQ Underground Storage Tank DEQ Facility Number 1343	Installation Check List
Installer's Oath: I certify that the information concerning the	e installation provided on this checklist is true to the best o
my belief and knowledge.	
Installer: Roy Norman	Date 397
Position:	
Position:	
Pattu Moss	Date 497
Executive Officer Signature - UST Service Provider Firm	
Print Name PATTY GOSS	
Owner's Financial Responsibility Information	Section
The tank owner has financial responsibility, if applicable, in accorda	nce with OAR 340-150-004. Please specify:
Method:	6.
Insurer:	-
Policy Number:	
DEQ Mailing Address: This form must be mailed to DEQ 30 d	ays after the installation is completed.
Department of Environmental Quality	
HSW - UST Compliance Section 811 S.W. Sixth Avenue Portland, OR 97204	
For information, call the Underground Storage Tank program, toll	free in Oregon at 1-800-452-4011 or (503) 229-5733.
To information, can the ondpiground diorage rank program, for	ince in Gregorian 1 does 152 for 1 or (505) 225 5755.
DEQ Inspections	
This form may be used by DEQ inspectors for oversight purposes. A DEQ inspector may not be on site during all of the inspection tim the DEQ inspector should check all boxes that are appropriate for facility file.	es listed on this form. In the case of an oversight inspection
	Inspection Date(s)
DEQ Inspector's Signature	

Page 5 of 5 6/91

Car Wash Vapor Recovery Product Piping Turbine turbine Vapor Recovery Monitor monitor O (VIR) UST Upgrade

McLoughlin Blvd.

20,000 Gallon gasoline 20,000 gallon gasoline

S T

Not To Scale

J+K Oil Inc. 19200 SE McLoughlin Glad stone, Oregon

Car Wash Vapor Recovery Glen Echo Product Piping SE Turbine turbine Vapor Recovery Monitor Monitor O (VIR) (V/R) UST Upgrade 20,000 gallon gasoline 20,000 Gallon gasoline J+K Oil Inc. 19200 SE McLoughlin Glad stone, Oregon mcLoughlin Blvd.

Not To Scale



May 6, 1997

Department of Environmental Quality UST Program
811 SW Sixth Avenue
Portland, OR 97204

RE:

J & K Oil Inc. UST Decommissioning & Upgrade

Facility I.D. #9343 19200 SE McLoughlin

Gladstone, OR

To Whom It May Concern:

In March 1997, Omega Environmental decommissioned two underground storage tanks at the above mentioned site. One soil sample was taken under each tank at a depth of 16'. Both showed gasoline detection when analyzed using Oregon DEQ TPH-HCID. They were later quantified using Oregon TPH-G, with the sample under the south tank at 6,680 ppm and the sample under the north tank at 5,340 ppm. A third sample was taken from a test pit in the south end of the excavation at a depth of 21' 6". The sample was analyzed using Oregon TPH-G and had no detection. A site map with sample locations is attached. Also attached are the chain of custody forms and laboratory reports. The UST decommissioning checklist and change-in-service report are being forwarded to DEQ by the property owner.

The property owner chose to backfill the tank pit with the knowledge that gasoline contaminated soil, above the cleanup limits of the Oregon DEQ, was left in-ground.

Our work at the site also included the lining and upgrading of two existing 20,000 gallon underground storage tanks. The appropriated reports for this work are included with this letter

Sincerely,

Patty Goss

Project Manager

DEPT OF ENVIRONMENTAL QUALITY
RECEIVED

MAY 1 5 1997

encl.

NORTHWEST REGION

CC:

Mr. John Shepanek

## LABORATORY REPORT

Omega Services 28395 SW Boberg Rd. Wilsonville OR 97070

PROJECT NAME/SITE:

J&K Oil

REPORT NUMBER:

18479

PROJECT NUMBER:

9711 086

REPORT DATE:

3-20-97

**EXTRACTION DATE:** 

3-18-97

PAGES:

1 of 1

#### **OREGON DEO TPH-HCID**

Analyte: Petroleum Hydrocarbon Identification (Gasoline, Petroleum, Heavy Oil)

Field ID	Lab ID		Surrogate Recovery (%)		
		Gasoline	Diesel	Heavy Oil	
9711 086 S 10 C	31277	Detected≠	ND	ND	97
9711 086 N 10 W	31278	<b>Detected</b> ≠	ND	ND	99
BLANK		ND	ND	ND	· -
Reporting Limits (mg/Kg)	-	20	50	50	-
- Could be ald one on discal #1					

<sup>≠</sup> Could be old gas or diesel #1.

Surrogate is Chlorooctane

ND = Not Detected (below reporting limit or detection limit)

#### **OREGON TPH-G**

Analyte: Total Petroleum Hydrocarbon Quantification for soil

Field ID	Lab ID	mg/Kg (ppm)	Surrogate Recovery (%)
9711 086 S 10 C	31277	6680	*
9711 086 N 10 W	31278	5340	*
BLANK	-	ND	-
Reporting Limit	-	10	_

<sup>\*</sup> Surrogate peak not discernible on chromatogram from analyte peak

Surrogate is p-Bromofluorobenzene

ND = Not Detected (below reporting limit or detection limit)

DEPT OF ENVIRONMENTAL QUALITY RECEIVED

MAY 1 5 1997

NORTHWEST REGION

Research, Laboratory, and Consulting Ser.

CHAIN OF CUSTODY	7/10	R 2 2 1997	2415 S.E. 11th Av	venue • Portland, OR	97214 • (503) 231-9	320 • FAX: 231-934
	CT NAME:	TREGULO/4	P.O.# 1333	3/2	TODAY'S DATE:	3/18/50
COMPANY NAME:	UICES	UKLUUK	PHONE: 682-03		g. 172 - 2	
REPURI ATTENTION:	,	NORMAN	FAX:	g		
SAMPLES COLLECTED BY:		DATE COLLECTE	D: TIME COLL	ECTED: 130 AM		
FIELD I.D.	MEDIA (SOIL, WATER)	CONTAINER WOA VIAL,9 oz. JAR)	PRESERVATIVE (4° C, HCL,)	ANALYSIS	REQUIRED	LAB I.D.
9711086 S 10 C	5016	JAR		HCID	-	3/277
9711086 N 10 W	50/L	JAZ		HCID	3	31278
				,		Land Parameter
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RELINQUISHED BY:	DATE/T 3/18/9		RECEIVED BY:		DATE/	TIME
RELINQUISHED BY:	DATE/Î		RECEIVED BY LAB:	5-166	3/18/AZ PATE	TIME
REMARKS:				UPS FEL	)-EX GREYHOU	

## LABORATORY REPORT

Omega Services 28395 SW Boberg Rd. Wilsonville OR 97070

PROJECT NAME/SITE:

J & K Oil

REPORT NUMBER:

18574

PROJECT NUMBER:

9711 086

REPORT DATE:

3-31-97

**EXTRACTION DATE:** 3-28-97

PAGES:

1 of 1

#### **OREGON TPH-G**

Analyte: Total Petroleum Hydrocarbon Quantification for soil

Field ID	Lab ID	mg/Kg (ppm)	Surrogate Recovery (%)
9711 086 S 10 #3	31520	ND	101
BLANK	-	ND	-
Reporting Limit	-	10	_

Surrogate is p-Bromofluorobenzene

ND = Not Detected (below reporting limit or detection limit)

OMEGA SERVICES, INC.

118574

Research, Laboratory, and Consulting

# CHAIN OF CUSTODY

APR 2 1997

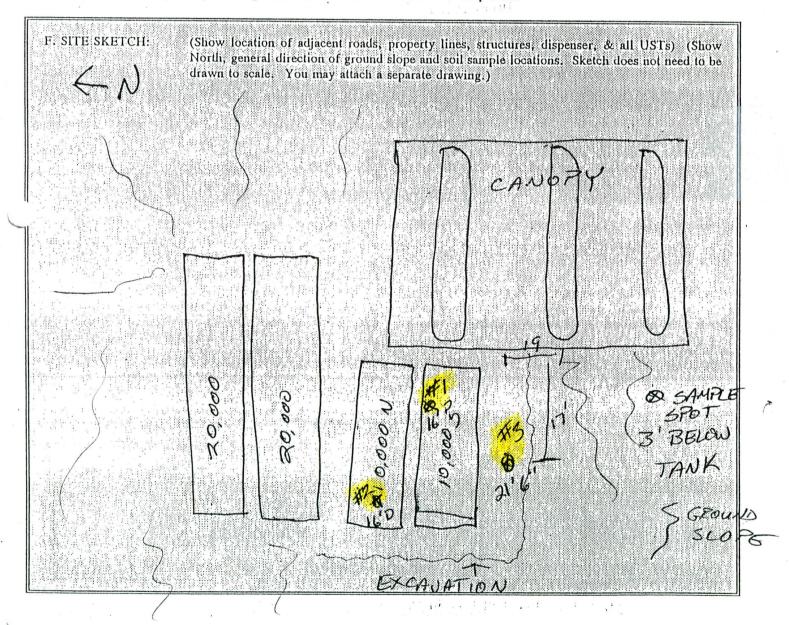
2415 S.E. 11th Avenue • Portland, OR 97214 • (503) 231-9320 • FAX: 231-5.

PROJECT # 971/ 086	PROJECT NAME:	+KOIL	P.O.# /335	339	TODAY'S DATE:	3/28/97
COMPANY NAME: OMEGA			PHONE: 682-0			0,70,7
REPORT ATTENTION:	G055	Ÿ.	EAV.		. 6	
SAMPLES COLLECTED BY:	ZMAN	DATE COLLECTE 3/19/97	D: TIME COLL	ECTED:		
FIELD I.D.	MEDIA	CONTAINER (VOA VIAL,9 oz. JAR)	PRESERVATIVE (4° C, HCL,)		REQUIRED	LAB I.D.
9711086 510#3	5016	JAR	(4 0, 1102,)	TPHG	_	3/520
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RELINQUISHED BY)	DATÉ/TII	ME	RECEIVED BY LAB:	<del>U</del>	DATE/	TIME
REMARKS: 700 300			a.	UPS FEL	)-EX GREYHOUI	ND MAIL
*	7					

# E. CONTAMINATION INFORMATION:

Tan #		odor in		Number of Samples	Laboratory (Name, City, State, Phone)
1 2	NO	463 463	455 455		Wy' East Environmental Sciences 2415 SE 11th Ave. Portland, OR 97214 231-9320

<sup>\*</sup> Note: Sampling is required if groundwater is encountered. See cleanup rules.



# INITIAL (TWENTY DAY) REPORT FORM FOR UST CLEANUP PROJECTS

Note: This report is due twenty (20) days from the date of the release.

DEQ File No	0.: 03 - 97 - 0210					
	v Id. No.:					
Site Name:	bladstone Chevron					
	19200 SE Mcloughlin Blvd.  DEPT OF ENVIRONMENTAL QUALITY RECEIVED					
	bladsforc, OB 97027 APR-9 1997					
INITIAL CI	LEANUP INFORMATION NORTHWEST REGION					
Type of conta	amination (check all that apply):					
✓ Gasoline Other (sp	Diesel Waste Oil Heating Oil Heating Oil					
Ý N	Do you believe that this cleanup project can be conducted under the requirements for an UST Cleanup Matrix site?					
Y N	Did groundwater enter the excavation? If yes, please identify the depth to groundwater in feet below ground surface					
Note:	If groundwater is encountered, soil samples from the soil/water interface must be collected and analyzed for BETX and the appropriate TPH method.					
Y N	Was a sheen or odor observed on any water in the excavation?					
Y N	Did groundwater recharge within 24 hours after pumping the accumulated water from the excavation? Please describe the disposal option selected for the excavation water:					
	, <del></del>					
Y N	Are/were there any vapors present in building or utility corridors? If yes, are you continuing to monitor and mitigate any additional fire and safety hazards posed by vapors and free product? Explain:					

### SOIL MANAGEMENT

Y	Will the level of contamination detected require removal of contaminated soil for treatment or disposal?
within the pu	ontaminated soil temporarily stockpiled onsite prior to treatment or disposal must be contained in a bermed area, kept covered, and the entire area secured to prevent unauthorized access by ablic. If you haven't done this, please explain why:
	PECEIVED
	ntaminated soil is currently stockpiled onsite, please indicate when disposal will occur or when ment will begin: 4-3-97 - howled to TPS
	Note: Contaminated soil cannot be stockpiled onsite for more than thirty (30) days without applying for a Special Letter of Authorization
Estim	ated volume of contaminated soil (tons or cubic yards): 40 Tons
Intend	led disposition of soils (please check one):
	Onsite treatment, Solid Waste Letter Authorization Permit Application attached.
	Offsite treatment, Solid Waste Letter Authorization Permit Application attached.
	Note: Offsite treatment is banned within the Portland Metro boundaries (see enclosed fact sheet).
	Thermal treatment offsite at an authorized facility.  Facility name:
_	Thermal treatment onsite with a mobil treatment unit, permit required from DEQ.  Company name:
	Landfill disposal. Name of Landfill:
	Note: Please attach additional information as necessary to explain any unusual circumstances

This initial report is intended to provide the Department with the basic initial information about activities associated with the release. Future reports must be much more detailed and provide a complete picture of the cleanup project.

associated with this project.

THIS REPORT WAS PREPARED BY:

Individual:	John	N.	Shepan	rele		Pho	one: <u>243</u> .	6311		
Company:	J. F. 3	5. 1	C., 0	166.						
Address: _	1200	NW	Front	Ave	Suite	690,	Postland,	OR	97209	

Please return this form to:

DEQ - NORTHWEST REGION

**UST Section** 

2020 SW Fourth Avenue, Suite 400

Portland, Oregon 97201

If you have questions, call (503) 229-5489 and ask for the underground storage tank (UST) Duty Officer.

REMINDER: Submit UST Decommissioning/Change-in-Service Report forms and UST Decommissioning Checklists to appropriate regional office.

Failure to do so can result in delays to your project and may result in continued billing for the tank permit fees.

Please be aware that a DEQ permit/authorization is required for the following activities:

- 1) Soil aeration, bioremediation (onsite or offsite) or onsite thermal treatment.
- 2) Water discharges to a stream/storm drain from the excavation or treatment tank.

If these activities will be included in your cleanup project, contact the regional DEQ office for the appropriate application forms, information on permit fees and guidance documents.

Note: If there will be emissions from pollution control equipment (e.g. air strippers, vapor extraction systems, etc.), notify the DEQ by phone before installation. Have actual or estimated emissions calculated before calling.

KEEP A COPY OF THIS REPORT FOR YOUR FACILITY RECORDS

Inspection Date: 3-19-97 NWR UST FIELD INSPECTION REPORT 1 hr Site Name: J&K Oil End Time Begin Total\* Site Address: 19 200 SE Mcloughbin Blad \*Include inspection, travel, paperwork Inspector: Kt File/Facility No.: 03-97-210 (both UST & UST Cleanup file #'s as appropriate) Others Onsite: John + Mi Ko Inspection Type (check one) include X Install (New/Retro/StII) company × Decommission name UST Facility - Full UST Facility - Partial × Cleanup isor License No.: Exp. date\_
(note name with \*\* that Lic. No. applies to) Supervisor License No.: Soil Treatment Complaint Potential Site Hazards Distrib. Audit Hazards Appraised? N Service Provider Audit Leak Detection (attach) Photos Taken? YN Fuels (StI/StII/Tanker) (attach results) Samples Taken? YIN INSPECTION RESULTS - IN COMPLIANCE? (Y) N / NA (use back of form as necessary) Notes SITE SKETCH (Plan View) Caref esulto (to be Known with with

Suggested soil matrix be

INSPECTION NOTES: (cont.)

completed, and consider removal versus
pocket belineation, in-place treatment, asses
ow impacts suggested owner consider
options and consulbant advise based on
sample results. No clear options until
lab results known.

# UST CLEANUP TELEPHONE USE REPORT

CALL FROM/TO:	Patty Gass		DATE: 3	20-97	
WITH:	Onega		TIME: 900	-1000	
TELEPHONE NO:					
REGARDING:	JtK O.L				
FILE NO:	03 -97 - 210				
SUMMARY OF CAL	<b>L</b>				
Proliminary	soil analyt	irals 668	5 4 533	ppn TP	4-6
Discussed	direstion a	poject.	I enj	hasired	
That PCS	inipacts n	est Cregi	ine ass	essing	
	out sext. 1600	1		) 1	
in-place t	to be lined	And if	GW 15	mpacted.	
	Various of				
PCS remo	mal pocke	of closus	e aud	possible	
	storing an				
	un extent				1
	conducted				
Discussion	pending	consultat	bion u	176h 010	nes,
	7				
		7032			

Staff Signature









Jak O.L 03-97-210

# UST CLEANUP TELEPHONE USE REPORT

CALL FROM TO: Patty Goss DATE: 3.20.97	
WITH: Onega TIME: 100	
TELEPHONE NO: ( )	
REGARDING: J+K O:L C.	
FILE NO: <u>03-97-210</u>	
SUMMARY OF CALL	
John Shepanek	
J.E.S.C. LLC	
- 1200 NW Front Ave Suite #690	
Portland OR. 97209	
Backfil excavation notice provided. PCS assessment to be completed later	
PCS assessment to be completed later	

Staff Signature

March 20, 1997



JOHN SHEPANEK J & K OIL PO BOX 2243 LAKE OSWEGO OR 97035 DEPARTMENT OF **ENVIRONMENTAL OUALITY** 

NORTHWEST REGION

J & K Oil RE:

File No.: 03-97-0210

Dear Mr. Shepanek:

On March 19, 1997, a release was reported from a petroleum underground storage tank (UST) system at your facility located at 19200 SE Mc Laughlin, in Gladstone, Oregon. responsible party for the facility, you are required to clean up soil, groundwater, surface water and any other media contaminated by the released petroleum according to Oregon Administrative Rule, OAR 340-122-205 through 340-122-360.

An Initial Report Form for UST Cleanup Projects is enclosed, which needs to be completed and returned to this office within twenty (20) days from the date the release was reported. An outline of additional reporting requirements and due dates is also enclosed. A copy of the UST Cleanup regulations will be provided upon request. As the responsible party, you should be aware of what the requirements are, even if you have hired a qualified contractor or consultant to assist you.

## Please reference the DEQ File Number listed above in all future correspondence and reports.

By law, DEO is required to recover all cleanup project oversight costs. DEQ oversight begins with the initial site characterization and continues through site closure. Oversight includes activities such as reviewing reports, preparing correspondence, answering technical assistance questions, site inspections, and enforcement actions. You will be receiving an invoice each month for all oversight activities performed to-date.

DEO's highest priority for oversight are those sites which pose the greatest hazard to human health, safety and the environment. As a result, many lower environmental priority sites will not be reviewed in detail or receive a final "No further action" or "closure" letter from DEQ until the higher priority sites are addressed. However, all projects - simple or complex - require at least some oversight. At a minimum, sufficient review of reports and data submitted is conducted to determine the environmental priority of the cleanup project.

2020 SW Fourth Avenue Suite 400 Portland, OR 97201-4987 (503) 229-5263 Voice TTY (503) 229-5471 DEO-1

John A. Kitzhaber

John Shepanek March 20, 1997 Page Two

For those responsible parties who desire DEQ oversight, regardless of environmental priority, we have developed a Responsible Party Priority Site Program. To receive oversight and more effectively schedule your project, you will be asked to sign an agreement requesting priority review and confirming your agreement to pay DEQ oversight costs in a timely manner.

Not entering into the Agreement does not release you from responsibility for investigation and/or cleanup of the contamination; nor does it mean that you are exempt from paying for DEQ oversight costs. Please be aware that there may be a waiting list for assignment to the next available project manager, and that these projects are assigned on a first come, first served basis. Please read the attached information on the cost recovery and invoice process. We have also included information about the Responsible Party Priority Site Program and an agreement, if you are interested in expediting review of your project. You may contact the Underground Storage Tank Section at (503) 229-5489 if you have questions about cost recovery.

Thank you for your cooperation and continued efforts to comply with the regulations. If you have any questions about the regulations and/or your cleanup please call (503) 229-5618 and ask to speak to the Underground Storage Tank Duty Officer.

Sincerely,

Mitch Scheel Duty Officer

Underground Storage Tanks

Northwest Region

**Enclosures** 

(SHEPANEK: VCB)