



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region Eugene Office

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TTY 711

October 7, 2024

Karrie Knecht
Kdirt LLC
3400 Main Street
Springfield, Oregon, 97478

RE: No Further Action Determination
for Knechts Auto Parts (Former)
LUST 20-23-0839

Dear Ms. Knecht:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Knechts Auto Parts (Former) site/property, including the closure report entitled Site Characterization Report and Request for Closure dated August 28, 2024, which was submitted to DEQ by A&M Engineering and Environmental Services, Inc. (A&M) on your behalf. The Knechts Auto Parts (Former) address is 1082 Highway 99 North, Tax Lot 1200.

DEQ has determined that remedial action to address environmental contamination at Knechts Auto Parts (Former) is complete, and no further action is required. This determination is a result of our evaluation and judgment based on the DEQ regulations and the facts as we now understand them including the following, and as more fully described in DEQ's Staff Memo dated September 5, 2024:

- The site was a service station from 1957 to the early 1970s. The building was expanded and operated as an auto parts store until May 2023.
- Contamination at the site was the result of releases from the former fuel dispensers and a former UST.
- Soil, groundwater, and soil vapor were contaminated with gasoline, diesel, and oil-range hydrocarbons and their constituents. Chlorinated solvents, typically associated with drycleaners were also detected in groundwater and soil vapor. DEQ feels that the chlorinated solvents detected at the site may be from an adjacent dry-cleaning facility.
- Three gasoline USTs and one heating oil UST were abandoned in place. One used oil UST was decommissioned by removal.
- Gasoline-range hydrocarbons at a concentration of 390 mg/kg remain in soil beneath the former fuel dispensers. Gasoline-range hydrocarbons and naphthalene remain in groundwater in the vicinity of the former dispensers and the south side of the property at concentrations above the occupational-ingestions and inhalation from tapwater risk-based concentrations (RBCs).
- The site and surrounding properties are zoned Community Commercial. Tapwater is supplied to the site and surrounding properties by the Eugene Water and Electric Board (EWB). There are no beneficial uses of shallow groundwater in the area. There are no ecological receptors at or near the site. The nearest surface water is the Willamette River, 1.5 miles to the east.
- Complete pathways for exposure are soil ingestion, dermal contact and inhalation for construction and excavation workers and volatilization to outdoor air and groundwater vapor intrusion into

buildings. However, given the current use of the site and zoning, the concentrations of contaminants are below applicable RBCs.

- Public notification of DEQ's proposed closure were sent to adjacent property owners and to the city of Eugene. No comments were received.
- Soil vapor may be contaminated along the eastern and southern portion of the property based on groundwater concentrations. DEQ has concluded that risk from vapor intrusion to the site and adjacent property should be at acceptable levels due to the current use of the site and the adjacent property use as a storage facility.

Based on the available information, soil, groundwater and soil vapor conditions at Knechts Auto Parts (Former) are currently protective of public health and the environment in accordance with Oregon Administrative Rules 340-122-0205 through 340-122-0360. The site requires no further action unless new or previously undisclosed information becomes available, or there are changes in site development or land and water uses, or more contamination is discovered. DEQ has updated the environmental data management system also known as Your DEQ Online (YDO) to reflect this decision.

This letter only applies to the release(s) discussed above. If any contaminated media is encountered in the future, it must be handled and disposed of in accordance with local, state and federal regulations.

A copy of the A&M closure report and DEQ's Staff Memo supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST20-23-0839>. DEQ recommends keeping a copy of all documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Sarah Kingery at (541) 321-3687, or via email at sarah.kingery@deq.oregon.gov.

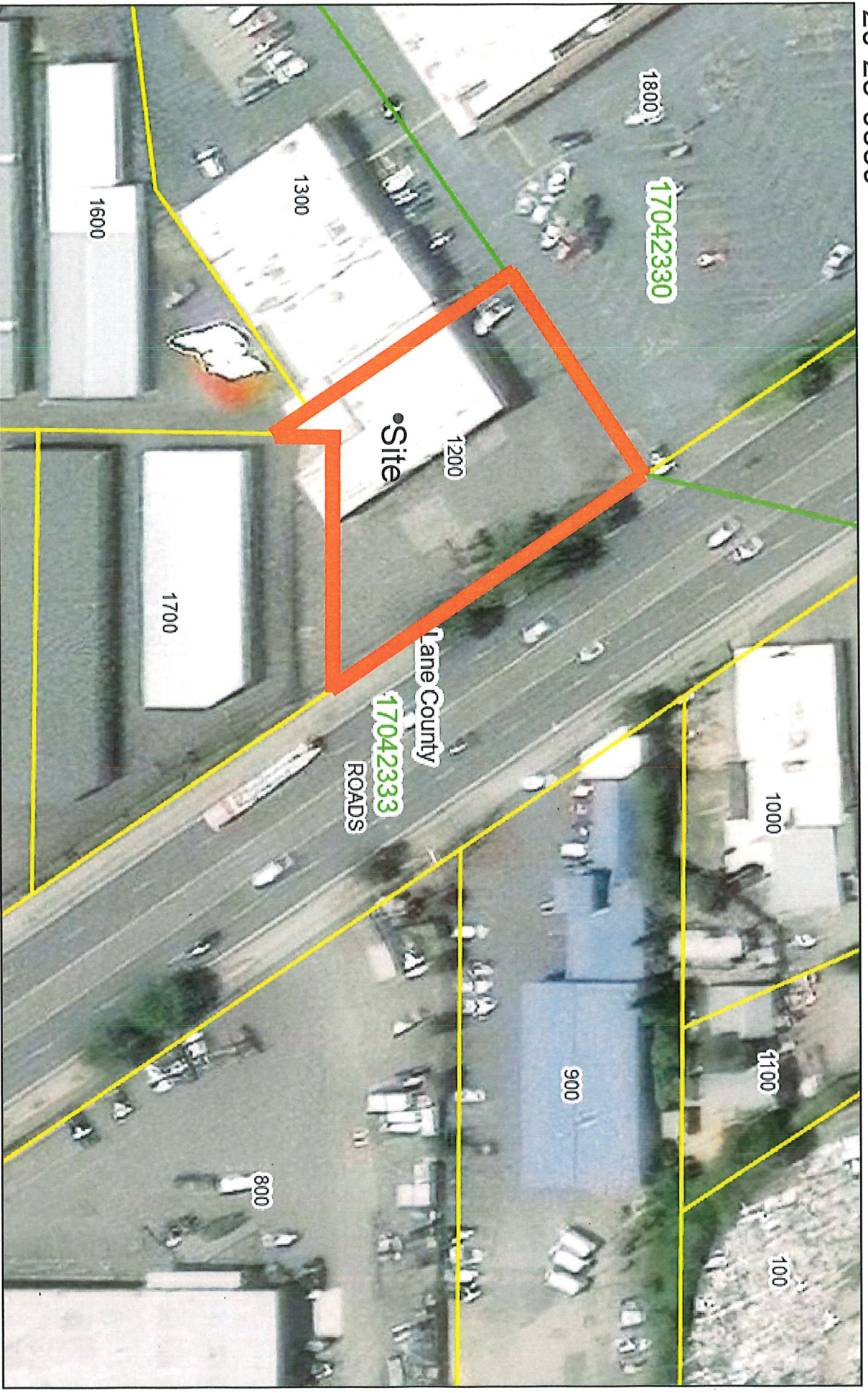
Sincerely,



Brad Shultz, Manager
Western Region Cleanup Section

Attachment: Site Vicinity Map

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mapindex

CountyLines

