



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 926-2257

December 26, 2023

G. and A. Moon Trust
280 North Hemlock Street
Cannon Beach, Oregon 97110
Attention: Jeff Moon

RE: Partial Conditional No Further Action Determination
Gary's Cannon Beach Service Center II
DEQ File No. 04-07-1597

Dear Jeff Moon:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information including the DEQ Staff Memo dated October 10, 2023. This and other reports in the project file summarize investigation and cleanup of contamination from former underground storage tanks (USTs) at the former Cannon Beach Service Center property located at 280 North Hemlock Street, Clatsop County, Oregon (site), also described as Tax Lot 1602 on Clatsop County Assessor's Map 5 10 19 DD (Figure 1).

DEQ has determined that remedial action to address environmental contamination at the former Gary's Cannon Beach Service Center facility is complete on tax lot 1602, and no further action is required conditional upon adherence to the property use restrictions in an Easement and Equitable Servitudes (E&ES) dated July 12, 2023, which was recorded with Clatsop County. Contamination from the former USTs extended offsite onto tax lot 1600 (Webb's Scenic Surf Motel) and tax lot 1500 (Conference Center) and additional remedial action is required on these properties. This partial conditional no further action determination is based on the DEQ regulations and the facts as we now understand them including, but not limited to the following:

- The 0.23-acre site property is developed with an approximately 3,077 square foot building and is zoned Limited Commercial (C1) by the City of Cannon Beach. The service station building is vacant and asphalt-paved parking areas are located on the north and east portions of the property with a gravel storage area on the west (Figure 2).
- Two 4,000-gallon gasoline USTs, and one 6,000-gallon gasoline UST were formerly located in a common excavation northwest of the main building, and one 2,000-gallon gasoline UST was formerly located directly north of the main building in a separate excavation (Figure 2).
- The source of contamination at the site is historical releases from the USTs.
- The site operated as a towing and repair service station and retail fuel sales from the mid-1950s through 2007 when the USTs were decommissioned. Soil and groundwater sampling were performed subsequent to the removal of the USTs and petroleum hydrocarbons as gasoline (GRO) were reported at concentrations as high as 44,200 milligrams per kilogram (mg/kg) and 229,000 micrograms per liter ($\mu\text{g/L}$), respectively. Approximately 252 tons of petroleum-contaminated soil were excavated from the former UST cavity. Removal of the full extent of observed impacted soil was not feasible without compromising the integrity of the retaining walls along the western and northern property lines.
- In September 2008 and February 2009, eight soil borings were advanced to depths of 5 to 15 feet bgs (T-1 through T-8) and completed as temporary monitoring wells (TW1 through TW8) on the former

service center property, Webb's Motel Property and the Conference Center property. The maximum concentration of GRO detected in groundwater collected on the Conference Center property was 128,000 µg/l (TW3). GRO was detected in groundwater in the beach area at 14,600 µg/l (TW7). During additional sampling in the beach area west of temporary well TW-7, GRO was reported at a reduced concentration of 281 µg/l.

- In July 2009, a Level I ecological risk assessment was completed for the site and properties within the LOF. The assessment concluded that while the groundwater plume extended slightly beyond the seawall, the plume does not extend to Ecola Creek.
- In May 2010, eight groundwater monitoring wells were installed (MW-1 through MW-8) in the vicinity of the former USTs.
- In November 2011, four soil borings were advanced to 20 feet bgs and completed as monitoring well (MW-9) and three soil gas wells (PP-1 through PP-3). Wells PP-1, PP-2, and MW-9 were advanced on the Webb's Motel Property, and PP-3 was advanced on the Conference Center property. GRO was detected in the soil and groundwater samples at concentrations of up to 15,100 mg/kg and 80,400 µg/l, respectively.
- In 2012 and 2013, five quarterly groundwater monitoring events and four quarterly soil gas monitoring events were performed. Reported concentrations of GRO exceeded the construction and excavation worker risk-based concentration (RBC) for the direct contact in excavation exposure pathway in each of the wells (except well MW-8) during one or more sampling events. Depth to water data from site monitoring wells indicated generally westerly flow for shallow groundwater. GRO, benzene, toluene, and xylenes were detected during select soil gas monitoring events but none of the reported concentrations exceeded any RBCs.
- Between February and July 2014, soil borings SB-1 through SB11 were advanced near the former USTs, in the beach area, and in the right-of-way east of the site to evaluate residual source area conditions and define the extent of contamination. The highest concentration of GRO in soil and groundwater was reported at a concentration of 488 mg/kg and 419,000 µg/l, respectively, in boring SB-1 near the former USTs. None of the submitted soil and groundwater samples in the beach area had reported concentration above the laboratory MRLs.
- In 2016, a *Corrective Action Plan* (CAP) was prepared to evaluate and select a remedial action for the site. The preferred alternative selected in the CAP included ISCO (oxidant injection and limited soil mixing) in combination with institutional controls requiring a vapor barrier for future construction as the selected remedy. DEQ approved the CAP and recommended remedy in correspondence dated January 13, 2017.
- In January and February of 2017, soil and groundwater on the three affected properties were treated with ISCO using a combination of soil mixing and direct injection into 66 soil borings completed to 15 feet bgs (Figure 3). It was determined through further analysis of site groundwater data that the anticipated timeframe for attaining applicable RBCs through post-injection monitored natural attenuation (MNA) was not optimal for the project schedule.
- In April 2019, confirmation soil sampling was performed in the northwest corner of Gary's Property and the parking area of the conference center property to assess the effectiveness of ISCO in source area soils. The results of the investigation indicate that residual concentrations of GRO in soil are below the respective cleanup level (CUL) for soil.
- In September 2020, an amendment to the corrective action plan was prepared to modify select wells in the monitoring well network for gravity feed of oxidants in the former source area, replace former well MW-3 with a 4-inch remediation well (RMW-3) and expand the well network with three more monitoring wells (MW-10 through MW-12). Subsequent ISCO injection events were performed in December 2020, March 2021, June 2021, and October 2021.

- Four consecutive quarters of confirmation groundwater monitoring was completed subsequent to the injections from December 2021 through September 2022. The MDC for GRO in groundwater on the Gary's Property was reported at 13,400 µg/l in well MW-12 during the September 2022 event, and the MDC for the Webb's Motel Property was reported at 10,700 µg/l in well MW-9 during the September 2022 event. The MDC for GRO on the conference center property was reported at 73,500 µg/l in well MW-11 during the confirmation sampling period, significantly above the site CUL of 14,000 µg/l. A request for a partial conditional NFA was submitted in December 2022 for the Gary's Property and the Webb's Motel Property with additional remedial action proposed on the Conference Center property.
- Although contaminated soil, groundwater and soil gas remain near the former USTs, sub-slab soil gas data show that contamination does not pose unacceptable vapor intrusion risks to occupants of the site building *as the site is currently developed*. This does not preclude such risks to occupants of future buildings constructed at the site, however.
- On July 17, 2023, G and A Moon Trust executed an E&ES prohibiting construction of future buildings for human occupation at the site property without prior DEQ approval of development plans, including plans for additional cleanup and/or vapor mitigation engineering controls incorporated into the design of future buildings. The E&ES was recorded with Clatsop County on July 20, 2023
- DEQ approved a Contaminated Media Management Plan dated December 7, 2023.
- In October and November 2023, DEQ provided notice of the proposed partial conditional No Further Action letter to nearby property owners and the City of Cannon Beach. Comments were received from the owner of Webb's Scenic Surf Motel and DEQ provided response to comments in a letter dated December 6, 2023. No other comments were received during the comment period.
- A beneficial use survey completed for the site found that shallow groundwater does not have a current or reasonably likely future beneficial use as drinking water and site contamination does not pose health risks to area residents or employees through ingestion. The site is covered in engineered surfaces including asphalt and buildings and is devoid of habitat. The nearest ecological receptors are located approximately 300 feet west of the site. Based on the extent of the groundwater plume, stability of the plume in the former source area, and ongoing remediation required on the Conference Center property, contaminated groundwater is unlikely to pose risks to ecological receptors.

Based on the available information, conditions on the former Gary's Cannon Beach Service Center property (tax lot 1602) are currently protective of public health and the environment, conditional upon continued adherence to the conditions in the E&ES. Remedial action is still required on the Webb's Scenic Surf Motel Property and the Conference Center property, and this determination does not apply to those properties. The site requires no further action under Oregon Administrative Rules (OAR) 340-122-0205 through OAR 340-122-0360 unless new or previously undisclosed information becomes available, or there are changes in site development or land and water uses, or more contamination is discovered. DEQ has updated the Leaking Underground Storage Tank database to reflect this decision.

If any contaminated soil or groundwater is encountered in the future, it must be handled and disposed of in accordance with local, state, and federal regulations.

Copies of the DEQ Staff Memo and other reports supporting this No Further Action decision can be viewed at the link below:

<https://ormswd2.synergydcs.com/HPRMWebDrawer/04071597>.

DEQ recommends keeping a copy of all of the documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Todd Vanek at 971-295-8731, or via email at todd.vanek@deq.oregon.gov.

Sincerely,

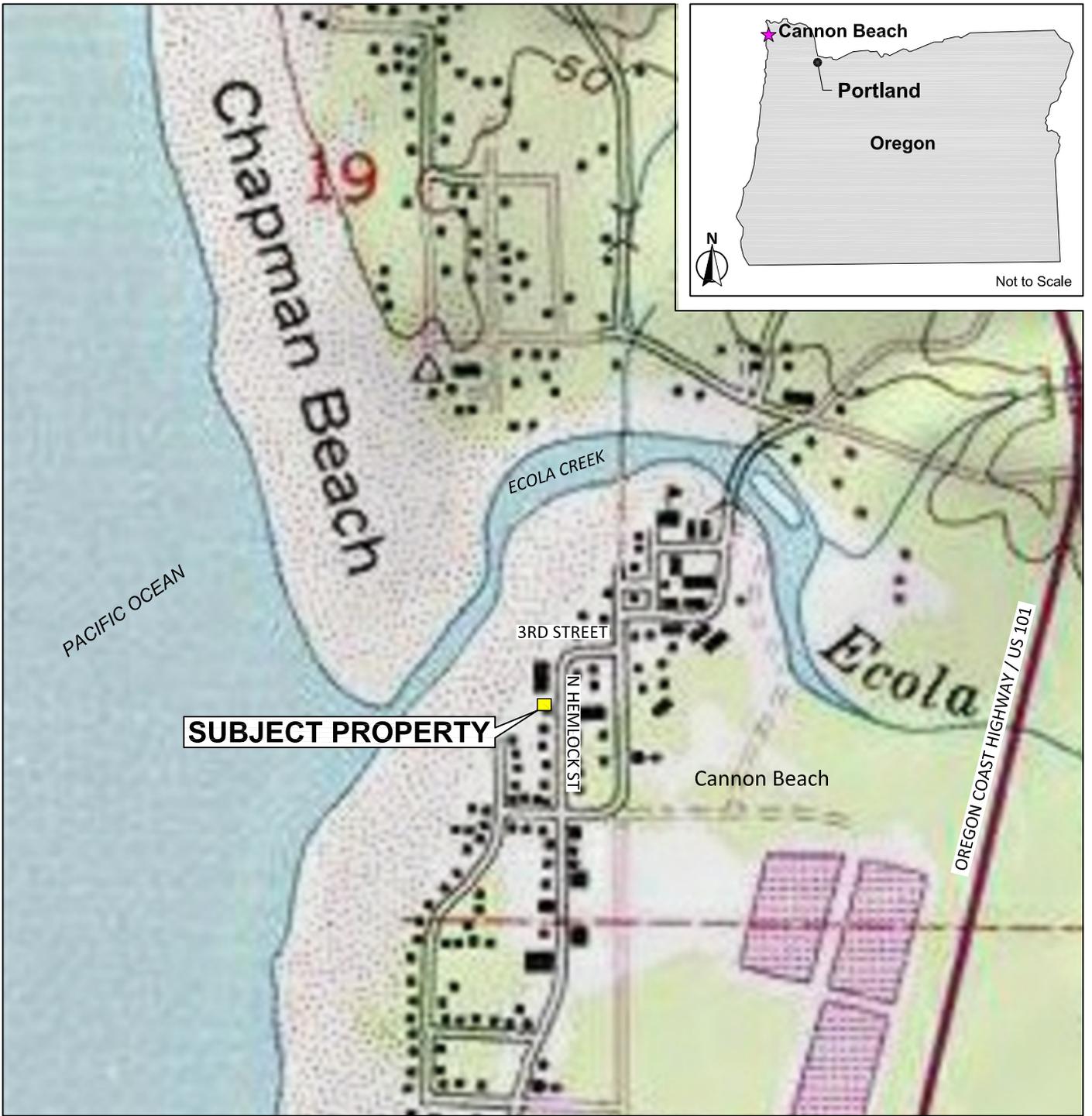
Peter F Donahower

Peter Donahower, Manager
Northwest Region Petroleum Cleanup Section

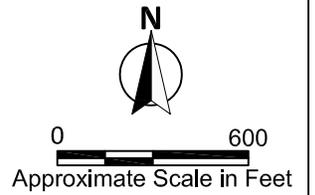
Attachments: Figure 1 – Site Location Map
Figure 2 – Site Plan
Figure 3 – Site Plan with Historical treatment locations.

cc: Joel Harrington, Pacific Crest Environmental, LLC (jharrington@pcenv.com)
Well Construction Program Coordinator (tommy.k.laird@water.oregon.gov)
Well Construction Compliance Coordinator (travis.n.kelly@water.oregon.gov)
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(tjv:TJV)



Source: TOPO! 2007



6/14/2021 173-002-005.dwg FIG 1

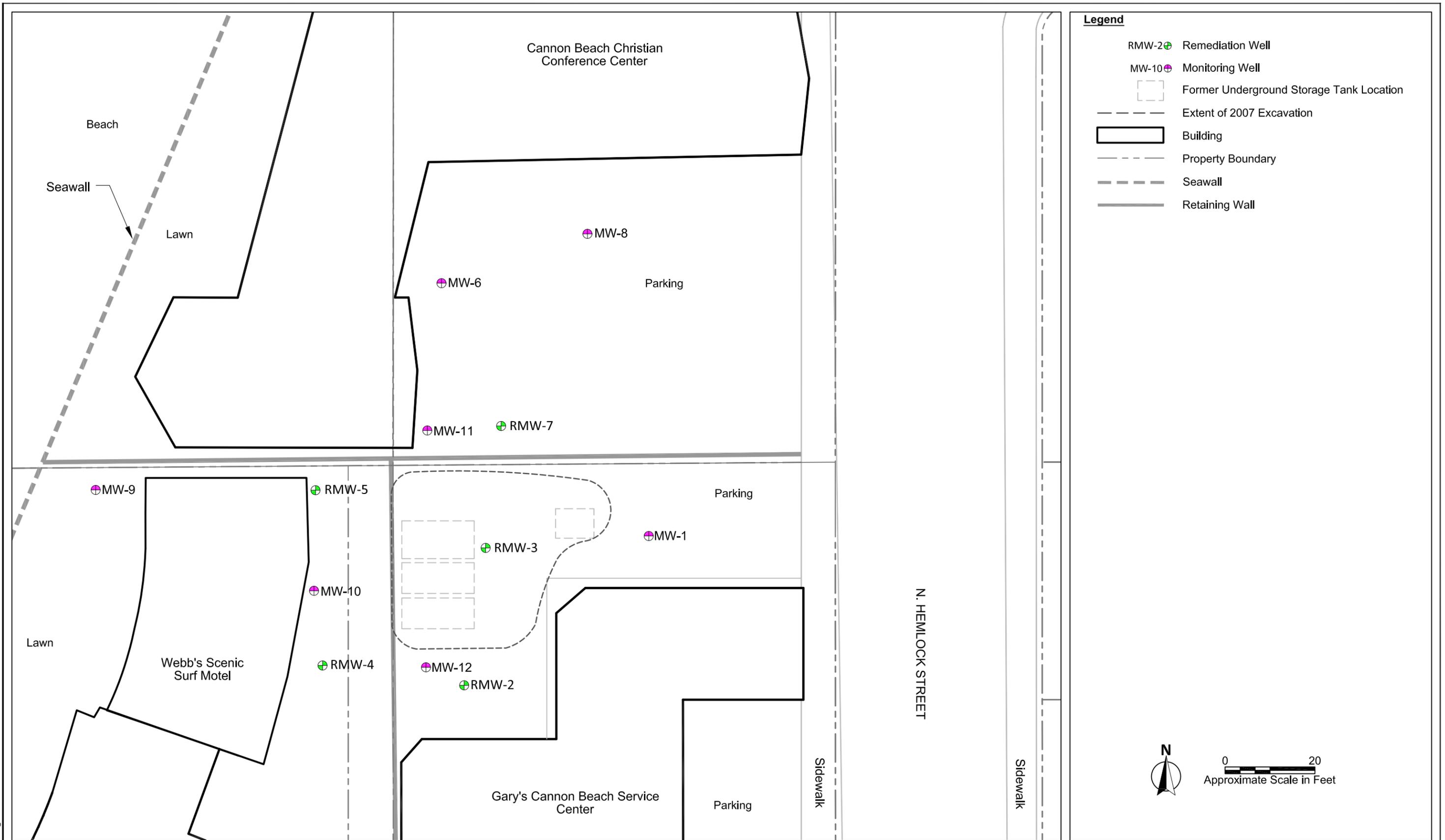


Gary's Cannon Beach Service Center
 280 North Hemlock Street
 Cannon Beach, Oregon

PN: 173-002

Figure 1

Site Location Map



12/2/2022 173-002-040.dwg FIG 2



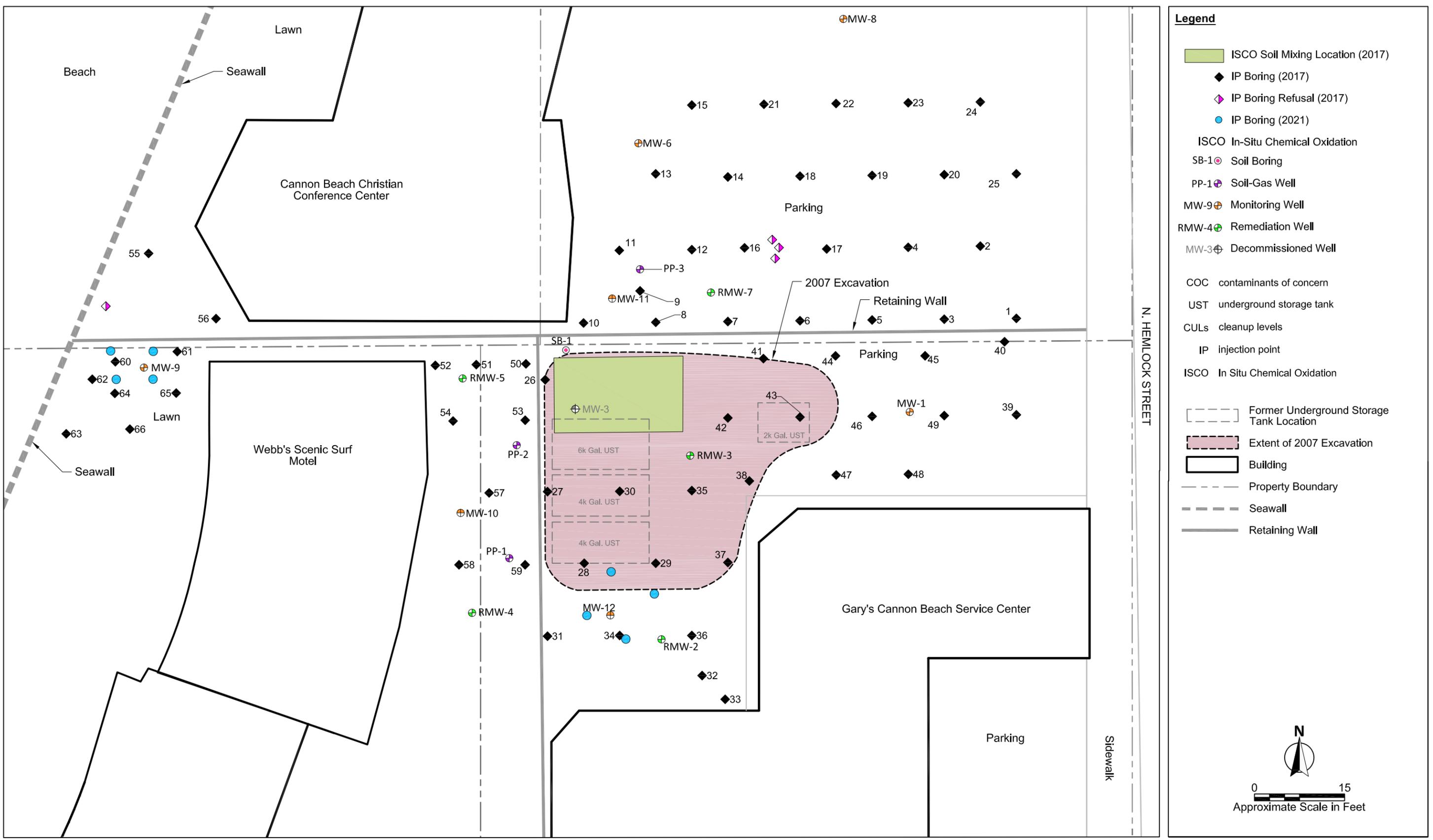
Gary's Cannon Beach Service Center
280 North Hemlock Street
Cannon Beach, Oregon

PN: 173-002

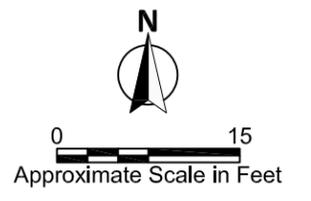
Figure 2

Site Plan

11/11/2022 173-002-046.dwg FIG 3 Historic ISCO



- Legend**
- ISCO Soil Mixing Location (2017)
 - IP Boring (2017)
 - IP Boring Refusal (2017)
 - IP Boring (2021)
 - ISCO In-Situ Chemical Oxidation
 - SB-1 Soil Boring
 - PP-1 Soil-Gas Well
 - MW-9 Monitoring Well
 - RMW-4 Remediation Well
 - MW-3 Decommissioned Well
 - COC contaminants of concern
 - UST underground storage tank
 - CULs cleanup levels
 - IP injection point
 - ISCO In Situ Chemical Oxidation
 - Former Underground Storage Tank Location
 - Extent of 2007 Excavation
 - Building
 - Property Boundary
 - Seawall
 - Retaining Wall



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 280 North Hemlock Street
 Cannon Beach, Oregon
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Sources:
 1. Coles & Associates, LLC
 2. K&S Environmental, Inc.

Figure 3
 Site Plan with Historical ISCO Treatment Locations