

## Former Shady Bend Store: Contamination Assessment

### Background

The former Shady Bend Store, located at 35485 Norton Creek Road in Blodgett, Oregon, sold gasoline from the 1940s until the store burned down in the late 1980s. The property was later acquired by Benton County through tax foreclosure. After acquiring the property, Benton County offered the property for sale. Those interested in the property were unwilling to purchase it due to the historical use and unknown environmental impacts.



*Site view after the Shady Bend Store had burned down and before the removal of underground storage tanks.*

A limited site assessment performed by Department of Environmental Quality (DEQ) in May 2002 did not indicate a release of petroleum products had occurred at the site. However, the presence of sub-standard underground storage tanks (USTs) and the potential for contamination to be present beneath the USTs continued to limit redevelopment opportunities at the site.

### The Brownfields Connection

Brownfields are abandoned, idled or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

DEQ's *Oregon Rural and Economically Distressed Site Assessment Initiative* was developed to assist rural and economically distressed communities assess specific brownfield sites. The Initiative was among 176 grants awarded nationally by the Environmental Protection Agency on June 20, 2003.

The Shady Bend Store was selected as one of the petroleum-contaminated sites in rural Oregon to

have a site assessment performed as part of the Initiative.

### Environmental Site Assessment

DEQ initiated additional assessment in November 2003. Five underground storage tanks were removed to enhance subsurface evaluation and sample collection. Soil contamination identified during the site assessment appears to have been caused by a line leak and is limited to deeper soils in the central portion of the site.

### What Happened Next?

To finish the job, DEQ and Benton County worked together to remove and dispose of the small area contaminated soils identified during the site assessment work. With the cleanup completed, DEQ issued a no further action letter for the site in December 2004. Benton County intends to work with prospective purchasers of the property to determine the best reuse of the site.



*Removal of an underground storage tank prior to subsurface sampling.*

### Alternative Formats

*Alternative formats of this document can be made available. Contact DEQ's Office of Communications and Outreach, Portland, for more information at (503) 229-5317.*

### Additional Information

For additional information on brownfields, visit <http://www.deq.state.or.us/wmc/cleanup/brn0.htm> or contact DEQ's Western Region Brownfield Coordinator, Jim Glass at (503) 378-8240 Ext. 249 or send an e-mail to [glass.jim@deq.state.or.us](mailto:glass.jim@deq.state.or.us)



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