From: SCHATZ Jeff * DEQ
To: MASTER Kara E * DEQ
Cc: DAUGHERTY Katie * DEQ
Subject: RE: former Johnson Oil IRAM report review?
Date: Thursday, June 30, 2022 8:24:03 AM

Good morning Kara-
Thanks for reaching out about this report. I've been so busy with review of Portland Harbor in-water documents I had forgotten about this report. I appreciate the opportunity to review it.
As for general observations not intended for DEQ's formal comments – wow! This might very well be the most petroleum-contaminated site I have seen in my 24 years, even after the removal of more than 1600 tons of contaminated soil. The results seem to confirm what we have suspected for a while – that there was likely some contribution from the second hand store based on the soil analytical data for B-1 through B-3 and SW-1 through SW-6. Something profound occurred in the most northerly of the excavation cells. Overall, I think the project was a success in that we were able to remove some gross contamination.
Otherwise, for the second-hand store property I agree that an E&ES prohibiting future construction without further cleanup/assessment and/or incorporation of vapor mitigation engineering controls into the building design should be executed with the property owner. I also think we need to talk about ways that we'd evaluate potential risks to ecological receptors. Lastly, we might want to talk about how we might perform some additional cleanup if we can secure additional funding. Maybe if we shore up/support the sewer line we could remove (i.e., by hand if necessary) additional petroleum mass, although this would likely be very expensive. There may be other possibilities to consider for in-situ polishing cleanup, although we'd bump up against the same concerns about tight soils with low hydraulic conductivity.
I agree with comments that you and Katie made previously. There are inconsistencies in the way that the potential for possible future residential use is discussed in the report that should be addressed. I also agree with the comments regarding the need to declutter the figures.
I inserted additional comments in Sections 3.3 and 3.11 of the word file for the report.
Nice job on this project, Kara.
Jeff

From: MASTER Kara E * DEQ <Kara.E.MASTER@deq.oregon.gov>
Sent: Wednesday, June 29, 2022 1:10 PM
To: SCHATZ Jeff * DEQ <Jeff.SCHATZ@deq.oregon.gov>
Subject: RE: former Johnson Oil IRAM report review?
I think the goal (and hope) is to get them our comments back this Friday 7/1 on the draft. We had to push back the final submittal deadline for H&A until July 13th because they didn't send the draft to us to review until last Thursday afternoon.
Katie saved the draft report (in all its pieces) HERE.
Again, if you don't have time to get this done by Friday, no worries.
Kara Master
Brownfields Coordinator/Project Manager
DEQ NWR Cleanup Program
(503) 229-6351
Kara.e.master@deq.oregon.gov

From: SCHATZ Jeff * DEQ <Jeff.SCHATZ@deq.oregon.gov>

Sent: Wednesday, June 29, 2022 12:09 PM
To: MASTER Kara E * DEQ <Kara.E.MASTER@deq.oregon.gov>
Subject: RE: former Johnson Oil IRAM report review?
I would be interested based on the history with the project. What is the required timeframe for the review?

From: MASTER Kara E * DEQ <Kara.E.MASTER@deq.oregon.gov>
Sent: Wednesday, June 29, 2022 11:51 AM
To: SCHATZ Jeff * DEQ <Jeff.SCHATZ@deq.oregon.gov>
Subject: former Johnson Oil IRAM report review?
Hi Jeff,
Were you interested in reviewing the IRAM report for former Johnson Oil site?
If so, please let me know and I'll send the shared drive folder link to you. If you don't have any interest or the bandwidth, that's okay, too. Katie's done with her review and I'm doing mine now.
Cheers,
Kara Master
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http://www.oregon.gov/deq/Hazards-and-Cleanup/env-cleanup/Pages/Brownfields.aspx
https://www.oregon.gov/deq/Hazards-and-Cleanup/env-cleanup/Pages/default.aspx