

From: [DANA Kevin * DEQ](#)
To: gmlc1000@gmail.com
Cc: [DANA Kevin * DEQ](#)
Subject: RE: 21025 SW Pacific Hwy
Date: Monday, October 2, 2023 9:47:50 AM
Attachments: [HOT Service Providers.pdf](#)
[image001.png](#)

As requested, attached is our current list of Licensed Service Providers. One of them has a "Western" service territory that doesn't cover Sherwood, but everyone else can help you with your tank.

From: DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Sent: Monday, October 2, 2023 9:04 AM
To: gmlc1000@gmail.com
Cc: DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Subject: 21025 SW Pacific Hwy

Good Morning A.J.,

I did some research on your property at 21025 SW Pacific Highway in Sherwood, and I think I've identified the concern.

DEQ has an open Leaking Underground Storage Tank (LUST) file on your property, under the name "Auto Farm & Garden Equipment". (LUST file #34-08-1021).

Back in 2008, we received a report of a 2,000-gallon leaking heating oil tank (HOT) on your property. It was reported that a soil sample collected adjacent to the tank showed 38,000 parts per million (ppm) of diesel/heating oil. That was the only information we received on the leaking tank.

The file remains open. Although DEQ has not given you a deadline for closing the file, we do require that the file be closed at some point. To close the file, you'll need to retain a licensed HOT service provider to decommission the tank and address any residual contaminated soils.

Most banks and other lending institutions want to see these open files closed before they'll lend money, so this is probably the source of their concerns.

Let me know if you'd like to take the opportunity to close out your open LUST file. If so, I can send you some additional information to get the process started. Otherwise, you're under no obligation from DEQ to close out your LUST file right now, although again you are required to close it out at some point.

Kevin Dana
Cleanup Project Manager
Oregon DEQ | Northwest Region Office
700 NE Multnomah Street, Suite 600
Portland, OR 97232-4100



503-229-5369

Kevin.Dana@deq.oregon.gov



**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
Underground Storage Tank Program**

**HEATING OIL TANK SERVICES
SERVICE PROVIDER REPORT CERTIFICATION**

INITIAL HEATING OIL CLEANUP REPORT FORM

July 3, 2001

Form No. HOT-InitCuRep.2.070301

If required by OAR 340-177-0055(5), complete this INITIAL report and submit it to the DEQ NWR office as soon as possible, but at least within 45 days from the date the release from a heating oil tank is confirmed.

Property Owner Name: Abby Ghiassy DEQ Cleanup File No.: 34-08-1021

Property Address: 21025 SW Pacific Highway

City/State/Zip Code: Sherwood/Oregon/97140 County: Washington

Owner Phone Number: _____

Owner Mailing Address (if different): GKS Properties 250 NW 1st Street Corvallis, OR 97330

8/8/08 Date the release was originally suspected (e.g. water in tank) or confirmed (sight, smell, test).

8/12/08 Date the release was reported to DEQ. Name of DEQ person contacted: reported online
Note: Releases must be reported within 72-hours by owner or service provider.

Circle One
Yes No

A visual inspection of the release has been made and immediate actions taken to prevent any further release or migration of heating oil into surrounding soils or groundwater.

Yes No

Any fire, explosion, and/or vapor hazards in soil or groundwater have been identified and mitigated.
__ Yes __ No __ NA Monitoring for hazards has continued beyond initial identification.

Yes No

As much heating oil/sludge as possible has been removed from the tank. Gallons _____
Name of oil recycling or disposal company (circle one): _____

Yes No

Hazards posed by contaminated soil that has been excavated or exposed have been remedied.
Note: Contaminated soil cannot be stored on-site for more than 30 days without a permit from DEQ.

Yes No

Free product has been observed in the tank pit and/or groundwater (circle any that apply).
Note: Any free product observed must be removed and properly treated/disposed.

Yes No

Groundwater has been encountered during tank decommissioning or cleanup actions taken to-date.
Note: DEQ must be notified immediately when groundwater is encountered at any time.

Yes No

Measurements for the presence of a release where contamination is most likely to be encountered have been made at the time of this report. If yes, note highest TPH sample result: 38,000ppm NWTPH-Dx.

Yes No

Cleanup actions have been initiated at the time of this report. If no, include proposed schedule for cleanup and state reason for delayed cleanup on back of this form: Proposed cleanup date (mo/yr) Responsible party has not contracted Soil Solutions to conduct cleanup activity.

"By my signature below, I state that the information contained in this report is true and complete to the best of my knowledge."

Name of person preparing report (please print): Paul Falman

Signature: Date: 9-23-08

Supervisor License No.: N/A Expiration Date: N/A

Licensed Heating Oil Tank Service Provider Company: Soil Solutions

Company License Number: 16539 Expiration Date: 3/15/2009



Oregon

Theodore R. Kulongoski, Governor

Department of Environmental Quality

Northwest Region Portland Office

2020 SW 4th Avenue, Suite 400

Portland, OR 97201-4987

(503) 229-5263

Fax: (503) 229-6945

TTY: (503) 229-5471

August 12, 2008

ABBY GHIASSY
GKS PROPERTIES LLC
250 NW FIRST ST
CORVALLIS OR 97330

RE: Auto Farm & Garden Equipment II
File No.: 34-08-1021

On August 12, 2008, a release was reported from an underground storage tank (UST) system at your facility located at 21025 SW Pacific Highway in Sherwood, Oregon. As the responsible party for the facility, you are required to clean up the release according to OAR 340-122-0201 through 340-122-0360. These rules require cleaning up the soil, groundwater, surface water and any other media contaminated by petroleum to the appropriate standards or demonstrating that the contamination does not pose a risk to human health or the environment. We are looking forward to working with you to bring this site to closure.

An Initial Report Form for UST Cleanup Projects is enclosed. This form 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 that includes due dates for submittals is also enclosed. A copy of the UST Cleanup regulations or an application for a letter of authorization for soil treatment will be provided upon request. As the responsible party, you should be aware of the requirements for cleanup, 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, DEQ is required to recover 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 questions, site inspections, and enforcement actions. **You will be receiving an invoice each month for all oversight activities performed to date.**

DEQ's highest priority for oversight are those sites that 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, review is conducted to determine the environmental priority of the cleanup project.

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

Ghiassy, File #34-08-1021
August 12, 2008
Page 2

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 Land Quality Division at (503) 229-6635 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 project, please call (503) 229-5263 and ask to speak to the Underground Storage Tank Duty Officer.

Sincerely,



Michael H. Korten, Manager
UST Cleanup and Compliance Section

Enclosures

DANA Kevin

To: PAT@SOILSOLUTIONSENVIRONMENTAL.COM
Subject: OLPRR Incident Report in Accepted Status. Log Number: 34-08-1021

Your on-line tank data submittal has been reviewed and accepted by the State of Oregon
DEQ. New LUST Incident Log Number: 34-08-1021

Reported by: PATRICK GERBIC
Company Name: SOIL SOLUTIONS
Phone Number: 503-234-2118

Site Name: AUTO FARM & GARDEN EQUIPMENT II
Site Address: 21025 SW Pacific Hwy
Site County: WASHINGTON
Site City: SHERWOOD
Site Zip Code: 97140

Date Received: 8/12/2008
Release Type: UnRegulated
Facility ID: 7900

RESPONSIBLE PARTY INFORMATION

First Name: Abby
Last Name: Ghiassy
Organization: GKS Properties, LLC
City: Corvallis
Phone: 503-680-9922
Address: 250 NW First Street
State: OR
Zip: 97330

INVOICE CONTACT INFORMATION

First Name: Abby
Last Name: Ghiassy
Organization: GKS Properties, LLC
City: Corvallis
Phone: 503-680-9922
Address: 250 NW First Street
State: OR
Zip: 97330

Confirmation: Lab:RP
Discovery: SiteAssessment

Cause: Unknown

MEDIA TYPE
Soil

CONTAMINANT TYPE
Heating Oil
Diesel (Motor Fuel)

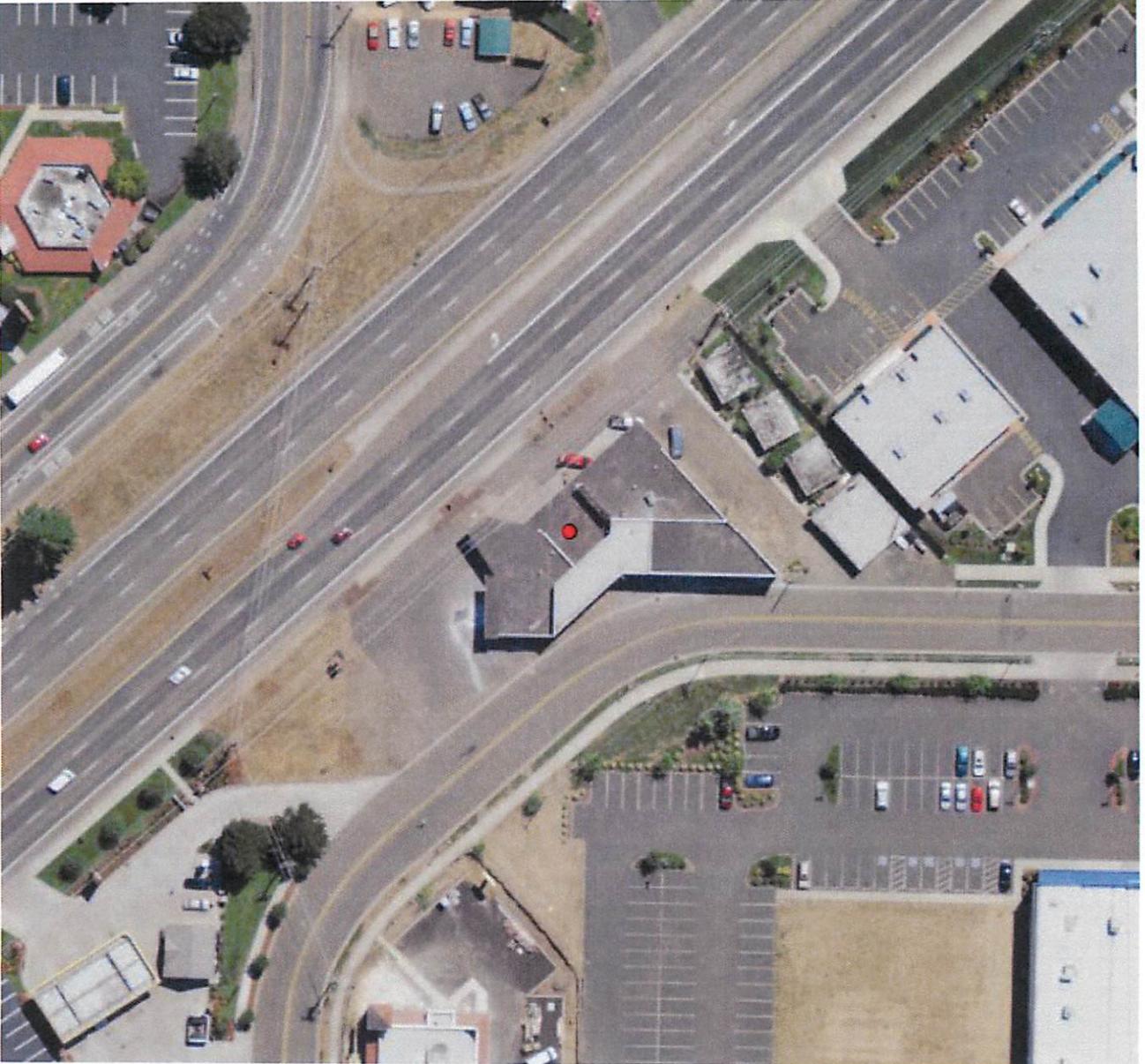
PortlandMaps

21025 SW PACIFIC HWY - SHERWOOD

Summary | Elevation | Garbage | Hazard | Natural Resources | Photo | Property | Water | Sewer | Tax Map | USB | Explorer | Property | Maps | Crime | Census | Transportation | Watershed | Zip Code | Zoning

Aerial Photo

2007 / 06 / 05 / 04 / 03 / 02 / 01 6' / 2' / 4' / 10' / 20' Streets: On / Off Lots: On / Off Dot: On / Off



0 | 100 FT

City of Portland, Corporate GIS 8/12/2008

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO [CITY'S METADATA](#). FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.

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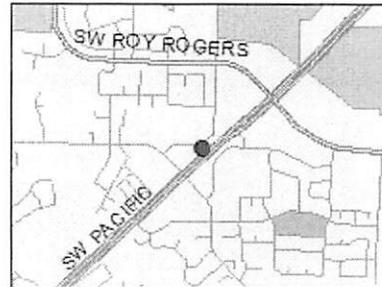
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21025 SW PACIFIC HWY - SHERWOOD

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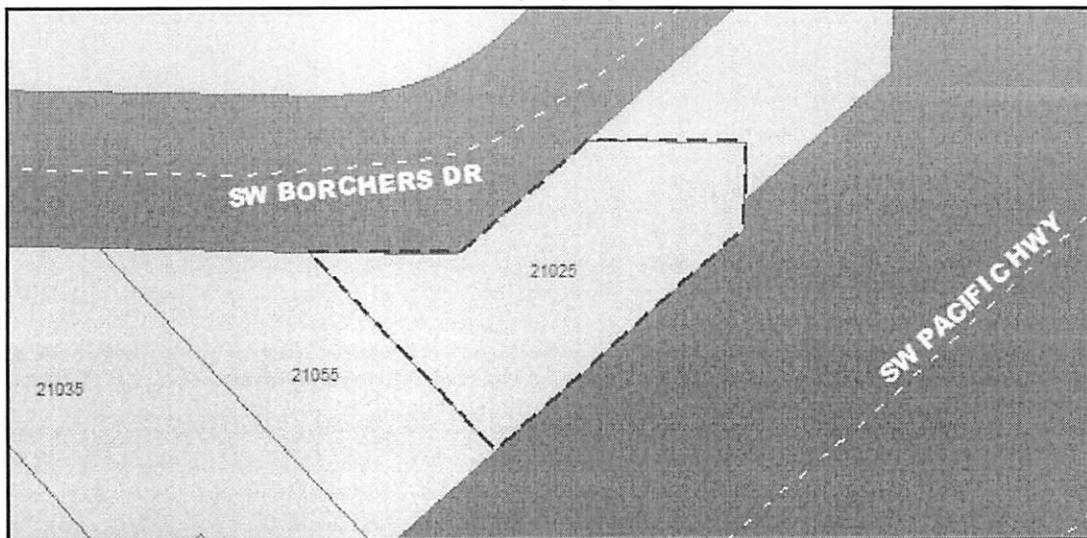
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21025 SW PACIFIC HWY



Description
Size 0 square feet
Number of Bedrooms
Bathrooms

Property Map



Property Value (2007)

Market Value	\$855,530.00
Assessed Value	\$0.00

Taxes ()

Property Taxes	\$0.00
Total Taxes	\$0.00

Misc Info

Year Built	0
Foundation Type	
Interior Finish	
Roof Style	
Roof Cover Type	
Flooring Type	
Heating/AC Type	

City of Portland, Corporate GIS

Assessor Data Updated 7/28/2008

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DANA Kevin

From: Oregon DEQ - Do not reply [OregonDEQ@deq.state.or.us]
Sent: Tuesday, August 12, 2008 10:57 AM
To: DEQTanksReviewNWR
Subject: OLPRR LUST Tank Start Notification for DEQ Staff

New LUST Incident information submitted to State of Oregon DEQ for review.

Contractor : SOIL SOLUTIONS
Reported by: PATRICK GERBIC
Phone Number: 503-234-2118

Site Name: Ghiassy
Site Address: 21025 SW Pacific Highway
Site City: Sherwood
Site Zip Code: 97140

Site County: Washington
Received by State of Oregon DEQ : 8/12/2008 10:56:36 AM.

OLPRR Review

Contractor
Maintenance

Review Type DEQ Office

NEW

1 of 4 Records

OLPRR# 11952

Incident Data

Reported By PATRICK GERBIC

RepBy Phone 503-234-2118

Company SOIL SOLUTIONS

Lookup LUST

Log Number 34-08-1021

Site Type UnRegulated

Site Name Auto Farm & Garden Equipment II

Received Date 8/12/2008

Site Address 21025 SW Pacific Hwy

County Washington

Other

Facility Id 7900

City Sherwood

Zip Code 97140

Phone

Responsible Party

Mail Contacts

Invoice Contact

First Name Abby

First Name Abby

Last Name Ghiassy

Last Name Ghiassy

Organization GKS Properties, LLC

Organization GKS Properties, LLC

Address 250 NW First Street

Address 250 NW First Street

Address2

Address2

City Corvallis

City Corvallis

State OR Zip Code 97330

State OR Zip Code 97330

Phone 503-680-9922

Phone 503-680-9922

E-Mail

E-Mail

Site Assessment

Discover Date 8/8/2008

Discovery SiteAssessment

Cause Unknown

Source Tank

Confirmation Lab:RP

Contaminants

Heating Oil

Leaded Gasoline

Misc. Gasoline

Diesel (Motor Fuel)

Groundwater

Free Product

Waste Oil

Unleaded Gasoline

Lubricant

Solvent

Surface Water

Vapor

Other Pet. Dist.

Chemical

MTBE

Unknown

Drinking Water

Soil

Impacted Media

Q-Time # 40682