



Oregon

Tina Kotek, Governor

Department of Environmental Quality
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October 7, 2024

Rich Reinhard
United Fueling
PO Box 5609
Salem, Oregon 97304

RE: No Further Action Determination
for Ernie's Chevron, Salem
LUST 27-24-0051(see also closed LUST 27-00-4045)

Dear Mr. Reinhard:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Ernie's Chevron site/property, including the closure report entitled Additional Risk-Based Environmental Assessment Report dated December 5, 2023, which was submitted to DEQ by Anderson Geological on your behalf. The Ernie's Chevron address is 5322 Dallas-Salem Highway NW, Polk County, Tax Lot 3003.

DEQ has determined that remedial action to address environmental contamination at Ernie's Chevron 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:

- The site has been occupied by a retail gasoline station since the 1940s. Use of the site (DEQ UST Facility # 4827) is not expected to change.
- Contamination was the result of leaks from Underground Storage Tanks (USTs), dispensers, and associated piping that were installed in 1988.
- Soil is contaminated with gasoline and diesel-range hydrocarbons and some associated constituents.
- The UST system was decommissioned and replaced with modern equipment in 2023. Approximately 500 tons of contaminated soil was excavated and disposed of at Coffin Butte Landfill.
- Contaminated soil remains in the base and sides of the former UST excavation at depths of 3 to 14 feet below ground surface and beneath the fuel dispensers at depths of 3 feet and greater. Water was encountered in the excavation and contained oil-range hydrocarbons at a maximum concentration of 485 µg/l.
- The site is zoned Commercial General. Adjacent land use is commercial and agricultural. There are domestic and commercial water wells in the vicinity of the site. These wells are located cross gradient of inferred groundwater flow. A previous conditional no further action issued for a separate release at the site (LUST 27-00-4045) restricts use of groundwater at the site. These previous restrictions are still valid and remain in effect. There are no sensitive areas onsite or on adjacent properties. Remaining contamination is greater than 3 feet bgs and therefore ecological receptors are not being considered.
- Concentrations of gasoline-range hydrocarbons and some volatile organic compounds (VOCs) exceed the leaching to groundwater RBCs. Groundwater use at the site is restricted and therefore this pathway is incomplete. Gasoline and diesel-range hydrocarbons exceed the soil screening levels for

vapor intrusion. Concentrations of total petroleum hydrocarbons and VOCs detected in a sub-slab vapor sample, taken from beneath the current station building, were below all applicable RBCs. Under the current site use and configuration, the vapor intrusion pathway is incomplete.

Based on the available information, soil conditions at Ernie's Chevron 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 use, 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 related to the 1988 UST system 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 Anderson Geological assessment report supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST27-24-0051>. 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.

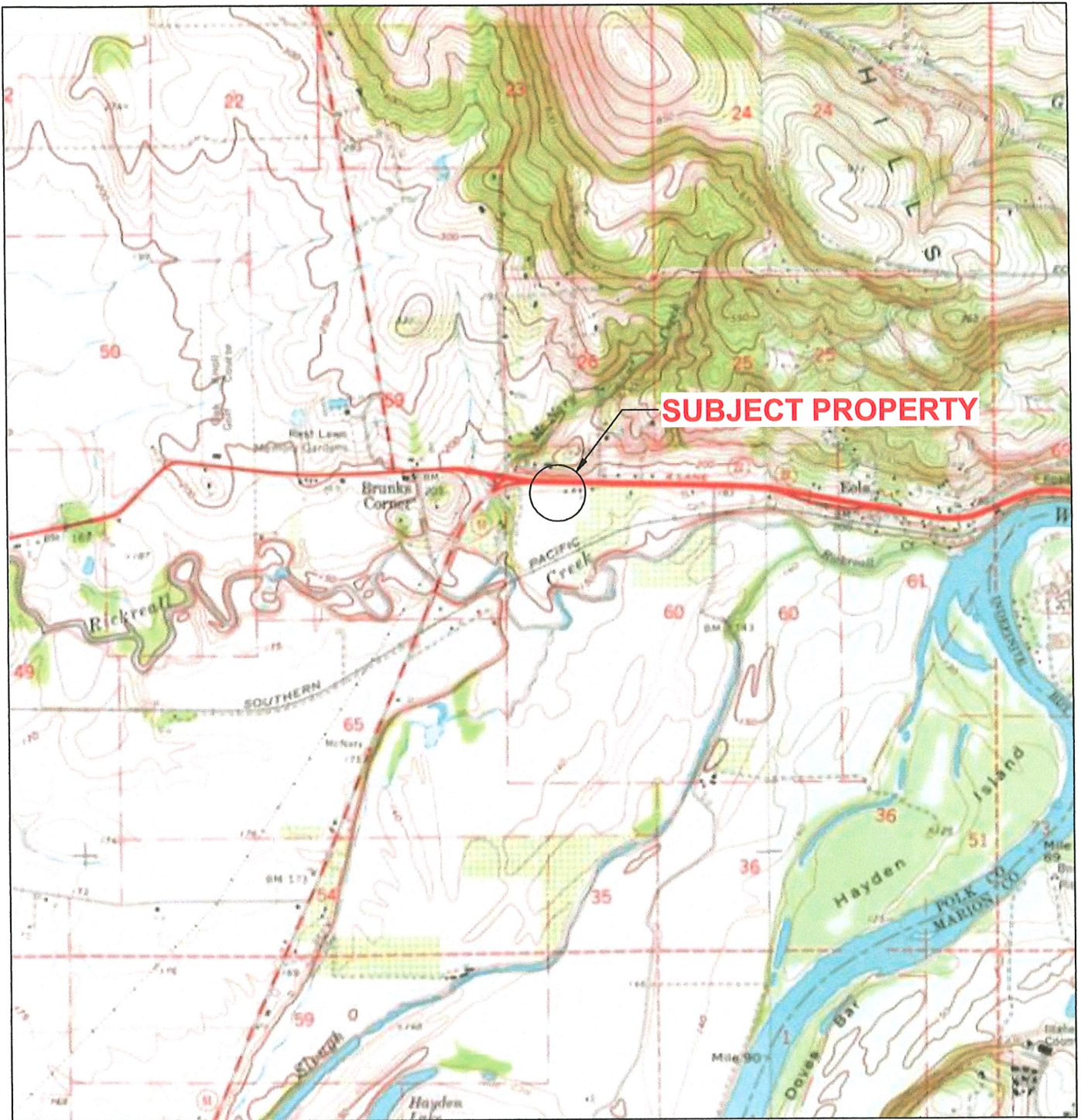
Sincerely,



Brad Shultz, Manager
Western Region Cleanup Section

Attachment: Site Location Map
Water Wells near Subject Property

cc: ORMS LUST27-24-0051



A G ANDERSON GEOLOGICAL	SITE LOCATION MAP		
	5322 Salem Dallas Highway NW Salem, Oregon		
SIZE A		PROJECT NO. 1846.01	REV
		Dec. 2023	FIGURE 1





Image is from Oregon Water Resources Dept.
Well Report Mapping Tool

		Water Wells near Subject Property	
5322 Salem Dallas Highway NW		Salem, Oregon	
SIZE A		PROJECT NO. 1846.01	REV
Dec. 2023		FIGURE 3	