



Oregon

Kate Brown, Governor

Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-5263

FAX (503) 229-6945

TTY 711

May 23, 2022

Kiran Supra
Supra Store, Inc.
904 NE 224th Circle
Ridgefield, WA 98642

RE: No Further Action Determination
for Jackpot Market in Scappoose
LUST #05-20-0194

Dear Mr. Supra:

The Oregon Department of Environmental Quality (DEQ) has completed a review of available file information for the Jackpot Market site, including the *Subsurface Environmental Investigation* report submitted to DEQ by Point Source Solutions on April 26, 2022 on your behalf. The site address for the Jackpot Market is 51883 Columbia River Highway, Tax Lot 30213B 100.

DEQ has determined that remedial action to address environmental contamination at the Jackpot Market site 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 is located at the intersection of Columbia River Highway and Old Portland Road in Scappoose. A gasoline service station has operated at the site since 1987.
- Four fuel dispenser pumps at the site were replaced in February 2020. During the replacement, a soil sample was collected beneath each dispenser and analyzed for petroleum hydrocarbons.
- Contamination consistent with diesel was identified beneath the westernmost dispenser, at a concentration of 3,390 parts per million (ppm). The contaminated sample was further analyzed for petroleum constituents, including polycyclic aromatic hydrocarbons (PAHs) and benzene, toluene, ethylbenzene and xylenes (collectively abbreviated BTEX). Only phenanthrene (0.0701 ppm) and pyrene (0.0950 ppm) were detected. The contaminated soil was left in-place.
- In April 2022, additional soil samples were collected to the north, south, and west of the dispenser to determine the extent of the contamination. (Another dispenser blocked access to the east).
- The three soil samples were collected four feet below ground surface (bgs) and were analyzed for diesel and heavy oils. No diesel or heavy oils were detected.
- No groundwater was encountered to a maximum explored depth of 15 feet bgs.
- The concentration of 3,390 ppm diesel in the soil is below DEQ's risk-based concentrations of 4,600 ppm for direct contact by construction workers, 9,500 ppm for leaching to groundwater, and 14,000 ppm for occupational exposures.
- Surrounding land uses are a mix of commercial and residential, and Scappoose High School is across Columbia River Highway to the east. However, no contamination is known to extend off-site.

- The nearest significant ecological habitat is wetlands associated with South Scappoose Creek, approximately 1,700 feet west of the site. As contamination at the site is confined to soils beneath a fuel dispenser, no complete ecological exposure pathways are present.

Based on the available information, soil conditions at the Jackpot Market site 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 uses, or more contamination is discovered. DEQ will update the Leaking Underground Storage Tank (LUST) database to reflect this decision.

This letter only applies to the release(s) 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 Point Source Solutions report supporting this No Further Action decision can viewed on [DEQ's LUST database](#). 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 Kevin Dana at 503-229-5369, or via email at kevin.dana@deq.oregon.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Parrett', with a long horizontal flourish extending to the right.

Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachments: Site Maps

cc: Kyle Fisher, Point Source Solutions
LUST #05-20-0194 File

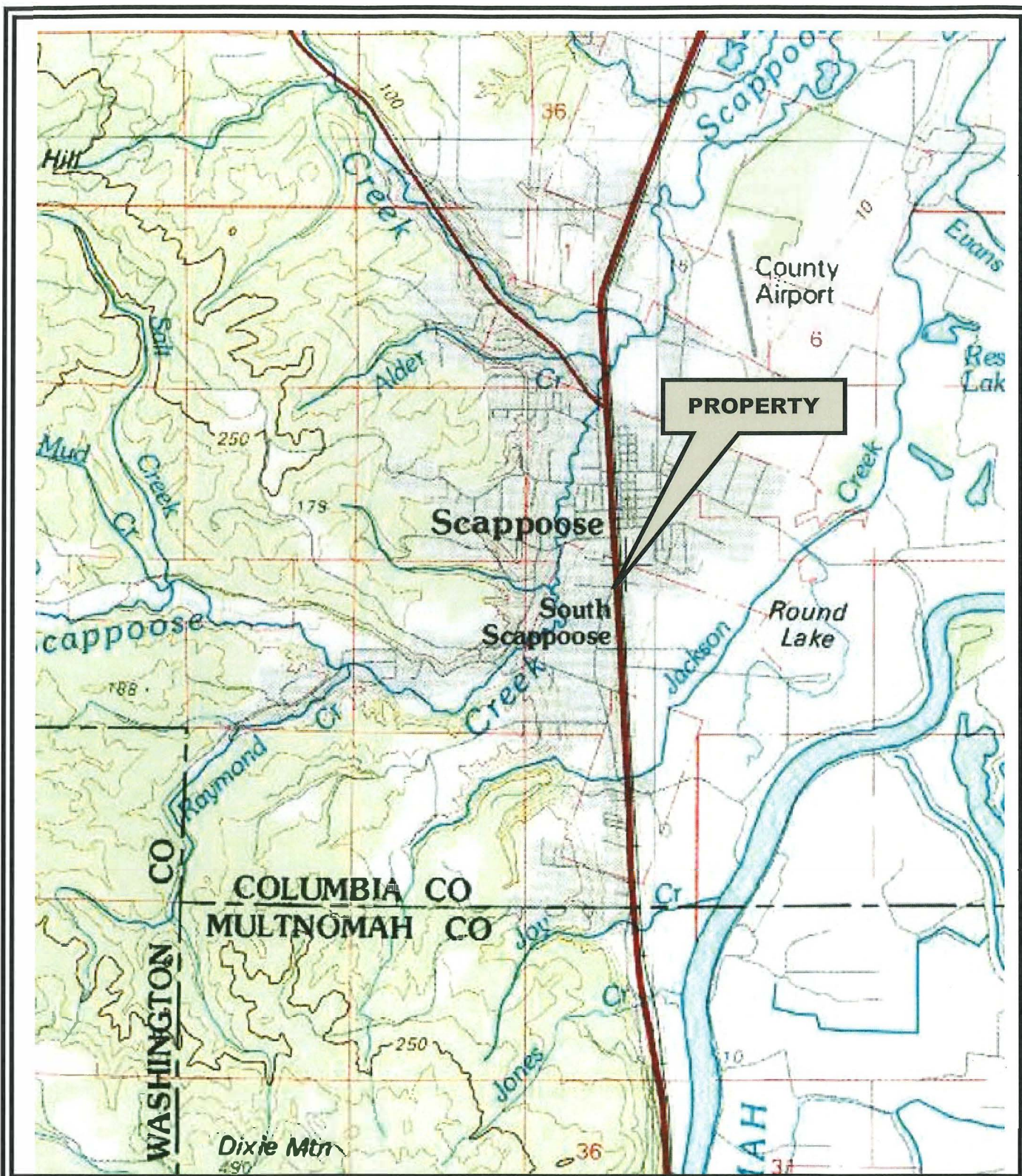


FIGURE 1: TOPOGRAPHIC MAP

Source: USGS 30 x 60 Minute Topographic Map
Vancouver, WA Quadrangle 1979



Site Name: Jackpot Food Mart
51883 Columbia River Highway
Scappoose, Oregon 97056

Project Number: OR220412-1A

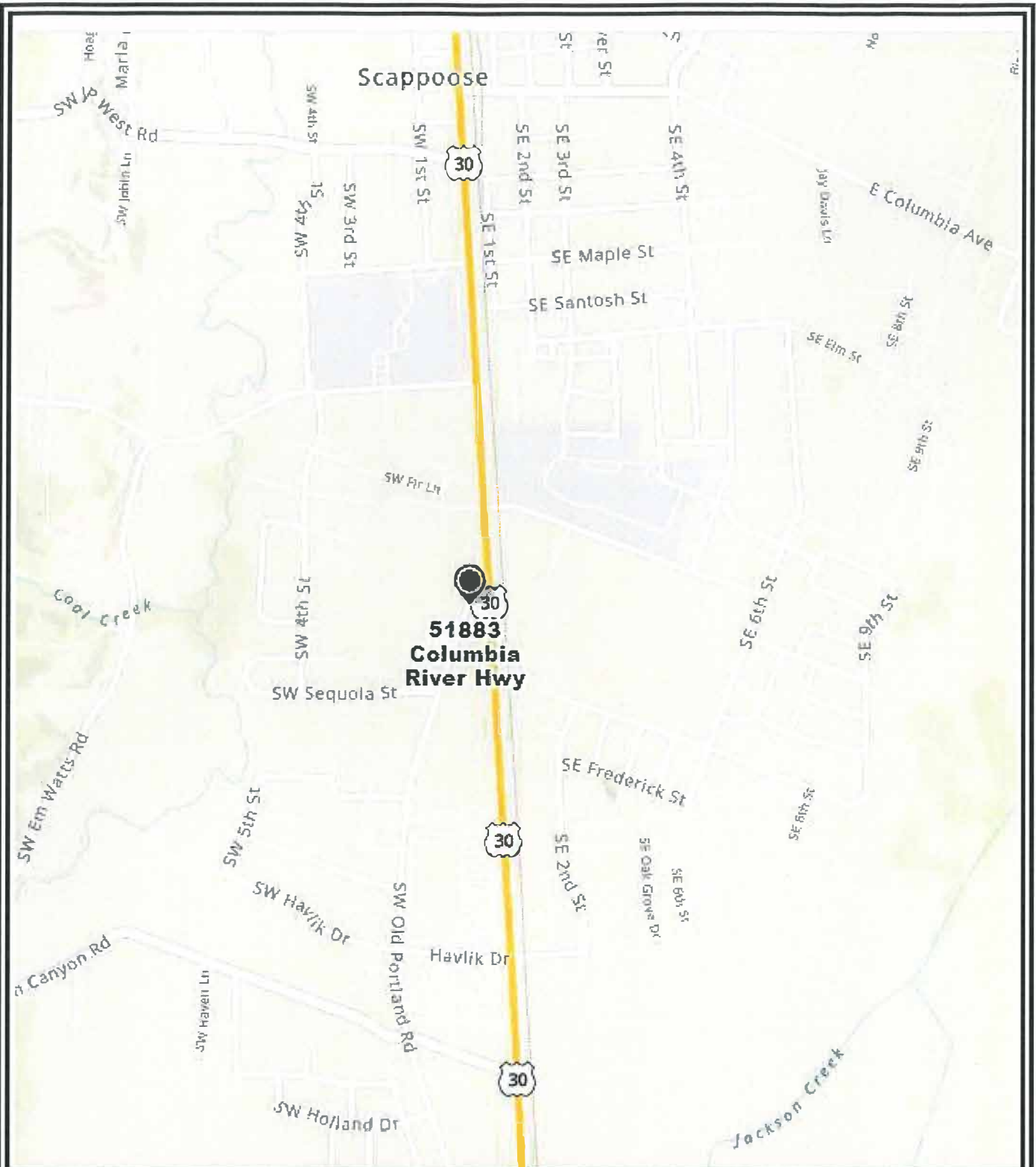


FIGURE 2: SITE LOCATION MAP

Map from MapQuest



Site Name: Jackpot Food Mart
51883 Columbia River Highway
Scappoose, Oregon 97056

Project Number: OR220412-1A

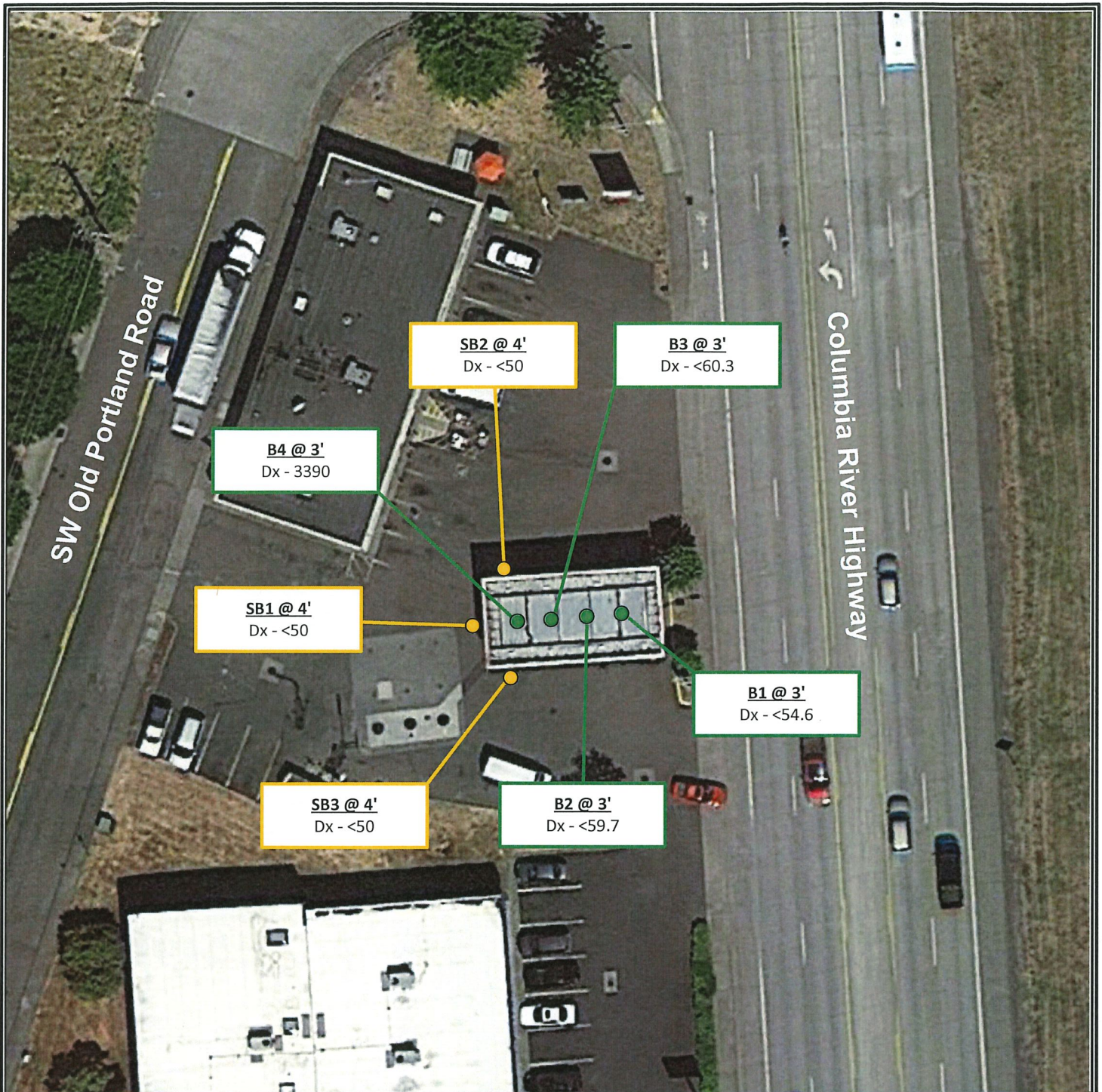


FIGURE 3: SAMPLE LOCATION DIAGRAM

Aerial Imagery from
Google Earth (2020)

N↑

Notes:

- Soil results in mg/kg

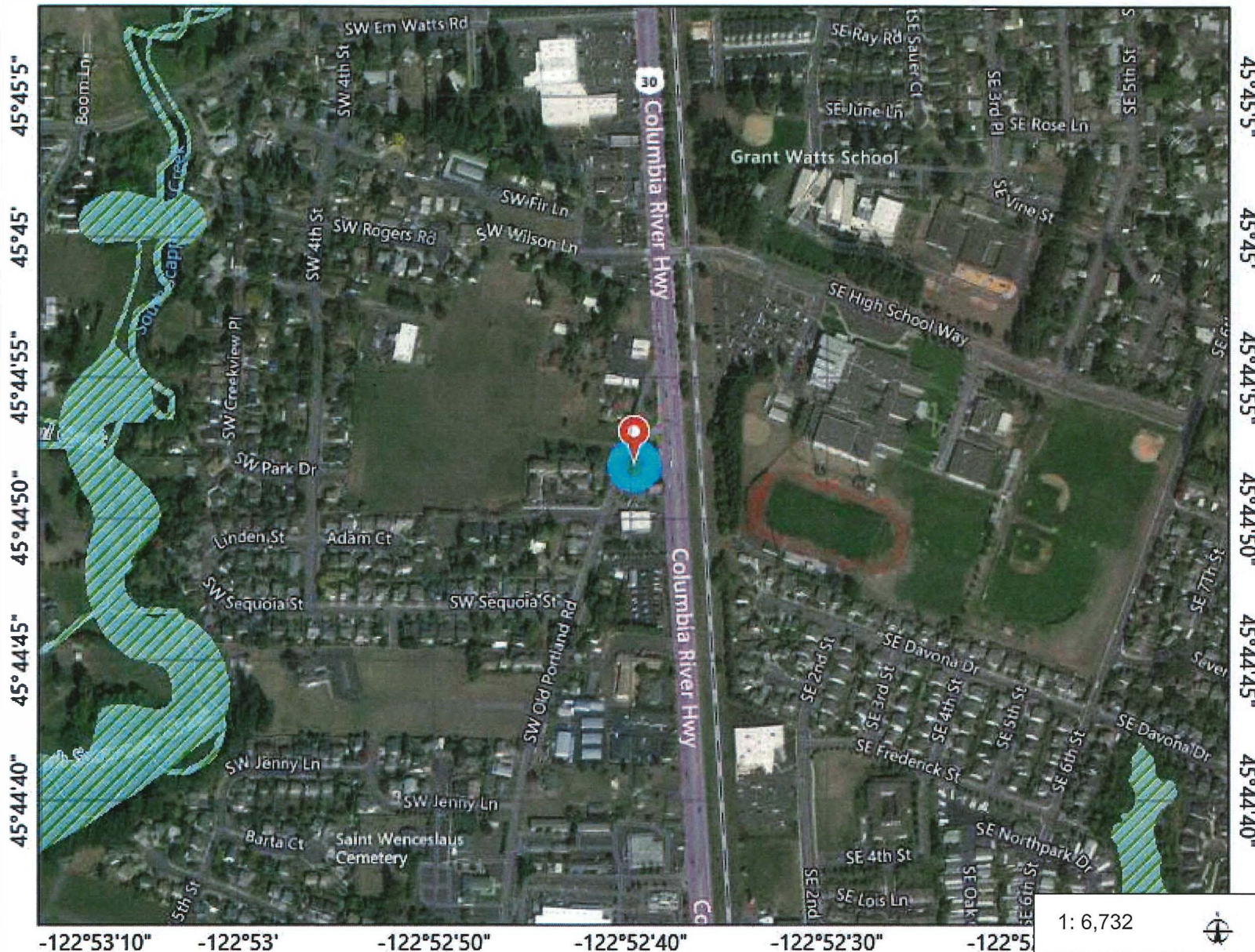
● Soil Sample Location

● 4 C's Soil Sample Location

Scale in Feet (Approximate)



-122°53'10" -122°53' -122°52'50" -122°52'40" -122°52'30" -122°52'20" -122°52'10"



Legend

- County Boundaries (2015)
- National Wetland Inventory (2020)
- Streams
- Dark Gray Canvas
- Reference
- Dark Gray Canvas Base

0.2 0 0.11 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Oregon Explorer (<https://oregonexplorer.info>)

This map is a user generated static output for reference only from:

[Oregon Explorer Map Viewer](https://oregonexplorer.info)

Data layers that appear on this map may or may not be accurate, current, or reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Figure 4