Oregon
Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5263

April 7, 2025

Craig Swinford
31 Irving LLC
PO Box 248
Lake Oswego, OR 97034

RE: No Further Action Determination
for 1495 Pacific Avenue, Tillamook
LUST #29-24-0379

Dear Mr. Swinford:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the 1495 Pacific Avenue property, including the closure report entitled, *Underground Storage Tank Closure Report*, dated November 8, 2024, which was submitted to DEQ by Soil Solutions Environmental Services on your behalf. The Tax Lot number is 1S1030BC05300. Figures 1 and 2 show the site location and site map.

DEQ has determined that remedial action to address environmental contamination at 1495 Pacific Avenue 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 property was a gas station with one pump and a canopy on the northern portion of site. One 520-gallon heating oil tank (HOT) existed near the building and was decommissioned in 2024. The 350-gallon gasoline underground storage tank (UST) was decommissioned in 2003, by Neil Shaw.
- The cause of contamination was from the gasoline UST. Field work was completed between May 2 & October 18, 2024.
- Affected media are soil and groundwater.
- The HOT was decommissioned in-place and no contamination was detected in soil confirmation samples.
- Soil samples collected from beneath the gasoline UST were non-detect, in 2003. However, additional sampling performed in 2024 detected up to 1,800 parts per million (ppm) of gasoline in soil and 55,000 parts per billion (ppb) of gasoline in groundwater. Approximately 81.65 tons of soil from the former gasoline UST area were excavated and transported to Hillsboro Landfill for disposal. 1,654 gallons of water were removed from the HOT and excavation and taken to Oil Re-Refining Company (ORRCO) in Portland for recycling.
- Up to 990 ppm of gasoline in soil remains in-place at 15 feet below ground surface (bgs) in SG-8. In pit water up to 1,800 ppb of gasoline and 13 ppb of ethylbenzene were detected at W-12 after soil removal. Soil and groundwater analytical data are shown on Tables 2 and 3.
- The pit water result exceeds residential vapor intrusion into buildings for residential purposes for gasoline and ethylbenzene and for occupational purposes for gasoline. To determine if the vapor

intrustion pathway was complete a sub-slab sample and a soil gas sample were collected in September 2024. The sub-slab and soil gas results were non-detect and are shown on Table 4.

- The property is currently used for commercial purposes and is reportedly zone mixed-use. Future redevelopment may include residential use. Water is provided by Oceanside Water District. No water wells are located within ¼-mile of property.
- The Pacific Ocean is approximately 300 feet to the west. There are no known ecological receptors as contamination is located greater than 11 feet bgs.

Based on the available information, soil and groundwater conditions at 1495 Pacific Avenue are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, 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 has updated the Your DEQ Online Database to reflect this decision.

This letter only applies to the release 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 Soil Solutions closure report supporting this No Further Action decision can be viewed at https://ordeq.org/LUST-29-24-0379. DEQ recommends keeping a copy of all the documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Rob Hood at (503) 860-9661, or via email at Robert.Hood@deq.oregon.gov.

Sincerely,

Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachment: Figures 1 and 2
Tables 2 and 3

cc: Soil Solutions-Kendra Willams
LUST #29-24-0379 File

Map Source: USGS Topographic Map for Netarts, Oregon Quadrangle (2020)

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Figure 1: Site Location Map
1495 Pacific Avenue
Oceanside, Oregon, 97141

PROJECT: UST

DATE: 10/31/24

APPROXIMATE SCALE: 1:24 000

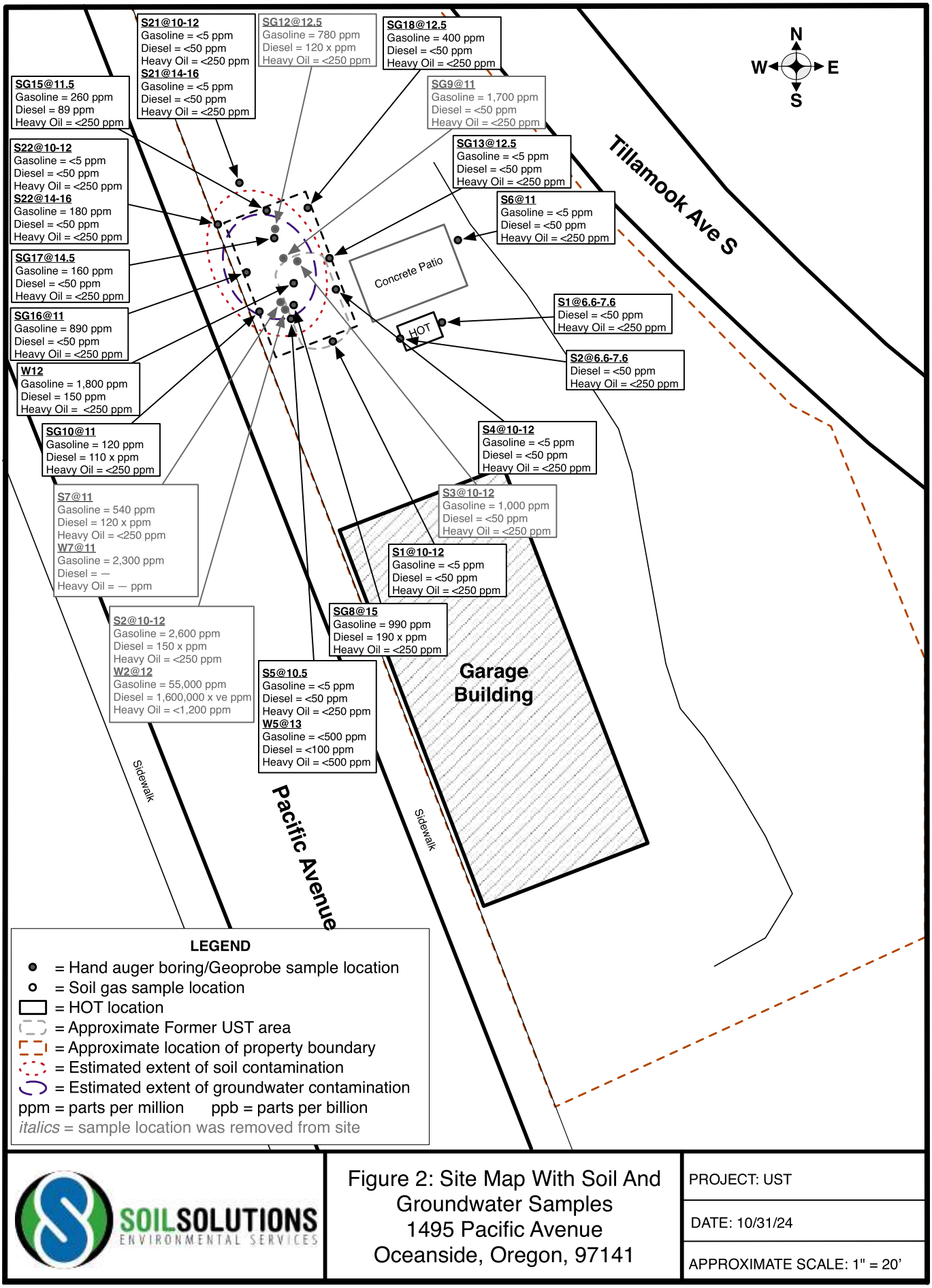

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Figure 2: Site Map With Soil And Groundwater Samples
1495 Pacific Avenue
Oceanside, Oregon, 97141

PROJECT: UST

DATE: 10/31/24

APPROXIMATE SCALE: 1" = 20'

Table 2
Soil Sample Analytical Results

Sample Identification	Depth[1]	Date	Soil Disposition	Analytical Results (mg/kg)																								
				Total Petroleum Hydrocarbons (TPH)			Volatile Organic Carbons (VOCs) by EPA Method 8260C or 8021B						Polycyclic Aromatic Hydrocarbons (PAHs) by EPA Method 8270D																
				Gasoline Range (C_7-C_8) by NWTPH-Gx	Diesel Range (C_{10}-C_{25}) by NWTPH-Dx	Residual Range (C_{25}-C_{36}) by NWTPH-Dx	Benzene	Toluene	Ethyl-benzene	m,p-Xylene	o-Xylene	Naphthalene	Acenaphthylene	Acenapthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benz(a)anthracene	Chrysene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Ideno(1,2,3-cd)pyrene	Dibenz(a,h)anthracene	Benzo(g,h,i)perylene
HOT:																												
S1@6.6-7.6	6.6-7.6	5/2/24	remains	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
S2@6.6-7.6	6.6-7.6	5/2/24	remains	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
UST:																												
S1@10-12	10-12	5/2/24	remains	<5	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
S2@10-12	*10-12*	*5/2/24*	*removed*	***2,600***	***150 x***	*<250*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
S3@10-12	*10-12*	*5/2/24*	*removed*	***1,000***	*<50*	*<250*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
S4@10-12	10-12	5/2/24	remains	<5	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
S5@10.5	10.5	7/25/24	remains	<5	<50	<250	<0.03	<0.05	<0.05	<0.1	<0.05	<0.05	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
S6@11	11	7/31/24	remains	<5	<50	<250	<0.03	<0.05	<0.05	<0.1	<0.05	<0.05	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
S7@11	*11*	*8/1/24*	*removed*	***540***	***120 x***	*<250*	*<0.03*	*<0.05*	***3.4***	***31***	***0.85***	***2.6***	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SG8@15.0	15.0	8/14/24	remains	**990**	**190 x**	<250	<0.03	<0.05	**0.81**	**7.8**	**0.50**	**1.2**	<0.012	<0.012	**0.058**	**0.098**	**0.027**	**0.014**	**0.021**	<0.025	<0.012	<0.012	<0.012	<0.012	<0.025	<0.025	<0.025
SG9@11.0	*11.0*	*8/14/24*	*removed*	***1,700***	***<50***	*<250*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SG10@11.0	11.0	8/14/24	remains	**120**	**110 x**	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SG12@12.5	*12.5*	*8/21/24*	*removed*	***780***	***120 x***	*<250*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SG13@12.5	12.5	8/23/24	remains	<5	**<50**	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SG15@11.5	11.5	8/30/24	remains	**260**	**89**	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SG16@11.0	11.0	8/30/24	remains	**890**	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SG17@14.5	14.5	8/30/24	remains	**160**	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SG18@12.5	12.5	8/30/24	remains	**400**	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
S21@10-12	10-12	10/18/24	remains	<5	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
S21@14-16	14-16	10/18/24	remains	<5	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
S22@10-12	10-12	10/18/24	remains	<5	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
S22@14-16	14-16	10/18/24	remains	**180**	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
DEQ Risk-Based Concentrations																												
Pathway	***Receptor***	***RBCs***																										
Soil Ingestion, Dermal Contact, and Inhalation (RBC_{SC})	Construction Worker	9,700	4,600	380	28,000	1,700	20,000	580	NE	21,000	14,000	NE	110,000	10,000	7,500	24	2,400	2.4	24	240	24	2.4	NE
	Excavation Worker	>Max	>Max	11,000	770,000	49,000	560,000	16,000	NE	590,000	390,000	NE	>Max	280,000	210,000	660	67,000	67	670	6,700	670	67	NE
Volatilization to Outdoor Air (RBC_{SO})	Residential	5,900	>Max	11	>Csat	36	>Csat	6.4	NE	>Max	>Max	NE	>Max	NV	>Max	>Csat	NV	NV	NV	NV	NV	NV	NE
	Occupational	69,000	>Max	50	>Csat	160	>Csat	83	NE	>Max	>Max	NE	>Max	NV	>Max	>Csat	NV	NV	NV	NV	NV	NV	NE

Notes:

Grey highlighted cells indicate that detected value remaining on site exceeds one or more of the referenced RBCs.

Gray italics indicate sample location has been removed from the site.

RBCs for m,p-Xylenes and o-Xylenes are given as a total of all Xylenes.

RBCs for Diesel Range and Residual Range Organics are given as Generic Diesel/Heating Oil.

1 - Depth in feet below ground surface

mg/kg - Results reported in miligrams per kilogram

x - Sample chromatograph does not resemble fuel standard used for quantitation

>Csat - The soil RBC exceeds the three-phase equilibrium partitioning for this compound

>Max - The constituent RBC for this pathway is calculated as greater than 1,000,000 mg/kg.

NE - An RBC has not been established for this compound

NV - Compound is considered non-volatile for purposes of exposure calculations

-- - Not analyzed

Table 3
Groundwater Sample Analytical Results

Sample Identification	Depth[1]	Date	Analytical Results (ug/l)[2]																								
			Total Petroleum Hydrocarbons (TPH)			Volatile Organic Carbons (VOCs) by EPA Method 8260C or 8021B					Polycyclic Aromatic Hydrocarbons (PAHs) by EPA Method 8270D																
			Gasoline Range (C_7-C_8) by NWTPH-Gx	Diesel Range (C_{10}-C_{25}) by NWTPH-Dx	Residual Range (C_{25}-C_{36}) by NWTPH-Dx	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Naphthalene	Acenaphthylene	Acenapthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benz(a)anthracene	Chrysene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Ideno(1,2,3-cd)pyrene	Dibenz(a,h)anthracene	Benzo(g,h,i)perylene
W2@12	*12*	*5/2/24*	***55,000***	***1,600,000 x ve***	*<1,200*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
W5@13	*13*	*7/25/24*	*<500*	*<100*	*<500*	*<0.035*	*<1*	*<1*	*<3*	*<1*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
W7@16	*16*	*8/1/24*	***2,300***	--	--	***1.1***	*<1*	***150 ve***	***810 ve***	***21***	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
W12	--	8/22/24	**1,800**	**150**	<250	<0.3	<1	**13**	**109**	**3.2**	<0.02	<0.02	<0.02	<0.04	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
DEQ Risk-Based Concentrations																											
Pathway		***Receptor***		***RBCs***																							
Volatilization to Outdoor Air (RBC_{wo})		Residential	>S	>S	>S	3,100	>S	9,900	>S	3,600	NE	>S	>S	NE	>S	NV	>S	>S	NV	NV	NV	NV	NV	NV	NV	NV	NE
		Occupational	>S	>S	>S	1400	>S	4300	>S	16000	NE	>S	>S	NE	>S	NV	>S	>S	NV	NV	NV	NV	NV	NV	NV	NV	NE
Vapor Intrusion into Buildings (RBC_{wi})		Residential	120	400		2.8	36,000	7.1	730	11	NE	NITI	NITI	NE	NITI	NITI, NV	NITI	190	NV	NV	NV	NV	NV	NV	NV	NV	NE
		Commercial	520	1,700		12	150,000	31	3,300	50	NE	NITI	NE	NE	NITI	NITI, NV	NITI	2,300	NV	NV	NV	NV	NV	NV	NV	NV	NE

Notes:

Highlighted cells indicate that detected value remaining on site exceeds one or more of the referenced RBCs.

Gray italics indicate sample was collected prior to remediation efforts

RBCs for Diesel Range and Residual Range Organics are given as Generic Diesel/Heating Oil.

1 – Depth in feet below ground surface

ug/l – micrograms per liter

x - Sample chromatograph does not resemble fuel standard used for quantitation

ve - Estimated concentration calculated for an analyte response is outside of instrument calibration range

>S - The groundwater RBC exceeeds the solubility limit for this compound

NE - An RBC has not been established for this compound

NV - Compound is considered non-volatile for purposes of exposure calculations

NITI - No inhalation toxicity information

* sample passed through silica gel cleanup prior to analysis

-- - Not analyzed

Table 4

Soil Gas Sample Analytical Results

Sample Identification	Depth[1]	Date	Analytical Results (ug/m^3) by Method TO-17						
			Gasoline	Benzene	Toluene	Ethylbenzene	Xylenes	Naphthalene	2-Propanol
SVSS19	0.25	9/16/24	<1,000	<10	<5	<5	<15	<1	<250
SV20@5	5	9/16/24	<1,000	<10	<5	<5	<15	<1	<250
DEQ Risk-Based Concentrations									
Pathway	***Receptor***								
Vapor Intrusion into Buildings (RBC_{sv})	Residential		10,000	12	170,000	37	3,500	2.8	NE
	Commercial		40,000	52	730,000	160	15,000	12	NE

Notes:

Grey highlighted cells indicate that detected value remaining on site exceeds one or more of the referenced RBCs.

Gray italics indicate sample was collected prior to remediation efforts

RBCs for Diesel Range and Residual Range Organics are given as Generic Diesel/Heating Oil.

1 - depth in feet below ground surface

ug/m3 – Results reported in micrograms per cubic meter (ug/m3)

-- - Not analyzed