



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Western Region

165 East Seventh Ave Suite 100
Eugene, OR 97401
(541) 686-7838

May 16, 2025

Tim Schneider
21825 Hwy 62 LLC
3835 E Thousand Oaks Blvd Ste R232
Westlake Village, CA 91362
(schneider.tim@verizon.net)

RE: No Further Action Determination
for Joe Petro Exxon Service in Shady Cove
LUST 15-88-0025

Dear Tim Schneider:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for Joe Petro Exxon Service site, including the supplement investigation report entitled Vapor Intrusion Investigation of the Shady Cove Station & Country Store dated April 4th, 2025, which was submitted to DEQ by R&D Environmental Solutions LLC on your behalf. The Joe Petro Exxon Service in Shady Cove address is 21825 Highway 62, Tax Lot 2700.

DEQ has determined that remedial action to address environmental contamination at Joe Petro Exxon Service 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 historically operated as a gasoline service station, until 2023. During the 1988 installation of four petroleum underground storage tanks (USTs), petroleum-contaminated soil was encountered, leading the Oregon Department of Environmental Quality (DEQ) to open Leaking Underground Storage Tank (LUST) project number 15-88-0025, also known as the Joe Petro Exxon Service. DEQ determined that the release did not present a significant health hazard and issued a No Further Action (NFA) determination for the site in Bryon Peterson's letter from 1989.
- In June 2023, four USTs were decommissioned and removed: one 10,000-gallon diesel UST, one 10,000-gallon gasoline UST, one 6,000-gallon gasoline UST, and one 8,000-gallon gasoline UST. Petroleum-contaminated soil and groundwater were identified in the immediate vicinity of the former UST pit. LUST 15-88-0025 was re-opened to evaluate the levels of contamination in accordance with current regulations.
- Contaminated water was pumped from the UST pit into a FRAC tank, aerated, and discharged into the sanitary sewer system in accordance with local discharge requirements. No recharge of groundwater was observed following the pit dewatering.
- The site is currently zoned General Commercial (G-C), which permits occupational and commercial land uses. Based on the limited extent and concentration of contamination, off-site migration is not anticipated.
- An on-site water well supplies the property with potable water. City water connections are limited due to lack of water availability. Although the proximity of the drinking water well to the contamination source presents a potential exposure pathway, analytical testing of the well has consistently shown no evidence of petroleum-related impacts.

- Residential land use is not permitted under the current zoning designation; as such, the residential exposure pathway is considered incomplete.
- Petroleum-contaminated soil remains in place in the vicinity of the former UST nest, but the concentrations are below acceptable risk levels.
- A vapor intrusion assessment was conducted in February 2025 to evaluate potential risks associated with subsurface vapor migration. Sub-slab soil gas sampling results were below DEQ's risk-based concentrations (RBCs) for residential use. Site conditions, including oxygen levels and subsurface characteristics, support natural attenuation of petroleum hydrocarbons. Based on these findings, DEQ considers the vapor intrusion pathway to be closed.

Based on the available information, soil, groundwater, and vapor conditions at Joe Petro Exxon Service 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 environmental site data management system 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 R&D Environmental Solutions LLC supplemental investigation report supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST15-88-0025>. 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 Rachel Long at (503)954-8350, or via email at Rachel.long@deq.oregon.gov.

Sincerely,

DRAFT

Brad Shultz, Program Manager
Western Region Cleanup Section

cc: Rachel.long@deq.oregon.gov
Don.hanson@deq.oregon.gov
Brad.shultz@deq.oregon.gov

ORMS LUST15-88-0025