

Former Delon Mazda

LUST #24-15-0202 / DEQ Facility # / Q-Time #44254

Address: 4403 Commercial St. SE, Salem, OR 97302 (Marion County)

Lot #03500 - Section 10 Township 8 South Range 3 West

Contact:

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History & Intro:

- Site in used commercial use since 1954, but 1961 – 2013 for auto sales/repair
- Reported February 17, 2015, but discovered October 22, 2014
- Lat 44.8899 N - Long 123.0333 W
- 2.06 acres of two lots
- 03400 (4516 Sunnyside Road SE) and 03500 (4403 Commercial Street SE)
- Elev. ~ 401 feet above sea level
- Related to LUST #24-90-4286 Delon Mazda – Bruce S. (PM)
 - received a NFA in 01/29/92 after removal and cleanup of a 1,000-gallon UST. NFA was based partially on a statement by the previous contractor that groundwater had not been impacted. During a site assessment in 2014, conducted as part of a property transaction, gasoline-contaminated groundwater was encountered near the former UST cavity.
 - The site is currently being redeveloped as a commercial strip mall.
 - BB&A has prepared a report, documenting the magnitude and extent of contamination, with a CSM and risk assessment – 2015
- Lot 4403 = Vacant until 1948, used for residential then 1954 some commercial use and 1961-2013 is automotive use
- Lot 4516 = started commercial in 1955 and auto repair/sales from 1980-2003
- 2014 – to 2016 lot was razed and a strip mall constructed
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Findings:

- A Phase I ESA was completed by LSI Adapt, Inc. (LSI), in December 2004
 - Concluded that RECs included the former pit since measuring tests were not accurate and all the hydraulic hoists and auto repairs
- Limited Phase II ESA completed by LSI in January 2005
 - (3) borings next to former pit

- Results were not significant
 - No recommendations came from ESA II
- August 2014 BB&A contracted for ESA Phase I for redevelopment of site
 - Listed some RECs (hoists, water separator, UST)
- BB&A Env. - additional work report of November 7, 2014 mentions that previous NFA of 1992 is no longer valid since contamination remains. Suggests a monitoring well network to gather data.
- BB&A report for focused phase II ESA
 - In-Ground Hydraulic Hoist Decommissioning
 - October 28, 2014
 - Tax Lots 03400 (4516 Sunnyside Road SE)
 - 03500 (4403 Commercial Street SE)
 - Map = 083W10DA
 - Investigation = (15) hoists and (8) borings
 - 1,000 gallon UST at 4403 lot was decommissioned in 1990
 - ~ 70 cubic yards of PCS excavated
 - Depth ~ 14' deep
 - PCS was left to aerate and then disposed
 - Pit was filled with pea gravel
 - Soil Samples
 - Gx = 388
 - Groundwater Samples
 - Gx = 2,650
 - Dx = 118,000
 - Oil = 1,720
 - Benzene = 5.54
 - Ethylbenzene = 34
 - Naphthalene = 9.48
 - Chloroform = 11.3
- BB&A report of Mag 7 Extent of 2015
 - Area of contamination around former UST and oil/water separator
 - Groundwater flow to the NW
 - Contamination concentrated around the UST area and not extending or offsite
 - Soil samples close of the pit
 - Gx = 388
 - Groundwater samples close to pit and to the north and west with temporary wells
 - Gx = 3,120 / 1,020 / 2,650 /
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Site EES:

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Site CMMP:

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Questions:

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