



# Oregon

Tina Kotek, Governor

Department of Environmental Quality  
Northwest Region  
700 NE Multnomah Street, Suite 600  
Portland, OR 97232-4100  
(503) 229-5263

March 3, 2026

Denise Lapp  
Director of Finance  
Canby School District  
1130 Ivy Street  
Canby, OR 97013

RE: No Further Action Determination  
for Kelsay, Brad (Canby SD 86) in Canby  
LUST #03-23-0491

Dear Ms. Lapp:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Kelsay, Brad (Canby SD 86) property, including the closure report entitled *Underground Storage Tank Closure Report*, dated September 20, 2023, which was submitted to DEQ by Soil Solutions on your behalf. The Kelsay, Brad (Canby SD 86) address is 14412 South Carus Road in Oregon City, Tax Lot 32EE33B00700. The attached Figures 1 and 2 show vicinity and site map, respectively.

DEQ has determined that remedial action to address environmental contamination at Kelsay, Brad (Canby SD 86) 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 is the Carus Elementary School. The underground storage tank (UST) was apparently used for the former Carus Historical Schoolhouse, which was previously removed from the property.
- The site work was completed from July 21, through August 29, 2023. One 500-gallon UST was the cause of contamination.
- Soil is the affected media. 4,300 parts per million (ppm) of diesel and 580 ppm of gasoline were detected in the initial soil sample.
- Groundwater was not encountered to the total depth explored of 36 feet below ground surface (bgs). The 500-gallon petroleum tank was removed. Tank contents were unknown, but there were gas and diesel detections in soil. The tank content was sludge. The sludge and soil were taken to Hillsboro Landfill. The tank pit was over-excavated and approximately 360 tons of petroleum contaminated soil was transported off-site for disposal.
- At 5 feet bgs in the southwestern corner of site, water entered the pit. The water was due to a water main break in the area. Approximately, 400 gallons of water were removed from the pit and taken to Oil Re-Refining in Portland.
- A septic tank was discovered in the southwest corner of the excavation. The septic tank was removed.
- Two borings were installed (20 and 21) to 27.5 feet and 23 feet bgs. On August 29, 2023, borings 22, 23, and 24 were installed to determine the lateral extent of contamination.
- Following soil removal, up to 3,200 ppm of diesel, 130 ppm of gasoline remains at sample SG-15 at 13 feet bgs (east sidewall of the excavation). Also, up to 0.12 ppm benzene, 0.16 ppm toluene, 0.58 ppm ethylbenzene, 0.96 ppm toluene, and 3.6 ppm naphthalene were detected in soil. Up to 44.1 yds<sup>3</sup>

of contaminated soil remain in-place. Soil samples collected at a deeper depth of up to 27 feet bgs were all none-detect indicating the release is minimal.

- Potable water is provided by an on-site water well located 25 feet northeast of the former UST location. The water well was sampled. Results were non-detect for gas, diesel, benzene, toluene, ethylbenzene, total xylenes, and naphthalene. The well's total depth is 160 feet bgs. The entire well is cased and perforations start at 100 feet bgs. Well logs in the vicinity indicate that groundwater in the area is approximately 120 feet bgs.
- The site is 4.5 miles to the Willamette River and any remaining contamination is in the subsurface. There are no ecological receptors at the site.

Based on the available information, soil conditions at Kelsay, Brad (Canby SD 86) 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 (YDO) 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 Soil Solutions closure report can be viewed at <https://ordeq.org/LUST-03-23-0491>. 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 Rob Hood at (503) 860-9661, or via email at [Robert.Hood@deq.oregon.gov](mailto:Robert.Hood@deq.oregon.gov).

Sincerely,



Kevin Parrett, Manager  
Northwest Region Cleanup Section

Attachment(s): Figures 1 and 2

cc: Kendra Williams-Soil Solutions  
LUST YDO #03-23-0491 File



Portland Maps 2023



Figure 1: Vicinity Map  
14412 S. Carus Road  
Oregon City, Oregon 97045  
DEQ File #03-23-0491

PROJECT:  
Canby School District

DATE: 9/20/2023

Approximate Scale: 1" = 600'



# S. Carus Road

## LEGEND

- = Hand auger boring/Geoprobe/grab sample location
- = approximate former UST location
- ▭ = excavation area
- ppm = parts per million
- ppb = parts per billion
- = estimated extent of soil contamination remaining above 500 ppm
- italics* = sample location was removed during excavation
- \* = Direct Push Geoprobe drill rig refusal

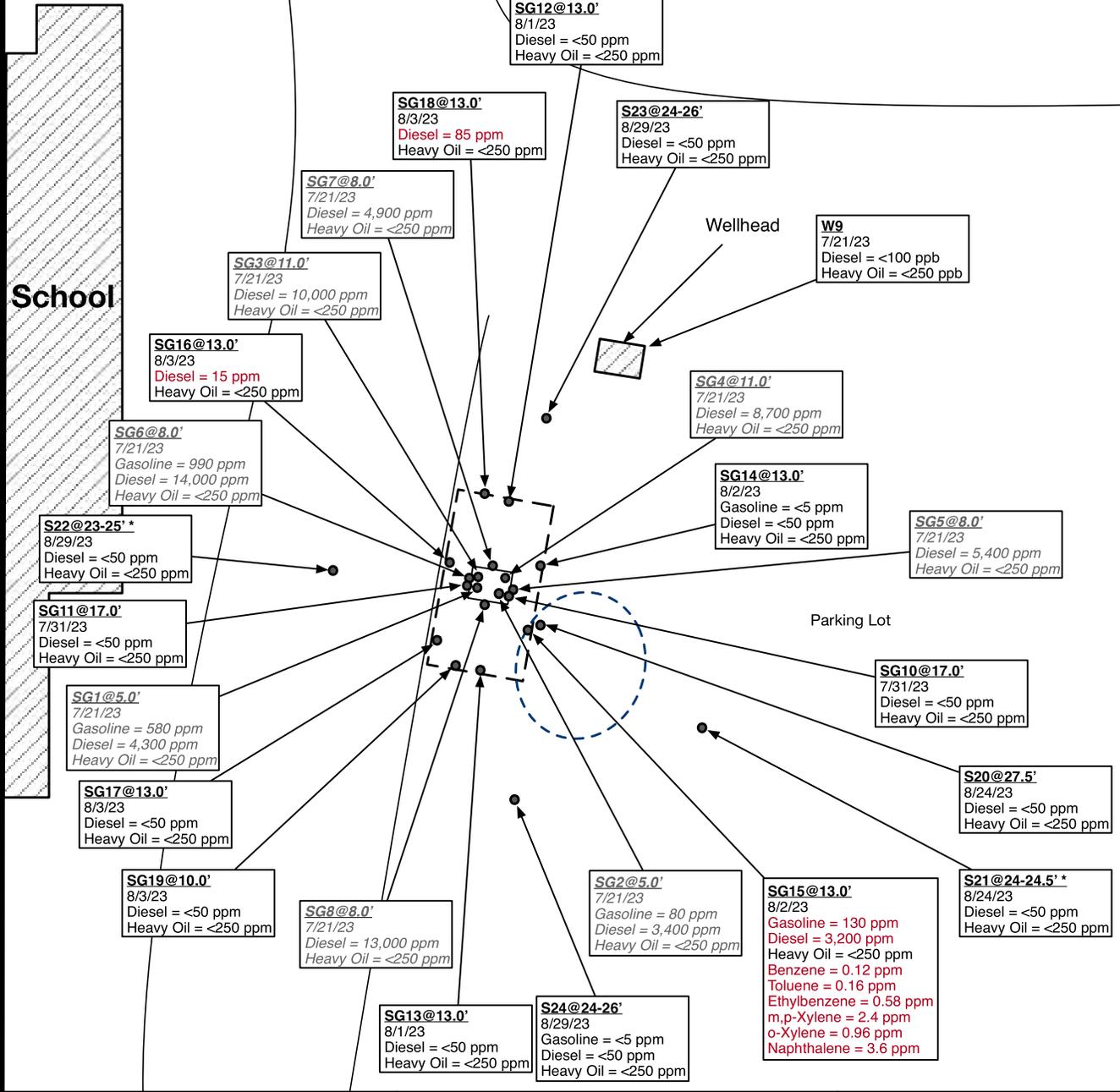


Figure 2: Site Map  
 14412 S. Carus Road  
 Oregon City, Oregon 97045  
 DEQ File #03-23-0491

PROJECT:  
 Canby School District  
 DATE: 9/20/2023  
 Approximate Scale: 1" = 30'