



# Oregon

Tina Kotek, Governor

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

March 3, 2026

Ashley Bentley  
Secretary  
PO Box 41  
Molalla, OR 97038

RE: No Further Action Determination  
for Bentley Feed Store in Molalla  
LUST #03-90-0224

Dear Ms. Bentley:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Bentley Feed Store property, including the closure report entitled *Summary Report for Site Characterization Related to LUST Site Closure*, dated April 27, 2022, which was submitted to DEQ by Advanced Remediation Technologies, Inc. on your behalf. The Bentley Feed Store address is 110 N Molalla Ave in Molalla, Map ID 52E09CB Tax Lot 6300. Figures 1 and 2 show the site and sample locations, respectively.

DEQ has determined that remedial action to address environmental contamination at Bentley Feed Store 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 used as a feed store. A 500-gallon underground storage tank (UST) was the source of contamination.
- Affected media is soil.
- The tank was removed in 1990 by the owner.
- A total of 40 cubic yards of soil was excavated and disposed of at 38346 S Hardy Rd in Molalla, the owner's home property. The excavated soil was not tested and it is unknown if the soil was contaminated.
- Up to 640 parts per million (ppm) of bunker oil was detected in confirmation soil samples. The bunker oil appears to be from the adjacent property (Country Kitchen Restaurant, LUST No. 03-88-0122) where an UST stored bunker oil.
- In March 2022, four borings were installed on the site to determine if contamination associated with the site's decommissioned UST was present. Gasoline was not detected in any soil samples. Up to 0.36 ppm of toluene was detected in soil at 11 feet below ground surface (bgs).
- Groundwater was encountered at 19 feet bgs min May 2022, but was not sampled since gasoline was not detected in soil samples.
- The site is used for commercial purposes and that is the anticipated future use.
- No ecological risks were identified.

Based on the available information, soil conditions at Bentley Feed Store 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 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 Advanced Remediation Technologies, Inc. closure report supporting this No Further Action decision can be viewed at [Web Documents for BENTLEY FEED STORE \(state.or.us\)](#). DEQ recommends keeping a copy of all 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,

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: Figures 1 and 2

cc: Lance Down-Advanced Remediation Technologies, Inc.  
LUST #03-90-0224 File

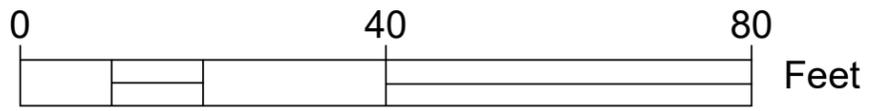
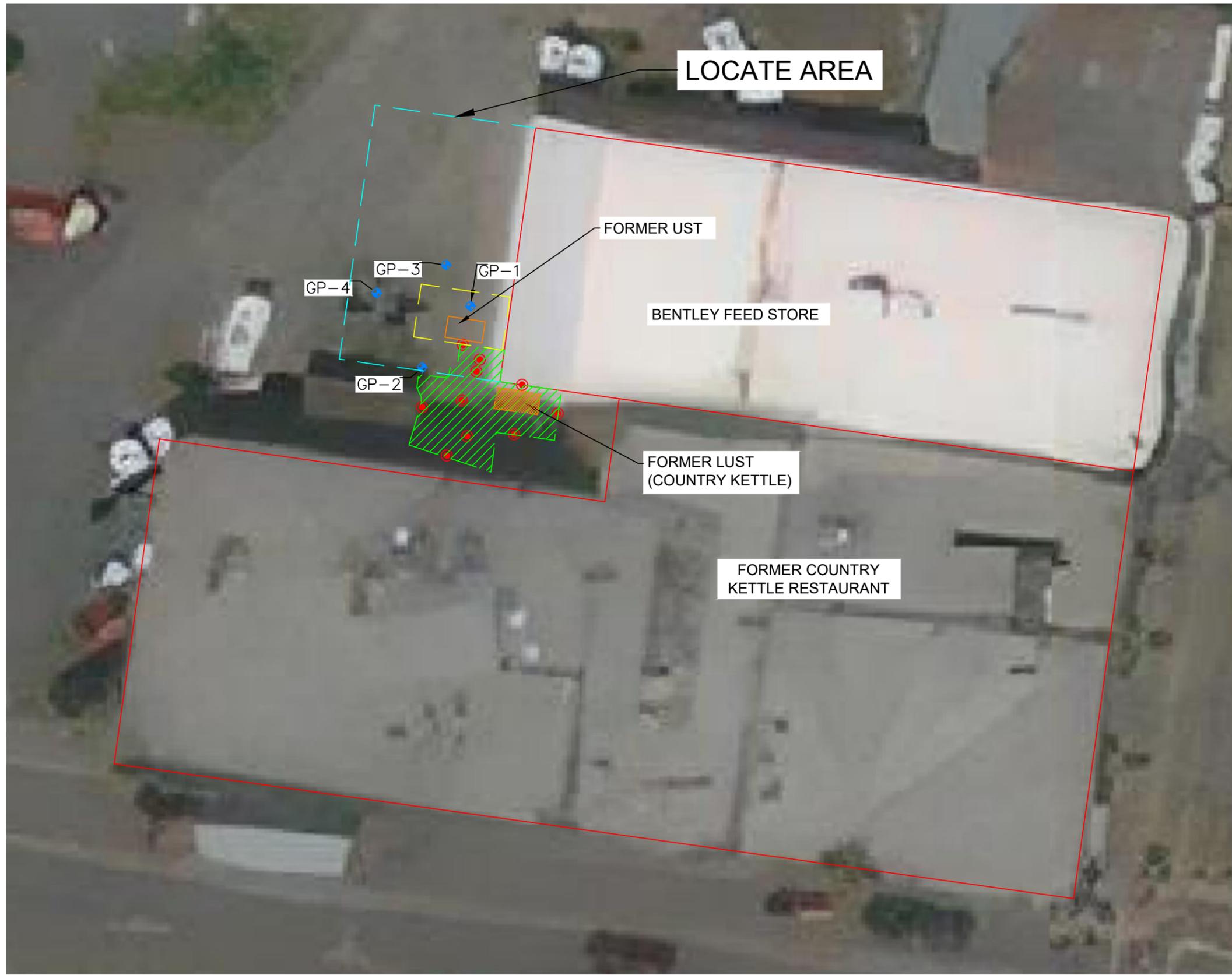
# SITE LOCATION



Reference Scale: 1:0



**Figure 1  
Site Location**



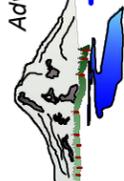
**LEGEND**

-  PREVIOUS EXCAVATION (COUNTRY KETTLE)
-  APPROX. PREVIOUS SAMPLE (COUNTRY KETTLE)
-  ACTUAL BORING

REVISION INFORMATION	
MILESTONE	DATE
WORKPLAN	03/01/22

REVIEWING AGENCY
OREGON DEQ

"PARTNERS IN SERVICE"  
**Advanced Remediation Technologies, Inc**  
 680 NW 1ST AVENUE, SUITE 109  
 CANBY, OREGON 97013  
 (503) 866-1722



**BENTLEY FEED STORE**  
**110 N MOLALLA AVE**  
 MOLALLA, OREGON  
**SITE PLAN, FIGURE 2**

DATE	03/01/22
DRAWN	LAD
DESIGN	LAD
CHECK	KAD
SCALE	1"=20'
SITE PLAN	
SHEET	1 OF 1