



# Oregon

Tina Kotek, Governor

## Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-5696

FAX (503) 229-6124

TTY 711

March 23, 2026

Jonathan Panos  
JF Petro Group / Jones Covey Group  
9595 Lucas Ranch Road, 100  
Rancho Cucamonga, CA 91730-5794

**RE: Environmental Cleanup Needed for Petroleum Leak**

Costco 97 Clackamas  
13130 SE 84th Avenue, Clackamas, Oregon  
Clackamas County  
DEQ LUST Project: 03-26-0127

Dear Jonathan Panos:

The Oregon Department of Environmental Quality was notified on March 16, 2026 of a petroleum leak from an underground storage tank system at 13130 SE 84th Avenue, Clackamas, Oregon. Leaks or spills from the tank system may have contaminated soil and could contaminate groundwater, a valuable Oregon resource. As a current or past owner or operator of the tank system on this property, you are responsible under Oregon law for investigation and cleanup of petroleum leaks. If you believe that you are not a responsible party for this petroleum leak, please contact us immediately.

DEQ recommends that you hire and rely upon a qualified consultant to accomplish the required environmental work, which could include soil and groundwater sampling, laboratory analysis, technical report writing, and environmental cleanup. To become familiar with Oregon's tank cleanup requirements, please see the Underground Storage Tank Cleanup Manual and other guidance documents please visit found at the following web sites:

<http://www.oregon.gov/deq/tanks/Pages/Cleanup-Guidance.aspx>

<http://www.oregon.gov/deq/tanks/Pages/Leaking-Undergr-Tanks.aspx>

You will need DEQ oversight of the environmental work to confirm that it meets minimum standards and reliably documents that the petroleum release no longer threatens human health and the environment. Oregon law requires DEQ to invoice responsible parties for staff time spent on oversight of cleanup projects. DEQ tracks and bills for this time monthly, beginning when the leak is reported and continuing through formal site closure. Staff time may include reviewing reports, preparing correspondence, answering questions, meeting with you or your contractor, site inspections, and enforcement actions.

Letter to Jonathan Panos

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We are committed to helping you achieve a cost-effective evaluation and cleanup of the reported contamination. When the work meets Oregon standards and the site is protective of human health and the environment, DEQ will be able to close the file by issuing a “No Further Action” letter to you.

Register for a responsible official account in [Your DEQ Online](#) and complete the [LUST/Leaking HOT Cost Recovery Agreement](#) submittal. Even if you do not sign the agreement, you will still be responsible for evaluating and cleaning up the contamination, as well as paying for DEQ oversight costs. Please note that DEQ staff workloads are heavy and there may be a delay in assigning your cleanup project to a project manager. If you have a pending property transaction or would like to expedite assignment of a DEQ project manager to your site, please notify us.

Complete or have your contractor complete and return the enclosed [20-Day Report](#) within twenty (20) days from the date the leak was reported. You also have additional reporting obligations to DEQ, as listed in the attachment, including due dates for various documents that are needed to demonstrate that the investigation and/or cleanup is progressing.

Thank you for moving forward to clean up and protect Oregon’s environment. We are pleased to assist you with any questions you may have. Please reference the DEQ file number and site name listed above in all inquiries and reports. If you have any questions or need to submit documents, call (971) 985-9391 or email [deb.goldberg@deq.oregon.gov](mailto:deb.goldberg@deq.oregon.gov).

Sincerely,



Deb Goldberg  
Program Coordinator  
Northwest Region Environmental Cleanup

Enclosures:

- Initial 20-Day Report Form
- Report Due Dates
- Cost Recovery Information Sheets
- Investigating Potential Insurance Assets

ec: ORMS file LUST03-26-0127 (w/o enclosures)

**Translation or other formats**

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800-452-4011 | TTY: 711 | [deqinfo@deq.oregon.gov](mailto:deqinfo@deq.oregon.gov)