

RE: Nimat Gas and Food Mart (AKA Jasper Store): Cleanup of Leaking UST required

Roger Edens <edensr@fullcycleenvironmental.com>

Tue 11/7/2023 11:51 AM

To: HANSON Don * DEQ <Don.HANSON@deq.oregon.gov>

Cc: DEQWRCleanup * DEQ <DEQWR.Cleanup@deq.oregon.gov>; ECKERT Dylan * DEQ <Dylan.ECKERT@deq.oregon.gov>

Thank you Don,

This is very helpful!

Roger



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WHERE FISCAL RESPONSIBILITY AND
 ENVIRONMENTAL RESPONSIBILITY WORK TOGETHER

From: HANSON Don * DEQ <Don.HANSON@deq.oregon.gov>**Sent:** Tuesday, November 7, 2023 11:26 AM**To:** Roger Edens <edensr@fullcycleenvironmental.com>**Cc:** DEQWRCleanup * DEQ <DEQWR.Cleanup@deq.oregon.gov>; ECKERT Dylan * DEQ <Dylan.ECKERT@deq.oregon.gov>**Subject:** Nimat Gas and Food Mart (AKA Jasper Store): Cleanup of Leaking UST required

Dear Mr. Edens. Thank you for your efforts to document and mitigate contamination found during tank decommissioning on October 5, 2023. DEQ has assigned this release number 20-23-0709 in our Leaking Underground Storage Tank (LUST) database. I have been in communication with DEQ's UST Inspector, Dylan Eckert, regarding your initial response actions, and understand he was on site with you on Thursday November 2nd. As we have discussed, due to a large backlog, DEQ's LUST Cleanup program cannot immediately assign a Project Manager to guide the investigation and cleanup work. However, that does not relieve you and your client from the responsibilities prescribed in Oregon's cleanup statutes and rules. This site is located near the Willamette River, upstream of the Springfield Utility Board well field, which draws substantial quantities of water from the river. The soil in the vicinity of the site is highly permeable, increasing the threat of groundwater contaminant migration to the river. Thank you for recognizing these factors and the possible threat to human health and the environment from this release.

You will need to follow Oregon Revised Statute for risk-based assessment and cleanup, [340-122-0205 through -0360](#), and more particularly, 340-122-0244 for a risk-based approach. Refer to the [Underground Storage Tank Cleanup Manual](#) and the [Risk-Based Decision Making for the Remediation of Contaminated Sites](#) (RBDM) for more detailed guidance. It may also be necessary to review and follow [DEQ's Guidance for Assessing and Remediating Vapor Intrusion in Buildings](#). Below, I've included some steps from the rule that are required for this site, beyond what has been done thus far:

1. Remove free product, if present, to the maximum extent practicable;
2. Determine the magnitude and extent of the contamination in soil;

3. Determine the magnitude and extent of groundwater contamination, including an estimate of velocity and flow direction;
4. Conduct groundwater monitoring in accordance with OAR 340-0240(2);
5. Develop a conceptual site model and apply relevant risk-based concentrations as described in the RBDM guidance;
6. Evaluate the risk from contaminants remaining at the site and determine what additional cleanup may be needed to ensure levels of contamination remaining will not pose an unacceptable risk to human health or the environment; and
7. Make sure to consider vapor intrusion when conducting your risk evaluation.

Document your findings and all relevant data in reports and submit those to DEQ via email at degwr.cleanup@deg.oregon.gov. Make sure and include the LUST number when you do. In the meantime, until DEQ can assign a Project Manager to this case, please don't hesitate to call me or email me. I want to also remind you that Oregon law requires the DEQ to recover our regulatory oversight costs from responsible parties. Therefore, invoices for our oversight, including document reviews, will be sent to the owner. Thank you again for your work on this important site.

Sincerely,
Don Hanson

Donald E. Hanson, RG (he/him/his)
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