



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region Eugene Office

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TTY 711

August 12, 2026

Sukhwinder Rai
3065 Joanne Drive
Roseburg, OR 97470

RE: Sukhwinder Rai Properties
2476 Williams Highway
Grants Pass, OR 97527
DEQ File LUST17-19-0172

Dear Sukhwinder Rai:

With your permission in 2024 DEQ used federal funds to conduct a site investigation on your property to investigate contamination related to the former underground storage tanks (USTs). The results of that investigation can be found in the Sukhwinder Rai Property Project Report, June 28, 2024 (GSI Water Solutions, Inc). A copy of the report and other project documents can be found here: <https://ordeq.org/LUST17-19-0172>.

The investigation confirmed that soil, groundwater, and soil vapor beneath the site are contaminated with petroleum hydrocarbons. These chemicals pose specific risks to human health.

- The onsite well contains concentrations of diesel above the residential risk-based concentrations (RBCs). Well water should not be used as a tapwater source. The residence should be connected to city water or have a filter installed to remove the contaminant (typically a carbon filter).
- Soil vapor contains concentrations of ethylbenzene and total xylenes that exceed the commercial and residential vapor intrusion RBCs. This means that there's a risk that these chemicals could migrate into buildings and contaminate the breathing space for people inside.

If the residence and business are vacant then there is no imminent risk to human health. However, you are still responsible for cleaning up (remediation) the site under OAR 340-122-0217. Should you put the property back into use or develop the property then the drinking water and vapor intrusion issues must be mitigated before occupying the site. Additional investigations and corrective actions are subject to DEQ review and approval.

DEQ recommends that you hire and rely upon a qualified consultant to accomplish the required environmental work. You will also 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.

Thank you,

A handwritten signature in black ink, appearing to read "Sarah Kingery". The signature is fluid and cursive, with the first name "Sarah" and last name "Kingery" clearly distinguishable.

Sarah Kingery
Environmental Cleanup Project manager

cc: Gabriel Kasiah
Erica Toledo
ORMS File