

CLEANING UP A LEGACY LEAKING UNDERGROUND STORAGE TANK



The Story

A previous environmental consultant had determined two former underground storage tank systems (UST) associated with our client's property had impacted soil and groundwater at the site and in the adjacent right-of-way. The property owner identified insurance funding, and contacted us to obtain regulatory file closure with DEQ.

The property is located within an Oregon town's central business district and its former tanks were identified as a possible source of indoor air quality issues in buildings located down-gradient from the tanks. Both tank systems were subsequently decommissioned. Further testing indicated the contamination also impacted soil and groundwater below an adjacent commercial property.

The Challenge

Gasoline from former leaking underground storage tanks was impacting soil and groundwater at this site, migrating into a city's right of way, and migrating below an adjacent commercial property. Investigation identified an additional off-site plume that had migrated onto the property and comingled with the client's contaminated plume.

How We Helped

- Worked with insurers, adjacent property owners and the city to conduct site groundwater-, soil-, gas- and air-monitoring activities.
- Identified the contamination's risks to the client's property and neighboring properties, and worked with insurers, attorneys, neighbors, and regulators to select a remediation solution.
- Successfully completed a remediation pilot study to ensure the proposed remediation method would work.
- Working with the DEQ toward obtaining regulatory No Further Action (NFA) determination.



Investigation and Cleanup

C+BEC worked with the property owner, the city, and adjacent property owners and tenants to develop site characterization and risk assessment activities. Soil and groundwater investigations and monitoring, indoor-air monitoring, soil-gas monitoring, and groundwater well installation and monitoring were conducted at down-gradient locations from the former UST systems within the city's right-of-way and inside neighboring buildings. These activities identified petroleum hydrocarbon concentrations in soil and groundwater above the DEQ excavation-worker exposure pathway, eliminated the air exposure pathways, and discovered that an off-site petroleum hydrocarbon plume from an adjacent, former leaking UST system (with a NFA determination) had likely comingled with the property's contaminant plume.

In coordination with DEQ, the client, and an adjacent property owner who had been impacted by the plume we identified remediation options. We developed a pilot study in contamination "hot spots" located down-gradient, in the city's right-of-way, and in an adjacent building's basement to determine the volumetric acceptance of the site's underlying silty clay formation of two proposed products: PersulfOx and RegenOx. The remediation plan's final design work is underway and additional project updates will be posted soon.

Results and Benefits

Businesses were able to remain operational, and the impact on property values and on the building occupants has not been negatively impacted by remediation activities. Ultimate regulatory file closure is underway.

**Call or visit us online.
We're here to help.**



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