

# Johnson Oil (former)

Leaking UST Program

#05-87-0033



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# Agenda

- Background
- Summary of Investigations
- Interim Removal Action
- Proposed Next Steps
- Funding Resources
- Community Visioning Workshop
- Approval/Vote
- Questions?





280 Columbia River Hwy, Clatskanie

Image courtesy of Columbia County Web Maps

# Background

- **1957-1994:** Standard Oil automotive and fuel operated onsite
- **\*1987:** DEQ notified of gasoline spill
- **1990:** DEQ notified that owners can no longer pay for cleanup
- **1993:** DEQ notified of free product in utility trench between gas station and Clatskanie River
- **1993-2002:** DEQ pursues legal action to compel additional cleanup
- **2007:** Columbia County forecloses on property; site is eligible for brownfields funding

# Summary of Investigations

- **2008:** DEQ (using EPA funding) assists Columbia County to investigate the site, decommission USTs and conduct limited cleanup
- **2018:** Additional investigation using DEQ brownfields funding
- **2019:** DEQ orphan funding was used to address data gaps and support planning for potential cleanup

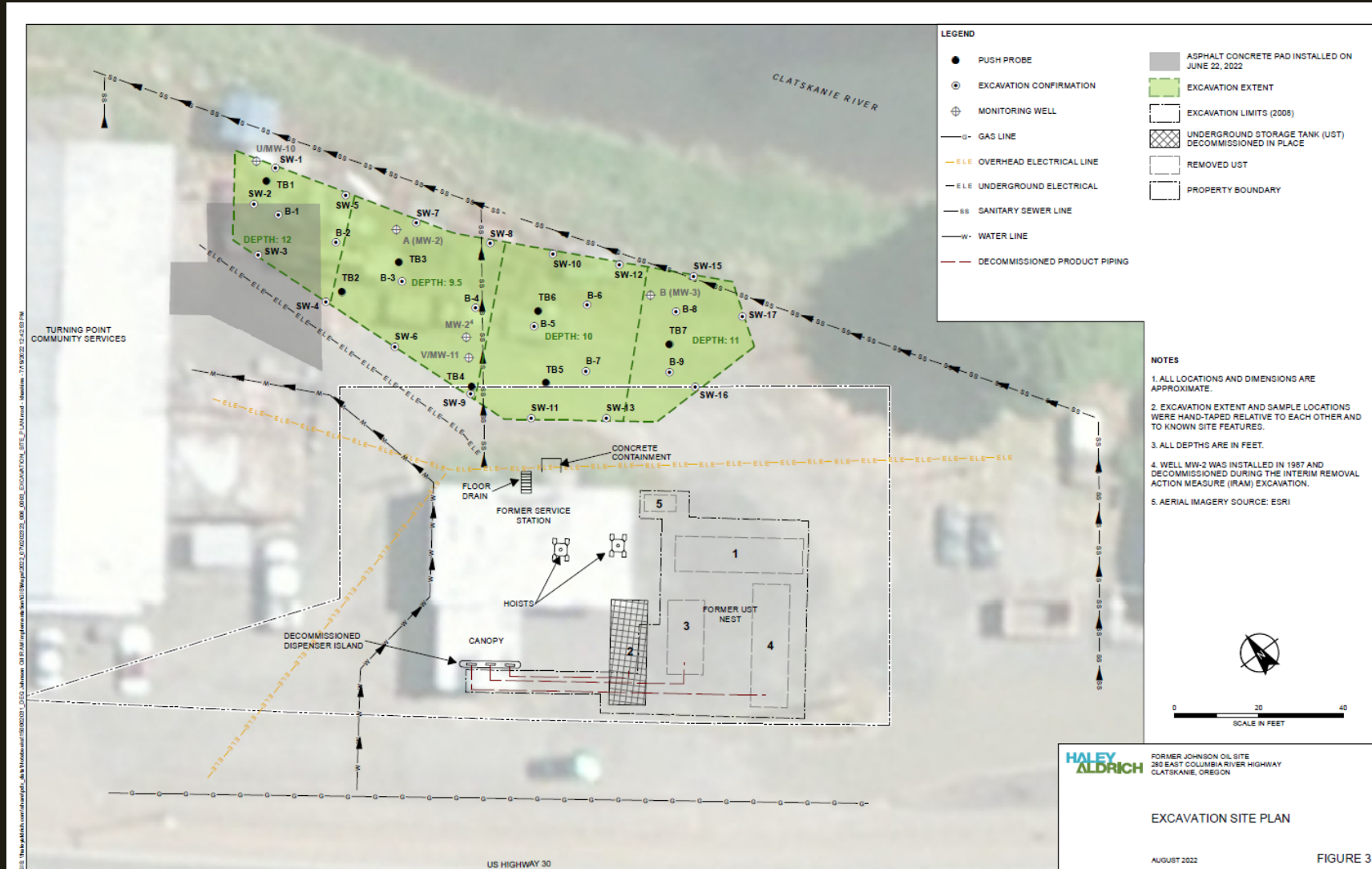


# Interim Removal Action

- **2022:** Interim cleanup action performed to remove petroleum contaminated soil

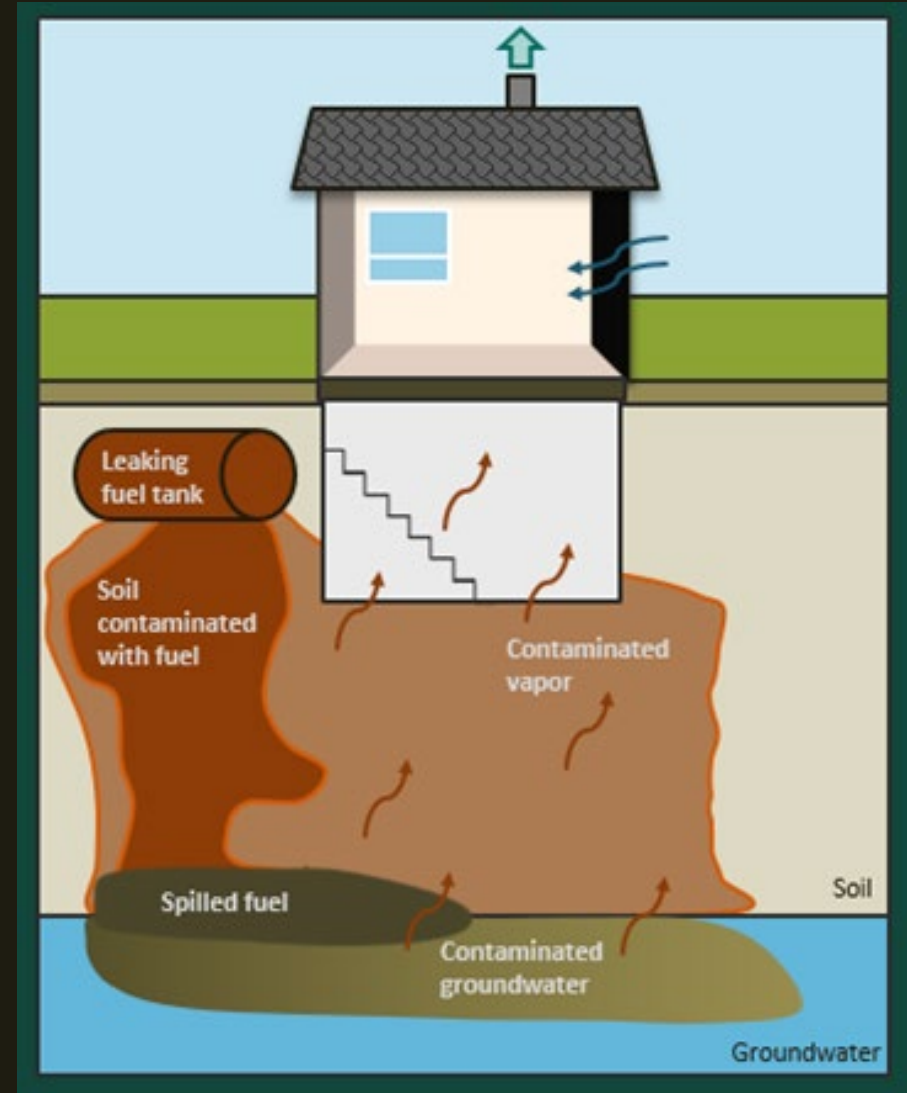


# Interim Removal Action continued



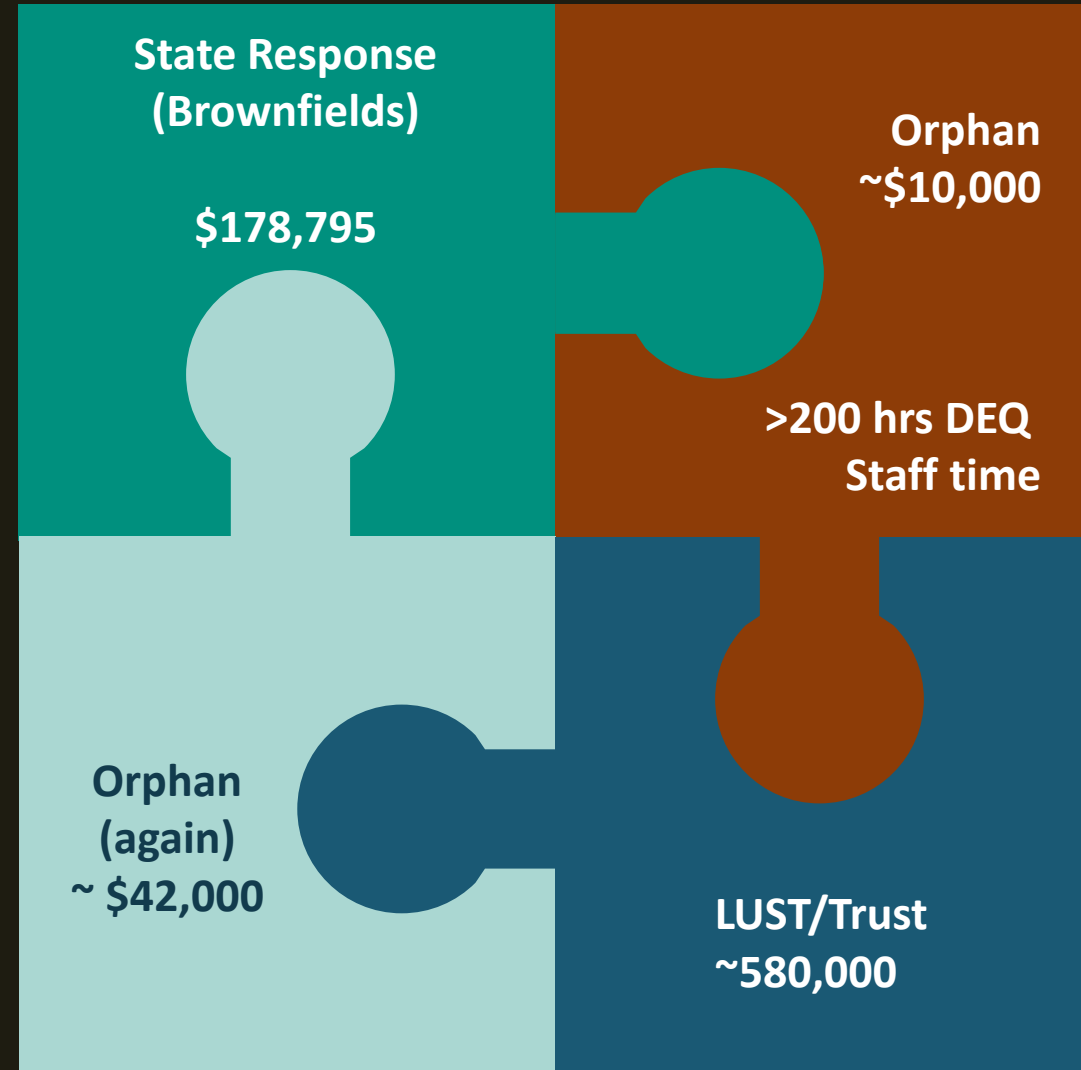
# Proposed Next Steps

- Continue monitoring groundwater, soil vapor, ambient air
- Proposed future cleanup action:
  - Source Removal
    - ~\$800,000 - \$1.5 million
    - Re-route subsurface utilities
    - Demo former Johnson Oil building
    - Perform another removal action



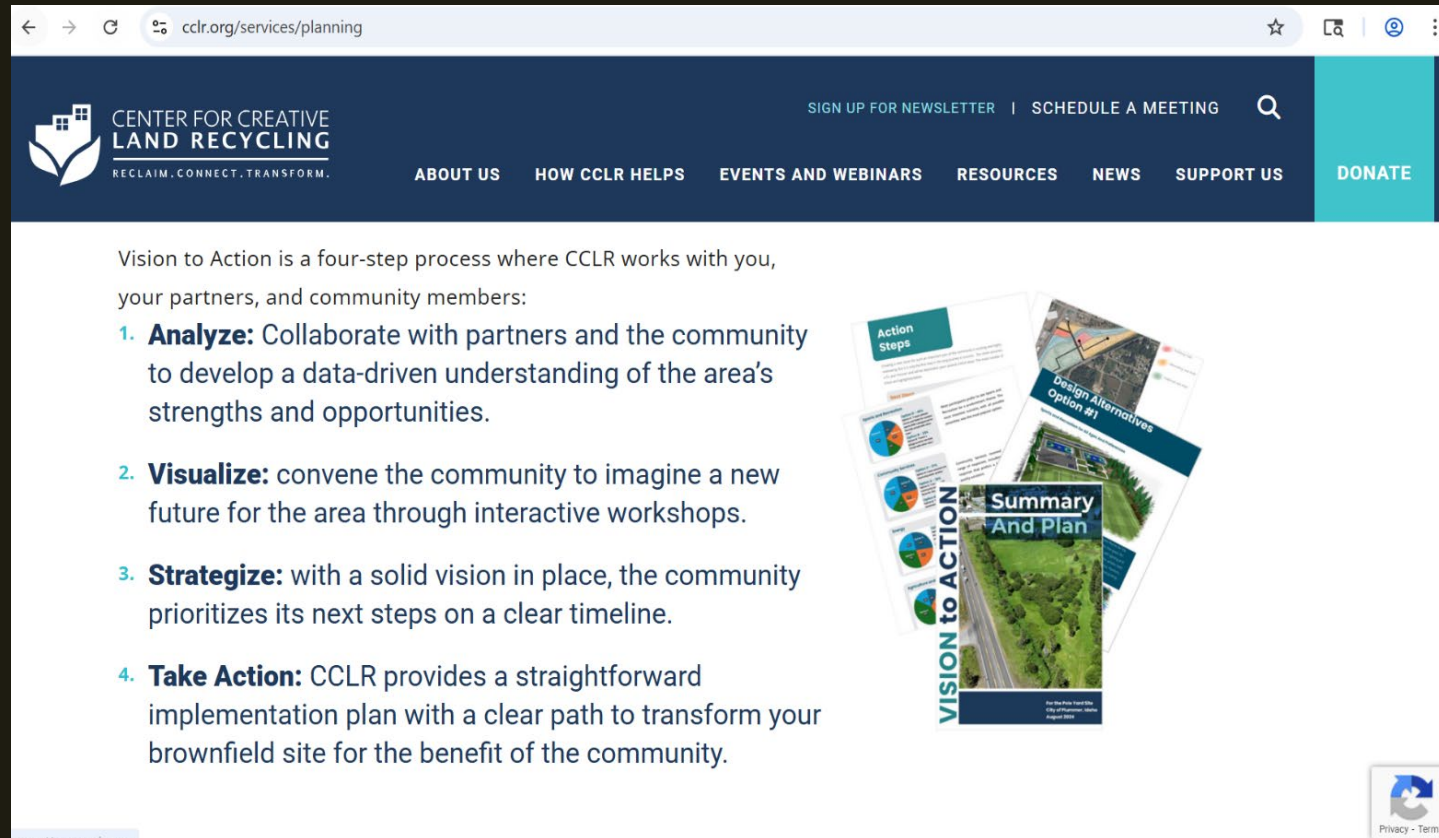
# Funding Resources

- Multiple funding sources to date →
- Business Oregon Brownfields Program
  - Application
  - Possibly grant up to \$500,000
  - DEQ may manage project on behalf of county, if requested
- EPA Cleanup Grant
  - Competitive application process
  - Up to \$500,000
- DEQ Orphan Site Account
  - Based on availability/priority



# Community Visioning Workshop

- Center for Creative Land Recycling
  - EPA regional Technical Assistance to Brownfields provider
  - FREE! Technical assistance services
  - Vision to Action - Develop a community-driven and actionable redevelopment plan



The screenshot shows the website for the Center for Creative Land Recycling (CCLR) at [cclr.org/services/planning](http://cclr.org/services/planning). The page features a dark blue header with the CCLR logo and tagline "RECLAIM. CONNECT. TRANSFORM." on the left, and navigation links for "ABOUT US", "HOW CCLR HELPS", "EVENTS AND WEBINARS", "RESOURCES", "NEWS", "SUPPORT US", and "DONATE" on the right. A search bar and links for "SIGN UP FOR NEWSLETTER" and "SCHEDULE A MEETING" are also present. The main content area describes the "Vision to Action" process as a four-step method. To the right of the text is a collage of documents related to the process, including "Action Steps", "Design Alternatives Option #1", and "Summary And Plan". A "Privacy - Terms" link is visible in the bottom right corner of the page.

Center for Creative Land Recycling  
RECLAIM. CONNECT. TRANSFORM.

SIGN UP FOR NEWSLETTER | SCHEDULE A MEETING

ABOUT US HOW CCLR HELPS EVENTS AND WEBINARS RESOURCES NEWS SUPPORT US DONATE

Vision to Action is a four-step process where CCLR works with you, your partners, and community members:

1. **Analyze:** Collaborate with partners and the community to develop a data-driven understanding of the area's strengths and opportunities.
2. **Visualize:** convene the community to imagine a new future for the area through interactive workshops.
3. **Strategize:** with a solid vision in place, the community prioritizes its next steps on a clear timeline.
4. **Take Action:** CCLR provides a straightforward implementation plan with a clear path to transform your brownfield site for the benefit of the community.

VISION to ACTION

Action Steps

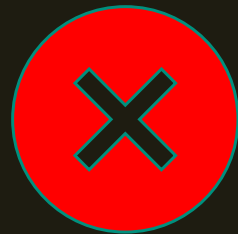
Design Alternatives Option #1

Summary And Plan

Privacy - Terms

# Approval/Note

- DEQ is requesting approval from Columbia County for the following items:
  - 1) Applying to Business Oregon for Brownfields grant funding
  - 2) Re-routing subsurface utilities and demolishing the former Johnson Oil building
  - 3) Engage CCLR for a Vision to Action workshop



# Questions?

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