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FUEL INDUSTRY



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WHO WE ARE

Your Partner in Fuel Industry Success

Maul Foster & Alongi (MFA) is an employee-owned environmental and engineering consulting firm serving the Pacific Northwest since 1996. We are a trusted advisor to fuel distributors, station owners, and station operators managing petroleum-related challenges. Our multidisciplinary team of licensed geologists and engineers brings decades of petroleum industry experience, helping independent station owners and regional fuel distributors to navigate buyer/seller due diligence, regulatory complexity, address legacy contamination, remediate petroleum-contaminated sites, and keep operations compliant and moving. Fuel clients choose MFA for our responsive, business-focused approach and cost-effective solutions that protect both compliance and your bottom line.

With MFA, you gain a partner focused on compliance and business continuity.

WHAT WE DO

Full-Lifecycle Environmental Support for Petroleum Facilities

MFA provides comprehensive environmental services for petroleum sites, taking a strategic and pragmatic approach to assessment and cleanup. Our team brings decades of experience focused specifically on petroleum releases, allowing us to simplify complex technical and regulatory issues and design effective, cost-conscious assessment and remediation solutions. We maintain strong, collaborative working relationships with the Oregon Department of Environmental Quality (DEQ), the Washington State Department of Ecology (Ecology), and the Pollution Liability Insurance Agency (PLIA), particularly at sites eligible for state-funded investigation and cleanup.

CORE SERVICES

REPORTING A RELEASE | SITE ASSESSMENT & RISK EVALUATION

REMEDIATION AND PERFORMANCE MONITORING | REGULATORY CLOSURE





REPORTING A RELEASE

Fast, Accurate, Compliant Reporting

MFA provides fast, accurate, and compliant release reporting when petroleum issues are suspected—whether due to fuel odors, stained soil, sheens on water, inventory discrepancies, or leak detection alarms. We are experienced with reporting requirements in Oregon, Washington, and Idaho, and manage the reporting process on your behalf to reduce risk and uncertainty. Our staff understands how to efficiently navigate state reporting systems, minimize delays, and help clients stay compliant while protecting ongoing operations.

We navigate state reporting systems for our clients to reduce delays and risk.



SITE ASSESSMENT & RISK EVALUATION

Efficient Investigations That Reduce Uncertainty

MFA conducts efficient, compliance-focused site assessments and investigations that reduce uncertainty at underground storage tank (UST) and petroleum impacted sites. Our team brings extensive experience with state-specific assessment strategies and evaluates all affected media—including soil, groundwater, and soil vapor—to clearly define risk. We apply proven investigation methods such as soil borings, monitoring well installation and sampling, soil vapor sampling, and light non-aqueous phase liquid (NAPL) monitoring, supported by an up-to-date database of regulatory screening levels. This approach enables rapid, cost-effective decision-making, particularly during UST decommissioning and facility upgrades, limiting unnecessary work and keeping your business moving.

Our goal: define risk clearly, limit unnecessary work, and keep your business moving.





REMEDIATION

Practical Cleanup Solutions, Fully Managed

MFA delivers practical, fully managed remediation solutions for petroleum sites, with experience supporting both interim and long-term cleanup efforts. We provide full-service remediation support, from permitting and design through construction, implementation, monitoring, and reporting. Our team is well-versed in complex permitting requirements, including excavation and grading, dewatering and disposal, and waste profiling and off-site disposal. MFA manages agency notifications and contractor coordination, provides on-site oversight and confirmation sampling, and prepares remediation completion reports for agency approval—keeping projects compliant, efficient, and moving toward closure.

We support both interim and long-term cleanup efforts, keeping projects moving toward closure.



REGULATORY CLOSURE

Achieving “No Further Action” with Confidence

MFA helps clients achieve “No Further Action” by maintaining a clear focus on regulatory closure and long-term business certainty. We apply expert risk assessment that includes evaluating release mechanisms, migration pathways, and exposure routes, to demonstrate that petroleum-related risks have been reduced to acceptable levels. Our team provides defensible data and clear communication with regulators and has a proven track record supporting closure at hundreds of sites across the Pacific Northwest, from single-station releases to complex multi-site portfolios. When needed, we design and manage agency-approved long-term monitoring programs and prepare periodic reports required to support site closure.

We manage the regulatory process—so you can focus on running your business.





PROJECT EXAMPLES

The following examples demonstrate MFA's overall approach—we start by understanding what our client wants to accomplish, including the regulatory drivers, then we apply time-tested and innovative approaches to achieve desired outcomes.



PetroCard, Inc

INVESTIGATION AND CLEANUP OF CARDLOCK FUELING STATIONS

PetroCard engaged MFA to investigate and remediate a fuel release from underground storage tanks at its South Kent headquarters. The release, which included both diesel and gasoline, extended near the property boundary, requiring a strategic and phased response.

MFA conducted targeted investigations, including off-site areas, and developed a remedial action plan. MFA secured permits and approvals, including a grading permit and State Environmental Policy Act determination, and led a large-scale removal of petroleum-contaminated soil.

During excavation, MFA discovered a failing stormwater system and quickly designed a new layout compatible with the site's post-excavation grade and traffic needs. To expedite resolution, PetroCard pursued an independent cleanup action. Once most contamination was addressed through insurance, MFA developed a final plan for remaining impacts. Ecology ultimately issued a No Further Action opinion, marking successful project completion.

Cain Petroleum, Inc.

REMEDIAL ACTION AND VAPOR TREATMENT SYSTEM

Since 2004, MFA has supported environmental compliance, investigation, and remediation at a retail fuel facility in Hillsboro, Oregon. Leaking USTs released gasoline, placing the site on DEQ's Leaking UST list. MFA managed remediation system operations, groundwater and vapor monitoring, and reporting—all while enabling site redevelopment and uninterrupted business operations.

Monitoring confirmed the extent of contamination and effectiveness of remedial actions. MFA revised the monitoring network to focus on residual impacts, with hydrocarbon levels generally declining. Benzene remained elevated in a few southern wells, prompting a pilot study using in situ chemical oxidation. The results supported continued use of this remedy.

MFA conducted an interim risk assessment per DEQ request and coordinated with property owners, consultants, attorneys, and DEQ. MFA supported insurance cost recovery to help fund remediation. Settlement agreements established a trust to manage cleanup and pursue a No Further Action determination. MFA led remedial efforts until the DEQ issued a No Further Action determination in 2021.



VSF Properties

NORTH CASCADE FORD CHARACTERIZATION AND CLEANUP

MFA led the investigation and cleanup of a former auto dealership and repair shop impacted by leaking underground storage tanks, vehicle maintenance operations, and historical coal storage. Site characterization and remediation was completed through coordinating the use of historical insurance recovery funds and securing access to adjacent BNSF Railway property. Characterization and closure were navigated through Ecology's Voluntary Cleanup Program.

MFA conducted subsurface investigations, risk evaluations, and interim remedial actions including tank decommissioning, soil and groundwater treatment, and in situ bioremediation—all while the facility remained operational. Cleanup included excavation and off-site disposal of 4,100+ tons of contaminated soil, treatment of 142,000+ gallons of water, and preparation of an environmental covenant to support long-term compliance.

Extensive coordination among property owners, lessees, attorneys, and insurers led to a trust fund supporting remediation and a No Further Action opinion from Ecology in January 2023. When unauthorized use triggered a compliance notice, MFA resolved the issue swiftly. The site is now under long-term groundwater monitoring to ensure cleanup sustainability.





PetroCard, Inc

REMEDIATION AND CLOSURE OF CARDLOCK FUELING FACILITY

At PetroCard's Granite Falls facility, petroleum-contaminated soil was discovered during upgrades. MFA directed remediation alongside construction, reducing costs and streamlining project delivery.

The site is located near busy roads, a high school, and commercial buildings, requiring precise coordination with Ecology, contractors, labs, and the client. MFA planned efficient excavation, direct truck loading, and rapid analytical turnaround. Confirmation sampling verified successful petroleum-contaminated soil removal.

MFA then led a subsurface investigation to assess groundwater impacts and establish a monitoring network. After four quarters of sampling, petroleum levels were undetectable or well below cleanup thresholds. The project was conducted as an independent cleanup to meet PetroCard's expedited timeline and was enrolled in PLIA. Following compliance monitoring, PLIA issued a No Further Action determination, confirming successful remediation and closure of the site.



Les Schwab

SITE ASSESSMENT AND UST DECOMMISSIONING OF TIRE CENTER

MFA conducted environmental due diligence for the property, beginning with a Phase I ESA in accordance with ASTM and CERCLA AAI standards. The assessment identified a historical Leaking UST case and potential concerns including trench drains and surface staining. MFA followed with a limited Phase II ESA, collecting soil, groundwater, and sediment samples to evaluate contamination.

During utility upgrades, diesel-impacted soil and an unregistered UST was discovered. MFA oversaw excavation, dewatering, and disposal of the tank, piping, and contaminated soil. Additional sampling helped delineate impacts and guide disposal decisions.

MFA prepared detailed reports summarizing findings and recommendations. Reports were submitted to the DEQ to support regulatory compliance, as well as to keep property managers informed. Coordination with DEQ and stakeholders ensured timely response and effective risk management.

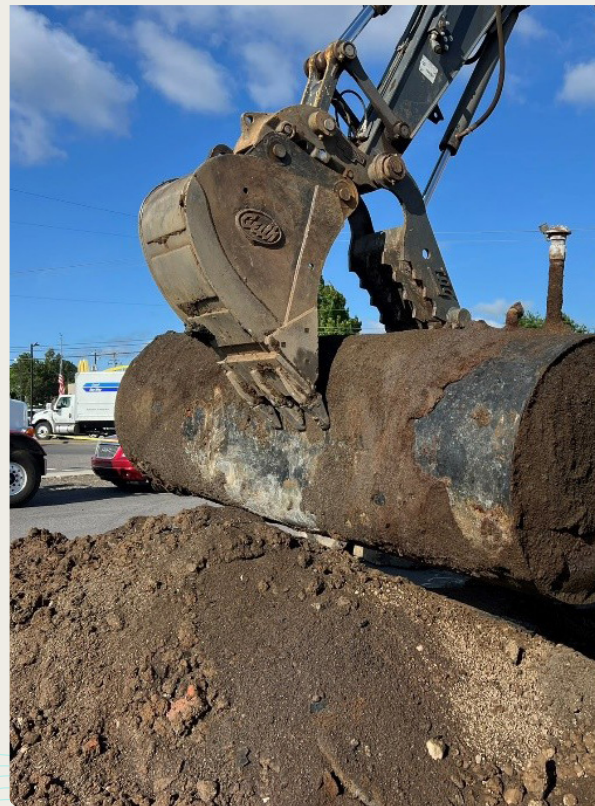
PetroCard, Inc

UST ASSESSMENT AND DECOMMISSIONING OF FUELING STATION

In preparation for decommissioning the PetroCard station on Martin Luther King Jr. Boulevard in Portland, Oregon, MFA provided permitting support for the removal of five USTs and associated cardlock equipment. MFA coordinated with the City of Portland Bureau of Development Services to clarify permit requirements and assembled a comprehensive Site Development Permit Application Package, including site plans, grading and drainage details, erosion control documentation, and construction specifications.

During permitting, MFA inspected five monitoring wells and identified damage and stormwater intrusion. With client approval, MFA coordinated well replacements, managing fieldwork with a driller, utility locator, and traffic control vendor. MFA oversaw installation, curing protection, and final inspection to ensure compliance.

This project highlights MFA's ability to manage complex permitting and field operations efficiently, supporting PetroCard's shutdown timeline while maintaining environmental compliance.



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