



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Western Region Eugene Office
165 E. 7th Avenue, Suite 100
Eugene, OR 97401
(541) 686-7838

June 28, 2024

Altimus Plaza
Frank Roberti
Roberti Investment Company
375 SE Norton Ln
McMinnville, OR 97128

RE: **Proposed No Further Action Determination**
Stratus Village, ECSI# 6590

Dear Frank Roberti:

The Oregon Department of Environmental Quality (DEQ) is providing oversight for the investigation and assessment of residual pesticides and associated constituents from the above referenced site located at 2450 SE Stratus Ave in McMinnville. Low concentrations of pesticides and metals remain at the site. However, based on our review of site information, and current and anticipated future use of the property, we have determined that site conditions are protective of public health, safety and welfare, and the environment under the Oregon Environmental Cleanup Law, ORS 465.200 et seq. This determination is summarized in our Risk Assessment Memorandum dated June 27, 2024. DEQ issues a no further action determination when a cleanup site has met regulatory standards under Oregon's Cleanup law.

Because your property is located adjacent to the site, DEQ is notifying you of its proposal to issue a no further action determination.

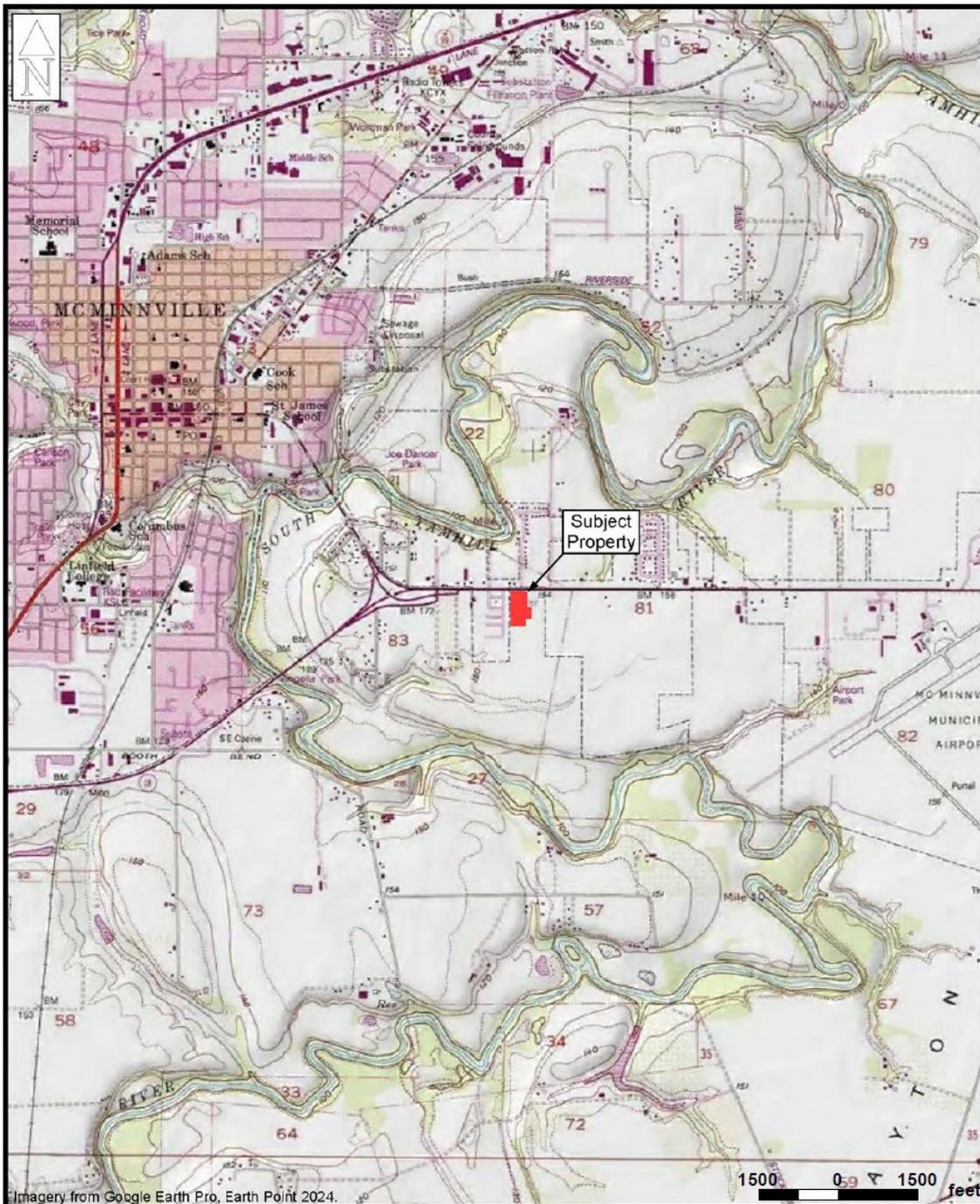
Details of the site, including supporting documents and environmental assessments can be found at <https://ordeq.org/ECSI-6590>. Please contact me at 971-357-5275 or sarah.eagle@deq.oregon.gov if you have questions about the project.

Sincerely,

Sarah Eagle, Project Manager
Western Region Cleanup Section

Attachment: Map Showing Vicinity

cc: ECSI# 6590 ORMS File



<p>REYNOLDS ENGINEERING, LLC 926 SE Umatilla Street Portland, Oregon</p>	<p>Phase II Environmental Site Assessment Stratus Village 2450 SE Stratus Ave McMinnville, Oregon</p>	<p>VICINITY MAP March 2024 Job #23-001-020</p>	<p>Figure No. A1</p>
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Vicinity Map



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Tina Kotek, Governor

Department of Environmental Quality
Western Region Eugene Office
165 E. 7th Avenue, Suite 100
Eugene, OR 97401
(541) 686-7838

June 28, 2024

Comfort Inn & Suites
2520 SE Stratus Ave
McMinnville, OR 97128

RE: **Proposed No Further Action Determination**
Stratus Village, ECSI# 6590

To the General Manager:

The Oregon Department of Environmental Quality (DEQ) is providing oversight for the investigation and assessment of residual pesticides and associated constituents from the above referenced site located at 2450 SE Stratus Ave in McMinnville. Low concentrations of pesticides and metals remain at the site. However, based on our review of site information, and current and anticipated future use of the property, we have determined that site conditions are protective of public health, safety and welfare, and the environment under the Oregon Environmental Cleanup Law, ORS 465.200 et seq. This determination is summarized in our Risk Assessment Memorandum dated June 27, 2024. DEQ issues a no further action determination when a cleanup site has met regulatory standards under Oregon's Cleanup law.

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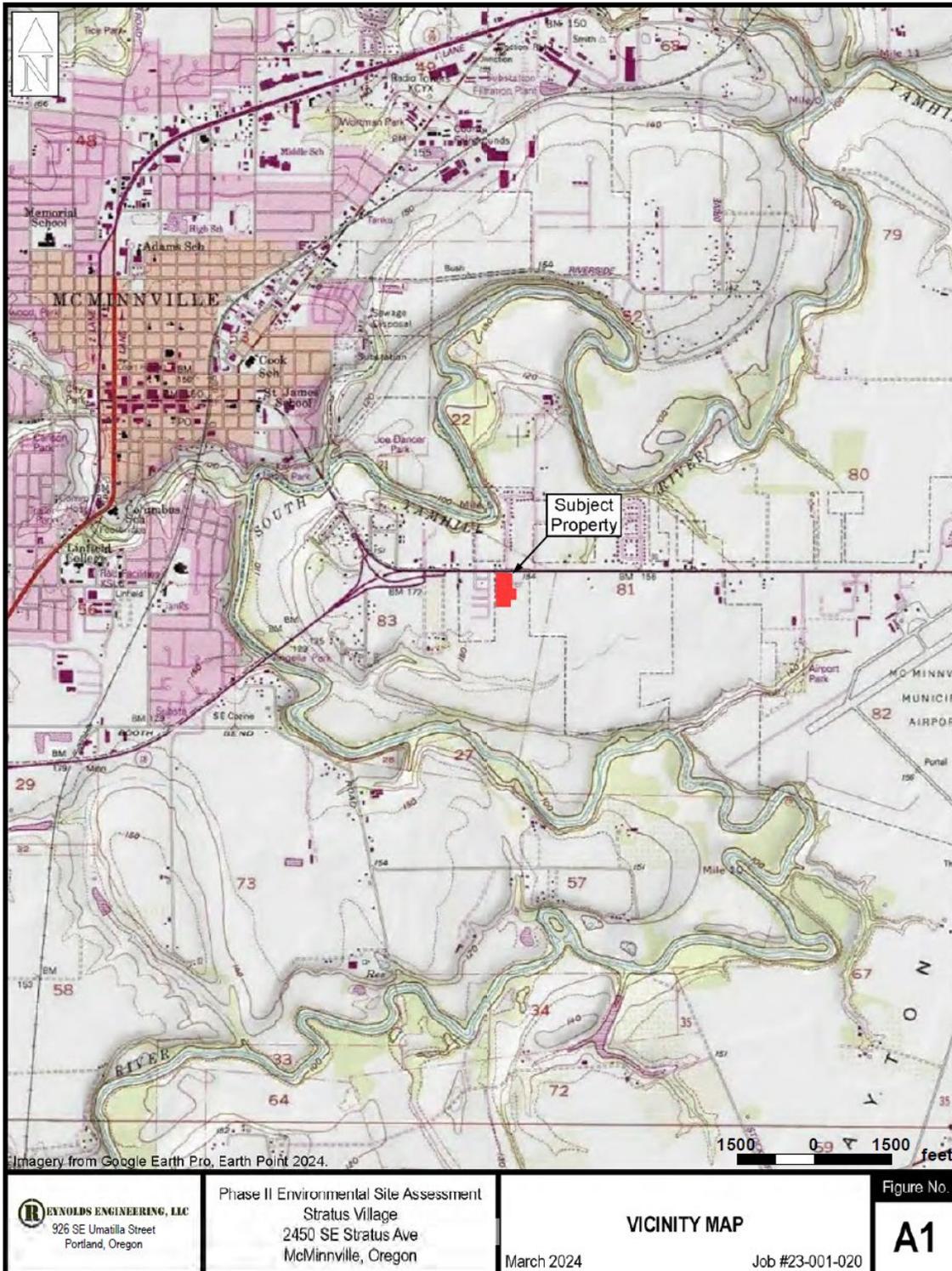
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(541) 686-7838

June 28, 2024

Evergreen Mobile Home Park
Franklin C. Sims
MacArthur Sims Properties LLC
1024 Bayside Drive, #225
Newport Beach, CA 92660

RE: **Proposed No Further Action Determination**
Stratus Village, ECSI# 6590

Dear Franklin Sims:

The Oregon Department of Environmental Quality (DEQ) is providing oversight for the investigation and assessment of residual pesticides and associated constituents from the above referenced site located at 2450 SE Stratus Ave in McMinnville. Low concentrations of pesticides and metals remain at the site. However, based on our review of site information, and current and anticipated future use of the property, we have determined that site conditions are protective of public health, safety and welfare, and the environment under the Oregon Environmental Cleanup Law, ORS 465.200 et seq. This determination is summarized in our Risk Assessment Memorandum dated June 27, 2024. DEQ issues a no further action determination when a cleanup site has met regulatory standards under Oregon's Cleanup law.

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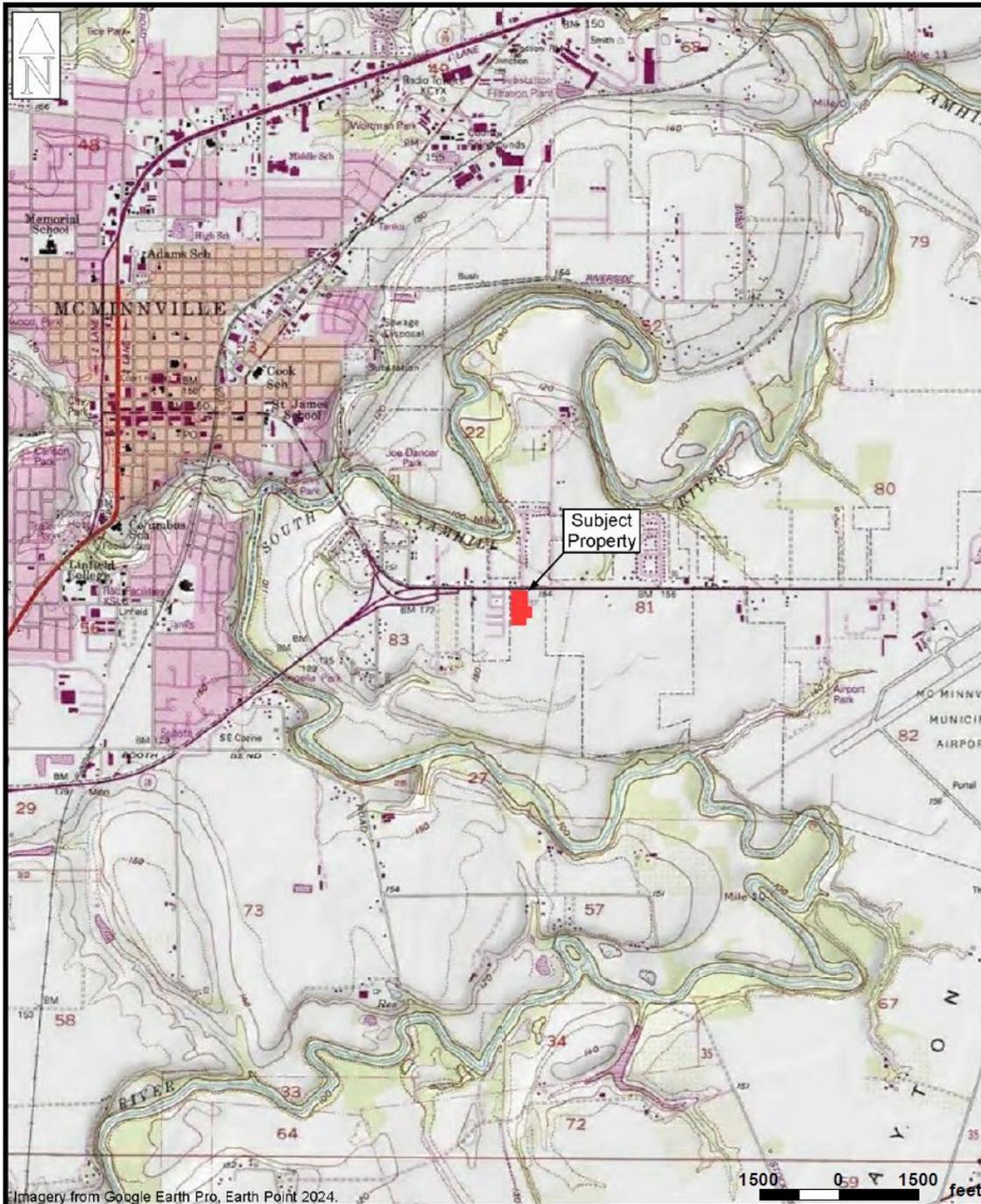
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Vicinity Map



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Tina Kotek, Governor

Department of Environmental Quality
Western Region Eugene Office
165 E. 7th Avenue, Suite 100
Eugene, OR 97401
(541) 686-7838

June 28, 2024

Geoff Hunsaker
Public Works Director
City of McMinnville
1900 Riverside Drive
McMinnville, OR 97128

RE: **Proposed No Further Action Determination**
Stratus Village, ECSI# 6590

Dear Geoff Hunsaker:

The Oregon Department of Environmental Quality (DEQ) is providing oversight for the investigation and assessment of residual pesticides and associated constituents from the above referenced site located at 2450 SE Stratus Ave in McMinnville. Low concentrations of pesticides and metals remain at the site. However, based on our review of site information, and current and anticipated future use of the property, we have determined that site conditions are protective of public health, safety and welfare, and the environment under the Oregon Environmental Cleanup Law, ORS 465.200 et seq. This determination is summarized in our Risk Assessment Memorandum dated June 27, 2024. DEQ issues a no further action determination when a cleanup site has met regulatory standards under Oregon's Cleanup law.

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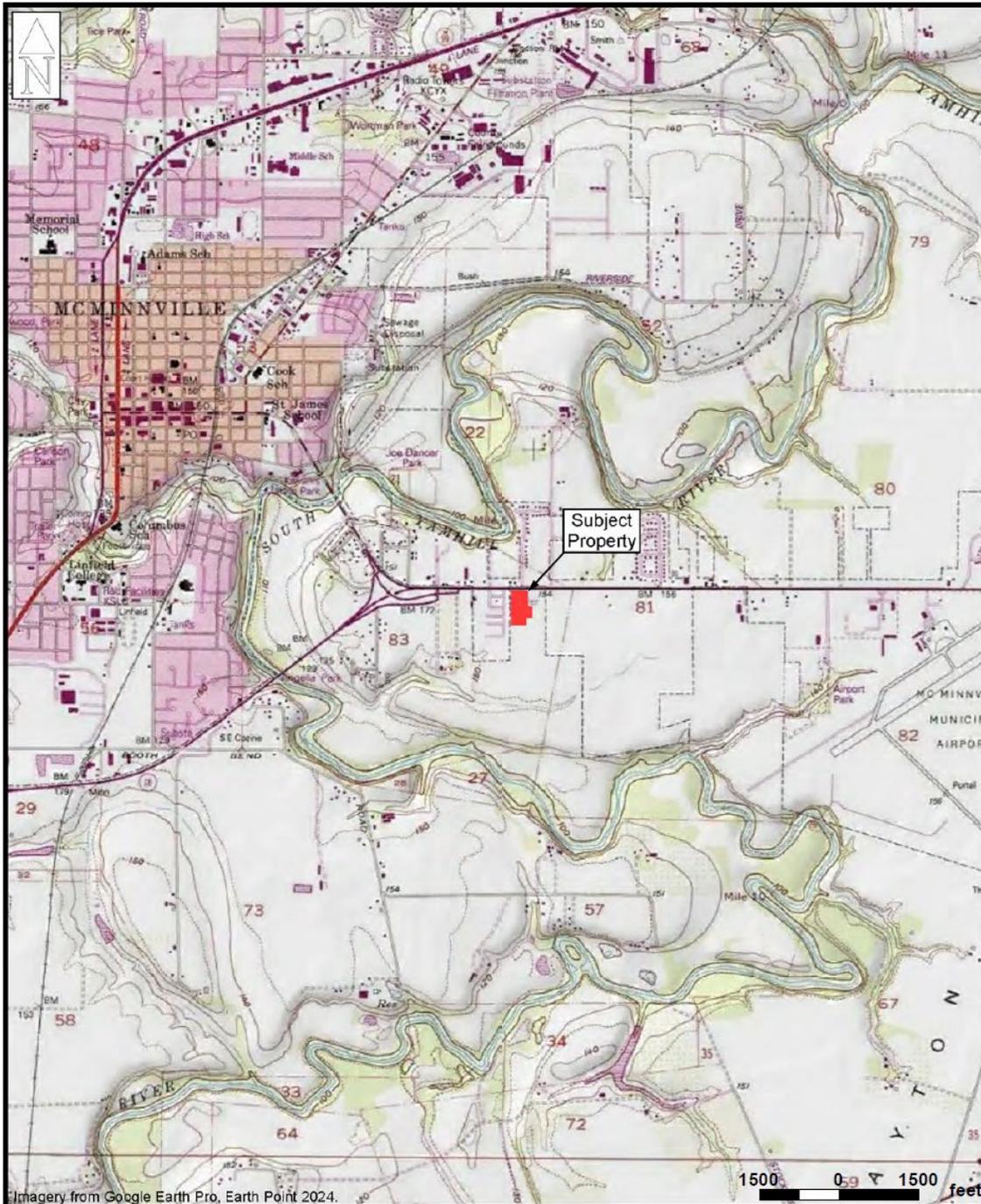
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165 E. 7th Avenue, Suite 100
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(541) 686-7838

June 28, 2024

Oregon Department of Transportation
4040 Fairview Ave SE
Salem, OR 97302

RE: **Proposed No Further Action Determination**
Stratus Village, ECSI# 6590

Dear Shawn Rapp:

The Oregon Department of Environmental Quality (DEQ) is providing oversight for the investigation and assessment of residual pesticides and associated constituents from the above referenced site located at 2450 SE Stratus Ave in McMinnville. Low concentrations of pesticides and metals remain at the site. However, based on our review of site information, and current and anticipated future use of the property, we have determined that site conditions are protective of public health, safety and welfare, and the environment under the Oregon Environmental Cleanup Law, ORS 465.200 et seq. This determination is summarized in our Risk Assessment Memorandum dated June 27, 2024. DEQ issues a no further action determination when a cleanup site has met regulatory standards under Oregon's Cleanup law.

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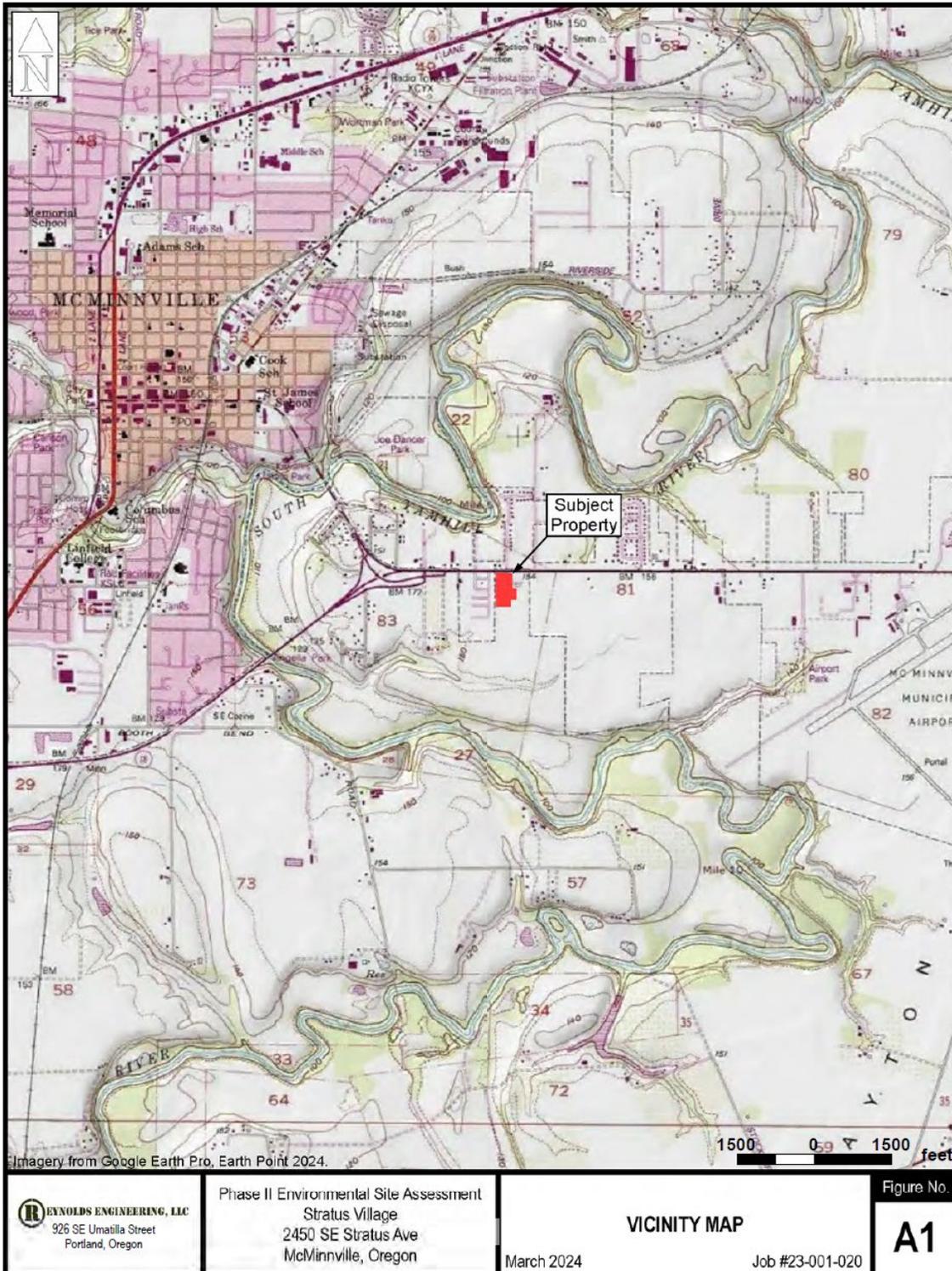
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