



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

165 East 7th Ave, Suite 100

Eugene, OR 97401

(541) 686-7838

July 18, 2024

Vickie Ybarguen
Housing Authority of Yamhill County
135 NE Dunn Pl
McMinnville, OR 97128

RE: No Further Action Determination
for Stratus Village in McMinnville
ECSI# 6590

Dear Vickie Ybarguen:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Stratus Village property, including the report entitled Phase II Environmental Site Assessment dated March 26, 2024, which was submitted to DEQ by Reynolds Engineering, LLC on your behalf. The Stratus Village address is 2450 SE Stratus Ave, McMinnville, Tax Lot 400, 404, and 405, Township 4 South, Range 4 West, Section 27.

DEQ has determined that no remedial action to address environmental contamination at Stratus Village is necessary, and no further action is required. This determination is a result of our evaluation and judgment based on the DEQ regulations and the facts as we now understand them including the following, and as more fully described in DEQ's Risk Assessment Memo dated June 27, 2024:

- The site has been used for agricultural purposes since at least 1930.
- The cause of contamination is application of pesticides and herbicides due to historical agricultural land use.
- Affected media is limited to surface soil on site.
- Due to the low concentration of residual pesticides and associated constituents, all contamination has been left in place.
- Historical land use is limited to agricultural uses. The site is currently fallow with redevelopment for residential purposes anticipated soon. There are no surface water features on site, but the South Yamhill River, with adjacent riparian areas and wetlands, is 0.2 miles north of the site. Only onsite human and terrestrial ecological receptors were considered for risk assessment purposes. Offsite migration of soil contamination is considered unlikely at present and will be managed during future construction activities through a 1200-C National Pollutant Discharge Elimination System permit.
- DEQ analyzed complete human exposure pathways for soil ingestion, dermal contact, and inhalation, leaching to groundwater, and volatilization to outdoor air for residential receptors, which are also protective of applicable occupational, and construction and excavation worker receptor scenarios. Complete ecological exposure pathways include plant and invertebrate receptors via direct exposure, and ground feeding and top consumer birds and mammals (non-threatened and endangered) receptors for incidental soil and prey ingestion exposure. See attached Conceptual Site Model for summary.
- No unacceptable risk is noted for any of the receptor scenarios evaluated.

- Prior to issuance of the No Further Action Determination, notice was provided to adjacent property owners, the Oregon Department of Transportation, and the City of McMinnville Public Works Department. No comments were received.

Based on the available information, soil conditions at Stratus Village are currently protective of public health and the environment in accordance with Oregon environmental cleanup law ORS 465.200 et seq. The site requires no further action unless new or previously undisclosed information becomes available, or there are changes to the disclosed plans for site redevelopment or land and water uses, or more contamination is discovered. DEQ will update the Your DEQ Online (YDO) database to reflect this decision.

This letter only applies to the release(s) discussed above. If any contaminated media is encountered in the future, it must be handled and disposed of in accordance with local, state and federal regulations.

A copy of the Reynolds Engineering, LLC report and DEQ's Risk Assessment Memo supporting this No Further Action decision can be viewed at <https://ordeq.org/ECSI-6590>. DEQ recommends keeping a copy of all of the documentation associated with this site with the permanent property records. If you have any questions, please contact Sarah Eagle at 971-357-5275, or via email at sarah.eagle@deq.oregon.gov.

Sincerely,

Brad Shultz

Brad Shultz, Manager
Western Region Cleanup Section

Attachments: Site Map
Conceptual Site Model

ec: Sarah Eagle, Project Manager ODEQ, sarah.eagle@deq.oregon.gov
Bruce Scherzinger, Leadworker ODEQ, bruce.scherzinger@deq.oregon.gov
Kaley Major, Toxicologist ODEQ, kaley.major@deq.oregon.gov
Megan Myers, Senior Project Manager Urban Resources, Inc., megan@urbanresourcesinc.com
ECSI #6590 File



Attachment 1: Site Map

| | Pathway | Receptor | | | Comments |
|------------|---|---|----------------------|------------------|---------------------------|
| | | | Is pathway complete? | Is RBC Exceeded? | |
| Soil | Ingestion, Dermal Contact, and Inhalation | Residential | Yes | No | |
| | | Occupational | Yes | No | |
| | | Construction Worker | Yes | No | |
| | | Excavation Worker | Yes | No | |
| | Volatilization to Outdoor Air | Residential and/or Urban residential | Yes | No | |
| | | Occupational | Yes | No | |
| | Leaching to Groundwater | Residential | Yes | No | Pathway assumed complete. |
| | | Occupational | Yes | No | Pathway assumed complete. |
| Ecological | Direct Exposure | Plants and Invertebrates | Yes | No | |
| | Incidental Soil and Prey Ingestion | Ground Feeding and Top Consumer Birds and Mammals (non-T&E) | Yes | No | |
| | | Surface Water | No | N/A | |

Attachment 2: Conceptual Site Model