



# Oregon

Tina Kotek, Governor

Department of Environmental Quality  
Western Region Eugene Office  
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TTY 711

September 3, 2024

Betty Sue Barss  
Tolleson LLC  
6600 Pioneer Road  
Medford, Oregon 97501

RE: No Further Action Determination  
for Tolleson LLC, Central Point  
LUST 15-22-0299

Dear Ms. Barss:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Tolleson LLC site/property, including the closure report entitled Underground Storage Tank Closure Report dated May 2, 2024, which was submitted to DEQ by Coles+Betts Environmental Consulting on your behalf. The Tolleson LLC address is 21 S. Front Street, Central Point, Jackson County, Tax Lot 1400.

DEQ has determined that remedial action to address environmental contamination at Tolleson LLC is complete, 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 Staff Memo dated August 20, 2024:

- The site was a Mobile Oil service station from 1926 to 1973. It is currently the site of a single level brick building used for professional offices. DEQ does not have information on the decommissioning of the former service station.
- LUST 15-22-0299 and associated contamination is related to a former 675-gallon waste oil underground storage tank (UST) that was discovered during a ground penetrating radar survey in 2021.
- Soil contamination beneath and around the waste oil UST was contaminated with gasoline and heavy oil-range hydrocarbons and xylenes. Groundwater was not encountered during site activities.
- The waste oil UST was decommissioned by removal in April 2023. Approximately 32 tons of contaminated soil was removed and disposed of at the Dry Creek Landfill.
- Confirmation soil samples obtained from the remedial excavation were all non-detect for petroleum hydrocarbons. Xylenes were either not detected or were below the risk-based concentrations for all receptors.
- The site is zoned Employment Commercial. Zoning is not expected to change significantly. The site is paved, there is no onsite or adjacent surface water and there are no ecological receptors. Shallow groundwater in the vicinity of the site is typically encountered at 14 feet below ground surface. This shallow water has no beneficial use and the site and all business in the vicinity receive municipal water.
- There are no complete human and ecological exposure pathways.

Based on the available information, soil conditions at Tolleson LLC are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, Oregon Administrative Rules 340-122-0205 through 340-122-0360. The site requires no further action unless new or previously undisclosed information becomes available, or there are changes in site development or land and water uses, or more contamination is discovered. DEQ has updated the environmental data management system also known as Your DEQ Online (YDO) to reflect this decision. This letter only applies to the waste oil UST release 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 Coles+Betts Environmental Consulting closure report and DEQ's Staff Memo supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST15-22-0299>. DEQ recommends keeping a copy of all the documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Sarah Kingery at 541-321-3687, or via email at [sarah.kingery@deq.oregon.gov](mailto:sarah.kingery@deq.oregon.gov).

Sincerely,

*Brad Shultz*

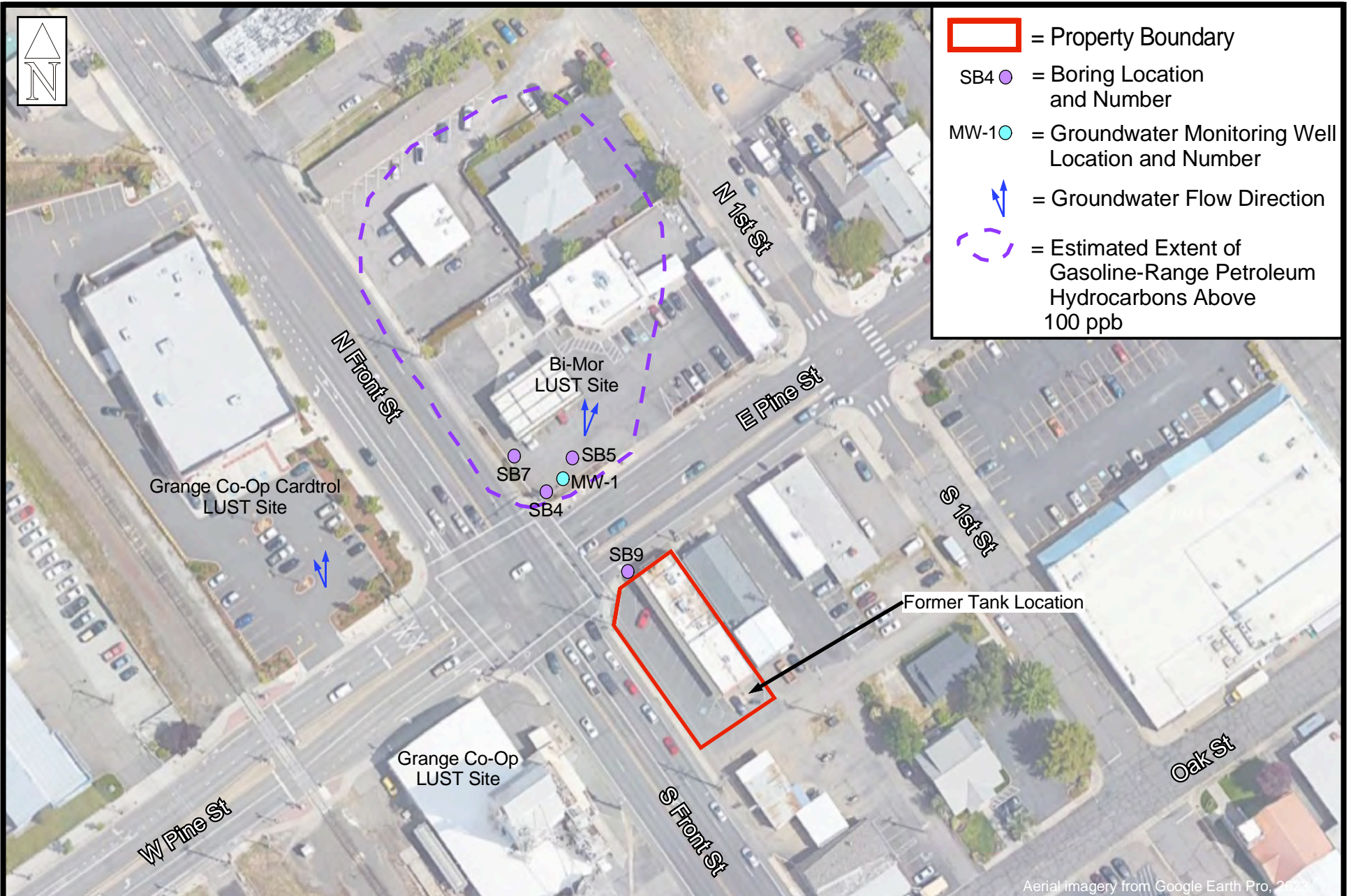
Brad Shultz, Manager  
Western Region Cleanup Section

Attachment: Property and Vicinity Map

cc: ORMS LUST 15-22-0299 File  
Luke Murphy



- = Property Boundary
- SB4 ● = Boring Location and Number
- MW-1 ● = Groundwater Monitoring Well Location and Number
- = Groundwater Flow Direction
- = Estimated Extent of Gasoline-Range Petroleum Hydrocarbons Above 100 ppb



Aerial imagery from Google Earth Pro, 2023

0 100 200 feet



Tolleson, LLC Property  
21 S. Front Street  
Central Point, Jackson County,  
Oregon

PROPERTY AND VICINITY MAP

April 2024

C+BEC Job #454

Figure No.

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