



Oregon

Kate Brown, Governor

Department of Environmental Quality

Western Region Salem Office

4026 Fairview Industrial Dr SE

Salem, OR 97302

(503) 378-8240

FAX (503) 373-7944

TTY 711

January 6, 2023

Susan L. Haider
Simpson Hills LLC
7509 S. 5th Street #101-PMB #A801
Ridgefield, WA 98642

RE: Partial No Further Action Determination
Fairview Training Center II
Tax Lot #300
ECSI #4715

Dear Susan Haider:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Fairview Training Center II site, including the August 11, 2021, communication from PBS Engineering and Environmental Inc. regarding the recorded property line adjustment and a formal request for a no further action letter. The Fairview Training Center II property is located at the northwest quadrant of the intersection of Battle Creek Road and Reed Road, on Marion County map and tax lot 083W110000300 in Salem, Oregon.

DEQ has determined that remedial action to address environmental contamination on the Fairview Training Center II site is complete, and no further action (NFA) is required. This partial NFA applies only to tax lot #300; the partial NFA is because the ECSI #4715 site includes both tax lots #300 and #400. Tax lot #300 is no longer encumbered by the Easement and Equitable Servitudes (EES), but tax lot #400 is encumbered by the EES. Tax lot #300 receives a partial "unconditional" NFA and tax lot #400 receives a partial "conditional" NFA. A legal description and survey map describing the tax lot is shown in Exhibit A.

This determination is based on the DEQ regulations and the facts as we now understand them including, but not limited to the following:

- The site was used as a State institution from 1907 to 1990. Patients worked the agriculture land (field crops, orchard) which consisted of approximately 44 acres. The crops supplied several other local State institutions in the area.
- Phase I and II Site Assessments detected dieldrin, DDT, DDE pesticides in the shallow soil.
- In 2000, to prepare the site for redevelopment the remedy selected was through an Interim Remedial Action Measure (IRAM) which consisted of excavating the top foot of soil (approximately 70,000 cubic yards) and disposal of the soil in an approved repository (former quarry). All samples above the applicable RBCs detected after the initial removal were further excavation and disposed of in the repository.
- The repository used for the disposal of the excavated contaminated soil is located on tax lot #400.

- Tax lot #300 and #400 property boundaries were surveyed and re-aligned to reduce the size of tax lot #400 to only contain the repository while enlarging tax lot #300 with the balance of the remediated property.
- There are no drinking water wells on the property. The future development will be serviced with municipal water from the City of Salem.
- Remaining contamination on tax lot #300 is below the acceptable risk-based concentrations for current and future residential uses.

Based on the available information, tax lot #300 of the Fairview Training Center II site is currently protective of public health and the environment in accordance with Oregon Environmental Cleanup Law, ORS 465.200. This property requires no further action unless new or previously undisclosed information becomes available, there are changes in site development or land and water uses, or more contamination is discovered. DEQ will update the Environmental Cleanup Site Information System (ECSI) database to reflect this decision.

This letter applies only to tax lot #300 as described in the *Record of Survey* dated 12/8/2020 and attached as Exhibit A. If any contaminated soil is encountered on the property in the future, it must be handled and disposed of in accordance with local, state, and federal regulations.

A copy of this partial No Further Action decision can be viewed at <http://www.deq.state.or.us/lq/ECSI/ecsiquery.asp> (enter site ID 4715). DEQ recommends keeping a copy of all the documentation associated with this remedial action with the permanent facility records. For questions, please contact Bruce Scherzinger at 503-378-5038, or via email at bruce.scherzinger@deq.oregon.gov

Sincerely,



Nancy A. Sawka,
Acting Cleanup Manager, Western Region

File

Ecc: Bruce Scherzinger, bruce.scherzinger@deq.oregon.gov
Bret Waldron, Bret.Waldron@pbsusa.com

Att: Exhibit A, Figures 1-3, Record of Survey

RECORD OF SURVEY

PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON
DECEMBER 8, 2020

INDEX

- SHEET 1 - FULL BOUNDARY, AND NOTES
- SHEET 2 - DETAIL A, AND CURVE TABLES
- SHEET 3 - DETAIL B, NARRATIVE, AND BASIS OF BEARINGS

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." ON: 12/08/2020
- ⊗ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "WILSON PLS 2687"; PER PP NO. 2014-003; HELD UNLESS NOTED OTHERWISE
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- IR IRON ROD
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- PAR. PARCEL
- BLK BLOCK
- B.O.T.P. MARION COUNTY BOOK OF TOWN PLATS
- R P REEL PAGE
- CR CALCULATED RECORD

REFERENCES

- (1) RECORD INFORMATION PER MCSR 37100
- (2) RECORD INFORMATION PER MCSR 37735
- (3) RECORD INFORMATION PER MCSR 37736
- (4) RECORD INFORMATION PER MCSR 38405
- (5) RECORD INFORMATION PER MCSR 38420
- (6) RECORD INFORMATION PER MCSR 38591
- (7) RECORD INFORMATION PER MCSR 39048
- (8) RECORD INFORMATION PER MCSR 39260
- (9) RECORD INFORMATION PER PP NO. 2015-029
- (10) RECORD INFORMATION PER PP NO. 2018-074
- (11) RECORD INFORMATION PER LINDBURG ROAD RESOLUTION REEL 3553, PAGE 214 MARION COUNTY DEED RECORDS

NOTES

1. FOUND MONUMENTS ARE CONSIDERED FLUSH UNLESS NOTED OTHERWISE.
2. FOUND MONUMENTS WERE ORIGINALLY SURVEYED NOVEMBER 2011 AND MARCH 2017, AND RECOVERED IN DECEMBER 2020 UNLESS NOTED OTHERWISE.
3. MONUMENT WAS NOT RECOVERED AND PRESUMED TO HAVE BEEN DESTROYED.

PREPARED FOR

HAWTHORN DEVELOPMENT LLC
9310 NE VANCOUVER MALL DR. #200
VANCOUVER, WA 98662

EAST QUARTER CORNER SECTION 11 AND 12
12" X 12" STONE MARKED "+"

R 4314 P 196

R 1950 P 327

R 965 P 360

R 4191 P 370

R 4061 P 274

R 4278 P 340

R 4218 P 340

R 455 P 370

R 455 P 370

R 455 P 370

R 455 P 370


R 455 P 370

R 455 P 370

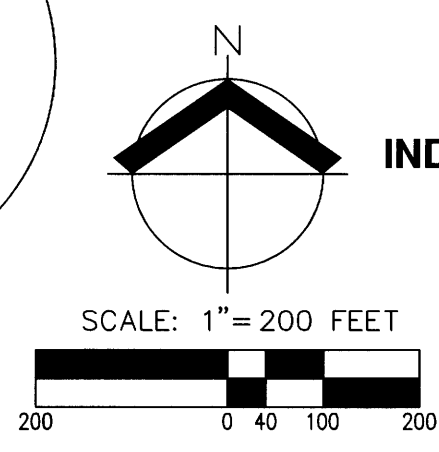
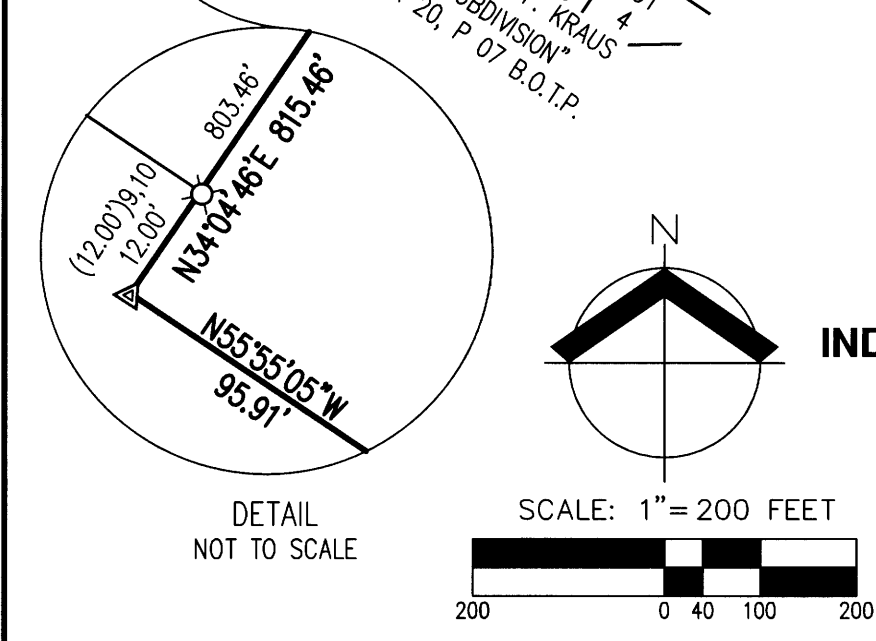
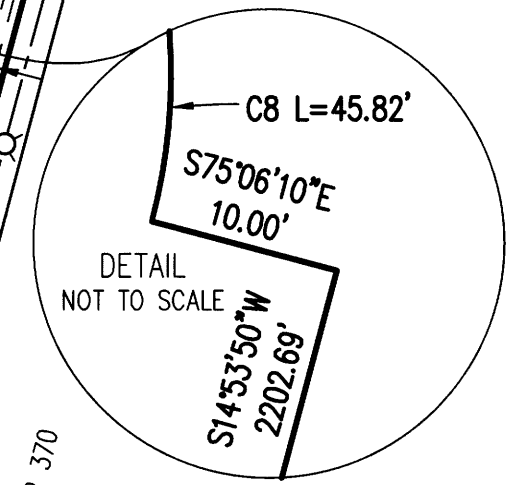
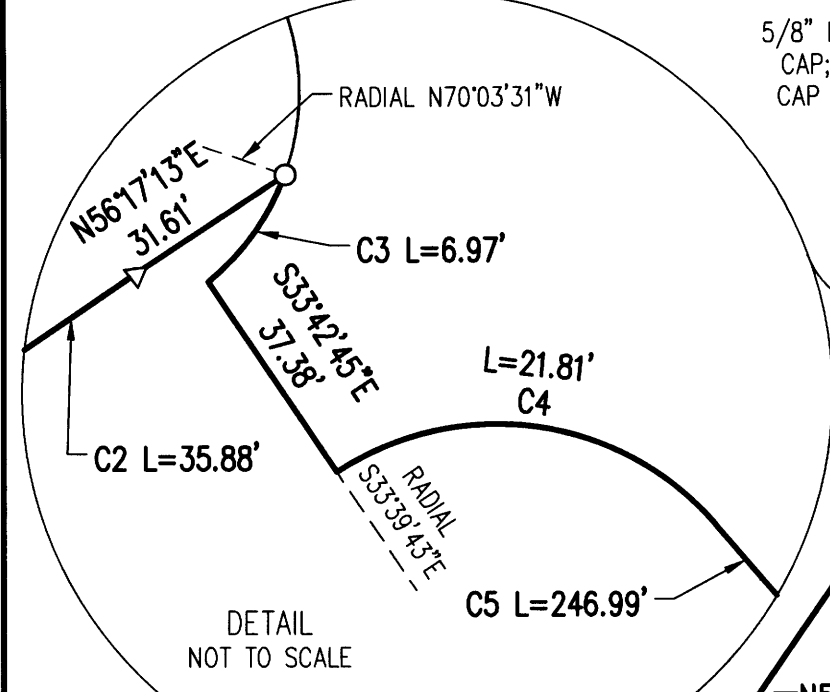
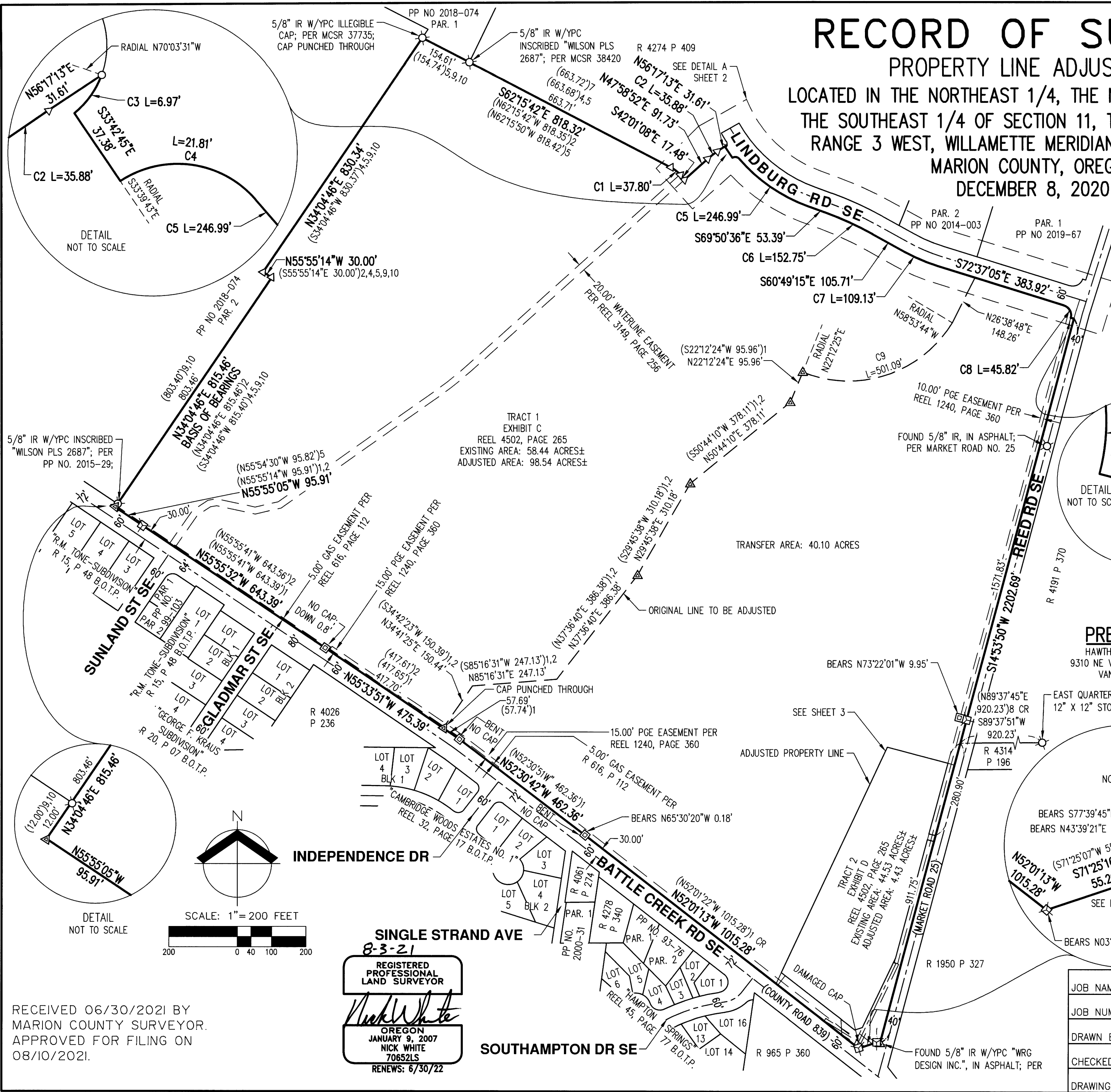
R 455 P 370

JOB NAME:	SIMPSON HILLS
JOB NUMBER:	2981
DRAWN BY:	AK
CHECKED BY:	NSW
DRAWING NO.:	2981CROS

AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
KEIZER, OR 97303
503.400.6028
WWW.AKS-ENG.COM



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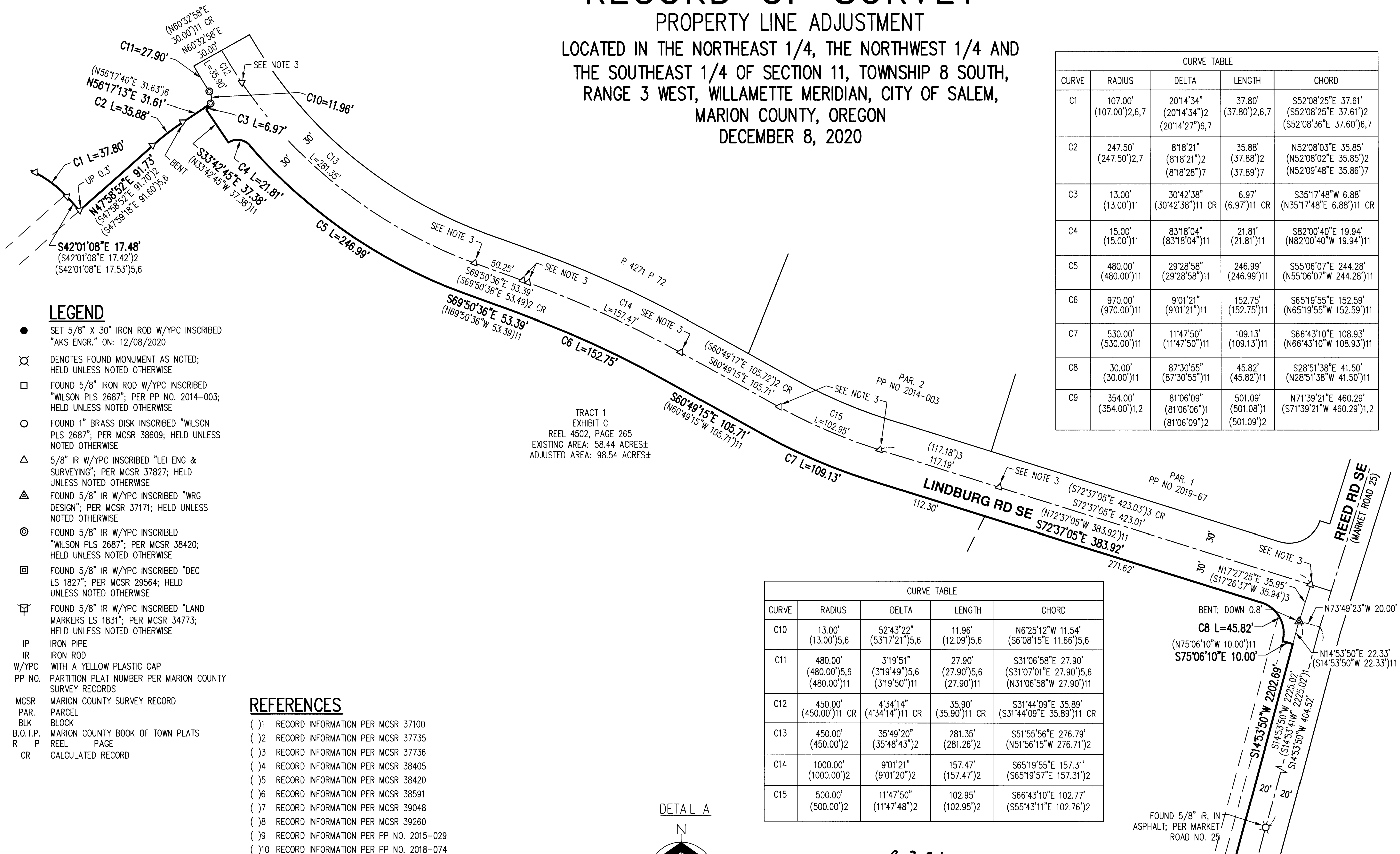
8-3-21
REGISTERED PROFESSIONAL LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/22

RECEIVED 06/30/2021 BY
MARION COUNTY SURVEYOR.
APPROVED FOR FILING ON
08/10/2021.

RECORD OF SURVEY

PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON
DECEMBER 8, 2020



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	107.00' (107.00')2,6,7	20'14'34" (20'14'34'')2 (20'14'27'')6,7	37.80' (37.80')2,6,7	S52'08'25"E 37.61' (S52'08'25"E 37.61')2 (S52'08'36"E 37.60')6,7
C2	247.50' (247.50')2,7	8'18'21" (8'18'21'')2 (8'18'28'')7	35.88' (37.88')2 (37.89')7	N52'08'03"E 35.85' (N52'08'02"E 35.85')2 (N52'09'48"E 35.86')7
C3	13.00' (13.00')11	30'42'38" (30'42'38'')11 CR	6.97' (6.97')11 CR	S35'17'48"W 6.88' (N35'17'48"E 6.88')11 CR
C4	15.00' (15.00')11	83'18'04" (83'18'04'')11	21.81' (21.81')11	S82'00'40"E 19.94' (N82'00'40"W 19.94')11
C5	480.00' (480.00')11	29'28'58" (29'28'58'')11	246.99' (246.99')11	S55'06'07"E 244.28' (N55'06'07"W 244.28')11
C6	970.00' (970.00')11	9'01'21" (9'01'21'')11	152.75' (152.75')11	S65'19'55"E 152.59' (N65'19'55"W 152.59')11
C7	530.00' (530.00')11	11'47'50" (11'47'50'')11	109.13' (109.13')11	S66'43'10"E 108.93' (N66'43'10"W 108.93')11
C8	30.00' (30.00')11	87'30'55" (87'30'55'')11	45.82' (45.82')11	S28'51'38"E 41.50' (N28'51'38"W 41.50')11
C9	354.00' (354.00')1,2	81'06'09" (81'06'09'')1 (81'06'09'')2	501.09' (501.09')1 (501.09')2	N71'39'21"E 460.29' (S71'39'21"W 460.29')1,2

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C10	13.00' (13.00')5,6	52'43'22" (53'17'21'')5,6	11.96' (12.09')5,6	N6'25'12"W 11.54' (S6'08'15"E 11.66')5,6
C11	480.00' (480.00')5,6 (480.00')11	3'19'51" (3'19'49'')5,6 (3'19'50'')11	27.90' (27.90')5,6 (27.90')11	S31'06'58"E 27.90' (S31'07'01"E 27.90')5,6 (N31'06'58"W 27.90')11
C12	450.00' (450.00')11 CR	4'34'14" (4'34'14'')11 CR	35.90' (35.90')11 CR	S31'44'09"E 35.89' (S31'44'09"E 35.89')11 CR
C13	450.00' (450.00')2	35'49'20" (35'48'43'')2	281.35' (281.26')2	S51'55'56"E 276.79' (N51'56'15"W 276.71')2
C14	1000.00' (1000.00')2	9'01'21" (9'01'20'')2	157.47' (157.47')2	S65'19'55"E 157.31' (S65'19'57"E 157.31')2
C15	500.00' (500.00')2	11'47'50" (11'47'48'')2	102.95' (102.95')2	S66'43'10"E 102.77' (S55'43'11"E 102.76')2

LEGEND

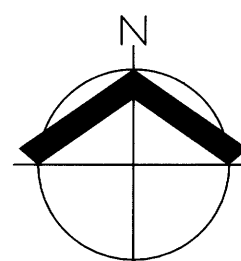
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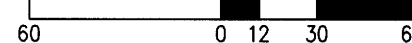
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- ()11 RECORD INFORMATION PER LINDBURG ROAD RESOLUTION REEL 3553, PAGE 214 MARION COUNTY DEED RECORDS

PREPARED FOR
HAWTHORN DEVELOPMENT LLC
9310 NE VANCOUVER MALL DR. #200
VANCOUVER, WA 98662

DETAIL A



SCALE: 1" = 60 FEET



8-3-21
REGISTERED PROFESSIONAL LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/22

JOB NAME: SIMPSON HILLS
JOB NUMBER: 2981
DRAWN BY: AK
CHECKED BY: NSW
DRAWING NO.: 2981CROS

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RECORD OF SURVEY

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DECEMBER 8, 2020

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST AND MONUMENT THE PROPERTY LINE AS APPROVED BY CITY OF SALEM PER PROPERTY LINE ADJUSTMENT CASE NUMBER 20-18. THE BASIS OF BEARINGS IS ALONG THE EASTERLY LINE OF PARCEL 2 OF PARTITION PLAT NO 2018-074.

THE WEST LINE BEING THE EAST LINE OF PARTITION PLAT NUMBER 2018-074, WAS ESTABLISH BY HOLDING THE FOUND MONUMENTS PER MARION COUNTY SURVEY RECORDS 37100, 37735, AND 37827 AND BEARINGS ALONG THE EAST LINE OF PARCEL 2 PARTITION PLAT 2018-074.

THE NORTH LINE WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER MARION COUNTY SURVEY RECORDS 37735, 38420 AND 37827, THIS AGREES WITH ADJOINER DEED REEL 4274, PAGE 409. FOUND CENTERLINE MONUMENTS OF LINDBURG ROAD SOUTHEAST, WERE HELD PER MARION COUNTY SURVEY RECORD 37827 AND BEARINGS AND DISTANCES IN THE RIGHT-OF-WAY DEDICATION DEED, REEL 3553, PAGE 214 MARION COUNTY DEED RECORDS WERE HELD TO ESTABLISH THE SOUTH LINE OF LINDBURG ROAD SE.

THE EAST LINE BEING THE WESTERLY RIGHT-OF-WAY OF REED ROAD SOUTHEAST, WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER MARION COUNTY SURVEY RECORDS 37100, 34773 AND THE FOUND CENTERLINE MONUMENT PER REED ROAD (HISTORIC MARKET ROAD NUMBER 25) AND BATTLE CREEK ROAD SE (HISTORIC COUNTY ROAD NUMBER 839), REFERENCED IN MARION COUNTY SURVEY RECORD 29564.

THE SOUTH LINE BEING THE NORTHERLY RIGHT-OF-WAY OF BATTLE CREEK ROAD SOUTHEAST WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER MARION COUNTY SURVEY RECORD 33912 AND FOUND RIGHT-OF-WAY MONUMENTS PER MARION COUNTY SURVEY RECORDS 34773, 37100, AND 29564.

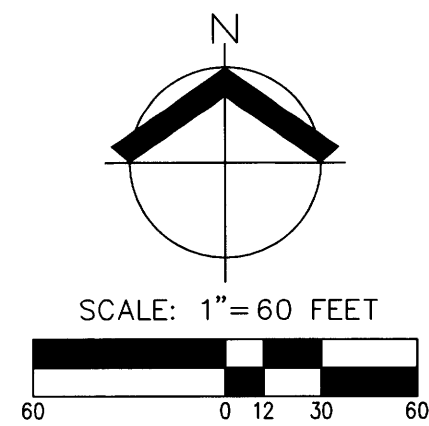
A DEED ERROR WAS DISCOVERED IN REEL 3144, PAGE 364, WHICH INCORRECTLY REFERENCES REEL 2985, PAGE 84 AS REEL 2685, PAGE 84.

LEGEND

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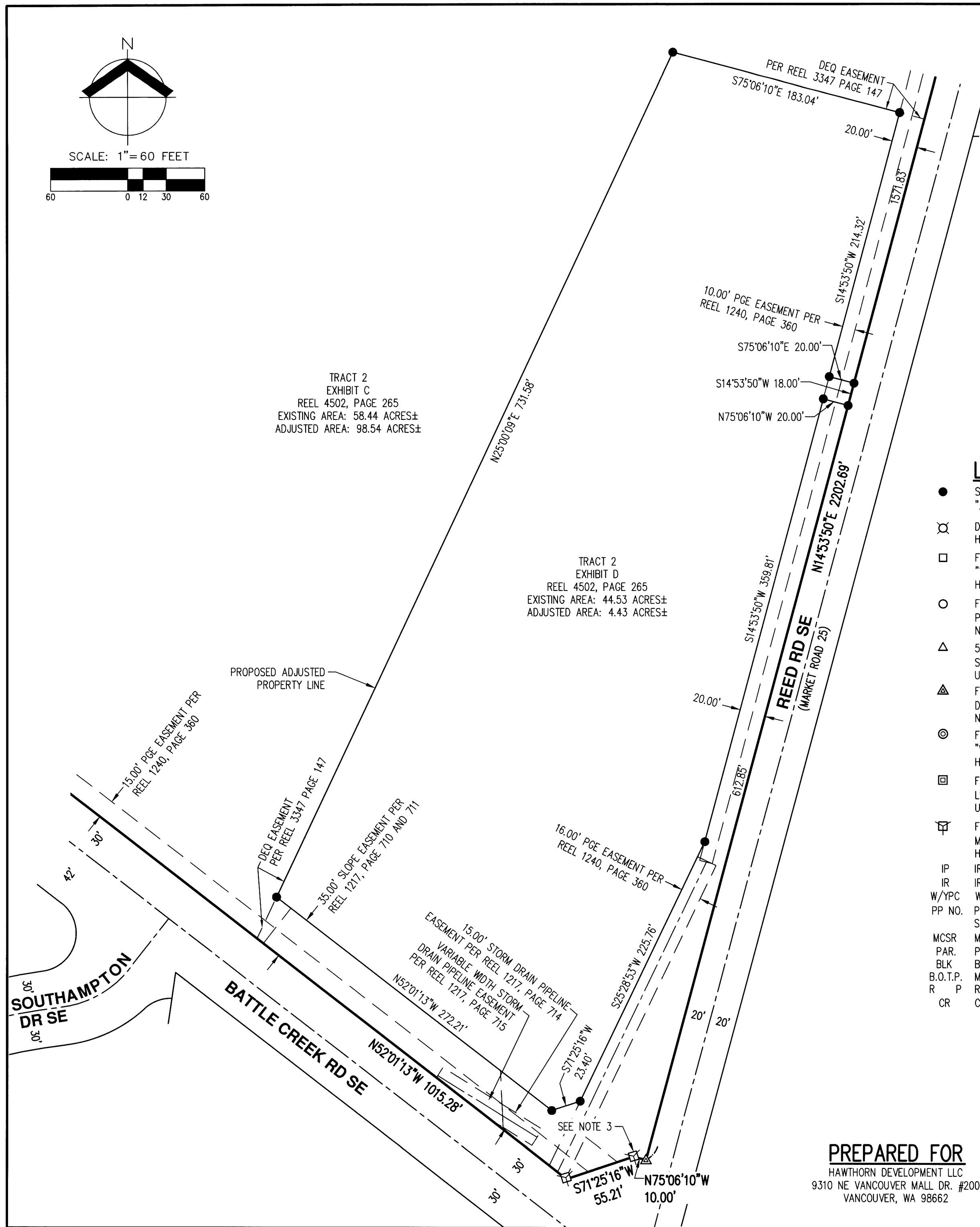
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TRACT 2
EXHIBIT C
REEL 4502, PAGE 265
EXISTING AREA: 58.44 ACRES±
ADJUSTED AREA: 98.54 ACRES±

TRACT 2
EXHIBIT D
REEL 4502, PAGE 265
EXISTING AREA: 44.53 ACRES±
ADJUSTED AREA: 4.43 ACRES±



PREPARED FOR
HAWTHORN DEVELOPMENT LLC
9310 NE VANCOUVER MALL DR. #200
VANCOUVER, WA 98662

8-3-21
REGISTERED PROFESSIONAL LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/22

JOB NAME:	SIMPSON HILLS	AKS ENGINEERING & FORESTRY, LLC 3700 RIVER RD N, STE 1 KEIZER, OR 97303 503.400.6028 WWW.AKS-ENG.COM	
JOB NUMBER:	2981		
DRAWN BY:	AK		
CHECKED BY:	NSW		
DRAWING NO.:	2981CROS	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE	