



Oregon

Tina Kotek, Governor

Department of Environmental Quality

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February 27, 2025

Sam Bugarsky
Wilco Corp
President/CEO
200 Industrial Way
Mt Angel, Oregon 97362

RE: No Further Action Determination
for West Valley Farmers II, Sheridan
ECSI 6123

Dear Sam Bugarsky:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the West Valley Farmers II site, including the closure report dated August 4th, 2020, which was submitted to DEQ by BB&A on your behalf. The West Valley Farmers II address is 342 S Bridge St, Sheridan, Oregon, Yamhill County, Map 5635BD and Tax Lot 05900.

DEQ has determined that remedial action to address environmental contamination at West Valley Farmers II 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 July 1st, 2024:

- The site was previously occupied by a Wilco Farm store and has a history of grain equipment storage and warehousing. The adjacent property to the west was previously occupied by a bulk fueling facility and is now vacant. To the north is the Union Pacific Railroad, followed by the Sheridan Fire Department and Yamhill County Sheriff's Office. Residential properties occupy the area south of the site along SW Railroad Street right of way (ROW).
- Petroleum contamination in the soil and groundwater was found on the west end of the site. There are no known on-site petroleum sources or DEQ records of underground storage tanks (UST). The former bulk fueling facility to the west is a potential source of petroleum contamination and is currently undergoing investigation (ECSI #6529).
- Carbon tetrachloride (CTC), chloroform and 1,2-dichloroethane (EDC) were found in soil and groundwater near the center of the property and former grain elevator. CTC and EDC are historical grain fumigants that were likely stored and previously used at the site and chloroform is a breakdown product of CTC.
- BB&A conducted treatment of soil and groundwater using BOS100® injections in February 2016 and July 2019. Subsequent sampling and monitoring demonstrated the effectiveness of the treatments in reducing concentrations of CTC, chloroform and EDC. BB&A completed a focused cleanup in July 2020, removing a small area of shallow soil where chloroform exceeded DEQ's Occupational Vapor Intrusion risk-based concentration (RBC).
- The current and likely future zoning for the site is Industrial. Municipal water is supplied to the site and surrounding area and there are no current or anticipated beneficial groundwater uses within the area of

remaining contamination. The main human receptors to contamination are occupational, construction and excavation workers.

- Treatment with BOS100® injections and subsequent removal of shallow soil left minimal contamination in the soil vadose zone and significantly decreased concentrations of CTC, chloroform and EDC in groundwater. The remaining contamination is below DEQs applicable RBCs for the current and future uses of the site and surrounding area. The attached figures show the location site and the estimated extent of remaining contamination in the groundwater.
- DEQ approves of leaving the remaining contamination in place as it does not pose a current or future risk to human health or the environment.
- A 30-day public notice and opportunity to comment on the proposed site closure was sent to adjacent and impacted properties, the City of Sheridan, and interested parties. No comments were received.

Based on the available information, soil and groundwater conditions at West Valley Farmers II 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 in site development or land and water uses, or more contamination is discovered. DEQ will update Your DEQ Online (YDO), DEQ's environmental data management system, to reflect this decision.

This letter only applies to the 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. Monitoring wells should be maintained or decommissioned in accordance with Oregon Water Resources Department regulations.

A copy of the BB&A closure report and DEQ's Staff Memo supporting this No Further Action decision can be viewed on YDO at ordeq.org/ESCI-6123. 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 Nancy Sawka at (503) 378-5075, or via email at nancy.sawka@deq.oregon.gov.

Sincerely,

Brad Shultz

Brad Shultz, Manager
Western Region Cleanup Section

Attachments: Figure 1: Site Vicinity
Figure 2: Site Aerial Map
Figure 3: Estimated Extent of Remaining Groundwater Contamination

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ORMS - ECSI 6123 File

Figure 1: Site Vicinity Map

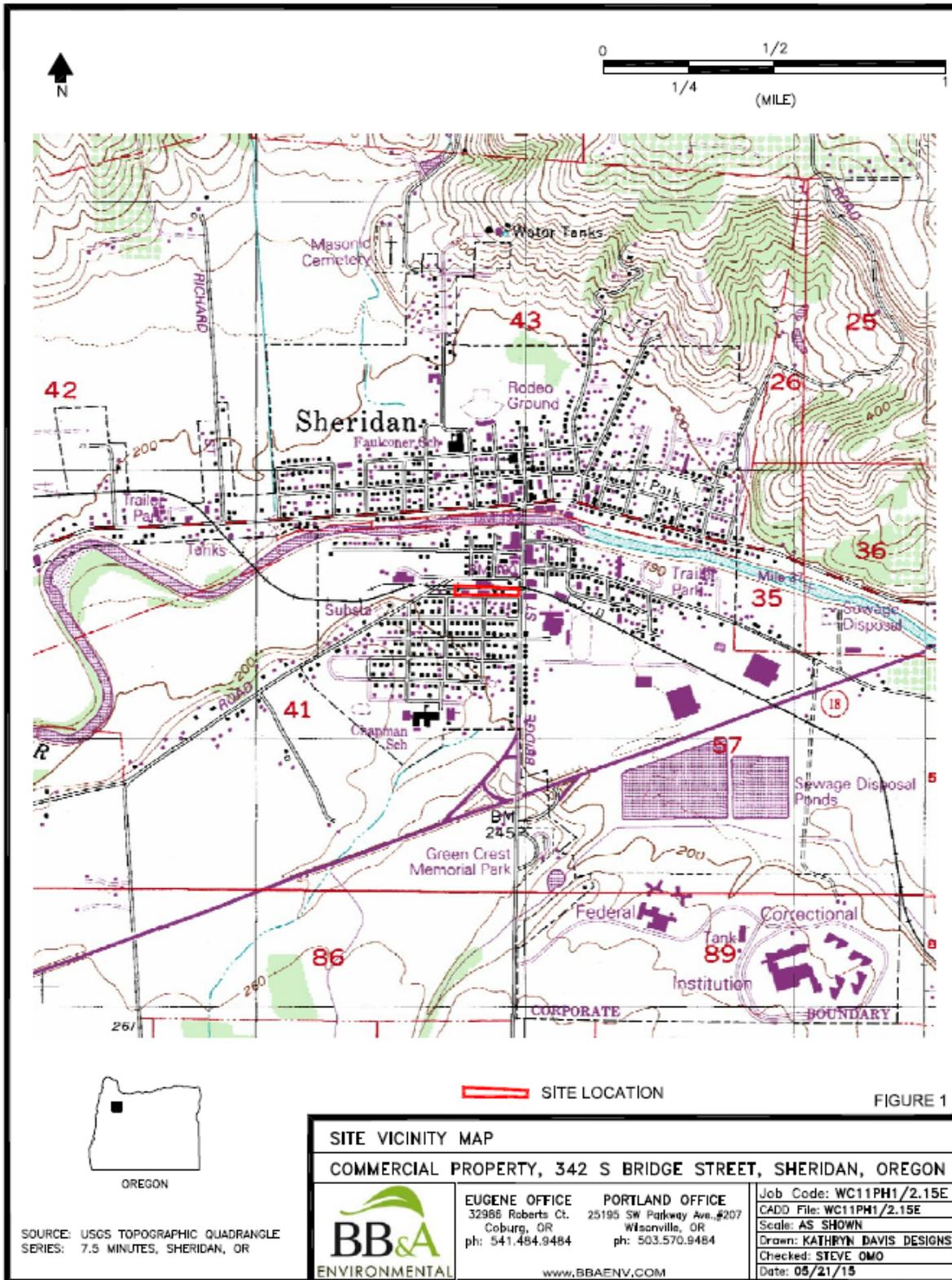


Figure 2: Site Aerial Map



Figure 3: Estimated Extent of Remaining Groundwater Contamination

