



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region Eugene Office

165 East 7th Avenue, Suite 100

Eugene, OR 97401

(541) 686-7838

Fax (541) 686-7551 TTY 711

August 8, 2025

Kathy Schlotfeldt
Executive Director
MV, LLC
PO Box 28
McMinnville, OR 97128

RE: No Further Action Determination
for Mid-Valley Workshop in Amity
LUST # 36-93-4040

Dear Ms. Schlotfeldt:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Mid-Valley Shop property, including the closure report entitled, *Focused Investigation*, dated December 20, 2024, which was submitted to DEQ by EVREN Northwest on your behalf. The Mid-Valley Shop address is 16700 Highway 99 in Amity, Oregon, Tax Lot 00300. Figure 1 shows the Site Vicinity.

DEQ has determined that remedial action to address environmental contamination at Mid-Valley Shop 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:

- The past site use was as a large warehouse with an underground storage tank (UST) and a pump house.
- The potential causes of contamination were from the former 1,000-gallon UST and areas where it was thought the previous owner allegedly spread petroleum-contaminated soil in 1993, and the pump house where a 275-gallon above ground storage tank existed. Figures 2 and 3, show the site plan and sample locations, respectively.
- Soil was the only impacted media. Groundwater was not impacted. See Tables 1 and 2.
- In 1993, the UST was decommissioned by removal. The tank was taken to Schnitzer Steel Products Company in Portland. The petroleum rinsate mixture was taken to Fuel Processors in Portland for disposal. Initially a total of 72 cubic yards of soil were removed from the UST area. Initial samples detected up to 2,500 parts per million (ppm) gas and 1,200 ppm diesel remained. Therefore, an additional 60 cubic yards of soil was removed. Final confirmation samples indicated all petroleum-contaminated soil was removed to below Soil Matrix Level II.
- The excavated soil was apparently (although not well documented) treated on-site near the pump house as shown on Figure 2 and disposed of in the area identified as Decision Unit 1 (DU-1) the soil berm.
- Based on the sampling in November 2024, up to 45 ppm of diesel was detected and remains in-place in the UST excavation area at 8 feet bgs.
- Recent incremental soil sampling of DU-2 was completed, which documented all remaining soil was non-detect at 0.5 feet bgs.

Based on the available information, soil conditions at Mid-Valley Shop 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 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 EVREN Northwest closure report supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST-36-93-4040>. 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 Rob Hood at (503) 860-9661, or via email at Robert.Hood@deq.oregon.gov.

Sincerely,



Nancy Sawka, Acting Manager
Western Region Cleanup Section

Attachments: Tables 1 and 2
Figures 1-3

cc: DEQ-Bruce Scherzinger
EVREN Northwest-Evan Bruggeman
LUST #36-93-4040 File

Table 1 - Summary of Analytical Data, Soil

Location ID		DU01	DU02	DU03	B01		B02	B03	B04	B05
Sample ID		DU01-241125-IS-0.5	DU02-241125-IS-0.5	DU03-241121-IS-0.5	B01-8-SWI	B01-11	B02-10-SWI	B03-11-SWI	B04-13-SWI	B05-13-SWI
Date Sampled		11/25/2024	11/25/2024	11/21/2024	11/25/2024	11/25/2024	11/25/2024	11/25/2024	11/25/2024	11/25/2024
Depth Sampled (feet)		0.5	0.5	0.5	8	11	10	11	13	13
Sampled By		ENW	ENW	ENW	ENW	ENW	ENW	ENW	ENW	ENW
Location		Southeast portion of site and possible location where treated soil may have been placed	Southwest portion of site and possible location of former aeration stockpile	Area north of subject building where Treated Soil May have been placed	Center of Former UST Excavation		West of Former UST Excavation	East of Former UST Excavation	North of Former UST Excavation	South of Former UST Excavation
Constituent of Interest		Note	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)
Total Petroleum Hydrocarbons										
Generic Gasoline (GRO)		nc, v	<20 (NP)	<20 (NP)	<20 (NP)	<20 (NP)	<20 (NP)	<20 (NP)	<20 (NP)	<20 (NP)
Generic Diesel / Heating Oil (DRO)		nc, v	<50 (NP)	<50 (NP)	<50 (NP)	45	<50 (NP)	<50 (NP)	<50 (NP)	<50 (NP)
Generic Mineral Insulating Oil (RRO)		nc, nv	<250 (NP)	<250 (NP)	<250 (NP)	<120 (ND)	<250 (NP)	<250 (NP)	<250 (NP)	<250 (NP)

Notes:
mg/Kg = milligram per kilogram or parts per million (ppm).
<# (ND) = not detected at or above the laboratory method reporting limit shown.
NE = not established.
NP = not present at or above the laboratory method reporting limit shown (HCID analysis).
nc = noncarcinogenic
v = volatile
nv = nonvolatile
GRO = gasoline-range organics.
DRO = diesel-range organics.
RRO = residual-range organics.
¹ Lowest Risk-Based Concentration for soil (screening level assumes residential use, from ODEQ RBCs dated May 2018).

Table 1 - Summary of Analytical Data, Soil

Location ID		B06		B07		B08		Maximum Soil Concentration (remaining soil)	Soil Matrix Cleanup Level	ODEQs Screening-Level Risk-Based Concentrations SLRBCs ¹ (Soil)	Exceeds ODEQs Screening-Level SLRBCs (Soil) and/or Soil Matrix Cleanup Level
Sample ID		B06-1	B06-5	B07-1	B07-5	B08-1	B08-5				
Date Sampled		11/25/2024	11/25/2024	11/25/2024	11/25/2024	11/25/2024	11/25/2024				
Depth Sampled (feet)		1	5	1	5	1	5				
Sampled By		ENW	ENW	ENW	ENW	ENW	ENW				
Location		Possible Former Aeration Pile Location		Possible Former Aeration Pile Location		Possible Former Aeration Pile Location					TRUE OR Y FALSE OR N
Constituent of Interest		Note	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)			
Total Petroleum Hydrocarbons											
Generic Gasoline (GRO)	nc, v	<20 (NP)	<20 (NP)	<20 (NP)	<20 (NP)	<20 (NP)	<20 (NP)	<20 (NP)	80	31	N
Generic Diesel / Heating Oil (DRO)	nc, v	<50 (NP)	<50 (NP)	<50 (NP)	<50 (NP)	<50 (NP)	<50 (NP)	45	500	1100	N
Generic Mineral Insulating Oil (RRO)	nc, nv	<250 (NP)	<250 (NP)	<250 (NP)	<250 (NP)	<250 (NP)	<250 (NP)	<250 (ND)		2800	N

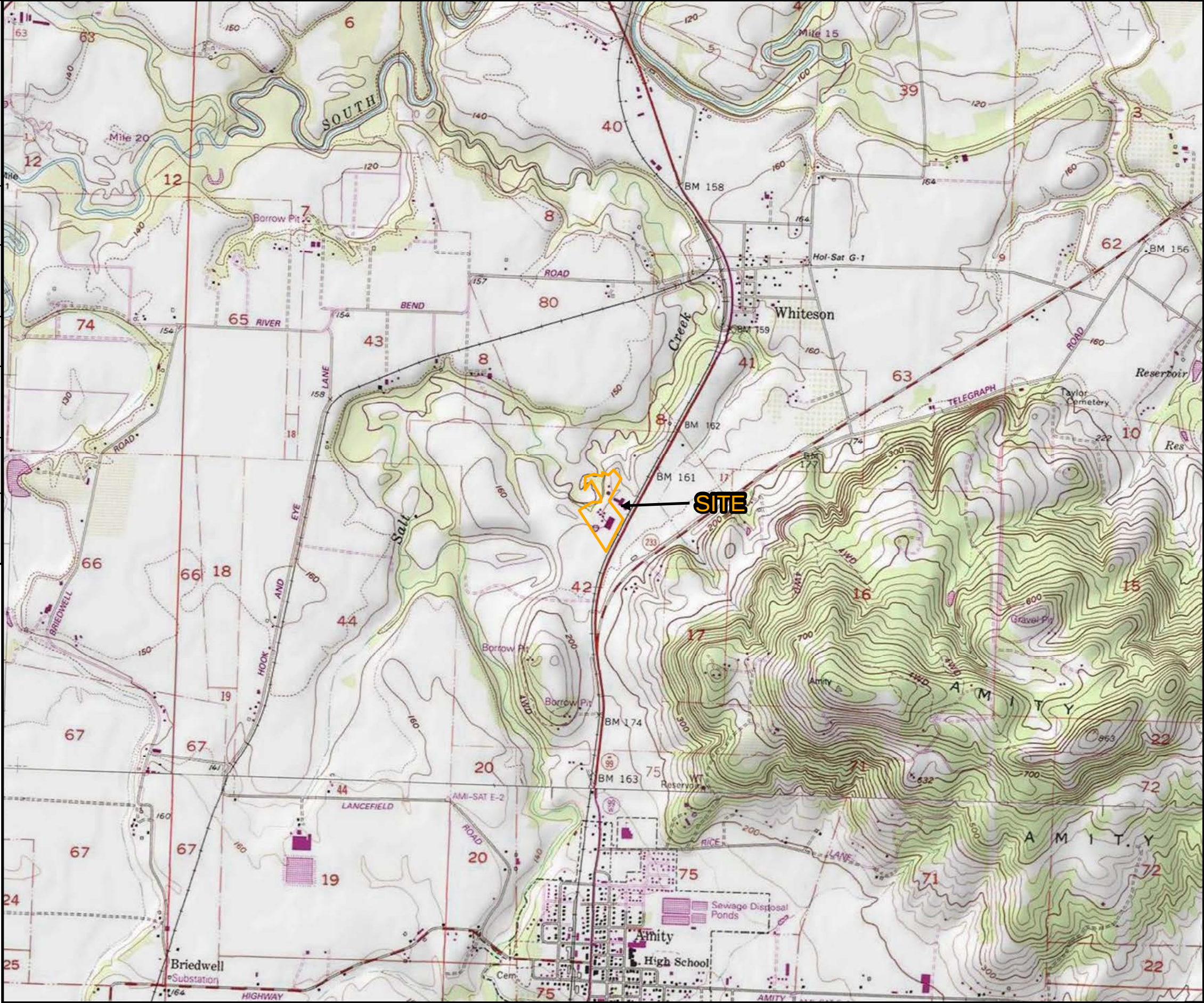
Notes:
mg/Kg = milligram per kilogram or parts per million (ppm).
<# (ND) = not detected at or above the laboratory method reporting limit shown.
NE = not established.
NP = not present at or above the laboratory method reporting limit shown (HCID analysis).
nc = noncarcinogenic
v = volatile
nv = nonvolatile
GRO = gasoline-range organics.
DRO = diesel-range organics.
RRO = residual-range organics.
¹ Lowest Risk-Based Concentration for soil (screening level assumes residential use, from ODEQ RBCs dated May 2018).

Table 2 - Summary of Analytical Data, Reconnaissance Ground Water

Location ID		B01	B02	B03	B04	B05	Maximum Ground Water Concentration	ODEQs Screening-level Risk-Based Concentrations (SLRBCs) ¹	COPC?	
Sample ID		B01-GW-15	B02-GW-15	B03-GW-15	B04-GW-15	B05-GW-15				
Date Sampled		11/25/24	11/25/24	11/25/24	11/25/24	11/25/24				
Depth Sampled (feet)		15	15	15	15	15				
Sampled By		ENW	ENW	ENW	ENW	ENW				
Location		Center of Former UST Remedial Excavation	West of Former UST Excavation	East of Former UST Excavation	North of Former UST Excavation	South of Former UST Excavation			TRUE OR Y FALSE OR N	
Constituent of Interest		Note	µg/L (ppb)	µg/L (ppb)	µg/L (ppb)	µg/L (ppb)	µg/L (ppb)	µg/L (ppb)		
Total Petroleum Hydrocarbons										
Generic Gasoline (GRO)		nc, v	<100 (ND)	<100 (ND)	<100 (ND)	<100 (ND)	<100 (ND)	<100 (ND)	110	N

Notes:
ug/L = micrograms per Liter or parts per billion (ppb).
<# (ND) = not detected at or above the laboratory method reporting limit shown.
¹ Lowest Risk-Based Concentration for ground water (screening level assumes residential use, from ODEQ RBCs dated May 2018).
nc = noncarcinogenic
v = volatile
GRO = gasoline-range organics.

DRAWN BY	M. FERRY	12/5/2024	CHECKED BY	T. BENNETT	12/5/2024	APPROVED BY	L. GREEN	12/5/2024	DRAWING NUMBER	1867-23001(V01)



LEGEND:

SUBJECT PROPERTY BOUNDARY

NOTES:

1. BASE MAP DEVELOPED BY THE USGS (2013).

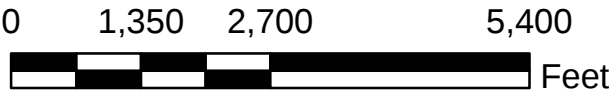


FIGURE 1

SITE VICINITY MAP

16700 HWY 99

AMITY, OREGON



LEGEND:

	SUBJECT PROPERTY BOUNDARY
	SUBJECT BUILDING
	SAWDUST
	GRAVEL
	FORMER 1,000-GALLON GASOLINE UST
	FORMER AERATION STOCKPILE
	FORMER PUMP HOUSE
	RAILROAD

- NOTES:**
1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2023 AND ENW FIELD NOTES.
 2. ALL BUILDING, STREET, AND FEATURE LOCATIONS ARE APPROXIMATE.
 3. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION



FIGURE 2
SITE PLAN

16700 HWY 99
AMITY, OREGON

DRAWN BY		CHECKED BY		APPROVED BY		DRAWING NUMBER	
M. FERRY		T. BENNETT		L. GREEN		1867-23001(V04)	
12/17/2024		12/17/2024		12/17/2024		12/17/2024	



LEGEND:

SUBJECT PROPERTY BOUNDARY

SUBJECT BUILDING

DECISION UNITS

FORMER AERATION STOCKPILE

FORMER PUMP HOUSE

FORMER UST EXCAVATION

FORMER 1,000-GALLON GASOLINE UST

SAWDUST

GRAVEL

INFERRED PIPE

RAILROAD

MAGNETIC ANOMALIES

SAMPLES

- NOTES:**
 - BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2023 AND ENW FIELD NOTES.
 - ALL BUILDING, STREET, AND FEATURE LOCATIONS ARE APPROXIMATE.
 - SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION

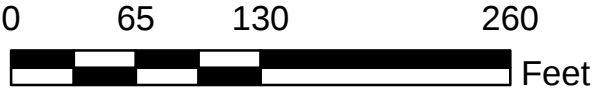


FIGURE 3

SAMPLE LOCATION DIAGRAM

16700 HWY 99
AMITY, OREGON