



Oregon

Kate Brown, Governor

Department of Environmental Quality

Western Region

4026 Fairview Industrial Drive SE

Salem, OR 97302

(503) 378-5075

August 25, 2025

Mr. Larry Younger
P.O. Box 87
Albany, Oregon 97321

RE: No Further Action Determination
for Younger Oil Keizer Texaco
LUST 24-03-0558

Dear Larry Younger:

The Oregon Department of Environmental Quality has completed a review of the available information for the Younger Oil Keizer Texaco site, including the closure report entitled *Groundwater Investigation and Risk-based Closure Report* dated July 10, 2024, which was submitted to DEQ by Martin S. Burk Associates, Inc (MSBA) on your behalf. The Younger Oil Keizer Texaco Site is located at 3401 River Rd North in Keizer on Marion County map and tax lot 073W11CB04200.

DEQ has determined that remedial action to address environmental contamination at Younger Oil Keizer Texaco 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 February 11, 2025:

- The site has operated as a gasoline service station and food mart since 1963 and is currently a Keizer Shell Food Mart owned by NS Holdings One LLC. NS Holdings One purchased the site from Younger Oil who owned the property from September 1997 to December 2023. Prior to 1997 the property was owned by M&M Rentals Co.
- Historical operations included three gasoline underground storage tanks (USTs) including one 10,000-gallon, one 8,000-gallon and one 6,000-gallon tank and three dispensers. All original tanks remain under the current service station operations, except the 10,000-gallon UST which was replaced in 1990. The other tanks were upgraded to current UST standards in 1990 and 2015.
- In March 2003, a release was reported to DEQ when petroleum hydrocarbons were found in groundwater during environmental investigations conducted by Aspen Environmental. DEQ logged the release and created LUST 24-03-0558.
- Following the release, various consultants completed environmental investigations at the site between 2003 and 2024 for Younger Oil. Petroleum contamination was found in the groundwater onsite and extending short distances offsite to the north and east. Little to no contamination was found in the soil.
- Chlorinated solvents were also found in the groundwater. These contaminants are not from the site and are being investigated under nearby DEQ cleanup projects #4280 for Salem area Mass Transit District and #4281, Cherry City Metals.
- Depth to groundwater ranges from 10 to 16 feet bgs and local groundwater flow has been to the northeast. Groundwater contamination has decreased significantly over the years based on monitoring data collected over the course of the investigations. The estimated extent of remaining groundwater contamination is shown on attached Figure 2.
- The site and surrounding area are zoned Mixed Use. Properties surrounding the site are all commercial use and roadways. Beyond this most properties are residential use.

- The area is serviced by municipal water from the City of Keizer. The City gets its water supply from the Troutdale Aquifer through 15 deep wells installed between 100 to 450 feet bgs. The nearest City well is about 2,650 feet northwest from site. Due to the distance and depth, site contamination is not expected to affect the groundwater from this well.
- The site is covered by buildings, asphalt and concrete and is not expected to support significant habitat. There are no surface water bodies near the site or within the area of contamination.
- Remaining petroleum contamination beneath the site and adjacent properties is below DEQ's applicable risk-based concentrations for the area and therefore, does not pose an unacceptable risk to human health or the environment.
- No comments were received during DEQ's 30-day public notice and comment period.

Based on the available information, contamination remaining from the Younger Oil Keizer Texaco site is protective of public health and the environment in accordance with 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 Leaking Underground Storage Tank (LUST) database to reflect this decision.

This letter only applies to the petroleum release discussed above. Chlorinated solvent contamination in the groundwater at the site is being investigated separately under cleanup projects discussed above. DEQ may require additional investigation of this chlorinated solvent contamination in the future from the responsible parties. 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 remaining should be maintained or decommissioned in accordance with Oregon Water Resources Department regulations.

A copy of the MSBA closure report and DEQ's Staff Memo supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST24-03-0558>. 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 Location Map
Figure 2: Estimated Extent of Remaining Groundwater Contamination

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ORMs LUST File #24-03-0588

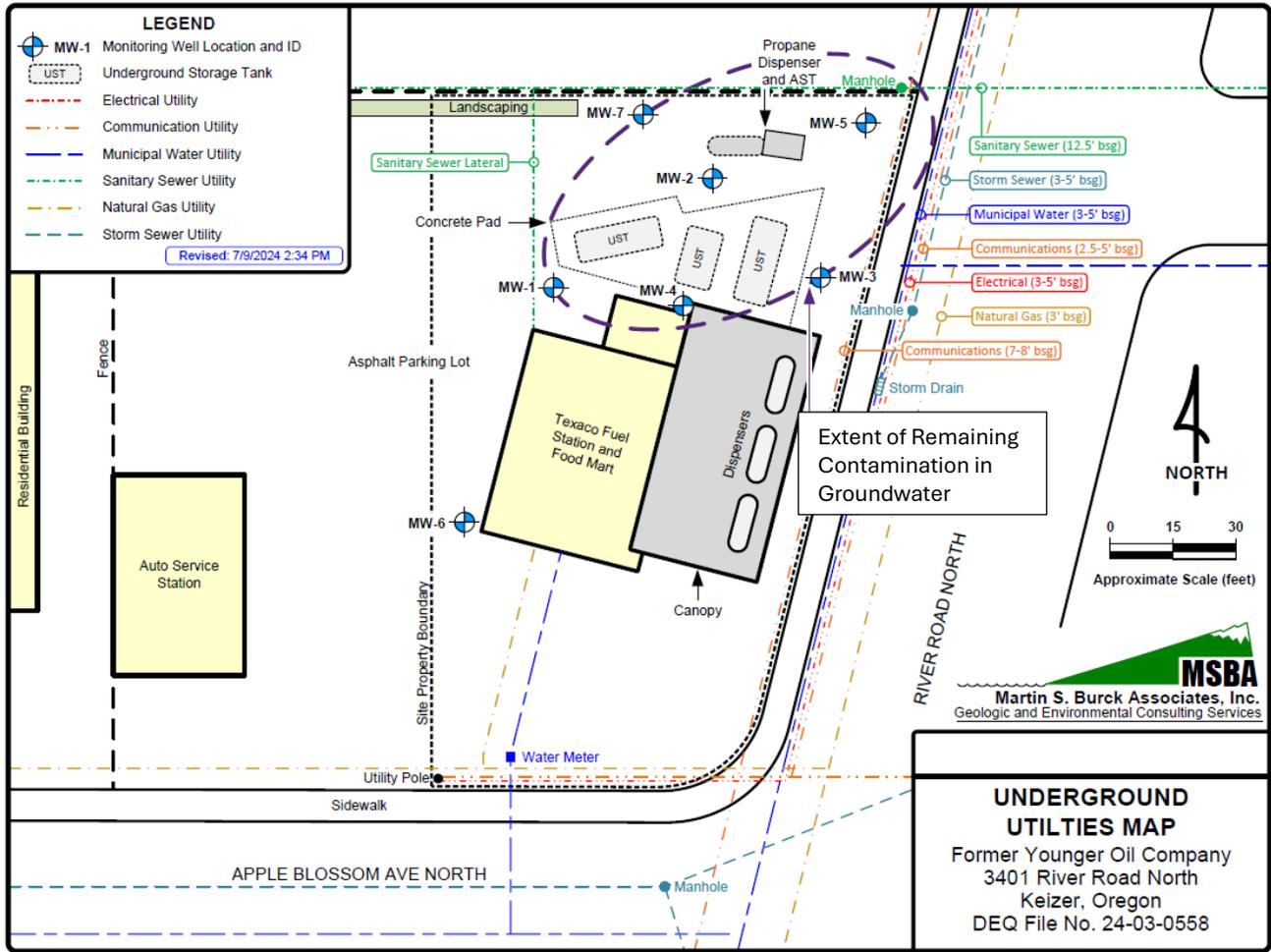


Figure 2: Estimated Extent of Remaining Groundwater Contamination