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**RE: Contamination Found 1516 capitol**

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**From** Chris Daschel <cdaschel@accenv.com>

**Date** Thu 9/4/2025 4:32 PM

**To** Unassigned LUST \* DEQ <Unassigned.LUST@DEQ.oregon.gov>

**Cc** SCHERZINGER Bruce \* DEQ <Bruce.SCHERZINGER@deq.oregon.gov>; ELIAS Paul G \* DEQ <Paul.G.ELIAS@deq.oregon.gov>; 'Simon Sangha' <simonsangha001@gmail.com>

 2 attachments (487 KB)

LUST - Report Release from Regulated, Unregulated, or HOT UST System.pdf; COMPLETE\_USTInitial20DayReportForm\_LUST 24-25-0543.pdf;

You don't often get email from cdaschel@accenv.com. [Learn why this is important](#)

Hi Rachel,

See attached 20-day report.

We are planning an additional site characterization investigation in September in order to fully define the lateral and vertical extent of the contamination, and compare concentrations to applicable risk-based concentrations.

Thanks,

**Chris Daschel LHG, RG | Project Manager**

**ACC Environmental Consultants, Inc.**

3925 NE 72<sup>nd</sup> Ave, Suite 103

Vancouver, WA 98661

O: (360) 569-1765

M: (503) 891-4128

**California | Washington | Oregon**

[www.accenv.com](http://www.accenv.com)

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**From:** Unassigned LUST \* DEQ <Unassigned.LUST@DEQ.oregon.gov>

**Sent:** Tuesday, September 2, 2025 4:42 PM

**To:** Unassigned LUST \* DEQ <unassigned.LUST@deq.oregon.gov>; cdaschel@accenv.com

**Cc:** SCHERZINGER Bruce \* DEQ <Bruce.SCHERZINGER@deq.oregon.gov>; ELIAS Paul G \* DEQ <Paul.G.ELIAS@deq.oregon.gov>; 'Simon Sangha' <simonsangha001@gmail.com>

**Subject:** Re: Contamination Found 1516 capitol

Hi Chris,

It's very nice to meet you, and thank you for submitting the release report through Your DEQ Online. I let our administrative staff know the project is ready to be processed, and you'll receive a new LUST project number once that is completed.

Regarding the 20-day report, it is not available in Your DEQ Online. Instead, it's a fillable PDF form that you can submit to our general inbox at: [unassigned.cleanup@deq.oregon.gov](mailto:unassigned.cleanup@deq.oregon.gov). I have attached it above for your use, and please let me know if you have any additional questions when filling out the form.

Have a great day.

Best regards,

Rachel



### Rachel Murphy

Project Technician (NRS2)  
Oregon Department of Environmental Quality  
165 East 7<sup>th</sup> Ave. Ste 100, Eugene, OR 97401  
Phone: (503) 954-8350  
LUST General Inbox: [unassigned.lust@deq.oregon.gov](mailto:unassigned.lust@deq.oregon.gov)  
Cleanup General Inbox: [unassigned.cleanup@deq.oregon.gov](mailto:unassigned.cleanup@deq.oregon.gov)  
Pronouns: she/her/hers

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**From:** Chris Daschel <[cdaschel@accenv.com](mailto:cdaschel@accenv.com)>  
**Sent:** Tuesday, September 2, 2025 3:53 PM  
**To:** Unassigned LUST \* DEQ <[unassigned.LUST@deq.oregon.gov](mailto:unassigned.LUST@deq.oregon.gov)>  
**Cc:** SCHERZINGER Bruce \* DEQ <[Bruce.SCHERZINGER@deq.oregon.gov](mailto:Bruce.SCHERZINGER@deq.oregon.gov)>; ELIAS Paul G \* DEQ <[Paul.G.ELIAS@deq.oregon.gov](mailto:Paul.G.ELIAS@deq.oregon.gov)>; 'Simon Sangha' <[simonsangha001@gmail.com](mailto:simonsangha001@gmail.com)>  
**Subject:** RE: Contamination Found 1516 capitol

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Follow-up to the last email:

Does the 20-day report get filed within YDO, or do I fill out the attached PDF and email it to DEQ folks on this thread?

**Chris Daschel LHG, RG | Project Manager**

**ACC Environmental Consultants, Inc.**

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**From:** Chris Daschel <[cdaschel@accenv.com](mailto:cdaschel@accenv.com)>  
**Sent:** Tuesday, September 2, 2025 3:43 PM  
**To:** [unassigned.LUST@deq.oregon.gov](mailto:unassigned.LUST@deq.oregon.gov)  
**Cc:** [csheridan@accenv.com](mailto:csheridan@accenv.com); [Bruce.SCHERZINGER@deq.oregon.gov](mailto:Bruce.SCHERZINGER@deq.oregon.gov); [Paul.G.ELIAS@deq.oregon.gov](mailto:Paul.G.ELIAS@deq.oregon.gov); 'Simon Sangha' <[simonsangha001@gmail.com](mailto:simonsangha001@gmail.com)>  
**Subject:** RE: Contamination Found 1516 capitol

Hi All,

I have reported this release to DEQ via the Your DEQ Online portal.

I will be the consultant contact going forward on this project.

We will submit a 20-day report as soon as DEQ processes this release and assigns it a LUST database number.

Thanks,

**Chris Daschel LHG, RG | Project Manager**  
**ACC Environmental Consultants, Inc.**

3925 NE 72<sup>nd</sup> Ave, Suite 103  
Vancouver, WA 98661  
O: (360) 569-1765

M: (503) 891-4128

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**From:** Unassigned LUST \* DEQ <[Unassigned.LUST@DEQ.oregon.gov](mailto:Unassigned.LUST@DEQ.oregon.gov)>  
**Sent:** Friday, August 29, 2025 3:48 PM  
**To:** Simon Sangha <[simonsangha001@gmail.com](mailto:simonsangha001@gmail.com)>  
**Cc:** SCHERZINGER Bruce \* DEQ <[Bruce.SCHERZINGER@deq.oregon.gov](mailto:Bruce.SCHERZINGER@deq.oregon.gov)>; ELIAS Paul G \* DEQ <[Paul.G.ELIAS@deq.oregon.gov](mailto:Paul.G.ELIAS@deq.oregon.gov)>; Chris Sheridan <[csheridan@accenv.com](mailto:csheridan@accenv.com)>  
**Subject:** Re: Contamination Found 1516 capitol  
**Importance:** High

Hi Simon,

I am following up regarding the release that was discovered at 1516 Capitol St NE Salem. We have yet to see a petroleum release report for this discovery. [OAR 340-122-0220](#) requires the responsible person to report confirmed and suspected releases from UST systems to the Department within 24 hours. Please submit a LUST Petroleum Release Report in Your DEQ Online by **September 3rd, 2025**. If no release is report by this date DEQ will move forward and report the release.

Submitting this report will generate a new LUST project number, initiating DEQ's investigation into the release.

In addition, there are additional reporting requirements that are approaching.

1. **20-day Report:** his report is due within twenty (20) days after the release has been confirmed, or within another reasonable period of time approved by DEQ. I have attached this report above.

To submit a release report in Your DEQ Online:

1. Register for a Responsible Official account.

<https://www.oregon.gov/deq/permits/Pages/Account-Registration.aspx>

1. Link your account to the related Facility (7-Eleven #35352). Detailed instructions are located in Section 2 of the User Guide.
2. Complete the **LUST - Report Release from Regulated, Unregulated, or HOT UST System** submittal. Please select the "create new project" option.

User Guide: <https://www.oregon.gov/deq/permits/Documents/LUSTHOT-ReportReleaseUserGuide.pdf>

Please feel free to reach out with any questions or if you need assistance navigating the system.

Thank you,

Rachel



## Rachel Murphy

Project Technician (NRS2)

Oregon Department of Environmental Quality

165 East 7<sup>th</sup> Ave. Ste 100, Eugene, OR 97401

Phone: (503) 954-8350

LUST General Inbox: [unassigned.lust@deq.oregon.gov](mailto:unassigned.lust@deq.oregon.gov)

Cleanup General Inbox: [unassigned.cleanup@deq.oregon.gov](mailto:unassigned.cleanup@deq.oregon.gov)

Pronouns: she/her/hers

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**From:** Unassigned LUST \* DEQ <[Unassigned.LUST@DEQ.oregon.gov](mailto:Unassigned.LUST@DEQ.oregon.gov)>

**Sent:** Thursday, August 14, 2025 3:19 PM

**To:** Simon Sangha <[simonsangha001@gmail.com](mailto:simonsangha001@gmail.com)>

**Cc:** SCHERZINGER Bruce \* DEQ <[Bruce.SCHERZINGER@deq.oregon.gov](mailto:Bruce.SCHERZINGER@deq.oregon.gov)>; ELIAS Paul G \* DEQ <[Paul.G.ELIAS@deq.oregon.gov](mailto:Paul.G.ELIAS@deq.oregon.gov)>

**Subject:** Re: Contamination Found 1516 capitol

Hi Simon,

Thank you for taking the time to speak with me today regarding the findings from the Environmental Site Assessment at 1516 Capitol St NE, Salem, OR. This email summarizes our phone conversation.

First, I'd like to recommend that you submit a new Leaking Underground Storage Tank (LUST) release report through our online system, Your DEQ Online. This can be completed either by the property owner or the consultant. Submitting this report will generate a new LUST project number to initiate DEQ's investigation into the release.

Once the release report is accepted and you receive the initial documentation from DEQ, you'll be able to submit a Cost Recovery Agreement (CRA) through the same system. Completing the CRA allows us to place the new LUST project on the waitlist for assignment to a project manager. This step is especially important since you mentioned you are in the process of trying to sell the property and waiting for a project manager can take months. CRA's submittals have to be completed by the financial responsible party and not the consultant.

You're already ahead of the process by having hired a consultant to assess and investigate the contamination. Based on the data submitted, the results are indicative of a new release on the property, occurring after the original 1990 release. This assessment is based in part on the fact that contaminant levels have increased compared to those recorded at the time of the No Further Action (NFA) determination. Additionally, the presence of lighter petroleum constituents such as benzene, which typically degrade first, suggests more recent contamination.

That said, we understand that current site assessment data may be limited. If your consultant believes the contamination is related to the historical release, please submit a report with supporting data for DEQ to evaluate. If DEQ concurs with that conclusion, we can administratively close the newly opened LUST project.

To submit a release report in Your DEQ Online:

1. Register for a Responsible Official account.

<https://www.oregon.gov/deq/permits/Pages/Account-Registration.aspx>

1. Link your account to the related Facility (7-Eleven #35352). Detailed instructions are located in Section 2 of the User Guide.
2. Complete the **LUST - Report Release from Regulated, Unregulated, or HOT UST System** submittal. Please select the "create new project" option.

User Guide: <https://www.oregon.gov/deq/permits/Documents/LUSTHOT-ReportReleaseUserGuide.pdf>

Please feel free to reach out with any questions or if you need assistance navigating the system.

Best regards,

Rachel



## Rachel Murphy

Project Technician (NRS2)

Oregon Department of Environmental Quality

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Phone: (503) 954-8350

LUST General Inbox: [unassigned.lust@deq.oregon.gov](mailto:unassigned.lust@deq.oregon.gov)

Cleanup General Inbox: [unassigned.cleanup@deq.oregon.gov](mailto:unassigned.cleanup@deq.oregon.gov)

Pronouns: she/her/hers

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**From:** Simon Sangha <[simonsangha001@gmail.com](mailto:simonsangha001@gmail.com)>  
**Sent:** Tuesday, August 12, 2025 5:18 PM  
**To:** LONG Rachel \* DEQ <[Rachel.LONG@deq.oregon.gov](mailto:Rachel.LONG@deq.oregon.gov)>  
**Subject:** Re: Contamination Found 1516 capitol

You don't often get email from [simonsangha001@gmail.com](mailto:simonsangha001@gmail.com). [Learn why this is important](#)

Sorry about that. Please see attached.



On Tue, Aug 12, 2025 at 4:44 PM LONG Rachel \* DEQ <[Rachel.LONG@deq.oregon.gov](mailto:Rachel.LONG@deq.oregon.gov)> wrote:  
[Phase 1 & 2 - Capitol Market.pdf](#)

Hi Simon,

Thank you for bringing these detections to our attention. It seems the ESA mentioned below did not come through as an attachment. Could you please resend it?

We can review the historical LUST release onsite and any new detections you've encountered briefly. However, to complete a full review, DEQ will need a Cost Recovery Agreement in place to proceed with the work.

Please let me know if you have any questions.

Thank you,

Rachel



## Rachel Murphy

Project Technician (NRS2)

Oregon Department of Environmental Quality

165 East 7<sup>th</sup> Ave. Ste 100, Eugene, OR 97401

Phone: (503) 954-8350

LUST General Inbox: [unassigned.lust@deq.oregon.gov](mailto:unassigned.lust@deq.oregon.gov)

Cleanup General Inbox: [unassigned.cleanup@deq.oregon.gov](mailto:unassigned.cleanup@deq.oregon.gov)

Pronouns: she/her/hers

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**From:** Simon Sangha <[simonsangha001@gmail.com](mailto:simonsangha001@gmail.com)>  
**Sent:** Tuesday, August 12, 2025 3:08 PM  
**To:** LONG Rachel \* DEQ <[Rachel.LONG@deq.oregon.gov](mailto:Rachel.LONG@deq.oregon.gov)>  
**Subject:** Fwd: Contamination Found 1516 capitol

You don't often get email from [simonsangha001@gmail.com](mailto:simonsangha001@gmail.com). [Learn why this is important](#)

----- Forwarded message -----

**From:** Simon Sangha <[simonsangha001@gmail.com](mailto:simonsangha001@gmail.com)>  
**Date:** Tue, Aug 12, 2025 at 3:03 PM  
**Subject:** Contamination Found 1516 capitol  
**To:** <[Unassignedlust@deq.oregon.gov](mailto:Unassignedlust@deq.oregon.gov)>

Hello,

I am reaching out regarding our recent environmental testing results at **1516 Capitol Street NE, Salem, OR** (Capitol Market) as part of a pending property sale.

During the due diligence process, our consultant (Terracon) conducted Phase I and II Environmental Site Assessments, which identified petroleum hydrocarbons and select VOCs in soil and groundwater at concentrations above DEQ Risk-Based Concentrations.

This site previously underwent remediation for a historical release (LUST No. 24-90-4278), and DEQ issued a **No Further Action (NFA)** letter on June 13, 2012. In a recent conversation with a DEQ representative, I was advised that the material detected could be residual contamination from the

original release, which may have been left in place under acceptable conditions at the time of the prior closure.

Per that guidance, I am contacting DEQ to request assistance in determining whether the current analytical results are attributable to the historic release or represent a new release. If the data indicates the impacts are from the historic case, we would like to explore the possibility of obtaining an updated NFA determination.

I have the full Phase I and II ESA reports attached. Please let me know the next steps and what information you require to evaluate the case.

Thank you for your time and assistance in this matter.

Sincerely,

**Simon Sangha**



**Capitol Group Of Oregon LLC**

**541-460-8064**

[Phase 1 & 2 - Capitol Market.pdf](#)