



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

4026 Fairview Industrial Drive SE

Salem, OR 97302

(503) 378-8240

September 30, 2025

James Parr
Salem Health
890 Oak St. SE
Salem, OR 97309

RE: Conditional No Further Action Determination
for Mid-Valley Motors, Salem
LUST 24-11-1116

Dear James Parr:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Mid-Valley Motors site, including a final closure report entitled *Soil Gas Sampling Assessment* dated October 23, 2024 which was prepared by PBS Environmental and Engineering consultants on your behalf. The Mid-Valley Motors site is located at 795 12th Street SE, Salem, Oregon on Marion County map and tax lot 073W27DA 05200.

DEQ has determined that remedial action to address environmental contamination at Mid-Valley Motors is complete, and no further action is required as long as the property conditions discussed below are maintained. 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 August 28, 2024:

- The site operated as an automotive repair facility from 1939 to 1947, a used car lot from 1947 to 1950, a gasoline service station from 1950 until the mid-1980's and an automobile glass repair business from 1986 until 2013. All buildings have been demolished and the site is currently used as a parking lot for nearby Salem Health medical facilities.
- Petroleum contamination found in soil, groundwater and soil vapors at the site are related to the former gasoline service station which operated three gasoline underground storage tanks, one waste oil tank and two dispenser islands. The tanks and dispensers were removed in 1986.
- Soil, groundwater and soil vapor investigations were completed at the site between 2011 and 2023. No additional remedial actions were conducted since the removal of the tanks and dispensers in 1986.
- Contamination remains in soil beneath the site primarily around the area of the former tanks and dispensers. Petroleum contamination was also found in soil vapors near the former tank areas.
- Groundwater at the site occurs between about 9 and 16 feet below ground surface and generally flows to the north with seasonal fluctuations to the northeast and northwest. Contamination remaining in groundwater is present across the site and has migrated beneath the adjacent property to the north which is also a Salem Health parking lot. Groundwater contamination is also present upgradient from the site to the west, southwest and south. Upgradient contamination is thought to be related to other nearby Leaking Underground Storage Tank sites.
- The site and surrounding area are serviced with municipal water from the City of Salem. There are no known private wells on the site or adjacent properties.
- The site and adjacent properties are zoned for commercial use. The nearest surface water bodies are Pringle Creek about 350 feet north and the Willamette River about one mile west.

- There is little potential for ecological habitat on the site or within the contaminated area. The site is covered in asphalt with little or no vegetation and the nearest surface water body is approximately 350 feet from the contaminated area.
- The remaining contamination does not pose a human health risk under the current use as an asphalt parking lot. Remaining benzene and chloroform detected in soil vapors are above DEQ's residential risk-based concentration for vapor intrusion into buildings from soil gas and could pose a future risk to human health if the site were developed for residential purposes. To address potential future risk, the following restrictions on the property are required as a condition of site closure:
 - No residential development or use is permitted on the property without approved engineered vapor controls or additional soil vapor assessment to further evaluate the risk.
 - The extraction and use of groundwater for domestic or other beneficial purposes is prohibited.
 - Implementation of the November 2023 *Contaminated Media Management Plan* prepared by PBS is required during any site development, construction or excavation work.
- The conditions discussed above are implemented through an Easement and Equitable Servitudes that was recorded with the Marion County Clerk's Office on April 16, 2025.
- No comments on the conditional NFA were received during DEQ's 30-day public notice and comment period.

Based on the available information and with the implementation of the property restrictions described in the recorded Easement and Equitable Servitudes, contamination conditions at Mid-Valley Motors are currently 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 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 remaining should be maintained or decommissioned in accordance with Oregon Water Resources Department regulations.

A copy of the PBS closure report and DEQ's Staff Memo supporting this conditional No Further Action decision can be viewed at <https://ordeq.org/LUST24-11-1116>. DEQ recommends keeping a copy of all of 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,

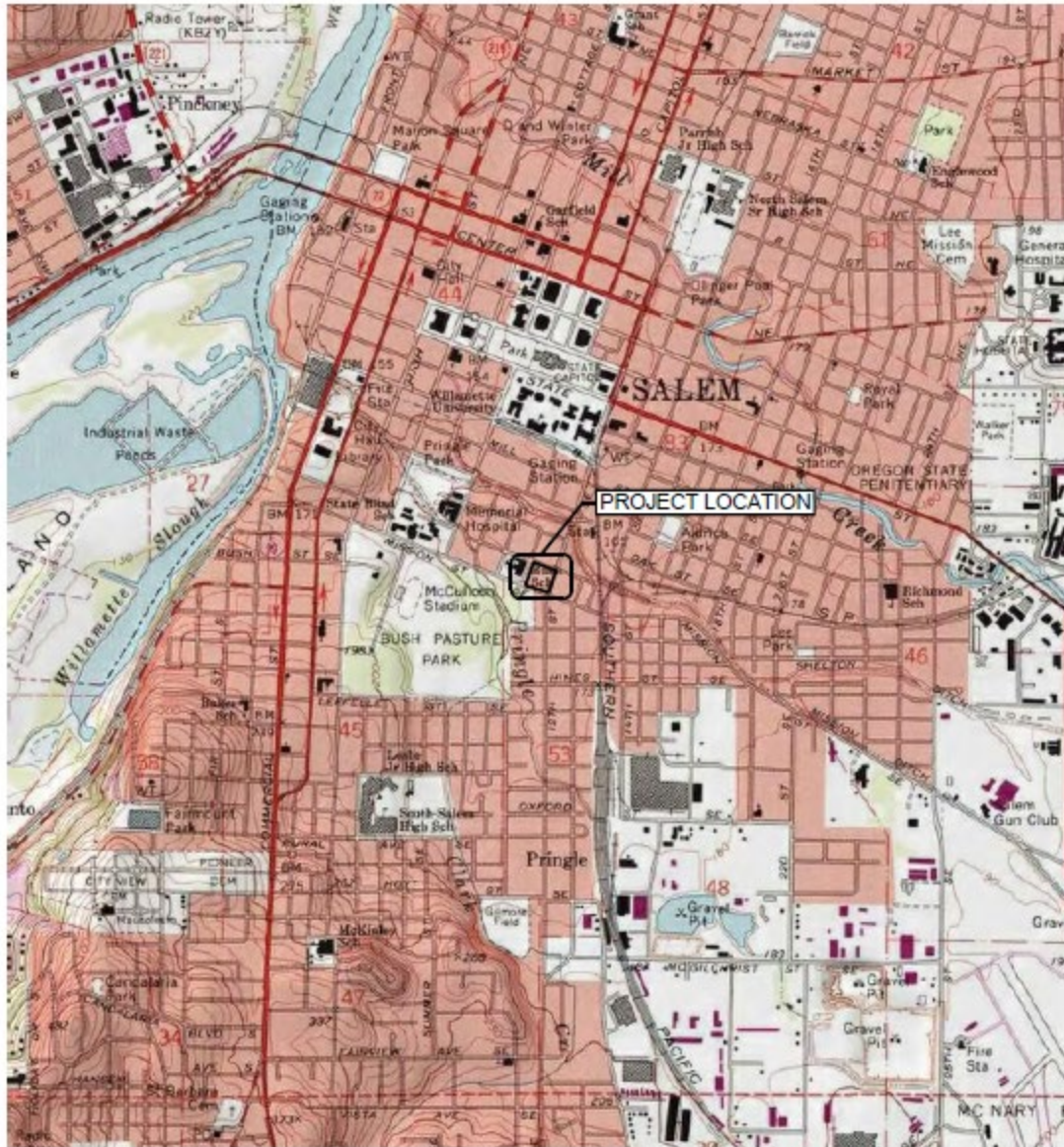
Brad Shultz

Brad Shultz, Manager
Western Region Cleanup Section

Attachment: Vicinity and Site Maps

cc: Nancy Sawka, DEQ, Nancy.sawka@deq.oregon.gov
Bruce Scherzinger, DEQ, Bruce.Scherzinger@deq.oregon.gov
Tommy Laird, OWRD Tommy.K.Laird@water.oregon.gov
ORMs LUST File #24-11-1116

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SOURCE: USGS SALEM WEST, OR QUADRANGLE 1986.



OREGON



Scale 1" = 2000'



PREPARED FOR: SALEM HEALTH



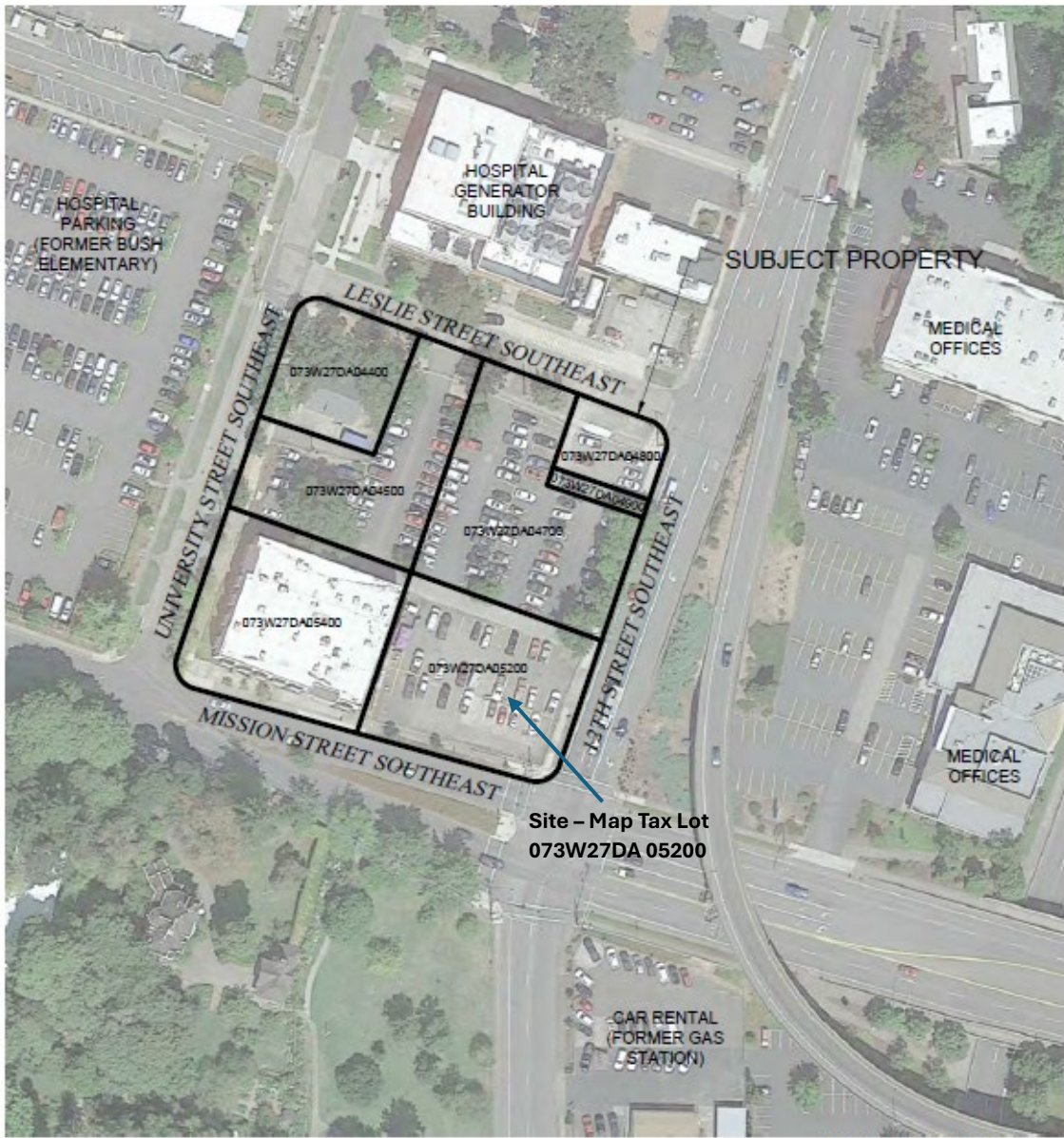
VICINITY MAP
 1155 MISSION STREET SOUTHEAST
 SALEM, OREGON

APR 2022
 22843.000

FIGURE

1

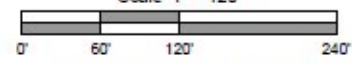
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SOURCE: © 2017 GOOGLE EARTH PRO



Scale 1" = 120'



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SITE PLAN
 1155 MISSION STREET SOUTHEAST
 SALEM, OREGON

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FIGURE
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