



November 25, 2025

Stephanie Gardner
Administrative Assistant
Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

RE: No Further Action Determination
for Costco Gasoline #68 in Salem
LUST # 24-22-0315

Dear Ms. Gardner:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Costco Gasoline #68 property, including the closure reports entitled, *Environmental Summary and Annual Groundwater Monitoring Report*, dated October 31, 2023, and *Beneficial Water Use Determination and Ecological Evaluation*, dated March 17, 2025, which was submitted to DEQ by Terracon on your behalf. The Costco Gasoline #68 address is 1010 Hawthorne Avenue SE in Salem, Tax Lot 073W360000803. Figures 1 and 2 show the topographic map and site diagram. Figure 3 shows the monitoring well locations.

DEQ has determined that remedial actions to address environmental contamination at Costco Gasoline #68 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 site formerly operated as a Costco fueling station. It is currently vacant and used for parking.
- The cause of contamination is from the underground storage tank (UST) system that operated at the site.
- Affected media are soil and groundwater.
- In March 2022, three 20,000-gallon USTs and associated piping and dispensers were decommissioned by removal. The USTs were taken to Republic Services of Salem and the tanks contents to ORRCO in Portland. Approximately, 21,000 gallons of water were removed from the UST pit. When the pit was filled, 15x 5-gallon buckets of Regensis Oxygen Release Compound were placed in the pit, also. Seven monitoring wells were installed to assess soils and groundwater. Four quarters of groundwater monitoring were completed. Depth to water ranged from 2.47 feet to 7.0 feet below ground surface.
- A total of 30 confirmation soil samples were collected during decommissioning activities. Up to 10.5 parts per million (ppm) of gasoline, 0.09 ppm of benzene, 1.18 ppm of toluene, 0.0698 ppm of ethylbenzene, and 1.24 ppm of toluene remain in-place. In pit water up to 13,200 parts per billion (ppb) of gasoline, 6 ppb of benzene, 393 ppb of ethylbenzene, 4,560 ppb of total xylenes and 43.5 ppb of naphthalene were detected along with other lesser levels of other petroleum constituents. In the monitoring wells, no total petroleum hydrocarbons or constituents were detected.
- Land use is Retail Commercial (CR) and the use is expected to remain.

- Potable water is supplied by the City of Salem. No beneficial water uses exist on-site. There are no likely future beneficial water uses. No water wells are located within the LOF.
- No ecological receptors were identified and no ecological risks were identified.

Based on the available information, soil and groundwater conditions at Costco Gasoline #68 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 its 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. Monitoring wells should be maintained or decommissioned in accordance with Oregon Water Resources Department regulations.

A copy of the Terracon closure report supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST-24-22-0315>. 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 Rob Hood at (503) 860-9661, or via email at Robert.Hood@deq.oregon.gov.

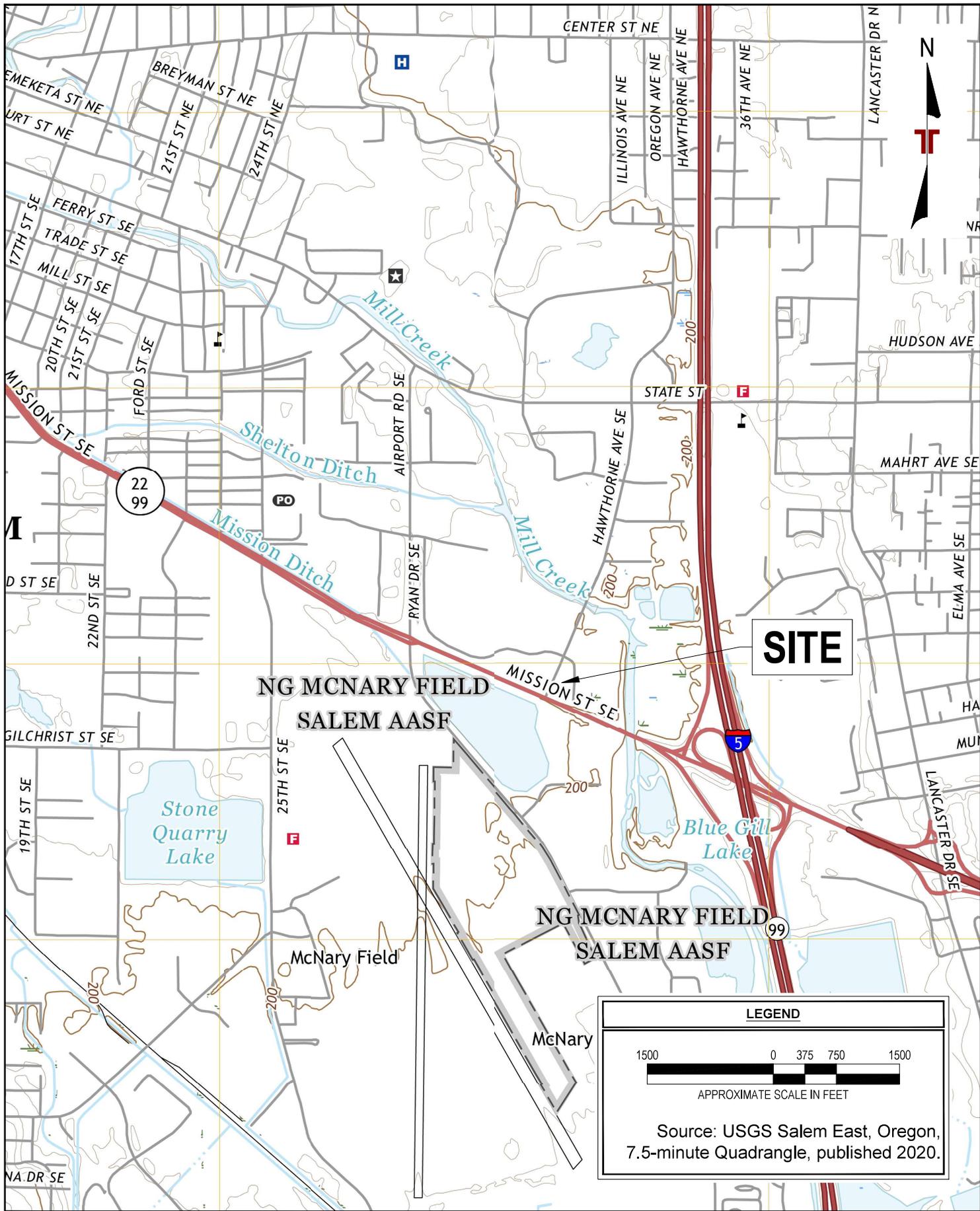
Sincerely,



Brad Shultz, Manager
Western Region Cleanup Section

Attachments: Figures 1, 2, and 3

cc: DEQ-Bruce Scherzinger
Terracon-Connor Ellis
Water Resources Department Well Construction Program Coordinator-Kris Byrd
LUST #24-22-0315 File



Project Mngr:	CJE
Drawn By:	AMP
Checked By:	CJE
Approved By:	MW

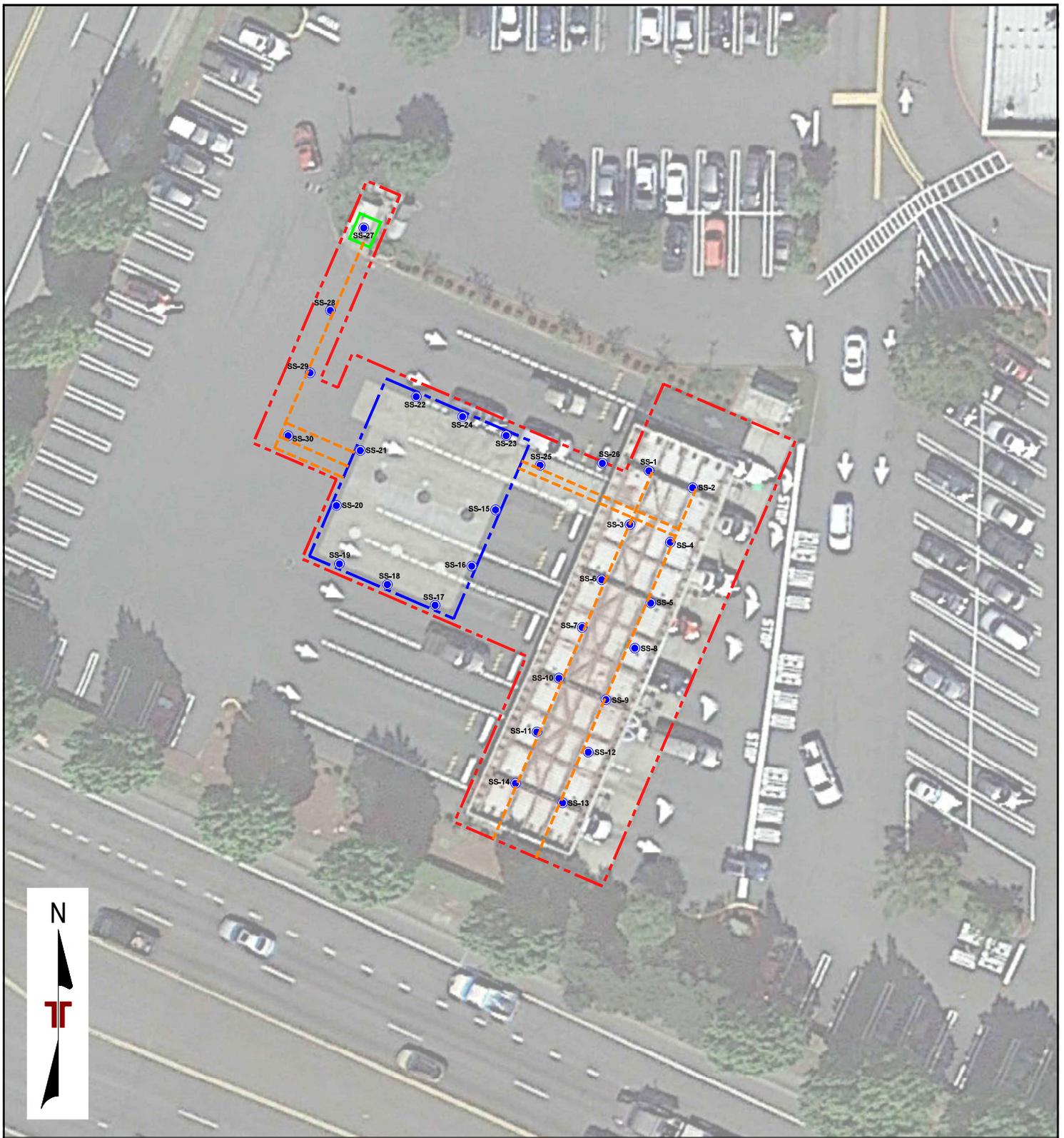
Project No.	82227057A
Scale:	AS SHOWN
File No.	Exhibit 1
Date:	July 2023

700 NE 55th Avenue
PH. (503) 659-3281

Portland, OR 97213
FAX. (503) 659-1287

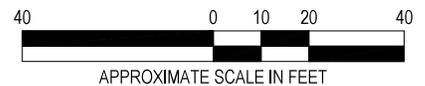
TOPOGRAPHIC MAP
 Costco Gasoline #68
 1010 Hawthorne Ave SE
 Salem, Oregon

EXHIBIT
1



LEGEND

- SS-1 APPROXIMATE SOIL SAMPLE LOCATION
- APPROXIMATE UNDERGROUND STORAGE TANKS (UST) AND FUELING SYSTEMS DECOMMISSION AREA
- APPROXIMATE UST EXCAVATION AREA
- ADDITIVE TANK
- PRODUCT PIPING



Project Mgr:	CJE	Project No.	82227057A
Drawn By:	AMP	Scale:	AS SHOWN
Checked By:	CJE	File No.	Exhibit 1
Approved By:	MW	Date:	September 2023

700 NE 55th Avenue Portland, OR 97213
 PH. (503) 659-3281 FAX. (503) 659-1287

SITE DIAGRAM
 Costco Gasline #68
 1010 Hawthorne Ave SE
 Salem, Oregon



LEGEND

-  Approximate Monitoring Well Location
-  Approximate Underground Storage Tanks (UST) and Fueling Systems Decommissioning Area
-  Approximate UST Excavation Area

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS

Project Manager: CJE	Project No.: 82227084	 Explore with us <small>700 NE 55th Avenue Portland, OR 97213 PH. (503) 659-3281 FAX. (503) 659-1287</small>	Well Installation Plan	Exhibit
Drawn by: TMF	Scale: AS SHOWN		Costco Gasline #68	3
Checked by: CJE	File Name: NA		1010 Hawthorne Ave SE	
Approved by: MW	Date: June 2023		Salem, Oregon	