



Oregon

Kate Brown, Governor

Department of Environmental Quality

Western Region

4026 Fairview Industrial Drive SE

Salem, OR 97302

(503) 378-5075

January 12, 2026

John Truax
Truax Corporation
4221 SW Research Way
Corvallis, OR 97339

RE: No Further Action Determination
for USA Mini Mart #1
LUST 22-98-4187

Dear John Truax:

The Oregon Department of Environmental Quality has completed a review of the available information for the USA Mini Mart #1 site, including the closure report entitled *2024 Soil Vapor Sampling – Recommendation for Closure* dated March 20, 2024 which was submitted to DEQ by Martin S. Burk Associates, Inc (MSBA) on your behalf. The USA Mini Mart #1 site is located at 1306 Main Street in Sweet Home, Linn County map and tax lot 13S01E31AD 02600.

DEQ has determined that remedial action to address environmental contamination at USA Mini Mart #1 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 December 10, 2024:

- The site has operated as a gasoline service station since the late 1960's and is currently a Chevron station with a convenience store owned by Truax Corporation.
- In 2007, the former owners removed the underground storage tanks (UST) and dispensers and replaced them with the current UST system. About 400 tons of petroleum contaminated soil was removed from the tank excavation and disposed of at Riverbend Landfill in McMinnville, Oregon.
- MSBA conducted environmental investigations for Truax in 2012 and found petroleum contamination in the soil and groundwater. The contamination was present onsite and also had migrated offsite along a sewer line to the north. Petroleum product was found in a monitoring well (MW-5) installed adjacent to a nearby sewer manhole to the northwest. Low level of petroleum vapors were also found in the soil near the manhole.
- Intermittent removal of petroleum product from MW-5 was conducted between 2013 and 2017. Approximately 6.25 gallons was retrieved during this time. Product was not found in MW-5 during subsequent monitoring in 2018 and 2019.
- Most of the contaminated soil was removed during UST and dispenser decommissioning work in 2007. Little or no contamination is present in soil above 13 feet below ground surface (bgs).
- Depth to groundwater at the site ranges between 7 and 16 feet bgs. Groundwater contamination appears to be stable or decreasing over time. Remaining contamination in the groundwater is present onsite starting at the south end of the USTs and extending offsite to the northwest beneath the business and residence located at 1324A and 1354 13th Avenue.
- Some petroleum contamination in groundwater exceeded DEQ's residential vapor intrusion risk-based concentrations, however follow-up soil vapor samples were all below the applicable RBCs.

- The site and surrounding area is zoned for commercial use, however there are properties to the north and northwest where residential homes are present.
- The site and surrounding area are supplied with municipal water from the City of Sweet Home. There are no known private wells on the site or within the area of contamination.
- The site is covered by buildings, asphalt and concrete and is not expected to support significant habitat. The nearest surface water body, Cotton Creek, is downgradient from the site, but is outside the contamination area. It is unlikely that site contamination would reach the creek.
- The site remains an operating service station. The remaining contamination beneath the site and the downgradient properties is below DEQ's applicable RBCs for the current and likely future uses of these properties. DEQ approves of leaving remaining contamination in place as it 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 USA Mini Mart #1 site is 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 MSBA closure report and DEQ's Staff Memo supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST22-98-4187>. 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.

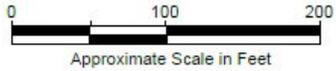
Sincerely,

Brad Shultz

Brad Shultz, Manager
Western Region Cleanup Section

Attachment: Site Map with Extent of Groundwater Contamination

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Bruce Scherzinger, DEQ, Bruce.Scherzinger@deq.oregon.gov
Tommy Laird, OWRD Tommy.K.Laird@water.oregon.gov
ORMs LUST File #22-98-4187



Legend

- Drinking Well Location
- Inferred General Groundwater Flow Direction



FIGURE 5
DOOR-TO-DOOR WELL SURVEY MAP
Truax Corporation
1306 Main Street, Sweet Home, Oregon
DEQ LUST File #22-98-4187

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