



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

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February 9, 2026

Dominic Nicandri
Gordon Truck Centers, Inc.
277 Stewart Rd. SW
Pacific, WA 98047
Email: dominic.nicandri@gordontruckcenters.com

RE: No Further Action Determination
for Witham's Truck Stop Oil Spill
LUST # 15-20-0238

Dear Dominic Nicandri:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Witham's Truck Stop Oil Spill site (Site), including the closure report entitled Supplemental Investigation Leaking Underground Storage Tank, Facility 15-20-0238, Pacific Truck Centers, 2343 Biddle Road, Medford, Oregon 97504, dated April 8, 2021, which was submitted to DEQ by Alpine Environmental Consultants (AEC) on your behalf. The Witham's Truck Stop Oil Spill address is 2341 Biddle Road in Medford, Map and Tax Lot 372W13DA 101.

DEQ has determined that remedial action to address environmental contamination at Witham's Truck Stop Oil Spill 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 November 18, 2024:

- The property is used as a truck maintenance facility and has been since 1966. The Site was also used for truck fueling until 2020. Underground storage tank (UST) database records indicate eight tanks were installed at the Site in April of 1966 (DEQ UST Facility ID # 1571).
- A release of gasoline and diesel was discovered during UST decommissioning activities in 2020 and LUST#15-20-0238 was created for the Site. Three areas of concern (AOCs 1, 2 and 3) were identified at the Site.
- The release contaminated soil and groundwater. Soil gas may also be contaminated in one area of concern (AOC3).
- Approximately 30 cubic yards of petroleum contaminated soil was excavated from the eastern UST pit (AOC1).
- Shallow soil (< 3 feet) is impacted by gasoline and diesel in AOC2. A contaminated media management plan (CMMP) is recommended for any excavation work in this area.
- The Site is currently a truck repair facility with retail space. There are no plans to sell the property or change the Site use. The Site and surrounding area are zoned Commercial, and it is likely that the Site will continue to be used for commercial uses in the future.
- The Site is devoid of ecologically valuable habitat and groundwater impacts are not expected to reach surface water.

- Diesel concentrations in groundwater in AOC3 exceed risk-based concentrations (RBCs) for vapor intrusion, however these exceedances are localized and away from existing buildings. DEQ recommends if any new buildings are constructed in the vicinity of AOC3 further vapor assessment should be conducted to ensure vapor intrusion into new buildings would not result in unacceptable risk.
- A 30-day public comment opportunity was provided to the Oregon Department of Transportation (ODOT). ODOT responded with concerns about a future exposure risk to ODOT personnel and contractors during sub-surface construction activities in the Interstate 5 right of way (ROW). DEQ responded that based on findings, risk from migrating contaminated groundwater to future ROW workers is within DEQ's acceptable risk levels.

Based on the available information, soil and groundwater conditions at Witham's Truck Stop Oil Spill 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 the environmental data management system also known as Your DEQ Online (YDO) 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. Observation wells should be maintained or decommissioned in accordance with Oregon Water Resources Department (OWRD) regulations.

A copy of the Alpine Environmental Consultants (AEC) closure report and DEQ's Staff Memo supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST15-20-0238>.

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 Tina Elayer at (503) 688-3334, or via email at tina.elayer@deq.oregon.gov

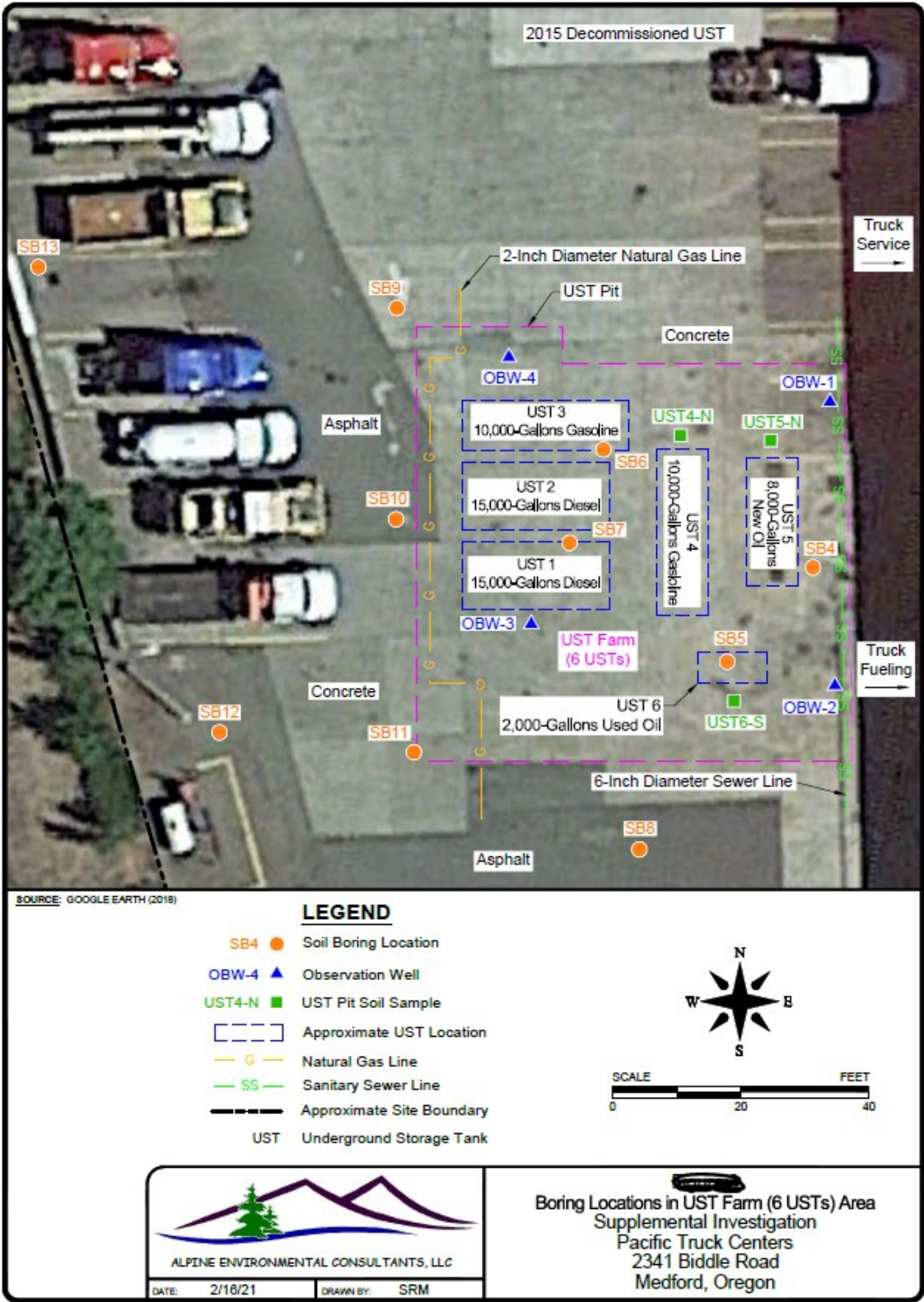
Sincerely,



Brad Shultz, Manager
Western Region Cleanup Section

Attachment: Area of Concern 3 (AOC3) Site Map
Map and Tax Lot Map

cc: Brad Shultz, Manager DEQ brad.shultz@deq.oregon.gov
Jonathan Williams, Alpine Environmental Consultants (AEC) jwilliams@alpine-env-llc.com
Shavon Haynes, Watermaster, OWRD Shavon.L.Haynes@water.oregon.gov
ORMS File #15-20-0238 (with attachment)



AOC 3 – UST Farm (6 USTs) Area (Provided by Alpine Environmental Consultants, LLC, 2/16/2021).

