



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Northwest Region

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February 13, 2026

via electronic delivery

Marc C. Johnson
Nehalem Bay Health District
PO Box 6
Wheeler, OR 97147

RE: Old Wheeler Hospital Analysis of Brownfields Cleanup Alternatives
278 Rowe Street, Wheeler, OR (ECSI# 6775)

Marc,

The Oregon Department of Environmental Quality (DEQ), on behalf of Oregon Business Development Department, reviewed the *Analysis of Brownfields Cleanup Alternatives* (ABCA) prepared by Apex Companies, LLC, dated December 2025. The ABCA evaluated three cleanup approaches to address hazardous building materials (HBMs) identified during a pre-demolition HBMs survey (PBS, 2023). The analysis of reasonable cleanup alternatives considered the feasibility of implementing each cleanup option, estimated costs and effectiveness of the alternative to provide long-term protectiveness to site users. Based on the analysis, Alternative 3 was recommended. Cleanup Alternative 3 proposes to properly remove HBMs in accordance with applicable federal and state regulations and thereby eliminates the potential long-term risk to human health and the environment and allows planned redevelopment to occur.

On January 2, 2026, DEQ posted the ABCA for a 30-day public notice and comment period to provide an opportunity for the community to review the proposed cleanup options and provide response. The public comment period concluded on February 2, 2026. DEQ did not receive any comments. Also, Nehalem Bay Health District conducted community outreach activities during January 2026 and shared the feedback received with DEQ which did not change the proposed cleanup alternative. Therefore, DEQ approves the ABCA and Alternative 3. DEQ has administratively closed the ECSI number associated with this project since it was created specifically for the purpose of tracking activities required for brownfields funding.

Prior to commencing abatement of asbestos-containing materials, DEQ encourages the Nehalem Bay Health District to contact DEQ's Asbestos Program at DEQ.NWRAsbestos@deq.oregon.gov for technical assistance regarding asbestos requirements set forth in Oregon Administrative Rules [Chapter 340, Division 248](#). For questions or concerns about the ABCA or this letter, please contact me at (503) 229-5585 or kara.e.master@deq.oregon.gov.

Respectfully,

Kara Master, Brownfields Coordinator/Project Manager
Northwest Region Cleanup Section

Ec: Jerry Sorte, Business Oregon
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