



LUST - Report Release from Regulated, Unregulated, or HOT UST System

RID 33763 Submitted Date 06/11/2026

Tank Type

Regulated Underground Storage Tank

Incident Information

Date Submitted

2026-06-11

Date Discovered

2026-06-08

New Site Information

Site Name

U-Haul Moving & Storage of McMinnville

Abbreviation/Tax Parcel ID

R4415 00700

Is the site located on Native American Lands?

No

Email

Valentina_Smith@uhaul.com

Phone

602-263-6555

Fax

602-277-5824

Number of Employees

0

Comments

Mailing Address

2727 N Central Ave, Phoenix, AZ 85004-1120

Physical Location

3120 NE Highway 99W, McMinnville, OR 97128

Latitude 45.228292

Longitude -123.174891

Township

4S

Range

4W

Section

10

Size(acres)

7

County

Tax Lot(s)

Tax Lot(s)
R4415 00700

Mail Contacts

Responsible Party

Ms. Valentina S. Smith

 AMERCO Real Estate Company

 Environmental Specialist

 Valentina_Smith@uhaul.com

 602-263-6555×51520

 602-277-5824

 2727 N Central Ave, Phoenix, AZ 85004-1120

Invoice Contact

☐ Same as above permittee

Ms. Valentina S. Smith

 AMERCO Real Estate Company

 Environmental Specialist

 Valentina_Smith@uhaul.com

 602-263-6555×51520

 602-277-5824

 2727 N Central Ave, Phoenix, AZ 85004-1120

Other Contact (Optional)

Contact Type

Environmental Consultant

Mr. Martin Acaster

 Partner Engineering & Science, Inc.

 Senior Project Manager

 macaster@partneresi.com

 503-867-5828

 2154 Torrance Blvd, Torrance, CA 90501

Site Assessment

Discovery

Site Assessment

Cause

Corrosion

Source

Tank

Out Of Use

Is the Tank empty?

Yes

Confirmation

Lab – Other

Contaminants

☐ Heating Oil ☐ Diesel Motor Fuel ☒ Other Pet. Dist. ☐ Unleaded Gasoline

☐ Waste Oil ☐ Chemical ☐ Leaded Gasoline ☐ Lubricant

☐ MTBE ☐ Miscellaneous Gasoline ☐ Solvent ☐ Unknown

Impacted Media

☐ Drinking Water ☒ Groundwater ☐ Surface Water ☒ Soil

☐ Vapors ☐ Free Product

Comments

The Site is currently undergoing redevelopment with a new U-Haul self storage building. During demolition of the concrete slab foundations of former buildings on the property and subsequent grading and trenching for the construction project, a total of four hydraulic lift cylinders were identified in the subsurface, approximately 18 inches below the slab foundations. Partner directed the excavation of a test pit adjacent to a cluster of three of the lift cylinders to collect soil and groundwater samples in the vicinity of the cylinders. The samples were analyzed via Method NWTPH-Dx and SW 8082A for PCBs. Diesel and oil range organics

were detected in both soil and groundwater. Trace concentrations of the PCB Aroclor 1260 were also detected in soil. The detected DRO, RRO, and PCB concentrations in soil were below occupational, construction worker, and excavation worker, and leaching to groundwater RBCs for DRO. The general contractor for the redevelopment project contracted with NRC Environmental Services/Republic Services to decommission the cylinders. Partner is reporting the release on behalf of AMERCO Real Estate Company as we are their consultant for the Site and recently closed the previous LUST File for the former Midway Motors Waste Oil UST at the Site.