



# Phase One Environmental Site Assessment

700 Acres

State of Oregon's Mill Creek District Surplus Property  
Salem, Oregon

Prepared for:

Oregon Department of Administrative Services and  
the City of Salem  
Salem, Oregon

July 2003  
Project #: 16912.000

4412 SW Corbett  
Portland, OR 972  
503.248.1939 MAY  
503.248.0223 FAX  
888.248.1939 TOL

ENGINEERING AND ENVIRONMENTAL

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Prepared by  
PBS Engineering and Environmental  
4412 SW Corbett  
Portland, Oregon 97239  
(503) 248-1939

PBS Project No: 16912.000

July 2003

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## 1.0 EXECUTIVE SUMMARY

A Phase One Environmental Site Assessment was conducted by PBS for the State of Oregon's Mill Creek District Surplus Property located in Salem, Oregon. The project was performed in general accordance with ASTM Standard E 1527-00, *Standard Practice for Environmental Site Assessments; Phase One Environmental Site Assessment Process*.

Historical sources indicate that the northern portion of the subject property was in agricultural use for field crops by 1936 and has continued in field crop use (grass seed, potato, turf and wheat) use to present. The southern portions of the site were in residential, agricultural and poultry farm use from at least 1936 to the 1960s when several buildings were constructed by the Oregon Department of Corrections (DOC) for use as an inmate vocational machine shop, welding, vehicle maintenance and parts storage for the adjoining Mill Creek Correctional Facility (MCCF). A livestock sewage waste pond was constructed on the site in the late-1960s and received waste streams from MCCF and several adjoining DOC facilities. The site remains in DOC vocational program use.

Petroleum-contaminated soil and groundwater was discovered near the machine shop during the removal of three USTs in the mid-1990s. Groundwater monitoring was initiated a few years later. The most recent groundwater sampling (June 2002) showed no detectable benzene, toluene, ethylbenzene or xylenes (BTEX), polynuclear aromatic hydrocarbons (PAHs), or diesel-fraction petroleum hydrocarbons. Over the past four quarters of groundwater monitoring, no samples exceeded risk-based cleanup levels for any compounds analyzed. A request for a No Further Action determination was made to Oregon DEQ in 2002.

Concurrently in 1999, PBS completed limited soil sampling in several areas of the site during a DEQ-mandated expanded preliminary assessment (XPA) of the facility. The sampling was completed around former underground and above-ground oil tanks, the machine shop wash pad, and a small refuse dump near the poultry buildings. Heavy oil and diesel (up to 1,100 and 4,600 milligrams per kilogram (mg/kg), respectively) were detected in the soils. No significant levels of volatile organic compounds, PAHs or metals were found in site soil samples.

Adjoining sites to the west and northwest were in agriculture use for field crops or pasture by 1936, prior to commercial development for a sand and gravel operation and residential development in the 1970s. Adjoining sites to the east, southeast and north were in residential and agriculture use for field crops by 1936, prior to development for the Western Baptist College and Department of Correction facilities in the 1950s and 1960s. Adjoining sites to the south were in dairy and agricultural use for field crops and pasture by 1936 and continue in that use at present.

EPA and state environmental databases were reviewed to identify sites that pose a potential environmental concern to the subject property due to contaminant migration. Based on a review of the listed sites, the following sites may pose an environmental concern to the subject property.

Open LUST file number 24-90-4322, Western Baptist College, 5000 Deer Park Dr. SE, located east adjacent and upgradient to the subject property. Gasoline impacted soils and water were reported during the decommissioning of a gasoline UST in 1990. No details are known about the extent of contamination.

State Cleanup Site No. 886, River Bend Sand and Gravel, 4105 Lancaster Drive SE, located west-adjacent across Kuebler Boulevard SE and east adjacent to Mill Creek; upgradient/crossgradient from the subject property. A 4,000-gallon diesel spill occurred to a gravel surface on this property in 1988. The present drainage/irrigation canal system on the subject property receives surface water from this site. A project manager with Oregon DEQ indicated that this issue has been given a low priority.

*Recognized Environmental Conditions on the subject property:*

No recognized environmental conditions were identified on the subject property.

*Historical Recognized Environmental Conditions on the subject property:*

- 1) Petroleum-contaminated soils have been identified adjacent to vehicle wash pad and waste oil AST, lead and volatile organic compounds have been detected in sediment samples from the livestock sewage pond, and petroleum contamination was detected in the soils around the former gasoline, diesel, and heating oil USTs at the machine shop.

These issues were addressed in the Expanded Preliminary Assessment (XPA) completed previously by PBS. Oregon Department of Corrections is awaiting a No Further Action determination by DEQ with regard to these issues.

*Other issues of concern:*

Contamination on Adjoining Properties

The open LUST site (Western Baptist College) and the open State Cleanup Site (River Bend Sand and Gravel) pose potential environmental concerns to the subject property. Groundwater-borne contaminants may migrate from the Western Baptist College site to the subject property. Petroleum impacted groundwater or surface waters from the River Bend Sand and Gravel site may have impacted the subject property via the irrigation/drainage canal during periods of high water. Very little information has been collected on either of these sites, therefore the potential risk of contamination to the subject property is difficult to assess.

**Recommendation:**

Contact both facilities and request additional information regarding the exact locations of the releases and any investigations or cleanups that have occurred since these incidents were reported. If no information is available, or the available information indicates potential impact to the subject property, sampling of soil and/or groundwater may be warranted.

Petroleum pipeline crossing the subject property: An eight-inch diameter steel petroleum pipeline crosses the northern portion of the subject property. The pipeline was installed in 1962 and, according to the pipeline owner (Kinder-Morgan), it is buried at a depth of 3 to 8 feet below the ground surface. There are no records indicating historic releases from the pipeline on the subject property.

**Recommendation:**

Retain qualified legal counsel to evaluate possible liabilities associated with the presence of the pipeline on the subject property.

Abandoned onsite water well: A water well exists on the northwest portion of the subject property. Water wells represent potential conduits for surface contaminants to enter the subsurface.

**Recommendation:**

If the water well will not be used in the near future, it should be properly decommissioned in accordance with Oregon Water Resources Department rules.

## 2.0 INTRODUCTION

### 2.1 Location and Client Information

#### Site Location:

700 Acres  
Mill Creek District  
Salem, Oregon 97302

#### Client Data:

Oregon Department of Administrative Services  
and the City of Salem  
Facilities Division  
1225 Ferry Street SE, U100  
Salem, Oregon 97301-4281

ATTN: Gregory Parker

### 2.2 Purpose

A Phase One Environmental Site Assessment was conducted by PBS for the above-referenced site. The purpose of the Phase One was to identify *recognized environmental conditions* associated with the subject property, that is, to assess the likelihood that contamination from *hazardous substances* or *petroleum products* may exist on the subject property either from past or present use of the subject property or nearby properties. The project was performed in general accordance with the ASTM Standard Practice for conducting Phase One Environmental Site Assessments (Designation E 1527-00).

### 2.3 Scope of Work

The scope of work for the project included the items listed below:

1. Subject property identification and visual survey for the presence of hazardous substances and petroleum products;
2. Review federal, state and local agency listings regarding the subject property and adjacent areas;
3. Review of historic maps, historic occupants and the nature of past property usage;
4. Review of available soils, geology or environmental reports for the subject property or in the vicinity of the subject property;
5. Interviews with persons knowledgeable about the subject property;
6. Preparation of the report which summarizes observations, sources utilized, and findings, conclusions and recommendations relating to the presence or likely presence of hazardous substances or petroleum products on the subject property.

The reader is referred to PBS's proposal/contract (Appendix A) to provide a Phase One Environmental Site Assessment for a detailed description of our Scope of Work.

### 2.4 Non-ASTM Method Scope of Work

The following non-ASTM method scope issues were addressed during this study:

- Conduct a non-invasive visual survey for asbestos containing building materials.

## 2.5 Significant Assumptions

This study is intended to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* in connection with the subject property, within reasonable limits of time and cost. It is assumed that the user has provided PBS with any specialized knowledge or experience that is material to *recognized environmental conditions* in connection with the property, including the reason why the property may have a significantly lower purchase price than comparable properties, if applicable. (ASTM 1527-00, Section 5.0)

In general, groundwater flow direction has been determined based on topography in the vicinity of the subject property, i.e. the assumption that shallow groundwater flow will follow topography, or on other available resources. No site-specific field measurements of groundwater flow direction, e.g. installation of groundwater monitoring wells, have been performed.

Based on this interpretation, PBS has reviewed regulatory agency information for sites that are located in a presumed upgradient direction, that, further based on proximity and knowledge of potential contaminant fate and transport, may present a potential to impact the subject property.

## 2.6 Limitations and Exceptions

Unless noted otherwise, the scope of work is limited to elements of the ASTM standard. Non-ASTM scope issues (e.g. asbestos, lead-based paint, radon, wetlands, compliance audits, geotechnical investigations, etc.) were not addressed unless noted above in Section 2.4 and in our contract provided in Appendix A.

The ASTM method does not require a search interval of less than 5 years. This search interval is not guaranteed to identify all prior tenants or occupants of the subject property.

"Recognized Environmental Conditions" are defined at paragraph 1.1.1 of ASTM E 1527-00 and the complete text is included in the Glossary of this document. The vague and ambiguous nature of *recognized environmental conditions* as defined by the ASTM may result in reasonable minds differing as to whether any observed condition at a site is a *recognized environmental condition*. There may be other conditions noted in this report that could be considered *recognized environmental conditions* by other persons. Accordingly, the user is advised that no warranty is given that other experts may agree as to whether site conditions noted herein are *recognized environmental conditions*. Users of this report are encouraged to review the report in its entirety and specifically to consider the existence of all site conditions described in this report and not merely those classified herein as *recognized environmental conditions*.

When an assessment is completed without surface exploration or chemical screening of soil and groundwater beneath the site, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions, which may be the result of on-site or off-site sources. PBS is not able to represent that the site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed by PBS during the study.

The findings and conclusions of this report, therefore, are not scientific certainties, but rather, are based on professional judgment concerning the significance of the data gathered during the course of the Phase One. The conclusions in this report are not to be considered a legal opinion as to the client's duty concerning due diligence relating to potential liabilities in leasing, owning, or purchasing real estate.

The ASTM standard requires that the history of the subject property be traced to 1940 or prior to the first developed use, whichever is earlier. This requires that the investigator review sources that are *publicly available, are available within a reasonable time and cost, and are reasonably ascertainable and considered practically reviewable*, as defined under the ASTM standard. In addition, these criteria are applied keeping in mind sources that are likely to provide information concerning possible recognized environmental conditions at the subject property. PBS has reviewed all sources of information that we consider meeting these criteria. In cases where the history of the property is not traced to prior to its first developed use, this condition is considered a *data failure*, and not an exception to the required scope of work.

There were no exceptions to the referenced Scope of Work.

## 2.7 Special Terms and Conditions

PBS's standard Terms and Conditions may be found in Appendix A; there are no special terms and conditions.

## 2.8 User Reliance

PBS acknowledges that the client ("User") and lender may rely upon the information, findings, opinion and conclusions set forth in this report, subject to the conditions and limitations contained in this report and as set forth in our contract (see Appendix A). The report provides information on the property only as specified in the scope of work and is based on subject property conditions at the time of the study. It was prepared in accordance with the standard of care of our profession. No warranties, express or implied, are made.

### 3.0 SITE DESCRIPTION

#### 3.1 Location and Legal Description

Address, City, State: Mill Creek District Surplus Property; includes the property addressed to 5485 Turner Road SE, Salem, Oregon

Map, Tax Lot: Marion County Map Nos. 8 2W 05, 8 2W 06, 8 2W 07, 8 2W 08, 8 2W 16 and 8 2W 17; Portions of Tax Lots 103, 104, 105 1900 and 2000

Township, Range, Section: T8S, R2W, West ½ Section of 5, Southeast corner of Section 6, East ½ of Section 7, West ½ of Section 8, Southwest corner of Section 17 and Northeast ¼ of Section 18 (Willamette Meridian)

Acreage: Approximately 700 acres

A Site Location Map is included with this report under Tab 1.

#### 3.2 Site and Vicinity General Characteristics

The site is located in a rural area of southeastern Salem, Oregon east of Interstate-5 and Mill Creek. Properties in the local area are in residential, agricultural, vocational and industrial use and include several complexes associated with the Oregon Department of Corrections – Mill Creek Correctional Facility (including the subject property). The Site Vicinity Map is included under Tab 1. Photographs depicting the general character of the site are included under Tab 2.

#### 3.3 Current Use of the Subject Property

The northern portion of the subject property is currently in leased agricultural use for the farming of grass seed, potatoes, wheat and turf. The southern portion of the site is in DOC vocational training facility (referred to as the "State Penitentiary Annex") use for carpentry, welding, machine shop, paint booth and vehicle/farm equipment maintenance programs. Several vacant buildings associated with a former poultry calf farm are present north of the DOC buildings on elevated terrain hereafter referred to as "Pheasant Hill".

#### 3.4 Description of Structures, Roads, Other Improvements on the Site

There are several buildings on the southern portion of the subject property including two buildings fronting Turner Road SE that incorporate a machine shop, welding shop, paint booth, office, equipment maintenance shop, part storage areas and an oil shed. There are also several north-adjointing buildings associated with a former poultry farm and a smaller building used for pesticide and herbicide storage. In addition, a livestock sewage pond and two irrigation/drainage canals with seven pump houses are present on the site. Interconnected gravel roads are located throughout the property allowing access to the various buildings and agricultural fields.

#### **4.0 USER-PROVIDED INFORMATION**

##### **4.1 Title Records**

Review of a title report was not included in the scope of this project.

##### **4.2 Environmental Liens or Activity and Use Limitations**

The Property-Owner Representative Questionnaire was completed by Ron Oster, Production Coordinator III for the State Penitentiary Annex and is included in Tab 3. Mr. Oster indicated no knowledge of environmental liens against the subject property, or limitations related to environmental conditions.

##### **4.3 Specialized Knowledge**

Mr. Oster indicated no specialized knowledge or experience that may be material to PBS's identification of recognized environmental conditions on the subject property.

##### **4.4 Valuation Reduction for Environmental Issues**

Mr. Oster indicated that the property value or purchase price has not been devalued, compared to comparable properties, as a result of environmental conditions at the subject property or surrounding properties.

##### **4.5 Owner, Property Manager and Occupant Information**

The subject property is currently owned, managed and occupied by the State of Oregon, Department of Corrections. The northern portions of the property are leased to farmers for agricultural use.

##### **4.6 Reason for Performing the Phase One**

This Phase One has been requested by Oregon Department of Administrative Services and the City of Salem as part of their environmental due diligence prior to the sale and purchase of the property.

##### **4.7 Other Information Provided by the User**

No other information was provided by Oregon Department of Administrative Services and the City of Salem.



## 5.0 RECORDS REVIEW

### 5.1 Standard Environmental Record Sources

A search of State environmental agency and U.S. Environmental Protection Agency (EPA) listings was performed (a copy of the database search report is included in Appendix B). The purpose of this search is to identify potential, suspected, or known sources of contamination on, or in the area of, the subject property. The database searched the various agency listings for different approximate minimum search distances from the subject property, based upon the relative potential threat represented by each listing as established in the ASTM method.

Only those sites that appear to pose a potential environmental concern to the subject property are discussed below. All other listed sites are considered to be of low concern to the subject property based on presumed groundwater flow direction, distance from the site, regulatory status (e.g. the agency file is closed) or other physical factors.

#### *Subject property:*

LUST file No. 24-95-4068, Mill Creek Correctional Facility Machine Shop, 5485 Turner Road SE: A 1,500-gallon gasoline tank, a 1,500-gallon diesel tank, and a 1,500-gallon heating oil tank were formerly located at the machine shop. The tanks were decommissioned in May 1995. During decommissioning, contaminated soil was excavated and landfilled. Contaminated soils were reported to remain in the walls of the former excavation. Groundwater was encountered during decommissioning activities but sample results could not be located.

In 1999, soils were sampled around the former UST area by PBS using a Geoprobe direct-push sampler to determine the lateral extent of contaminated soils, and three groundwater monitoring wells were installed to the north and west of the former UST location.

No petroleum hydrocarbons were identified in the soil samples, and no impacts to groundwater were identified in the three monitoring wells, however none of the wells were located immediately downgradient from the former tank pit. In 2001, PBS installed one additional monitoring well immediately downgradient of the former UST. The four wells were sampled for four consecutive quarters; no significant impacts to groundwater were detected. DEQ is presently reviewing the file for consideration of a No Further Action determination.

State Cleanup Site No. 1175 (includes subject property and several adjoining DOC properties): In 1998, PBS completed limited soil sampling in several areas of the site during an expanded preliminary assessment (XPA) of various DOC facilities. The areas included the vehicle washdown pad and settling sump, areas adjacent to the waste oil AST, livestock sewage pond sediments and Pheasant Hill building material waste pile.

*Washdown pad area:* No significant impacts to soil were identified in the three test pits excavated on the three exposed sides of the wash pad. Soils near the solids settling sump contained high concentrations of TPH as diesel (4,600 milligrams per kilogram - mg/kg) and heavy oil (1,000 mg/kg). There are no cleanup standards for TPH in soil in Oregon outside of the Underground Storage Tank Cleanup rules, which is not directly applicable to this situation. The concentrations of other constituents (volatile organics, polynuclear aromatic hydrocarbons, metals and pesticides) were all below cleanup levels or natural background concentrations. PBS sampled the groundwater near the settling sump to determine whether the petroleum contamination in the soil has contaminated groundwater. No significant impacts were identified.

*Waste oil AST area:* Relatively low concentrations of diesel (99 mg/kg) and heavy oil (58 mg/kg) were detected in one soil sample. No related constituents (volatile organics, polynuclear aromatic hydrocarbons, metals) were identified in any of the samples in excess of the Oregon Numerical Soil Cleanup Levels (OAR 34-122-045) or natural background concentrations. No additional investigation or remediation was recommended in this area of the site.

*Livestock sewage pond:* One of two sediment samples collected from the pond near the drain line outfall contained an elevated concentration of lead (72 mg/kg) and the second contained 14 mg/kg lead which is within the range of natural background concentration for lead. Additional sediment samples collected from a distance of 15 feet to the east and west contained 7.9 and 9.4 mg/kg lead. Based on these findings, the lead concentration of 72 mg/Kg did not appear to represent a consistent, area-wide concentration. Volatile organic compounds were detected in the two outfall samples at concentrations only slightly above the analytical limits of detection and below soil cleanup levels (OAR 340-122-045). Petroleum hydrocarbons (as diesel and heavy oil) are present in the sediments at elevated concentrations (250-300 mg/kg diesel, 1,000-1,100 mg/kg heavy oil). While these concentrations are relatively high with respect to the Numeric Soil Cleanup Standards for Underground Storage Tanks (the only cleanup standards in Oregon for petroleum hydrocarbons), concentrations of related constituents, such as volatile organics, polynuclear aromatic hydrocarbons, and metals, are not present above cleanup levels. Based on these findings, no further investigation was recommended in this area.

*Pheasant Hill building material waste pile:* The items in the waste pile consisted of building materials (brick, concrete, wood fragments). Laboratory results of the three soil samples collected in the waste disposal area indicated that there has not been a detectable release of petroleum hydrocarbons, volatile organics, or semi-volatile organics into the soil in the areas explored. The concentrations of metals in the soil samples were below natural background concentrations. Based on these results, no additional investigation or was recommended in this area.

*Sites adjoining the subject property:*

State Cleanup Site 1178, LUST site 24-98-4144, Santiam Correctional Facility, 4005 Aumsville Highway, located east adjacent and upgradient to the subject property: An Expanded Preliminary Assessment (XPA) was completed by PBS on behalf of the Oregon Department of Corrections (DOC) for this facility in 1994. Field investigation of the site involved limited soil testing around a vehicle washdown pad and an outfall from an onsite vehicle shop sump for petroleum hydrocarbons, volatile organic compounds and metals. No groundwater was impacted. A No Further Action determination was issued for the LUST file by Oregon DEQ in 2001. DEQ is presently reviewing the State Cleanup Site listing for consideration of a No Further Action determination

LUST file number 24-95-4072, Mill Creek Correctional Facility (MCCF), addressed to the subject property address at 5485 Turner Road SE, however this file concerns two USTs that were decommissioned at the south-adjoining MCCF dormitory and slaughterhouse (not the subject property).

MCCF dormitory: located approximately 750-feet south and upgradient of the subject property. A 2,000-gallon and a 10,000-gallon boiler fuel tank were formerly located behind the Dormitory. The USTs contained fuel oil for the dormitory heating system but were taken out of service when the facility switched to natural gas. The USTs were removed in May 1995. When the tanks were removed, the 2,000-gallon tank displayed several holes up to 4 millimeters in diameter, and a loose fitting was observed on the 10,000-gallon tank. Soil containing heating oil was excavated to the extent possible and stockpiled in a bermed area, and covered with plastic pending treatment or disposal. Contamination was suspected to remain in the former tank pit although sample data to confirm this fact was not available. In 1999, PBS sampled soils around the former excavations using a direct-push sampler in an attempt to obtain site closure under the risk-based cleanup rules. No petroleum was detected in any of the soil or groundwater samples. The results were submitted to DEQ.

DEQ is presently reviewing the file for consideration for a No Further Action determination.

MCCF Slaughterhouse: located approximately 750-feet southeast and upgradient of the subject property. In July and August 1999, Three Kings Environmental of Longview, Washington, removed a 4,000-gallon oil tank from the northeast side of the slaughterhouse building. The tank had been used to heat water that was used in the meat processing, therefore the tank met the criteria for a heating oil tank. The ensuing cleanup and site assessment was therefore done under the heating oil tank cleanup rules.

Petroleum-contaminated soil was encountered and removed to a reported depth of 21 feet below ground surface. Groundwater was not encountered in the excavation. Final soil sampling showed contaminated soil remaining at a depth of 12 feet on the south sidewall, beneath the building basement foundation (5,500 mg/kg) and west sidewall

(4,200 mg/kg), and on the base of the excavation at a depth of 21 feet (3,600 mg/kg). Additional excavation was hindered by the presence of the slaughterhouse building and by the excessive depth of the base of the excavation. The concentrations of petroleum hydrocarbons in all other confirmatory samples (sidewalls and base) were below the Level Two Soil Matrix Cleanup Level (500 mg/kg).

The site was calculated as a Level Two Soil Matrix Cleanup site with a score of 28, which corresponds to a cleanup level of 500 mg/kg (heating oil). The excavation was backfilled with clean, crushed rock.

In April 2001, PBS sampled soils around the former excavation using a direct-push sampler in an attempt to obtain site closure under the risk-based cleanup rules. The approximate lateral extent of the remaining contaminated soil in excess of 500 mg/kg was identified. The total volume of petroleum-contaminated soil was estimated to be 17 cubic yards. BTEX and PAH levels in the most contaminated area were either non-detectable or below risk-based cleanup levels. Impact to groundwater on the downgradient side of the excavation (also in the most contaminated area) was also below the most stringent cleanup level under the Risk-Based Cleanup Rules.

PBS certified that the work performed meets the appropriate requirements of OAR 340-122-0205 through 340-122-0360 and OAR Chapter 340, Division 177.

LUST file number 24-90-4322, Western Baptist College, 5000 Deer Park Dr. SE, located east adjacent and upgradient to the subject property. Jim Parr of the Salem DEQ office, indicated that impacted soils and a petroleum sheen on water were reported during the decommissioning of a gasoline UST in 1990. It is not clear whether groundwater was impacted. No post-1990 environmental investigation has been completed for the site. No DEQ project manager has been assigned to the site and it remains open at this time.

State Cleanup Site No. 886, River Bend Sand and Gravel, 4105 Lancaster Drive SE, located west-adjacent across Kuebler Boulevard SE; upgradient/crossgradient from the subject property. The DEQ database indicates that a 4,000-gallon diesel spill occurred in 1988 to a gravel surface on the property. DEQ subsequently ordered cleanup of the gravel, certification of site cleanup to background levels and details of spill and spill-prevention procedures be instituted at the site. The last DEQ entry indicates that a site screening was recommended in 1994. Based on discussions with Oregon DEQ, no project manager has been assigned to the site and it is presently considered a low priority.

The present drainage/irrigation canal system on the subject property receives surface water from this site, which, along with western portions of the subject property, is located in the Mill Creek 100-year flood plain.

**Unmappable Sites.** Unmappable sites (*Environmental FirstSearch "Non-Geocoded" sites*) are sites that cannot be mapped because of inaccurate or missing locational information in the record provided by the agency. PBS has reviewed these unmappable sites and in some cases has generally located the site. Environmental risk associated with other sites cannot be determined.

Based on the estimated location or reported regulatory status, the listed unmappable sites are considered of *de minimis* concern.

## 5.2 Additional Environmental Record Sources

**Oregon DEQ Online Facility Profiler.** This DEQ web-page was reviewed on July 3, 2003; the subject property was not listed and no adjoining sites were listed other than reported by the database search.

**State/Local Health Department.** The Oregon State Fire Marshal Reported Drug lab database was searched on July 3, 2003 for information regarding the subject property address at 5485 Turner Road SE ([http://159.121.82.250/CR2K\\_IncDB/Reported\\_Drug\\_Labs\\_1.asp](http://159.121.82.250/CR2K_IncDB/Reported_Drug_Labs_1.asp)). No records were found from this source.

**Fire Department.** The City of Salem and Marion County Fire Marshal maintain records of permits for underground fuel storage tanks (USTs) and above-ground fuel storage tanks (ASTs), as well as spills or hazardous materials incidents. Information was requested regarding past activity at the subject property address of 5485 Turner Road in Salem, Oregon.

Although there are active ASTs on the site, no records were found from these sources.

**State-Registered Water Well Logs.** Three monitoring well and several geotechnical logs were found addressed to the subject property at 5485 Turner Road SE and associated with subsurface investigations by PBS in 1998 and 1999. Four active monitoring wells are present on the subject property (see Figure 3, Tab 1 for approximate locations) in the area of the former USTs decommissioned adjacent to the machine shop. The logs indicate silty clays, sands and gravels and depth to groundwater as 15-18 feet below ground surface.

**Local Electric Utility Company.** There are approximately 20-30 pole-mounted transformers present on the subject property that are owned by Portland General Electric (PGE). During the site survey, it was noted that transformers were randomly labeled for PCB content. PGE is responsible for cleanup and/or remediation of areas adjacent to the transformers in the event of malfunction and/or associated leaks. The physical condition of the transformers are reported in 6.3.

### 5.3 Physical Setting Source(s)

**Topography.** The USGS 7.5 minute topographic map for the site indicates a general low gradient slope to the west-northwest toward Mill Creek. The majority of the property lies at an elevation of 230 to 270 above mean sea level (msl). Buildings associated with the State Penitentiary Annex on the southern portion of the site are located on a topographic high at an elevation of approximately 290 to 315 feet above msl. Other features include a sewage disposal pond, a northeast-southwest trending pipeline crossing the site, unimproved roads, a seasonal stream originating in a stream valley south of Aumsville highway and flowing west toward Mill Creek and delineation lines associated with donation land claim number 45. Surrounding features include Mill Creek Correctional Facility buildings to the south, Western Baptist College buildings to the east, Fairview Home Prigg Cottage to the northeast, a trailer park to the northwest and excavated ponds associated with the sand and gravel operation to the west along Mill Creek.

**Soils and Geology.** The subject property is located within the Mollala-Salem slope area of the Northern Willamette Valley in western Oregon. Geologic boring logs obtained from wells drilled in the vicinity of the Oregon State Correctional Institution (located approximately one-half mile northeast) indicate that the site is underlain by alluvial sediments composed of silt, clay, gravel, and sand with lesser amounts of conglomerate, sandstone, and vesicular basalt to depths of approximately 185 feet. Alluvial sediments overlie basaltic bedrock. Well records for the site vicinity indicate that unconfined groundwater is expected at approximately 15 feet below surface. The groundwater flow direction in the unconfined aquifer is expected to be toward the west-northwest but is likely variable across the 700-acre site.

**Surface Water.** Surface water was observed at the livestock sewage disposal pond on the southern portion of the site and two irrigation/drainage canals on the northern portion of the site. Mill Creek adjoins the subject property to the southwest.

**Groundwater.** Based on subject property monitoring well logs, shallow groundwater is expected to be present at approximately 10-15 feet below the ground surface. Based on topography, groundwater flow is expected to be towards the west-northwest, therefore, properties to the east and southeast are considered to be upgradient to the subject property. Shallow groundwater flow directions on the northern portions of the site are likely influenced by on site drainage/irrigation canals. It is unknown whether these canals are lined or unlined.

### 5.4 Historical Use Information

**Aerial Photographs.** Aerial photographs maintained by the University of Oregon Map Library in Eugene, Oregon and an aerial photograph supplied by the client were reviewed for the years 1936, 1948, 1955, 1963, 1970, 1976, 1980, 1994, and 2000. Photograph scales are typically small and detailed information is not generally obtained from the photographs. Due to the size of the subject property and the lack of overlapping coverage, the northern portion of the site is not shown in the majority of the photographs. However, the developed southern portions of the property are generally shown.

1936: Several buildings are present on the southern portion of the site and the northern portion appears to be in agricultural use for crops and/or pasture. A small orchard or nursery is seen west of the site buildings. Mill Creek adjoins the site to the southwest and appears to have once meandered further east onto the subject property. An irrigation/drainage canal originating from Mill Creek is seen near the middle of the property. Surrounding properties are in residential and agricultural use for crops and/or pasture.

1948: This photograph covers the southern portion of the site. No coverage of the northern portion is shown. New buildings appear to be present east of the structures shown on the 1936 photograph. A large multi-building complex is shown where the present-day Mill Creek Correctional Facility is located. Farm and/or residential buildings are present on southeast-adjointing properties and a small orchard or nursery adjoins the southern tip of the property. No other significant changes are noted to the subject property or adjoining sites.

1955: No significant changes are noted to the subject property or adjoining sites. Black markings on the photograph appear to be drawn on by a wax pencil or pen.

1963: Several new buildings are seen on the southern portion of the site in the location of the present machine shop, welding, maintenance and office buildings that front Turner Road SE. Portions of Mill Creek appear to be channeled or modified to facilitate irrigation/drainage on the subject property. Development is noted on west nearby properties.

1970: A partitioned pond is present north of the site buildings and two new smaller buildings are seen to the west and southeast. Additional development is seen on nearby properties west of Mill Creek. No other significant changes are noted to the subject property or adjoining sites.

1976: No significant changes are noted to the subject property. Clearing is seen on the west adjoining sand and gravel business property and continued development is seen on nearby properties along Turner Road NE. No other significant changes are noted to adjoining sites.

1980: No significant changes are noted to the subject property. Excavated areas at the west adjoining site have filled with water. No other significant changes are observed to adjoining sites.

1994: A new road now bounds the west side of the property (Kuebler Boulevard). No other significant changes are noted to the subject property or adjoining sites.

2000: The shape of the onsite pond structure north of the site buildings has changed and appears to be reduced in size. Buildings are present on the northeast adjoining property along Aumsville Highway (area not visible on previous photographs). Additional excavations filled with water are observed on the west adjoining sand and gravel site. No other significant changes are observed on the subject property or adjoining sites.

**Fire Insurance Maps.** Historical Sanborn Fire Insurance Maps are maintained at the Salem Public Library in Salem, Oregon. The maps include general historical information regarding occupants, addresses, and prior land uses. No Sanborn Map coverage was available for the subject property.

**Local Street Directories.** Polk City Directories for Salem, Oregon, are located at the Salem Public Library (Polk Directories prior to 1930 do not cross-reference addresses by street location). The directories were reviewed for information regarding past occupants at the subject property at 5485 Turner Road SE in Salem, Oregon and adjoining properties that may have been associated with the use of hazardous materials. The following range of street addresses was searched: Adjacent zip code 97301, 97302 and 97310 listings of Aumsville Highway, Deer Park Drive SE, Kuebler Boulevard SE, Turner Road SE and Santiam Highway SE. The first listing of properties in the local area was 1970. Addresses for the subject property are highlighted in bold font.

YEAR	ADDRESS	LISTING
1970	4005 Aumsville Highway SE	Prigg Apts.
	Deer Park Drive SE	Street not listed
	Kuebler Boulevard SE	Street not listed
	4246 Turner Road SE	Humane Society of the Willamette Valley
	4355 Turner Road SE	Residential
	Turner Road SE	No listings above 4355
	Santiam Highway SE	Street not listed
1980	Aumsville Highway SE	No listings
	Deer Park Drive SE	Street not listed
	Kuebler Boulevard SE	Street not listed
	4246 Turner Road SE	Humane Society of the Willamette Valley
	4355 Turner Road SE	Jack Largent Co., Inc. (roofing)
	4420 Turner Road SE	River Bend Sand and Gravel Co.
	Santiam Highway SE	Street not listed
1985	Aumsville Highway SE	Street not listed
	Deer Park Drive SE	Street not listed
	Kuebler Boulevard SE	Street not listed
	4246 Turner Road SE	Humane Society of the Willamette Valley
	4355 Turner Road SE	Pioneer Machining Inc.
	4370 Turner Road SE	SC Machinery Co. Castle & Cook (flour) CSC Properties Apke Medical Supplies
	4375 Turner Road SE	Thrower and Assoc.
	4420 Turner Road SE	River Bend Sand and Gravel Co.
	4605 Turner Road SE	Benzie's Foreign Auto Recyclers
	4655 Turner Road SE	Lopez Paving Inc.
	4657 Turner Road SE	Vacant



YEAR	ADDRESS	LISTING
1985	4725 Turner Road SE	Layton Manufacturing Co.
(cont'd)	Santiam Highway SE	Street not listed
1990	4000 Aumsville Highway SE	County Community Corrections (jail)
	4005 Aumsville Highway SE	State Corrections Department (release center)
	3250 Deer Park Drive SE	Salem Area Transfer Station
	3405 Deer Park Drive SE	Sate Corrections Department
	4750 Deer Park Drive SE	No return
	5000 Deer Park Drive SE	Western Baptist College
	Kuebler Boulevard SE	No listings >3091
	4420 Turner Road SE	Salem Road and Driveway (paving)
	4605 Turner Road SE	Benzie's Foreign Auto Recyclers
	4655 Turner Road SE	Lopez Paving Inc.
	4657 Turner Road SE	Tom Blaylock Inc. (roofing) United Freight Lines
	4705 Turner Road SE	Coleman Metals
	4725 Turner Road SE	Layton Manufacturing Co.
	4749 Turner Road SE	Residential
	4905 Turner Road SE	Salem pallet Co.
	4985 Turner Road SE	State Corrections Department
	Santiam Highway SE	Street not listed
1995-6	3950 Aumsville Highway SE	Marion County Corrections
	4000 Aumsville Highway SE	County Community Corrections (jail)
	4005 Aumsville Highway SE	State Corrections Department (release center)
	5560, 5637, 5798-6405 Aumsville Highway SE	Residential
	5785 Aumsville Highway SE	J & K Stables
	2800-3070 Deer Park Drive SE	Residential
	5000 Deer Park Drive SE	Western Baptist College
	Kuebler Boulevard SE	Street not listed
	4420 Turner Road SE	No listing
	4605 Turner Road SE	Benzie's Foreign Auto Recyclers
	4655 Turner Road SE	Lopez Paving Inc.
	4657 Turner Road SE	Tom Blaylock Inc. (roofing) United Freight Lines
	4705 Turner Road SE	Coleman Metals
	4725 Turner Road SE	Layton Manufacturing Co.
	4749 Turner Road SE	Residential
	4905 Turner Road SE	Salem pallet Co.
	5485 Turner Road SE	Oregon State Corrections Department
	6016-6340 Turner Road SE	Residential
	4985 Turner Road SE	State Corrections Department
	Santiam Highway SE	No 97302 listings
	4300 Santiam Highway SE	Saratoga Apartments

YEAR	ADDRESS	LISTING
1995-6	4320-4395 Santiam Highway SE	Residential
2000	3950-4000 Aumsville Highway SE	Not verified (two houses)
	4000 Aumsville Highway SE	Marion County Corrections (jail)
	4005 Aumsville Highway SE	CP & L Manufacturing
	3405 Deer Park Drive SE	Oregon Department of Corrections
	4772 Deer Park Drive SE	Residential
	5000 Deer Park Drive SE	Residential and Western Baptist College
	2767 Kuebler Boulevard SE	Residential
	2772 Kuebler Boulevard SE	Residential & Real Estate Assoc.
	2782-2862 Kuebler Boulevard SE	Residential
	2882-2891 Kuebler Boulevard SE	Not verified (2 houses)
	4495 Turner Road SE	Residential
	4605 Turner Road SE	Benzie's Foreign Auto Recyclers
	4655 Turner Road SE	Lopez Paving Inc.
	4657 Turner Road SE	Leslie Coach Motors United Freight Lines
	4705 Turner Road SE	Coleman Metals
	4715 Turner Road SE	Sante Fe Pacific Pipeline
	4725 Turner Road SE	Layton Manufacturing Co.
	4749 Turner Road SE	Not verified
	4905 Turner Road SE	Salem pallet Co.
	5465, 5585 Turner Road SE	Oregon State Corrections Department
	Santiam Highway SE	No 97302 listings
2002	3940 Aumsville Highway SE	Marion County Sheriff
	3950 Aumsville Highway SE	Marion County Work Release Center
	4000 Aumsville Highway SE	Marion County Corrections (jail)
	4005 Aumsville Highway SE	Manufacturing Country, Inc.
	4040 Aumsville Highway SE	Marion County Parole
	5502 Aumsville Highway SE	Residential
	5508 Aumsville Highway SE	Pru's Painting and Paper Hanging
	5560 Aumsville Highway SE	Residential
	5637 Aumsville Highway SE	Not verified
	3250 Deer Park Drive SE	Marion County Solid Waste Management
	3405 Deer Park Drive SE	Oregon Department of Corrections
	5000 Deer Park Drive SE	Residential and Western Baptist College
	2767 Kuebler Boulevard SE	Residential
	2772 Kuebler Boulevard SE	Residential & Real Estate Assoc.
	2782-2862, 2891 Kuebler Boulevard SE	Residential
	2882-2890 Kuebler Boulevard SE	Not verified
	4495 Turner Road SE	Not verified
	4605 Turner Road SE	Benzie's Foreign Auto Recyclers
	4655 Turner Road SE	Lopez Paving Inc.

YEAR	ADDRESS	LISTING
2002 (cont'd)	4657 Turner Road SE	All Seasons Weather Shield Central Valley Roofing Tom Blaylock Roofing United Freight Lines
	4705 Turner Road SE	Coleman Metals
	4715 Turner Road SE	Sante Fe Pacific Pipelines
	4725 Turner Road SE	Alexander, Art
	4749 Turner Road SE	Not verified
	4905 Turner Road SE	Salem pallet Co.
	5465 Turner Road SE	Oregon State Corrections Department
	6066, 6190, 6320-6400 Turner Road SE	Residential
	6196 Turner Road SE	Not verified
	Santiam Highway SE	No 97302 listings

**Building Department Records.** Records on file at the Marion County Building Inspection Department were requested for information regarding past activity at the subject property located at 5485 Turner Road SE, Salem, Oregon. The following information was found:

DATE	PERMIT NO.	DESCRIPTION
8/12/92	40756	Install PVC water line to barn (possibly associated with south-adjoining site)

**Other Historical Records.**

A Marion County tax map and a October 2002 *Valuation and Development Strategy Map* of the Mill Creek District were supplied by the client and reviewed for this report (see copies in Appendix C).

## 6.0 SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

A site reconnaissance was conducted by Brian J. Haug of PBS on June 26, 2003, to observe and document site conditions and visible indications of existing environmental conditions. The reconnaissance was performed partially accompanied by Ron Oster, the on-site manager. All areas of the subject property were accessed. Site photographs are included under Tab 2.

### 6.2 General Site Setting

**Topography.** The topography of the site was generally flat with a gentle slope westward toward Mill Creek and a topographic high on the southeastern corner of the property.

**Structures.** Buildings on the southern portion of the property were constructed of the following:

- Machine, welding maintenance and office buildings: concrete foundation and floors, wood trusses, wood-framed and concrete cinder block walls (some with metal siding), corrugated sheet metal and composition roofing, pressboard and plywood interior wall coverings with florescent and incandescent lighting fixtures.
- Pheasant Hill buildings: concrete floor and foundation, wood framing and trusses, plywood and metal covered walls, incandescent lighting fixtures and composition shingle roofing.
- Pesticide/herbicide storage building: concrete foundation and floor, cinder block walls, wood trusses, incandescent lighting fixtures and composition shingle roofing.
- Well pump house buildings: concrete foundation and floors, wood trusses, wood framed, corrugated metal siding and roof covering.

**Heating/Cooling System.** Forced-air natural gas heat systems are present in the machine and welding shop and office/storage areas. No other heating or cooling systems was noted on the site.

**Roads.** An asphalt driveway allows site access from Turner Road SE and this surface continues north between the machine/welding shop and maintenance/office/storage buildings. A gravel equipment parking area is present north of the buildings and gravel roads are present throughout the site to allow access to irrigation pump station buildings and farmland on the northern portions of the site

#### Utilities.

Water Supply:	Marion County Public Works
Sewage System:	Marion County Public Works
Stormwater:	Marion County Public Works
Electrical Utility:	Portland General Electric
Natural Gas:	Northwest Natural

### 6.3 Exterior and Interior Observations

#### *Hazardous Substances, Petroleum Products or Unidentified Containers.*

The following were observed during the site survey (volumes are approximate):

Machine and welding shops: gear lube (10-gallons), small quantity cleaners, oils and degreasing compounds.

Paint booth: xytol (5-gallons), lacquer thinner (< 10-gallons), paint (30-gallons).

Waste oil AST shed: Ten 55-gallon drums (motor oil, tractor hydraulic oil, gear oil, waste oil transfer drum, one drum labeled "dirty gas", one unidentified drum, two PBS drums (groundwater and/or soil) and antifreeze (10-gallons).

Maintenance shop and storage area: small quantity containers of antifreeze, motor oil, gear oil and two flammable storage lockers with various 1-5-gallon containers of paint and paint-related chemicals.

Pesticide/herbicide storage building: Unknown quantity of various herbicides and pesticides stored on wooden pallets.

Oil Shed (south of office): Approximately fifteen 55-gallon drums of various petroleum products and various smaller containers.

Pheasant Hill: Seven 55-gallon drums are located on wood pallets adjacent to building C021. The sealed drums contain petroleum contaminated soils and/or groundwater from various onsite soil and groundwater investigations by PBS.

No floor drains or catch basins were observed in the vicinity of any of the above-referenced materials. All of the materials are stored on shelving, wood pallets in flammable storage lockers or directly on the concrete floor. Most of the containers were observed to be labeled, none appeared to be leaking, and the storage areas were generally observed to be well-maintained.

Minor petroleum staining was noted near the maintenance shop trench drain. No staining was noted adjacent to the wash pad catch basin located near the AST shed. No other floor drains or catch basins were observed in the vicinity of these materials.

### *Underground and Above-Ground Storage Tanks (USTs and ASTs)*

Four ASTs were observed on the subject property:

- Two 4,000 gallon ASTs (diesel and gasoline), located south of the office. The ASTs appear to be relatively new and no petroleum odors and/or staining were noted in the area.
- One estimated 1,000 gallon AST is present north of the wash pad; the AST is enclosed by a roofed shed and concrete containment structure. Extensive petroleum staining was noted on the interior of the concrete containment structure. This area was sampled during the XPA in 1999.
- One estimated 500-gallon propane AST is located on the south edge of Pheasant Hill. The area surrounding the tank appeared well maintained with no odors.

Three USTs (1,500-gallon gasoline, 1,500-gallon diesel and a 1,500-gallon heating oil tank) were decommissioned by removal from an area adjacent to the machine shop in 1999 (see Section 5.0 for a detailed discussion).

### *PCBs*

Fluorescent light fixtures were observed in the machine and welding shops, vehicle maintenance and storage shops and office area. Due to the age of the buildings, they are suspected to contain PCBs, however examination of individual light ballasts was not within the scope of this project.

Approximately 20-30 pole-mounted electrical transformers are present on powerlines traversing the subject property. All of the site transformers were not visually inspected. The majority of the observed transformers were not marked for PCB content, however they appeared to be in good condition with no observed leaks or staining. Portland General Electric owns the transformers and is responsible for cleanup and/or remediation in the event of their malfunction.

### *Floor drains, Catchbasins, Sumps, Oil-Water Separators*

A recently installed catch basin/oil-water separator is present on the east side of the machine shop. A catch basin was noted in the center of the equipment wash down pad north of the paint shop which has a settling sump attached. A trench drain is present between the paint shop and the vehicle maintenance shop (see Figure 3; Tab 1 for approximate locations of catch basins and trench drain). Several floor drains were observed in the concrete floor of the building C018 tire storage area on Pheasant Hill. No odors or staining were noted in the vicinity of the floor drains.

### *Solid Waste Disposal*

Small-quantities of wood debris, tires, metal framing, plastic barrels, wood pallets and various items were observed adjacent to buildings on the southern portion of the site.

### *Other Conditions of Concern*

Minor oil stains were noted throughout the gravel, asphalt and concrete floor surfaces of the vehicle maintenance shop and gravel areas surrounding the waste oil AST north of the wash pad. Oil staining was also noted adjacent to the trench drain where it appeared that waste oil was being temporarily stored for transfer to the waste oil AST (see Photo 19; Tab 2). Minor staining was also noted in areas adjacent to the oil storage shed south of the site office.

*Visual Asbestos Survey:* A visual asbestos survey was completed for the subject property during the course of the site survey. No interior insulation, acoustic or floor tiling, piping insulation, or other suspected asbestos containing materials (ACMs) were observed. Composition roofing materials were noted on several older buildings on the southern portions of the site. Based on their age, they are suspected to be ACMs. No other suspect ACMs were observed during the site reconnaissance.

### 6.4 Current Use of Adjoining Properties

North:	Santiam Highway; residential and farm use (NW across Kuebler Boulevard and N-NE across Santiam Highway)
South:	Turner Road SE, Deer Park Drive SE, Mill Creek Correctional Facility (MCCF) dormitories, dairy, slaughterhouse and rifle range
East:	Deer Park Drive SE; Aumsville Highway; Western Baptist College (SE), Santiam Correctional Institute (East mid-section), Marion County Offices (E-NE), farmland
West:	Kuebler Boulevard; River Bend Sand and Gravel, Mill Creek (SW)

These properties were viewed from the subject property or the nearest public right-of-way. No conditions of environmental concern were observed.

## 7.0 INTERVIEWS

### 7.1 Interview with Owner Representative/Site Manager

On June 26 and July 3, 2003, Ron Oster, Production Coordinator III, Department of Corrections, 503-378-2689, reported the following:

- He has been at the facility for approximately the last ten years.
- Mr. Oster believes that the facility has been a machine and welding shop since at least the 1940s-1950s.
- There are seven pump houses associated with the drainage/irrigation canals on the site. The canals are tied into a dam that is removed and replaced annually. No active wells are present on the site, but there is one abandoned well that is approximately 4 feet in depth.
- The buildings on Pheasant Hill were used to raise chickens and later calves. The concrete ramps that are attached to the buildings were used to help remove manure from the buildings.
- The livestock sewage pond has been used for the disposal of various waste streams over the years including discharge from MCCF slaughter house, dairy, beef department ("Hog Hill"), and vehicle wash down areas on the subject property.
- Mr. Oster confirmed that a underground pipeline does run across the northern portion of the site (farmland). He did not know who owned the pipeline.
- The concrete walled structure southeast of the livestock sewage pond was used to separate manure solids and liquids.
- Farmers leasing the agricultural land do not store and/or mix herbicides and/or pesticides on the property to his knowledge.
- There is an old septic system north of the machine shop. The system was decommissioned approximately one year ago.
- The oil/water separator located next to the machine shop was installed approximately three years ago.
- The "Round-up" herbicide stored on the trailer is used to control weeds in the parking areas and culverts along Turner Road SE.

### 7.2 Interview with Local Government Officials

On June 30, 2003, Jim Balen, City of Salem Fire Marshal, 503-588-6280, reported that although they had recently been given responsibility of this facility, he had no AST/UST permit information and recommended that I contact David Jones, the Deputy State Fire Marshal at 503-373-1540, X255. Mr. Jones said that there were no permits available for the MCCF Annex Facility (address of 5485 Turner Road SE).

### 7.3 Interview with Others

No other interviews were conducted for this report.



## 8.0 EVALUATION

### 8.1 Findings and Opinion

***Recognized Environmental Conditions.*** No *recognized environmental conditions* were identified in connection with the subject property.

***Historical Recognized Environmental Conditions on the subject property:***

- 1) Petroleum-contaminated soils have been identified adjacent to vehicle wash pad and waste oil AST, lead and volatile organic compounds have been detected in sediment samples from the livestock sewage pond, and petroleum contamination was detected in the soils around the former gasoline, diesel, and heating oil USTs at the machine shop.

These issues were addressed in the Expanded Preliminary Assessment (XPA) completed previously by PBS. Oregon Department of Corrections is awaiting a No Further Action determination by DEQ with regard to these issues.

***Other Issues of Concern.*** The following issues, although not included as *recognized environmental conditions*, were identified during this study. Although these issues could potentially result in adverse environmental impacts to the subject property, they are not included as *recognized environmental conditions* because insufficient evidence was collected during the course of this study to come to the conclusion that the condition(s) has resulted in the "presence or likely presence" of contamination to soil and/or groundwater on the subject property.

Contamination on Adjoining Properties

The open LUST file (Western Baptist College) and the open State Cleanup Site file (River Bend Sand and Gravel) pose potential environmental concerns to the subject property. Groundwater-borne contaminants may migrate from the Western Baptist College site to the subject property. Petroleum impacted groundwater or surface waters from the River Bend Sand and Gravel site may have impacted the subject property via the irrigation/drainage canal during periods of high water. Very little information has been collected on either of these sites, therefore the potential risk of contamination to the subject property is difficult to assess.

Petroleum pipeline crossing the subject property: An eight-inch diameter steel petroleum pipeline crosses the northern portion of the subject property. The pipeline was installed in 1962 and, according to the pipeline owner (Kinder-Morgan), it is buried at a depth of 3 to 8 feet below the ground surface. There are no records indicating historic releases from the pipeline on the subject property.

Abandoned onsite water well: A water well exists on the northwest portion of the subject property. Water wells represent potential conduits for surface contaminants to enter the subsurface, potentially contaminating groundwater.

Agricultural Property Use: The use of agricultural chemicals under applicable regulations is considered an acceptable agricultural practice. Due to their widespread use throughout the U.S., accumulation in soils is so common that it is generally not regarded as contamination requiring remedial action. Except in cases where these materials are present at high levels due to spillage, mixing, or handling of these materials in bulk quantities, or where agricultural uses have been particularly intense, it is not expected that contamination levels would be found at levels for which the State environmental agency or EPA would require remedial action. No information was found indicating these conditions exist on the subject property. In summary, while there is a possibility that these materials are present at some level on the subject property, their potential presence is considered a *de minimis* condition.

Asbestos-Containing Materials:

Asbestos-containing materials may be present in the roofing materials on buildings at the machine shop complex.

## 8.2 Conclusions/Recommendation and Signatures of Environmental Professionals

PBS has performed a Phase One Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of State of Oregon's Mill Creek District Surplus Property, the *property*. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report.

Based on the findings of this study, PBS makes the following recommendations:

Contamination on Adjoining Properties

Recommendation: Contact the Western Baptist College and River Bend Sand and Gravel and request additional information regarding the exact locations of the releases and any investigations or cleanups that have occurred since these incidents were reported. If no information is available, or if the available information indicates potential impact to the subject property, sampling of soil and/or groundwater on the subject property may be warranted.

Petroleum Pipeline Crossing the Subject Property

Recommendation: Retain qualified legal counsel to evaluate possible liabilities associated with the presence of the pipeline on the subject property.

Abandoned onsite Water Well

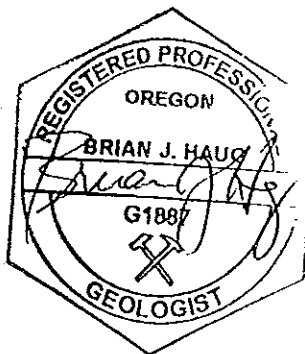
Recommendation: If the water well will not be used in the near future, it should be properly decommissioned in accordance with Oregon Water Resources Department rules.

Agricultural Property Use

Recommendation: No additional investigation is recommended.

Asbestos-Containing Materials

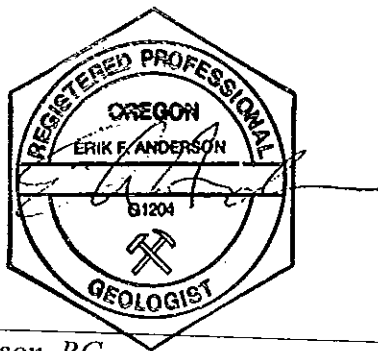
Recommendation: A building pre-demolition asbestos survey may be required to meet Oregon Department of Environmental Quality and Oregon Occupational Safety and Health Administration's minimum sampling requirements prior to demolition. This would likely require additional samples (e.g. roofing material) be collected and analyzed prior to demolition of the structures.



Brian J. Haug, RG  
Project Geologist

7/8/03

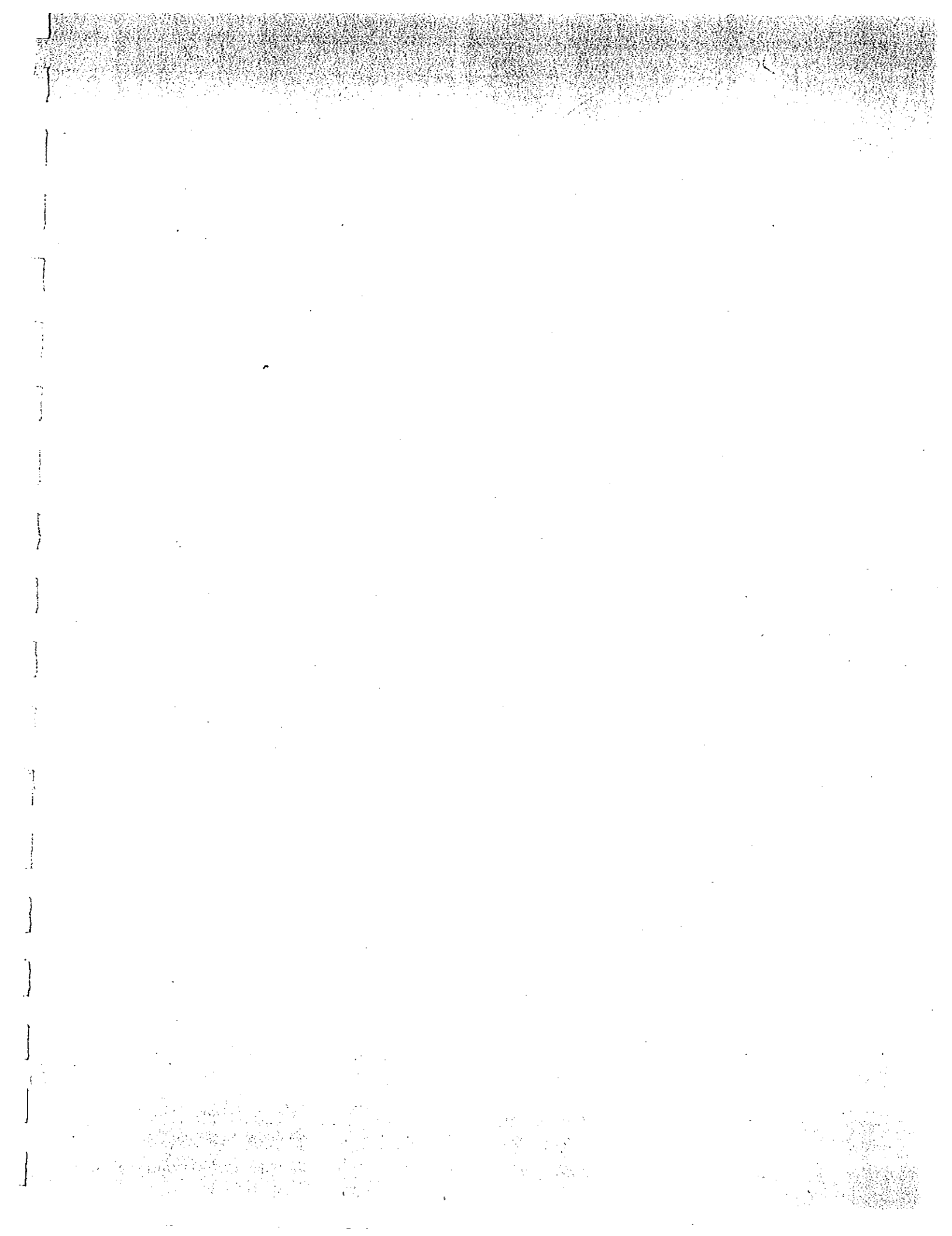
Date



Erik Anderson, RG  
Senior Reviewer

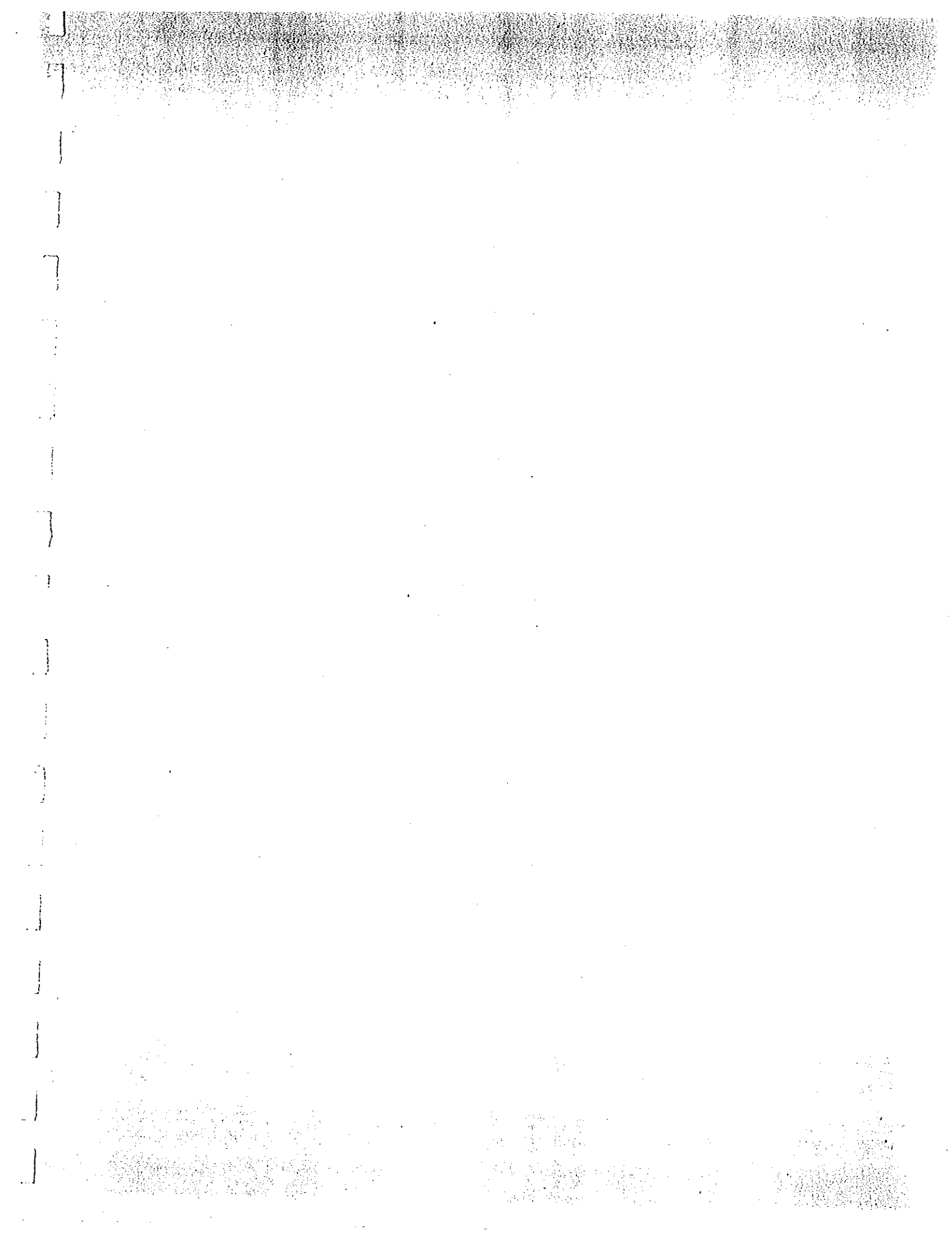
7/8/03

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## FIGURES

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## **PHOTO DOCUMENTATION**

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PHOTO 1: View from Pheasant Hill (southern subject property) looking south toward the buildings that front Turner Road SE. The Mill Creek Correctional Facility (MCCF) is seen in the background.



PHOTO 2: View looking east from southern portion of the subject property. The Western Baptist College campus is seen in the background of the photograph.



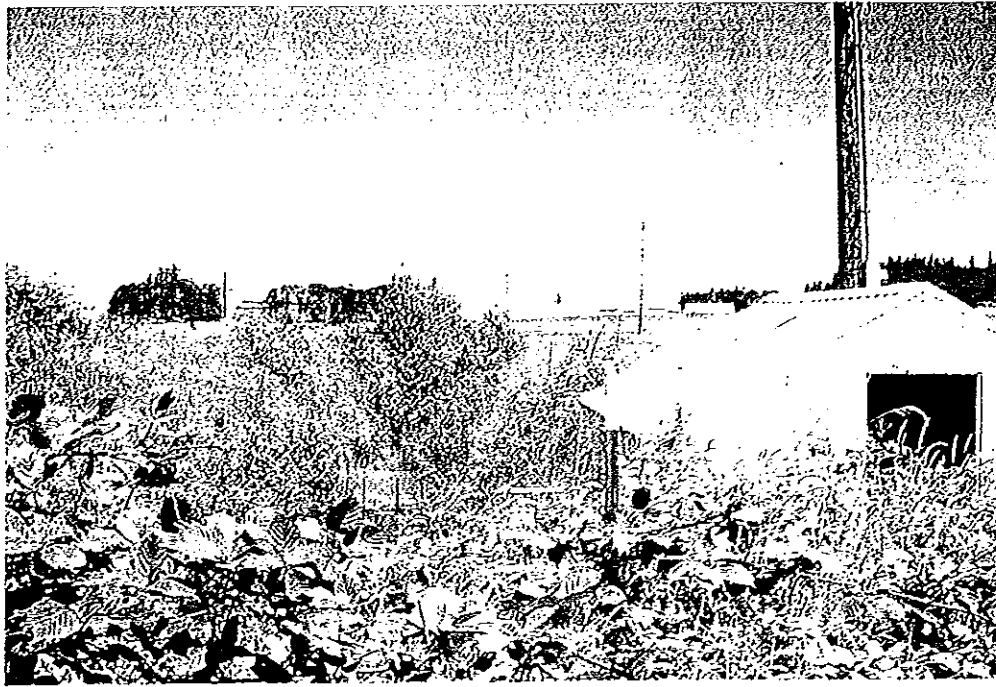


PHOTO 3: Photograph taken looking northeast along the irrigation and drainage canal, one of two that are oriented east-west across the subject property. A pump house is seen at right.

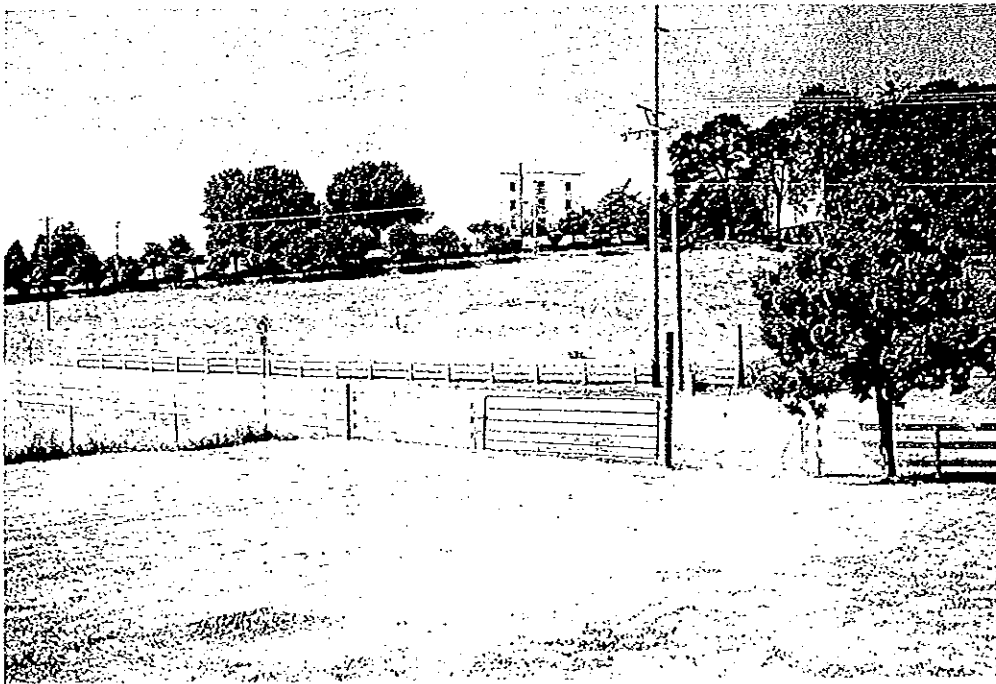


PHOTO 4: Photograph taken looking southeast toward MCCF administration and dormitory building adjoining the subject property across Turner Road SE.



PHOTO 5: View looking south at the entry to the subject property from Turner Road SE. The south-adjointing MCCF dairy is seen in the background.

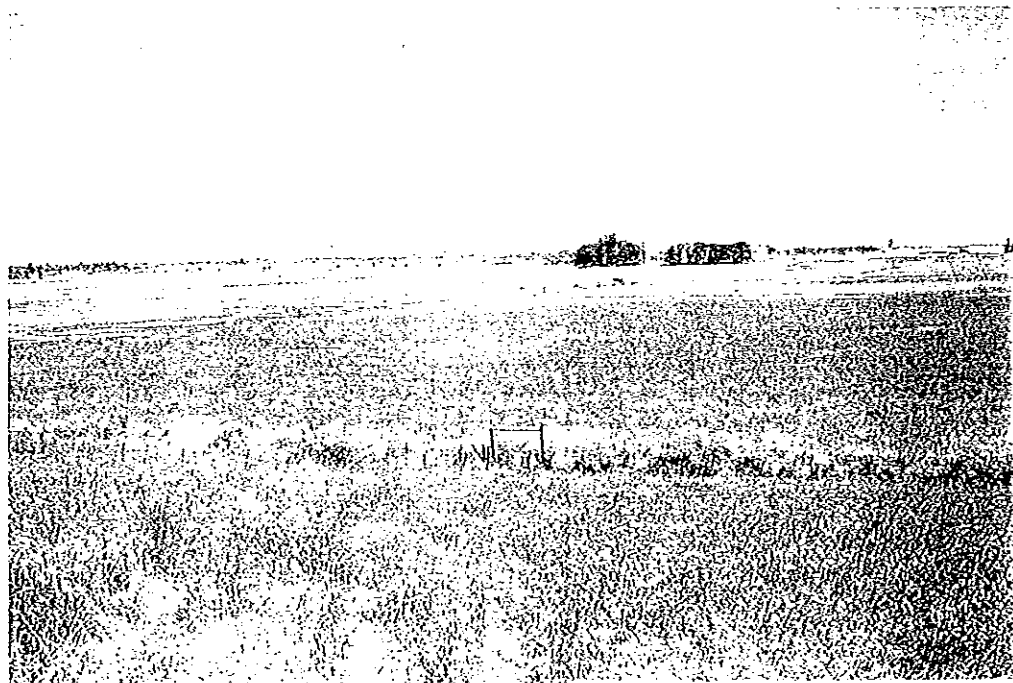


PHOTO 6: View looking north-northeast from Pheasant Hill toward fields used for the production of potato and wheat. The building near the center of the photograph is known as the 'cat shed'.

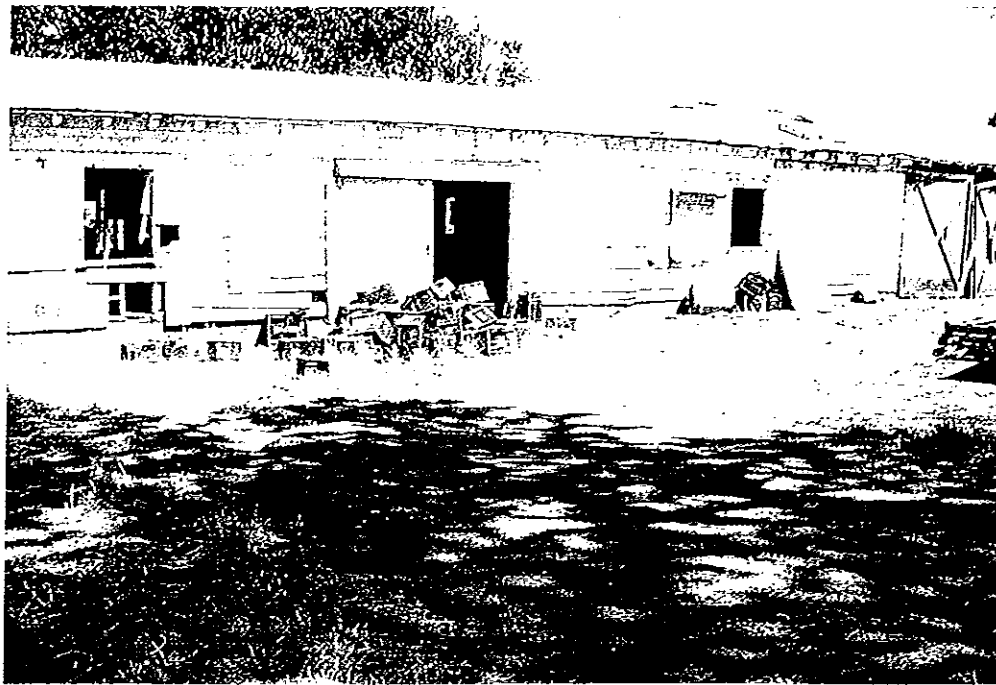


PHOTO 7: Livestock building No. C020, one of several buildings located on Pheasant Hill and formerly used to raise fowl and calves.

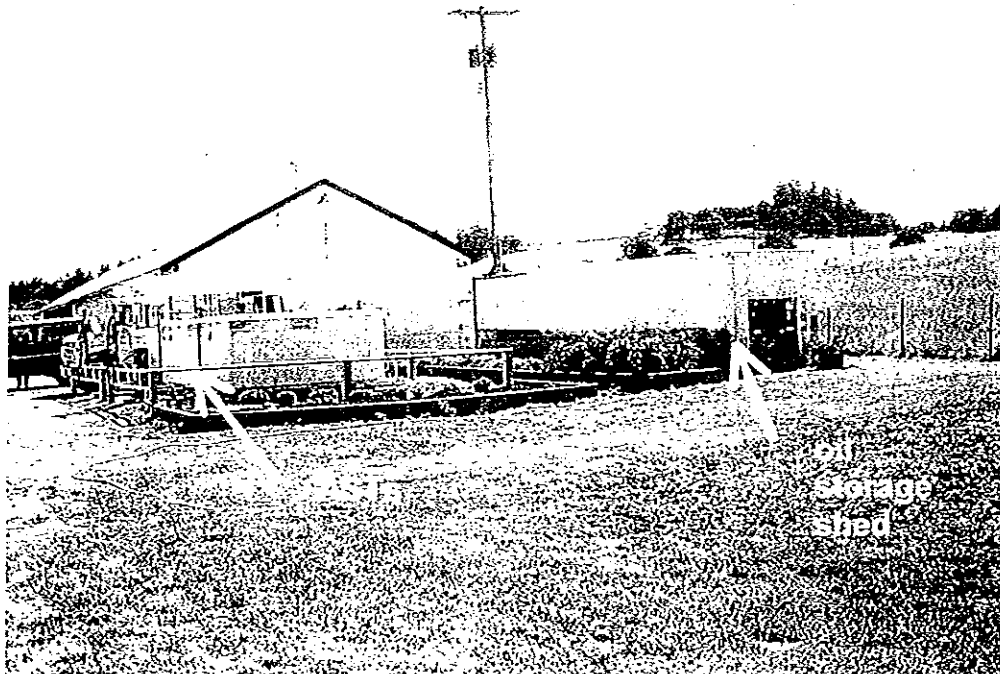


PHOTO 8: Office, parts storage and maintenance shop building. Two 2,000-gallon ASTs (gasoline and diesel) and the oil storage shed are observed in the photograph.

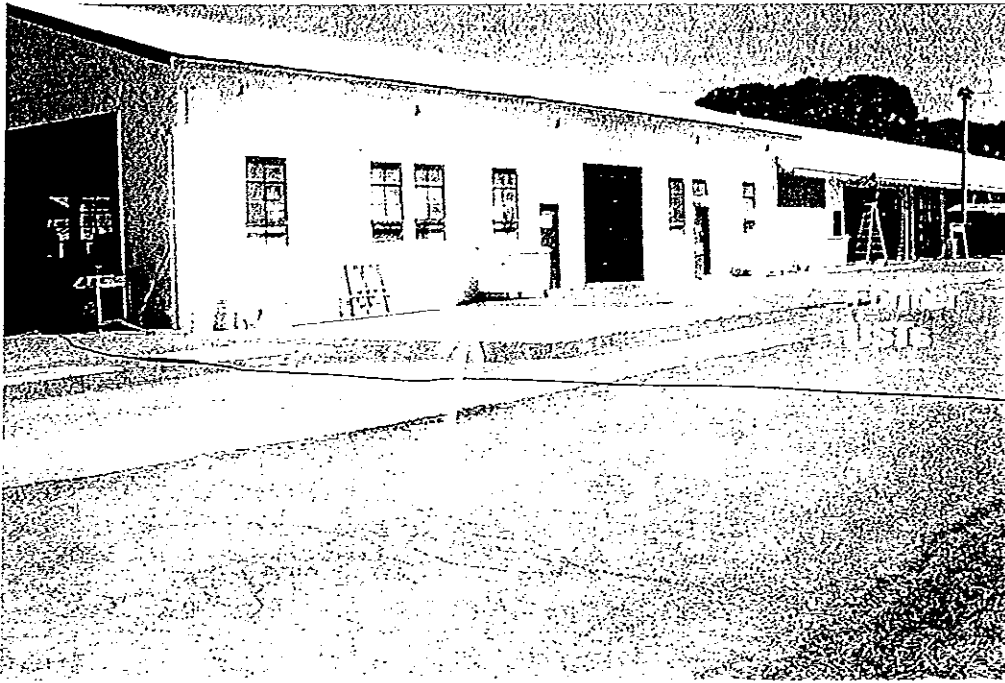


PHOTO 9: View of the machine and welding shop building looking north. The concrete pad is a recently installed oil/water separator system. Monitoring wells are located adjacent to the building.

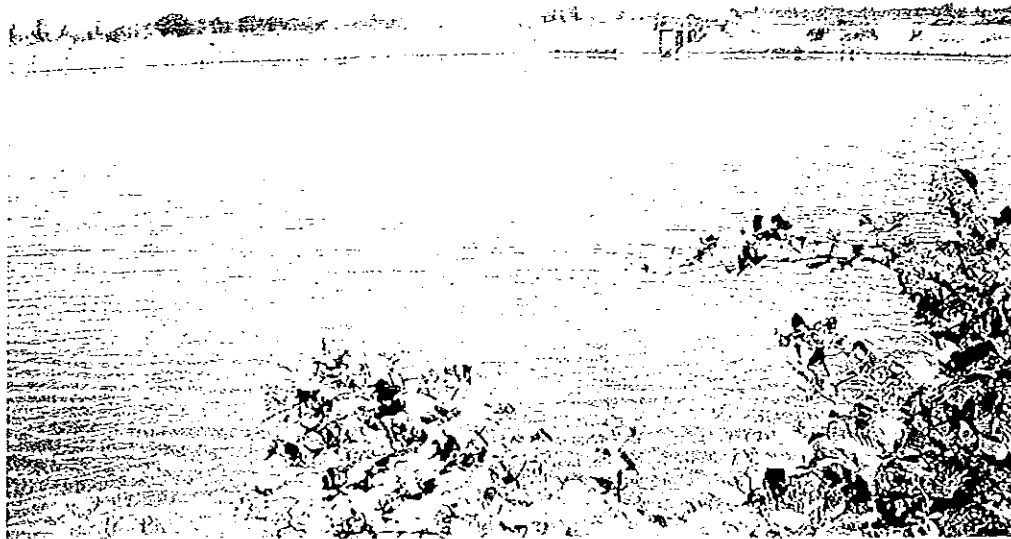


PHOTO 10: Animal waste pond located on the southeastern portion of the site. The pond is bermed and elevated above the surrounding ground surface. View is to the northwest.



PHOTO 11: Covered wood shop and metal storage area located adjacent to the machine and welding shops. The enclosed area of the building is used as a paint booth.



PHOTO 12: Vehicle maintenance building located across from the paint booth and storage area. The fertilizer storage building is seen in the upper left background of the photograph.

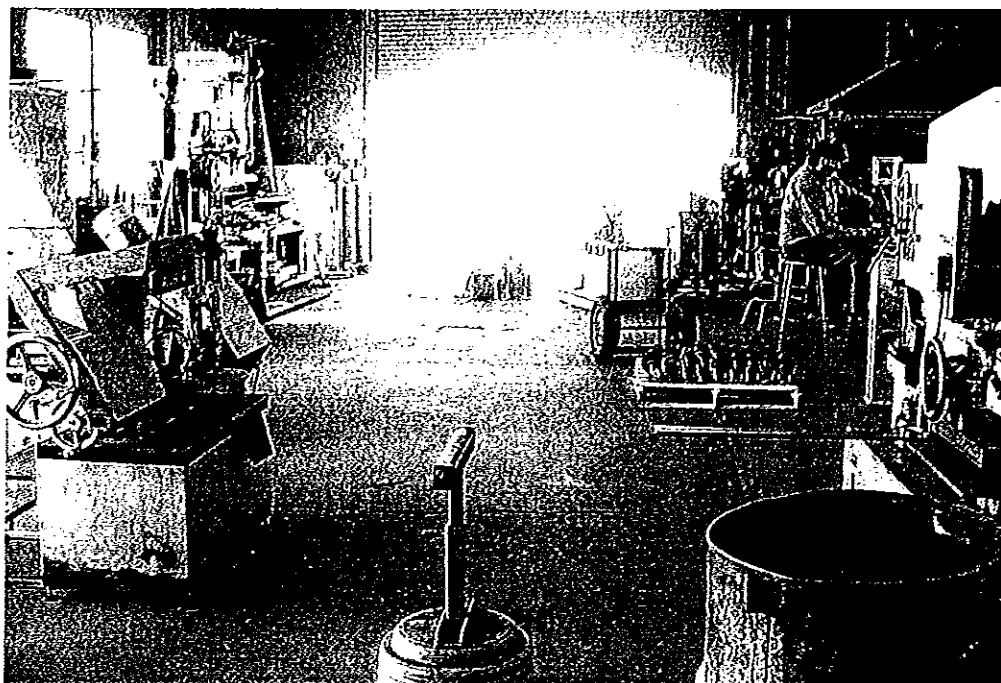


PHOTO 13. Interior view of the machine shop looking south toward the garage door at the south end of the building.

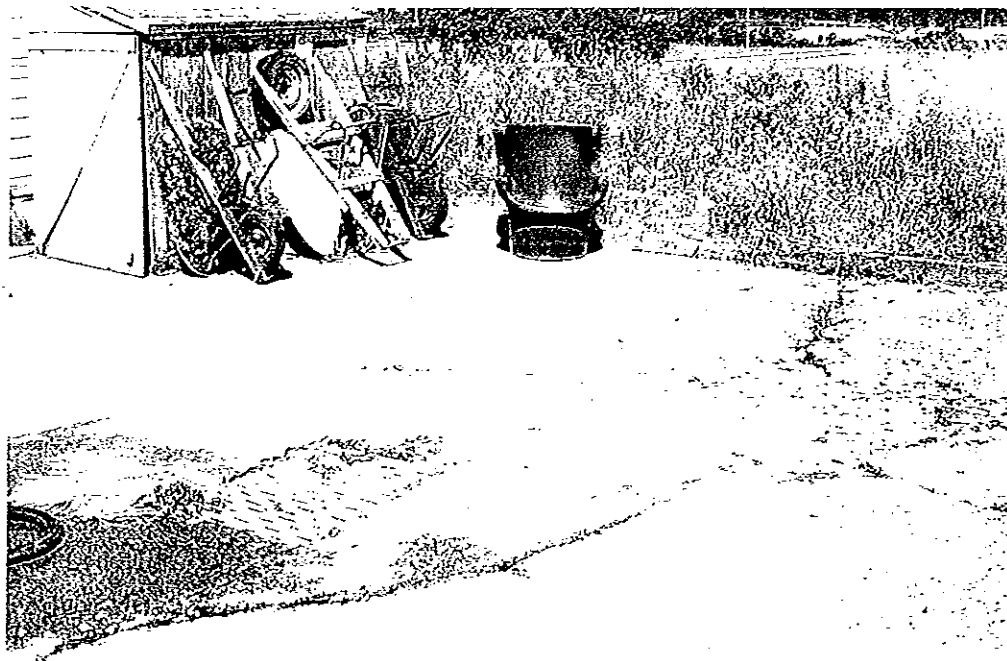


PHOTO 14: Concrete wash pad and catch basin located on the north side of the paint booth. View is to the west-southwest.

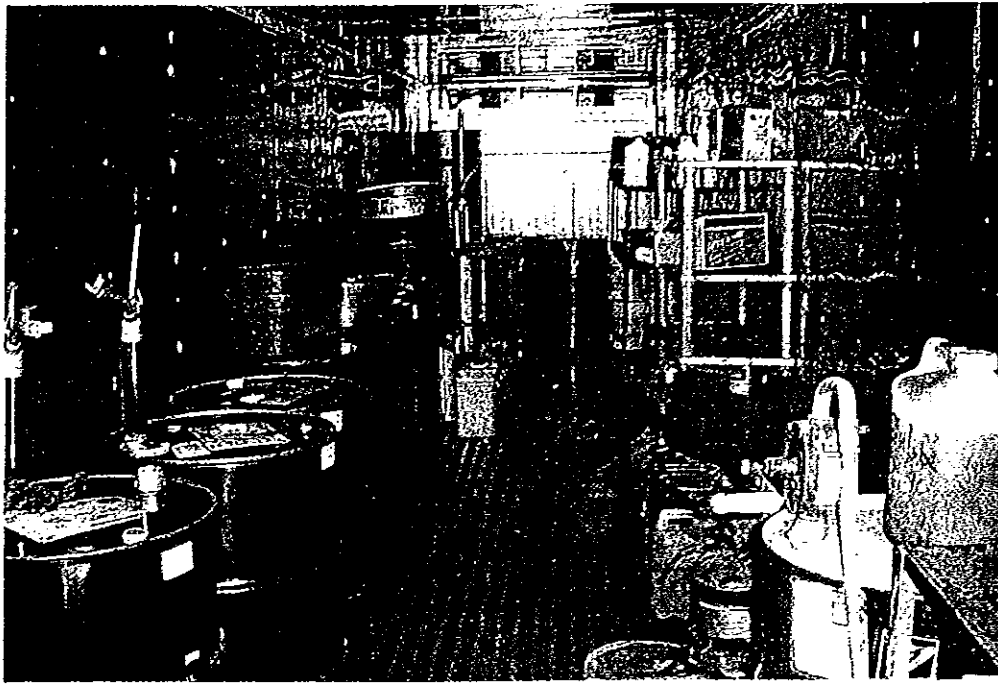


PHOTO 15: Fifty-five gallon drums and various containers located in the oil shed south of the office and east of the ASTs.



PHOTO 16: Waste oil collection pans and 55-gallon drum, which appears to be used to transfer oil into the enclosed 1,000-gallon waste oil AST (right; see Photo 17).

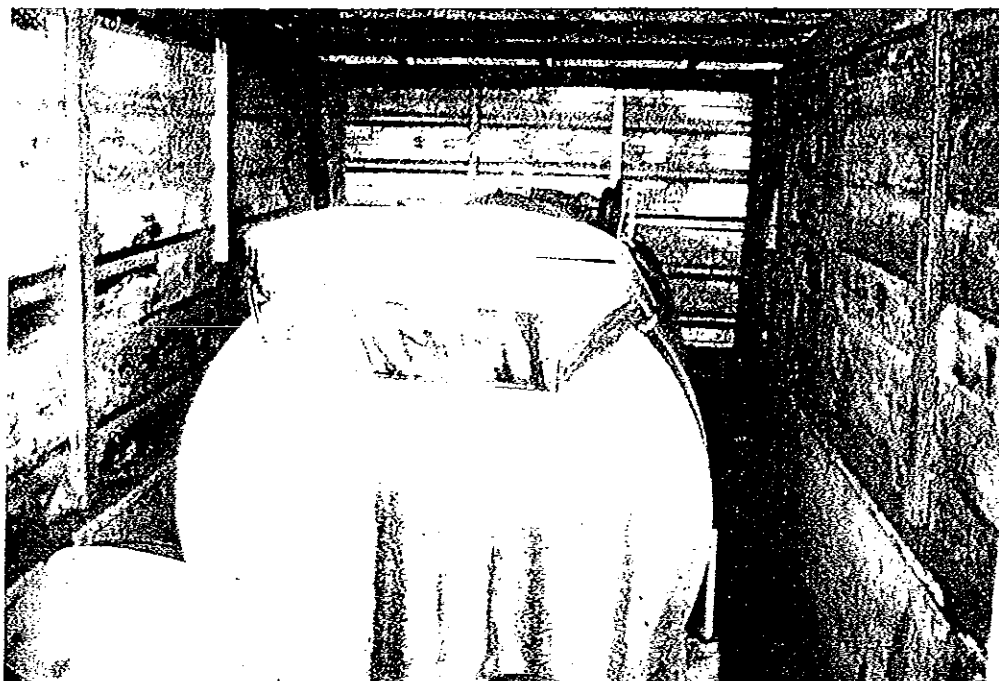


PHOTO 17: Interior view of waste oil AST and surrounding covered containment structure. Significant oil staining was noted on the concrete floor surface of this structure.

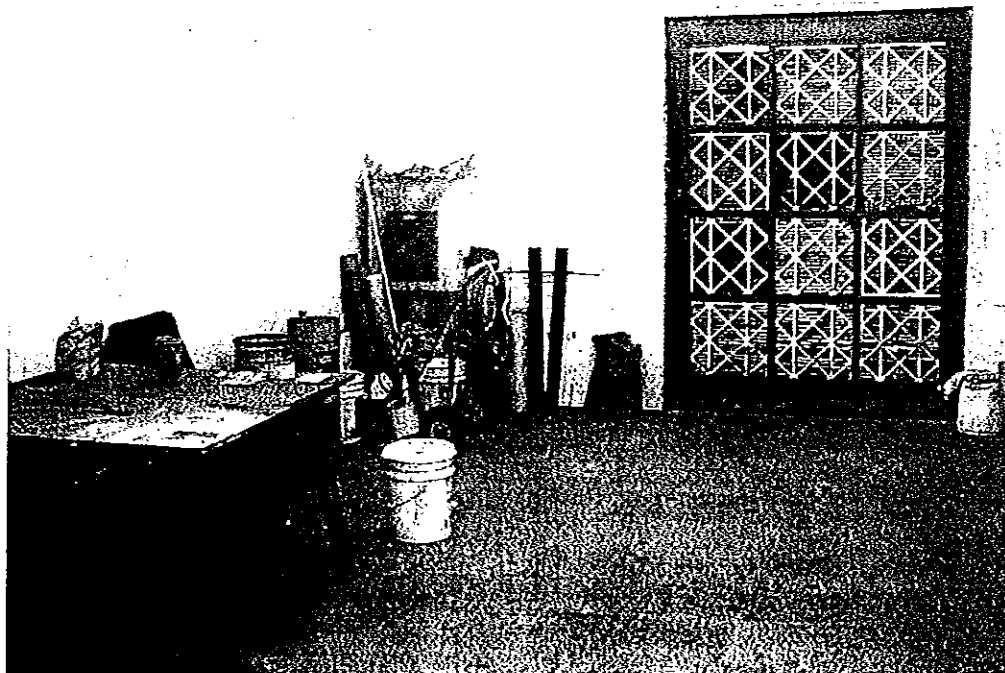


PHOTO 18: Interior view of paint booth on the subject property.



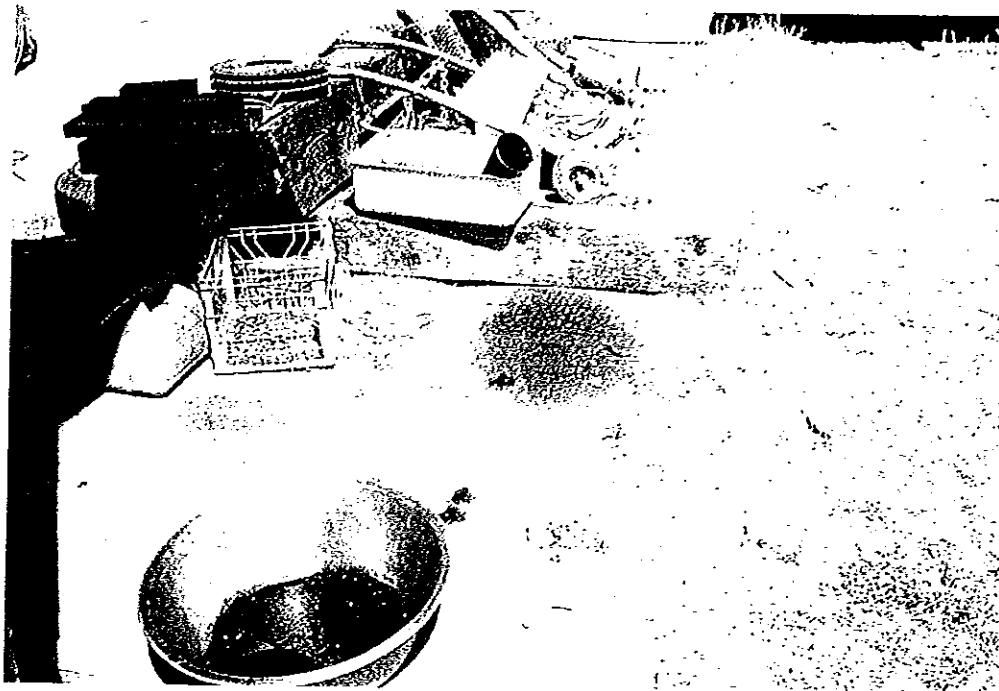
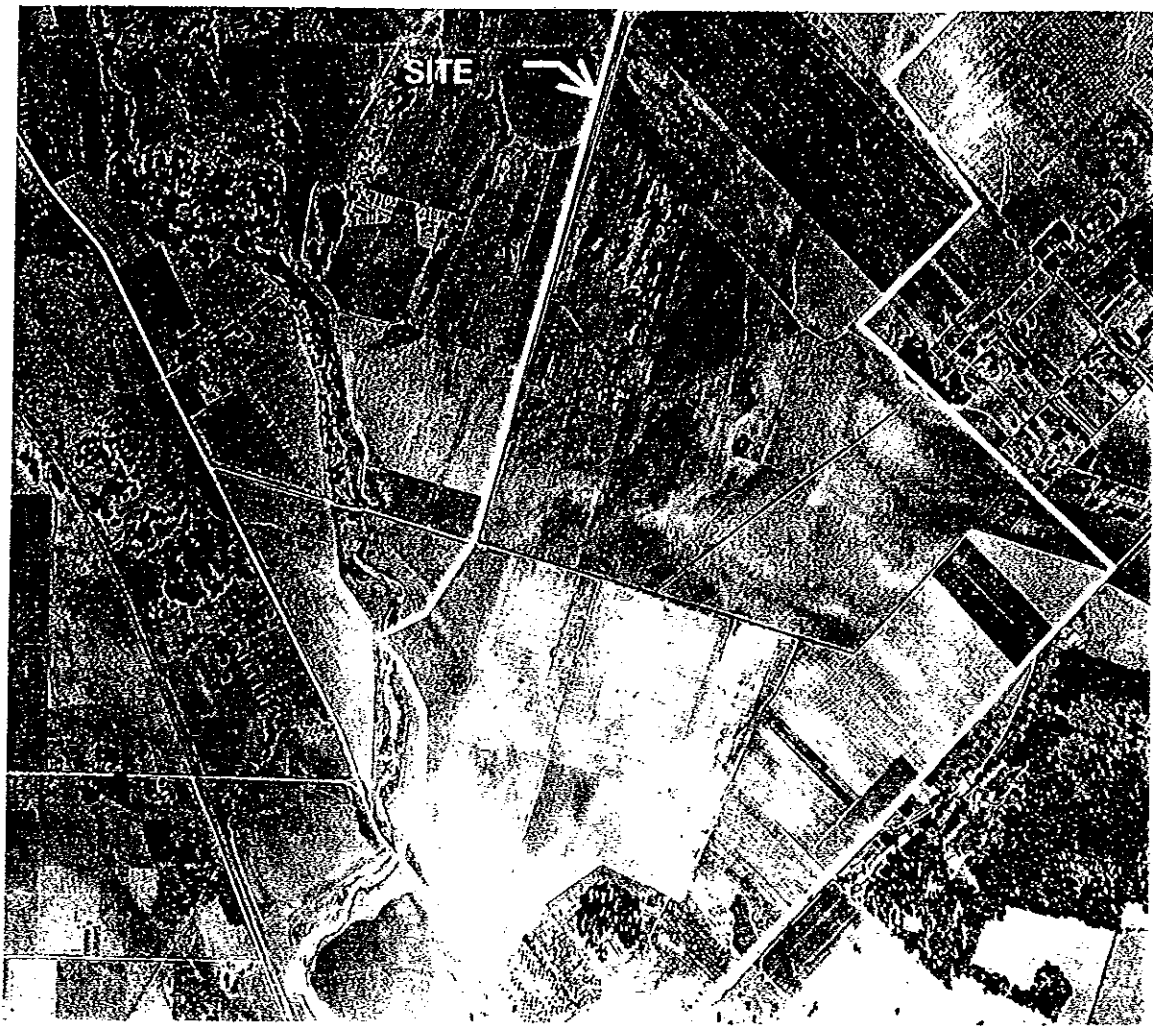


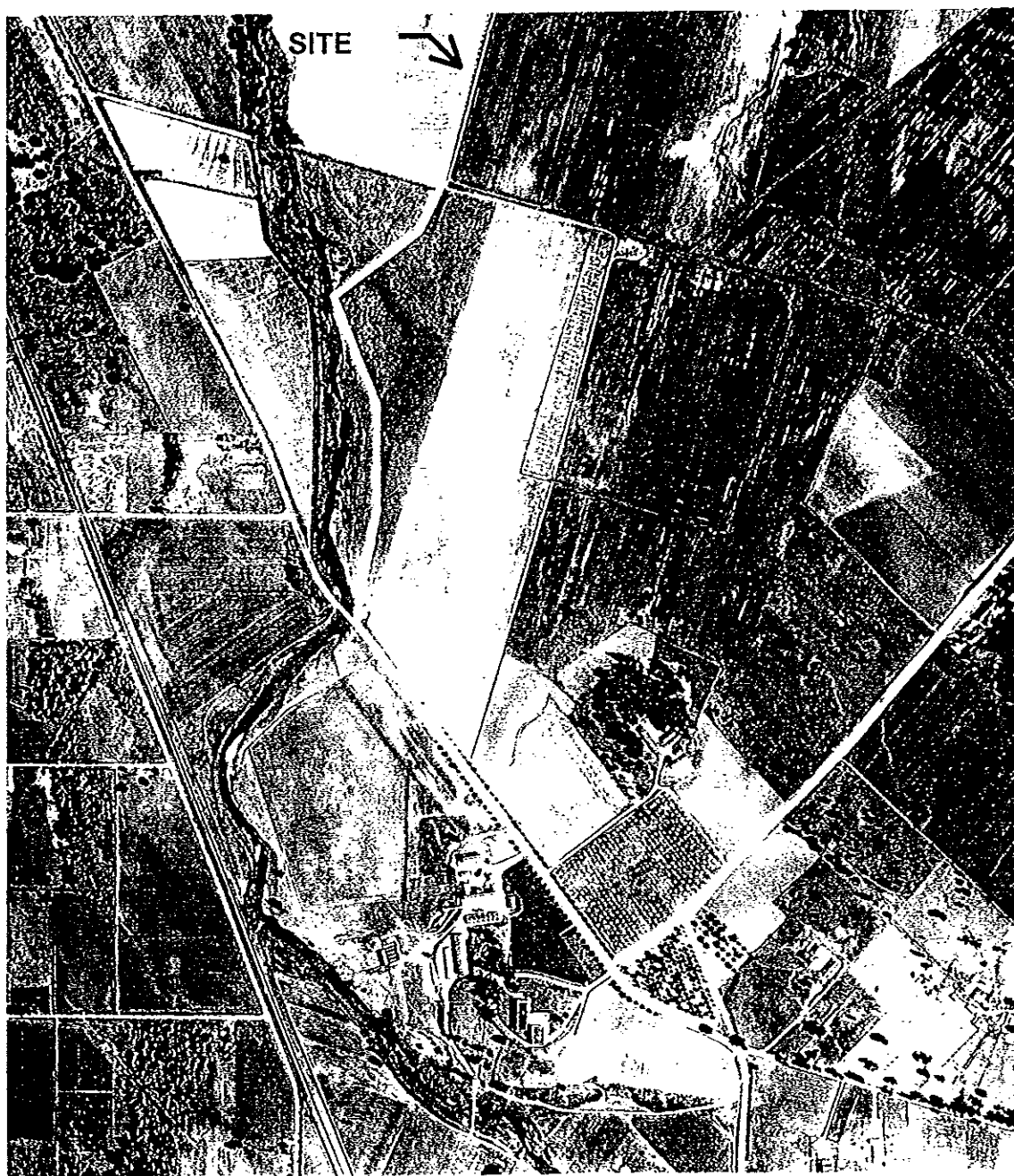
PHOTO 19: Observed oil collection containers located adjacent to the trench drain that extends across the asphalt and gravel surface between the paint booth and vehicle maintenance shop.



PHOTO 20: Drum storage area located on the southeast corner of building C021. The drums contain soil cuttings and groundwater from onsite testing completed by PBS.

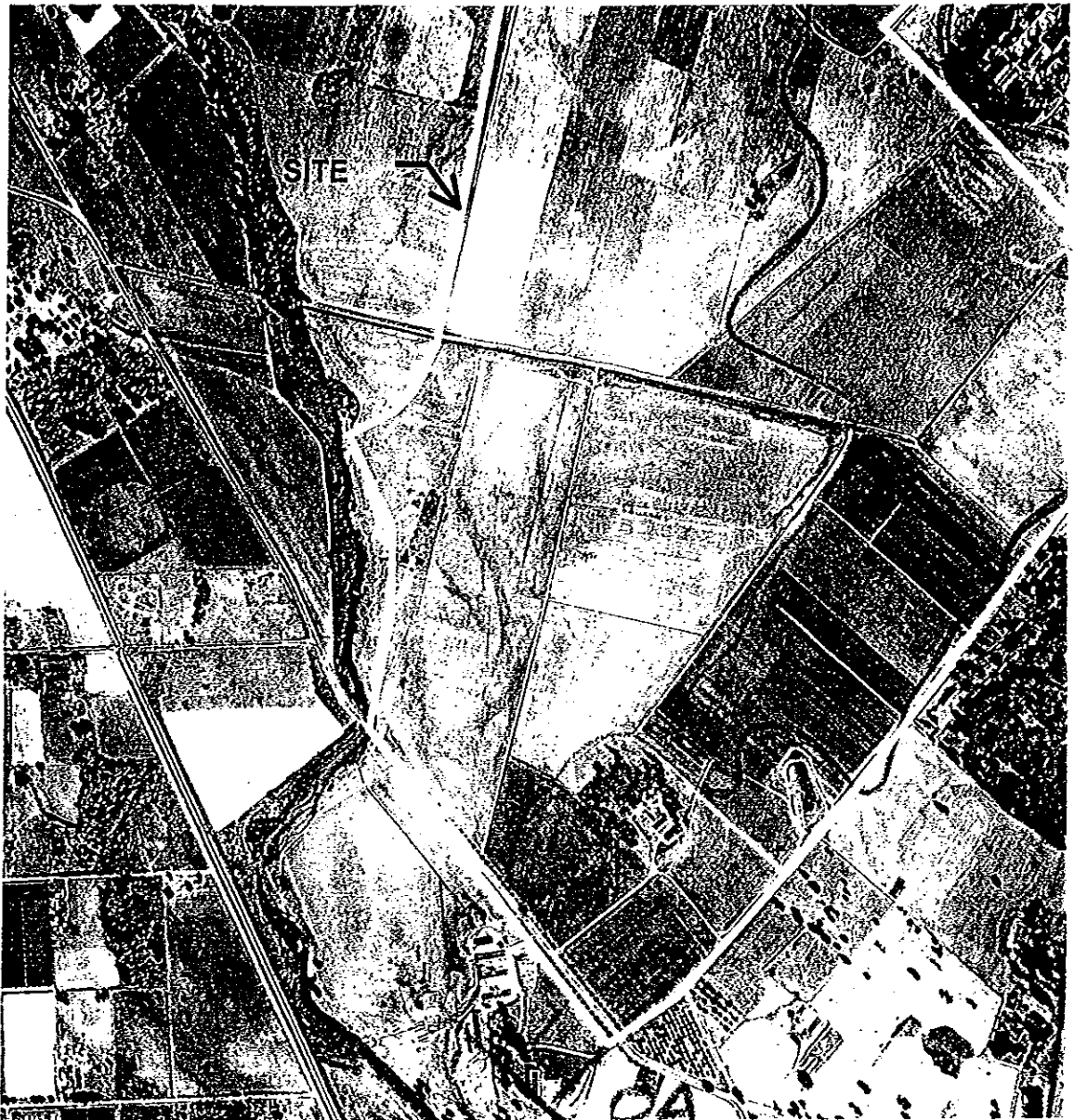


1936 Aerial Photograph

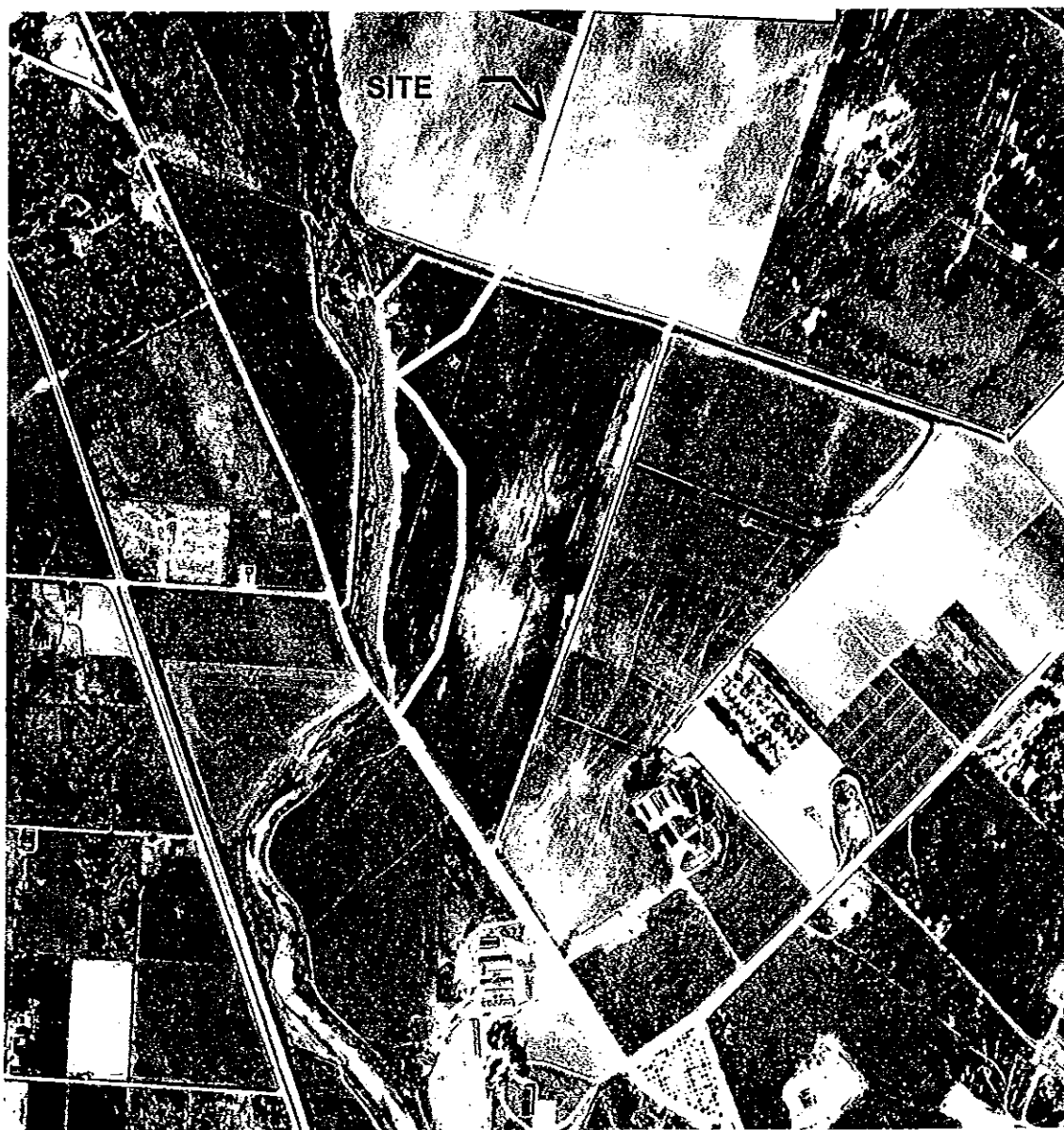


1948 Aerial Photograph





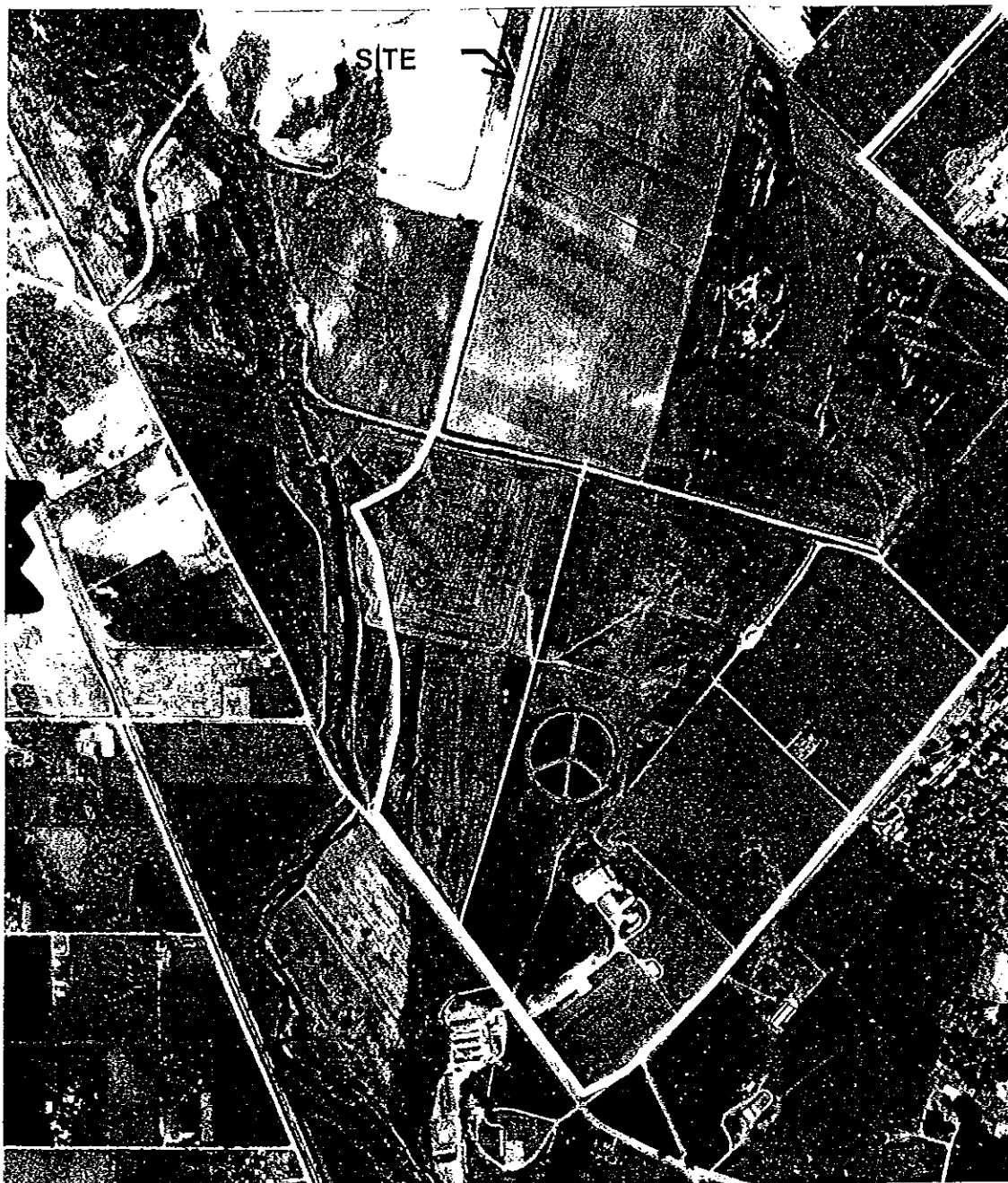
1955 Aerial Photograph



1963 Aerial Photograph

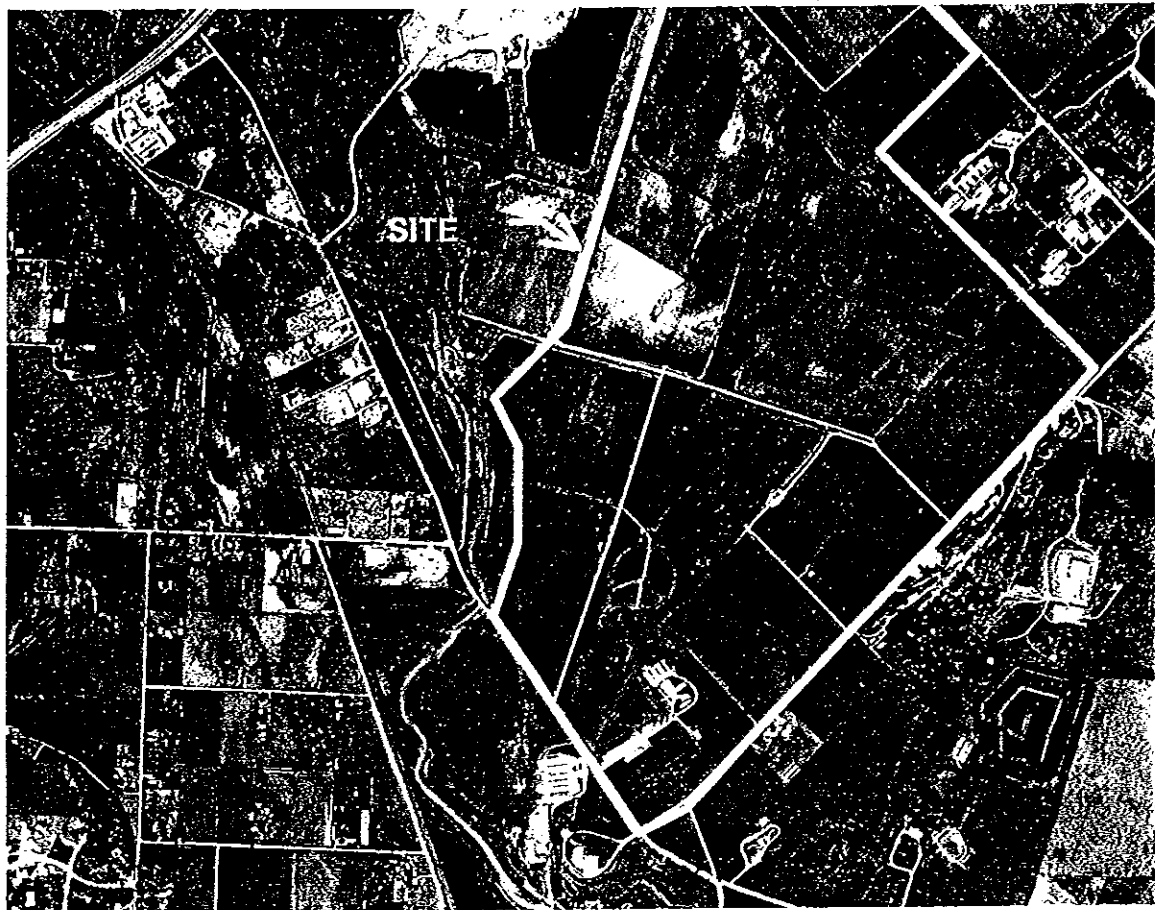


1970 Aerial Photograph

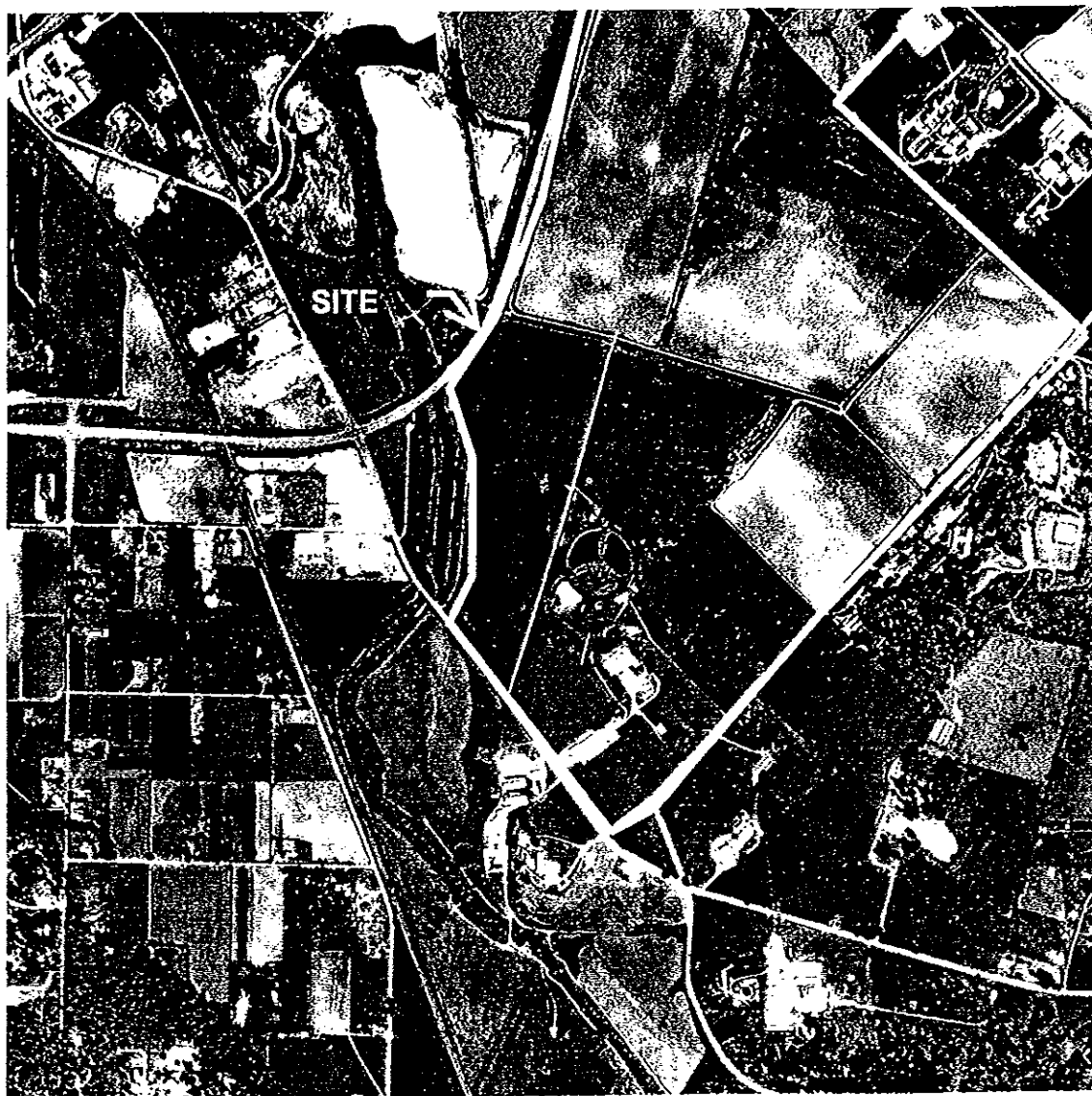


1976 Aerial Photograph

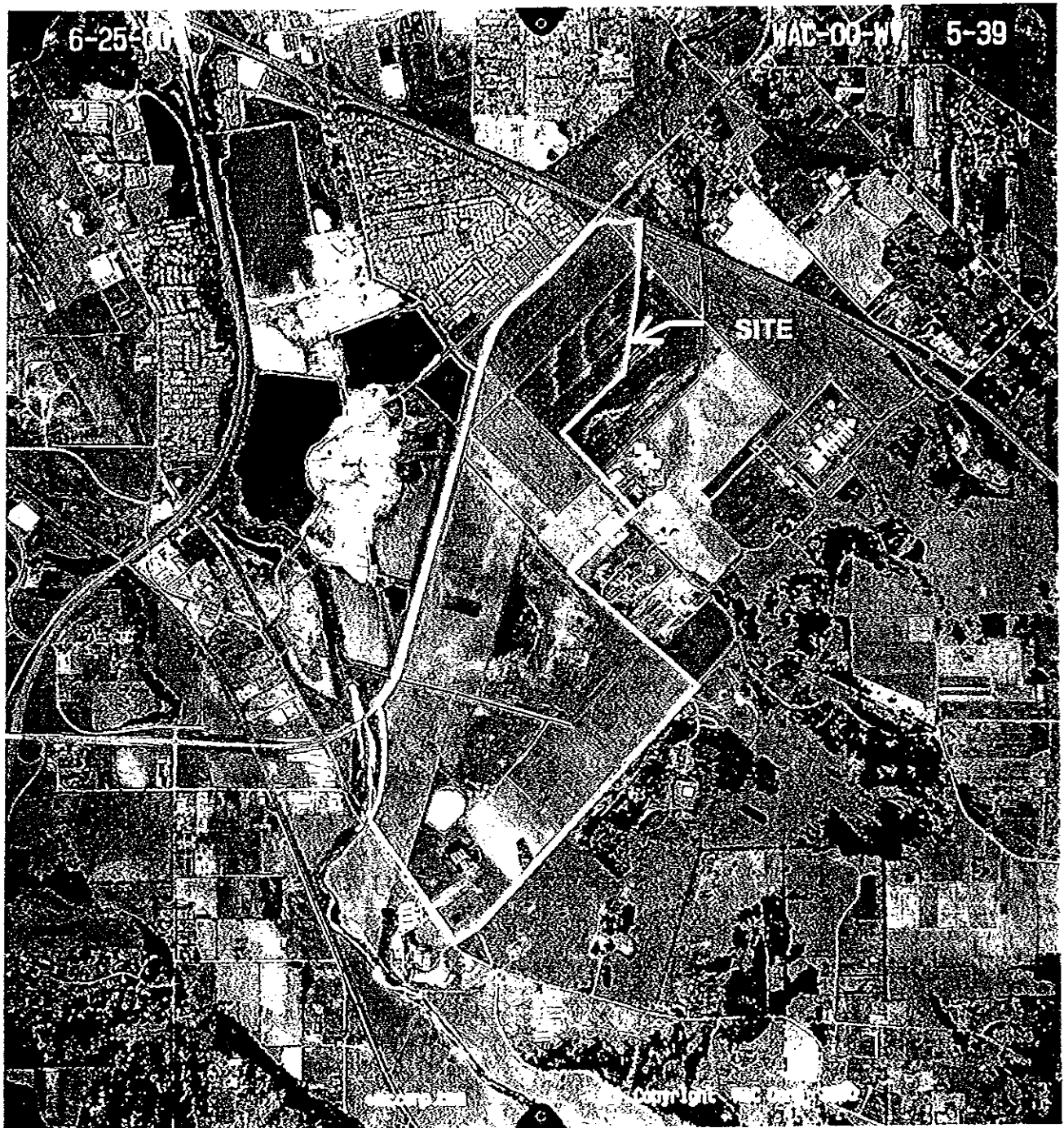




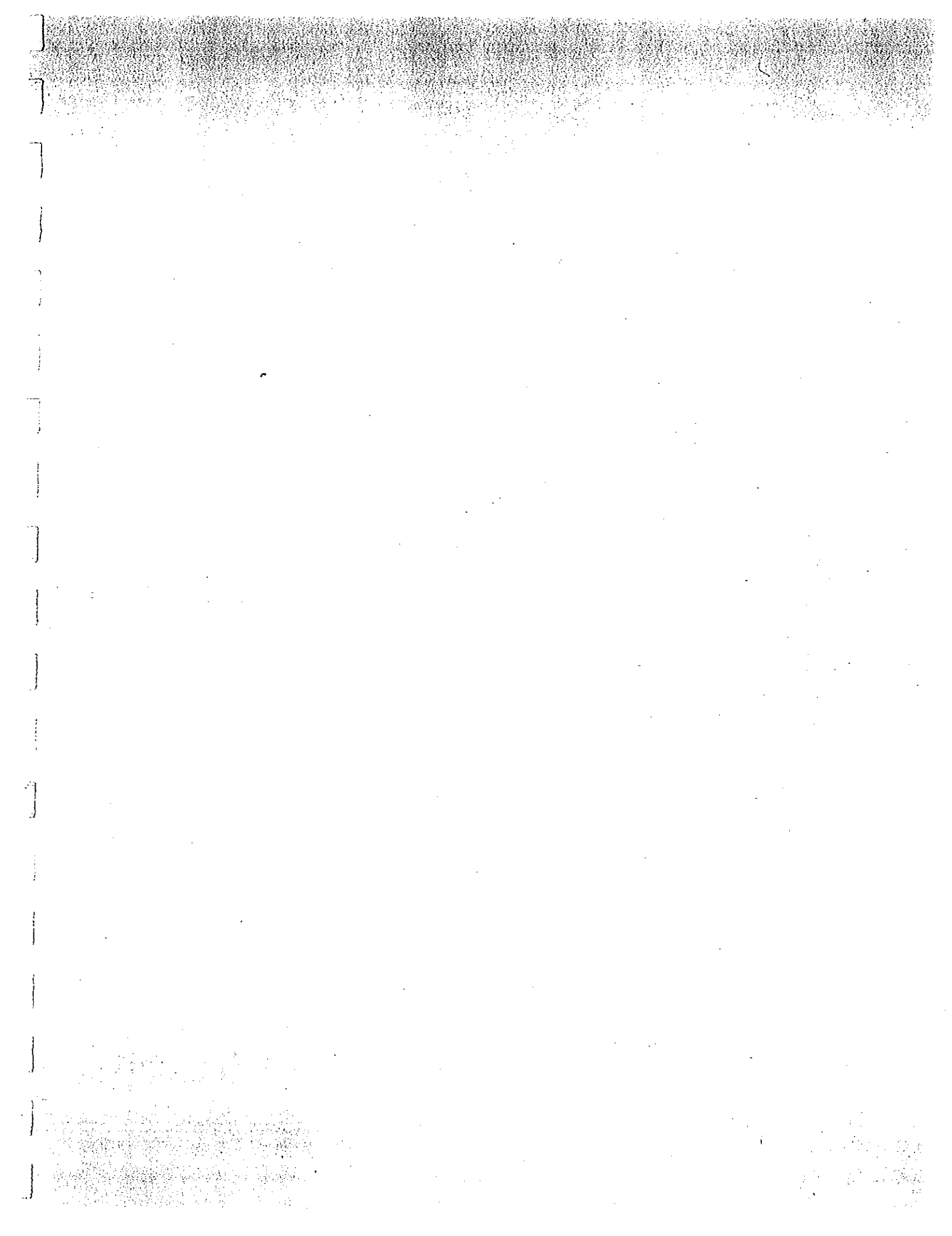
1980 Aerial Photograph



1994 Aerial Photograph



2000 Aerial Photograph



## **DOCUMENTATION**

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Glossary

References

Questionnaire Completed by Property Owner Representative

Field Checklist

Resumes

## **Glossary**

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**Adjoining Properties-** Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with the subject property but for a street, road, or other public thoroughfare separating them.

**Appropriate Inquiry-** That inquiry constituting "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice" as defined in CERCLA, 42 USC 9601 (35) (B), that will give a party to a commercial real estate transaction the innocent purchaser landowner defense to CERCLA liability (42 USC 9601 (A) and ((B) and 9607 (b)(3)), assuming compliance with other elements of the defense.

**Approximate Minimum Search Distance-** The area for which records must be obtained and reviewed pursuant to Section 7 of ASTM Standard Practice E 1527-00 subject to the limitations provided in that section. This may include areas outside the subject property and shall be measured from the nearest property boundary.

**CERCLA-** The Comprehensive Environmental Response, Compensation And Liability Act, as amended including amended by the Superfund Amendments and Reauthorization Act (SARA), 42 USC 9601 *et seq.*

**Contaminated Aquifer Policy-** Oregon and Washington environmental agencies will not hold a property owner liable for groundwater contamination that has migrated from an upgradient property. This indemnity is granted under the assumption that the property owner is not responsible for the release of the contamination, is not financially associated with the property from which the contamination originated, and did nothing to exacerbate the problem. Certain restrictions might be placed on the use of groundwater on the site (e.g. an irrigation or drinking water well could not be installed on the property). The property owner should ensure that the contamination does not present a health risk to onsite occupants.

**De minimis condition-** Condition that generally does not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

**Hazardous Substance-** A substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601 (14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to Section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to Section 9602 of this title, (C) any hazardous waste having the characteristics identified under or pursuant to Section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC 6901 *et seq.*) has been suspended by act of Congress), (D) any toxic pollutant listed under Section 1317(a) of Title 33, (E) any hazardous air pollutant listed under Section 112 of the Clean Air Act (42 USC 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the administrator (of EPA) has taken action pursuant to Section 2606 of Title 15."

**Note:** The term *hazardous substances*, as it is used in this report, is used to describe both *hazardous substances* and *petroleum products*.

**Historical recognized environmental condition-** An environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition should be considered an historical recognized environmental condition.

**Innocent Purchaser Landowner Defense-** A defense to CERCLA liability provided in 42 USC 9601 (35) and 9607(b)(3). One of the requirements of this defense is that the parties make "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice". There are additional requirements to this defense.

**Petroleum Products-** Products included within the meaning of the terms within the *petroleum exclusion* to CERCLA, 42 USC 9601 (14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed under Subparagraphs (A) through (F) of 42 USC 9601 (14), natural gas natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and synthetic gas). (The word "fraction" refers to certain distillates of crude oil including gasoline, kerosene, diesel oil, jet fuels, and fuel oil pursuant to *Standard Definitions of Petroleum Statistics, American Petroleum Institute, Fourth Edition, 1988*).

**Practically Reviewable-** Information that is practically reviewable means that information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the subject property without the need for extraordinary analysis of irrelevant data. The form of the data shall be such that the user can review the records for a limited geographical area.

**Recognized Environmental Condition-** The presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the property or into the ground, groundwater, or surface water of the property. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws.

**Subject Property-** The real property that is the subject of this environmental site assessment. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.



## References

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## REFERENCES

Baldwin, E. M., 1981, Geology of Oregon, 170 p.

Oregon DEQ, Facility Profiler (<http://deq12.deq.state.or.us/fp20/>) accessed 5/28/03

Oregon Office of State Fire Marshal, Community Right-to-Know (CR2K) Hazardous Substance Incident database ([http://159.121.82.250/CR2K\\_IncDB/Incident\\_Search.html](http://159.121.82.250/CR2K_IncDB/Incident_Search.html)); accessed 7/3/03.

Oregon Water Resources Department, 2002, GRID online database ([www.deschutes.wrd.or.us](http://www.deschutes.wrd.or.us)), Well log reports for Township 8 South, Range 2 West, Sections 5,6,7,8,17 and 18.

Schlicker, H.G. and Deacon, R. J., 1967, Engineering Geology of the Tualatin Valley Region, Oregon, State of Oregon Department of Geology and Mineral Industries, Bulletin 60, 87 p.

Trimble, D. E., 1963, Geology of Portland, Oregon and Adjacent Areas, United States Geological Survey, Bulletin 1119, 119 p.

Thomas Brothers Maps, Portland Metro Area Street Guide and Directory ZIP Code, 2003 Edition.

U. S. Geological Survey (USGS), 1969 (revised 1989), Topographic map of the 7.5-minute Quadrangle of Salem East, Oregon.



**Questionnaire Completed by Property Owner Representative**



## ENVIRONMENTAL QUESTIONNAIRE

The following questionnaire will help PBS in conducting a more thorough investigation during our Phase One Environmental Site Assessment. Please answer the following questions to the best of your ability, initial at the bottom of each page, and return via FAX if possible, or mail. Where appropriate, please include copies of citations, permits, maps, etc. For questions for which a "Yes" response is given, or for those which otherwise need further explanation, please use the space provided on page 5.

1. Is the property or any adjoining property **currently used** for an industrial use?  
☐ No ☒ Yes
2. To the best of your knowledge, has the property or any adjoining property **been used** for an industrial use in the past?  
☐ No ☒ Yes
3. Is the property or any adjoining property currently used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?  
☐ No ☒ Yes
4. To the best of your knowledge, has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?  
☐ No ☒ Yes
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals stored on or used at the property or at the facility?  
☐ No ☒ Yes

(6. & 7. - see attached)

700-acre Mill Creek District property  
Salem, Oregon  
Oregon Dept. of Admin. Svcs.  
June 26, 2003

8. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?  
☐ No ☒ Yes
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property (other than related to automotive oil drip or other similar source)?  
☐ No ☒ Yes
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?  
☐ No ☒ Yes
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?  
☐ No ☒ Yes
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?  
☐ No ☒ Yes
13. Does the property discharge wastewater on, or adjacent to the subject property (other than storm water), or is the property served by an on-site septic system (i.e. septic tank or cesspool)?  
☐ No ☐ Yes
14. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste material, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property?  
☒ No ☐ Yes
15. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records

16. (see attached)

700-acre Mill Creek District property  
Salem, Oregon  
Oregon Dept. of Admin. Svcs.  
June 26, 2003

17. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?
- ☐ No ☐ Yes ☒ Not applicable
18. Do you have any knowledge of environmental liens or activity and use limitations, such as deed restrictions, on the property?
- ☒ No ☐ Yes
19. Do you have any knowledge that the property value or purchase price has been devalued, compared to comparable properties, as a result of environmental conditions at the subject property or surrounding properties?
- ☒ No ☐ Yes
20. Do you have any knowledge of governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?
- ☒ No ☐ Yes
21. Do you have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?
- ☐ No ☒ Yes
22. Do you have any knowledge of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property?
- ☒ No ☐ Yes
23. Please indicate with a check if you can provide, or you are aware of any of the following documents pertaining to the subject property:
- ☐ Prior environmental site assessment reports, including asbestos survey or abatement reports
- ☐ Environmental audit reports

(see attached)

700-acre Mill Creek District property  
Salem, Oregon  
Oregon Dept. of Admin. Svcs.  
June 26, 2003

Comments relating to #23 here:

LAST site reports (PBS)

Please provide a description of the past and current use of the property to the best of your knowledge.

FARM & FARM RELATED USE UP TO PRESENT  
AND MACHINE SHOP AREA FROM DEC 01 TO  
PRESENT METAL & WOOD FABRICATION

For any questions that were answered "Yes", or which otherwise require additional explanation, please provide details.

700-acre Mill Creek District property

Salem, Oregon

Oregon Dept. of Admin. Svcs.

June 26, 2003

The undersigned represents that to the best of his/her knowledge the responses, statements and facts given in this questionnaire are true and correct and no material facts have been suppressed or misstated.

RONALD A OSTER

Name (Please Print)

O C E

Company (Representing)

Ronald a oster

Signature

6/26/03

Date

~~PROD~~ PRODUCTION COORDINATOR

Relationship with the Property



Completed via telephone conversation on June 30, 2003 (Ron Oster, 503-378-2689)

*Boh*  
11:40 AM

6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gallon (208 L)) or sacks of chemicals located on the property or at the facility?

☐ No ☒ Yes

7. Has fill dirt been brought onto the property that originated from a known contaminated site or that is of an unknown origin?

☒ No ☐ Yes

15. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

☒ No ☐ Yes

16. To the best of your knowledge, are you aware of the past or current existence of hazardous substances or petroleum products on the property or associated with any facility located on the property?

☐ No ☒ Yes

23. Please indicate with a check if you can provide, or you are aware of any of the following documents pertaining to the subject property:

- ☐ Prior environmental site assessment reports, including asbestos survey or abatement reports *(see Tony Kampstra) - out till 7/7/03*
- ☐ Environmental audit reports
- ☐ Environmental permits (i.e. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits)
- ☐ Registrations for above or underground storage tanks
- ☐ Community right-to-know plan
- ☐ Safety plans, preparedness and prevention plans, spill prevention plans, etc.
- ☐ Hydrogeologic reports
- ☐ Notices or other correspondence from governmental agencies relating to past or current violations of environmental laws
- ☐ Hazardous waste generator reports
- ☐ Geotechnical studies

- Scott Young  
503-373-1572 X 7129

6/30/03  
- left msg. about  
any reports  
- he mentioned a possibl  
old asbestos report

## **Field Checklist**

# ESA FIELD CHECKLIST - page 1

Project No.: 16912.000

Date: 6/26/03

Completed By: B. Hauls

Site Name: 700-Acre DAS site Site Address: 5485 Turner Rd SE (Machine Welding)

Site Contact/Title: Ron Oster C MCF Machine Shop (503) 378-2689

Tenant(s): Dept. of Corrections Tony 378-6402 X240

Site Description: Mechanic Shop - 40/1950's built (metal/wood fab for State Parks)

Past Usage: Farm use (corn, hay and grain)

Past owner: Unknown

Building Type: Machine/Welding - concrete blk

Date of Construction: 40's-50's Major Renovations: Unknown Lot size: ~ 700 acres

Elevator? N/A Hydraulic? N/A Escalator? N/A Hydraulic? N/A

Frame: wood/cinder block Foundation: concrete (all)

Walls: plywood/cinder block Ceilings: plywood/gen truss

Floors: concrete Roof: metal

Heating System: Forced air gas (machine/welding)

Natural Gas: ☒ Provider: NW Natural

Electric: ☒ Provider: PGE

Water: ☐ Provider: Marion Co. Public Works

Sewer: ☐ Provider: "

Storm: ☐ Provider: "

Sampling: Asbestos? Visual Description: No suspected ACM noted

Location: N/A

Lead? N/A

Description: N/A

Location:

Other? N/A

Description:

Location:

## Adjacent Properties:

North: N. Santram Hwy; trailer Park (NW); Residential (NE)

South: Mill Creek Corr. Facility; Turner Rd SE & Deer Pk Dr.

East: Santram Corr. Fac.; Marion Co. offices; farmland

West: Kuebler Blvd; River Bend Sand & Gravel

# ESA FIELD CHECKLIST - page 2

Site Features: \_\_\_\_\_  
 Nearest Body of Water: Lagoon (man-made)  
 Topography/slope: rolling / variable  
 Wetlands, ponds, lakes: Lagoon  
 Rivers, streams, creeks: Irrigation / drainage canals (man-made) - connection in with dam (excited annually)  
 Wildlife, livestock: None observed (cow pies observed)  
 Discolored/disturbed soils: Small petroleum staining  
 Mounding or piles of soil: No suspect areas  
 Depressions: None  
 Stressed vegetation: None  
 Discolored water: Lagoon (turbid) - no sheens  
 Solid waste: Various - see site photos  
 Landfills: None / fmr. landfill ~ 1.0 mile E-NE of site  
 Railroad spurs: None  
 Trails, dead end roads: Various roads (gravel throughout)  
 Stored chemicals, hazmats: \* Fertilizers / herb / pest - fertilizer shed (past use) - (farmers use own chemicals (none stored on site))  
 Drums, containers: Oil shed (concrete box) - office;  
 Lagoons, surface impoundments: On-site  
 Repair, maintenance activities: Fertilizer shed /  
 Unusual odors: Oil odors (around oil shed interior) - nothing external  
 Floor drains: Chicken Hill (shop)  
 Catch basins, sumps: Wash down area / oil-H<sub>2</sub>O separator (shops)  
 Dry wells: None  
 Oil-water separators: Next to welding shop (~ 3 installed)  
 Water wells: Old wells  
 Septic tanks: Sewer now - old septic tank N. of Machine shop  
 Monitoring wells: 3 around shop (see report) (decommissioned 2 yrs ago)  
 Boreholes: None  
 Buried utilities: Various

\* Round up (200 gal) on trailer → used for weed control of parking areas  
 ? culverts along Turner Rd.

USTs or ASTs: 2X 2000 gal ASTs (diesel/Gas); 500 gal W.O. (Shed E. side)

vents: No others observed

fill pipes: No others observed

Pits or foundations: N. of "hog wall" - old recycle center

Transformers: Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

~20-30  
pole mounted  
transformers  
on site  
(some w/ labels)  
Some w/o

ID No. (transformer): \_\_\_\_\_ ID No. (Pole): \_\_\_\_\_

condition: \_\_\_\_\_ label: \_\_\_\_\_

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): \_\_\_\_\_ ID No. (Pole): \_\_\_\_\_

condition: \_\_\_\_\_ label: \_\_\_\_\_

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): \_\_\_\_\_ ID No. (Pole): \_\_\_\_\_

condition: \_\_\_\_\_ label: \_\_\_\_\_

Onsite interviews:

Name: Ron Oster, Machine Shop Super (Prod. Cont. 3)

Information: 1940-50s → machine/welding shop

Chicken hill - chickens/pheasants - later - calves  
- concrete ramps on Chicken hill → used to dump manure

Areas not accessed/Why: All bldgs. on S. portion of site accessed  
Did not physically walk all 700 acres.

Notes:

Topographic map shows pipeline crossing site -  
(fuel?)  
Ron Oster - 7/3/03 - underground pipelines cross the site (petroleum)  
- don't know who owns them.

? Santa Fe Pacific Pipeline (4715 Turner Rd SE)  
503 378 7446

- Irrigation Canals

• 7 pump houses on site - 6 irrigate out of canals  
• No active wells on site (1 abandoned) - 1 (inactive) used to irrigate out of waste pond

**Resumes**

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## Key Personnel

**BRIAN J. HAUG, R.G.**  
PBS ENGINEERING AND ENVIRONMENTAL

<b>Education</b>	Portland State University, M.S., Geology, 1998 University of Washington, B.S., Geology/Oceanography, 1994 Advanced Engineering & Environmental Geology, Portland St. Univ., 2001 Radiation Safety Certification Course, Portland State University, 1998
<b>Accreditation</b>	2003 Registered Geologist (Oregon), License No. G1887 2003 Oregon DEQ UST Soil Matrix License No. 18529 2003 Oregon DEQ Heating Oil Tank Supervisor License No. 18509 1999 AHERA/ASHARA Asbestos Inspector (current) 1995 40-hour Hazardous Materials Handling and Response (current)
<b>Memberships</b>	Association of Engineering Geologists (AEG), Geological Society of America (GSA) and Northwest Geological Society (NWGS)

Mr. Haug has over six years of professional experience in the Pacific Northwest encompassing geologic, hydrogeologic, geophysical, marine geology and environmental investigations, project management and development projects.

Brian has conducted assessments and supervised cleanups at a diverse number of sites in Oregon and Washington. His skill set includes project planning, management and coordination, planning and executing field investigations to delineate the extent of soil and groundwater contamination, supervising removal actions (RA), preparation of work plans (WP), Health and Safety Plans (HASP), Sampling and Analysis Plans (SAP); collaborating on interdisciplinary projects, drill rig supervision and collection of various soil, surface, marine sediment and groundwater samples.

### Representative Projects

- *Project Manager*, Geologist, Howard S. Wright warehouse facility; Decommissioning by removal of three 2,000-gallon gas/diesel concrete underground storage tanks (USTs) beneath large reinforced concrete pad. Oversight of UST Removal Action, cleanup, vertical/horizontal delineation and over-excavation of petroleum contaminated soil (PCS) and tank pit groundwater, data analysis per RBC/PRG guidelines, obtain local approval and supervise discharge of tank pit water into local storm system and complete final closure report.
- *Project Manager*, Geologist, Decommissioning by removal of 3,000-gallon UST, enclosed elevated sidewalk space in downtown Astoria, Oregon. Preparation of WP, preparation/review of HASP, completion of SAPs, project budgeting, RA oversight including UST demolition/removal and cleanup, vertical/horizontal delineation and over-excavation of PCS, hand-auger sampling, site mapping, data analysis per RBC/PRG guidelines and final closure report preparation.
- *Project Manager*, Geologist, Twelve school/municipal Underground Injection Control (UIC) projects, including registration, evaluation and redesign input of stormwater control systems. Specific tasks included preparation and review of WP and HASP, tailoring SAPs for non rule-authorized UIC closures, project budgeting, creation of Adobe Acrobat registration forms, mapping, final registration report preparation and follow-up evaluation/compliance work.
- *Project Manager*, Geologist, evaluation of pesticide/herbicide contaminated soils on several residential developments, Oregon and Washington, Individual tasks included surface sampling, site mapping, data analysis per RBC/PRG guidelines and report preparation.
- *Project Geologist*, Port of Tillamook, Oregon, Landfill Site Characterization Report, Specific tasks included sediment/groundwater sampling, groundwater flow and contaminant migration analysis, RBS/PRG analysis and completion of a Regional Beneficial Water Use Determination report.
- *Project Geologist*, Bonneville Power Administration (BPA), Surface water quality investigation of proposed juvenile fish acclimation site, Little Wenatchee River, Washington, commercial gravel pit seeking approval/government funding to rear juvenile salmon and release to river annually. Individual tasks included preparation of WP, preparation/review of HASP, completion of SAP, site mapping, testing of water chemical parameters and contaminant concentrations, comparison to Clean Water Act and Washington State surface water standards, and final report preparation.





## Key Personnel

### **ERIK ANDERSON, R.G.** SENIOR GEOLOGIST

**Education** University of Minnesota, B.S., 1984, Geology  
Portland State University, 1985-1986, 60 hours graduate Geology (geochemistry, hydrology)

**Accreditations** 2001 Washington Licensed Geologist/Hydrogeologist (#169)  
2001 DEQ Heating Oil Tank Supervisor (#19369)  
1992 Oregon Registered Geologist (#G1204)  
1991 Oregon Bonded Monitoring Well Constructor (#10293)  
1991 Hazardous Materials Handling and Response (40-hour, OSHA 29 CFR 1910.120)  
1990 DEQ Soil Matrix Cleanup Supervisor (#12703 - current)

**Continuing Education** 2002 Ground Water/Surface Water Interaction Workshop – National Ground Water Association  
2002 Oregon Water Rights Examiner Workshop – Oregon Dept. of Water Resources  
1997 Computer-Aided Evaluation for Risk-Based Soil & Ground Water Cleanup; Natural Attenuation for Remediation of Contaminated Sites, National Groundwater Education Foundation  
1996 Risk-Based Corrective Action Plan Workshop, American Society of Testing and Materials (ASTM)  
1991 Ground Water Remediation course, Oregon State University

**Memberships** Association of Groundwater Scientists and Engineers  
Association of Engineering Geologists (#7135)  
International Right of Way Association

Mr. Anderson is highly experienced in various phases of environmental assessments and environmental site investigations for a diverse group of industry types, with 15 years of experience managing environmentally sensitive projects in the Pacific Northwest.

Erik designs and oversees most subsurface environmental investigations at PBS and has a broad technical background in environmental site investigations. His years of oversight on more than 500 Phase I Environmental Site Assessments and more than 150 soil and groundwater investigations have given him valuable insight and perspective into the issue of environmental contamination in relation to property transactions and site remediation. He has established a sound reputation and good working relationships with many state regulatory agencies and has managed environmental investigations and remediation projects for clients under the Oregon DEQ Voluntary Cleanup Program and the Site Response Section of DEQ, as well as risk-based corrective actions for many petroleum-contaminated sites.

### **Career Highlights**

- Managed subsurface environmental investigations and cleanups for Oregon Department of Corrections under Oregon DEQ Consent Order. Managed the quarterly monitoring of groundwater monitoring wells.
- Installed, monitored, and obtained regulatory closure of a soil vapor extraction system for the remediation of PCE-contaminated soils at a commercial dry cleaning facility.
- Managed the investigation and cleanup of a former service station using oxygenating compounds injected into the shallow aquifer. Other portions of the site were remediated by excavating contaminated soils for off-site treatment.
- Managed a remedial investigation/feasibility study and pilot testing for a dual-phase extraction groundwater remediation project in downtown Salem where an historic fuel release resulted in up to 11 inches of free product (gasoline) on the water table. Off-site migration of contaminants had to be considered when selecting the remedial action.



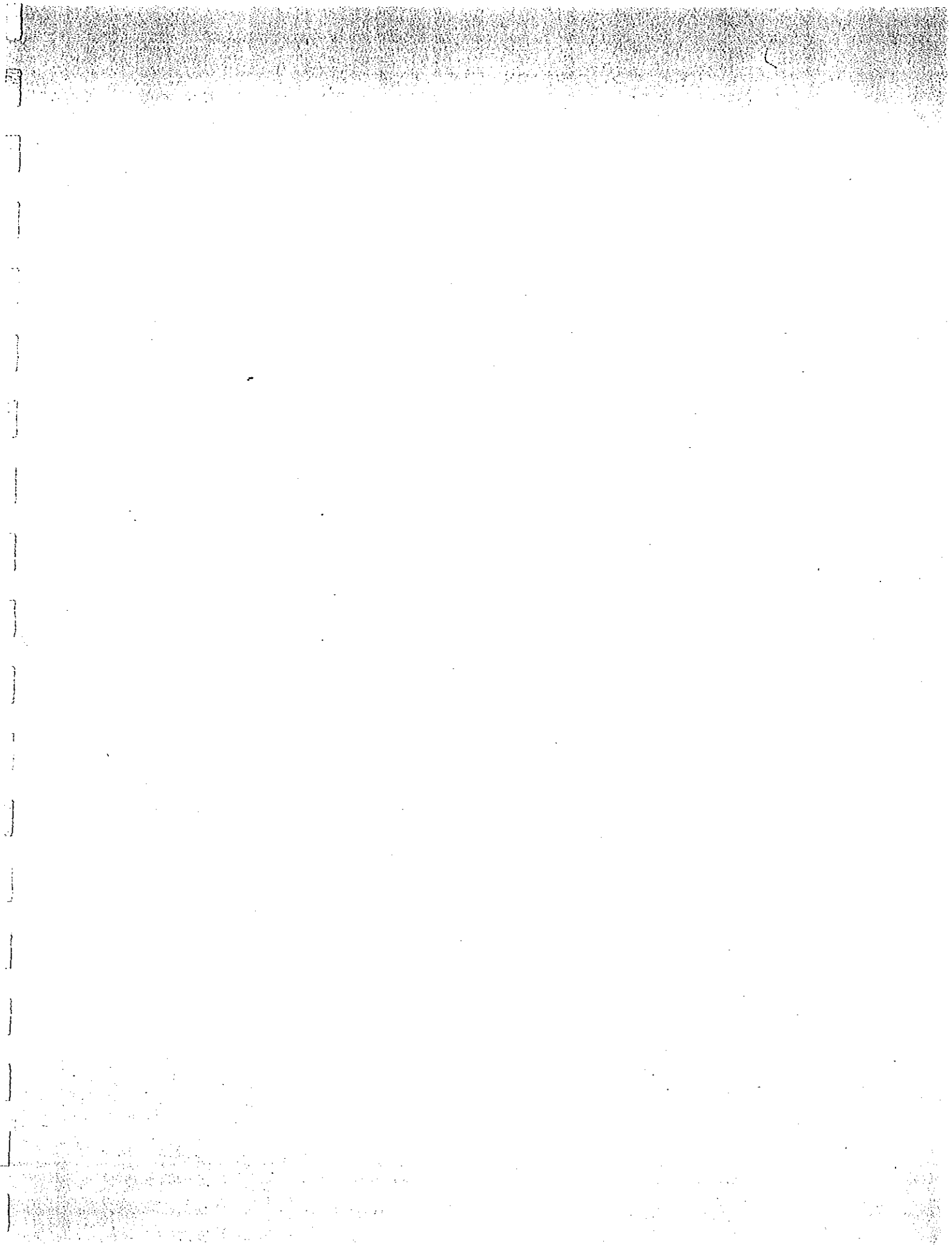




## Key Personnel

- Managed a soil and groundwater investigation, Risk-Based Corrective Action, ecological risk assessment, and beneficial water use determination of a Brownfields site purchased through FEMA, the Oregon Economic Community Development Department, and the City of Tillamook for proposed use as a greenway, park, and wetlands.
- Managed soil and groundwater investigation of the Linnton Oil Fire Training Grounds. Site included a 30-year accumulation of petroleum hydrocarbons, chlorinated solvents, and heavy metals.
- Designed and managed investigation of an 11-acre automobile wrecking yard involving petroleum hydrocarbons, chlorinated solvents, and lead-contaminated soils.
- Served as team leader for geologic and hydrogeologic field investigations for proposed stream and wetland improvements at Burnt Bridge Creek, Vancouver, Washington.
- Designed and managed the Site Characterization and Risk-Based Corrective Action Plan for gasoline UST release for a major food processing business. Release impacted a wetland and stream. Managed the completion of Level One and Level Two Ecological Risk Assessments to assess possible impact to wildlife.
- Designed and managed a pre-acquisition groundwater investigation for chlorinated solvents on two downtown city blocks for a 30-story high-rise office building. Installed deep groundwater monitoring wells in congested, high-traffic areas.
- Designed and managed UST removal, replacement, and site remediation of municipal fueling stations in Shelton, Centralia, and Chehalis, Washington.
- Managed Phase II Baseline Property Transaction Site Assessments and UST removal and site assessments for Bonneville Power Administration electrical substations in Oregon, Washington, and Montana.
- Managed Phase I and Phase II Environmental Site Assessments, and site cleanup under DEQ's Voluntary Cleanup Program for a former ODOT property considered for development by a private developer and the Portland Development Commission.
- Conducted a groundwater assessment for a gasoline pipeline rupture in a Critical Ground Water Area in Washington County, Oregon
- Managed a 3,000 cubic-yard landfill remediation project on a commercial property, including investigation of soil and groundwater, periodic groundwater monitoring, waste profiling, remediation design, development of project specifications, bidding, contractor selection, project management, tenant relations, and final environmental sampling.
- Managed the investigation and successful completion of a Risk-Based Corrective Action which included a beneficial water use determination, at a former service station site with significant groundwater contamination by gasoline. The property was an operating bank branch with the groundwater contaminant plume partially beneath the building.





## **APPENDIX A**

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PBS Proposal/Contract to Provide a Phase One Environmental Site Assessment



PORTLAND  
SEATTLE  
VANCOUVER  
EUGENE  
BEND  
TRI-CITIES

June 10, 2003

Oregon Department of Administrative Services  
Facilities Division  
C/o Mr. Gregory F. Parker  
Property Development Coordinator  
1225 Ferry Street SE, U100  
Salem, Oregon 97301-4281

Via Mail and Email

**PROPOSAL TO PROVIDE A PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
PROPOSED INDUSTRIAL LAND, MILL CREEK DISTRICT  
SALEM, OREGON**

Dear Mr. Parker:

We are pleased to submit this proposal to provide Phase One Environmental Site Assessment services for the above-referenced property. We understand that the subject property is approximately 700 acres of primarily farmland but including several buildings used by the adjoining Oregon State Correctional Institution (maintenance shop, barns, wastewater treatment facilities). This scope of work includes a visual survey for potential asbestos-containing building materials.

**PROJECT APPROACH:**

The purpose of the Environmental Site Assessment (ESA) is to identify environmental concerns which may present a potential liability to the property owner/prospective purchaser under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), related state laws and regulations, and which may require further investigation. The scope of work is intended to identify what are termed *recognized environmental conditions* on the site, that is, to identify the "presence or likely presence" of contamination from hazardous substances at the site, including petroleum products.

The scope of work for this project includes a review of applicable Federal and State databases, a review of readily available records to document the past and current uses of the subject property and adjoining properties, interviews with persons with knowledge of the site, a site reconnaissance, and a final report summarizing our findings/observations. The project will be performed in accordance with ASTM Standard 1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

4412 SW Corbett  
Portland, OR 97201  
503.248.1939 MAIN  
503.248.0223 FAX  
888.248.1939 TOLLFREE

ENGINEERING AND ENVIRONMENTAL

[www.pbseiv.com](http://www.pbseiv.com)

#### SCOPE OF SERVICES:

PBS will provide the following specific scope of services for the property:

1. **INITIAL MEETING:** Meet or talk with the property owner or other key personnel to further discuss the project and to obtain any information which may be relevant to the site or adjoining land. An environmental questionnaire will be submitted to the current owner for completion. It is understood that the client will provide all known environmental information, including former site use, hazardous wastes, etc.
2. **AGENCY FILE CHECK:** Using a commercial database search provider, obtain a search of regulatory agency listings per ASTM 1527-00 to identify known hazardous substance violations, contaminant discharges and other environmental problems for varying distances based upon their relative potential impact to the subject property.  
  
In the event file review requires travel more than 30 miles from our nearest branch office, a travel time and mileage charge would be assessed.
3. **GEOLOGIC RESEARCH:** Review available soils, geology, engineering, groundwater or other reports regarding the property and the immediate vicinity.
4. **HISTORICAL REVIEW:** Review aerial photographs of the site and adjacent property to assess previous site conditions and operations (if available). Other historical information that may be reviewed includes Sanborn fire maps, city directories, building permits, or property title information (if provided by the client) to determine history of usage. Whenever feasible, the history of the property will be traced to 1940 or to a time prior to its earliest developed use, whichever is earlier.
5. **PHYSICAL INSPECTION:** Conduct a site visit, during which the property and any structures will be visually inspected for potentially hazardous materials, existing in the past or present. A field checklist will be completed, and pertinent observations related to potential environmental conditions will be recorded. Interviews with on-site personnel, tenants or other persons familiar with the history of the area may be conducted.
6. **VISUAL ASBESTOS SCREEN:** There is a potential for asbestos-containing materials (ACM) to be present. PBS will perform a visual survey to assess the presence/condition of suspect friable and non-friable ACM in accessible areas. No samples will be collected.
7. **REPORT:** A final report will be prepared containing observations and conclusions relating to the apparent environmental conditions of the site. The report will include a description of site, CAD vicinity plan, conditions encountered, and documentation of resources including regulatory and historic records reviewed and conclusions. If appropriate, recommendations will be included, unless PBS is directed otherwise by the client.

#### LIMITATION OF SCOPE:

The purpose of this phase of the work is to determine if more in-depth studies are to be developed. Observations will be made based on the best available information by trained professionals. It is not intended to be a comprehensive determination of all potential liabilities associated with a particular property, nor is it represented as a legal opinion as to the client's performance of "due diligence" concerning the purchase of real estate. Unless otherwise specified, the scope of work does not include a review/opinion of legal instruments such as indemnification agreements, purchase and sale agreements, liens, etc. Its cursory nature is to be noted by all parties.

*Limited Asbestos Screens of major building systems are intended for screening purposes only, in the context of a real estate transaction.* The surveys are not intended to identify most or all potential hazardous materials in a building, are not designed to meet AHERA, OSHA, HUD or other guidelines for assessment of these materials in buildings, nor to serve as abatement, renovation or demolition specifications. If our screening-level survey indicates the presence of hazardous materials, recommendations will be made for a comprehensive building survey.

Unless otherwise specified in this proposal, the scope of work for the project does not address the following items: hazardous materials audit, environmental permit compliance (unless directly related to potential CERCLA liability); indoor air quality, mold or radon; lead-based paint, wetlands and other land use issues, geotechnical or geologic hazards, nor does it include subsurface exploration or chemical screening of soil and groundwater beneath the site which is needed to determine site contamination with scientific certainty.

PBS will utilize a commercial database search provider in the conduct of this project. Their report is subject to the limitations, constraints, inaccuracies and incompleteness of government information and of computer mapping data and conventions.

The findings and conclusions of this report are not scientific certainties but, rather, probabilities based on professional judgement concerning the significance of the data gathered during the course of the Environmental Site Assessment. PBS is not able to represent that the subject property or adjoining land contain no hazardous waste, oil or other latent condition beyond that detected or observed by PBS during the ESA. The possibility always exists for contaminants to migrate undetected through surface water, air or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this study.

#### FEE:

Phase One Environmental Site Assessment (Flat Fee).....  
(Includes Visual Asbestos Survey)

The cost of reproduction, disposable equipment, mileage and postage are included in the above flat fee. Two hardcopies of the final report will be provided; additional hardcopies can be provided at the rate of \$[REDACTED]/copy.

#### Additional Services

The following are not included in the above fee, and would be provided on a time and materials basis upon request:

- Providing a review hardcopy, or electronic draft via email or CD, of the report;
- Providing an electronic copy via email or CD of the final report;
- Providing a reliance letter to a third party or lender;
- Providing report revisions or amendments after the report is submitted, as a result of significant information not available to PBS during the project.

The indicated fee and the terms under which our services are provided will be in accordance with the Oregon Standard Professional Services Contract between OR DAS and PBS, which together with this proposal comprise the entire Agreement between the parties. The terms of this Agreement may not be changed without the prior written consent of the parties.

The data and information contained in this document are proprietary, and shall not be duplicated, used or disclosed in whole or in part to other parties without PBS's permission.

#### SCHEDULE:

We anticipate that our services can be started immediately upon receipt of a signed copy of this proposal. The scope of work will be completed within three weeks of the start date. Please contact us if this schedule does not meet your requirements.

You may indicate acceptance of this Agreement by returning a signed copy of this proposal or a purchase order incorporating the terms of the Agreement.

We appreciate this opportunity to submit our proposal to you and look forward to your favorable consideration. Please contact us if you have any questions.

Sincerely,

ACCEPTED BY:

Duley A. Berri, R.G.  
Principal Hydrogeologist

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**STATE OF OREGON**  
**STANDARD PROFESSIONAL SERVICES CONTRACT**

(for Architect, Engineer and Related Services)

THIS PROFESSIONAL SERVICES CONTRACT (the "Contract") is between the State of Oregon, by and through its Department of Administrative Services hereinafter called the "Owner" and

Company PBS Environmental  
Address 4412 SW Corbett Ave  
City, State Zip Portland, OR 97201  
Phone (503) 248-1939

Contract # F00007  
PCA/Project 11270 / 110036  
Federal ID # 93-0870218  
Fax # (503) 248-0223

hereinafter called the "Consultant" (collectively the "Parties"). This Contract is to provide a Level I Environmental Report the Owner's property as related to project (the "Project") more particularly described as follows:

*State of Oregon's Mill Creek District Surplus Property*

This Contract shall become effective on the date that the Contract is fully executed by the Parties and all required State of Oregon approvals have been obtained. This date is known as the Contract "Effective Date." No services shall be performed prior to the Contract Effective Date. The Contract shall expire, unless otherwise terminated or extended, on September 30, 2003. Generally, the services to be performed by the Consultant on the Project (the "Services") consist of the following:

*Provide a complete environmental site assessment and report for the approximately 700 acres of the property located east of Kuebler Blvd/Cordon Road and between Hwy 22 and Turner Road in Salem, know as the Mill Creek District owned by the State of Oregon (see map in Exhibit E).*

The Services are more specifically described in the EXHIBIT A, Statement of Work, attached hereto. The Owner agrees to pay Consultant a sum not to exceed                      for performance of the Services, which shall include all allowable expenses. Consultant progress payments shall be made according to the schedule identified in EXHIBIT B, Consultant Compensation.

This Contract consists of the introductory provisions/signature page(s) of this Contract, Section 1-Relationship Of The Parties, Section 2-Consultant's Professional Responsibility, Section 3-Responsibilities Of The Owner, Section 4-General Contract Provisions and the following exhibits attached hereto and incorporated herein by this reference:

EXHIBIT A: Statement of Work  
EXHIBIT B: Consultant Compensation  
EXHIBIT C: Insurance Provisions

EXHIBIT D: Critical Date Schedule  
EXHIBIT E: Site Map

THIS CONTRACT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES ON THE SUBJECT MATTER ADDRESSED HEREIN. THE TERMS OF THIS CONTRACT CAN NOT BE WAIVED, ALTERED, MODIFIED, SUPPLEMENTED, OR AMENDED, IN ANY MANNER WHATSOEVER, EXCEPT BY WRITTEN INSTRUMENT SIGNED BY THE PARTIES AND CONTAINING ALL REQUIRED STATE OF OREGON APPROVALS. ANY SUCH WAIVER, ALTERATION, MODIFICATION, SUPPLEMENTATION, OR AMENDMENT, IF MADE, SHALL BE EFFECTIVE ONLY IN THE SPECIFIC INSTANCE AND FOR THE SPECIFIC PURPOSE GIVEN. THERE ARE NO UNDERSTANDINGS, AGREEMENTS, OR REPRESENTATIONS, ORAL OR WRITTEN, REGARDING THIS CONTRACT EXCEPT AS CONTAINED, INCORPORATED OR REFERENCED HEREIN. CONSULTANT, BY THE SIGNATURE BELOW OF ITS AUTHORIZED REPRESENTATIVE, HEREBY ACKNOWLEDGES THAT IT HAS READ THIS CONTRACT, UNDERSTANDS IT, AND AGREES TO BE BOUND BY ITS TERMS AND CONDITIONS. THIS CONTRACT MAY BE EXECUTED IN SEVERAL COUNTERPARTS, EACH OF WHICH SHALL BE AN ORIGINAL, AND ALL OF WHICH SHALL CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

Consultant: PBS Environmental

Dulany Beris 6/12/03  
Name/Title Principal Date

Owner: Department of Administrative  
Services

[Signature] 6/16/03  
Name/Title Date



## 1. RELATIONSHIP OF THE PARTIES

1.1. The Consultant shall provide the Services for the Project in accordance with the terms and conditions of this Contract. The Consultant's performance of Services shall be as a professional consultant to the Owner to carry out the activities of the Project, and to provide the technical documents and supervision to achieve the Owner's Project objectives.

1.2. In administering this Contract, the Owner may retain the services of an independent project manager, and potentially, other consultants as needed to fulfill the Owner's objectives.

1.3. The Consultant shall provide a list of all sub-consultants which the Consultant intends to utilize on the Project (the "Sub-consultants"). This list shall include such information on the qualifications of the Sub-consultants as may be requested by the Owner. The Owner reserves the right to review the Sub-consultants proposed, and the Consultant shall not retain a Sub-consultant to which the Owner has a reasonable objection.

1.4. The Consultant shall provide to the Owner a list of the proposed key Project personnel of the Consultant and the Sub-consultants to be assigned to the Project. This list shall include such information on the professional background of each of the assigned personnel as may be requested by the Owner. The Consultant acknowledges that this Contract was awarded on the basis of the unique background and abilities of the key personnel and Sub-consultants identified by Consultant. Therefore, Consultant shall make available key personnel and Sub-consultants as identified in its proposal. Any attempted substitution without written consent of Owner shall constitute a material breach of the Contract. In the event that key personnel or Sub-consultants become unavailable to Consultant, the Parties shall mutually agree upon appropriate replacements. Likewise, the Consultant shall remove any individual or Sub-consultant from the Project if so directed by Owner in writing following discussion with the Consultant, provided that Consultant shall have a reasonable time period within which to find a suitable replacement.

## 2. CONSULTANT'S PROFESSIONAL RESPONSIBILITY

2.1. By execution of this Contract, the Consultant agrees that:

2.1.1. The Consultant is an experienced firm having the skill, legal capacity, and professional ability necessary to perform all the services required under this Contract to design or administer a project having this scope and complexity; and will perform such services pursuant to the standard of care defined in Section 4.4.1 of this Contract.

2.1.2. The Consultant has the capabilities and resources

necessary to perform Consultant's obligations under this Contract.

2.1.3. The Consultant either is, or will in a manner consistent with the standard of care defined in Section 4.4.1 of this Contract, become familiar with all current laws, rules, and regulations which are applicable to the design and construction of the Project. All drawings, specifications, and other documents prepared by the Consultant shall be prepared in accordance with this standard of care in an effort to accurately reflect, fully comply with and incorporate all such laws, rules, and regulations.

2.2. The Consultant hereby agrees that it will prepare, in a manner consistent with the standard of care defined in Section 4.4.1 of this Contract, all drawings, specifications, and other documents pursuant to this Contract so that they are complete and functional for the purposes intended, except as to any deficiencies which are due to causes beyond the control of the Consultant, and that the Project, if constructed in accordance with the intent established by such drawings, specifications, and other documents, shall be structurally sound and a complete and properly functioning facility suitable for the purposes for which it is intended.

2.3. The Consultant shall be responsible for correcting any inconsistencies, errors or omissions in the drawings, specifications, and other documents prepared by the Consultant, at no additional cost to the Owner. Except as provided in Supplemental Services within Exhibits A and B, the Consultant further agrees, at no additional cost to the Owner, to render assistance to the Owner in resolving problems relating to the Project design or to specified materials.

## 3. RESPONSIBILITIES OF THE OWNER

The Owner's responsibilities under this Contract are set forth in Exhibit D-Special Contract Provisions.

## 4. GENERAL CONTRACT PROVISIONS

4.1. **Contract Performance.** The Consultant shall at all times perform the services diligently, without delay and punctually fulfill all requirements herein, consistent with the schedule for the performance of Consultant's Services set forth in Exhibits A and E. The passage of the Contract expiration date shall not extinguish, prejudice, or limit either party's right to enforce this Contract with respect to any default or defect in performance. Time is of the essence in the performance of this Contract.

4.2. **Access to Records.** For not less than three (3) years after the Contract's expiration, the Owner, the Secretary of State's Office of the State of Oregon, the

federal government, and their duly authorized representatives shall have access to the books, documents, papers, and records of the Consultant and the Sub-consultants which pertain to the Contract for the purpose of making audits, examination, excerpts, and transcripts. If for any reason, any part of this Contract, or any resulting construction contract(s) is involved in litigation, Consultant shall retain all pertinent records for not less than three years or until all litigation is resolved, whichever is longer. Consultant shall provide the Owner and the other entities referenced above with full access to these records in preparation for and during litigation.

**4.3. Funds Available and Authorized.** Owner reasonably believes at the time of entering into this Contract that sufficient funds are available and authorized for expenditure to finance the cost of this Contract within the Owner's appropriation or limitation. Consultant understands and agrees that, to the extent that sufficient funds are not available and authorized for expenditure to finance the cost of this Contract, Owner's payment of amounts under this Contract attributable to Services performed after the last day of the current biennium is contingent on Owner receiving from the Oregon Legislative Assembly appropriations, limitations or other expenditure authority sufficient to allow Owner, in the exercise of its reasonable administrative discretion, to continue to make payments under this Contract.

#### **4.4. Representations and Warranties.**

**4.4.1. Consultant's Representations and Warranties: Standard of Care.** Consultant represents and warrants to Owner that: (i) Consultant has the power and authority to enter into and perform this Contract; (ii) when executed and delivered, this Contract shall be a valid and binding obligation of Consultant enforceable in accordance with its terms; (iii) Consultant shall, at all times during the term of this Contract be duly licensed to perform the Services, and if there is no licensing requirement for the profession or Services, be duly qualified and competent; and (iv) the Services under this Contract shall be performed in accordance with the professional skill, care and standards of other professionals performing similar services under similar conditions.

**4.4.2. Consultant's Year 2000 Representations and Warranties.** Consultant represents and warrants to Owner that the "Automated Systems" specified, designated and planned pursuant to this Contract shall correctly process, sequence and calculate all date and date related data for all dates prior to, through and after January 1, 2000, and operate in conformance with specifications herein agreed upon without change or degradation prior to, during or after the year 2000 a.d.. For the purposes of this subsection, "Automated Systems" shall mean any computers, software, firmware, HVAC systems, elevators, electrical systems, fire/life safety systems, security systems and any other electrical, mechanized or computerized devices serving the Project.

**4.4.3. Representations and Warranties Cumulative.** The representations and warranties set forth in this Section are in addition to, and not in lieu of, any other representations and warranties provided herein.

**4.5. Insurance and Indemnity.** Consultant shall maintain in effect for the duration of this Contract, or any other time periods required herein, the insurance required by this Contract, as set forth in Exhibit C-Insurance Provisions. The Consultant shall indemnify, defend, save, and hold harmless the State of Oregon from Professional Liability claims, as described in 4.5.2 and all other liability claims as described in 4.5.1.

**4.5.1. Claims Other than Professional Liability.** Consultant shall indemnify, defend, save, and hold harmless the State of Oregon and the Owner, its officers, agents, and employees, from all claims, suits, or actions of whatsoever nature resulting from or arising out of the activities of Consultant or its Sub-consultants, subcontractors, agents, or employees under this Contract.

**4.5.2. Claims for Professional Liability.** Consultant shall indemnify, defend, save, and hold harmless the State of Oregon and the Owner, its officers, agents, and employees, from all claims, suits, or actions arising out of the professionally negligent acts of the Consultant or its Sub-consultants, subcontractors, agents, or employees in performance of professional services under this Contract.

#### **4.6. Employment Status.**

**4.6.1.** Consultant is not an officer, employee, or agent of the State of Oregon or Owner as those terms are used in ORS 30.265. Consultant shall perform all Services as an independent contractor. Although Owner reserves the right (i) to set the delivery schedule for the Services to be performed and (ii) to evaluate the quality of the completed performance, Owner cannot and will not control the means and manner of Consultant's performance. Consultant is responsible for determining the appropriate means and manner of performing the Services.

**4.6.2.** Consultant is not a contributing member of the Public Employee's Retirement System and will be responsible for any federal or state taxes applicable to any compensation or payments paid to Consultant under this Contract. Consultant will not be eligible for any benefits from any payments made under this Contract for federal Social Security, unemployment insurance, or worker's compensation, except as a self-employed individual. If any payment under this Contract is to be charged against federal funds, the Consultant certifies that it is not currently employed by the federal government.

**4.7. Successors & Assignments.** The provisions of this Contract shall be binding upon and shall inure to the benefit of the Parties, and their respective successors and assigns. After the original Contract is executed, the Consultant shall not enter into any new Sub-consultant agreements for any of the Services scheduled under this

Contract or assign or transfer any of its interest in this Contract, without the prior written consent of the Owner.

**4.8. Compliance with Applicable Law.** Consultant shall comply with all federal, state and local laws, regulations, executive orders and ordinances applicable to the Services under this Contract. Owner's performance under this Contract is conditioned upon Consultant's compliance with the provisions of ORS 279.312, 279.314, 279.316, 279.320, and 279.555 which are hereby incorporated by reference. Consultant, the Sub-consultants, if any, and all employers providing Services, labor or materials under this Contract are subject employers under the Oregon workers' compensation law and shall comply with ORS 656.017.

**4.9. Governing Law; Jurisdiction; Venue.** This Contract shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding (collectively "Claim") between Owner and Consultant that arises from or relates to this Contract shall be brought and conducted solely and exclusively within the Circuit Court of Marion County for the State of Oregon; provided, however, if a Claim must be brought in a federal forum, the it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. In no event shall this Subsection be construed as a waiver by the State of Oregon of any form of defense or immunity, whether based on sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the United States Constitution or otherwise. **CONSULTANT, BY EXECUTION OF THIS CONTRACT, HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF SAID COURTS.**

#### **4.10. Tax Compliance Certification**

**4.10.1.** By signature on this Contract, the undersigned hereby swears or affirms under penalty of perjury that the undersigned is authorized to act on behalf of Consultant and has authority and knowledge regarding the payment of taxes, and that Consultant is, to the best of the undersigned's knowledge, not in violation of any Oregon Tax Laws.

**4.10.2.** For the purposes of this certification, "Oregon Tax Laws" means those programs listed in ORS 305.380(4) which is incorporated herein by this reference. Examples include the state inheritance tax, personal income tax, withholding tax, corporation income and excise taxes, amusement device tax, timber taxes, cigarette tax, other tobacco tax, 9-1-1 emergency communications tax, the homeowners and renters property tax relief program and local taxes administered by the Department of Revenue ( Lane Transit District Self-Employment Tax, Lane Transit District Employer Payroll Tax, Tri-County Metropolitan Transportation District of Oregon ("Tri-Met") Employer Payroll Tax, and Tri-Met Self-Employment Tax).

**4.11. Severability.** The Parties agree that if any term or provision of this Contract is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Contract did not contain the particular term or provision held to be invalid.

**4.12. Force Majeure.** Neither party shall be held responsible for delay or default caused by fire, riot, acts of God, and war which is beyond such party's reasonable control. Each party shall, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon the cessation of the cause, diligently pursue performance of its obligations under the Contract.

**4.13. Waiver.** The failure of the Owner to enforce any provision of this Contract shall not constitute a waiver by the Owner of that or any other provision.

**4.14. Third Party Beneficiaries.** Nothing contained in this Contract shall create a contractual relationship with or a cause of action in favor of a third party against the Owner or Consultant. Consultant's services under this Contract shall be performed solely for the Owner's benefit, and no other entity or person shall have any claim against Consultant because of this Contract for the performance or nonperformance of services hereunder.

#### **4.15. Ownership and Use of Work Product.**

**4.15.1.** Copies of plans, specifications, reports, or other materials required to be delivered under this Contract, whether completed, partially completed or in draft form (the "Work Product") shall be the exclusive property of Owner. The Owner and the Consultant intend that such Work Product be deemed "work made for hire", for which the Owner shall be deemed the author. If for any reason such Work Product is not deemed "work made for hire", the Consultant hereby irrevocably assigns to the Owner all of Consultant's right, title and interest in and to any and all of such Work Product, whether arising from copyright, patent, trademark, trade secret, or any other state or federal intellectual property law or doctrine. The Consultant shall execute such further documents and instruments as the Owner may reasonably request in order to fully vest such rights in the Owner. The Consultant forever waives any and all rights relating to such Work Product, including without limitation, any and all rights arising under 17 USC 106A or any other rights of identification of authorship or rights of approval, restriction or limitation on use of subsequent modifications.

**4.15.2.** The Consultant, despite other conditions of this Section, shall have the right to utilize such Work Product on its brochures or other literature that it may utilize for its sales and in addition, unless specifically otherwise exempted, the Consultant may use standard line drawings, specifications and calculations on other unrelated projects.

4.15.3. If the Owner reuses or modifies the Work Product without the Consultant's involvement or prior written consent, to the extent permitted by Article XI, section 7 of the Oregon Constitution and by the Oregon Tort Claims Act, the Owner shall indemnify, within the limits of the Tort Claims Act, the Consultant against liability for damage to life or property arising from the Owner's reuse or modification of the Work Product, provided the Owner shall not be required to indemnify the Consultant for any such liability arising out of the negligence or other misconduct of the Consultant or the Consultant's employees or agents.

#### 4.16. Termination.

4.16.1. Parties Right to Terminate for Convenience. This Contract may be terminated by written mutual consent of the Parties.

4.16.2. Owner's Right to Terminate for Convenience. Owner may, at its sole discretion, terminate this Contract by written notice to the Consultant specifying the termination date of the Contract.

4.16.3. Owner's Right to Terminate for Cause. Owner may terminate this Contract, in whole or in part, immediately upon notice to Consultant, or such later date as Owner may establish in such notice, upon the occurrence of any of the following events:

4.16.3.1. Owner lacks lawful funding, appropriations, limitations or other expenditure authority at levels sufficient to allow Owner, in the exercise of its reasonable discretion, to pay for Consultant's Services;

4.16.3.2. Federal, state or local laws, regulations or guidelines are modified or interpreted in such a way that either the Services under this Contract are prohibited, or Owner is prohibited from paying for such Services from the planned funding source;

4.16.3.3. Consultant no longer holds any license or certificate that is required to perform the Services;

4.16.3.4. Consultant fails to provide the Services called for in Exhibit A within the times specified or allowed under this Contract, fails to perform any of the provisions of this Contract, or so fails to perform the Services as to endanger performance of this Contract in accordance with its terms, and after receipt of written notice from Owner, does not correct such failures in such time as Owner specifies (which shall not be less than 10 calendar days, except in the case of emergency).

4.16.4. Cessation of Services. Upon receiving a notice of termination, and except as otherwise directed in writing by the Owner, Consultant shall immediately cease all activities related to the Services or the Project.

4.16.5. Consultant's Right to Terminate for Cause.

4.16.5.1. Consultant may terminate this Contract if Owner fails to pay Consultant pursuant to this Contract, provided that Owner has failed to make such payment to Consultant within 15 calendar days after receiving written notice from Consultant of such failure to make payment.

4.16.5.2. Consultant may terminate this Contract, for reasons other than non-payment, if Owner commits any material breach or default of any covenant, warranty, obligation or agreement under this Contract, fails to perform under the Contract within the time specified, or so fails to perform as to endanger Consultant's performance under this Contract, and such breach, default or failure is not cured within 10 calendar days after delivery of Consultant's notice, or such longer period as Consultant may specify in such notice.

4.16.6. Delivery of Work Product/Retained Remedies of Owner. As directed by the Owner, Consultant shall upon termination, deliver to the Owner all then existing Work Product and other property that, if the Contract had been completed, would be required to be furnished to the Owner. By Consultant's signature on this Contract, Consultant allows Owner to use said Work Product and other property for Owner's intended use. The rights and remedies of the Owner provided in this Section 4.16-Termination related to defaults by the Consultant shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Contract.

#### 4.16.7. Payment upon Termination

4.16.7.1. In the event of termination pursuant to Sections 4.16.1, 4.16.2, 4.16.3.1, 4.16.3.2 or 4.16.5, Consultant's sole remedy shall be a claim for the sum designated for accomplishing the Services multiplied by the percentage of Services completed and accepted by Owner plus Consultant's reasonable Contract close-out costs, less previous amounts paid and any claim(s) which Owner has against Consultant, except in the event of a termination under 4.16.3.1 where no payment will be due and payable for services performed or costs incurred after the last day of the current biennium, consistent with Section 4.3. Within 30 days after termination, Consultant shall submit an itemized invoice for all un-reimbursed Contract Services completed before termination and all Contract close-out costs actually incurred by Consultant. Owner shall not be obligated to pay for any such costs invoiced to and received by the Owner later than 30 days after termination. If previous amounts paid to Consultant exceed the amount due to Consultant under this subsection, Consultant shall pay any excess to Owner upon demand.

4.16.7.2. In the event of termination pursuant to section 4.16.3.3 or 4.16.3.4, Owner shall have any remedy available to it in law or equity. Such remedies may be pursued separately, collectively and/or in any order whatsoever. If it is determined for any reason that Consultant was not in default under section 4.16.3.3 or 4.16.3.4, the rights and obligations of the Parties shall be the same as if the Contract was terminated pursuant to

Section 4.16.2.

**4.17 Foreign Contractor.** If Consultant is not domiciled in or registered to do business in the State of Oregon, Consultant shall promptly provide to the Oregon Department of Revenue and the Secretary of State's Corporation Division all information required by those agencies relative to this Contract. Consultant shall demonstrate its legal capacity to perform the Services under this Contract in the State of Oregon prior to entering into this Contract.

**4.18 Notice.** Except as otherwise expressly provided in this Contract, any communications between the Parties or notices to be given hereunder shall be given in writing by personal delivery, facsimile, or mailing the same, postage prepaid, to Consultant or Owner at the address or number set forth on Exhibit A to this Contract, or to such other addresses or numbers as either party may hereafter indicate pursuant to this Section 4.18. Any communication or notice so addressed and mailed shall be deemed to be given five (5) calendar days after the date of mailing. Any communication or notice delivered by facsimile shall be deemed to be given when receipt of the transmission is generated by the transmitting machine. To be effective against Owner, any facsimile communication or notice must be confirmed by telephone notice to Owner's Representative for the Project as indicated in Exhibit A to this Contract, and shall not be deemed to be given until such confirmation is completed. Any communication or notice by personal delivery shall be deemed to be given when actually delivered.

**4.19 Media Contacts; Confidentiality.** Consultant shall provide no news release, press release, or any other statement to a member of the news media regarding this Project, without the Owner's prior written authorization. Furthermore, except in the case where the Owner specifically authorizes disclosure of the Owner's confidential information in writing, Consultant shall maintain the confidentiality of the Owner's information pertaining to the Project, unless withholding such information would violate the law, create the risk of significant harm to the public or prevent Consultant from establishing a claim or defense in an adjudicatory proceeding. Consultant shall require of the Sub-consultants similar agreements to maintain the confidentiality of information of Owner.

**4.20 Conflict of Interest.** Except with Owner's prior written consent, Consultant shall not engage in any activity, or accept any employment, interest or contribution that would, or would reasonably appear, to compromise Consultant's professional judgment with respect to this Project, including, without limitation, concurrent employment on any project in direct competition with the Project.

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Exhibits A through D are attached:

STATE OF OREGON  
STANDARD PROFESSIONAL SERVICES CONTRACT  
**EXHIBIT A**  
**STATEMENT OF WORK**

The Owner and the Consultant agree that the following Professional Services shall be provided by the Consultant. (For purposes of this Contract, "Basic Services" are those Services described in section A.1 Phase 1)

**PROJECT DESCRIPTION:** Provide a Phase One Environmental Site Assessment and report on the State of Oregon's Mill Creek District.

Representatives of the Parties for this Contract and the Project shall be:

Consultant: PBS Environmental

Telephone: (503) 248-1939

Owner: Department of Administrative Services

Telephone: (503) 378-2865 x253

The Services to be provided by the Consultant for this Project are described below:

**A.1 PHASE 1 - BASIC SERVICES**

- A.1.01      **INITIAL MEETING:** Meet or talk with the property owner or other key personnel to further discuss the Project and to obtain any information which may be relevant to the site or adjoining land. An environmental questionnaire will be submitted to the current owner for completion. It is understood that the Owner will provide all known environmental information, including former site use, hazardous wastes, etc.
- A.1.02      **AGENCY FILE CHECK:** Using a commercial database search provider, obtain a search of regulatory agency listings per ASTM 1527-00 to identify known hazardous substance violations, contaminant discharges and other environmental problems for varying distances based upon their relative potential impact to the subject property. In the event file review requires travel more than 30 miles from our nearest branch office, a travel time and mileage charge would be assessed.
- A.1.03      **GEOLOGIC RESEARCH:** Review available soils, geology, engineering, groundwater or other reports regarding the property and the immediate vicinity.
- A.1.04      **HISTORICAL REVIEW:** Review aerial photographs of the site and adjacent property to assess previous site conditions and operations (if available). Other historical information that may be reviewed includes Sanborn fire maps, city directories, building permits, or property title information (if provided by the Owner) to determine history of usage. Whenever feasible, the history of the property will be traced to 1940 or to a time prior to it's earliest developed use, whichever is earlier.
- A.1.05      **PHYSICAL INSPECTION:** Conduct a site visit, during which the property and any structures will be visually inspected for potentially hazardous materials, existing in the past or present. A field checklist will be completed, and pertinent observations related to potential environmental conditions will be recorded. Interviews with on-site personnel, tenants or other persons familiar with the history of the area may be conducted.
- A.1.06      **VISUAL ASBESTOS SCREEN:** There is a potential for asbestos-containing materials (ACM) to be present. PBS will perform a visual survey to assess the presence/condition of suspect friable and non-friable ACM in accessible areas. No samples will be collected.
- A.1.07      **REPORT:** A final report will be prepared containing observations and conclusions relating to the apparent environmental conditions of the site. The report will include a description of site, CAD vicinity plan, conditions encountered, and documentation of resources including regulatory and historic records reviewed and conclusions. If appropriate, recommendations will be included, unless the Owner directs PBS otherwise. PBS will provide Owner with two hardcopies of the final report and one electronic copy in PDF format, which will be published on the Owner's website.

## LIMITATION OF SCOPE:

The purpose of this phase of the work is to determine if more in-depth studies are to be developed. Trained professionals will make observations based on the best available information. It is not intended to be a comprehensive determination of all potential liabilities associated with a particular property, nor is it represented as a legal opinion as to the Owner's performance of "due diligence" concerning the purchase of real estate. Unless otherwise specified, the scope of work does not include a review/opinion of legal instruments such as indemnification agreements, purchase and sale agreements, liens, etc. Its cursory nature is to be noted by all parties.

*Limited Asbestos Screens of major building systems are intended for screening purposes only, in the context of a real estate transaction.* The surveys are not intended to identify most or all potential hazardous materials in a building, are not designed to meet AHERA, OSHA, HUD or other guidelines for assessment of these materials in buildings, nor to serve as abatement, renovation or demolition specifications. If our screening-level survey indicates the presence of hazardous materials, recommendations will be made for a comprehensive building survey.

Unless otherwise specified in this proposal, the scope of work for the Project does not address the following items: hazardous materials audit, environmental permit compliance (unless directly related to potential CERCLA liability); indoor air quality, mold or radon; lead-based paint, wetlands and other land use issues, geotechnical or geologic hazards, nor does it include subsurface exploration or chemical screening of soil and groundwater beneath the site which is needed to determine site contamination with scientific certainty.

PBS will utilize a commercial database search provider in the conduct of this Project. Their report is subject to the limitations, constraints, inaccuracies and incompleteness of government information and of computer mapping data and conventions.

The findings and conclusions of this report are not scientific certainties but, rather, probabilities based on professional judgment concerning the significance of the data gathered during the course of the Environmental Site Assessment. PBS is not able to represent that the subject property or adjoining land contain no hazardous waste, oil or other latent condition beyond that detected or observed by PBS during the ESA. The possibility always exists for contaminants to migrate undetected through surface water, air or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this study.

STATE OF OREGON  
STANDARD PROFESSIONAL SERVICES CONTRACT  
**EXHIBIT B**  
**CONSULTANT COMPENSATION**

**B.1 BASIS OF COMPENSATION**

- B.1.01 The Owner shall compensate the Consultant for the performance of Services set forth in the Statement of Work, as defined in Exhibit A, as follows:

*The maximum, not to exceed total amount payable under this Contract is [REDACTED] for the Basic Services. The cost of reproduction, disposable equipment, mileage and postage are included in the above flat fee.*

- B.1.02 Payments for Services and Reimbursable Expenses shall be made monthly, following Owner's review and approval of detailed invoices submitted by Consultant and acceptance of the Services and approval by the Owner. Payments for Services shall only be made in proportion to the Services performed.

- B.1.03 Reimbursable expenses, described in paragraphs B.1.01 and A.1.02, shall be defined as the direct cost expended by the Consultant, the Consultant's employees and Sub-consultants for performance of Services rendered to complete the Project.

- B.1.05 Payment for all Services performed and for Reimbursable Expenses under this Contract shall be subject to the provisions of ORS 293.462 concerning payment of overdue account charges, and shall not exceed the amounts indicated in Section B.1.01, above. Payments for Services shall be made monthly following Owner's review and approval of invoices submitted by Consultant and Owner's acceptance and approval of the Services. Payment for Basic Services shall be based upon the percentage of the Basic Services completed for a particular Phase of Service as indicated Section B.1.02 and which is clearly shown in the invoice. Owner shall make payments only after Owner's receipt and approval of (i) Consultant's detailed monthly invoice as described in Section B.1.07, and (ii) all designs, certificates, and documents covered by the invoice. Total compensation for each phase of Basic Services shall not exceed the fixed dollar amounts calculated by multiplying the applicable percentage allocated to each Phase of the Services by the fixed price amount in Section B.1.01:

- B.1.06 Consultant shall not submit invoices for, and Owner will not pay, any amount in excess of the compensation amount set forth in Section B.1.01, above. If this compensation amount is increased by amendment of this Contract, the amendment must be fully effective before Consultant performs Services subject to the amendment. Consultant shall notify Owner's Representative identified in this Contract of the upcoming expiration of the Contract, in writing, thirty (30) days before the Contract expires. No payment will be made for any services performed before the effective date or after the expiration date of the Contract.

- B.1.07 Consultant shall submit monthly invoices for work performed. The invoices shall describe all work performed with particularity and by whom it was performed and shall itemize and explain all expenses for which reimbursement is claimed. Invoices for Basic Services under a specific Phase shall be for completed Basic Services only and shall indicate the percentage of the total Basic Services for that Phase that the amount invoiced represents. Invoices for Basic Services also shall indicate the total percentage of Basic Services for that Phase that have been completed up to the date of the invoice, and shall indicate the total amount invoiced to date by the Consultant prior to the current invoice. Invoices for authorized Basic Services based on a not to exceed allowance shall set forth the number of hours worked by Consultant's personnel on the identified service, describe such work performed by each such personnel in detail on a daily basis, and set forth the rate of compensation for each of such personnel as agreed to herein according to the following Schedule of Compensation Rates for Consultant's Personnel:

N/A

- B.1.08 The Owner and Consultant agree in accordance with the terms and conditions of this Contract that:

- a. If the scope of the Project or if the Consultant's Services is changed materially, the Consultant shall request in writing, before services are provided, that compensation be adjusted and that the Contract be amended to describe the additional Services to be performed and the compensation for those additional



Services. If the Owner agrees to allow additional Services to be performed, the Parties must prepare and fully execute a written amendment to the Contract fully memorializing the Parties' agreement, and all required State of Oregon approvals must be obtained, before the Contract will be deemed amended and before Consultant begins performance of any additional Services pursuant to the amended Contract.

- b. The fee for preparing routine change orders adding or deleting Work from the Project shall be considered part of the compensation for Basic Services.
- c. The Consultant shall make such revisions to completed Contract Documents as are necessary to correct errors or omissions appearing therein, consistent with generally accepted standards of professional practice and with the Consultant's standard of care under Section 4.4.1 of the Contract, when required to do so by the Owner and without additional compensation.

STATE OF OREGON  
STANDARD PROFESSIONAL SERVICES CONTRACT  
**EXHIBIT C**  
**INSURANCE PROVISIONS**

During the term of this Contract, or such other time period provided herein, the Consultant shall maintain in force at its own expense, each insurance noted below:

- C.1.01    ☒ Required by the Owner of Consultants with one or more workers, as defined by ORS 656.027.

Workers' Compensation insurance in compliance with ORS 656.017, which requires subject employers to provide Oregon workers' compensation coverage for all their subject workers.

- C.1.02    ☒ Required by the Owner    ☐ Not required by the Owner

Professional Liability insurance with a combined single limit, or the equivalent, of not less than: ☐ \$200,000; ☐ \$500,000; ☒ \$1,000,000; or ☐ \$2,000,000 each claim, incident or occurrence. This is to cover damages caused by error, omission or negligent acts related to the professional services to be provided under this Contract. Any deductible shall not exceed \$50,000 each claim, incident, or occurrence.

- C.1.03    ☒ Required by the Owner    ☐ Not required by the Owner

General Liability insurance with a combined single limit, or the equivalent, of not less than: ☐ \$200,000; ☐ \$500,000; ☒ \$1,000,000; ☐ \$2,000,000 each occurrence for Bodily Injury and Property Damage. It shall include contractual liability coverage for the indemnity provided under this Contract. It shall provide that the State of Oregon, Department of Administrative Services and their divisions, officers and employees are Additional Insureds, but only with respect to the Consultant's services to be provided under this Contract.

- C.1.04    ☒ Required by the Owner    ☐ Not required by the Owner

Automobile Liability insurance with a combined single limit, or the equivalent, of not less than:  
☐ Oregon Financial Responsibility Law (ORS 806.060); ☐ \$200,000; ☒ \$500,000; or  
☐ \$1,000,000 each accident for Bodily Injury and Property Damage, including coverage for owned, hired or non-owned vehicles, as applicable.

- C.1.05    "Tail" Coverage

If any of the required liability insurance is arranged on a "claims made" basis, "tail" coverage will be required at the completion of this Contract for a duration of 24 months, or the maximum time period available to the Consultant in the marketplace if less than 24 months. Consultant will be responsible for furnishing certification of "tail" coverage as described or continuous "claims made" liability coverage for 24 months following Contract expiration. Continuous "claims made" coverage will be acceptable in lieu of "tail" coverage, provided its retroactive date is on or before the effective date of this Contract. Evidence of suitable coverage will be a condition of final acceptance and payment under the Contract.

- C.1.06    Notice of Cancellation or Change

There shall be no cancellation, material change, reduction of limits or intent not to renew the insurance coverage(s) without 30 days written notice from the Consultant or its insurer(s) to the Department of Administrative Services.

- C.1.07    Certificates of Insurance

As evidence of the insurance coverage required by this Contract, the Consultant shall furnish acceptable insurance certificates to the Department of Administrative Services, Facilities Division prior to commencing performance of the Services. The certificate will specify all of the parties who are Additional Insureds. Insuring companies or entities are subject to State acceptance. If requested, complete copies of insurance policies, trust agreements, etc. shall be provided to the State. The Consultant shall be financially responsible for all pertinent deductibles, self-insured retentions and/or self-insurance.

sent Parker  
-DB

STATE OF OREGON  
STANDARD PROFESSIONAL SERVICES CONTRACT  
**EXHIBIT D**  
**CRITICAL DATE SCHEDULE**

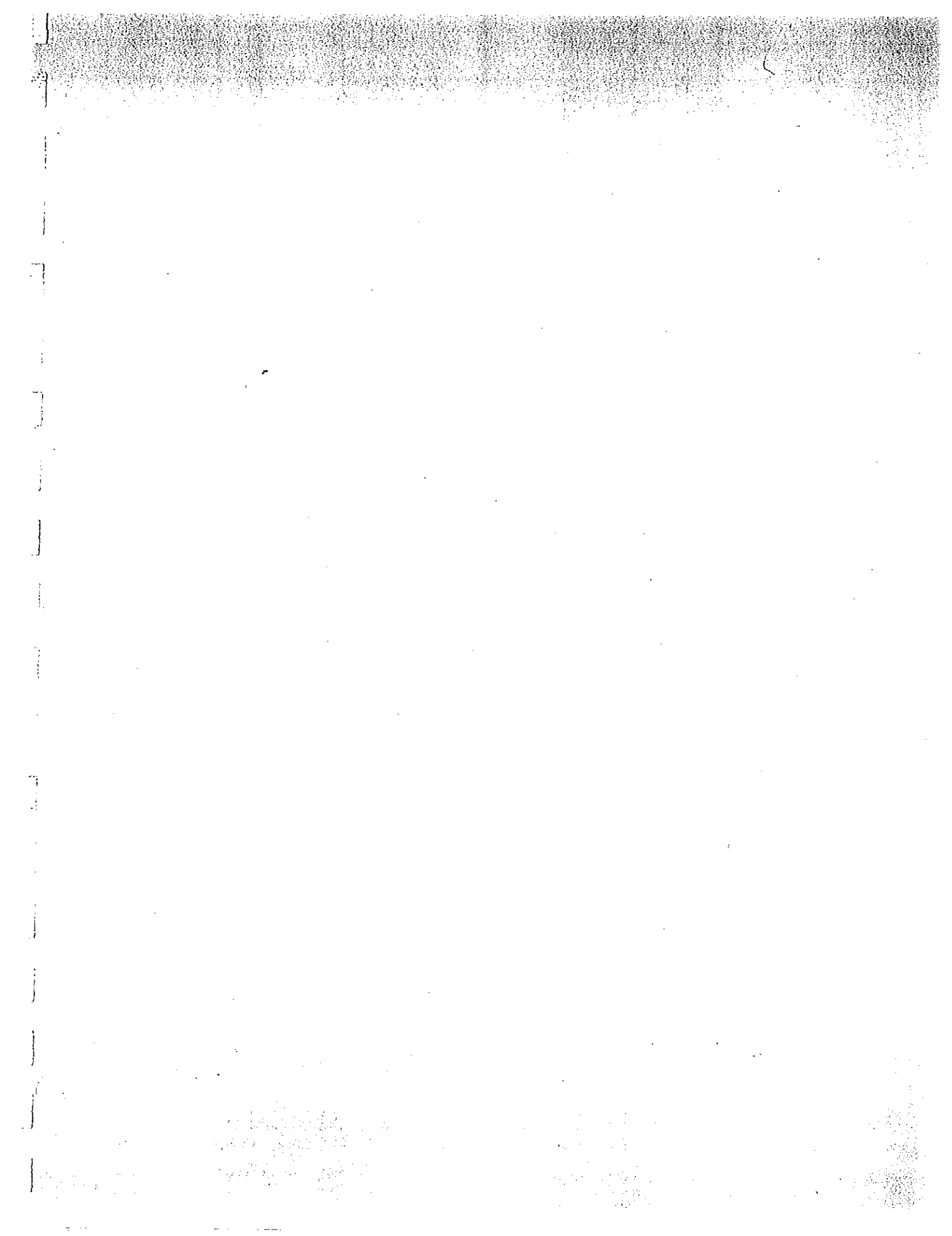
The following is a conceptual schedule and not date specific. However, any adjustments to the following schedule outside the general guidelines shall be of no force or effect until Owner agrees to such adjustments in writing by amendment to this schedule and, if required, the amendment is approved in accordance with applicable laws and rules.

**ACTIVITY**

**NOT LATER THAN**

Complete and deliver Level I report.

July 7, 2003

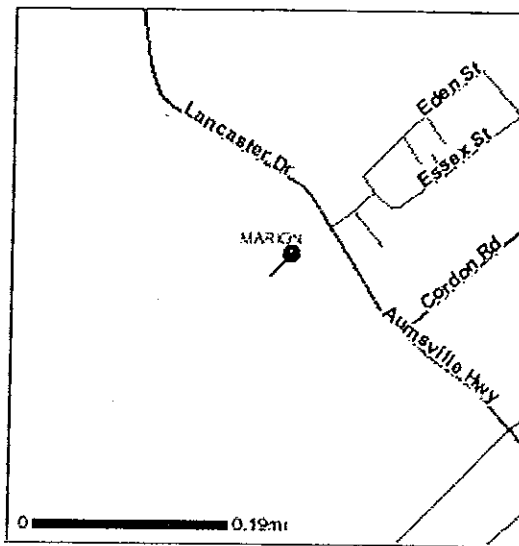
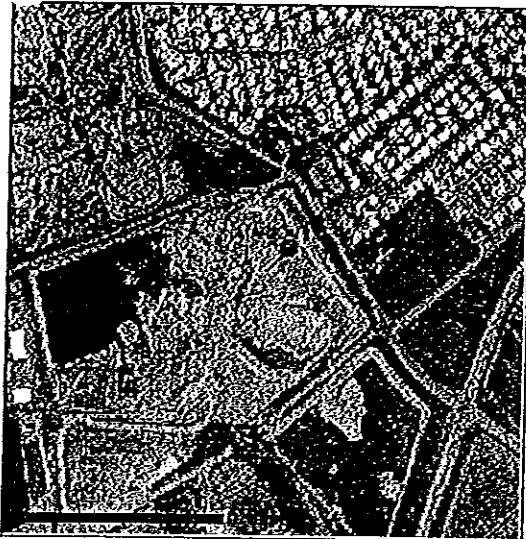




## Facility Summary Report

Facility Profiler Print Report

ps



## Facility / Site Information

Location ID: 5295 Latitude: 44° 54' 7.9"  
 Facility/Site Name: RIVER BEND SAND GRAVEL CO Longitude: -122° 58' 27.1"  
 Address: 4105 LANCASTER DR SE Location Accuracy: HIGH  
 City State Zip: SALEM OR 97301 Last Updated: 2/18/2003

ses

River Bend Sand & Gravel ECSI RIVER BEND SAND & GRAVEL HWMS  
 RIVER BEND SAND & GRAVEL CO., ACSIS

## Geographic Features

Township: T8S-R2W-S6 Congress Dist: 5 Forest Type: N/A  
 County: MARION OR Senate Dist: 10 Vegetation: Agricultural cropland and pastureland  
 Watershed: MIDDLE WILLAMETTE OR House Dist: 19 Agricultural Land: PREDOM IRR

## Oregon DEQ Program Information

## Environmental Cleanup (ECSI)

Operation ID	Start Date	Issue Date	Expiration Date	Permit Type	Permit SubType	Status	Detail Information <sup>1</sup>
886	05/12/1989			Contaminated Site		Suspect site requiring further investigation	ECSI Site Report

SIC CODE	SIC Description	PRIMARY
5211	BUILDING MATERIALS DEALERS	Y

## Air Quality Permits (ACSIS)

Air Quality Permit	Start Date	Effective Date	Review Date	Closed Date	Status	Type	Sub Type	Detail Information <sup>1</sup>
244671	08/01/2011	08/08/1980	01/09/2002		OPERATING	ACDP	Regular	AQ Report
245945	08/01/2011	03/11/1987	01/09/2002		OPERATING	ACDP	Regular	AQ Report
245955	08/01/2011	08/08/1980	01/09/2002		OPERATING	ACDP	Regular	AQ Report

CODE	SIC Description	PRIMARY
2922	CONSTRUCTION SAND AND GRAVEL	Y
2951	PAVING MIXTURES AND BLOCKS	Y
3273	READY-MIX CONCRETE	Y
3295	MINERALS, GROUND OR TREATED	Y

## Hazardous Waste (HWMS)

Identifier	Start Date	Effective Date	Review Date	NFA Date	Type	Sub Type	Detail Information <sup>1</sup>
5625997	12/18/1997	12/18/1997		12/31/1998	Generator	LQG	<a href="#">HW Site Report</a>
5625997	12/18/1997	12/18/1997		12/31/1998	Generator	SQG	<a href="#">HW Site Report</a>

SIC CODE	SIC Description	PRIMARY
1442	CONSTRUCTION SAND AND GRAVEL	Y

<sup>1</sup> Linked reports may be unavailable from 9:00pm to 7:00am PST due to system maintenance.

<sup>2</sup> DEQ does not maintain air discharge permit information for Lane County.

#### More Information on this location

[Oregon DEQ Neighborhood Info \(by region/county\)](#)

[See wells in the same Township Range Section from the Oregon Water Resources Department Well logs Application](#)

[See county's scanned assessor maps through ORMAP](#)

[\[DEQ's Privacy Notice\]](#) [\[Contact DEQ\]](#) [\[Application Feedback\]](#)

**Disclaimer:** *This product is for informational purposes, and may not be suitable for legal, engineering or surveying purposes. This information or data is provided with the understanding that conclusions drawn from such information are the responsibility of the user.*



## Environmental Cleanup Site Information Database Site Summary Report - Details for Site ID 1175

This report shows data entered as of July 1, 2003 at 3:50:22 PM

See the bottom of this page for a key to certain acronyms and terms used in the report below

For more information on what is occurring at this site see [DEQ's Facility Profiler](#).

### General Site Information

Site ID: 1175	Site Name: Mill Creek Correctional Facility	CERCLIS No:
Address:	5485 Turner RD SE Salem 97301	
	County: Marion	Region: Western
Other location information:		
	Investigation Status: Suspect site requiring further investigation	NPL Site: No
		Orphan Site: No
Property:	Twtnshp/Range/Sect: 8S , 2W , 18	Study Area: No
	Latitude: 44.8827 deg.	Tax Lots:
	Longitude: -122.9708 deg.	Site Size:
Other Site Names:		

### Site Characteristics

#### General Site Description:

#### Site History:

Contamination Information:	Petroleum, volatile and semivolatile organic compounds may have been released.
Manner and Time of Release:	Past operating practices associated with petroleum underground storage tanks, vehicle maintenance, the use of pesticides and fertilizers, chemical storage, waste disposal, and manure handling may have resulted in releases.

#### Hazardous

#### Substances/Waste

#### Types:

#### Pathways:

Environmental/Health Threats:	Potential impact to soil and shallow groundwater.
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Status of Investigative or Remedial Action:	A PA was conducted in 1992 indicating the potential for releases associated with farming practices. A Draft XPA Work Plan was submitted to DEQ in July 1995, proposing subsurface investigations in the vicinity of underground storage tanks, wash pad, waste-oil accumulation area, and waste oil above ground tank in the Machine Shop area.
---	---

#### Data Sources:

### Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
No information is available			

### Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
VCS Waiting List	10/17/1991	03/09/1992	Marilyn Daniel	VCS
Site added to database	02/07/1992		Marilyn Daniel Marilyn	VCS

SITE EVALUATION	03/08/1992 03/08/1992	Daniel	VCS
State Basic Preliminary Assessment recommended (PA)	03/08/1992 03/08/1992	Marilyn Daniel	VCS
BASIC PRELIMINARY ASSESSEMENT	03/09/1992 05/08/1993	Marilyn Daniel	VCS
Memorandums of Agreement	12/10/1992 12/20/1992	Marilyn Daniel	VCS
NEGOTIATIONS	05/09/1993 01/10/1995	Marilyn Daniel	VCS
Listing Review completed	05/09/1994 05/09/1994	Marilyn Daniel	VCS
Insufficient information to list	05/10/1994 05/10/1994	Marilyn Daniel	VCS
State Expanded Preliminary Assessment recommended (XPA)	05/13/1994 05/13/1994	Marilyn Daniel	VCS
EXPANDED PRELIMINARY ASSESSMENT	01/10/1995 06/30/1996	Keith Andersen	VCS

Key to certain acronyms and terms in this report:

**CERCLIS No.:** The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

**Region:** DEQ divides the state into three regions (E, NW, and W); the regional office shown is responsible for site investigation/cleanup.

**NPL Site:** Is the site on EPA's Superfund List? (Y/N).

**Orphan Site:** Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program cleans up high-priority sites where owners and operators responsible for the contamination are absent, or are unwilling or unable to use their own resources for cleanup.

**Study Area:** Is this site a Study Area? (Y/N). ECSI assigns unique Site ID numbers to both individual sites and to Study Areas, which are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem.

**SIC Code:** The Standard Industrial Classification code assigned to the operation described in this part of the report.

**Pathways:** A description of human or environmental resources that site contamination could affect.

**Lead Pgm:** This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS = Site Assessment; VCS = Voluntary Cleanup; SRS = Site Response (enforcement cleanup).

For more information about this page please contact Gil Wistar at (503) 229-5512 or via email at [wistar.gil@deq.state.or.us](mailto:wistar.gil@deq.state.or.us).

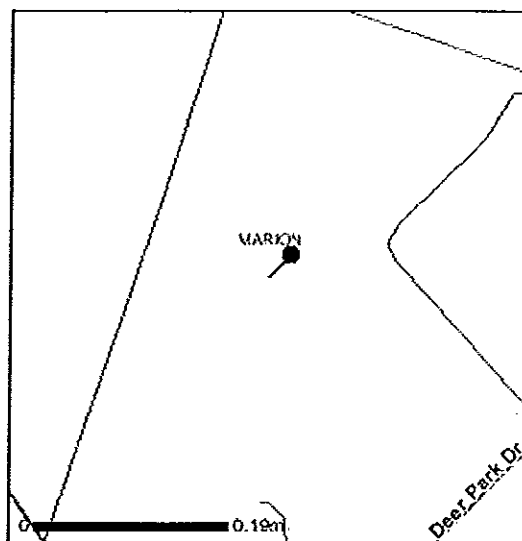
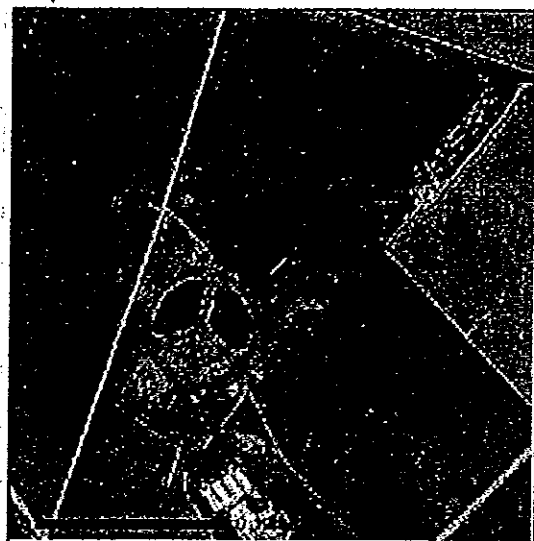




## Facility Summary Report

[Return to Site Listing](#) [Print Report](#)

Maps



## Facility / Site Information

Location ID:	3679	Latitude:	44° 52' 57.72"
Facility/Site Name:	Mill Creek Correctional Facility	Longitude:	-122° 58' 14.88"
Address:	5485 TURNER RD SE	Location Accuracy:	HIGH
City State Zip:	SALEM OR 97301	Last Updated:	5/14/2002

ses

MILL CREEK CORRECT. DORM. HOT	LUST	MILL CREEK CORRECTION	LUST
Mill Creek Correctional Facility	ECSI	MILL CREEK CORRECTIONAL FACILITY	HWMS
OREGON STATE OF DEPARTMENT OF CORRECTION	HWMS		

## Geographic Features

Township:	T8S-R2W-S18	Congress Dist:	5	Forest Type:	N/A
County:	MARION	OR Senate Dist:	10	Vegetation:	Agricultural cropland and pastureland
Watershed:	MIDDLE WILLAMETTE	OR House Dist:	19	Agricultural Land:	PREDOM IRR

## Oregon DEQ Program Information

## Environmental Cleanup (ECI)

Operation ID	Start Date	Issue Date	Expiration Date	Permit Type	Permit SubType	Status	Detail Information <sup>1</sup>
1175	10/17/1991			Contaminated Site		Suspect site requiring further investigation	<a href="#">ECI Site Report</a>

SIC CODE	SIC Description	PRIMARY
2	NON-RCRA SPILL CLEANUP	Y
9223	CORRECTIONAL INSTITUTIONS	Y

## Hazardous Waste (HWMS)

Identifier	Start Date	Effective Date	Review Date	NFA Date	Type	Sub Type	Detail Information <sup>1</sup>
6836546	01/01/1981	01/01/1981		12/31/1997	Generator	CEG	<a href="#">HW Site Report</a>

CODE	SIC Description	PRIMARY
9223	CORRECTIONAL INSTITUTIONS	Y

## Leaking Underground Storage Tanks (LUST)

Log Number	Received	Cleanup Initiated	Cleanup Complete	Type	Heating Oil Tank	UST Facility	Status	Detail Information <sup>1</sup>
------------	----------	-------------------	------------------	------	------------------	--------------	--------	---------------------------------

						ID		
24-95-4068	05/11/1995	05/10/1995		REGULATED			CLEANUP_STARTED	<a href="#">LUST Site Report</a>
24-95-4072	05/19/1995	05/18/1995		NON_REGULATED	HEATING_OIL_TANK		CLEANUP_STARTED	<a href="#">LUST Site Report</a>

<sup>1</sup> Linked reports may be unavailable from 9:00pm to 7:00am PST due to system maintenance.

<sup>2</sup> DEQ does not maintain air discharge permit information for Lane County.

#### More Information on this location

[Oregon DEQ Neighborhood Info \(by region/county\)](#)

[See wells in the same Township Range Section from the Oregon Water Resources Department Well logs Application](#)

[See county's scanned assessor maps through ORMAP](#)

[\[DEQ's Privacy Notice\]](#) [\[Contact DEQ\]](#) [\[Application Feedback\]](#)

**Disclaimer:** *This product is for informational purposes, and may not be suitable for legal, engineering or surveying purposes. This information or data is provided with the understanding that conclusions drawn from such information are the responsibility of the user.*

## Environmental Cleanup Site Information Database Site Summary Report - Details for Site ID 1178

This report shows data entered as of July 1, 2003 at 4:43:06 PM

See the bottom of this page for a key to certain acronyms and terms used in the report below

For more information on what is occurring at this site see [DEQ's Facility Profiler](#).

### General Site Information

Site ID: 1178	Site Name: Santiam Correctional Institute	CERCLIS No:
Address:	4005 Aumsville Hwy SE Salem 97301	
	County: Marion	Region: Western
Other location information:		
	Investigation Status: Suspect site requiring further investigation	NPL Site: No
Property:	Twtnshp/Range/Sect: 8S , 2W , 5	Orphan Site: Study Area: No No
	Latitude: 44.8997 deg.	Tax Lots:
	Longitude: -122.9683 deg.	Site Size:
Other Site Names:		

### Site Characteristics

#### General Site Description:

#### Site History:

#### Contamination Information:

Solvents and petroleum products may have been released.

#### Manner and Time of Release:

Past operating practices associated with burning of debris, petroleum underground storage tanks, vehicle washdown near auto shop may have resulted in releases.

#### Hazardous Substances/Waste Types:

#### Pathways:

#### Environmental/Health Threats:

Potential impact to soils.

#### Status of Investigative or Remedial Action:

A PA was conducted at the site in 1992, indicating the potential for solvent and/or petroleum releases in a number of areas. Manufacturing and industrial processes at the site are limited to food preparation, steam generation, minor building and vehicle maintenance, grounds keeping, and janitorial services. A Draft XPA Work Plan submitted to DEQ in July, 1995, proposes subsurface soil investigations in the vicinity of the vehicle washdown pad and burn area.

#### Data Sources:

### Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
No information is available			

### Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
VCS Waiting List	10/17/1991	03/09/1992	Michael Rosen	VCS
Site added to database	02/07/1992		Marilyn Daniel	VCS
SITE EVALUATION	03/08/1992	03/08/1992	Marilyn Daniel	VCS
State Basic Preliminary Assessment recommended (PA)	03/08/1992	03/08/1992	Marilyn Daniel	VCS
BASIC PRELIMINARY ASSESSEMENT	03/09/1992	05/08/1993	Marilyn Daniel	VCS
Memorandums of Agreement	12/10/1992	12/20/1992	Marilyn Daniel	VCS

## NEGOTIATIONS

Listing Review completed

Insufficient information to list

State Expanded Preliminary Assessment recommended (XPA)

EXPANDED PRELIMINARY ASSESSMENT

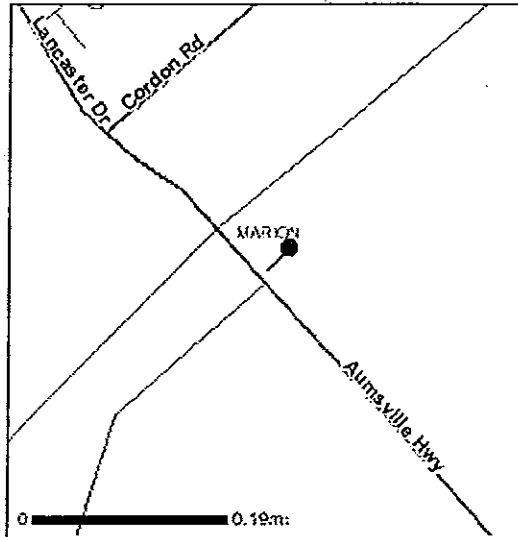
05/09/1993	01/10/1995	Marilyn Daniel	VCS
05/09/1994	05/09/1994	Marilyn Daniel	VCS
05/10/1994	05/10/1994	Marilyn Daniel	VCS
05/13/1994	05/13/1994	Marilyn Daniel	VCS
01/10/1995	06/30/1996	Keith Andersen	VCS



## Facility Summary Report

[Facility Profiler](#) [Print Report](#)

ps



### Facility / Site Information

Location ID:	9001	Latitude:	44° 53' 58.92"
Facility/Site Name:	SANTIAM CORRECTIONAL INSTITUTE	Longitude:	-122° 58' 5.8799"
Address:	4005 AUMSVILLE HWY SE	Location Accuracy:	HIGH
City State Zip:	SALEM OR 97301	Last Updated:	9/27/1999

### Uses

Santiam Correctional Institute      ECSI

### Geographic Features

Township:	T8S-R2W-S8	Congress Dist:	5	Forest Type:	N/A
County:	MARION	OR Senate Dist:	10	Vegetation:	Agricultural cropland and pastureland
Watershed:	MIDDLE WILLAMETTE	OR House Dist:	19	Agricultural Land:	PREDOM IRR

### Oregon DEQ Program Information

#### Environmental Cleanup (ECSI)

Operation ID	Start Date	Issue Date	Expiration Date	Permit Type	Permit SubType	Status	Detail Information <sup>1</sup>
1178	10/17/1991			Contaminated Site		Suspect site requiring further investigation	<a href="#">ECSI Site Report</a>

SIC CODE	SIC Description	PRIMARY
9223	CORRECTIONAL INSTITUTIONS	Y

<sup>1</sup> Linked reports may be unavailable from 9:00pm to 7:00am PST due to system maintenance.

<sup>2</sup> DEQ does not maintain air discharge permit information for Lane County.

### More Information on this location

[Oregon DEQ Neighborhood Info \(by region/county\)](#)

[See wells in the same Township Range Section from the Oregon Water Resources Department Well logs Application](#)

[See county's scanned assessor maps through ORMAP](#)

[DEQ's Privacy Notice](#) [\[Contact DEQ\]](#) [\[Application Feedback\]](#)

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## Environmental Cleanup Site Information Database Site Summary Report - Details for Site ID 1176

This report shows data entered as of July 1, 2003 at 4:32:28 PM

See the bottom of this page for a key to certain acronyms and terms used in the report below

For more information on what is occurring at this site see [DEQ's Facility Profiler](#).

### General Site Information

Site ID: 1176	Site Name: Oregon State Correctional Institute (OSCI)	CERCLIS No:
Address:	3405 Deer Park DR SE Salem 97310	
	County: Marion	Region: Western
Other location information:		
	Investigation Status: Suspect site requiring further investigation	NPL Site: No
Property:	Twncshp/Range/Sect: 8S , 2W , 5	Orphan Site: No
	Latitude: 44.8947 deg.	Study Area: No
	Longitude: -122.9461 deg.	Tax Lots:
		Site Size: 55 acres
Other Site Names:		

### Site Characteristics

#### General Site Description:

#### Site History:

Contamination Information: Solvents and petroleum products may have been released.

Manner and Time of Release: Past operating practices since 1959 associated with petroleum underground storage tanks, auto shop drainage, uncontrolled dump sites, chemical storage, and dust suppression may have resulted in releases of solvent and petroleum products.

Hazardous Substances/Waste Types:

Pathways:

Environmental/Health Threats: Soil, groundwater, and surface water may be impacted by past releases.

Status of Investigative or Remedial Action: A PA was conducted at the site in 1992, indicating the potential for solvent and/or petroleum releases in a number of areas. The 55-acre facility has vocational training facilities that include carpentry, welding, electrical, printing, and automotive shops. A draft XPA Work Plan, submitted in July 1995, proposes soil borings and test pit excavations to determine the significance of potential releases in the vicinity of dust-suppression areas, the auto shop, and the two uncontrolled dump sites.

Data Sources:

### Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
No information is available			

### Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
VCS Waiting List	10/17/1991	03/09/1992	Marilyn Daniel	VCS
Site added to database	02/07/1992		Marilyn Daniel	VCS
SITE EVALUATION	03/08/1992	03/08/1992	Marilyn Daniel	VCS
State Basic Preliminary Assessment recommended (PA)	03/08/1992	03/08/1992	Marilyn Daniel	VCS
BASIC PRELIMINARY ASSESSEMENT	03/09/1992	07/02/1993	Marilyn Daniel	VCS

Memorandums of Agreement	12/10/1992	12/20/1992	Marilyn Daniel	VCS
NEGOTIATIONS	07/02/1993	01/10/1995	Marilyn Daniel	VCS
Listing Review completed	05/09/1994	05/09/1994	Marilyn Daniel	VCS
Insufficient information to list	05/10/1994	05/10/1994	Marilyn Daniel	VCS
State Expanded Preliminary Assessment recommended (XPA)	05/13/1994	05/13/1994	Marilyn Daniel	VCS
EXPANDED PRELIMINARY ASSESSMENT	01/10/1995	06/30/1996	Keith Andersen	VCS

## Environmental Cleanup Site Information Database Site Summary Report - Details for Site ID 1318

*located  
w/old  
ML  
site*

This report shows data entered as of July 1, 2003 at 4:49:34 PM

See the bottom of this page for a key to certain acronyms and terms used in the report below

For more information on what is occurring at this site see [DEQ's Facility Profiler](#).

### General Site Information

Site ID: 1318	Site Name: Sanitary Service Co. Landfill (Former)	CERCLIS No: 009860123
Address:	3250 Deer Park DR SE Salem 97301	
	County: Marion	Region: Western
Other location information:		
	Investigation Status: Suspect site requiring further investigation	NPL Site: No
Property:	Twtnshp/Range/Sect: 8S , 2W , 4	Orphan Site: Study Area: No No
	Latitude: 44.9002 deg.	Tax Lots:
	Longitude: -122.9383 deg.	Site Size:
Other Site Names:		

### Site Characteristics

#### General Site Description:

#### Site History:

**Contamination Information:** Old burn dump with current transfer station built on top. The landfill operated from 1940s to 1960s. Leachate seeps along margin and at the toe of the slope show evidence of metals (iron oxide at 1.4 ppm - secondary MCLs are 0.3 ppm). No detailed information on the landfill is available. No surface or groundwater monitoring being done. 200 + domestic wells within 0.5-mile radius.

**Manner and Time of Release:** Periodic leachate seeps from old landfill to adjacent creek.

**Hazardous Substances/Waste Types:** Evidence of iron oxides; other metals may also be present.

#### Pathways:

**Environmental/Health Threats:** Potential surface water and groundwater contamination.

**Status of Investigative or Remedial Action:** No current investigation or routine landfill monitoring.

#### Data Sources:

### Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
IRON	Surface Water	1.4 mg/l	3/9/1994

### Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
Site added to CERCLIS	04/01/1980			
EPA Basic Preliminary Assessment	08/01/1984	08/01/1984		
EPA Preliminary Assessment 2	02/12/1985	02/12/1985		
No Further Remedial Action Planned under Federal program	02/12/1988	02/12/1988		
Site added to database	01/24/1993		Daniel Crouse	SAS
Site Screening recommended (EV)	02/11/1994	02/11/1994	Daniel Crouse	SAS



**SITE EVALUATION**

Listing Review completed

Insufficient information to list

State Basic Preliminary Assessment recommended (PA)

07/11/1994	07/22/1994	Alicia Voss	SAS
07/22/1994	07/22/1994	Alicia Voss	SAS
07/22/1994		Alicia Voss	SAS
07/22/1994	07/22/1994	Alicia Voss	SAS



## Environmental Cleanup Site Information Database Site Summary Report - Details for Site ID 2211

This report shows data entered as of July 1, 2003 at 3:45:51 PM

See the bottom of this page for a key to certain acronyms and terms used in the report below

For more information on what is occurring at this site see [DEQ's Facility Profiler](#).

### General Site Information

Site ID: 2211	Site Name: Santa Fe Turner Road	CERCLIS No:	
Address:	4705 1/2 Turner Road SE Salem 97301		
	County: Marion	Region: Western	
Other location information:	Investigation Status: Suspect site requiring further investigation	NPL Site: No	Orphan Site: No Study Area: No
Property:	Twtnshp/Range/Sect: 8S , 2W , 7	Tax Lots:	
	Latitude: 44.8861 deg.	Longitude: -122.9808 deg.	Site Size:
Other Site Names:			

### Site Characteristics

#### General Site Description:

#### Site History:

Contamination Information: On October 20, 1997, a sensor blew out, spraying product over a small area of gravel within the booster station. The product collected in the gravel and migrated to a stormwater retention pond.

Manner and Time of Release: Around 800 gallons of gasoline/diesel were released from a pressure switch seal that failed on October 20, 1997.

Hazardous Substances/Waste Types: Mixture of gasoline & diesel

Pathways:

Environmental/Health Threats:

Status of Investigative or Remedial Action: Water in the pond was removed with a vacuum truck, conduit trenches were re- excavated, and a small collection trench was dug in the retention pond where the product was seeping in. 250 cubic yards of soil were removed on 10/23/92 from the bottom of the retention pond.

Data Sources: Spill file OERS #97-2583

### Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
No information is available			

### Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
Site Screening recommended (EV)	04/01/1998	04/01/1998	Michael Szerlog	SAS
Site added to database	04/22/1998		John Clouse	SAS

#### Key to certain acronyms and terms in this report:

**CERCLIS No.:** The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

**Region:** DEQ divides the state into three regions (E, NW, and W); the regional office shown is responsible for site investigation/cleanup.

## Environmental Cleanup Site Information Database Site Summary Report - Details for Site ID 196

This report shows data entered as of July 1, 2003 at 4:46:46 PM

See the bottom of this page for a key to certain acronyms and terms used in the report below

For more information on what is occurring at this site see [DEQ's Facility Profiler](#).

### General Site Information

Site ID: 196	Site Name: Coleman Metals Inc.	CERCLIS No: 981764822
Address:	4705 Turner RD SE Salem 97301	
	County: Marion	Region: Western
Other location information:	Follow Turner Road southeast out of Salem. Site is approximately 0.3 miles north of Turner RD - Boone RD intersection.	
	Investigation Status: Suspect site requiring further investigation	NPL Site: No
		Orphan Site: Study Area: No
Property:	Twنشp/Range/Sect: 8S , 2W , 7	Tax Lots: 1000, 900
	Latitude: 44.8869 deg.	Longitude: -122.9808 deg.
		Site Size: 5 acres
Other Site Names:	Coleman Metal Salvage - Salem	

### Site Characteristics

#### General Site

#### Description:

#### Site History:

#### Contamination Information:

(10/8/92 KPD/SAS) Coleman receives transformers from utility companies. The transformer cores are drained of residual PCB-laden oil and incinerated. The remaining metal (containing primarily copper and iron) is then recycled for profit. Residual oils are drained into barrels and properly disposed of off-site. Ash from the incineration process (considered hazardous due to high levels lead) is placed in disposal bins and likewise properly disposed of off-site. EPA investigated the site through its TSCA program in 1987, and once a year from 1989 to 1991. Samples taken in 1987 found high levels of PCBs within the buildings. No cleanup of these PCB spill areas was recorded. In the 1989-1991 inspections, soil samples were taken in the area around a storm water catch drain and an adjacent sand-filled collection basin (dry well?). PCBs were detected each year, in concentrations ranging from 6.1 ppm to 98.7 ppm. After the 1991 inspection, Coleman excavated the soil in the sample areas and properly disposed of it off-site. Post-removal sampling by Coleman found a maximum of 0.88 ppm PCBs. However, the cleanup and sampling was not supervised by EPA or DEQ.

#### Manner and Time of Release:

Operating practices. Time of release: unknown

#### Hazardous Substances/Waste Types:

PCBs

#### Pathways:

The site is in a rural area southeast of Salem. There are two buildings on-site: a General Operations Building, where the salvage operation is performed, and a Hazardous Waste Storage Building. Both buildings have concrete floors with six-inch curbs. The site itself is primarily covered with gravel, and sloped towards a storm water catch drain. The drain leads to a three foot wide, unlined, sand-filled collection basin. The site is fenced on only three sides. Mill Creek is 0.2 miles east of the site.

#### Environmental/Health Threats:

#### Status of Investigative or Remedial Action:

(10/8/92 KPD/SAS) EPA conducted a Preliminary Assessment (PA) at the site in 1992, and decided no further action was necessary under the federal Superfund. However, EPA recommended groundwater testing for PCB contamination. Site Assessment agrees, but also

feels that further soil sampling is warranted, because of the possibility for ongoing PCB releases at the site. An Expanded Preliminary Assessment (XPA) is needed to better characterize potential PCB contamination at the site. Because ongoing PCB releases are a possibility, Site Assessment recommends that the XPA be given a medium priority. (Because of the cleanup in 1991, there is insufficient information to place the site on the Confirmed Release List.)

Data Sources: Complaint & Notice of Opportunity (EPA documents)

#### Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
PCB 1221	Other	335 ppm	

#### Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
Site added to database	08/24/1988		Marilyn Daniel	SAS
Responsible party notified re 11/88 Inventory listing	11/30/1988			SAS
Site added to CERCLIS	12/05/1991			
EPA Basic Preliminary Assessment	03/12/1992	08/31/1992		
No Further Remedial Action Planned under Federal program	08/31/1992	08/31/1992		
SITE EVALUATION	10/07/1992	10/07/1992	Kevin Dana	SAS
Listing Review completed	10/08/1992	10/08/1992	Kevin Dana	SAS
Insufficient information to list	10/08/1992		Kevin Dana	SAS
State Expanded Preliminary Assessment recommended (XPA)	10/09/1992	10/09/1992	Kevin Dana	SAS

# Incidents by Incident Number

IncNumber	IncDate	IncLocation	IncCity	IncZipCode	Responsible Party	Company	Chem1	AmtReleased	Comments
920362	12/6/1992	5500 TURNER RD	SALEM	97301		OREGON STATE PENTENT	FUEL OIL	5 GALLONS	INMATES CARRING CONTAINER OF FUEL OIL DROPPED IT ON ROAD AND SOME OF THE OIL WASHED INTO STROM SEWER POLLUTION CONTROL PLACED A BOOM AND PACK IN DITCH TO CLEAN UP

# Leaking Underground Storage Tanks ( LUST ) Site Information

Home > Programs > UST Program > UST Program Information > LUST Database

(Use "Back" button on browser to return to previous search results)

## Leaking Underground Storage Tank (LUST) Site Information

Log Nbr: 24-90-4322	Basic Incident Information	Status: ACTIVE
Site Name: WESTERN BAPTIST COLLEGE		Received Date: 12/21/1990
Address: 5000 DEER PARK DR SE		UST Facility Id: 10714
City: SALEM	Zip Code: 97301	County: MARION
Heating Oil Tank (HOT): N	Regulated Tank: Y	

	Assessment Information	24-90-4322
Discovery Date: 12/20/1990	Discovery Method: DECOMMISSIONING	Cause Of Release: UNKNOWN

	Management Information	24-90-4322
Release Stopped Date: 12/21/1990	Cleanup Start Date:	Cleanup End Date:

No Contaminant Impact Information For This Incident	24-90-4322
---	------------

No Status Information Entered For This Incident	24-90-4322
---	------------

No Work Performed Information Entered For This Incident	24-90-4322
---	------------

No Reports Received Information Entered For This Incident	24-90-4322
---	------------

This information may not reflect current status of site.  
For further detail, refer to the DEQ Regional Office file.

12/21/1990

# Leaking Underground Storage Tanks ( LUST ) Site Information



[Home](#) > [Programs](#) > [UST Program](#) > [UST Program Information](#) > [LUST Database](#)

"Back" button on browser to return to previous search results)

## Leaking Underground Storage Tank (LUST) Site Information

Log Nbr: 24-95-4068

### Basic Incident Information

Status: ACTIVE

Site Name: MILL CREEK CORRECTION

(machine shop - SP)

Received Date: 5/11/1995

Address: 5485 TURNER ROAD SE

City: SALEM

Zip Code: 97301

County: MARION

Heating Oil Tank (HOT): N

Regulated Tank: Y

### Assessment Information

24-95-4068

Discovery Date: 5/10/1995

Discovery Method: DECOMMISSIONING

Cause Of Release: PIPE LEAK

### Management Information

24-95-4068

Release Stopped  
Date:

5/8/1995

Cleanup Start Date: 5/10/1995

Cleanup End Date:

### Contaminant Impact Information

24-95-4068

Media / Contaminant

Soil DIESEL  
HEATING OIL  
MISC. GASOLINE

No Status Information Entered For This Incident

24-95-4068

No Work Performed Information Entered For This Incident

24-95-4068

No Reports Received Information Entered For This Incident

24-95-4068

This information may not reflect current status of site.  
For further detail, refer to the DEQ Regional Office file.

This page updated: October 23, 2001

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# Leaking Underground Storage Tanks ( LUST ) Site Information



[Home](#) > [Programs](#) > [UST Program](#) > [UST Program Information](#) > [LUST Database](#)

(Use "Back" button on browser to return to previous search results)

## Leaking Underground Storage Tank (LUST) Site Information

Log Nbr: 24-95-4072

Site Name: HEATING OIL TANK

Address: 5485 TURNER ROAD SE

City: SALEM

Heating Oil Tank (HOT): Y

### Basic Incident Information

(DORMITORY)

Zip Code: 97301

Regulated Tank: N

Status: ACTIVE

Received Date: 5/19/1995

County: MARION

### Assessment Information

24-95-4072

Discovery Date: 5/18/1995

Discovery Method: DECOMMISSIONING

Cause Of Release: TANK LEAK

### Management Information

24-95-4072

Release Stopped  
Date:

5/18/1995

Cleanup Start Date: 5/18/1995

Cleanup End Date:

### Contaminant Impact Information

24-95-4072

Media / Contaminant

Soil BUNKER FUEL  
DIESEL

No Status Information Entered For This Incident

24-95-4072

No Work Performed Information Entered For This Incident

24-95-4072

No Reports Received Information Entered For This Incident

24-95-4072

This information may not reflect current status of site.  
For further detail, refer to the DEQ Regional Office file.

This page updated: October 23, 2001

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# Leaking Underground Storage Tanks ( LUST ) Site Information



Home > Programs > UST Program > UST Program Information > LUST Database

"Back" button on browser to return to previous search results)

## Leaking Underground Storage Tank (LUST) Site Information

Log Nbr: 24-98-4144

### Basic Incident Information

Site Name: CORRECTIONS DIVISION RELEASE CENTER

(Sanham)

Address: 4005 AUMSVILLE HWY SE

City: SALEM

Zip Code: 97301

Heating Oil Tank (HOT): N

Regulated Tank: Y

Status: CLOSED

Received Date: 9/8/1998

UST Facility Id: 3222

County: MARION

### Assessment Information

24-98-4144

Discovery Date: 9/4/1998

Discovery Method: SITE ASSESSMENT

Cause Of Release: UNKNOWN

### Management Information

24-98-4144

Release Stopped  
Date:

9/20/1999

Cleanup Start Date: 9/20/1999

Cleanup End Date: 5/8/2001

### Contaminant Impact Information

24-98-4144

Media / Contaminant

Soil DIESEL

UNLEADED GASOLINE

### Status Information

24-98-4144

Site Type: Soil Matrix Cleanup

File Status: No Further Action

Active Remediation: Y

Free Product Present:

Comp GW Monitoring:

Free Product Removed:

Delineate GW: Y

Vapors Present:

GW Delineated: Y

Vapors Controlled:

CAP Requested:

CAP Submitted:

CAP Approved:

Delineate Soil: Y

Soil Delineated: Y

### Work Performed Information

24-98-4144

Work

Company

Begin Date End Date

Site Characterization

PBS Engineering

9/8/1999 3/8/2001

Soil Matrix Cleanup

PBS Engineering

9/8/1999 3/8/2001

Tank Decommissioning

3 Kings Environmental, Inc.

9/8/1999 2/10/2000

### Reports Received Information

24-98-4144

Report Type

Received Date Comment

UST Decommissioning Checklist

5/11/1998 1989 DECOM - 750 GALLON DIESEL TANK

UST Decommissioning Service

5/11/1998 1989 DECOM - 750 GALLON DIESEL TANK

Change

RELEASE REPORT

9/8/1998 BY ANDERSON - PBS ENVIRONMENTAL

20 Day Report

10/12/1998

Decommissioning Report

2/10/2000 BY PBS ENVIRONMENTAL

Soil Matrix Cleanup

2/10/2000 BY PBS ENVIRONMENTAL

Soil Investigation

3/8/2001 BY PBS ENVIRONMENTAL

This information may not reflect current status of site.  
For further detail, refer to the DEQ Regional Office file.

# Leaking Underground Storage Tanks ( LUST ) Site Information



[Home](#) > [Programs](#) > [UST Program](#) > [UST Program Information](#) > [LUST Database](#)

(Use "Back" button on browser to return to previous search results)

## Leaking Underground Storage Tank (LUST) Site Information

Log Nbr: 24-93-4021	Basic Incident Information	Status: CLOSED
Site Name: LAYTON MANUFACTURING		Received Date: 2/5/1993
Address: 4725 TURNER RD SE		UST Facility Id: 11179
City: SALEM	Zip Code: 97301	County: MARION
Heating Oil Tank (HOT): N	Regulated Tank: Y	

	Assessment Information	24-93-4021
Discovery Date: 2/4/1993	Discovery Method: DECOMMISSIONING	Cause Of Release: TANK LEAK

	Management Information	24-93-4021
Release Stopped Date: 2/4/1993	Cleanup Start Date: 2/4/1993	Cleanup End Date: 11/22/2002

	Contaminant Impact Information	24-93-4021
Media / Contaminant	Groundwater	DIESEL
		MISC. GASOLINE
	Soil	DIESEL
		MISC. GASOLINE

	Status Information	24-93-4021
Site Type: Soil Matrix Cleanup	File Status: No Further Action	CAP Requested:
Active Remediation:	Free Product Present:	CAP Submitted:
Comp GW Monitoring:	Free Product Removed:	CAP Approved:
Delineate GW:	Vapors Present:	Delineate Soil:
GW Delineated:	Vapors Controlled:	Soil Delineated: Y

No Work Performed Information Entered For This Incident 24-93-4021

No Reports Received Information Entered For This Incident 24-93-4021

This information may not reflect current status of site.  
For further detail, refer to the DEQ Regional Office file.

## GEOTECHNICAL HOLE REPORT

MARI 53758

Received date 01/15/1999

(as required by OAR 690-240-035)

(1) OWNER/PROJECTHole No.  
Co. Job No. B-2

Name **OREGON DEPARTMENT OF CORRECTIONS**  
 Street **2575 CENTER ST NE**  
 City **SALEM** State **OR** Zip **97310**

(2) TYPE OF WORK

- ☒ New ☐ Alter (Recondition) ☐ Alter (Repair)  
☐ Deepening ☒ Abandonment

(3) CONSTRUCTION

- ☐ Rotary Air ☐ Hand Auger ☐ Hollow Stem Auger  
☐ Rotary Mud ☐ Cable Tool ☒ Push Probe Other

(4) TYPE OF HOLE

- ☒ Uncased Temporary ☐ Cased Permanent  
☐ Uncased Permanent ☐ Slope Stability Other

(5) USE OF HOLE

SOIL COLLECTION

(6) BORE HOLE CONSTRUCTIONSpecial Standards ☐ Depth of completed well **16** ft.

HOLE	Diameter		From		To	
	2.00	0.00	0.00	16		
SEAL	From		To		Material	
	0.00	16.00	Bentonite	22.00	Seal Grout Weight	Units

Backfill placed from ft. TO ft. Material  
 Filter pack placed from ft. TO ft. Size in.

(7) CASING/SCREENScreen ☐(8) WELL TEST

Permeability Yield GPM  
 Conductivity PH  
 Temperature of water °F/C Depth artesian flow found ft.  
 Was water analysis done? ☐  
 By Whom?  
 Depth of strata to be analyzed. From ft. to ft.  
 Remarks

Name of supervising Geologist/Engineer

(9) LOCATION OF HOLE By legal description

County **Marion** Latitude Longitude  
 Township **8.00 S** Range **2.00 W**  
 Section **18** SE 1/4 NE 1/4  
 Tax lot **100** Lot Block Subdivision

Legal desc:

Street Address of Well (or nearest address)

**5485 TURNER RD SE**

MAP with location identified must be attached

(10) STATIC WATER LEVEL

Ft. below land surface. Date

Artesian Pressure lb/sq. in. Date

(11) SUBSURFACE LOG

Ground Elevation ft.

Material	From	To	SWL
SILTY CLAY	0	6	
WEATHERED BASALT	6	16	

Date started **12/15/1998** Completed **12/15/1998**(12) ABANDONMENT LOG

Date started Completed

Professional Certification

(to be signed by a licensed water supply or monitoring well constructor, or registered geologist or civil engineer).

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon geotechnical hole construction standards. This report is true to the best of my knowledge and belief.

License or Registration Number **10402**Signed By **KEITH VIDOS**

Date

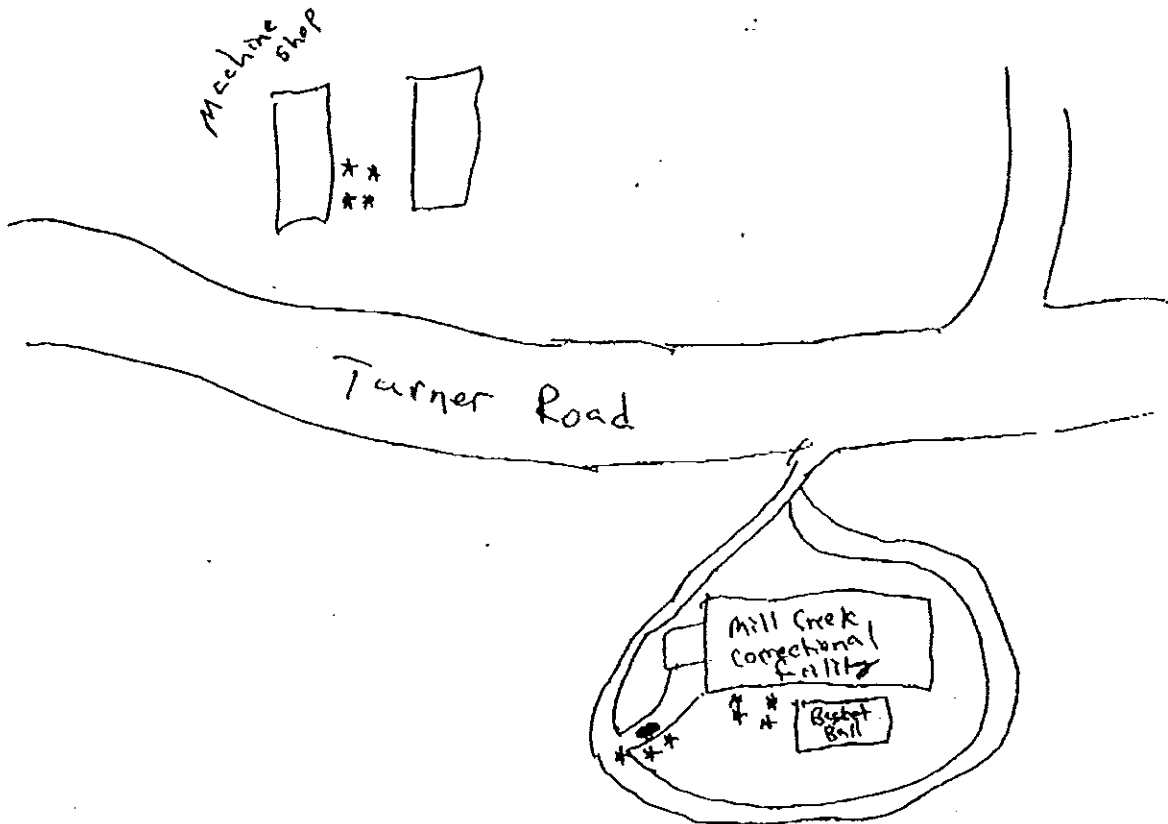
Affiliation **GEO TECH EXPLORATIONS**

THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK

Marian  
53757 -  
53760

# SITE MAP

N  
not to scale



STATE OF OREGON  
MONITORING WELL REPORT

MARI 53734

Received Date 01/04/1999

Well ID Tag# L 29739

Start Card # 117263

(as required by ORS 537.765 & OAR 690-240-095)

Instructions for completing this report are on the last page of this form.

**(1) OWNER/PROJECT**

Well No. 29739

Co Job No. 2422

Name

OREGON DEPARTMENT OF CORRECTIONS

Street 2575 CENTER ST NE

City SALEM

State OR Zip 97310

**(2) TYPE OF WORK**

- ☒ New Construction ☐ Alter (Recondition) ☐ Alter (Repair)  
☐ Conversion ☐ Deepening ☐ Abandonment

**(3) DRILLING METHOD**

- ☐ Rotary Air ☐ Rotary Mud ☐ Cable  
☒ Hollow Stem Auger ☐ Other \*\*\*\*\*

**(4) BORE HOLE CONSTRUCTION**

Special Standards ☐ Depth of completed well 20 ft.

Diameter	From	To	Material	Begin Depth	End Depth	Material Amount	Units
10.00	0.00	20					

Vault

0 ft.

1 TO

Casing Diameter

Liner ☐

Monument	Casing or Liner	Diameter	Begin Depth	End Depth	Gauge	Material	Construction	Location

TO

ft.

Seal

ft.

TO

ft.

From	To	Material	Amount	Seal Grout Weight	Units
0.00	1.00	Concrete	2.00		S
1.00	8.00	Bentonite	6.00		S

Filter Pack

Screen ☐

8 ft.

TO

20 ft.

Diameter	From	To	Gauge	Material	Type	Slot Size
	10	20		PL		.010

Filter Pack

Material SA

Size 20.00 in.

**(6) LOCATION OF WELL By legal description**

County

Township 8.00 S Range 2.00 W Section 18

1. SE 1/4 of NE 1/4 of above section.

Legal Desc:

2. Either Street address of well location

5485 TURNER RD SE

or Tax lot number of well location 100

3. ATTACH MAP WITH LOCATION IDENTIFIED. Map shall include approximate scale and north arrow.

**(7) STATIC WATER LEVEL**

15.0 FL below land surface. Date 1/15/1998  
Artesian Pressure lb/sq. in. Date

**(8) WATER BEARING ZONES**

Depth at which water was first found 15 ft.

From	To	Est. Flow Rate	SWL
15	20		15

**(9) WELL LOG**

Ground elevation ft.

Material	From	To	SWL
SILTY CLAY	0	15	15
SANDY CLAY	15	20	

Date started 12/10/1998 Completed 12/10/1998

**(unbonded) Monitor Well Constructor Certification:**

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.

MWC Number 10440

Signed By PABLO ARMANDO

Date

**(bonded) Monitor Well Constructor Certification:**

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

MWC Number 10011

Signed By GREG MCINNIS

Date

**(5) WELL TEST**

Permeability

Yield

Conductivity

PH

Temperature of water

53

\*F/C Depth artesian flow found

ft.

Was water analysis done?

☒

By Whom? PBS ENVIRONMENTAL

Depth of strata to be analyzed. From

ft. to

ft.

Remarks

Name of supervising Geologist/Engineer

STATE OF OREGON  
MONITORING WELL REPORT

MARI 53735

Received Date 01/04/1999  
Well ID Tag# L 29740  
Start Card # 117264

(as required by ORS 537.765 & OAR 690-240-095)

Instructions for completing this report are on the last page of this form.

**(1) OWNER/PROJECT**

Name OREGON DEPARTMENT OF CORRECTIONS  
Street 2575 CENTER ST NE  
City SALEM State OR Zip 97310

Well No. 29740  
Co Job No. 2422

**(2) TYPE OF WORK**

- ☒ New Construction ☐ Alter (Recondition) ☐ Alter (Repair)  
☐ Conversion ☐ Deepening ☐ Abandonment

**(3) DRILLING METHOD**

- ☐ Rotary Air ☐ Rotary Mud ☐ Cable  
☒ Hollow Stem Auger Other \*\*\*\*\*

**(4) BORE HOLE CONSTRUCTION**

Special Standards ☐ Depth of completed well 23 ft.

Diameter	From	To	Material	Begin Depth	End Depth	Material Amount	Units
10.00	0.00	23					

Vault

0 ft.  
1 TO

Casing Diameter

Liner ☐

Monument	Casing or Liner	Diameter	Begin Depth	End Depth	Gauge	Material	Construction Weld	Threaded	Location Of Shoe
ft.									
TO									
ft.									

Seal

ft.

TO

ft.

From	To	Material	Amount	Seal Grout Weight	Units
0.00	1.00	Concrete	2.00		S
1.00	11.00	Bentonite	7.00		S

Filter Pack

Screen ☐

11 ft.

TO

23 ft.

Diameter	From	To	Gauge	Material	Type	Slot Size
	13	23		PL		.010

Filter Pack

Material SA

Size 20.00 in.

**(5) WELL TEST**

Permeability Yield  
Conductivity PH  
Temperature of water 53 °F/C Depth artesian flow found ft.  
Was water analysis done? ☒

By Whom? PBS ENVIRONMENTAL

Depth of strata to be analyzed. From ft. to ft.

Remarks

Name of supervising Geologist/Engineer

**(6) LOCATION OF WELL By legal description**

County  
Township 8.00 S Range 2.00 W Section 18  
1. SE 1/4 of NE 1/4 of above section.  
Legal Desc:

2. Either Street address of well location  
5485 TURNER RD SE  
or Tax lot number of well location 100

3. ATTACH MAP WITH LOCATION IDENTIFIED. Map shall include approximate scale and north arrow.

**(7) STATIC WATER LEVEL**

18.0 ft. below land surface, lb/sq. in. Date 1/10/1998  
Artesian Pressure Date

**(8) WATER BEARING ZONES**

Depth at which water was first found 18 ft.

From	To	Est. Flow Rate	SWL
18	23		18

**(9) WELL LOG**

Ground elevation ft.

Material	From	To	SWL
SILTY CLOAY	0	16	
GRAVELY CLAY	16	23	18

Date started 12/10/1998 Completed 12/10/1998

**(unbonded) Monitor Well Constructor Certification:**

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.

MWC Number 10440

Signed By PABLO ARMANDO Date

**(bonded) Monitor Well Constructor Certification:**

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

MWC Number 10011

Signed By GREG MCINNIS Date

STATE OF OREGON  
MONITORING WELL REPORT

MARI 53736

Received Date 01/04/1999  
Well ID Tag# L 29741  
Start Card # 117265

(as required by ORS 537.765 & OAR 690-240-095) Instructions for completing this report are on the last page of this form.

**(1) OWNER/PROJECT**

Name OREGON DEPARTMENT OF CORRECTIONS  
Street 2575 CENTER ST NE  
City SALEM State OR Zip 97310

Well No. 29741  
Co Job No. 2422

**(2) TYPE OF WORK**

☒ New Construction ☐ Alter (Recondition) ☐ Alter (Repair)  
☐ Conversion ☐ Deepening ☐ Abandonment

**(3) DRILLING METHOD**

☐ Rotary Air ☐ Rotary Mud ☐ Cable  
☒ Hollow Stem Auger Other \*\*\*\*\*

**(4) BORE HOLE CONSTRUCTION**

Special Standards ☐ Depth of completed well 16 ft.

Diameter	From	To	Material	Begin Depth	End Depth	Material Amount	Units
10.00	0.00	16					

Vault

0 ft.

1 TO

Casing Diameter

Liner ☐

Monument	ft.	Casing or Liner	Diameter	Begin Depth	End Depth	Gauge	Material	Construction	Location
	ft.								

TO

ft.

Seal

ft.

TO

ft.

From	To	Material	Amount	Seal Grout Weight	Units
0.00	1.00	Concrete	2.00		S
1.00	4.00	Bentonite	3.00		S

Filter Pack

Screen ☐

4 ft.

TO

16 ft.

Diameter	From	To	Gauge	Material	Type	Slot Size
	6	16		PL		.010

Filter Pack

Material SA

Size 20.00 in.

**(5) WELL TEST**

Permeability Yield  
Conductivity PH  
Temperature of water 53 °F/C Depth artesian flow found ft.

Was water analysis done? ☒

By Whom? PBS ENVIRONMENTAL

Depth of strata to be analyzed. From ft. to ft.

Remarks

Name of supervising Geologist/Engineer

**(6) LOCATION OF WELL By legal description**

County

Township 8.00 S Range 2.00 W Section 18

1. SE 1/4 of NE 1/4 of above section.

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5485 TURNER RD SE

or Tax lot number of well location 100

3. ATTACH MAP WITH LOCATION IDENTIFIED. Map shall include approximate scale and north arrow.

**(7) STATIC WATER LEVEL**

15.0 FL below land surface. Date 1/10/1998  
Artesian Pressure lb/sq. in.

**(8) WATER BEARING ZONES**

Depth at which water was first found 15 ft.

From	To	Est Flow Rate	SWL
15	16		15

**(9) WELL LOG**

Ground elevation ft.

Material	From	To	SWL
SILTY CLAY	0	12	
CLAY	12	16	15

Date started 12/10/1998 Completed 12/10/1998

**(unbonded) Monitor Well Constructor Certification:**

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.

MWC Number 10440

Signed By PABLO ARMANDO

Date

**(bonded) Monitor Well Constructor Certification:**

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

MWC Number 10011

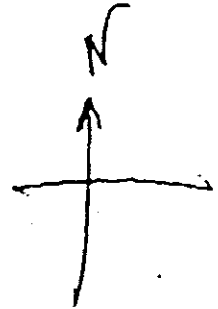
Signed By GREG MCINNIS

Date

Marion  
S3734-  
S3734

# SITE MAP

Mill Creek  
Corrections Facility



5485 Turner Rd.

Gate

Parking

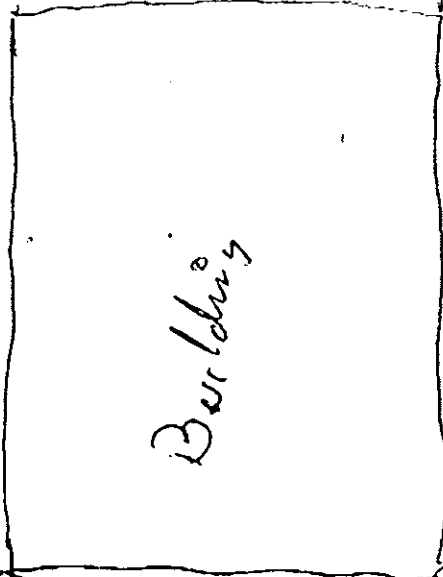
117264 ⊕

Parking



Building

117265 ⊕



Building

⊕ 117263



## State Permit No

State

## SP\*12658-690



FILE NAME: TURNER RD SE 6485 FILE NUMBER: 009201298



## BUILDING INSPECTION

Senator Building - 220 High Street NE • Second Floor • Salem, Oregon 97301-3670

Office Hours: 8:00 - 4:30 Phone: 588-5147 24 Hour Code-A-Phone: 588-7904

INSPECTIONS MUST BE REQUESTED BEFORE 7:00 A.M.

## INSPECTION REQUEST

Permit type: Plumbing  
Inspection type: Water service  
Top out/Pre-cover

Received by: CL

Route: CB

Date rec: 08/11/92 Inspect on: 08/12/92

Time rec: 16:06:37

Site number: 92-02198

Permit #: 40756

Energy Path:

Type const:

Category: RESIDENTIAL

Setbacks FR:

Occupancy:

Description: —

LS:

Activity: NEW

Issue Date: 07/06/92

RS:

RR:

SP:

Owner: ALLEN &amp; JANET SCOTT

Phone: 581-9216

Job address: 3181 COLE RD

S

Cross Street: MOORE RD

SALEM OR 97306

Contractor:

Phone:

Scope of Permit

Number

RESIDENTIAL FIXTURE, NEW CONST.

1

WATER LINES, 1ST 100 FEET

1

Permit requirements: 100FT WATER LINE 1/FIX

Comments:

1st requested inspection:

Inspected By:

INSPECTION REPORT

Date: 8-12-92

PVC water line to barn

Following required:

① Provide vacuum breakers  
on hydrant

Approved after correction



**Marion County**  
**OREGON**  
**COMMUNITY DEVELOPMENT**  
**DEPARTMENT**

**DIRECTOR**

Craig O. Luedeman May 15, 1992

**BUILDING INSPECTION**  
(503) 588-5147

**PLANNING &  
ENFORCEMENT**  
(503) 588-8038

**BOARD OF  
COMMISSIONERS**  
Randall Franke  
Gary Hoer  
Mary Pearmine

**ADMINISTRATIVE  
OFFICER**  
Ken Roudybush

CJ Hansen  
P.O. Box 7397  
Salem, Oregon 97303

Subject: Site:#92-1298 Permit:#39068  
Receipt:#41090

Our records indicate that you are entitled to a refund in the amount of \$12.60 for the following reason(s):

- ( ) The valuation of the building project was lowered, resulting in an overpayment.
- ( X ) The proposed job is within the city limits of Salem and must be submitted at City Hall.
- ( ) Duplicate permit.
- ( ) Error or change in calculation, resulting in overpayment.
- ( ) Permit or application was canceled, withdrawn and refund requested. Eighty percent of the permit /application fee is refundable.

If there are any questions, please do not hesitate to call.

Sincerely,

*Lisa K. Stafney*  
LISA K. STAFNEY  
SECRETARY III

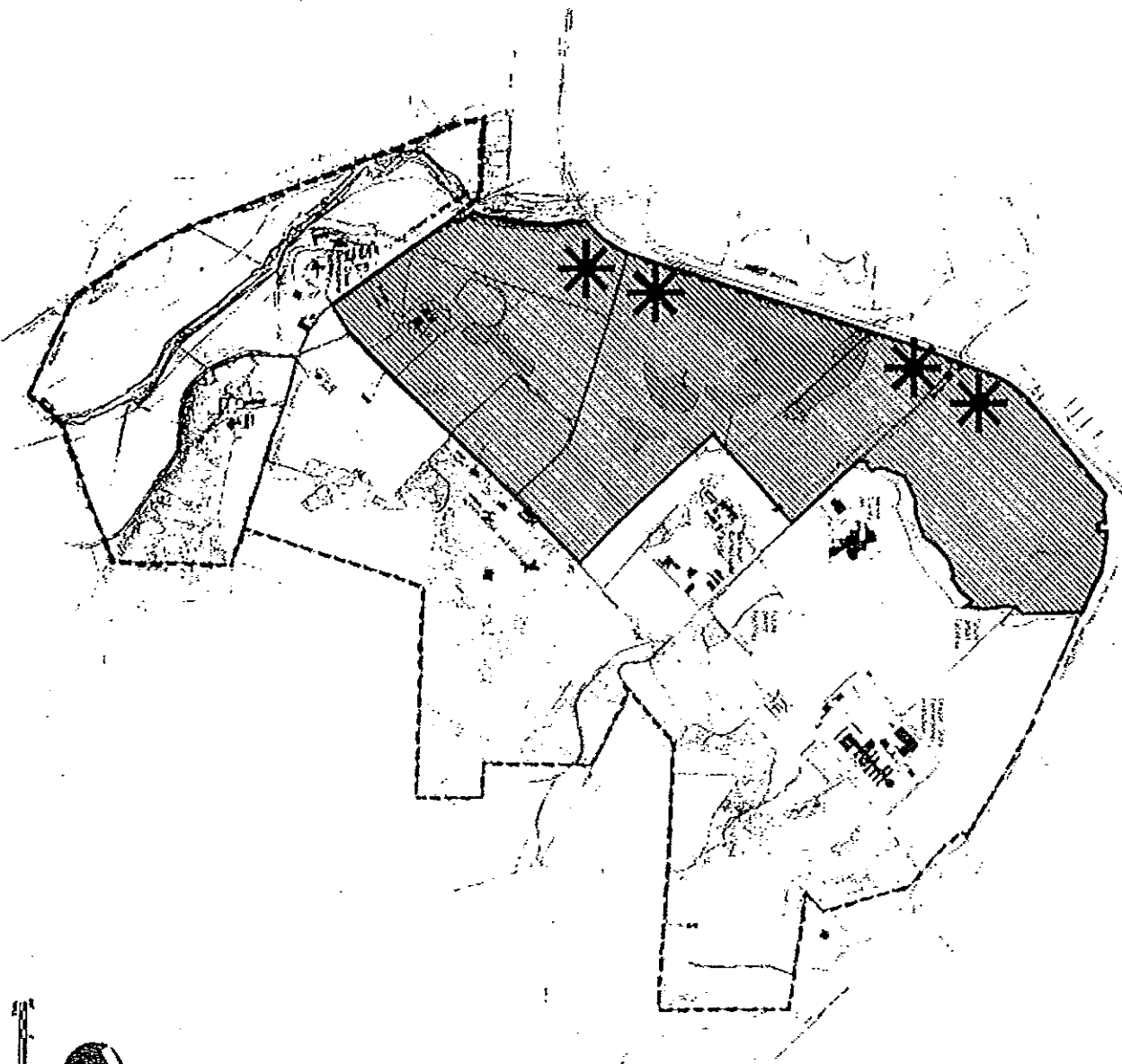
DONALD E. WOODLEY  
BUILDING OFFICIAL

/lks

*File*

# MILL CREEK DISTRICT Valuation and Development Strategy

Potential Industrial and Commercial Land  
Salmon, Oregon      October, 2002




--- Mill Creek District Boundary

100 year Flood Plain

Wetlands

Tree Canopy

Scrub/Trees

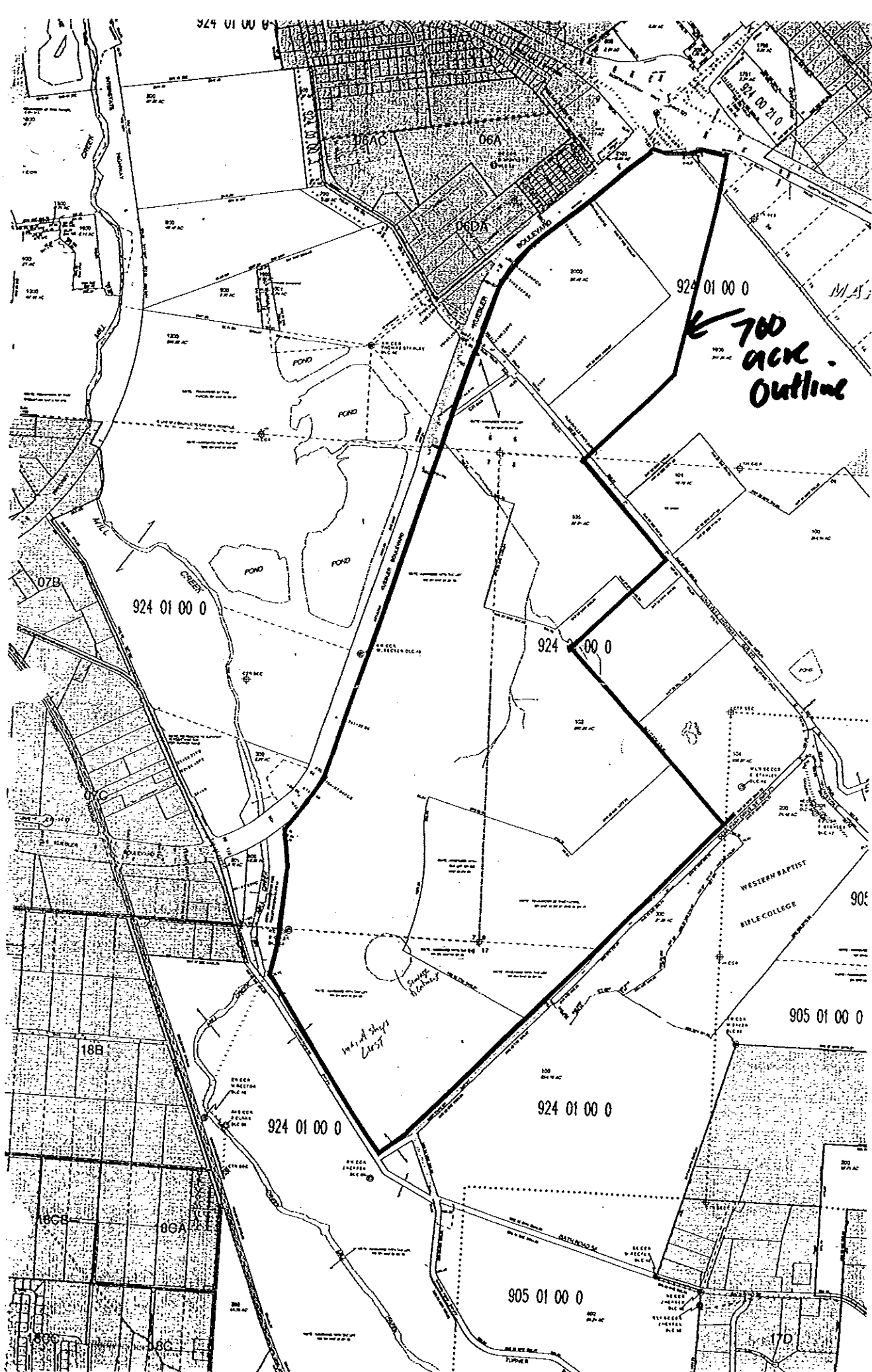
 Potential Industrial Land

 Potential Commercial Land

Gross Industrial and Commercial Land (includes wetlands, flood plains, and other constrained lands)      670 Acre

Net Prime Development Land (does not include constrained lands)      488 Acre









## **APPENDIX B**

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Standard Environmental Records Search Report  
Environmental FirstSearch



*TRACK > INFO SERVICES, LLC*

## **Environmental FirstSearch™ Report**

**TARGET PROPERTY:**

**SE KUEBLER BLVD**

**SALEM OR 97302**

Job Number: 16913.000

**PREPARED FOR:**

**PBS Engineering and Environmental**

**4412 SW Corbett Ave**

**Portland, OR 97239**

06-19-03



*Tel: (323) 664-9981*

*Fax: (323) 664-9982*

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# **Environmental FirstSearch Search Summary Report**

**Target Site: SE KUEBLER BLVD  
SALEM OR 97302**

## **FirstSearch Summary**

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-08-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	03-07-03	0.50	0	0	0	0	-	0	0
NFRAP	Y	03-07-03	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	12-09-02	0.50	0	0	0	0	-	0	0
RCRA COR	Y	12-09-02	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	12-09-02	0.25	0	0	2	-	-	0	2
RCRA NLR	Y	12-09-02	0.12	0	2	-	-	-	0	2
ERNS	Y	12-31-02	0.12	0	0	-	-	-	0	0
State Sites	Y	09-18-02	1.00	1	2	3	0	3	1	10
Spills-1990	Y	04-17-02	0.12	4	2	-	-	-	7	13
SWL	Y	10-01-01	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	01-16-03	0.25	2	1	4	-	-	0	7
Leaking UST	Y	02-11-03	0.50	1	3	2	3	-	1	10
- TOTALS -				8	10	11	3	3	9	44

## **Notice of Disclaimer**

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

## **Waiver of Liability**

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

— 3250 Dcer Pk. Dr SE (Landfill?)

*Environmental FirstSearch  
Site Information Report*

Request Date: 06-19-03  
Requestor Name: Claudia Byes-Lund  
Standard: ASTM

Search Type: AREA  
Job Number: 16913.000  
Filtered Report

TARGET ADDRESS: SE KUEBLER BLVD  
SALEM OR 97302

*Demographics*

Sites: 44	Non-Geocoded: 9	Population: NA
Radon: NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-122.967088	-122:58:2	Easting:	502598.92
Latitude:	44.89186	44:53:31	Northing:	4970720.965
			Zone:	10

*Comment*

Comment:

*Additional Requests/Services*

Adjacent ZIP Codes: 1 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel
97301	SALEM	OR	0.00 --	Y

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Topographical Maps	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Online Topos	No	

# Environ Sites

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

TOTAL: 44 GEOCODED: 35

ID	DB Type	Site Name/ID/Status
20	UST	CORRECTIONS DIVISION RELEASE C 3222
27	LUST	CORRECTIONS DIVISION RELEASE C 24-98-4144
24	UST	MARION COUNTY CORRECTIONS 8993
14	SPILLS	RESP. CO.: MARION CO CORR FAC FM:03-321-950217
15	SPILLS	RESP. CO.: MARION COUNTY FM:03-321-970260
17	SPILLS	RESP. CO.: SANTIAM COR. FACILIT FM:03-321-940087
13	STATE	SANTIAM CORRECTIONAL INSTITU ESC1178/SUSPECT SITE REQUIR
18	SPILLS	STATE PRISON 1570
35	LUST	WESTERN BAPTIST COLLEGE 24-90-4322
26	UST	WESTERN BAPTIST COLLEGE 10714
19	SPILLS	5851
10	STATE	RIVER BEND SAND & GRAVEL ESC1886/SUSPECT SITE REQUIR
4	RCRANLR	RIVER BEND SAND & GRAVEL ORD038032579/NLR
30	LUST	MILL CREEK CORRECT. DORM. HOT 24-95-4072
31	LUST	MILL CREEK CORRECTION 24-95-4068
8	STATE	MILL CREEK CORRECTIONAL FACILITY ESC1175/SUSPECT SITE REQUIR
3	RCRANLR	MILL CREEK CORRECTIONAL FACILITY ORD987198322/NLR
16	SPILLS	RESP. CO.: OREGON STATE PENTENT FM:03-321-920362
12	STATE	SANTA FE TURNER ROAD ESC1211/SUSPECT SITE REQUIR
2	RCRAGN	SFPF LP ORQ000017558/VGN
22	UST	LAYTON MANUFACTURING 11179

→ put in ~~1962~~ 1962  
→ 8" steel line / wing  
→ Vapor in Sept (3' - 8' down)  
→ Fmr. Santa Fe  
Killer - Morgan

Carl Dingman 7/3/03 1600 gas  
boiler room manager  
LH112 technician  
(503) 209-4572  
- no line & pipe on Sept pipe  
- gas, diesel, water line

→ 1989 lat. 16550 booster stations. had a large gas sp. in  
Mud Creek that killed fish  
etc in 1980s  
4105 LANCASTER ROAD  
SALEM OR 97301

5485 TURNER ROAD SE SALEM OR 97301	0.09 SE	3 S adj
5485 TURNER ROAD SE SALEM OR 97301	0.09 SE	3
5485 TURNER RD SE SALEM OR 97301	0.09 SE	3 in hole 27
5485 TURNER RD SE SALEM OR 97301	0.09 SE	3
5500 TURNER RD SALEM OR 97301	0.10 SE	11 SE adj
4705 1/2 TURNER ROAD SE SALEM OR 97301	0.15 NW	2 Dig hole
4705 1/2 TURNER RD SE SALEM OR 97302	0.15 NW	2
4725 TURNER RD SE SALEM OR 97301	0.18 NW	15

# Environmental FirstSearch Sites Summary Report

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

TOTAL: 44      GEOCODED: 35      NON GEOCODED: 9      SELECTED: 44

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
29	LUST	LAYTON MANUFACTURING 24-93-4021	4725 TURNER RD SE SALEM OR 97301	0.18 NW	15 <i>HPAD</i>
1	RCRAGN	COLEMAN CALBAG UTILITY RECOVERY COM ORD981764822/LGN	4705 TURNER RD SE SALEM OR 97301	0.19 NW	1
5	STATE	COLEMAN METALS INC. <u>ESCH96</u> /SUSPECT SITE REQUIR	4705 TURNER RD SE SALEM OR 97301	0.19 NW	1 <i>*</i>
6	STATE	HARRIS AUTO PARTS <u>ESCI842</u> /SUSPECT SITE REQUIR	3871 BOONE RD SE, SALEM OR 97301	0.21 NW	5 <i>*</i>
21	UST	HARRIS AUTO PARTS 914	3871 BOONE RD S SALEM OR 97301	0.21 NW	13
23	UST	LOPEZ, DAVID 5374	4655 TURNER RD SE SALEM OR 97301	0.22 NW	16
25	UST	TOM BLAYLOCK INC 9508	4657 TURNER RD SE SALEM OR 97301	0.22 NW	17
34	LUST	TOM BLAYLOCK INC 24-96-4068	4657 TURNER RD SE SALEM OR 97301	0.22 NW	17 <i>Soil only</i>
28	LUST	HOUCK-CARROW CORP 24-95-4027	2955 LANCASTER DR SE SALEM OR 97301	0.44 NW	14
32	LUST	MURDOCK, L HOT 24-94-5023	4143 SILVIA ST SE SALEM OR 97301	0.47 NW	19
33	LUST	PIONEER MACHINE INC. 24-89-4004	4355 TURNER RD SALEM OR 97300	0.49 NW	20
7	STATE	HYDRO TECH <u>ESCI2291</u> /SUSPECT SITE REQUIR	4030 TURNER RD, SPACE A-4 SALEM OR 97301	0.80 NW	6 <i>(new I-5)</i>
9	STATE	OREGON STATE CORRECTIONAL INSTITUTE <u>ESCI1176</u> /SUSPECT SITE REQUIR	3405 DEER PARK DR SE SALEM OR 97310	<i>0.5 NE</i> <del>0.02 SE</del>	7
<i>*</i> 11	STATE	SANITARY SERVICE CO. - <u>FORMER LANDF</u> <u>ESCI1318</u> /SUSPECT SITE REQUIR	3250 DEER PARK DR SE SALEM OR 97301	0.98 <del>SE</del> <i>E</i>	8

# Environmental FirstSearch Sites Summary Report

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

TOTAL: 44      GEOCODED: 35      NON GEOCODED: 9      SELECTED: 44

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
41	SPILLS	4559	TURNER RD. & I-5 SALEM OR	NON GC	
42	SPILLS	5913	KEUBLER BLVD. SALEM OR	NON GC	X
43	SPILLS	2393-	CORDON RD. AND SILVERTON RD. SALEM OR	NON GC	
37	SPILLS	CITY OF SALEM 824	SOUTH OF KUEBLER BLVD SALEM OR	NON GC	X
38	SPILLS	I-5 KUEBLER EXIT 1281	1/2 MILE N. OF KUEBLER EXIT SALEM OR	NON GC	
44	LUST	M.C.C.F. RIFLE RANGE HOT 24-99-4103	4755 GATH RD SALEM OR 97301	NON GC	
39	SPILLS	RESP. CO.: RIVER BEND SAND FM:03-321-890455	MILL CRK & KUEBLER SALEM OR 97302	NON GC	
40	SPILLS	RESP. CO.: WALLING SAND & GRAVE FM:03-321-980227	TURNER RD & KUEBLER RD SE SALEM OR 97302	NON GC	X
36	STATE	SUNNYVIEW RD - TAX LOT 4200 ESC1391/SUSPECT SITE REQUIR	SUNNYVIEW RD. NE AT LANCASTER SALEM OR	NON GC	





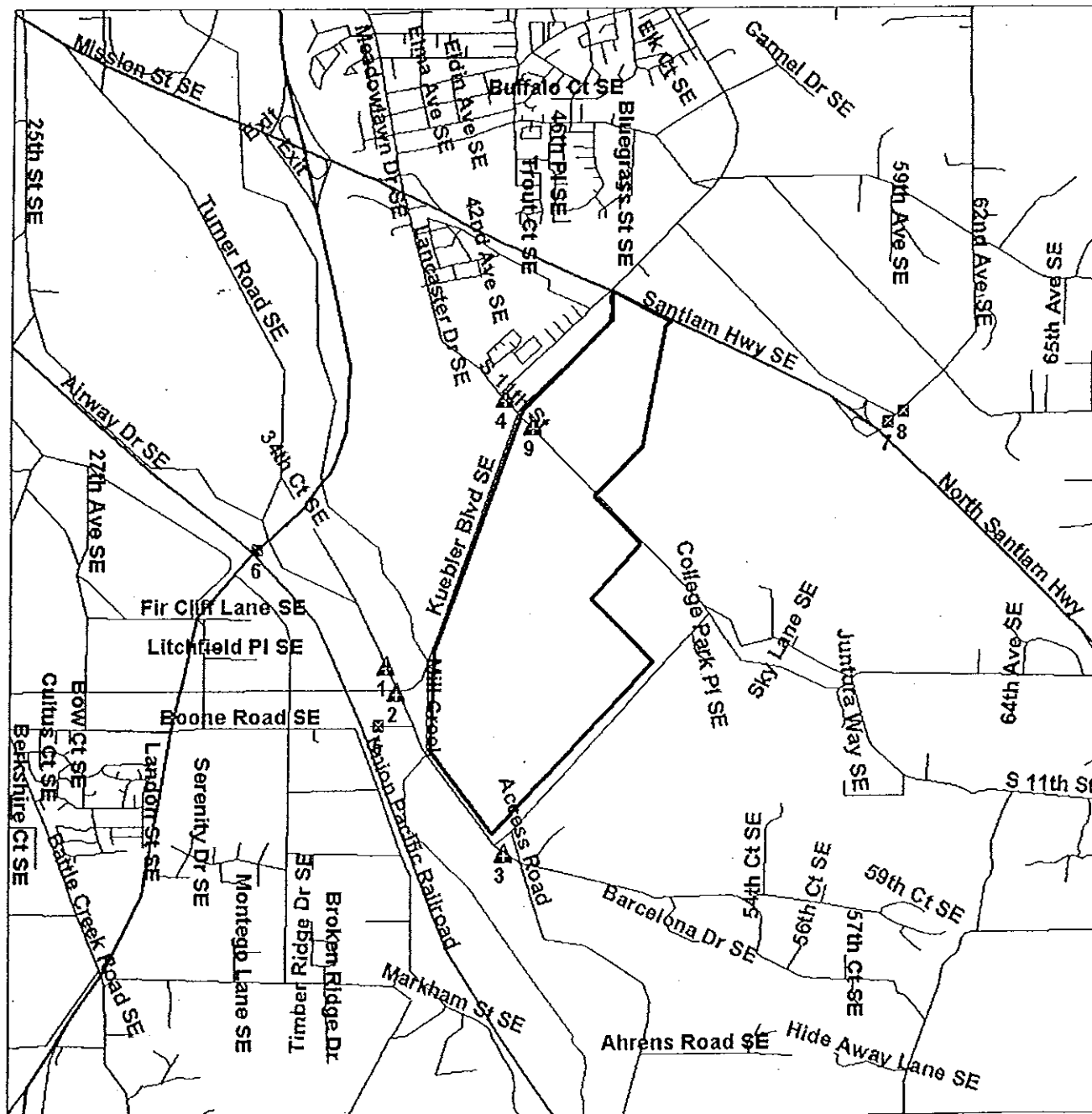


# Environmental FirstSearch

1 Mile Radius from Area  
ASTM: NPL, RCRACOR, STATE



SE KUEBLER BLVD, SALEM OR 97302



Source: 1999 U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

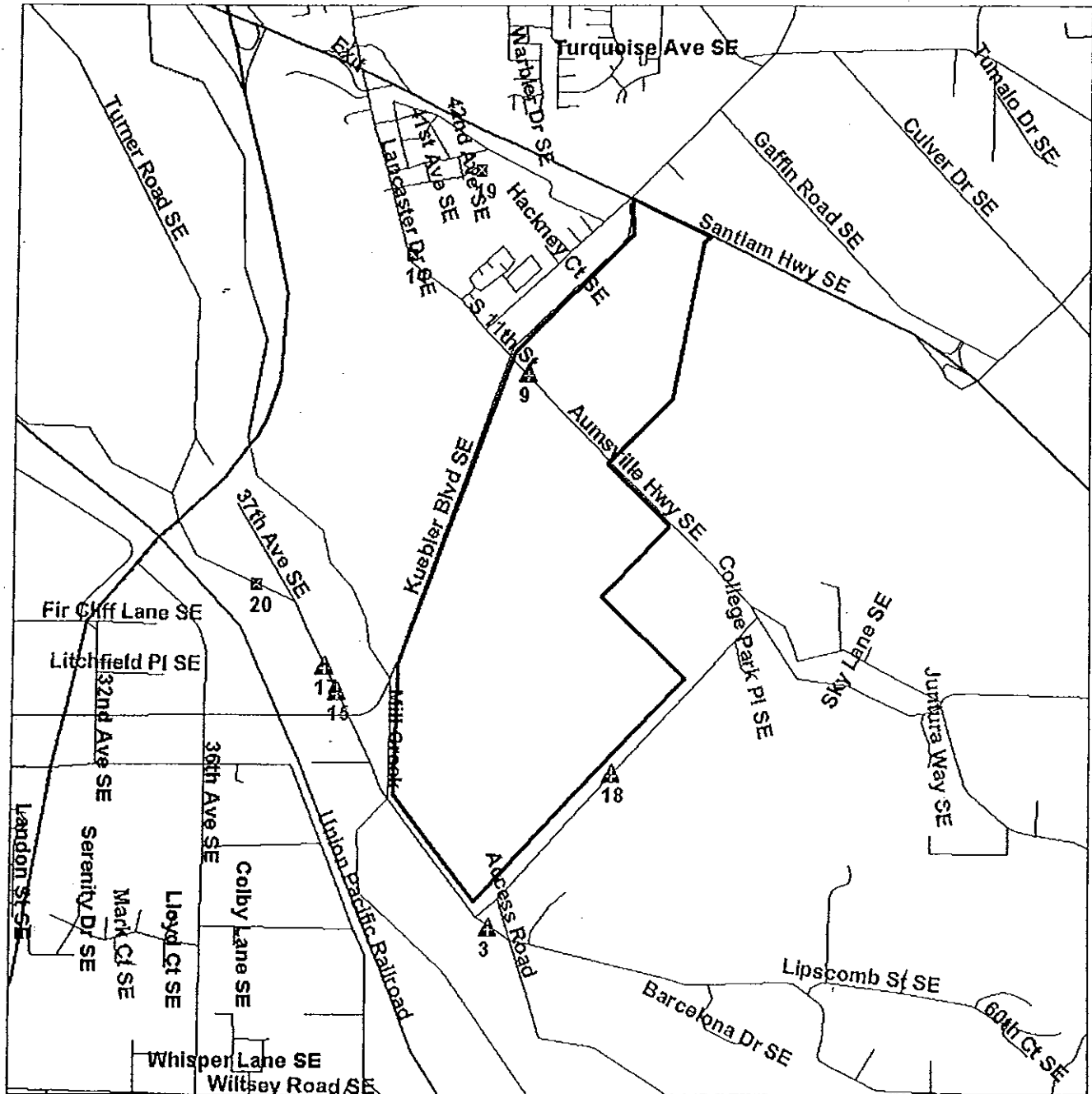


# Environmental FirstSearch

.5 Mile Radius from Area  
ASTM: CERCLIS, RCRATSD, LUST, SWL



SE KUEBLER BLVD, SALEM OR 97302



Source: 1999 U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

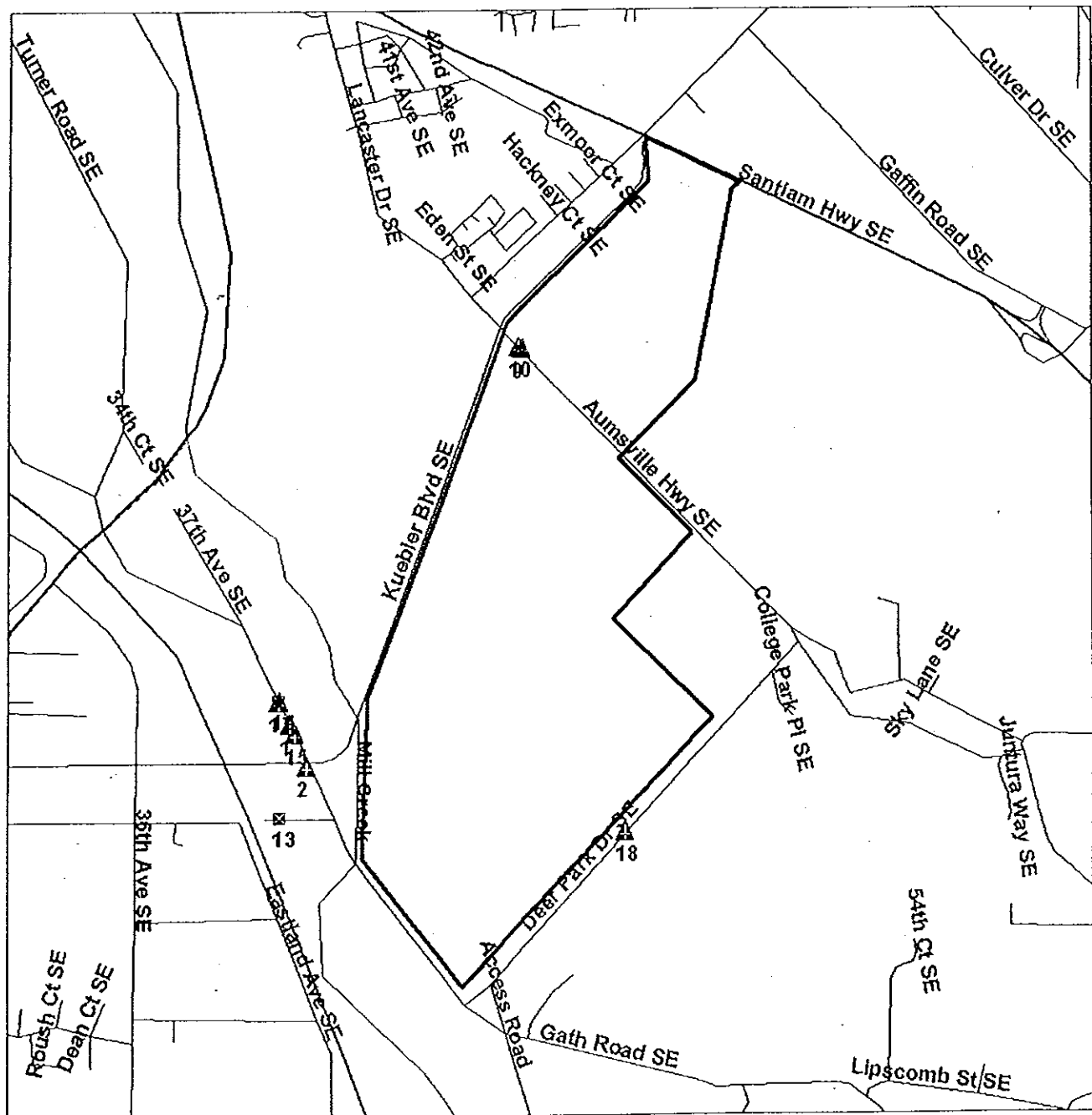


# Environmental FirstSearch

.25 Mile Radius from Area  
ASTM: RCRAGEN, UST



SE KUEBLER BLVD, SALEM OR 97302



Source: 1999 U.S. Census TIGER Files

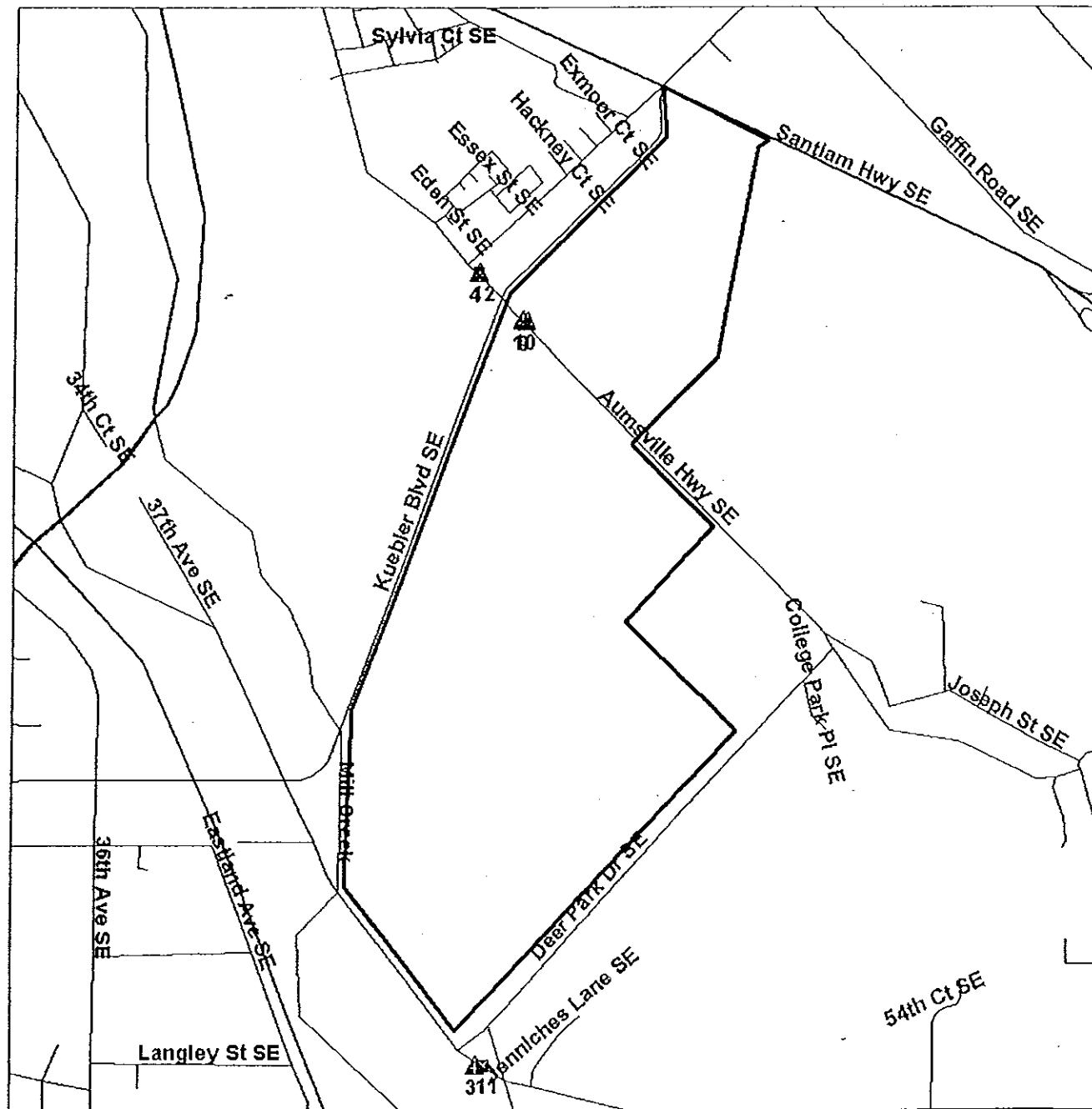
- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius









**Environmental FirstSearch**  
.12 Mile Radius from Area  
ASTM: NFRAP, SPILLS90, ERNS, RCRANLR



SE KUEBLER BLVD, SALEM OR 97302



Source: 1999 U.S. Census TIGER Files

- Area Polygon ..... 
- Identified Site, Multiple Sites, Receptor .....   
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste ..... 
- Railroads ..... 
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** SE KUEBLER BLVD  
SALEM OR 97302

**JOB:** 16913.000

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 20

**DIST/DIR:** 0.00 --

**MAP ID:** 9

**NAME:** CORRECTIONS DIVISION RELEASE CENT  
**ADDRESS:** 4005 AUMSVILLE HWY SE  
SALEM OR 97301

**REV:** 01/16/03  
**ID1:** 3222  
**ID2:**  
**STATUS:**  
**PHONE:** (503) 378-5548

**CONTACT:**

**NO OF PERMITTED TANKS:-** 2  
**NO OF ACTIVE TANKS:**  
**NO OF DECOMMISSIONED TANKS:** 3  
**NO OF UPGRADED TANKS:**  
**Permittee Name:**  
**Permittee Phone:** (503) 378-5548

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 27

**DIST/DIR:** 0.00 --

**MAP ID:** 9

**NAME:** CORRECTIONS DIVISION RELEASE CENTER  
**ADDRESS:** 4005 AUMSVILLE HWY SE  
SALEM OR 97301

**REV:** 08/23/00  
**ID1:** 24-98-4144  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**

**REGION:** WR  
**CLEANUP LEAD:**  
**CLEANUP START DATE:** 20SEP1999  
**CLEANUP END DATE:** 08MAY2001  
**SITE WORK COMPLETION DATE:** 22MAR2001

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SE KUEBLER BLVD  
SALEM OR 97302

**JOB:** 16913.000

REGISTERED UNDERGROUND STORAGE TANKS

**SEARCH ID:** 24

**DIST/DIR:** 0.00 --

**MAP ID:** 10

**NAME:** MARION COUNTY CORRECTIONS  
**ADDRESS:** 4000 AUMSVILLE HWY  
SALEM OR 97301

**REV:** 01/16/03  
**ID1:** 8993  
**ID2:**  
**STATUS:**  
**PHONE:** (503) 588-5154

**CONTACT:** BOB MCCUNE

**NO OF PERMITTED TANKS:** 1  
**NO OF ACTIVE TANKS:** 1  
**NO OF DECOMMISSIONED TANKS:**  
**NO OF UPGRADED TANKS:** 1  
**Permittee Name:** Bob McCune  
**Permittee Phone:** (503) 588-5154

# Environmental FirstSearch

## Site Detail Report

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

### STATE SPILLS SITE

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 10

NAME: RESP. CO.: MARION CO CORR FAC  
ADDRESS: 4000 AUMSVILLE HWY SE  
SALEM OR 97301  
MARION  
CONTACT: ROBERT WINTER

REV: 01/13/99  
ID1: FM-03-321-950217  
ID2:  
STATUS:  
PHONE: 588-8520

#### GENERAL INFORMATION

OFSM Incident Report # (dept. # & fire marshals #): 03-321-950217  
Fire Marshals Office Incident Report Number: 950217  
Agency Report Number: 4075  
Date of Incident: 05/05/1995  
District of Incident: SALEM  
County: MARION  
Department Responding: SALEM FD  
State Hazmat Team (if applicable):  
Hazmat Local (if applicable):  
Hazmat Log Number:

#### PERSON MAKING REPORT

Name & Title: CRAIG SNIVELLY CAPT  
Agency & Agency ID: SALEM FD  
Phone Number: 588-6245

#### PARTY (ies)

Responsible Party(ies): ROBERT WINTER  
Company: MARION CO CORR FAC  
Address: 4000 AUMSVILLE HWY SE SALEM, OR 97301  
Phone Number 1: 588-8520  
Phone Number 2:

#### SCENE TYPE

Public Road: No  
Public Structure: Yes  
Public Land: No  
Forest: No  
Private Road: No  
Private Structure: No  
Private Land: No  
Waterway: No  
Other (list): No

#### AREA TYPE

Industrial: No Residential: No  
Forest: No Commercial: No  
Rural/Agricultural: No Other: No

#### AGENCIES RESPONDING (# of units)

Police: 0 Public Works: 1  
Ambulance: 1 State Agency: 0  
Federal Agency: 0 Railroad: 0  
State Regional Hazmat Team: 0  
DEQ: 0  
Other: 0  
Other:

#### ACTION TAKEN AT THE SCENE

Secure Area: No Crowd Control: No

- Continued on next page -



# Environmental FirstSearch Site Detail Report

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

## STATE SPILLS SITE

SEARCH ID: 14

DIST/DIR: 0.00 --

MAP ID: 10

NAME: RESP. CO.: MARION CO CORR FAC  
ADDRESS: 4000 AUMSVILLE HWY SE  
SALEM OR 97301  
MARION  
CONTACT: ROBERT WINTER

REV: 01/13/99  
ID1: FM:03-321-950217  
ID2:  
STATUS:  
PHONE: 588-8520

Containment:	No	Hot Zone Determined:	No
On-Site EMS:	No	Transport Pt.:	No
Activate OERS:	No	Traffic Control:	No
Extinguishment:	No	Identify Hazmat:	Yes
Evacuation:	No	Decontaminate:	No
Evaluate:	No	Clean-up:	No
Pub Info Rel:	No	Remove Hazard:	No

### SOURCE OF INCIDENT

Commercial Vehicle:	No	Drug Lab:	No
Car:	No	Fixed Facility:	Yes
Train:	No	Pipeline:	No
Ship:	No	Aircraft:	No
Other:	No		
Other Description:			

### MATERIAL INVOLVED

Fuel:	Yes	Cargo:	No
Product:	No	Waste Material:	No

### CAUSE OF INCIDENT

During Delivery Shipment:	No	Normal Operation:	No
During Fire/Explosion:	No	During Storage:	No
Excavation:	No	Rail Car Connect:	No
MVA:	No	During Manufacture:	No
Unauthorized Release:	No	Derailment:	No
During Repair:	No	Abandoned/Parked:	No
In Transit:	No	Docked:	No
Material Not Released:	No		

### HAZMAT BEHAVIOR ON RELEASE

Inert/No Reaction:	No	Caused Fire:	No
Entered Waterway:	No	Contributed to Fire:	No
Became Airborne:	Yes	Caused Explosion:	No
Contaminated Area:	No	Contributed to Explosion:	No
Other:	Yes		
Other:			

### CHEMICAL INFORMATION (if blank below, no info. reported)

Chemical/Trade Name 1:	NATURAL GAS		
Number of Containers:	0		
Size of Containers:	0		
Amount at Risk: LBS:	0	Gallons:	Cubic Feet: 0
Amount Released: LBS:	0	Gallons:	Cubic Feet: 0
Chemical/Trade Name 2:			
Number of Containers:	0		
Size of Containers:	0		
Amount at Risk: LBS:	0	Gallons:	Cubic Feet: 0
Amount Released: LBS:	0	Gallons:	Cubic Feet: 0

- Continued on next page -

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** SE KUEBLER BLVD  
SALEM OR 97302

**JOB:** 16913.000

**STATE SPILLS SITE**

**SEARCH ID:** 14

**DIST/DIR:** 0.00 --

**MAP ID:** 10

**NAME:** RESP. CO.: MARION CO CORR FAC  
**ADDRESS:** 4000 AUMSVILLE HWY SE  
SALEM OR 97301  
MARION  
**CONTACT:** ROBERT WINTER

**REV:** 01/13/99  
**ID1:** FM:03-321-950217  
**ID2:**  
**STATUS:**  
**PHONE:** 588-8520

**Chemical/Trade Name 3:**  
**Number of Containers:** 0  
**Amount at Risk:** LBS: 0  
**Amount Released:** LBS: 0

**Size of Containers:** 0  
**Gallons:** **Cubic Feet:** 0  
**Gallons:** **Cubic Feet:** 0

**Chemical/Trade Name 4:**  
**Number of Containers:**  
**Amount at Risk:** LBS: 0  
**Amount Released:** LBS: 0

**Size of Containers:**  
**Gallons:** **Cubic Feet:** 0  
**Gallons:** **Cubic Feet:** 0

**Chemical/Trade Name 5:**  
**Number of Containers:**  
**Amount at Risk:** LBS: 0  
**Amount Released:** LBS: 0

**Size of Containers:**  
**Gallons:** **Cubic Feet:** 0  
**Gallons:** **Cubic Feet:** 0

**ESTIMATED PROPERTY LOSS**

**Vehicle & Cargo:** 0  
**Fixed Property:** 0

# Environmental FirstSearch Site Detail Report

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

## STATE SPILLS SITE

SEARCH ID: 15

DIST/DIR: 0.00 --

MAP ID: 10

NAME: RESP. CO.: MARION COUNTY  
ADDRESS: 4000 AUMSVILLE HWY SE  
SALEM OR 97301  
MARION  
CONTACT: AUMSVILLE COUNTY JAIL

REV: 01/13/99  
ID1: FM:03-321-970260  
ID2:  
STATUS:  
PHONE:

### GENERAL INFORMATION

OFSM Incident Report # (dept. # & fire marshals #): 03-321-970260  
Fire Marshals Office Incident Report Number: 970260  
Agency Report Number: 6834  
Date of Incident: 06/30/1997  
District of Incident: SALEM  
County: MARION  
Department Responding: SALEM FD  
State Hazmat Team (if applicable):  
Hazmat Local (if applicable):  
Hazmat Log Number:

### PERSON MAKING REPORT

Name & Title: LARRY L MCMURRAY CAPT  
Agency & Agency ID: SALEM FD  
Phone Number: (503) 588-6295

### PARTY (ies)

Responsible Party(ies): AUMSVILLE COUNTY JAIL  
Company: MARION COUNTY  
Address: 4000 AUMSVILLE SE SALEM, OR 97301  
Phone Number 1:  
Phone Number 2:

### SCENE TYPE

Public Road: No  
Public Structure: No  
Public Land: Yes  
Forest: No  
Private Road: No  
Private Structure: No  
Private Land: No  
Waterway: No  
Other (list):

### AREA TYPE

Industrial: No Residential: No  
Forest: No Commercial: Yes  
Rural/Agricultural: No Other: No

### AGENCIES RESPONDING (# of units)

Police: Public Works: 1  
Ambulance: State Agency:  
Federal Agency: Railroad:  
State Regional Hazmat Team: 0  
DEQ:  
Other: 1  
Other: GAS CO

### ACTION TAKEN AT THE SCENE

Secure Area: Yes Crowd Control: No

- Continued on next page -

# Environmental FirstSearch Site Detail Report

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

## STATE SPILLS SITE

SEARCH ID: 15

DIST/DIR: 0.00 --

MAP ID: 10

NAME: RESP. CO.: MARION COUNTY  
ADDRESS: 4000 AUMSVILLE HWY SE  
SALEM OR 97301  
MARION  
CONTACT: AUMSVILLE COUNTY JAIL

REV: 01/13/99  
ID1: FM-03-321-970260  
ID2:  
STATUS:  
PHONE:

Containment:	No	Hot Zone Determined:	Yes
On-Site EMS:	No	Transport Pt.:	No
Activate OERS:	No	Traffic Control:	No
Extinguishment:	No	Identify Hazmat:	Yes
Evacuation:	No	Decontaminate:	No
Evaluate:	No	Clean-up:	No
Pub Info Rel:	No	Remove Hazard:	Yes

### SOURCE OF INCIDENT

Commercial Vehicle:	No	Drug Lab:	No
Car:	No	Fixed Facility:	Yes
Train:	No	Pipeline:	No
Ship:	No	Aircraft:	No
Other:	No		
Other Description:			

### MATERIAL INVOLVED

Fuel:	Yes	Cargo:	No
Product:	No	Waste Material:	No

### CAUSE OF INCIDENT

During Delivery Shipment:	No	Normal Operation:	Yes
During Fire/Explosion:	No	During Storage:	No
Excavation:	No	Rail Car Connect:	No
MVA:	No	During Manufacture:	No
Unauthorized Release:	No	Derailment:	No
During Repair:	No	Abandoned/Parked:	No
In Transit:	No	Docked:	No
Material Not Released:	No		

### HAZMAT BEHAVIOR ON RELEASE

Inert/No Reaction:	No	Caused Fire:	No
Entered Waterway:	No	Contributed to Fire:	No
Became Airborne:	Yes	Caused Explosion:	No
Contaminated Area:	No	Contributed to Explosion:	No
Other:	No		
Other:			

### CHEMICAL INFORMATION (if blank below, no info. reported)

Chemical/Trade Name 1:	NATURAL GAS		
Number of Containers:			
Size of Containers:			
Amount at Risk: LBS: 0		Gallons:	Cubic Feet: 0
Amount Released: LBS: 0		Gallons:	Cubic Feet: 0

Chemical/Trade Name 2:			
Number of Containers:			
Size of Containers:			
Amount at Risk: LBS: 0		Gallons:	Cubic Feet: 0
Amount Released: LBS: 0		Gallons:	Cubic Feet: 0

- Continued on next page -

*Environmental FirstSearch*  
*Site Detail Report*

**TARGET SITE:** SE KUEBLER BLVD  
SALEM OR 97302

**JOB:** 16913.000

STATE SPILLS SITE

**SEARCH ID:** 15

**DIST/DIR:** 0.00 --

**MAP ID:** 10

**NAME:** RESP. CO.: MARION COUNTY  
**ADDRESS:** 4000 AUMSVILLE HWY SE  
SALEM OR 97301  
MARION  
**CONTACT:** AUMSVILLE COUNTY JAIL

**REV:** 01/13/99  
**ID1:** FM:03-321-970260  
**ID2:**  
**STATUS:**  
**PHONE:**

**Chemical/Trade Name 3:**

**Number of Containers:**

**Amount at Risk:** LBS: 0

**Amount Released:** LBS: 0

**Size of Containers:**

**Gallons:**

**Cubic Feet:** 0

**Gallons:**

**Cubic Feet:** 0

**Chemical/Trade Name 4:**

**Number of Containers:**

**Amount at Risk:** LBS: 0

**Amount Released:** LBS: 0

**Size of Containers:**

**Gallons:**

**Cubic Feet:** 0

**Gallons:**

**Cubic Feet:** 0

**Chemical/Trade Name 5:**

**Number of Containers:**

**Amount at Risk:** LBS: 0

**Amount Released:** LBS: 0

**Size of Containers:**

**Gallons:**

**Cubic Feet:** 0

**Gallons:**

**Cubic Feet:** 0

**ESTIMATED PROPERTY LOSS**

**Vehicle & Cargo:**

0

**Fixed Property:**

0

# Environmental FirstSearch Site Detail Report

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

## STATE SPILLS SITE

SEARCH ID: 17

DIST/DIR: 0.00 --

MAP ID: 9

NAME: RESP. CO.: SANTIAM COR. FACILIT  
ADDRESS: 4005 AUMSVILLE HWY SE  
SALEM OR 97301  
MARION  
CONTACT: UNKNOWN

REV: 01/13/99  
ID1: FM:03-321-940087  
ID2:  
STATUS:  
PHONE:

### GENERAL INFORMATION

OFSM Incident Report # (dept. # & fire marshals #): 03-321-940087  
Fire Marshals Office Incident Report Number: 940087  
Agency Report Number: 94-02373  
Date of Incident: 03/17/1994  
District of Incident: SALEM  
County: MARION  
Department Responding: SALEM FD  
State Hazmat Team (if applicable):  
Hazmat Local (if applicable):  
Hazmat Log Number:

### PERSON MAKING REPORT

Name & Title: JIM CORCORAN HM TM LEDR  
Agency & Agency ID: SALEM PBLC WORK 24321  
Phone Number: 588-6245

### PARTY (ies)

Responsible Party(ies): UNKNOWN  
Company: SANTIAM COR. FACILIT  
Address: 4995 AYNISVUKKE GWT SE SALEM, OR 97301  
Phone Number 1:  
Phone Number 2:

### SCENE TYPE

Public Road: No  
Public Structure: Yes  
Public Land: No  
Forest: No  
Private Road: No  
Private Structure: No  
Private Land: No  
Waterway: No  
Other (list): No

### AREA TYPE

Industrial: No Residential: No  
Forest: No Commercial: No  
Rural/Agricultural: Yes Other: No

### AGENCIES RESPONDING (# of units)

Police: 2 Public Works: 0  
Ambulance: 1 State Agency: 1  
Federal Agency: 0 Railroad: 0  
State Regional Hazmat Team: 0  
DEQ: 0  
Other: 0  
Other:

### ACTION TAKEN AT THE SCENE

Secure Area: Yes Crowd Control: Yes

- Continued on next page -

# Environmental FirstSearch Site Detail Report

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

## STATE SPILLS SITE

SEARCH ID: 17

DIST/DIR: 0.00 --

MAP ID: 9

NAME: RESP. CO.: SANTIAM COR. FACILIT  
ADDRESS: 4005 AUMSVILLE HWY SE  
SALEM OR 97301  
MARION  
CONTACT: UNKNOWN

REV: 01/13/99  
ID1: FM-03-321-940087  
ID2:  
STATUS:  
PHONE:

Containment:	No	Hot Zone Determined:	Yes
On-Site EMS:	No	Transport Pt.:	No
Activate OERS:	No	Traffic Control:	Yes
Extinguishment:	No	Identify Hazmat:	Yes
Evacuation:	No	Decontaminate:	No
Evaluate:	No	Clean-up:	No
Pub Info Rel:	No	Remove Hazard:	Yes

### SOURCE OF INCIDENT

Commercial Vehicle:	No	Drug Lab:	No
Car:	No	Fixed Facility:	No
Train:	No	Pipeline:	Yes
Ship:	No	Aircraft:	No
Other:	No		
Other Description:			

### MATERIAL INVOLVED

Fuel:	Yes	Cargo:	No
Product:	No	Waste Material:	No

### CAUSE OF INCIDENT

During Delivery Shipment:	No	Normal Operation:	No
During Fire/Explosion:	No	During Storage:	No
Excavation:	Yes	Rail Car Connect:	No
MVA:	No	During Manufacture:	No
Unauthorized Release:	No	Derailment:	No
During Repair:	No	Abandoned/Parked:	No
In Transit:	No	Docked:	No
Material Not Released:	No		

### HAZMAT BEHAVIOR ON RELEASE

Inert/No Reaction:	No	Caused Fire:	No
Entered Waterway:	No	Contributed to Fire:	No
Became Airborne:	Yes	Caused Explosion:	No
Contaminated Area:	No	Contributed to Explosion:	No
Other:	No		
Other:			

### CHEMICAL INFORMATION (if blank below, no info. reported)

Chemical/Trade Name 1:	NATURAL GAS		
Number of Containers:	1		
Size of Containers:	0		
Amount at Risk: LBS:	0	Gallons:	Cubic Feet: 0
Amount Released: LBS:	0	Gallons:	Cubic Feet: 0
Chemical/Trade Name 2:			
Number of Containers:	0		
Size of Containers:	0		
Amount at Risk: LBS:	0	Gallons:	Cubic Feet: 0
Amount Released: LBS:	0	Gallons:	Cubic Feet: 0

- Continued on next page -

*Environmental FirstSearch*  
*Site Detail Report*

**TARGET SITE:** SE KUEBLER BLVD  
SALEM OR 97302

**JOB:** 16913.000

STATE SPILLS SITE

**SEARCH ID:** 17

**DIST/DIR:** 0.00 --

**MAP ID:** 9

**NAME:** RESP. CO.: SANTIAM COR. FACILIT  
**ADDRESS:** 4005 AUMSVILLE HWY SE  
SALEM OR 97301  
MARION  
**CONTACT:** UNKNOWN

**REV:** 01/13/99  
**ID1:** FM:03-321-940087  
**ID2:**  
**STATUS:**  
**PHONE:**

**Chemical/Trade Name 3:**

**Number of Containers:** 0

**Amount at Risk:** LBS: 0

**Amount Released:** LBS: 0

**Size of Containers:** 0

**Gallons:**

**Cubic Feet:** 0

**Gallons:**

**Cubic Feet:** 0

**Chemical/Trade Name 4:**

**Number of Containers:**

**Amount at Risk:** LBS: 0

**Amount Released:** LBS: 0

**Size of Containers:**

**Gallons:**

**Cubic Feet:** 0

**Gallons:**

**Cubic Feet:** 0

**Chemical/Trade Name 5:**

**Number of Containers:**

**Amount at Risk:** LBS: 0

**Amount Released:** LBS: 0

**Size of Containers:**

**Gallons:**

**Cubic Feet:** 0

**Gallons:**

**Cubic Feet:** 0

**ESTIMATED PROPERTY LOSS**

**Vehicle & Cargo:**

0

**Fixed Property:**

0



*Environmental FirstSearch  
Site Detail Report*

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

STATE SITE

SEARCH ID: 13

DIST/DIR: 0.00 --

MAP ID: 9

NAME: SANTIAM CORRECTIONAL INSTITUTE  
ADDRESS: 4005 AUMSVILLE HWY SE  
SALEM OR 97301  
MARI

REV: 09/18/02  
ID1: ESCI1178  
ID2: OR  
STATUS: SUSPECT SITE REQUIRING FURTHER  
PHONE:

CONTACT:

Alias Name

GENERAL SITE INFORMATION:

NPL Site: N  
CERCLIS ID:  
Agency ECSF Code (legal info): AGREE  
Investigative Status: SUS  
Orphan Site: N  
Study Area: N  
Size Of Site:  
Tax Lots:  
Township/Range Coordinates: 8/2  
Section/Quarter Section Coordinates: 5/  
Agency Coordinates Supplier:  
Agency Latitude Coordinate: 44.8997  
Agency Longitude Coordinate: -122.9683

ADMINISTRATIVE ACTIONS

Administrative Action: BASIC PRELIMINARY ASSESSEMENT  
Category:  
Agency: DEQ  
Subprogram: VCS  
Region: HQ  
Start Date: 09MAR1992  
Completion Date: 08MAY1993  
Staff Number: 124  
Rank Value: 0  
FRT Action Priority:  
Comments:

Administrative Action: EXPANDED PRELIMINARY ASSESSMENT  
Category:  
Agency: DEQ  
Subprogram: VCS  
Region: W  
Start Date: 10JAN1995  
Completion Date: 31DEC3999  
Staff Number: 294  
Rank Value: 0  
FRT Action Priority:  
Comments:

Administrative Action: Insufficient information to list  
Category:  
Agency: DEQ  
Subprogram: VCS

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

STATE SITE

SEARCH ID: 13

DIST/DIR: 0.00 --

MAP ID: 9

NAME: SANTIAM CORRECTIONAL INSTITUTE  
ADDRESS: 4005 AUMSVILLE HWY SE  
SALEM OR 97301  
MARI

REV: 09/18/02  
ID1: ESCH1178  
ID2: OR  
STATUS: SUSPECT SITE REQUIRING FURTHER  
PHONE:

CONTACT:

Region: W  
Start Date: 10MAY1994  
Completion Date: 31DEC3999  
Staff Number: 124  
Rank Value: 0  
FRT Action Priority:  
Comments:

Administrative Action: Listing Review completed

Category:  
Agency: DEQ  
Subprogram: VCS  
Region: W  
Start Date: 09MAY1994  
Completion Date: 09MAY1994  
Staff Number: 124  
Rank Value: 0  
FRT Action Priority:  
Comments:

Administrative Action: Memorandums of Agreement

Category:  
Agency: DEQ  
Subprogram: VCS  
Region: W  
Start Date: 10DEC1992  
Completion Date: 20DEC1992  
Staff Number: 124  
Rank Value: 0  
FRT Action Priority:  
Comments:

Administrative Action: NEGOTIATIONS

Category:  
Agency: DEQ  
Subprogram: VCS  
Region: W  
Start Date: 09MAY1993  
Completion Date: 10JAN1995  
Staff Number: 124  
Rank Value: 0  
FRT Action Priority:  
Comments:

Administrative Action: Site added to database

Category:  
Agency: DEQ

- Continued on next page -

# Environmental FirstSearch

## Site Detail Report

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

### STATE SITE

SEARCH ID: 13

DIST/DIR: 0.00 --

MAP ID: 9

NAME: SANTIAM CORRECTIONAL INSTITUTE  
ADDRESS: 4005 AUMSVILLE HWY SE  
SALEM OR 97301  
MARI

REV: 09/18/02  
ID1: ESC11178  
ID2: OR  
STATUS: SUSPECT SITE REQUIRING FURTHER  
PHONE:

#### CONTACT:

Subprogram: VCS  
Region: HQ  
Start Date: 07FEB1992  
Completion Date: 31DEC3999  
Staff Number: 124  
Rank Value: 0  
FRT Action Priority:  
Comments:

Administrative Action: SITE EVALUATION  
Category:  
Agency: DEQ  
Subprogram: VCS  
Region: HQ  
Start Date: 08MAR1992  
Completion Date: 08MAR1992  
Staff Number: 124  
Rank Value: 0  
FRT Action Priority:  
Comments:

Administrative Action: State Basic Preliminary Assessment recommended (PA)  
Category:  
Agency: DEQ  
Subprogram: VCS  
Region: HQ  
Start Date: 08MAR1992  
Completion Date: 08MAR1992  
Staff Number: 124  
Rank Value: 0  
FRT Action Priority:  
Comments:

Administrative Action: State Expanded Preliminary Assessment recommended (XPA)  
Category:  
Agency: DEQ  
Subprogram: VCS  
Region: W  
Start Date: 13MAY1994  
Completion Date: 13MAY1994  
Staff Number: 124  
Rank Value: 0  
FRT Action Priority:  
Comments:

Administrative Action: VCS Waiting List  
Category:

- Continued on next page -

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** SE KUEBLER BLVD  
SALEM OR 97302

**JOB:** 16913.000

**STATE SITE**

**SEARCH ID:** 13

**DIST/DIR:** 0.00 --

**MAP ID:** 9

**NAME:** SANTIAM CORRECTIONAL INSTITUTE  
**ADDRESS:** 4005 AUMSVILLE HWY SE  
SALEM OR 97301  
MARI

**REV:** 09/18/02  
**ID1:** ESCH1178  
**ID2:** OR  
**STATUS:** SUSPECT SITE REQUIRING FURTHER  
**PHONE:**

**CONTACT:**

**Agency:** DEQ  
**Subprogram:** VCS  
**Region:** HQ  
**Start Date:** 17OCT1991  
**Completion Date:** 09MAR1992  
**Staff Number:** 121  
**Rank Value:** 0  
**FRT Action Priority:**  
**Comments:**

**PERMIT INFORMATION**

**OPERATIONS INFORMATION**

**Years of Operation:** 1946 to present  
**Most Recent Flag:** Y  
**Status:** A  
**Comment:**  
419-bed, minimum security correctional facility. 1946 to 1976 as mental institution; 1976 to present as correctional facility.

**HAZARDOUS SUBSTANCE RELEASED**

**AGENCY COMMENTS ON HAZARDS RELEASED**

**CONTAMINATION** Solvents and petroleum products may have been released.

**DATA SOURCES**

**DISPOSALS**

**GENERAL SITE DESCRIPTION**

**HAZARDOUS SUBSTANCE/WASTE TYPES**

**HEALTH THREATS** Potential impact to soils.

**LAND USE (CURRENT/REASONABLY LIKELY)**

**MANNER OF RELEASE** Past operating practices associated with burning of debris, petroleum underground storage tanks, vehicle washdown near auto shop may have resulted in releases.

**MEDIA CONTAMINATION**

**PATHWAYS & OTHER HAZARDS**

**PROJECT ACTIVITY STATUS**

**PROJECT ISSUES SUMMARY** The site has been managed under a multi-site environmental management agreement administered by DEQ through a Stipulated Final Order (SFO) (August 1994). DEQ and the Department of Corrections (DOC) have agreed to review recommendations for further action at each of seven DOC facilities to determine how DOC's limited resources will be spent to address them over a six-year period. The

- Continued on next page -

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** SE KUEBLER BLVD  
SALEM OR 97302

**JOB:** 16913.000

**STATE SITE**

**SEARCH ID:** 13

**DIST/DIR:** 0.00 --

**MAP ID:** 9

**NAME:** SANTIAM CORRECTIONAL INSTITUTE  
**ADDRESS:** 4005 AUMSVILLE HWY SE  
SALEM OR 97301  
MARI

**REV:** 09/18/02  
**ID1:** ESCI1178  
**ID2:** OR  
**STATUS:** SUSPECT SITE REQUIRING FURTHER  
**PHONE:**

*decisions will be based on the relative priority of the environmental threat at each site. DEQ will ammend the SFO in early 1996 and recommend that work proceed to identify the significance of potential releases on a low priority basis at the Santiam facility.*

**PROJECT TYPE**

**QUARTERLY PLANNING SUMMARY**

**REMEDIAL ACTION** A PA was conducted at the site in 1992, indicating the potential for solvent and/or petroleum releases in a number of areas. Manufacturing and industrial processes at the site are limited to food preparation, steam generation, minor building and vehicle maintenance, grounds keeping, and janitorial services. A Draft XPA Work Plan submitted to DEQ in July 1995, proposes subsurface soil investigations in the vicinity of the vehicle washdown pad and burn area.

**RESIDUAL RISK ASSESSMENT**

**SITE CONTACTS**

**SITE LOCATION**

**SITE OWNERSHIP**

**SUBSTANCES OF CONCERN**

**WATER USE (CURRENT/REASONABLY LIKELY)**

**STUDY AREA INFORMATION**

# Environmental FirstSearch Site Detail Report

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

STATE SPILLS SITE			
SEARCH ID: 18	DIST/DIR: 0.00 --	MAP ID: 10	
NAME: STATE PRISON	REV: 11/16/98	ID1: 1570	
ADDRESS: 4000 AUMSVILLE HWY SALEM OR	ID2:	STATUS:	
CONTACT:	PHONE:		
DATE:	11DEC1996		
DESCRIPTION:	Truck lost 2-5 gallons hydraulic fluid onto the ground from a ruptured line, rain has carried it beyond the containment and putting a sheen in the ditch. Booms are in place.		
LOCATION (if available or other than address):			

LEAKING UNDERGROUND STORAGE TANKS			
SEARCH ID: 35	DIST/DIR: 0.04 SE	MAP ID: 18	
NAME: WESTERN BAPTIST COLLEGE	REV: 08/23/00	ID1: 24-90-4322	
ADDRESS: 5000 DEER PARK DR SE SALEM OR 97301	ID2:	STATUS:	
CONTACT:	PHONE:		
REGION:	WR		
CLEANUP LEAD:			
CLEANUP START DATE:			
CLEANUP END DATE:			
SITE WORK COMPLETION DATE:			
<p>Jim Parr, Salem, T.E.C. 1/7/03, 0900 503 378-8240/24</p> <p>- removed gas test, soil w/ sheen for water (not clear whether related to groundwater)</p> <p>- tank wasn't registered, other issues</p>			

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** SE KUEBLER BLVD  
SALEM OR 97302

**JOB:** 16913.000

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 26

**DIST/DIR:** 0.04 SE

**MAP ID:** 18

**NAME:** WESTERN BAPTIST COLLEGE  
**ADDRESS:** 5000 DEER PARK DR SE  
SALEM OR 97301

**REV:** 01/16/03  
**ID1:** 10714  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**

**NO OF PERMITTED TANKS:**  
**NO OF ACTIVE TANKS:**  
**NO OF DECOMMISSIONED TANKS:** 1  
**NO OF UPGRADED TANKS:**  
**Permittee Name:**  
**Permittee Phone:**

**STATE SPILLS SITE**

**SEARCH ID:** 19

**DIST/DIR:** 0.08 NW

**MAP ID:** 12

**NAME:**  
**ADDRESS:** 4105 LANCASTER DR. SE  
SALEM OR

**REV:** 04/17/02  
**ID1:** 5851  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**

**DATE:**

13AUG2001

**DESCRIPTION:**

Long term leak from pad mount transformer - non-detect PCB

**LOCATION (if available or other than address):**

*Environmental FirstSearch*  
*Site Detail Report*

TARGET SITE: SE KUEBLER BLVD  
SALEM OR 97302

JOB: 16913.000

STATE SITE

SEARCH ID: 10

DIST/DIR: 0.08 NW

MAP ID: 4

NAME: RIVER BEND SAND & GRAVEL  
ADDRESS: 4105 LANCASTER DR SE  
SALEM OR 97301  
MARI

REV: 09/18/02  
ID1: ESCI886  
ID2: OR  
STATUS: SUSPECT SITE REQUIRING FURTHER  
PHONE:

CONTACT:

Alias Name

GENERAL SITE INFORMATION:

NPL Site: N  
CERCLIS ID:  
Agency ECSF Code (legal info):  
Investigative Status: SUS  
Orphan Site: N  
Study Area: N  
Size Of Site:  
Tax Lots:  
Township/Range Coordinates: 8/2  
Section/Quarter Section Coordinates: 6/  
Agency Coordinates Supplier: Software  
Agency Latitude Coordinate: 44.9  
Agency Longitude Coordinate: -122.9719

ADMINISTRATIVE ACTIONS

Administrative Action: Site added to database  
Category:  
Agency: DEQ  
Subprogram: SAS  
Region:  
Start Date: 12MAY1989  
Completion Date: 31DEC3999  
Staff Number: 119  
Rank Value: 0  
FRT Action Priority:  
Comments:

Administrative Action: Site Screening recommended (EV)  
Category:  
Agency: DEQ  
Subprogram: SAS  
Region:  
Start Date: 11FEB1994  
Completion Date: 11FEB1994  
Staff Number: 107  
Rank Value: 0  
FRT Action Priority: LOW  
Comments:

PERMIT INFORMATION

OPERATIONS INFORMATION

- Continued on next page -



*Environmental FirstSearch*  
*Site Detail Report*

**TARGET SITE:** SE KUEBLER BLVD  
SALEM OR 97302

**JOB:** 16913.000

**STATE SITE**

**SEARCH ID:** 10

**DIST/DIR:** 0.08 NW

**MAP ID:** 4

**NAME:** RIVER BEND SAND & GRAVEL  
**ADDRESS:** 4105 LANCASTER DR SE  
SALEM OR 97301  
MARI

**REV:** 09/18/02  
**ID1:** ESCI886  
**ID2:** OR  
**STATUS:** SUSPECT SITE REQUIRING FURTHER  
**PHONE:**

**CONTACT:**

**Years of Operation:**

**Most Recent Flag:** Y

**Status:** A

**Comment:**

*Sand and gravel operation.*

**HAZARDOUS SUBSTANCE RELEASED**

The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.

**Substance:** DIESEL - FUEL OIL  
**Quantity:** 4,041 gal. (approx.)  
**Dates:** 10/17/88

**AGENCY COMMENTS ON HAZARDS RELEASED**

**Sent To:** DEQ, Eastern Region  
**Regarding Substance:** DIESEL - FUEL OIL  
**Comment Type:** Data Sources

**CONTAMINATION** DEQ responded to spill on 10/17/88. A valve leaked or was left open, resulting in a spill of approximately 4,000 gal. diesel fuel to a concrete containment berm with a concrete floor. A seam between the concrete floor and sidewalk allowed diesel to leak onto the surrounding gravel. DEQ also saw evidence of past spillage onto the ground at this site.

**DATA SOURCES** ER Spill Response form.

**DISPOSALS**

**GENERAL SITE DESCRIPTION**

**HAZARDOUS SUBSTANCE/ASTE TYPES** Diesel fuel.

**HEALTH THREATS**

**LAND USE (CURRENT/REASONABLY LIKELY)**

**MANNER OF RELEASE**

**MEDIA CONTAMINATION**

**PATHWAYS & OTHER HAZARDS**

**PROJECT ACTIVITY STATUS**

**PROJECT ISSUES SUMMARY**

**PROJECT TYPE**

**QUARTERLY PLANNING SUMMARY**

**REMEDIAL ACTION** DEQ ordered cleanup of contaminated gravel, certification of site cleanup to background levels, and a written report

- Continued on next page -

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** SE KUEBLER BLVD  
SALEM OR 97302

**JOB:** 16913.000

**STATE SITE**

**SEARCH ID:** 10

**DIST/DIR:** 0.08 NW

**MAP ID:** 4

**NAME:** RIVER BEND SAND & GRAVEL  
**ADDRESS:** 4105 LANCASTER DR SE  
SALEM OR 97301  
MARI

**REV:** 09/18/02  
**ID1:** ESCI886  
**ID2:** OR  
**STATUS:** SUSPECT SITE REQUIRING FURTHER  
**PHONE:**

*detailing cause of spill and measures to prevent future soills. DEQ also ordered the containment structure to be sealed. Finally, DEQ required modification of the fueling area to prevent future problems and provide for recycling or disposal of all spilled petroleum products.*

**RESIDUAL RISK ASSESSMENT**

**SITE CONTACTS** Tom DeSouza, River Bend Sand and Gravel, (503)363-9281

**SITE LOCATION**

**SITE OWNERSHIP** River Bend Sand and Gravel, UNK, CUR,

**SUBSTANCES OF CONCERN**

**WATER USE (CURRENT/REASONABLY LIKELY)**

**STUDY AREA INFORMATION**

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SE KUEBLER BLVD  
SALEM OR 97302

**JOB:** 16913.000

**RCRA NLR SITE**

**SEARCH ID:** 4

**DIST/DIR:** 0.08 NW

**MAP ID:** 4

**NAME:** RIVER BEND SAND & GRAVEL  
**ADDRESS:** 4105 LANCASTER DR SE  
SALEM OR 97301

**REV:** 12/9/02  
**ID1:** ORD038032579  
**ID2:**  
**STATUS:** NLR  
**PHONE:**

**CONTACT:**

**SITE INFORMATION**

**CONTACT INFORMATION:** RIC LINARES  
OPR MGR - SITE/  
PO BOX 12095  
SALEM OR 97309

**PHONE:** 5033639281

**UNIVERSE TYPE:**

**SIC INFORMATION:**

1442 - MINING - CONSTRUCTION SAND AND GRAVEL

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]



## Environmental Cleanup Site Information Database Site Summary Report - Details for Site ID 1175

This report shows data entered as of July 1, 2003 at 3:50:22 PM

See the bottom of this page for a key to certain acronyms and terms used in the report below

For more information on what is occurring at this site see [DEQ's Facility Profiler](#).

### General Site Information

Site ID: 1175	Site Name: Mill Creek Correctional Facility	CERCLIS No:
Address:	5485 Turner RD SE Salem 97301	
	County: Marion	Region: Western
Other location information:		
	Investigation Status: Suspect site requiring further investigation	NPL Site: No
Property:	Twtnshp/Range/Sect: 8S , 2W , 18	Orphan Site: No
	Latitude: 44.8827 deg.	Study Area: No
	Longitude: -122.9708 deg.	Tax Lots:
		Site Size:
Other Site Names:		

### Site Characteristics

General Site Description:

Site History:

Contamination Information:

Petroleum, volatile and semivolatile organic compounds may have been released.

Manner and Time of Release:

Past operating practices associated with petroleum underground storage tanks, vehicle maintenance, the use of pesticides and fertilizers, chemical storage, waste disposal, and manure handling may have resulted in releases.

Hazardous Substances/Waste Types:

Pathways:

Environmental/Health Threats:

Potential impact to soil and shallow groundwater.

Status of Investigative or Remedial Action:

A PA was conducted in 1992 indicating the potential for releases associated with farming practices. A Draft XPA Work Plan was submitted to DEQ in July 1995, proposing subsurface investigations in the vicinity of underground storage tanks, wash pad, waste-oil accumulation area, and waste oil above ground tank in the Machine Shop area.

Data Sources:

### Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
No information is available			

### Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
VCS Waiting List	10/17/1991	03/09/1992	Marilyn Daniel	VCS
Site added to database	02/07/1992		Marilyn Daniel Marilyn	VCS

SITE EVALUATION	03/08/1992 03/08/1992	Daniel	VCS
State Basic Preliminary Assessment recommended (PA)	03/08/1992 03/08/1992	Marilyn Daniel	VCS
BASIC PRELIMINARY ASSESSEMENT	03/09/1992 05/08/1993	Marilyn Daniel	VCS
Memorandums of Agreement	12/10/1992 12/20/1992	Marilyn Daniel	VCS
NEGOTIATIONS	05/09/1993 01/10/1995	Marilyn Daniel	VCS
Listing Review completed	05/09/1994 05/09/1994	Marilyn Daniel	VCS
Insufficient information to list	05/10/1994 05/10/1994	Marilyn Daniel	VCS
State Expanded Preliminary Assessment recommended (XPA)	05/13/1994 05/13/1994	Marilyn Daniel	VCS
EXPANDED PRELIMINARY ASSESSMENT	01/10/1995 06/30/1996	Keith Andersen	VCS

Key to certain acronyms and terms in this report:

**CERCLIS No.:** The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

**Region:** DEQ divides the state into three regions (E, NW, and W); the regional office shown is responsible for site investigation/cleanup.

**NPL Site:** Is the site on EPA's Superfund List? (Y/N).

**Orphan Site:** Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program cleans up high-priority sites where owners and operators responsible for the contamination are absent, or are unwilling or unable to use their own resources for cleanup.

**Study Area:** Is this site a Study Area? (Y/N). ECSI assigns unique Site ID numbers to both individual sites and to Study Areas, which are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem.

**SIC Code:** The Standard Industrial Classification code assigned to the operation described in this part of the report.

**Pathways:** A description of human or environmental resources that site contamination could affect.

**Lead Pgm:** This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS = Site Assessment; VCS = Voluntary Cleanup; SRS = Site Response (enforcement cleanup).

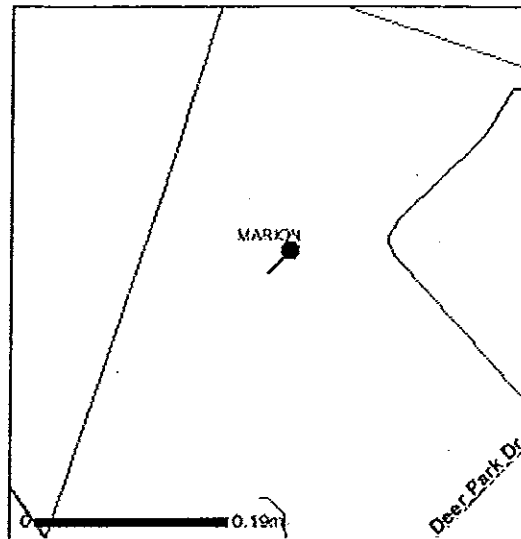
For more information about this page please contact Gil Wistar at (503) 229-5512 or via email at [wistar.gil@deq.state.or.us](mailto:wistar.gil@deq.state.or.us).



## Facility Summary Report

[Return to Site Listing](#) [Print Report](#)

.aps



## Facility / Site Information

Location ID:	3679	Latitude:	44° 52' 57.72"
Facility/Site Name:	Mill Creek Correctional Facility	Longitude:	-122° 58' 14.88"
Address:	5485 TURNER RD SE	Location Accuracy:	HIGH
City State Zip:	SALEM OR 97301	Last Updated:	5/14/2002

## USES

MILL CREEK CORRECT. DORM. HOT	LUST	MILL CREEK CORRECTION	LUST
Mill Creek Correctional Facility	ECSI	MILL CREEK CORRECTIONAL FACILITY	HWMS
OREGON STATE OF DEPARTMENT OF CORRECTION	HWMS		

## Geographic Features

Township:	T8S-R2W-S18	Congress Dist:	5	Forest Type:	N/A
County:	MARION	OR Senate Dist:	10	Vegetation:	Agricultural cropland and pastureland
Watershed:	MIDDLE WILLAMETTE	OR House Dist:	19	Agricultural Land:	PREDOM IRR

## Oregon DEQ Program Information

## Environmental Cleanup (ECSI)

Operation ID	Start Date	Issue Date	Expiration Date	Permit Type	Permit SubType	Status	Detail Information <sup>1</sup>
1175	10/17/1991			Contaminated Site		Suspect site requiring further investigation	<a href="#">ECSI Site Report</a>

SIC CODE	SIC Description	PRIMARY
2	NON-RCRA SPILL CLEANUP	Y
9223	CORRECTIONAL INSTITUTIONS	Y

## Hazardous Waste (HWMS)

Identifier	Start Date	Effective Date	Review Date	NFA Date	Type	Sub Type	Detail Information <sup>1</sup>
6836546	01/01/1981	01/01/1981		12/31/1997	Generator	CEG	<a href="#">HW Site Report</a>

CODE	SIC Description	PRIMARY
9223	CORRECTIONAL INSTITUTIONS	Y

## Leaking Underground Storage Tanks (LUST)

Log Number	Received	Cleanup Initiated	Cleanup Complete	Type	Heating Oil Tank	UST Facility	Status	Detail Information <sup>1</sup>
------------	----------	-------------------	------------------	------	------------------	--------------	--------	---------------------------------

					ID		
24-95-4068	05/11/1995	05/10/1995		REGULATED		CLEANUP_STARTED	LUST Site Report
24-95-4072	05/19/1995	05/18/1995		NON_REGULATED	HEATING_OIL_TANK	CLEANUP_STARTED	LUST Site Report

<sup>1</sup> Linked reports may be unavailable from 9:00pm to 7:00am PST due to system maintenance.

<sup>2</sup> DEQ does not maintain air discharge permit information for Lane County.

#### More Information on this location

[Oregon DEQ Neighborhood Info \(by region/county\)](#)

[See wells in the same Township Range Section from the Oregon Water Resources Department Well logs Application](#)

[See county's scanned assessor maps through ORMAP](#)

[\[DEQ's Privacy Notice\]](#) [\[Contact DEQ\]](#) [\[Application Feedback\]](#)

**Disclaimer:** *This product is for informational purposes, and may not be suitable for legal, engineering or surveying purposes. This information or data is provided with the understanding that conclusions drawn from such information are the responsibility of the user.*



## Environmental Cleanup Site Information Database Site Summary Report - Details for Site ID 1178

This report shows data entered as of July 1, 2003 at 4:43:06 PM

See the bottom of this page for a key to certain acronyms and terms used in the report below

For more information on what is occurring at this site see [DEQ's Facility Profiler](#).

### General Site Information

Site ID: 1178	Site Name: Santiam Correctional Institute	CERCLIS No:
Address:	4005 Aumsville Hwy SE Salem 97301	
	County: Marion	Region: Western
Other location information:		
	Investigation Status: Suspect site requiring further investigation	NPL Site: No
Property:	Twtnshp/Range/Sect: 8S , 2W , 5	Orphan Site: No
	Latitude: 44.8997 deg.	Study Area: No
	Longitude: -122.9683 deg.	Tax Lots:
		Site Size:
Other Site Names:		

### Site Characteristics

General Site Description:

Site History:

Contamination Information: Solvents and petroleum products may have been released.

Manner and Time of Release: Past operating practices associated with burning of debris, petroleum underground storage tanks, vehicle washdown near auto shop may have resulted in releases.

Hazardous Substances/Waste Types:

Pathways:

Environmental/Health Threats: Potential impact to soils.

Status of Investigative or Remedial Action: A PA was conducted at the site in 1992, indicating the potential for solvent and/or petroleum releases in a number of areas. Manufacturing and industrial processes at the site are limited to food preparation, steam generation, minor building and vehicle maintenance, grounds keeping, and janitorial services. A Draft XPA Work Plan submitted to DEQ in July 1995, proposes subsurface soil investigations in the vicinity of the vehicle washdown pad and burn area.

Data Sources:

### Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
No information is available			

### Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
VCS Waiting List	10/17/1991	03/09/1992	Michael Rosen	VCS
Site added to database	02/07/1992		Marilyn Daniel	VCS
SITE EVALUATION	03/08/1992	03/08/1992	Marilyn Daniel	VCS
State Basic Preliminary Assessment recommended (PA)	03/08/1992	03/08/1992	Marilyn Daniel	VCS
BASIC PRELIMINARY ASSESSEMENT	03/09/1992	05/08/1993	Marilyn Daniel	VCS
Memorandums of Agreement	12/10/1992	12/20/1992	Marilyn Daniel	VCS

NEGOTIATIONS

Listing Review completed

Insufficient information to list

State Expanded Preliminary Assessment recommended (XPA)

EXPANDED PRELIMINARY ASSESSMENT

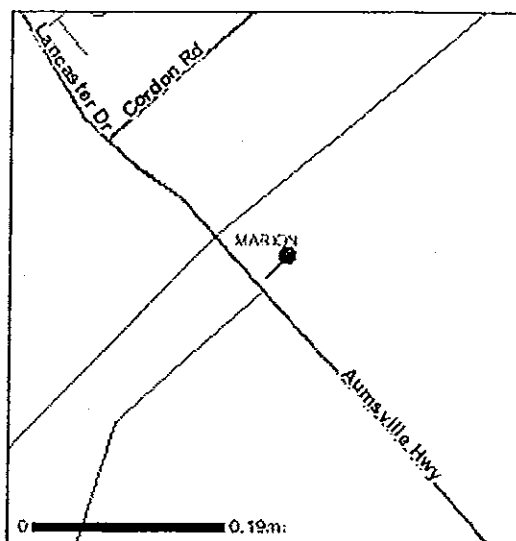
05/09/1993	01/10/1995	Marilyn Daniel	VCS
05/09/1994	05/09/1994	Marilyn Daniel	VCS
05/10/1994	05/10/1994	Marilyn Daniel	VCS
05/13/1994	05/13/1994	Marilyn Daniel	VCS
01/10/1995	06/30/1996	Keith Andersen	VCS



## Facility Summary Report

[Facility Profiler](#) [Print Report](#)

aps



### Facility / Site Information

Location ID:	9001	Latitude:	44° 53' 58.92"
Facility/Site Name:	SANTIAM CORRECTIONAL INSTITUTE	Longitude:	-122° 58' 5.8799"
Address:	4005 AUMSVILLE HWY SE	Location Accuracy:	HIGH
City State Zip:	SALEM OR 97301	Last Updated:	9/27/1999

### Facilities

Santiam Correctional Institute	ECSI
--------------------------------	------

### Geographic Features

Township:	T8S-R2W-S8	Congress Dist:	5	Forest Type:	N/A
County:	MARION	OR Senate Dist:	10	Vegetation:	Agricultural cropland and pastureland
Watershed:	MIDDLE WILLAMETTE	OR House Dist:	19	Agricultural Land:	PREDOM IRR

### Oregon DEQ Program Information

#### Environmental Cleanup (ECSI)

Operation ID	Start Date	Issue Date	Expiration Date	Permit Type	Permit SubType	Status	Detail Information <sup>1</sup>
1178	10/17/1991			Contaminated Site		Suspect site requiring further investigation	<a href="#">ECSI Site Report</a>

SIC CODE	SIC Description	PRIMARY
9223	CORRECTIONAL INSTITUTIONS	Y

<sup>1</sup> Linked reports may be unavailable from 9:00pm to 7:00am PST due to system maintenance.

<sup>2</sup> DEQ does not maintain air discharge permit information for Lane County.

### More Information on this location

[Oregon DEQ Neighborhood Info \(by region/county\)](#)

[See wells in the same Township Range Section from the Oregon Water Resources Department Well logs Application](#)

[See county's scanned assessor maps through ORMAP](#)

[DEQ's Privacy Notice](#) [\[Contact DEQ\]](#) [\[Application Feedback\]](#)

**Disclaimer:** This product is for informational purposes, and may not be suitable for legal, engineering or surveying purposes. This information or data is provided with the understanding that conclusions drawn from such information are the responsibility of the user.

## Environmental Cleanup Site Information Database Site Summary Report - Details for Site ID 1176

This report shows data entered as of July 1, 2003 at 4:32:28 PM

See the bottom of this page for a key to certain acronyms and terms used in the report below

For more information on what is occurring at this site see [DEQ's Facility Profiler](#).

### General Site Information

Site ID: 1176	Site Name: Oregon State Correctional Institute (OSCI)	CERCLIS No:
Address:	3405 Deer Park DR SE Salem 97310	
	County: Marion	Region: Western
Other location information:		
	Investigation Status: Suspect site requiring further investigation	NPL Site: No
Property:	Twnshp/Range/Sect: 8S , 2W , 5	Orphan Site: Study Area: No No
	Latitude: 44.8947 deg.	Tax Lots:
	Longitude: -122.9461 deg.	Site Size: 55 acres
Other Site Names:		

### Site Characteristics

#### General Site Description:

#### Site History:

Contamination Information: Solvents and petroleum products may have been released.

Manner and Time of Release: Past operating practices since 1959 associated with petroleum underground storage tanks, auto shop drainage, uncontrolled dump sites, chemical storage, and dust suppression may have resulted in releases of solvent and petroleum products.

Hazardous Substances/Waste Types:

Pathways:

Environmental/Health Threats: Soil, groundwater, and surface water may be impacted by past releases.

Status of Investigative or Remedial Action: A PA was conducted at the site in 1992, indicating the potential for solvent and/or petroleum releases in a number of areas. The 55-acre facility has vocational training facilities that include carpentry, welding, electrical, printing, and automotive shops. A draft XPA Work Plan, submitted in July 1995, proposes soil borings and test pit excavations to determine the significance of potential releases in the vicinity of dust-suppression areas, the auto shop, and the two uncontrolled dump sites.

Data Sources:

### Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
No information is available			

### Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
VCS Waiting List	10/17/1991	03/09/1992	Marilyn Daniel	VCS
Site added to database	02/07/1992		Marilyn Daniel	VCS
SITE EVALUATION	03/08/1992	03/08/1992	Marilyn Daniel	VCS
State Basic Preliminary Assessment recommended (PA)	03/08/1992	03/08/1992	Marilyn Daniel	VCS
BASIC PRELIMINARY ASSESSEMENT	03/09/1992	07/02/1993	Marilyn Daniel	VCS

Memorandums of Agreement

NEGOTIATIONS

Listing Review completed

Insufficient information to list

State Expanded Preliminary Assessment recommended (XPA)

EXPANDED PRELIMINARY ASSESSMENT

12/10/1992	12/20/1992	Marilyn Daniel	VCS
07/02/1993	01/10/1995	Marilyn Daniel	VCS
05/09/1994	05/09/1994	Marilyn Daniel	VCS
05/10/1994	05/10/1994	Marilyn Daniel	VCS
05/13/1994	05/13/1994	Marilyn Daniel	VCS
01/10/1995	06/30/1996	Keith Andersen	VCS

## Environmental Cleanup Site Information Database

### Site Summary Report - Details for Site ID 1318

*located  
under  
NE of  
site*

This report shows data entered as of July 1, 2003 at 4:49:34 PM

See the bottom of this page for a key to certain acronyms and terms used in the report below

For more information on what is occurring at this site see [DEQ's Facility Profiler](#).

#### General Site Information

Site ID: 1318	Site Name: Sanitary Service Co. Landfill (Former)	CERCLIS No: 009860123
Address:	3250 Deer Park DR SE Salem 97301	
	County: Marion	Region: Western
Other location information:		
	Investigation Status: Suspect site requiring further investigation	NPL Site: No
Property:	Twtnshp/Range/Sect: 8S , 2W , 4	Orphan Site: Study Area: No No
	Latitude: 44.9002 deg.	Tax Lots:
	Longitude: -122.9383 deg.	Site Size:
Other Site Names:		

#### Site Characteristics

##### General Site Description:

##### Site History:

**Contamination Information:** Old burn dump with current transfer station built on top. The landfill operated from 1940s to 1960s. Leachate seeps along margin and at the toe of the slope show evidence of metals (iron oxide at 1.4 ppm - secondary MCLs are 0.3 ppm). No detailed information on the landfill is available. No surface or groundwater monitoring being done. 200 + domestic wells within 0.5-mile radius.

**Manner and Time of Release:** Periodic leachate seeps from old landfill to adjacent creek.

**Hazardous Substances/Waste Types:** Evidence of iron oxides; other metals may also be present.

**Pathways:**

**Environmental/Health Threats:** Potential surface water and groundwater contamination.

**Status of Investigative or Remedial Action:** No current investigation or routine landfill monitoring.

**Data Sources:**

#### Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
IRON	Surface Water	1.4 mg/l	3/9/1994

#### Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
Site added to CERCLIS	04/01/1980			
EPA Basic Preliminary Assessment	08/01/1984	08/01/1984		
EPA Preliminary Assessment 2	02/12/1985	02/12/1985		
No Further Remedial Action Planned under Federal program	02/12/1988	02/12/1988		
Site added to database	01/24/1993		Daniel Crouse	SAS
Site Screening recommended (EV)	02/11/1994	02/11/1994	Daniel Crouse	SAS

# SITE EVALUATION

Listing Review completed

Insufficient information to list

State Basic Preliminary Assessment recommended (PA)

07/11/1994 07/22/1994 Alicia Voss SAS

07/22/1994 07/22/1994 Alicia Voss SAS

07/22/1994 Alicia Voss SAS

07/22/1994 07/22/1994 Alicia Voss SAS



## Environmental Cleanup Site Information Database Site Summary Report - Details for Site ID 2211

This report shows data entered as of July 1, 2003 at 3:45:51 PM

See the bottom of this page for a key to certain acronyms and terms used in the report below

For more information on what is occurring at this site see [DEQ's Facility Profiler](#).

### General Site Information

Site ID: 2211	Site Name: Santa Fe Turner Road	CERCLIS No:
Address:	4705 1/2 Turner Road SE Salem 97301	
	County: Marion	Region: Western
Other location information:		
	Investigation Status: Suspect site requiring further investigation	NPL Site: No
Property:	Twtnshp/Range/Sect: 8S , 2W , 7	Orphan Site: No
	Latitude: 44.8861 deg.	Study Area: No
	Longitude: -122.9808 deg.	Tax Lots:
		Site Size:
Other Site Names:		

### Site Characteristics

#### General Site Description:

#### Site History:

Contamination Information:	On October 20, 1997, a sensor blew out, spraying product over a small area of gravel within the booster station. The product collected in the gravel and migrated to a stormwater retention pond.
Manner and Time of Release:	Around 800 gallons of gasoline/diesel were released from a pressure switch seal that failed on October 20, 1997.
Hazardous Substances/Waste Types:	Mixture of gasoline & diesel
Pathways:	
Environmental/Health Threats:	
Status of Investigative or Remedial Action:	Water in the pond was removed with a vacuum truck, conduit trenches were re-excavated, and a small collection trench was dug in the retention pond where the product was seeping in. 250 cubic yards of soil were removed on 10/23/92 from the bottom of the retention pond.
Data Sources:	Spill file OERS #97-2583

### Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
No information is available			

### Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
Site Screening recommended (EV)	04/01/1998	04/01/1998	Michael Szerlog	SAS
Site added to database	04/22/1998		John Clouse	SAS

#### Key to certain acronyms and terms in this report:

**CERCLIS No.:** The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

**Region:** DEQ divides the state into three regions (E, NW, and W); the regional office shown is responsible for site investigation/cleanup.



## Environmental Cleanup Site Information Database Site Summary Report - Details for Site ID 196

This report shows data entered as of July 1, 2003 at 4:46:46 PM

See the bottom of this page for a key to certain acronyms and terms used in the report below

For more information on what is occurring at this site see [DEQ's Facility Profiler](#).

### General Site Information

Site ID: 196	Site Name: Coleman Metals Inc.	CERCLIS No: 981764822
Address:	4705 Turner RD SE Salem 97301	
	County: Marion	Region: Western
Other location information:	Follow Turner Road southeast out of Salem. Site is approximately 0.3 miles north of Turner RD - Boone RD intersection.	
	Investigation Status: Suspect site requiring further investigation	NPL Site: No Orphan Site: Study Area: No No
Property:	Twtnshp/Range/Sect: 8S , 2W , 7	Tax Lots: 1000, 900
	Latitude: 44.8869 deg.	Longitude: -122.9808 deg. Site Size: 5 acres
Other Site Names:	Coleman Metal Salvage - Salem	

### Site Characteristics

#### General Site

#### Description:

#### Site History:

#### Contamination Information:

(10/8/92 KPD/SAS) Coleman receives transformers from utility companies. The transformer cores are drained of residual PCB-laden oil and incinerated. The remaining metal (containing primarily copper and iron) is then recycled for profit. Residual oils are drained into barrels and properly disposed of off-site. Ash from the incineration process (considered hazardous due to high levels lead) is placed in disposal bins and likewise properly disposed of off-site. EPA investigated the site through its TSCA program in 1987, and once a year from 1989 to 1991. Samples taken in 1987 found high levels of PCBs within the buildings. No cleanup of these PCB spill areas was recorded. In the 1989-1991 inspections, soil samples were taken in the area around a storm water catch drain and an adjacent sand-filled collection basin (dry well?). PCBs were detected each year, in concentrations ranging from 6.1 ppm to 98.7 ppm. After the 1991 inspection, Coleman excavated the soil in the sample areas and properly disposed of it off-site. Post-removal sampling by Coleman found a maximum of 0.88 ppm PCBs. However, the cleanup and sampling was not supervised by EPA or DEQ.

#### Manner and Time of Release:

Operating practices. Time of release: unknown

#### Hazardous Substances/Waste Types:

PCBs

#### Pathways:

The site is in a rural area southeast of Salem. There are two buildings on-site: a General Operations Building, where the salvage operation is performed, and a Hazardous Waste Storage Building. Both buildings have concrete floors with six-inch curbs. The site itself is primarily covered with gravel, and sloped towards a storm water catch drain. The drain leads to a three foot wide, unlined, sand-filled collection basin. The site is fenced on only three sides. Mill Creek is 0.2 miles east of the site.

#### Environmental/Health Threats:

#### Status of Investigative or Remedial Action:

(10/8/92 KPD/SAS) EPA conducted a Preliminary Assessment (PA) at the site in 1992, and decided no further action was necessary under the federal Superfund. However, EPA recommended groundwater testing for PCB contamination. Site Assessment agrees, but also

feels that further soil sampling is warranted, because of the possibility for ongoing PCB releases at the site. An Expanded Preliminary Assessment (XPA) is needed to better characterize potential PCB contamination at the site. Because ongoing PCB releases are a possibility, Site Assessment recommends that the XPA be given a medium priority. (Because of the cleanup in 1991, there is insufficient information to place the site on the Confirmed Release List.)

Data Sources: Complaint & Notice of Opportunity (EPA documents)

#### Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
PCB 1221	Other	335 ppm	

#### Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
Site added to database	08/24/1988		Marilyn Daniel	SAS
Responsible party notified re 11/88 Inventory listing	11/30/1988			SAS
Site added to CERCLIS	12/05/1991			
EPA Basic Preliminary Assessment	03/12/1992	08/31/1992		
No Further Remedial Action Planned under Federal program	08/31/1992	08/31/1992		
SITE EVALUATION	10/07/1992	10/07/1992	Kevin Dana	SAS
Listing Review completed	10/08/1992	10/08/1992	Kevin Dana	SAS
Insufficient information to list	10/08/1992		Kevin Dana	SAS
State Expanded Preliminary Assessment recommended (XPA)	10/09/1992	10/09/1992	Kevin Dana	SAS

# Incidents by Incident Number

IncNumber	IncDate	IncLocation	IncCity	IncZipCode	Responsible Party	Company	Chem1	AmtReleased	Comments
920362	12/6/1992	5500 TURNER RD	SALEM	97301		OREGON STATE PENITENT	FUEL OIL	5 GALLONS	INMATES CARRING CONTAINER OF FUEL OIL DROPPED IT ON ROAD AND SOME OF THE OIL WASHED INTO STROM SEWER POLLUTION CONTROL PLACED A BOOM AND PACK IN DITCH TO CLEAN UP

# Leaking Underground Storage Tanks ( LUST ) Site Information



[Home](#) > [Programs](#) > [UST Program](#) > [UST Program Information](#) > [LUST Database](#)

(Use "Back" button on browser to return to previous search results)

## Leaking Underground Storage Tank (LUST) Site Information

Log Nbr: 24-90-4322	Basic Incident Information	Status: ACTIVE
Site Name: WESTERN BAPTIST COLLEGE		Received Date: 12/21/1990
Address: 5000 DEER PARK DR SE		UST Facility Id: 10714
City: SALEM	Zip Code: 97301	County: MARION
Heating Oil Tank (HOT): N	Regulated Tank: Y	

	Assessment Information	24-90-4322
Discovery Date: 12/20/1990	Discovery Method: DECOMMISSIONING	Cause Of Release: UNKNOWN

	Management Information	24-90-4322
Release Stopped Date: 12/21/1990	Cleanup Start Date:	Cleanup End Date:

No Contaminant Impact Information For This Incident 24-90-4322

No Status Information Entered For This Incident 24-90-4322

No Work Performed Information Entered For This Incident 24-90-4322

No Reports Received Information Entered For This Incident 24-90-4322

This information may not reflect current status of site.  
For further detail, refer to the [DEQ Regional Office](#) file.

This page updated: October 23, 2001  
DEQ Online is the official web site for the Oregon Department of Environmental Quality.

Look

# Leaking Underground Storage Tanks ( LUST ) Site Information



[Home](#) > [Programs](#) > [UST Program](#) > [UST Program Information](#) > [LUST Database](#)

⌕ "Back" button on browser to return to previous search results)

## Leaking Underground Storage Tank (LUST) Site Information

Log Nbr: 24-95-4068

### Basic Incident Information

Status: ACTIVE

Site Name: MILL CREEK CORRECTION

(machine shop - SP)

Received Date: 5/11/1995

Address: 5485 TURNER ROAD SE

City: SALEM

Zip Code: 97301

County: MARION

Heating Oil Tank (HOT): N

Regulated Tank: Y

### Assessment Information

24-95-4068

Discovery Date: 5/10/1995

Discovery Method: DECOMMISSIONING

Cause Of Release: PIPE LEAK

### Management Information

24-95-4068

Release Stopped  
Date:

5/8/1995

Cleanup Start Date: 5/10/1995

Cleanup End Date:

### Contaminant Impact Information

24-95-4068

Media / Contaminant

Soil DIESEL

HEATING OIL

MISC. GASOLINE

No Status Information Entered For This Incident

24-95-4068

No Work Performed Information Entered For This Incident

24-95-4068

No Reports Received Information Entered For This Incident

24-95-4068

This information may not reflect current status of site.  
For further detail, refer to the DEQ Regional Office file.

This page updated: October 23, 2001

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# Leaking Underground Storage Tanks ( LUST ) Site Information



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(Use "Back" button on browser to return to previous search results)

## Leaking Underground Storage Tank (LUST) Site Information

Log Nbr: 24-95-4072

Site Name: HEATING OIL TANK

Address: 5485 TURNER ROAD SE

City: SALEM

Heating Oil Tank (HOT): Y

### Basic Incident Information

(DORMITORY)

Zip Code: 97301

Regulated Tank: N

Status: ACTIVE

Received Date: 5/19/1995

County: MARION

### Assessment Information

24-95-4072

Discovery Date: 5/18/1995

Discovery Method: DECOMMISSIONING

Cause Of Release: TANK LEAK

### Management Information

24-95-4072

Release Stopped  
Date:

5/18/1995

Cleanup Start Date: 5/18/1995

Cleanup End Date:

### Contaminant Impact Information

24-95-4072

Media / Contaminant

Soil BUNKER FUEL  
DIESEL

No Status Information Entered For This Incident

24-95-4072

No Work Performed Information Entered For This Incident

24-95-4072

No Reports Received Information Entered For This Incident

24-95-4072

This information may not reflect current status of site.  
For further detail, refer to the DEQ Regional Office file.

This page updated: October 23, 2001

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# Leaking Underground Storage Tanks ( LUST ) Site Information



[Home](#) > [Programs](#) > [UST Program](#) > [UST Program Information](#) > [LUST Database](#)

Click the "Back" button on browser to return to previous search results)

## Leaking Underground Storage Tank (LUST) Site Information

Log Nbr: 24-98-4144

### Basic Incident Information

Site Name: CORRECTIONS DIVISION RELEASE CENTER

(Sanham)

Address: 4005 AUMSVILLE HWY SE

City: SALEM

Zip Code: 97301

Heating Oil Tank (HOT): N

Regulated Tank: Y

Status: CLOSED

Received Date: 9/8/1998

UST Facility Id: 3222

County: MARION

### Assessment Information

24-98-4144

Discovery Date: 9/4/1998

Discovery Method: SITE ASSESSMENT

Cause Of Release: UNKNOWN

### Management Information

24-98-4144

Release Stopped  
Date:

9/20/1999

Cleanup Start Date: 9/20/1999

Cleanup End Date: 5/8/2001

### Contaminant Impact Information

24-98-4144

Media / Contaminant

Soil DIESEL

UNLEADED GASOLINE

### Status Information

24-98-4144

Site Type: Soil Matrix Cleanup

File Status: No Further Action



CAP Requested:

Active Remediation: Y

Free Product Present:

CAP Submitted:

Comp GW Monitoring:

Free Product Removed:

CAP Approved:

Delineate GW: Y

Vapors Present:

Delineate Soil: Y

GW Delineated: Y

Vapors Controlled:

Soil Delineated: Y

### Work Performed Information

24-98-4144

Work

Company

Begin Date End Date

Site Characterization

PBS Engineering

9/8/1999 3/8/2001

Soil Matrix Cleanup

PBS Engineering

9/8/1999 3/8/2001

Tank Decommissioning

3 Kings Environmental, Inc.

9/8/1999 2/10/2000

### Reports Received Information

24-98-4144

Report Type

Received Date Comment

UST Decommissioning Checklist

5/11/1998 1989 DECOM - 750 GALLON DIESEL TANK

UST Decommissioning Service  
Change

5/11/1998 1989 DECOM - 750 GALLON DIESEL TANK

RELEASE REPORT

9/8/1998 BY ANDERSON - PBS ENVIRONMENTAL

20 Day Report

10/12/1998

Decommissioning Report

2/10/2000 BY PBS ENVIRONMENTAL

Soil Matrix Cleanup

2/10/2000 BY PBS ENVIRONMENTAL

Soil Investigation

3/8/2001 BY PBS ENVIRONMENTAL

This information may not reflect current status of site.

For further detail, refer to the DEQ Regional Office file.

# Leaking Underground Storage Tanks ( LUST ) Site Information



[Home](#) > [Programs](#) > [UST Program](#) > [UST Program Information](#) > [LUST Database](#)

(Use "Back" button on browser to return to previous search results)

## Leaking Underground Storage Tank (LUST) Site Information

Log Nbr: 24-93-4021	Basic Incident Information	Status: CLOSED
Site Name: LAYTON MANUFACTURING		Received Date: 2/5/1993
Address: 4725 TURNER RD SE		UST Facility Id: 11179
City: SALEM	Zip Code: 97301	County: MARION
Heating Oil Tank (HOT): N	Regulated Tank: Y	

	Assessment Information	24-93-4021
Discovery Date: 2/4/1993	Discovery Method: DECOMMISSIONING	Cause Of Release: TANK LEAK

	Management Information	24-93-4021
Release Stopped Date: 2/4/1993	Cleanup Start Date: 2/4/1993	Cleanup End Date: 11/22/2002

	Contaminant Impact Information	24-93-4021
Media / Contaminant	Groundwater	DIESEL
		MISC. GASOLINE
	Soil	DIESEL
		MISC. GASOLINE

	Status Information	24-93-4021
Site Type: Soil Matrix Cleanup	File Status: No Further Action	CAP Requested:
Active Remediation:	Free Product Present:	CAP Submitted:
Comp GW Monitoring:	Free Product Removed:	CAP Approved:
Delineate GW:	Vapors Present:	Delineate Soil:
GW Delineated:	Vapors Controlled:	Soil Delineated: Y

No Work Performed Information Entered For This Incident	24-93-4021
---	------------

No Reports Received Information Entered For This Incident	24-93-4021
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This information may not reflect current status of site.  
For further detail, refer to the [DEQ Regional Office](#) file.



## GEOTECHNICAL HOLE REPORT

MARI 53758

Received date 01/15/1999

(as required by OAR 690-240-035)

(1) OWNER/PROJECTHole No.  
Co. Job No. B-2

Name **OREGON DEPARTMENT OF CORRECTIONS**  
 Street **2575 CENTER ST NE**  
 City **SALEM** State **OR** Zip **97310**

(2) TYPE OF WORK

☒ New ☐ Alter (Recondition) ☐ Alter (Repair)  
☐ Deepening ☒ Abandonment

(3) CONSTRUCTION

☐ Rotary Air ☐ Hand Auger ☐ Hollow Stem Auger  
☐ Rotary Mud ☐ Cable Tool ☒ Push Probe Other

(4) TYPE OF HOLE

☒ Uncased Temporary ☐ Cased Permanent  
☐ Uncased Permanent ☐ Slope Stability Other

(5) USE OF HOLE

SOIL COLLECTION

(6) BORE HOLE CONSTRUCTIONSpecial Standards ☐ Depth of completed well **16** ft.

HOLE	Diameter		From		To	
	2.00	0.00	0.00	16		
SEAL	From		To		Material	
	0.00	16.00	Bentonite	22.00	Seal Grout Weight	Units
						P

Backfill placed from ft. TO ft. Material  
 Filter pack placed from ft. TO ft. Size in.

(7) CASING/SCREENScreen ☐(8) WELL TEST

Permeability Yield GPM  
 Conductivity PH  
 Temperature of water °F/C Depth artesian flow found ft.

Was water analysis done? ☐

By Whom?

Depth of strata to be analyzed. From ft. to ft.

Remarks

Name of supervising Geologist/Engineer

(9) LOCATION OF HOLE By legal description

County **Marion** Latitude Longitude  
 Township **8.00 S** Range **2.00 W**  
 Section **18** SE 1/4 NE 1/4  
 Tax lot **100** Lot Block Subdivision

Legal desc:

Street Address of Well (or nearest address)

**5485 TURNER RD SE**

MAP with location identified must be attached

(10) STATIC WATER LEVEL

Ft. below land surface, Date  
 Artesian Pressure lb/sq. in. Date

(11) SUBSURFACE LOG

Ground Elevation ft.

Material	From	To	SWL
SILTY CLAY	0	6	
WEATHERED BASALT	6	16	

Date started **12/15/1998** Completed **12/15/1998**(12) ABANDONMENT LOG

Date started Completed

Professional Certification

(to be signed by a licensed water supply or monitoring well constructor, or registered geologist or civil engineer).

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon geotechnical hole construction standards. This report is true to the best of my knowledge and belief.

License or Registration Number **10402**Signed By **KEITH VIDOS**

Date

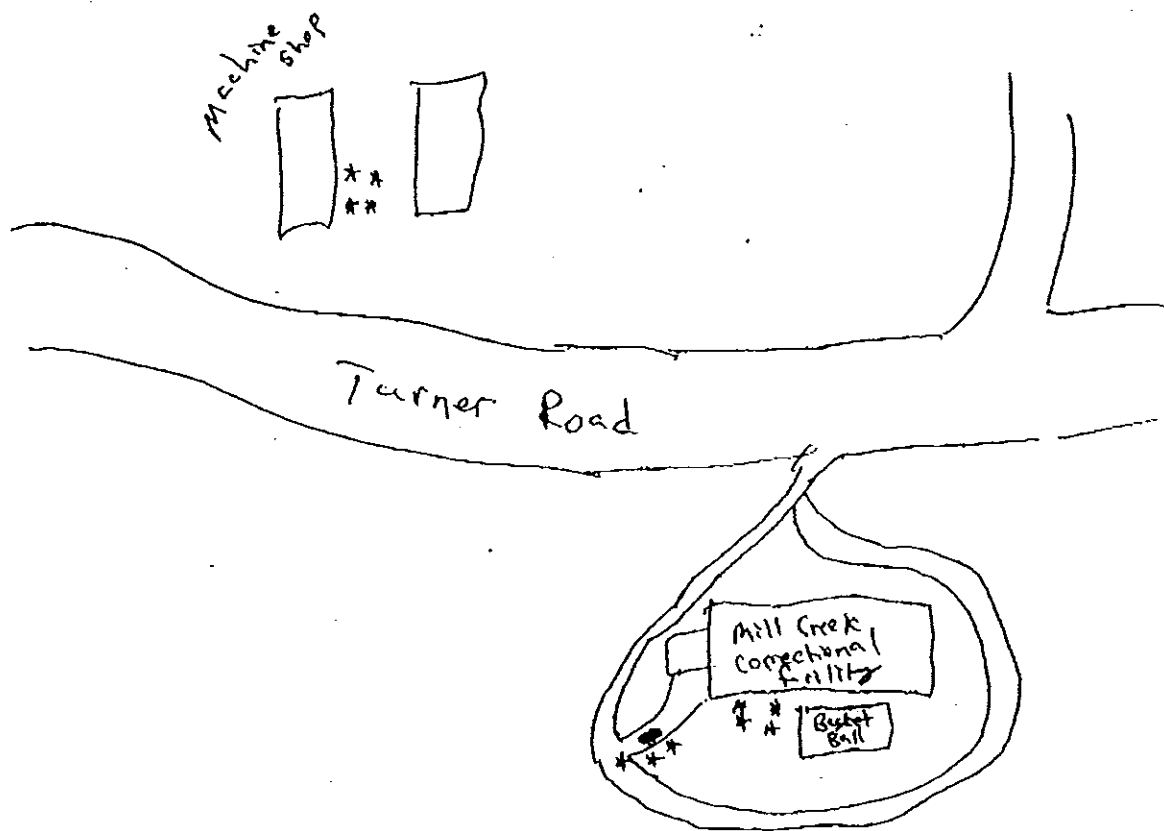
Affiliation **GEO TECH EXPLORATIONS**

THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK

Marian  
53757 -  
53760

# SITE MAP

N  
not to scale



STATE OF OREGON  
MONITORING WELL REPORT

MARI 53734

Received Date 01/04/1999  
Well ID Tag# L 29739  
Start Card # 117263

(as required by ORS 537.765 & OAR 690-240-095)

Instructions for completing this report are on the last page of this form.

**(1) OWNER/PROJECT**

Name  
**OREGON DEPARTMENT OF CORRECTIONS**  
Street **2575 CENTER ST NE**  
City **SALEM** State **OR** Zip **97310**

Well No. **29739**  
Co Job No. **2422**

**(2) TYPE OF WORK**

☒ New Construction ☐ Alter (Recondition) ☐ Alter (Repair)  
☐ Conversion ☐ Deepening ☐ Abandonment

**(3) DRILLING METHOD**

☐ Rotary Air ☐ Rotary Mud ☐ Cable  
☒ Hollow Stem Auger Other \*\*\*\*\*

**(4) BORE HOLE CONSTRUCTION**

Special Standards ☐ Depth of completed well **20** ft.

Diameter	From	To	Material	Begin Depth	End Depth	Material Amount	Units
10.00	0.00	20					

Vault

0 ft.

1 TO

Casing Diameter

Liner ☐

Monument	ft.	Casing or Liner	Diameter	Begin Depth	End Depth	Gauge	Material	Construction	Location

ft.

TO

ft.

Seal

ft.

TO

ft.

From	To	Material	Amount	Seal Grout Weight	Units
0.00	1.00	Concrete	2.00		S
1.00	8.00	Bentonite	6.00		S

Filter Pack

Screen ☐

8 ft.

TO

20 ft.

Diameter	From	To	Gauge	Material	Type	Slot Size
	10	20		PL		.010

Filter Pack

Material SA

Size 20.00 in.

**(5) WELL TEST**

Permeability Yield  
Conductivity PH  
Temperature of water **53** °F/C Depth artesian flow found ft.

Was water analysis done? ☒

By Whom? **PBS ENVIRONMENTAL**

Depth of strata to be analyzed. From ft. to ft.

Remarks

Name of supervising Geologist/Engineer

**(6) LOCATION OF WELL By legal description**

County  
Township **8.00 S** Range **2.00 W** Section **18**

1. **SE** 1/4 of **NE** 1/4 of above section.

Legal Desc:

2. Either Street address of well location

**5485 TURNER RD SE**

or Tax lot number of well location **100**

3. ATTACH MAP WITH LOCATION IDENTIFIED. Map shall include approximate scale and north arrow.

**(7) STATIC WATER LEVEL**

**15.0** Ft. below land surface, Date **1/15/1998**  
Artesian Pressure ft/sq. in. Date

**(8) WATER BEARING ZONES**

Depth at which water was first found **15** ft.

From	To	Est. Flow Rate	SWL
15	20		15

**(9) WELL LOG**

Ground elevation ft.

Material	From	To	SWL
SILTY CLAY	0	15	15
SANDY CLAY	15	20	

Date started **12/10/1998** Completed **12/10/1998**

**(unbonded) Monitor Well Constructor Certification:**

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.

MWC Number **10440**

Signed By **PABLO ARMANDO**

Date

**(bonded) Monitor Well Constructor Certification:**

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

MWC Number **10011**

Signed By **GREG MCINNIS**

Date

STATE OF OREGON  
MONITORING WELL REPORT

MARI 53735

Received Date 01/04/1999  
Well ID Tag# L 29740  
Start Card # 117264

(as required by ORS 537.765 & OAR 690-240-095)

Instructions for completing this report are on the last page of this form.

**(1) OWNER/PROJECT**

Well No. 29740  
Co Job No. 2422

Name  
OREGON DEPARTMENT OF CORRECTIONS  
Street 2575 CENTER ST NE  
City SALEM State OR Zip 97310

**(2) TYPE OF WORK**

- ☒ New Construction ☐ Alter (Recondition) ☐ Alter (Repair)  
☐ Conversion ☐ Deepening ☐ Abandonment

**(3) DRILLING METHOD**

- ☐ Rotary Air ☐ Rotary Mud ☐ Cable  
☒ Hollow Stem Auger Other \*\*\*\*\*

**(4) BORE HOLE CONSTRUCTION**

Special Standards ☐ Depth of completed well 23 ft.

Diameter	From	To	Material	Begin Depth	End Depth	Material Amount	Units
10.00	0.00	23					

Vault

0 ft. TO Casing Diameter Liner ☐

Monument	ft.	Casing or Liner	Diameter	Begin Depth	End Depth	Gauge	Material	Construction Weld	Location Threaded Of Shoe

TO  
ft.

Seal

TO	ft.	From	To	Material	Amount	Seal Grout Weight	Units
		0.00	1.00	Concrete	2.00		S
		1.00	11.00	Bentonite	7.00		S

Filter Pack

Screen ☐

TO	ft.	Diameter	From	To	Gauge	Material	Type	Slot Size
				13	23	PL		.010

Filter Pack

Material SA

Size 20.00 in.

**(5) WELL TEST**

Permeability Yield  
Conductivity PH  
Temperature of water 53 °F/C Depth artesian flow found ft.  
Was water analysis done? ☒  
By Whom? PBS ENVIRONMENTAL  
Depth of strata to be analyzed. From ft. to ft.  
Remarks

Name of supervising Geologist/Engineer

**(6) LOCATION OF WELL By legal description**

County  
Township 8.00 S Range 2.00 W Section 18  
1. SE 1/4 of NE 1/4 of above section.  
Legal Desc:

2. Either Street address of well location

5485 TURNER RD SE  
or Tax lot number of well location 100

3. ATTACH MAP WITH LOCATION IDENTIFIED. Map shall include approximate scale and north arrow.

**(7) STATIC WATER LEVEL**

18.0 Ft. below land surface. Date 1/10/1998  
Artesian Pressure lb/sq. in. Date

**(8) WATER BEARING ZONES**

Depth at which water was first found 18 ft.

From	To	Est. Flow Rate	SWL
18	23		18

**(9) WELL LOG**

Ground elevation ft.

Material	From	To	SWL
SILTY CLOAY		0	16
GRAVELY CLAY		16	23

Date started 12/10/1998 Completed 12/10/1998

**(unbonded) Monitor Well Constructor Certification:**

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.

MWC Number 10440

Signed By PABLO ARMANDO Date

**(bonded) Monitor Well Constructor Certification:**

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

MWC Number 10011

Signed By GREG MCINNIS Date

STATE OF OREGON  
MONITORING WELL REPORT

MARI 53736

Received Date 01/04/1999  
Well ID Tag# L 29741  
Start Card # 117265

(as required by ORS 537.765 & OAR 690-240-095)

Instructions for completing this report are on the last page of this form.

**(1) OWNER/PROJECT**

Name  
OREGON DEPARTMENT OF CORRECTIONS  
Street 2575 CENTER ST NE  
City SALEM State OR Zip 97310

Well No. 29741  
Co Job No. 2422

**(2) TYPE OF WORK**

☒ New Construction ☐ Alter (Recondition) ☐ Alter (Repair)  
☐ Conversion ☐ Deepening ☐ Abandonment

**(3) DRILLING METHOD**

☐ Rotary Air ☐ Rotary Mud ☐ Cable  
☒ Hollow Stem Auger Other \*\*\*\*\*

**(4) BORE HOLE CONSTRUCTION**

Special Standards ☐ Depth of completed well 16 ft.

Diameter	From	To	Material	Begin Depth	End Depth	Material Amount	Units
10.00	0.00	16					

Vault

0 ft.  
1 TO

Casing Diameter

Liner ☐

Monument	Casing or Liner	Diameter	Begin Depth	End Depth	Gauge	Material	Construction	Location
ft.								
TO								
ft.								

Seal

ft.

TO  
ft.

From	To	Material	Amount	Seal Grout Weight	Units
0.00	1.00	Concrete	2.00		S
1.00	4.00	Bentonite	3.00		S

Filter Pack

Screen ☐

4 ft.

Diameter	From	To	Gauge	Material	Type	Slot Size
	6	16		PL		.010

Filter Pack

Material SA

Size 20.00 in.

**(5) WELL TEST**

Permeability Yield  
Conductivity PH  
Temperature of water 53 °F/C Depth artesian flow found ft.

Was water analysis done? ☒

By Whom? PBS ENVIRONMENTAL

Depth of strata to be analyzed. From ft. to ft.

Remarks

Name of supervising Geologist/Engineer

**(6) LOCATION OF WELL By legal description**

County  
Township 8.00 S Range 2.00 W Section 18  
1. SE 1/4 of NE 1/4 of above section.  
Legal Desc:

2. Either Street address of well location

5485 TURNER RD SE  
or Tax lot number of well location 100

3. ATTACH MAP WITH LOCATION IDENTIFIED. Map shall include approximate scale and north arrow.

**(7) STATIC WATER LEVEL**

15.0 Ft. below land surface. Date /10/1998  
Artesian Pressure lb/sq. in. Date

**(8) WATER BEARING ZONES**

Depth at which water was first found 15 ft.

From	To	Est. Flow Rate	SWL
15	16		15

**(9) WELL LOG**

Ground elevation ft.

Material	From	To	SWL
SILTY CLAY	0	12	
CLAY	12	16	15

Date started 12/10/1998 Completed 12/10/1998

**(unbonded) Monitor Well Constructor Certification:**

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.

Signed By PABLO ARMANDO MWC Number 10440  
Date

**(bonded) Monitor Well Constructor Certification:**

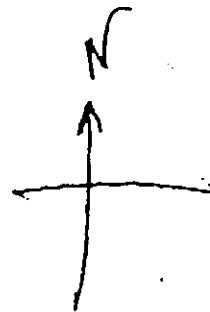
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

Signed By GREG MCINNIS MWC Number 10011  
Date

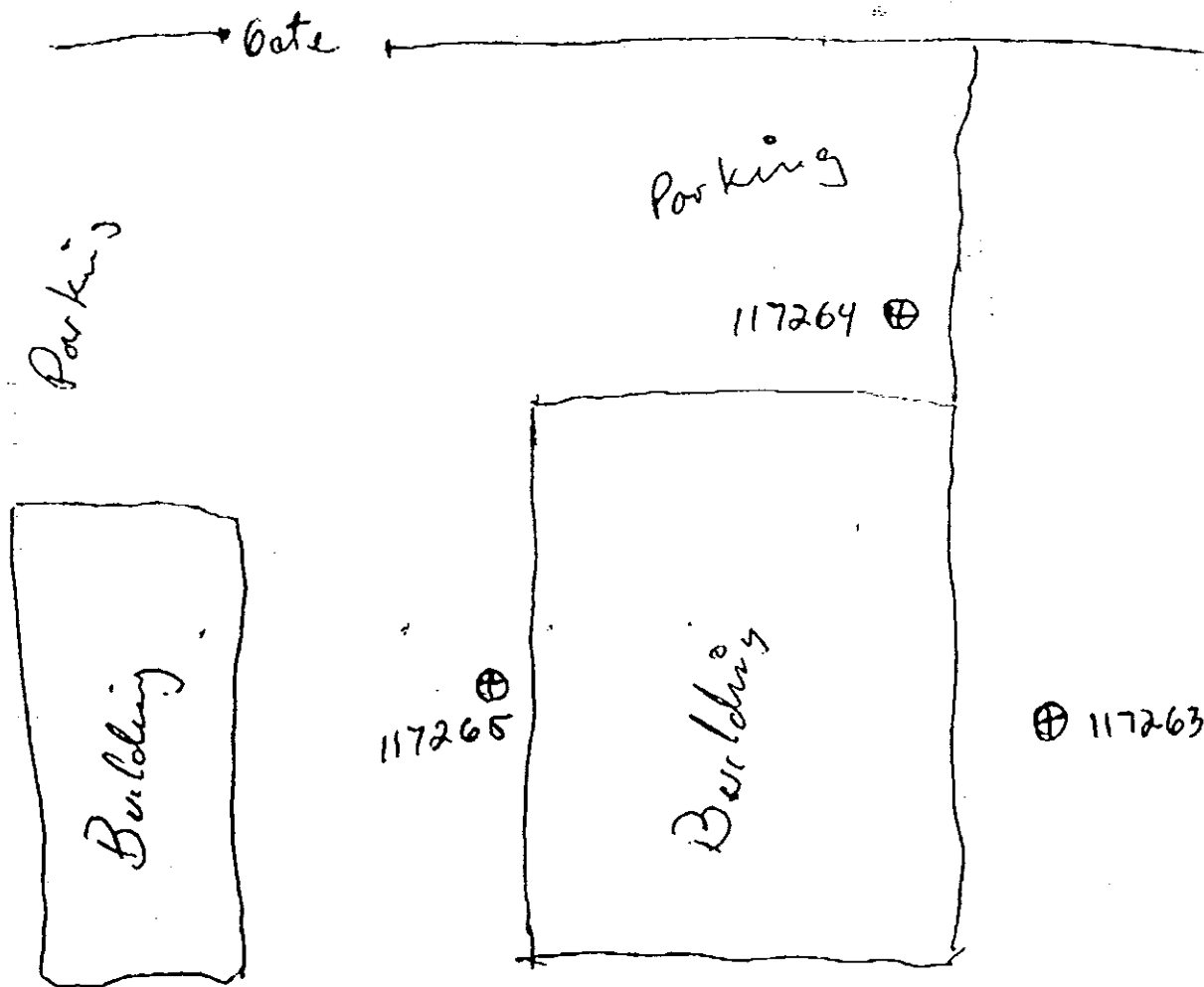
Marion  
S3734-  
S3734

# SITE MAP

Mill Creek  
Corrections Facility



5485 Turner Rd:



## State Permit No.

89/2W-766  
abanda

Contractor's License No. 753 Date 9/27/85 1985

SP#12658-690

STATE ENGINEER, SALEM, OREGON  
within 30 days from the date  
of well completion.

RECEIVED WATER WELL REPORT  
JAN - 8 1971 STATE OF OREGON  
(Please type or print)  
STATE ENGINEER  
SALEM, OREGON

State Permit No.

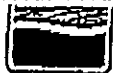
8/2W-6

BP\*45655-119



ScanFile Retrieval v4.1 - Computer: M035579 - User: Guest - Date/Time: 6/30/2003 4:02:41 PM - Page: 3/4

FILE NAME: TURNER RD SE 6485 FILE NUMBER: 009201298



## BUILDING INSPECTION

Senator Building • 220 High Street NE • Second Floor • Salem, Oregon 97301-3570

Office Hours: 8:00 - 4:30 Phone: 588-5147 24 Hour Code-A-Phone: 588-7904

INSPECTIONS MUST BE REQUESTED BEFORE 7:00 A.M.

## INSPECTION REQUEST

Permit type: Plumbing  
 Inspection type: Water service  
 Top out/Pre-cover

Received by: CL  
 Date rec: 08/11/92 Inspect on: 08/12/92  
 Time rec: 16:06:37

Route: C8

Site number: 92-02198

Permit #: 40756

Energy Path:

Type const:

Setbacks FR:

Occupancy:

LS:

Activity: NEW

Category: RESIDENTIAL

Description: —

RS:

Issue Date: 07/06/92

RR:

SP:

Owner: ALLEN &amp; JANET SCOTT

Phone: 581-9216

Job address: 3181 OGLE RD  
 SALEM OR 97306

S

Cross Street: MOORE RD

Contractor:

Phone:

Scope of Permit:

Number

RESIDENTIAL FIXTURE, NEW CONST.

1

WATER LINES, 1ST 100 FEET

1

Permit requirements: 100FT WATER LINE 1/FIX

Comments:

First requested inspection:

Inspected By:

INSPECTION REPORT

Date:

8-12-92

PVC water line to barn

Following required:

① Provide vacuum breakers  
 on hydrant

Approved after correction



**Marion County**  
**OREGON**  
**COMMUNITY DEVELOPMENT**  
**DEPARTMENT**

**DIRECTOR**

Craig O. Luedeman May 15, 1992

**BUILDING INSPECTION**  
(503) 588-5147

**PLANNING &  
ENFORCEMENT**  
(503) 588-5030

**BOARD OF  
COMMISSIONERS**

Randall Franke  
Gary Heer  
Mary Pearmine

**ADMINISTRATIVE  
OFFICER**  
Ken Roudybush

CJ Hansen  
P.O. Box 7397  
Salem, Oregon 97303

Subject: Site:#92-1298 Permit:#39068  
Receipt:#41090

Our records indicate that you are entitled to a refund in the amount of \$12.60 for the following reason(s):

- ☐ The valuation of the building project was lowered, resulting in an overpayment.
- ☒ The proposed job is within the city limits of Salem and must be submitted at City Hall.
- ☐ Duplicate permit.
- ☐ Error or change in calculation, resulting in overpayment.
- ☐ Permit or application was canceled, withdrawn and refund requested. Eighty percent of the permit /application fee is refundable.

If there are any questions, please do not hesitate to call.

Sincerely,

*Lisa K Stafney*

LISA K. STAFNEY  
SECRETARY III

DONALD E. WOODLEY  
BUILDING OFFICIAL

/lks

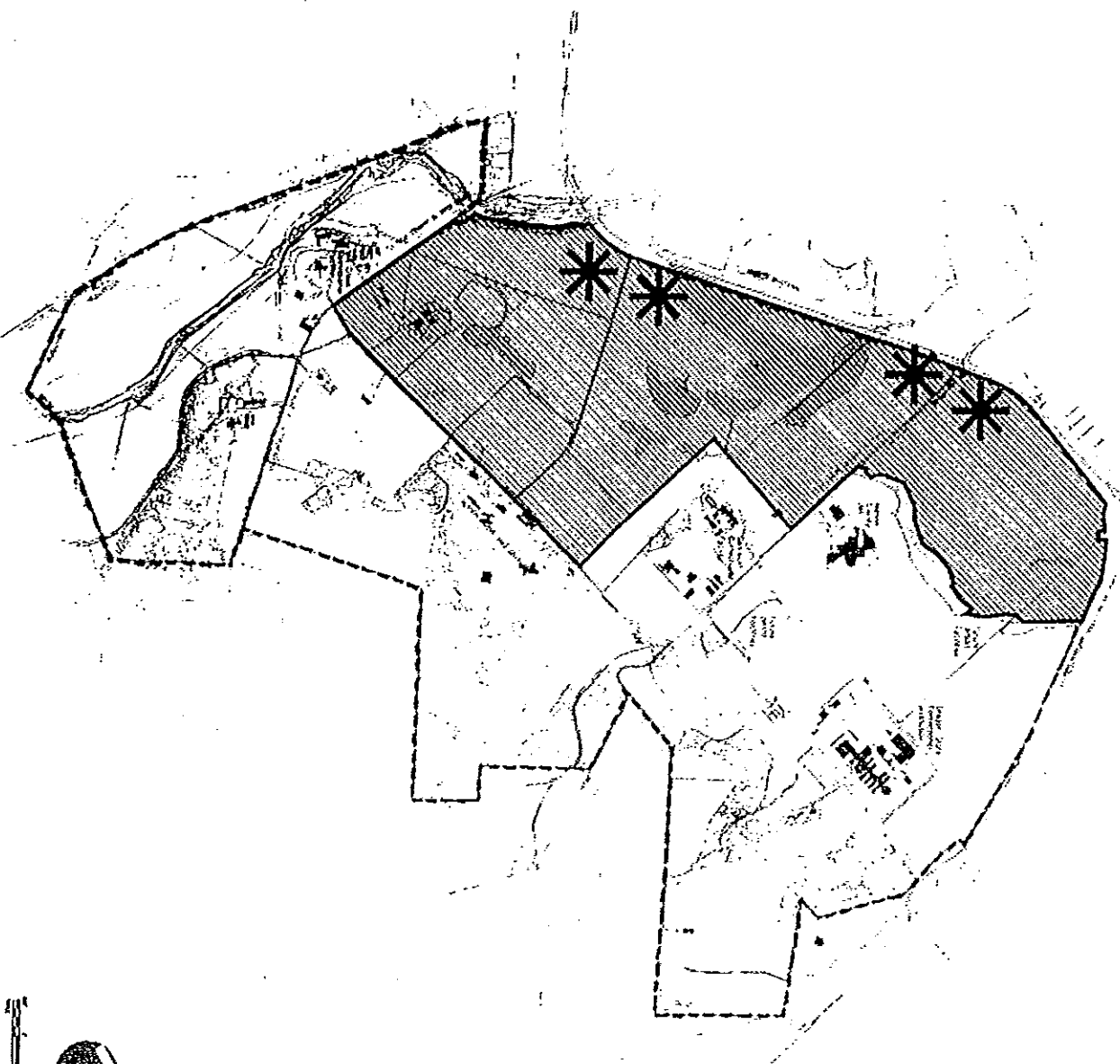
*File*

# MILL CREEK DISTRICT Valuation and Development Strategy

Potential Industrial and Commercial Land

Salem, Oregon

October, 2002




--- Mill Creek District Boundary

100 year Flood Plain

Wetlands

Tree Canopy

Structures

 Potential Industrial Land

 Potential Commercial Land

Gross Industrial and Commercial Land 670 Acre  
(includes wetlands, flood plains, and other constrained land)

Net Prime Development 488 Acre  
Land (does not include constrained land)





