



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

165 East 7th Avenue Ste. 100

Eugene, OR 97401-3049

(541) 686-7838

July 17, 2023

Michael Midyett
Willamette Graystone, LLC
3700 Franklin Blvd.
Eugene, OR, 97403-2343

RE: No Further Action Determination
for Willamette Graystone Property, North Bend
06-16-1330

Dear Michael Midyett:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Willamette Graystone property, including the closure report entitled *UST Decommissioning Checklist and Site Assessment Report* dated August 23, 2022, which was submitted to DEQ by BB&A Environmental on your behalf. The Willamette Graystone Property address is 515 California Avenue, North Bend, Oregon, on Coos County map and tax lot 25S13W15AA301.

DEQ has determined that remedial action to address environmental contamination at Willamette Graystone Property is complete, and no further action is required. This determination is a result of our evaluation and judgment based on the DEQ regulations and the facts as we now understand them including the following:

- The site is approximately 1.53 acres used commercially as a masonry supply store and offices. The property is zoned Light Industrial (M-L) and Heavy Industrial (M-H).
- Coos Bay is located approximately 400 feet east of the site.
- On September 6 and 7, 2016, a 1,000-gallon gasoline underground storage tank (UST) was decommissioned in place due to structural stability concerns with the building.
- Residual soil and groundwater contamination left in place consists mainly of gasoline-range hydrocarbons.
- The site and surrounding properties are connected to municipal water provided by the Coos Bay-North Bend Water Board.
- Concentrations of the remaining contamination are below DEQ risk-based concentrations (RBCs) for human health, and the ecological environment of nearby Coos Bay.
- The reasonably likely future land use for the facility is commercial/occupational.

Based on the available information, soil and groundwater conditions at Willamette Graystone Property are currently protective of public health and the environment in accordance with Oregon Administrative Rules 340-122-0205 through 340-122-0360. The site requires no further action unless new or previously undisclosed information becomes available, or there are changes in site development or land and water uses, or more contamination is discovered. DEQ will update Leaking Underground Storage Tank (LUST) database to reflect this decision.

This letter only applies to the release(s) discussed above. If any contaminated media is encountered in the future, it must be handled and disposed of in accordance with local, state and federal regulations.

A copy of the BB&A Environmental closure report supporting this No Further Action decision can be viewed at <https://www.deq.state.or.us/lq/tanks/lust/LustPublicLookup.asp> (search LUST number 06-06-1330). DEQ recommends keeping a copy of all the documentation associated with this remedial action with the permanent facility records.

If you have any questions, please contact Tina Elayer at 503-688-3334 or via email at tina.elayer@deq.oregon.gov

Sincerely,

Brad Shultz

[Brad Shultz \(Jul 14, 2023 15:19 PDT\)](#)

Brad Shultz, Manager

Western Region Cleanup and Emergency Response

Attachments: Figure 1. Vicinity Site Map
Figure 2. Tax Lot Map

ec: ORMS LUST06-16-1330 WREC File (with attachments)
Brad Shultz, Manager, ODEQ Brad.Shultz@deq.oregon.gov
Don Hanson, Leadworker ODEQ don.hanson@deq.oregon.gov
Matthew Luczak, BB&A Environmental mluczak@bbaenv.com

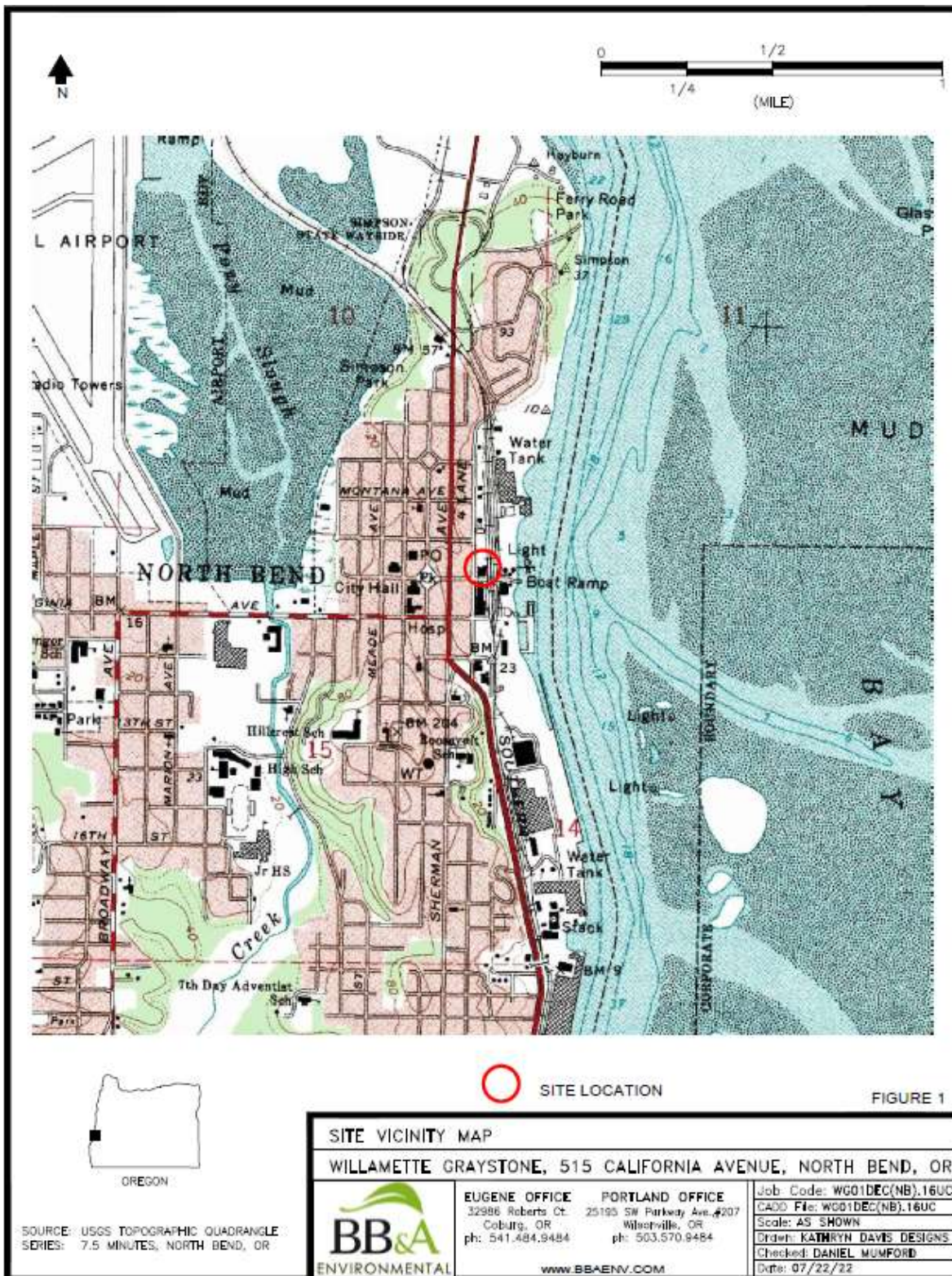


Figure 1. Site Vicinity Map

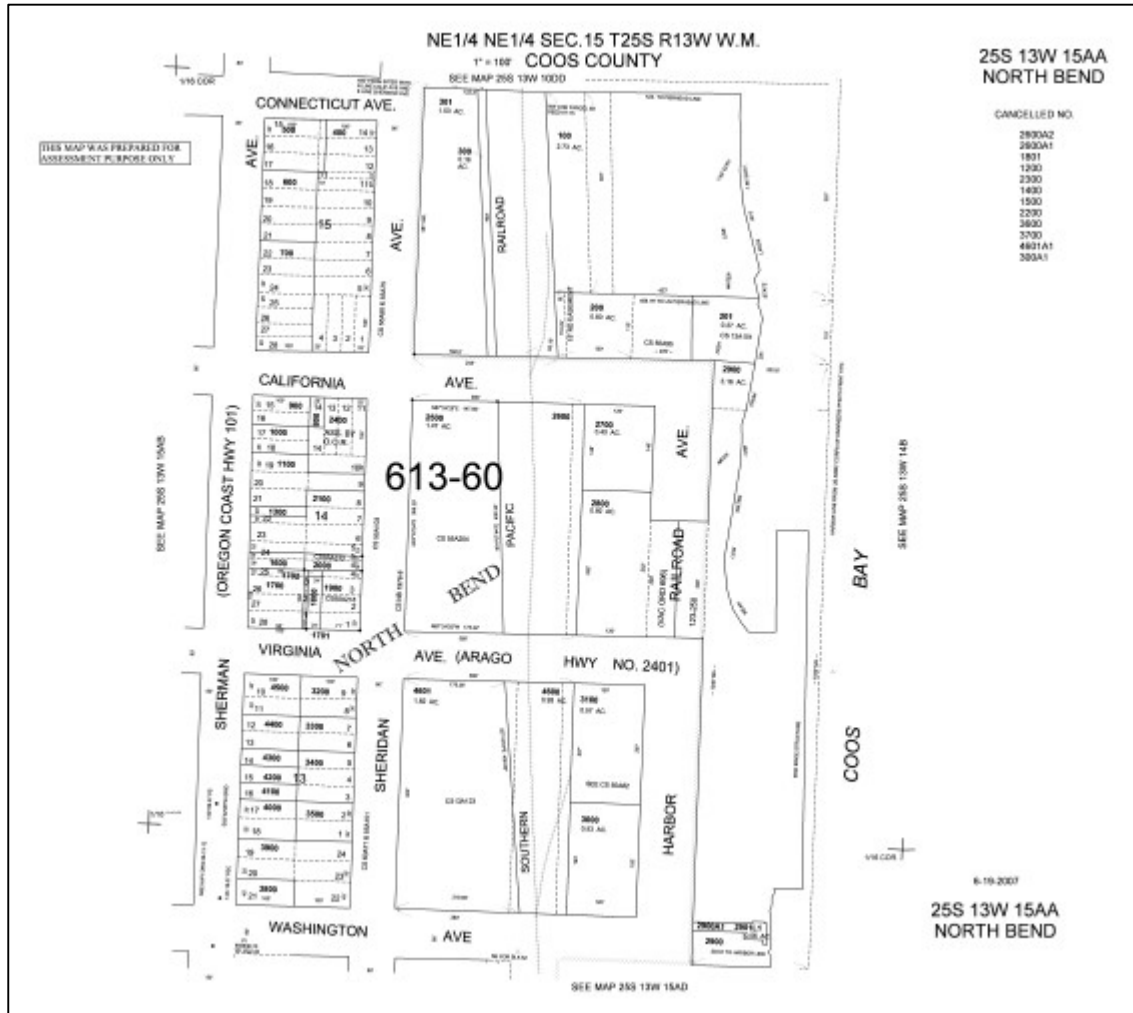


Figure 2. Tax Lot Map