



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

165 East 7th Avenue Ste 100

Eugene, OR 97401-3049

(541) 686-7838

July 18, 2023

Lonnie Bagwell
37137 Wheeler Rd.
Pleasant Hill, OR, 97455-9755

RE: No Further Action Determination
for Industrial Property, Springfield
LUST # 20-20-1020

Dear Lonnie Bagwell:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Industrial Property site, including the closure report entitled, *RBC and Preliminary Conceptual Site Model*, dated 11/13/2020 which was submitted to DEQ by BB&A Environmental for Omnicon Environmental Management on your behalf. The Industrial Property address is 3490 Industrial Avenue, Springfield, Oregon, on Lane County map and tax lot 1702303410300.

DEQ has determined that remedial action to address environmental contamination at the Industrial 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, and as more fully described in DEQ's Staff Memo dated 10/20/2022:

- The site is approximately 0.41 acres and was used to manufacture and store cedar shakes. Property is zoned residential industrial zoned improved.
- Current land use includes an electrical company leasing the property for electrical installations. The former residence is now used as an office and is currently not used as residential.
- On October 14 and 15, 2020 a 10,000-gallon diesel and 2,000-gallon gasoline underground storage tank (UST) were decommissioned and removed from site. Low levels of diesel and heavy oil range hydrocarbons were detected in soil in the vicinity of the USTs. A dispenser island was also removed, with no detections of hydrocarbons in shallow soil.
- Soil contamination appears to be confined to the northwestern corner of the tank pit at approximately 12 feet below ground surface.
- Concentrations of diesel and heavy oil remaining in soil are below residential and occupational risk-based concentrations. Groundwater does not appear to have been affected by the contamination based on the pit water sample being non-detect.
- The site is zoned Residential Industrial Zone Approved. While future use of the property will likely remain commercial or industrial, it is adjacent to residential areas and residential use is allowed and possible in the future.
- No private domestic water wells are in the general area of the property. There are currently no known users of groundwater for domestic purposes in the immediate vicinity of the site. The site and surrounding areas are provided city water by the Springfield Utility Board.
- The Springfield Utility Board was given an opportunity to review the Staff Memo and had no comments.

- Under current commercial/occupational use of the land, the site poses no unacceptable risk to human health or the environment. Based on the levels of contamination remaining, the site would also be safe for residential use.

Based on the available information, soil and groundwater conditions at the Industrial Property are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, Oregon Administrative Rules 340-122-0205 through 340-122-0360. The site requires no further action unless new or previously undisclosed information becomes available, or there are changes in site development or land and water uses, or more contamination is discovered. DEQ will update the 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 Omnicon Environmental Management closure report (provided by BB&A) and DEQ's Staff Memo supporting this No Further Action decision can be viewed at (search LUST number 20-20-1020): <https://www.deq.state.or.us/lq/tanks/lust/LustPublicLookup.asp>

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 \(Jul 17, 2023 16:04 PDT\)](#)

Brad Shultz, Manager
Western Region Cleanup

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

cc: ORMS LUST20-20-1020
Brad Shultz, Manager ODEQ brad.shultz@deq.oregon.gov
Don Hanson, Leadworker ODEQ don.hanson@deq.oregon.gov
Jim Kooiman, Principal BB&A Environmental jakooiman@bbaenv.com
Frederick W. Scalise, Senior Consultant Omnicon Environmental Management
omniconenvir@netzero.net

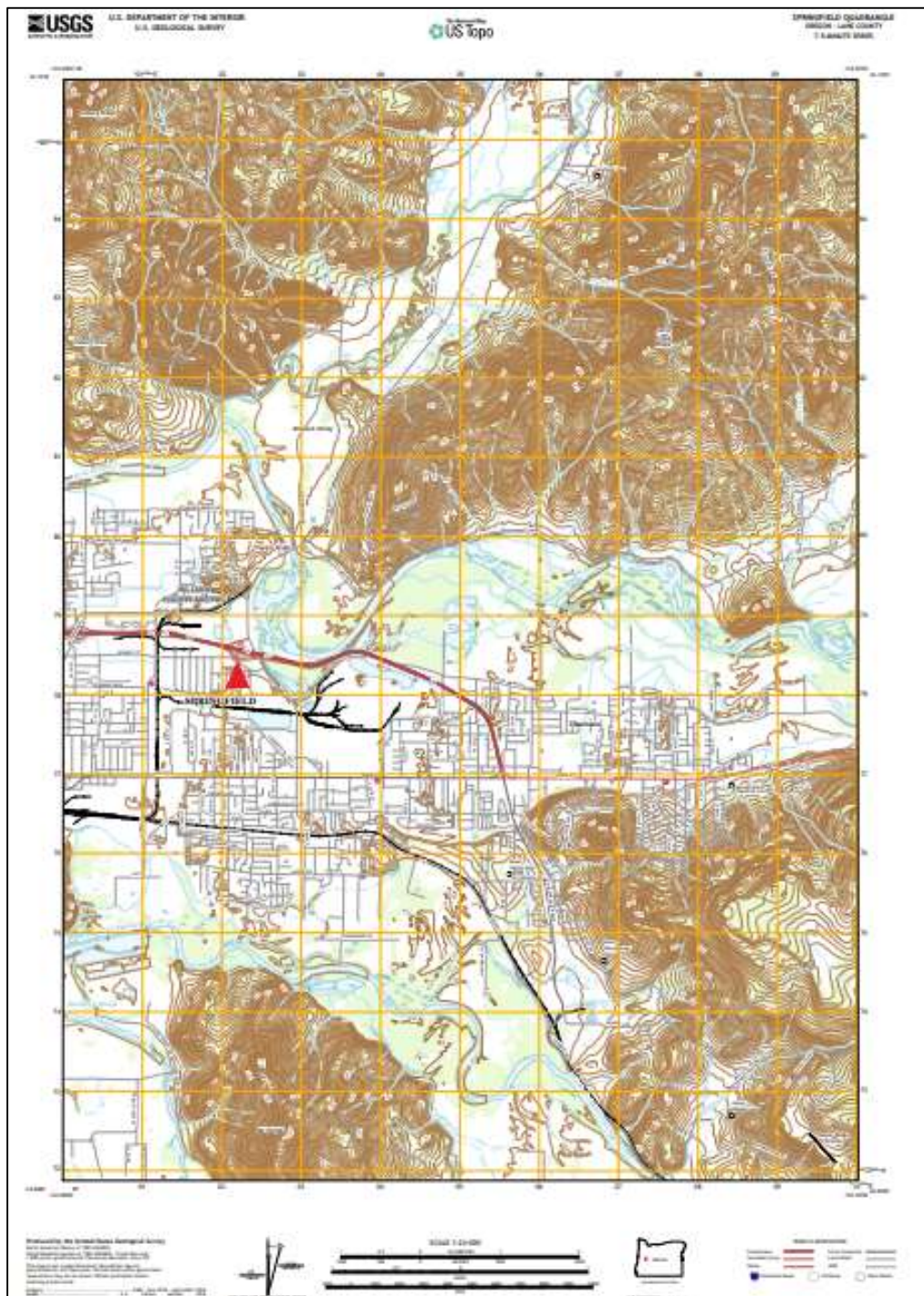


Figure 1. Vicinity Site Map
Industrial Property, Springfield
LUST # 20-20-1020



Figure 2. Tax Lot Map. Retrieved from <https://ormap.net/gis/index.html>

Industrial Property, Springfield
LUST # 20-20-1020