



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

165 E 7th Ave, Suite 100

Eugene, OR 97401

(541) 686-7838

FAX (541) 686-7551

TTY 711

July 24, 2024

Ryan Carroll
Rexius Forest By-Products
1275 Bailey Hill Rd
Eugene, OR 97402

RE: No Further Action Determination
for Properties Northwest, Eugene
LUST #20-15-1269

Dear Ryan Carroll:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Properties Northwest site, including the closure report entitled *Generic Remedy Cleanup Report – LOG #20-15-1269* dated November 25, 2015, which was submitted to DEQ by Staton Companies on your behalf. The Properties Northwest address is 1275 Bailey Hill Rd, Eugene, OR 97402, Lane County Map and Tax Lot 1704353200800.

DEQ has determined that remedial action to address environmental contamination at Properties Northwest 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 February 14, 2024:

- The site is the corporate office for Rexius Forest By-Products. In 1985, four underground storage tanks (USTs) were installed at the site to support business operations and equipment maintenance. Three 1,000-gallon USTs were decommissioned by removal in October 1999. A petroleum release was observed during the removal, and following cleanup, the 1999 release (LUST #20-99-7072) received a No Further Action determination in November 1999. The fourth tank, a 12,000-gallon gasoline tank, was used until 2015, when it was decommissioned and removed. The tank was initially used to store diesel before switching to gasoline storage.
- Diesel and heavy oil contamination were discovered during the decommissioning of the 12,000-gallon UST and the piping and dispensing system in August 2015, resulting in LUST #20-15-1269. The contamination was focused around the UST's turbine pump and the fuel dispensing area.
- Approximately 2.3 cubic yards of petroleum-contaminated soils were excavated from near the tank's turbine pump and disposed of at Coffin Butte Landfill.
- Residual contamination remains in soil beneath the site, primarily consisting of diesel contamination. However, sampling in October 2015 demonstrated that the extent of residual contamination is limited.
- The site is zoned for mixed-use purposes, including industrial and commercial, and use of the site is not anticipated to change in the future. Groundwater at the site and in the vicinity is not used for drinking due to city-provided water service and the lack of a quality aquifer. There are no surface water bodies on the site, and site runoff is directed to city storm drains, which likely discharge at Amazon Creek north of the site. The remaining contamination at the site is low level, and at depth, so

surface water impacts are not expected. The site is fully developed and lacks terrestrial ecological habitat.

- Groundwater was not encountered at the site and subsurface soil contamination is limited. Diesel contamination levels in soil are below risk-based concentrations for occupational, construction or excavation workers who may come into contact with contaminated soil currently or in the future. Natural degradation processes have likely reduced contaminant levels since 2015.
- The building nearest the dispenser area, where the contamination remains, is a shop building with large bay doors for working on trucks, and is not a traditional indoor air exposure situation, such as an office setting. For these reasons, DEQ does not believe that vapors from the remaining soil should present an unacceptable risk to workers in the shop building.

Based on the available information, soil conditions at Properties Northwest 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 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 Staton Companies closure report and DEQ's Staff Memo supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST20-15-1269>. 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 Ellen Woods at (541) 606-0490, or via email at ellen.woods@deq.oregon.gov.

Sincerely,

Peter Donahower

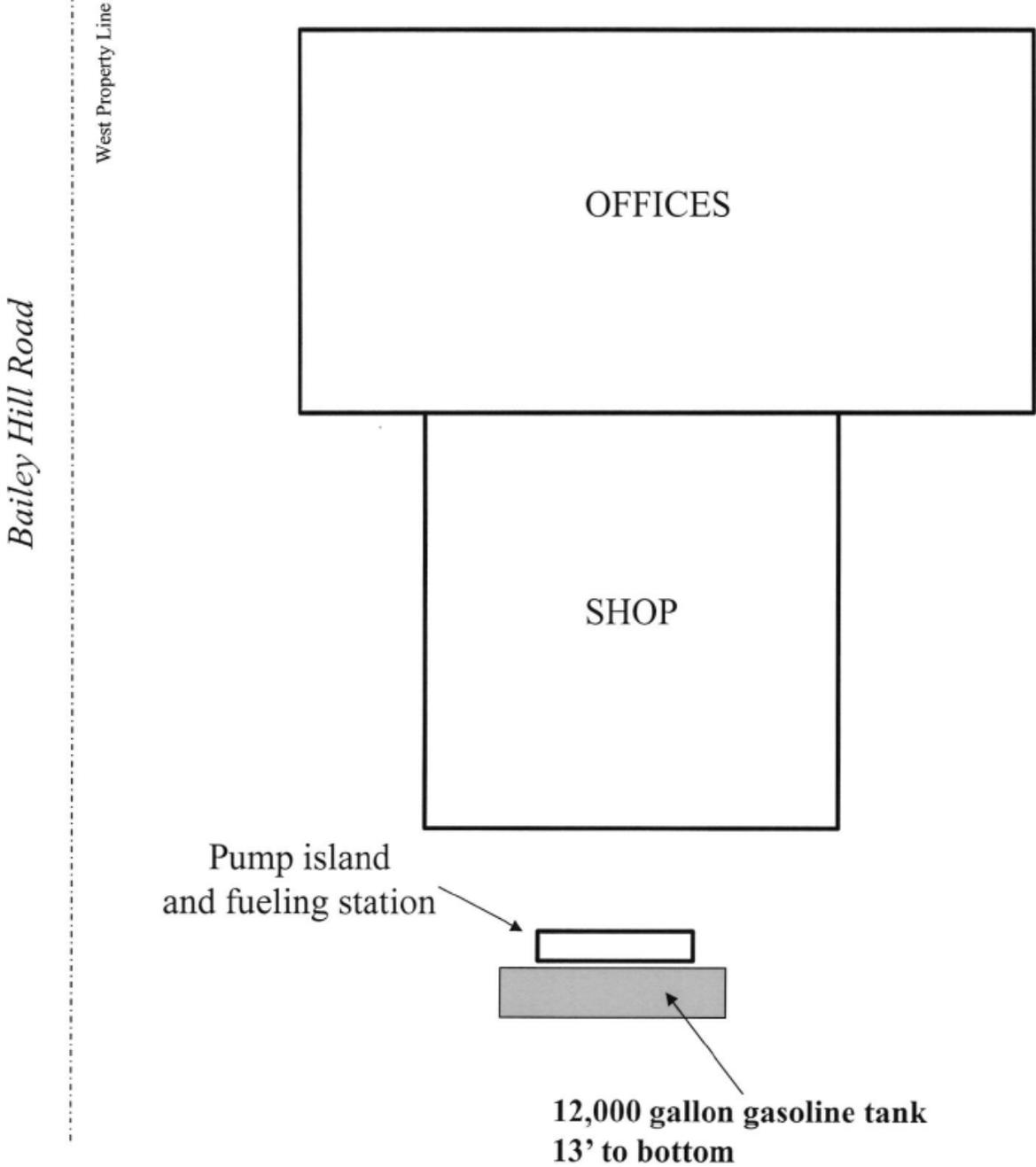
Peter Donahower, Manager
Petroleum Cleanup Section

Attachments: Figure 1. Site Map
Figure 2. Estimated extent of residual soil contamination

EC: ORMS LUST20-15-1269
Don Hanson, Oregon DEQ, don.hanson@deq.oregon.gov

Figure 1. Site map

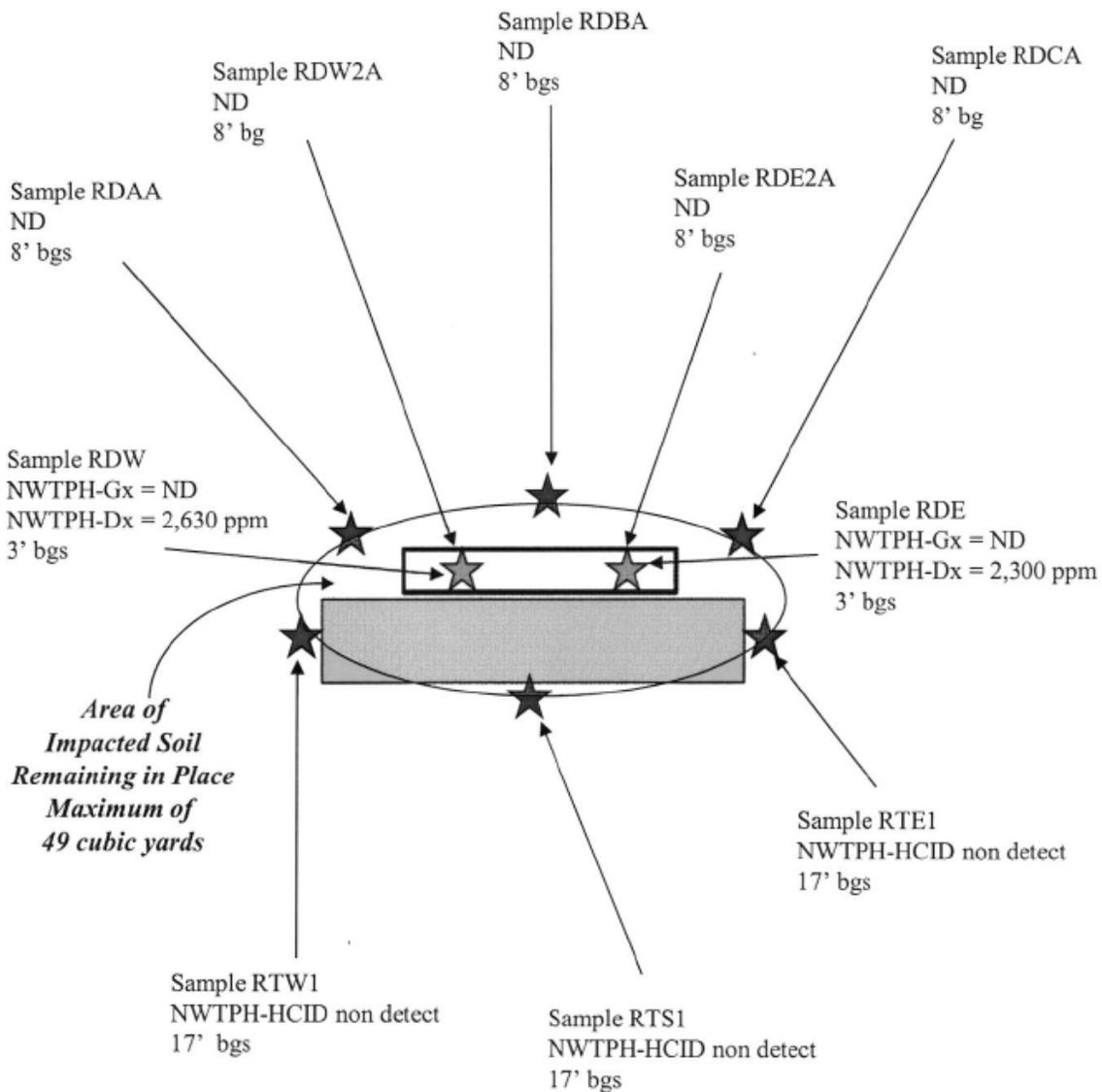
LOG 20-15-1269
Gasoline Tank Decommissioning in Place
Rexius
1275 Bailey Hill Road
Eugene, OR



From *Generic Remedy Cleanup Report – LOG #20-15-1269*, Staton Companies, November 25, 2015.

Figure 2. Estimated extent of residual soil contamination

LOG 20-15-1269
Pockets of PCS Remaining in Place
Rexius
1275 Bailey Hill Road
Eugene, OR



From Generic Remedy Cleanup Report – LOG #20-15-1269, Staton Companies, November 25, 2015.