



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

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Eugene, OR 97401-3049

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March 20, 2025

Matt Salazar
Project Development Manager
Homes For Good
100 West 13th Avenue
Eugene, OR, 97401
Email: msalazar@homesforgood.org

RE: No Further Action Determination
for Navy Operational Support Center (Former)
ECSI 5578

Dear Matt Salazar:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Navy Operational Support Center (Former) site (Site), including the closure report entitled Focused Phase II Environmental Site Assessment, Vacant Property (Former Industrial) dated June 20, 2024, which was submitted to DEQ by BB&A Environmental on your behalf. The Navy Operational Support Center (Former) address is 1520 West 13th Avenue, Map and Tax Lot 17043642 10400.

DEQ has determined that remedial action to address environmental contamination at Navy Operational Support Center (Former) 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 October 16, 2024:

- Site was leased from the city of Eugene and developed with a Navy/Marine Reserve Training Center in 1948. Former on-site buildings included a naval reserve main building; maintenance, gun shed, battery storage shed, portable hazardous material storage, and other shed buildings; a garage; maintenance, mechanic pit, small arms range, carpentry shop, portable office, and covered storage buildings. Lease was terminated in 2009, and training center was demolished in 2010, and the Site has been vacant since then.
- The Site is now owned by Homes for Good which is a non-profit working with Head Start of Lane County and Early Childhood CARES to develop affordable housing and childcare in the community. The development, as currently planned, will consist of two four-story buildings centered around community green space and will have ample parking for residents. The development will be called Ollie Court.
- There was one (1) 10,000-gallon heating oil tank (HOT), (1) 400-gallon fuel oil underground storage tank (UST), and three (3) fuel oil above-ground storage tanks (ASTs) at the Site. All were decommissioned and removed. No contamination was discovered during the UST decommissioning activities. The 10,000-gallon HOT was removed in 1996, no documentation was found regarding the removal of the 400-gallon UST. Anderson Geological conducted a Phase Two Environmental Site Assessment in 2010 that included excavating exploratory pits to find the UST. No evidence of USTs was observed in the pits.

- The Navy submitted an Environmental Condition of Property (ECP) report to DEQ in 2011 which included subsurface sampling for former suspected ASTs and USTs in addition to areas suspected of being impacted by lead in soils from ammunitions use and storage. Homes for good completed a supplemental investigation at the site in the spring of 2024, during which groundwater sampling was conducted.
- Low levels of lead were detected in soil samples (5.63 mg/kg – 95.4 mg/kg) and dissolved lead was detected at low levels in the groundwater. Levels are below DEQ’s residential soil risk-based concentrations (RBC) and the most stringent drinking water RBC. The low levels of contamination appear to be limited to the Site, with no off-site contamination.
- Potable water is provided by the Eugene Water & Electric Board (EWEB). There are no current or reasonably likely future beneficial uses of groundwater at the Site or in surrounding area. Amazon Creek is the nearest surface water south of the Site. Once the site is developed, much of the ground will be paved or covered with landscaping, and stormwater will be managed and routed to the city storm drain system, which discharges to Amazon Creek.

Based on the available information, soil and groundwater conditions at Navy Operational Support Center (Former) are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, ORS 465.200 et seq. 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 environmental data management system also known as Your DEQ Online (YDO) to reflect this decision. 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 and DEQ’s Staff Memo supporting this No Further Action decision can be viewed at <https://ordeq.org/ECSI5578> . DEQ recommends keeping a copy of all of 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 .

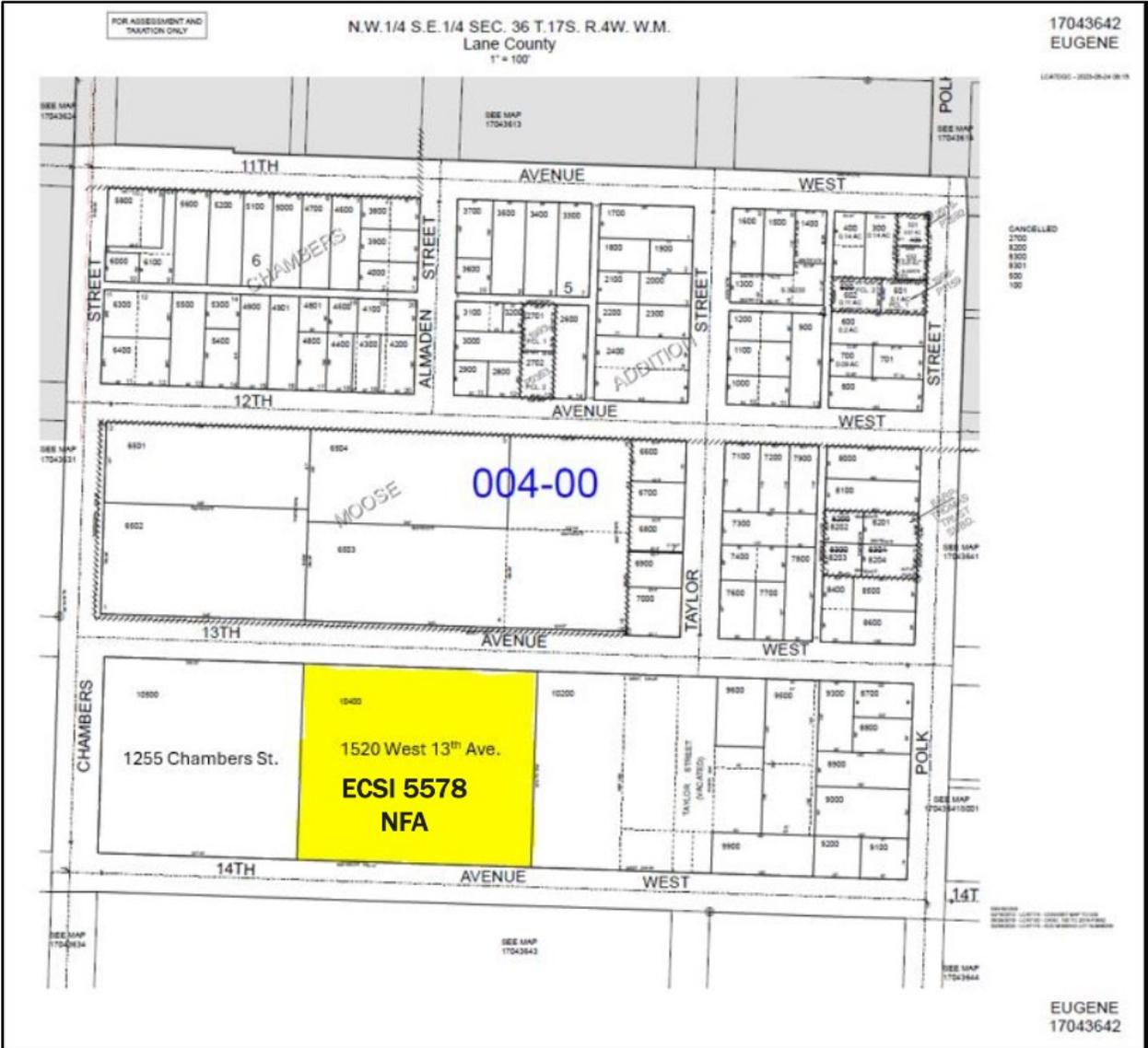
Sincerely,

Brad Shultz

Brad Shultz, Western Region Clean-up Manager
Western Region Cleanup Section

Attachments: Tax Lot Map

cc: Brad Shultz, Manager DEQ brad.shultz@deq.oregon.gov
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Matthew Luczak, BB&A Environmental mluczak@bbaenv.com
YDO Cleanup File #5578 (with attachment)



Tax Lot Map (Retrieved from Lane County Assessor's Webpage, 11/1/2024 - <https://apps.lanecounty.org/TaxMap/ViewFile.aspx?type=TM&id=1537>)