



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

165 East Seventh Ave Ste 100

Eugene, Oregon 97401

(800)844-8467

December 29, 2025

Property Manager
Holiday Inn Express & Suites
Eugene Downtown University by IGH
2117 Franklin Blvd
Eugene, OR 97403

RE: **Opportunity to Comment**
Proposed No Further Action Determination
COMMENTS DUE: January 31, 2026
UNOCAL 4140, LUST 20-90-4095

Dear Property Manager:

The Oregon Department of Environmental Quality (DEQ) is providing oversight for the investigation and cleanup of a release of hazardous substances from the above referenced site, located on the property immediately south of your property, at the corner of Walnut Street and Franklin Boulevard. Based on our review of site information, we have determined that site conditions are protective of public health, safety and welfare, and the environment under the Oregon Environmental Cleanup Law, ORS 465.200 et seq. This determination is summarized in our Staff Memorandum in support of a No Further Action determination dated December 1, 2025. DEQ issues a no further action determination when a cleanup has met regulatory standards under Oregon's Cleanup law.

Low levels of contamination remain in certain areas of the site. The contaminants include gasoline, diesel, and oil-range hydrocarbons, as well as naphthalene and methyl tert-butyl ether (MTBE). These impacts are present in subsurface soil and groundwater at depths of approximately 2 to 20 feet below ground surface. The estimated extent of contamination is shown on the attached figure. This contamination is limited to the subject property and has not affected your property.

Because your property is located adjacent to the site, DEQ is notifying you of its proposal to issue a no further action determination. We will consider any comments that you may have before finalizing the decision. Directions on how to comment on DEQ's proposal and where to find additional information are provided below.

How to Comment

Send comments by 5 p.m. on January 31st to DEQ Project Manager Rachel Murphy by phone 503-954-8350, email rachel.murphy@deq.oregon.gov, or mail 165 E Seventh Ave, Ste 100, Eugene, OR 97401.

Where to Find Additional Information

Detailed information supporting DEQ's proposed no further action determination is contained in a DEQ Staff Memo dated December 1, 2025. This document and other site documents may be viewed on Oregon Records Management System (ORMS) web site at:

<https://ordeq.org/LUST20-90-4095>.

The complete project file is available for review by appointment or via a public records request. To schedule a file review, please submit an online Records Request at <https://www.oregon.gov/deq/about-us/Pages/Request-Public-Record.aspx>.

You may contact me at 503-954-8350 or rachel.murphy@deq.oregon.gov if you have questions about the project or how to comment.

Sincerely,

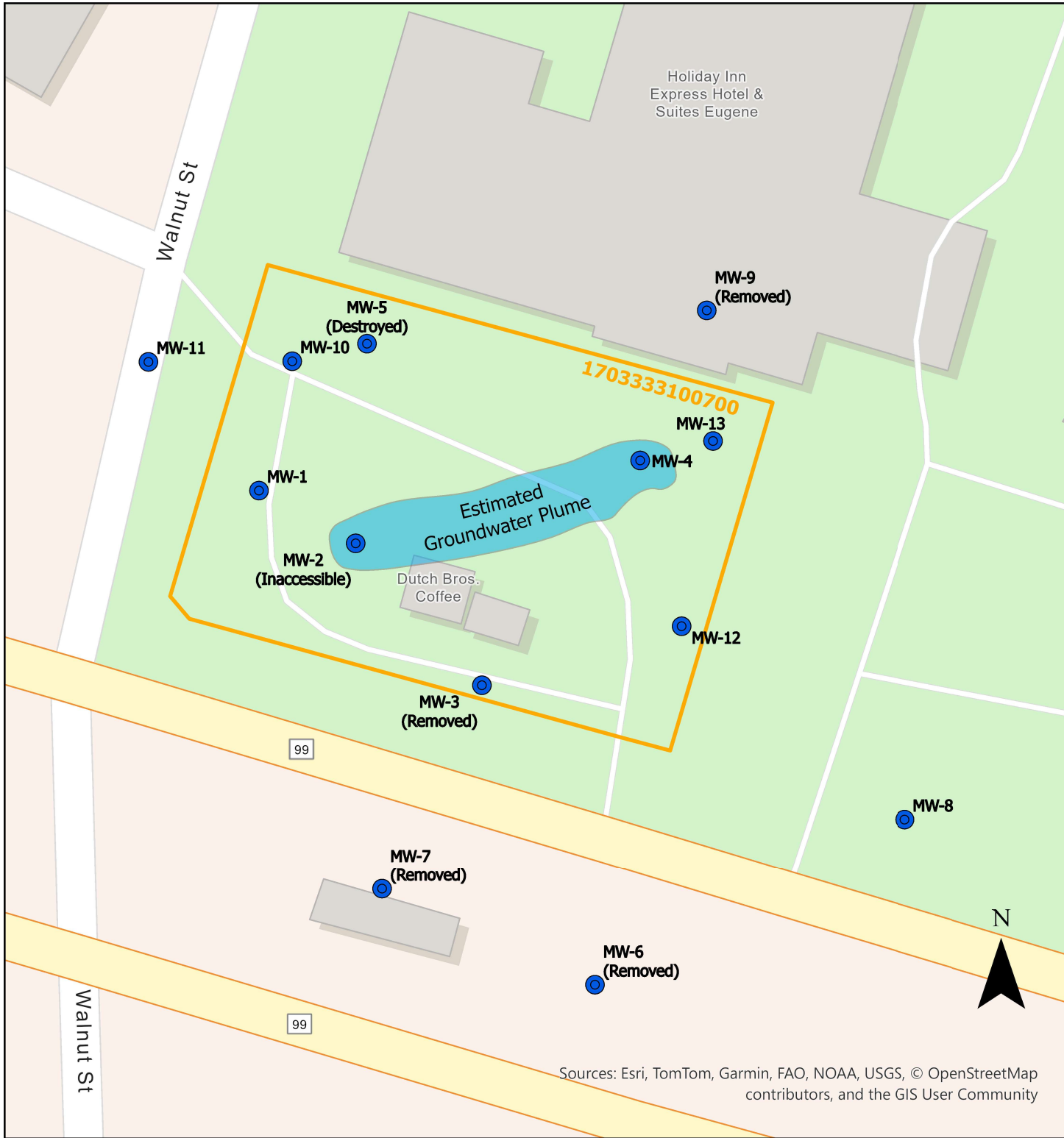


Rachel Murphy, Project Manager
Western Region Environmental Cleanup Section

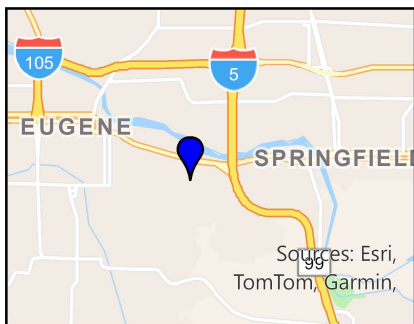
Enclosure: Figure Estimated Contamination Extent

cc: Drew Rees, Dutch Bros Inc.
ec: ORMS LUST20-90-4095
City of Eugene rinerfeld@eugene-or.gov

Leaking Underground Storage Tank (LUST) LUST 20-90-4095 UNOCAL 4140



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Legend

- Monitoring Wells
- Estimated Groundwater Plume
- TaxLot 700 Boundary

LUST 20-90-4095 UNOCAL 4140
Current Time: 12/19/2025 4:27 PM
123°3'40"W 44°2'42"N

