



Oregon

John A. Kitzhaber, MD, Governor

Department of Environmental Quality

Western Region Eugene Office

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February 20, 2014

Chad Matesi
Core Campus
2234 West North Avenue
Chicago, IL 60647

Re: ***No Further Action Determination: Conditional Site Closure***
Chevron Inc. 9-5818
515 E. Broadway Street, Eugene
DEQ Tanks File #20-04-2304
Lane County Map 17033223, Tax Lots 1800, 1900, and 2300

Dear Mr. Matesi:

The Oregon Department of Environmental Quality has determined that **no further action** is required for environmental investigation, risk evaluation, and cleanup of the petroleum release at the referenced site. This determination is based on DEQ's review of project records, including reports submitted on your behalf by PBS Environmental & Engineering, Inc.

We have also evaluated documents from SAIC provided on behalf of the former responsible party, Chevron Environmental Management. Core Campus LLC took ownership of the property and environmental liability in October 2013.

DEQ's requirements for site closure have been met with the conditions outlined below. The attached document describes the project background related to a petroleum release from the regulated tank system as reported to DEQ in 2004.

It is our understanding that the property is currently vacant, but redevelopment plans include a multi-story apartment building. Core Campus plans to remove petroleum-contaminated soil while excavating for underground parking garage. Confirmation soil samples will also be collected.

Based on the proposed land use, DEQ approved site closure with certain conditions. An "Institutional Control" has been recorded on this property. DEQ uses an *Easement and Equitable Servitudes* (EES) as an Institutional Control to address risk from remaining petroleum contamination after cleanup or in lieu of further cleanup. To be released of these restrictions, a property owner must document that risk to petroleum contamination is no longer present. The following use restrictions were required for site closure.

No groundwater wells. No use will be made of the groundwater at the property, including pumping from new wells for potable water supply, without review and approval by DEQ and Oregon Water Resources Department.

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No residential use. If residential use of the property is planned, the owner will prepare and submit a risk assessment to DEQ for review and approval prior to implementation.

Mitigate potential vapor intrusion. *Urban Residential* use is prohibited on the first floor of structures. An engineering control (i.e., vapor barrier or air exchange) is recommended for future structures to address potential risk from remaining petroleum contamination.

Protect workers and manage contaminated soil and groundwater. A management plan is to be used for any excavation to prepare for storing, sampling, or disposing of contaminated media. PBS Environmental prepared a Contaminated Media Management Plan that includes health and safety recommendations for workers.


DEQ sent letters to nearby property owners, the Oregon Department of Transportation, and the City of Eugene in November 2013 asking for comments on the pending no further action determination. One adjacent landowner contacted DEQ with concerns for groundwater contaminant migration to the north of the site. DEQ responded to the landowner concerns in correspondence dated January 16, 2014. No objections to regulatory site closure were received during the public comment period after DEQ communicated site conditions with adjacent landowners.

Site closure will be nullified if new or undisclosed facts show that the investigation and cleanup of this petroleum release does not comply with Oregon's environmental laws and regulations. This determination does not apply to any other environmental conditions at the site, other than the release of the petroleum product specifically addressed in the referenced documents. Please keep a copy of your records for at least ten years after the first transfer of the property.

Select file documents for LUST 20-04-2304 can be viewed online by following the instructions at <http://www.deq.state.or.us/lq/tanks/lust/LustPublicLookup.asp>.

We appreciate your efforts to comply with Oregon's environmental regulations and ensure that the petroleum release on this facility has been adequately investigated and cleaned up. Please contact me at 541-687-7325 if you have any questions.

Sincerely,



Cathy Rodda
Project Manager



Michael E. Kucinski
Western Region Environmental Cleanup Manager

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Encl: DEQ Site Summary and Closure Recommendations Memo (dated December 5, 2013)

Ec: Bruce Scherzinger, RG, DEQ
Dennis Terzian, PBS Environmental
Ed Fredette, City of Eugene Stormwater Division
Eric Hetrick, Chevron

Cc: File