



Memorandum

DATE: February 13, 2024

TO: Margaret Oscilia, P.E.
Department of Environmental Quality – Western Region
165 E 7th Avenue, Suite 100
Eugene, Oregon 97401

FROM: Nick Thornton, UST Supervisor (License #9896895 Exp. September 28, 2025)
PBS Engineering and Environmental Inc.
3500 Chad Drive, Suite 100
Eugene, Oregon 97408

PROJECT: Benton County Crisis Center/Former ARCO
DEQ UST Facility 4194
LUST File 02-24-0023
240 NW 4th Street
Corvallis, Oregon 97330

REGARDING: Gasoline UST Discovery and Decommissioning

PBS Engineering and Environmental Inc. (PBS) was contacted by Gerding Builders, LLC (Gerding) regarding the discovery of an underground storage tank (UST) at the Benton County Crisis Center/Former ARCO site in Corvallis, Oregon. On January 24, 2024, an excavator operator inadvertently caused the release of approximately 500 gallons of gasoline-impacted water to spill from the tank into the surrounding excavation. The impacted water released from the tank and groundwater recharging into the excavation were pumped and containerized on site in several large tanks the same day as the spill. No visual presence of light nonaqueous phase liquid (LNAPL) was observed. PBS collected waste characterization samples of the fluid on an expedited analysis and the fluid is currently pending transport and disposal to Oil Re-Refining Company (ORRCO). Approximately 5,000 gallons of water was pumped and containerized. Approximately 10 cubic yards of soil was generated exposing the UST and separately stockpiled. In accordance with the existing Contaminated Media Management Plan, site soil is disposed of at Coffin Butte Landfill.

PBS reported the release and the presence of groundwater to the State of Oregon Department of Environmental Quality (DEQ) on January 24, 2024, and Leaking Underground Storage Tank (LUST) file 02-24-0023 was subsequently opened.

On January 25, 2024, Nick Thornton, a licensed UST supervisor from PBS, arrived on site to collect soil and groundwater samples. Prior to removal, the UST had been situated near the northern property boundary toward the center of the site. The tank was measured to be approximately 7.5 feet long by 42 inches in diameter for a total volume of approximately 550 gallons. Groundwater was seen slowly infiltrating into the excavation at a depth of approximately 6 feet below ground surface (bgs). Visible staining and a gasoline odor were observed on soils surrounding the former location of the UST.

Using an excavator, site assessment soil samples were collected from native soil directly beneath the former UST at depths of 6 feet bgs and 10 feet bgs. A fourth sample was collected to the southwest of the tank pit where water released from the UST was reported to have flowed to. The soil samples indicated a maximum gasoline-range total petroleum hydrocarbon (TPH) concentration of 7,650 milligrams per kilogram (mg/kg). Several volatile organic compounds (VOCs) and low levels of diesel-range TPH were also detected in the samples.

Water samples were collected from the containerized water and from groundwater that had recharged into the excavation. Gasoline-range TPH was detected at concentrations of 24,200 micrograms per liter (µg/L) and 5,430 µg/L, respectively. Several VOCs and diesel-range hydrocarbons were additionally detected in the samples.

While a release has been identified, petroleum contamination is already known to be widespread throughout the site from previous UST releases, and concentrations of contaminants of concern detected in samples are consistent with historical levels of contamination. Additionally, impacted groundwater from the site has been historically delineated with off-site monitoring wells resulting in DEQ issuing a conditional No Further Action (NFA) letter to the Benton County on September 14, 2018, and to ARCO on October 22, 2019 (Lust 02-26-4001 and 02-91-4086). The Benton County Crisis Center has been designed to include a vapor mitigation system to address vapor intrusion risk. Based on the above information, PBS believes further action related to the discovered UST and release is not warranted and redevelopment efforts should proceed.

The steel recycling receipt of the UST, soil disposal receipts from Coffin Butte Landfill, and fluid disposal receipts from ORRCO will be provided in the final UST Closure Report under separate submission.

Attachment(s): Initial Twenty Day Report Form for UST Cleanup Projects
General Permit Registration Form to Decommission Unregistered Tanks
Laboratory Analytical Reports

cc: Paul Wallsinger – Benton County Public Works
Jorge Juarez Hernandez – Gerding
DJ Burrows, P.E. – PBS
Craig Peterson, P.E. – PBS

NT:CJP:tl