



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

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TTY 711

June 11, 2024

Rachel Mceneny
Benton County
4500 SW Research Way
Corvallis, OR 97333

RE: No Further Action Determination
for Camp Adair Site No. 1
LUST No. 02-94-4159
DOD AOPC 8B-1

Dear Rachel:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for Camp Adair Site No. 1. The site is located at 7115 NE Vandenberg Ave, Adair Village, OR Tax Lot 10430D000400.

DEQ has determined that remedial action to address environmental contamination at Camp Adair Site No. 1 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:

- The site was a former Adair Air Force Service vehicle fueling facility and was investigated by the US Army Corps of Engineers (USACE) and identified as Area of Potential Concern (AOPC) 8B-1. It included a maintenance building surrounded by asphalt and concrete paved areas, with five underground storage tanks (USTs): a 12,000-gallon (Tank #1), a 10,000-gallon (Tank #2) gasoline tank, a 750-gallon used oil tank (Tank #3), a 2,800-gallon gasoline tank, and a heating oil tank. The service station was later used as a recreational facility for the Corvallis Society of Model Engineers (CSME).
- Tank Nos. 1, 2, and 3 were decommissioned in 1995 by USACE, with contaminated soils removed from the site. Product pipelines were left in place after being investigated for leaks. The heating oil tank was decommissioned in the 1990s. The 2,800-gallon gasoline tank was not removed because no soil contamination was identified during decommissioning, and it was ineligible for removal under the Defense Environmental Restoration Program for Formerly Used Defense Sites (DERP-FUDS).
- During the 1995 decommissioning, gasoline contaminated soils were encountered and removed from the vicinity of Tank Nos. 1 and 2, with the suspected source of contamination being loose piping connections to the tanks. Water observed in the fuel tank pit after several days of precipitation was attributed to local infiltration, not groundwater.
- 315 tons of petroleum-contaminated soils were removed during the decommissioning cleanup activities. Confirmation soil samples from each tank excavation tested negative for petroleum hydrocarbons. Benzene and naphthalene were detected in the pit water. No further remediation was conducted after backfilling.

- Low levels of petroleum constituents benzene, naphthalene, toluene, ethylbenzene, and xylenes were detected in soil and perched water samples collected in 1995, 29 years ago. The site is in Adair Village's commercial area and is owned by Benton County and leased to CSME for daytime indoor recreational use. Zoned as public lands, it is surrounded by commercial, exclusive farm use, and educational facilities. The site is paved and expected to remain commercial, with no nearby ecological habitat.
- All properties near the site are connected to city water, and no addresses within a quarter mile use groundwater for domestic consumption. Additionally, there are no surface water features nearby, and surface runoff is managed by Adair Village's stormwater collection system, which discharges into the Willamette River from Bowers Slough.
- The low levels of contamination remaining following the 1995 cleanup were below DEQ acceptable risk levels. There should be no threat to ecological receptors because there is no surface contamination that could run off or threaten ecological receptors. There is no ecological habitat on the site as it is for commercial use and covered with lawn and pavement.

Based on the available information, soil and water conditions at Camp Adair Site No. 1 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 has updated Your DEQ Online (YDO), DEQ's environmental data management system, 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 project file supporting this No Further Action decision can be viewed at Your DEQ Online (YDO). Navigate to the public project records at <https://ordeq-edms-public.govonlineaas.com/pub/pub-rcd/projects> and use search criteria: keyword 02-94-4159. Then click on the blue "i" button for Public Project Info. 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 Telicia Hixson at (503) 995-9491, or via email at telicia.l.hixson@deq.oregon.gov.

Sincerely,

Peter F Donahower

Peter Donahower, Manager
Petroleum Cleanup Section

Attachment: Figure 1: Site Location Map

cc: ORMS LUST02-94-4159
Don Hanson, Oregon DEQ, don.hanson@deq.oregon.gov
Pat Hare, City of Adair Village, pat.hare@adairvillage.org



Figure 1

Site Location

Camp Adair Tank Site No. 1

AOPC 8B-1

Tax Lot 400

LUSt 02-94-4159

No Further Action