



# Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

4026 Fairview Industrial Dr SE

Salem, OR 97302

(503) 378-8240

June 24, 2024

Kristin Preston  
City of Albany  
PO Box 490  
310 Waverly Dr NE  
Albany, OR 97321

RE: No Further Action Determination  
for City of Albany II  
LUST #22-14-0516

Dear Kristin:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the City of Albany II site, including the final report entitled *Closure Report*, dated June 11<sup>th</sup>, 2014, which was submitted to DEQ by 4C's Environmental on your behalf. The City of Albany II address is 246 Main St SE, Albany, OR 97321, Tax Lot 05900.

DEQ has determined that remedial action to address environmental contamination at City of Albany II 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's historical use includes gasoline stations, with an original belief that the tank was used for heating oil due to steel pipes running towards previously demolished buildings.
- Soil and groundwater contamination was discovered during a road construction project by the City of Albany, originating from two former gasoline station properties acquired by the city for the project. Investigation found a damaged tank near Main Street and 3<sup>rd</sup> Avenue during a power pole installation.
- The tank, initially thought to be a heating oil tank, was sampled with soil collected from each end at a depth of 7 feet. During tank removal, 60.39 tons of soil were removed, and a strong gasoline odor indicated old gasoline. Sidewall samples were taken, and an investigation into soil and groundwater contamination began. A total of 35 borings were drilled, with samples collected at 33 locations. Two additional borings confirmed clean work areas. Soil samples were taken at the soil/water interface and bottom of each boring, while groundwater samples were analyzed for diesel and gasoline range hydrocarbons and BTEX. The data determined the contamination's lateral extent and potential risks to the public and construction workers. Initial results suggested diesel range hydrocarbons, but further analysis confirmed these were from gasoline range compounds. The contamination was localized, with minimally impacted groundwater representing the plume's lateral extent.
- The groundwater flows north-northwest, toward the Willamette River, based on the plume geometry. However, the plume does not extend far enough that any sensitive ecological habitats or receptors near the site could be at risk.
- All potential soil and groundwater exposure pathways were assessed for contamination from the site interacting with receptors. Except for leaching to groundwater, none of these pathways were deemed complete. The leaching to groundwater pathway is assumed to be complete due to groundwater

impact beneath the site. However, soil ingestion, dermal contact, and inhalation pathways were incomplete. Ingestion and inhalation from tap water was incomplete due to no identified receptors. Volatilization to outdoor air was found to be incomplete. While there is a limited area where groundwater exceeds residential risk-based contamination (RBC) levels for vapor intrusion into buildings, it is not considered complete as it is not near any residential structures. Exceedance of occupational RBCs is limited to one isolated location (boring B-20) that is far from residences and is bounded on three sides with sample locations that are under both residential and occupational RBCs.

- Soil contamination levels exceeding residential RBC limits are confined to the new roadway area, away from residences, concentrated under the pavement for the street project. Groundwater contamination exceeds tap water RBCs for residential and, in some cases, occupational limits in a limited area. However, a study found no addresses within one block of the contaminated area using groundwater for domestic consumption. All properties are connected to city water. With no ongoing contaminant sources, the plume is assumed to be stable and not expanding.

Based on the available information, soil and groundwater conditions at City of Albany II 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 will update 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 4C's Environmental closure report 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.govonlinesaas.com/pub/pub-rcd/projects> and use search criteria: keyword 22-14-0516. 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](mailto:telicia.l.hixson@deq.oregon.gov).

Sincerely,

*Peter F Donahower*

Peter Donahower, Manager  
Petroleum Cleanup Section

Attachments: Figure 1: Site Location Map  
Figure 2: Sample Boring Locations

cc: ORMS LUST22-14-0516  
Bruce Scherzinger, Oregon DEQ, [bruce.scherzinger@deq.oregon.gov](mailto:bruce.scherzinger@deq.oregon.gov)  
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Figure 1: Site Location Map

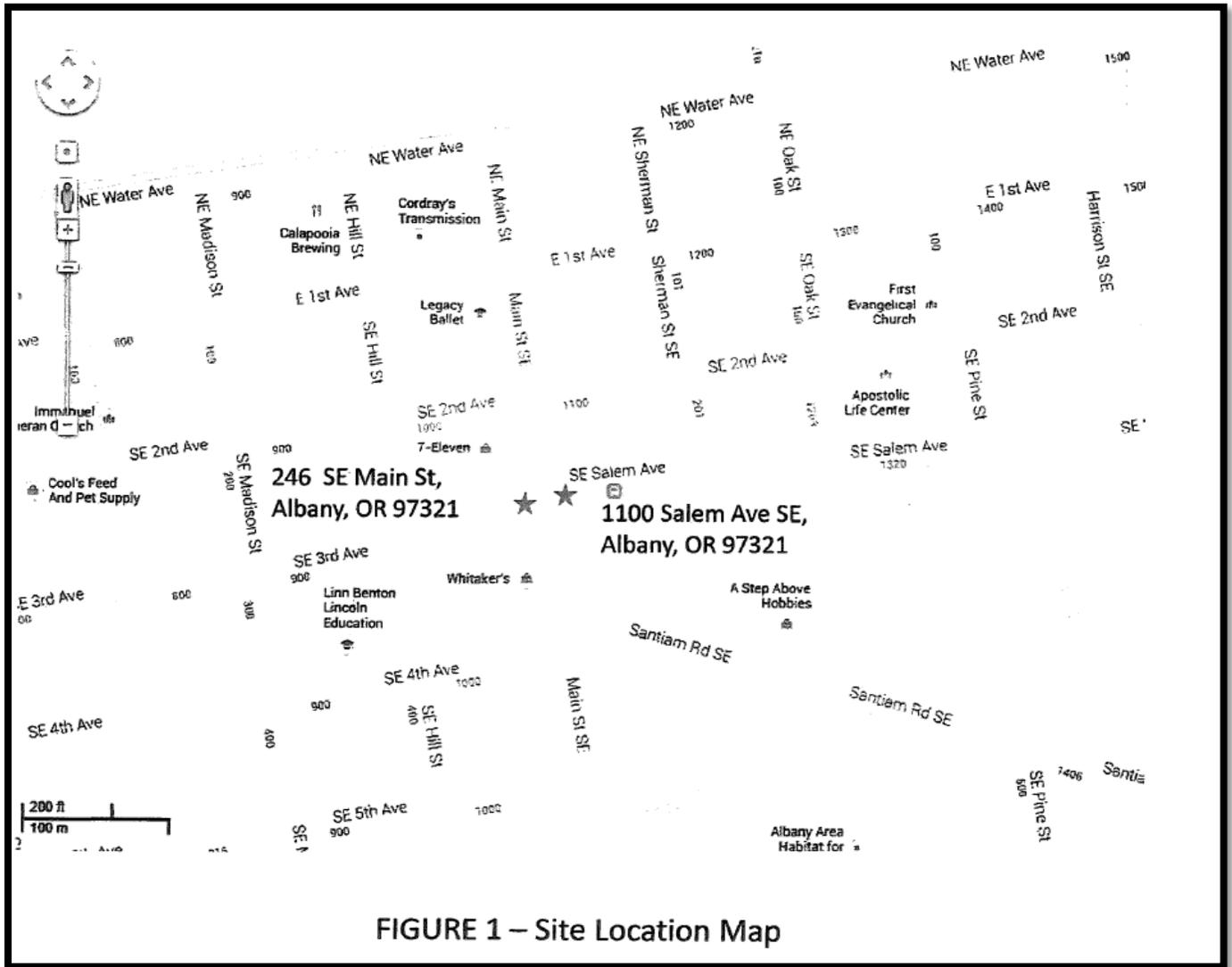


FIGURE 1 – Site Location Map

Figure 2: Sample Boring Locations: areas where concentrations exceed 2014 RBC screening levels



Exceeds screening values for groundwater vapor intrusion into buildings

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residential - ■      occupational - ■  
urban residential - ■  
● - removed tank