



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

165 East 7th Avenue, Ste 100

Eugene, OR, 97401-3049

(541) 686-7838

October 31, 2024

(Sent via email: dean.ferris@bnsf.com)

BNSF Railway Company
Attn: Dean Ferris
BNSF Director of Right of Way and Real Estate Management
2650 Lou Menk Drive
Fort Worth, TX 76131

RE: **Conditional** No Further Action Determination
for Truax Bulk Petroleum Storage Facility (Former) in Albany
ECSI #1961

Dear Dean Ferris:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Truax Bulk Petroleum Storage Facility (Former) site (Site), including the closure report entitled Soil Gas and Groundwater Sampling Results, dated June 2022 which was submitted to DEQ by Kennedy/Jenks Consultants on your behalf. The Truax Bulk Petroleum Storage Facility (Former) address is 1414 Southeast Salem Avenue, Albany, Linn County, Map and Tax Lot 11S03W05CC4300.

DEQ has determined remedial action to address environmental contamination at Truax Bulk Petroleum Storage Facility (Former) is complete, and no further action is required with conditions. 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, and as more fully described in DEQ's Staff Memo dated November 22, 2022.

- Site was first developed as a bulk fuel storage facility in 1922. In June 1980, Truax Corporation purchased property and continued operation until October 1987. In October 1987, the facility was shut down and in 1989 all structures onsite, except for the office, had been demolished.
- In 1990, a site evaluation was conducted and found petroleum related contamination in soil. Further investigations discovered more petroleum related contamination in groundwater.
- Affected media on the Site includes soil, soil gas, and groundwater.
- In November and December 2008, soil below the above ground storage tanks (ASTs) was excavated to a depth of 20 feet below ground surface (bgs). A small, apparent former heating oil tank was encountered and removed from the eastern portion of excavation. Excavated soil totaling 4,900 tons was transported to Riverbend Landfill in McMinnville.
- Soil contamination is present from approximately 3 - 22 feet bgs on about a third of the site aerially in the west central to north central portions. The 2008 excavation removed approximately 4,900 tons of this soil greatly reducing concentrations in the area.
- Groundwater contamination was historically evident across the northern two thirds of the site. However, contaminant concentrations have naturally attenuated after most of the source was removed. Groundwater monitoring since 2013 shows concentrations are decreasing and not migrating off-site.
- Zoning for Site and surrounding area is mostly residential medium density. When the Burlington Northern Santa Fe (BNSF) Corporation sells their properties, they place a 99-year restriction on

residential use in the deed. A beneficial water use survey found no groundwater use on or around the property. Level I & II ecological screening conducted based on potential for threatened salmonid present in Periwinkle Creek. Surface water and sediment sampling results were below screening level values.

- The soil Ingestion, Dermal Contact and Inhalation pathway for construction workers exceeds risk-based screening levels. Vapor Intrusion into Buildings, Leaching to Groundwater, and Ingestion and Inhalation from Tap Water for Occupational Workers also exceeds risk-based screening levels. However, the City of Albany provides municipal water to every property within city limits. Soil gas samples were also collected, and the concentrations were below RBCs for Volatilization to Outdoor Air.
- An Easement and Equitable Servitude (EES) restricting future groundwater extraction and residential development was developed and recorded with Linn County. A contaminated media management plan (CMMP) was also developed and approved by DEQ before future excavation work in the locality of facility (LOF).

Based on the available information, soil, soil gas, and groundwater conditions at Truax Bulk Petroleum Storage Facility (Former) are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, ORS 465.200 et seq. 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 the Environmental Cleanup Site Information System (ECSI) database to reflect this decision.

This letter only applies to the releases 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 Kennedy/Jenks Consultants closure report and DEQ's Staff Memo supporting this Conditional No Further Action decision can be viewed at <https://ordeq.org/ECSI1961>.

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 Tina Elayer at (503) 688-3334, or via email at tina.elayer@deq.oregon.gov.

Sincerely,



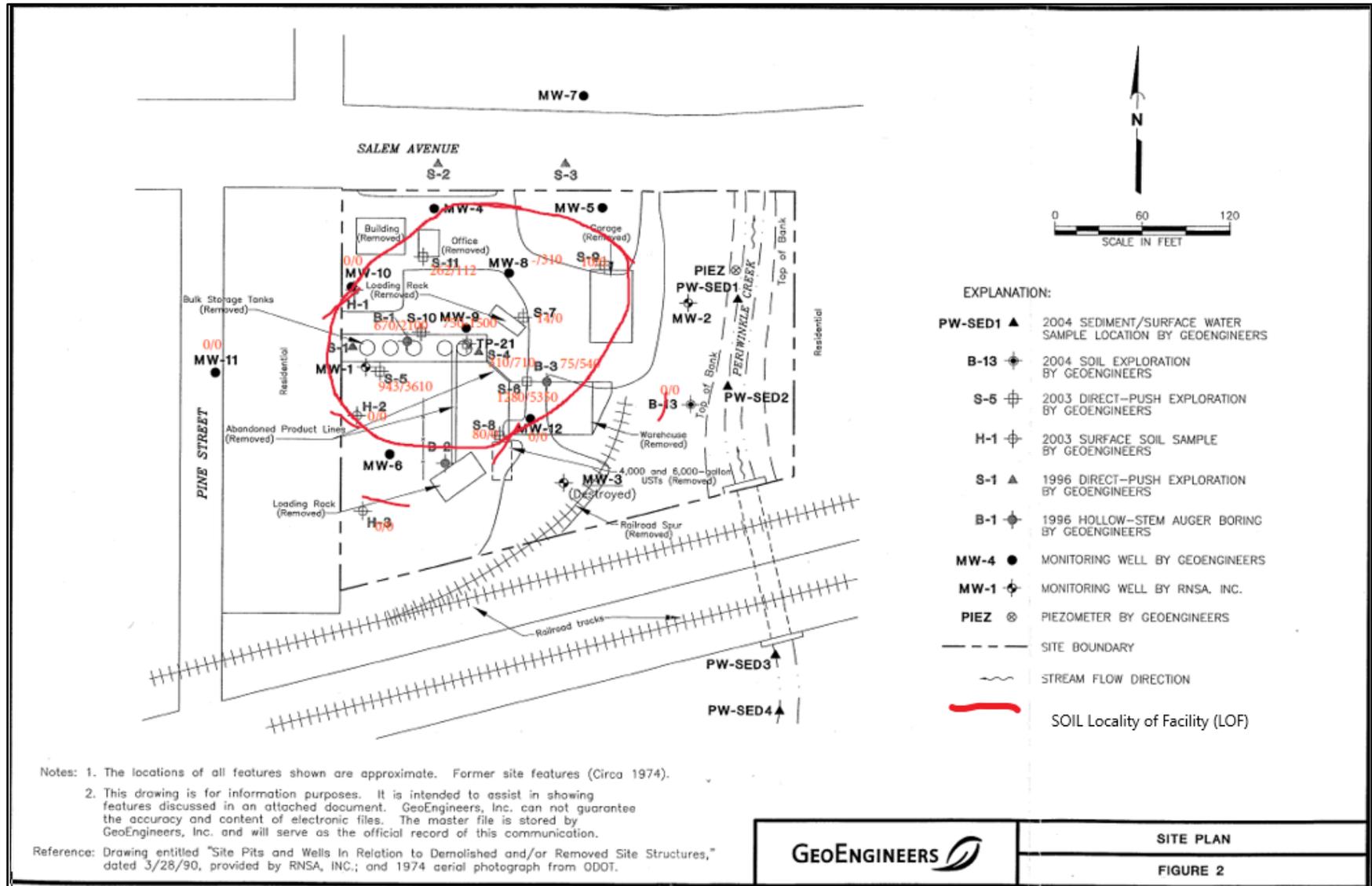
Brad Shultz, Manager
Western Region Cleanup Section

Attachments: Site Map
LOF Figures

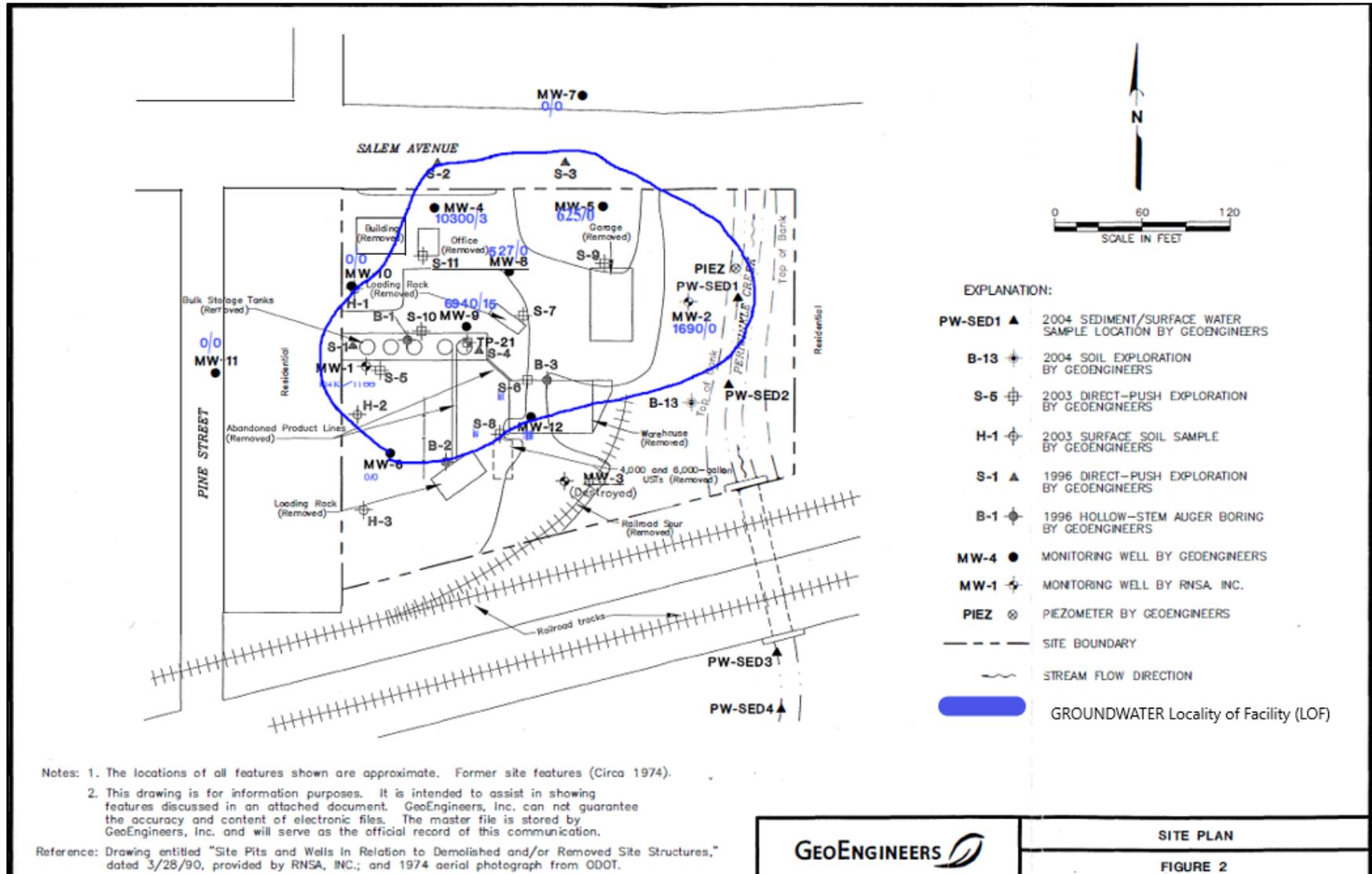
cc: ORMS ECSI# 1961 File
Brad Shultz, Manager, DEQ brad.shultz@deq.oregon.gov
Bruce Scherzinger, Lead Worker, DEQ bruce.scherzinger@deq.oregon.gov
Scott MacDonald, BNSF Railway Company Scott.Macdonald@BNSF.com



Site Map (Retrieved from Kennedy Jenks, Soil Gas and Groundwater Sampling Results, dated June 2022).



Soil Locality of Facility (LOF). (Retrieved from GeoEngineers Risk-Based Corrective Action Plan, dated January 9, 2007).



Groundwater Locality of Facility (LOF). (Retrieved from GeoEngineers Risk-Based Corrective Action Plan, dated January 9, 2007).