



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

165 East 7th Avenue, Ste. 100

Eugene, OR 97401-3049

(541) 686-7838

March 26, 2025

(Sent via email)

Joe Fassio, R.G.

Oregon Department of Transportation (ODOT)

455 Airport Road SE Building B

Salem, OR 97301- 5395

Joe.FASSIO@odot.oregon.gov

RE: Administrative Closure for Kessi Property (ODOT) Eddyville
LUST # 21-08-0777

Dear Joe Fassio:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Kessi Property (ODOT), including a geophysical survey memo dated January 10, 2025, which was submitted to DEQ by Oregon Department of Transportation (ODOT). The Kessi Property (ODOT) address is 21312 Highway 20, Map and Tax Lot 11-09-10-00-01700-00.

DEQ has determined that remedial action to address environmental contamination at the Kessi Property (ODOT) is complete, and an administrative closure determination is recommended. This determination is a result of our evaluation and judgment based on the DEQ regulations and the facts as we now understand them:

- On June 18, 2008, DEQ received notification of a petroleum release discovered during the Highway 20 expansion project ODOT was conducting. The release was associated with an underground storage system (UST) located at 21312 Highway 20 in Eddyville.
- Dana Thompson Tanks & Soil (DTT&S) was the UST decommissioning service who provided some notes and a lab analysis report to DEQ. ODOT confirmed there was a UST but didn't provide a map or sketch of its location.
- DTT&S initially stated the property was under the control of ODOT, however, county records indicated David Kessi was still the owner. DTT&S was unclear as to whether David Kessi, or ODOT, should be identified as the responsible party (RP). DEQ named ODOT as the RP and created leaking underground storage tank (LUST) incident 21-08-0777 on June 27, 2008.
- In June 2008, UST tank contents and soil samples were collected and analyzed. There were no detections of gasoline, diesel, or waste oil in the UST.
- Two soil samples were collected and analyzed for NWTPH-HCID (sample #'s N91, S91). N91 was non-detect, S91 had a detection of petroleum hydrocarbons. S91 was further analyzed for NW-TPHGx (analytes: gasoline in soil). S91 had a result of 4010 mg/kg of gasoline.
- This amount of gasoline detected in soil exceeds DEQ's risk-based concentrations (RBCs) for the following exposure pathways; soil ingestion, dermal contact, and inhalation for residential and urban residential receptors; vapor intrusion into buildings for residential and urban residential receptors; and leaching to groundwater for residential, urban residential, and occupational receptors.
- There was a former residence in the area of concern that was an original homestead on the Kessi property, built in the late 1800's. The Kessi family has owned the property since the early 1970's.

- On March 15, 2024, ODOT contracted Pacific Geophysics to conduct a geophysical investigation to find the location of the UST within the ODOT right-of-way which encompassed from the edge of pavement to the property line. There is a large tree located adjacent to the ROW on the Kessi property, and the survey was conducted in that area under the assumption that the UST was decommissioned in place so it wouldn't disturb the root system of the tree. No UST was found during this survey.
- DEQ and ODOT were working together to resolve this LUST incident and ODOT offered to conduct another geophysical survey on a portion of the Kessi property over by the tree where the UST may have been located. The Kessi's granted access for ODOT to conduct a geophysical survey on their property on December 13, 2024. No UST was detected using geophysical methods. UST was presumed to have been removed by the ODOT contractor.
- There is an area that was not surveyed that includes a wetland and had a pole barn structure west of the former residence. According to Vern Kessi, the structure was used to store hay, and he had no knowledge of any fuel tanks in that area.
- When ODOT was conducting a mitigation project in 2008 which consisted of constructing and enlarging the wetland there was no record of visibly impacted soil, groundwater, or surface water.

Based on the available information, conditions at Kessi Property (ODOT) are currently protective of public health and the environment in accordance with 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 On-line (YDO) database to reflect this administrative closure 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 geophysical survey memo and other documents supporting this administrative closure can be viewed at <https://ordeq.org/LUST21-08-0777> . DEQ recommends keeping a copy of all of 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 .

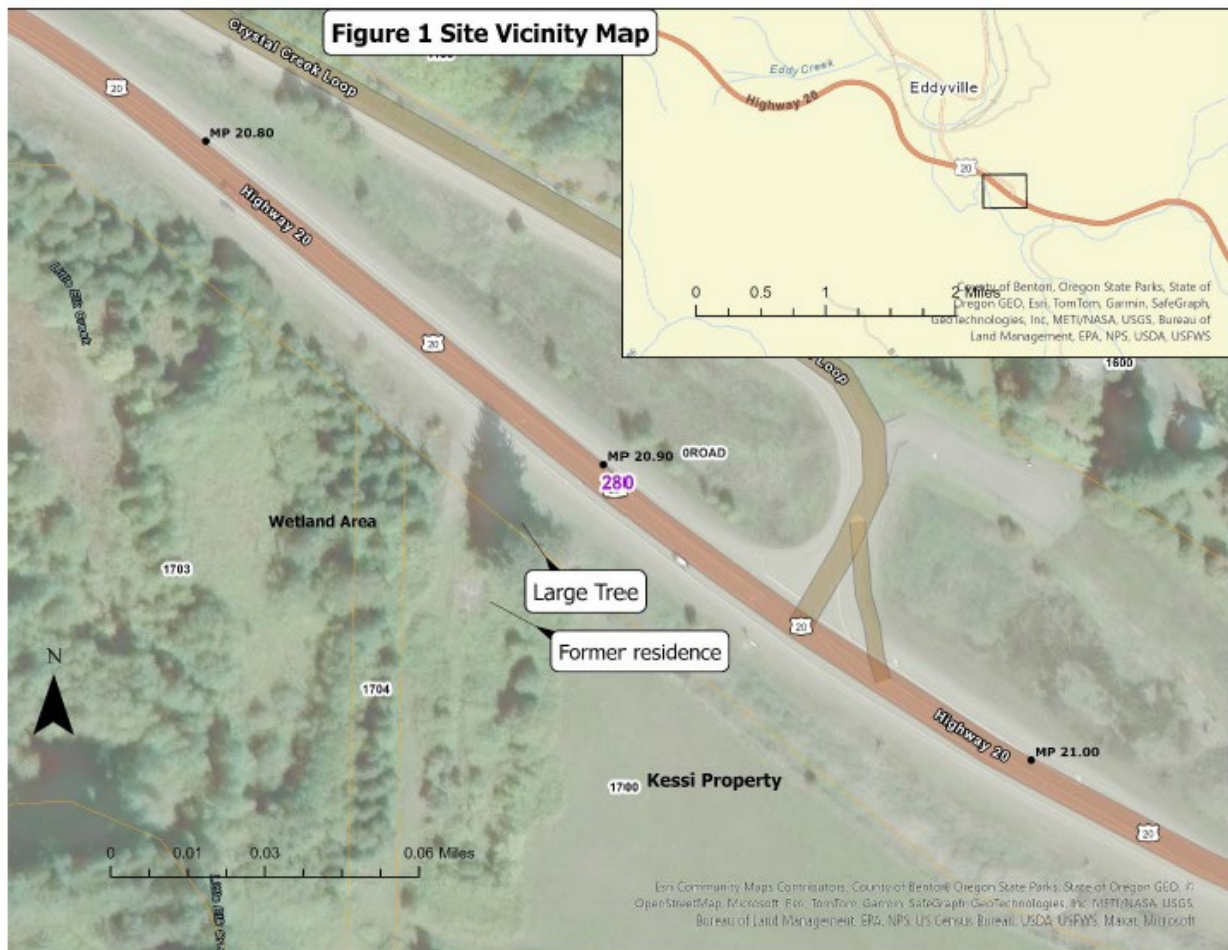
Sincerely,

Brad Shultz

Brad Shultz, Manager
Western Region Cleanup Section

Attachment: Site Vicinity Map

cc: Brad Shultz, Manager, DEQ brad.shultz@deq.oregon.gov
Bruce Scherzinger, Lead Worker, DEQ bruce.scherzinger@deq.oregon.gov
Kyle Roslund, Region 2 HazMat Coordinator, ODOT Kyle.Roslund@odot.oregon.gov
David and James Kessi, Property Owners (hard copy- 36795 Glaser Dr., Scio, OR 97374)
LUST # File 21-08-0777



Site Vicinity Map (Retrieved from Pacific Geophysics 2024 UST Survey, December 13, 2024, Project#241104)