

Welcome

Ashland Rail Yard Cleanup Community Open House

Sept. 27, 2023

Ashland, Oregon



Agenda



Introductions

Introduce panel



Cleanup Program

Overview of cleanup process



Presentation

Site history and revised remedial action



Q and A

Panel is open to questions

Introductions



- Margaret Oscilia – DEQ Project Manager
- Don Hanson – DEQ Hydrogeologist
- Susan Turnblom – DEQ Toxicologist
- Dylan Darling – DEQ Public Affairs Specialist



- John DeJong – UPRR Senior Manager
- Aaron Hunt – UPRR Public Relations Specialist
- Mike Niemet – Jacobs Consultant to UPRR

DEQ Voluntary Cleanup Program

Releases

- Contaminants released and reported.
- Responsible party works under DEQ oversight.

Exposure

- Extent of contamination is determined.
- Contaminants of concern are identified.
- Risks to human health and environment are determined.

Solutions

- Protective cleanup levels are determined.
- Remedial actions are evaluated and selected.
- DEQ confirms remediation is complete.

Site History and Revised Remedial Action

Union Pacific Railroad – Former Ashland Rail Yard

ECSI #1146

Community Open House
Sept. 27, 2023



Outline



Site background

Location
Photos
History



New cleanup plan

Supplemental Remedial Investigation/Feasibility Study
Impacted Areas
Cleanup considerations

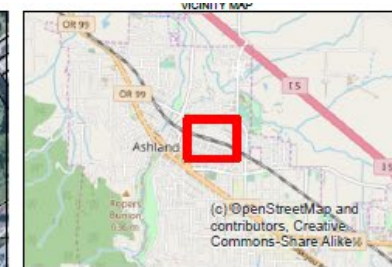


Estimated project timeline



Questions

Site vicinity map

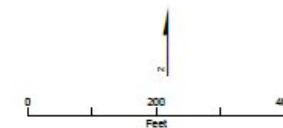


LEGEND

- Previous Identified Property Boundary
- Property Boundary
- Parcels

Total historic Southern Pacific parcel was approximately 21 acres.

Former rail yard parcel is 11.7 acres.



1 inch = 200 feet

Photo of Site – Facing southeast from Clear Creek Drive



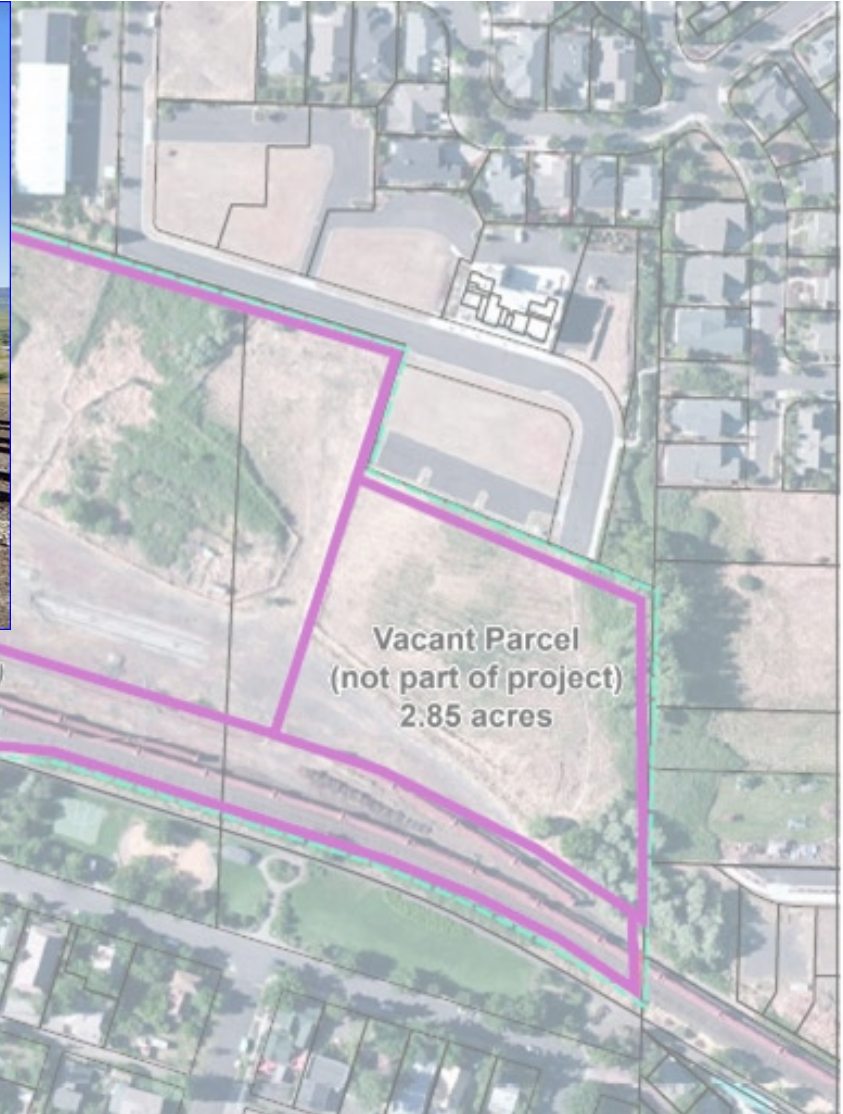
Photo of Clear Creek Drive – Facing east



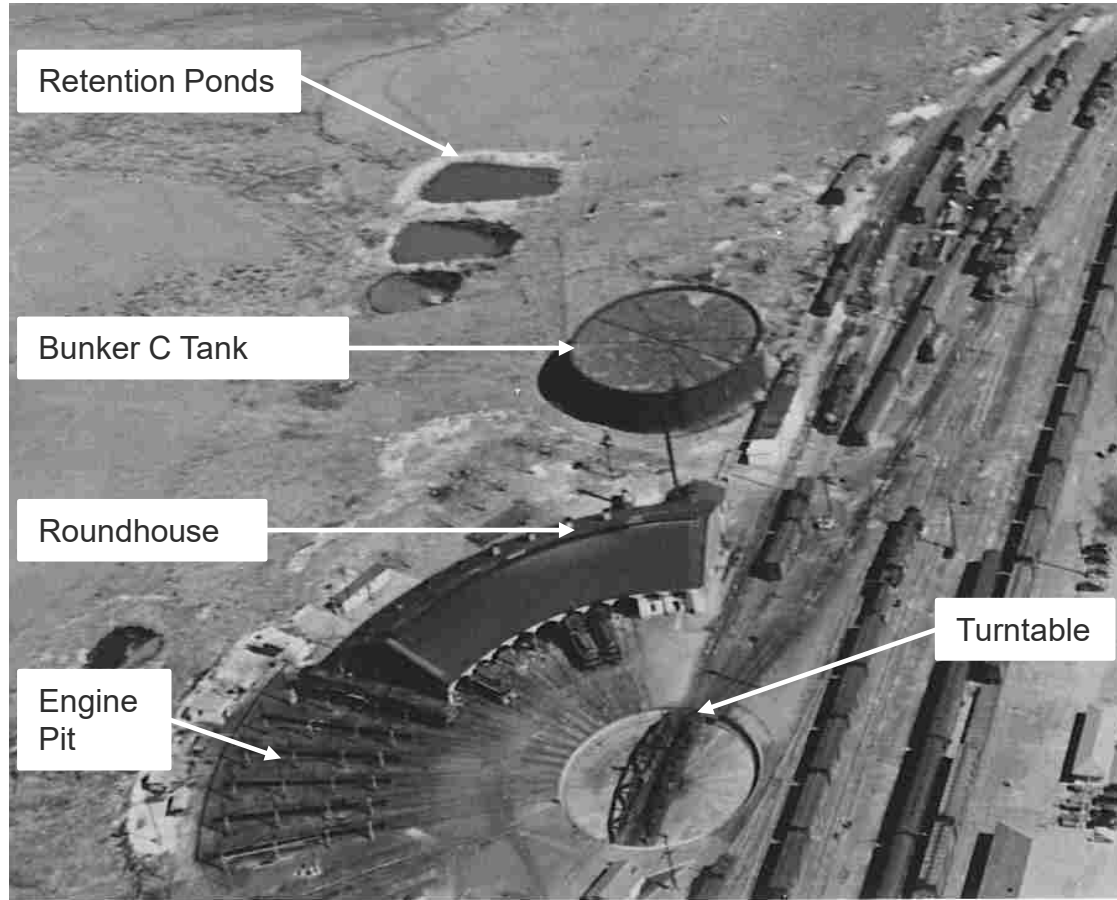
Photo of Williamson Way – Facing west



Photo North of A Street – Facing west-northwest



Site use



- 1887-1986 Locomotive fueling, maintenance, and railcar repair.
 - Petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), metals
- 1980s Most buildings removed.
- Railroad is active but the rail yard is currently undeveloped and inactive.

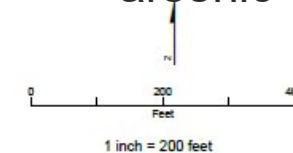
Impacted areas



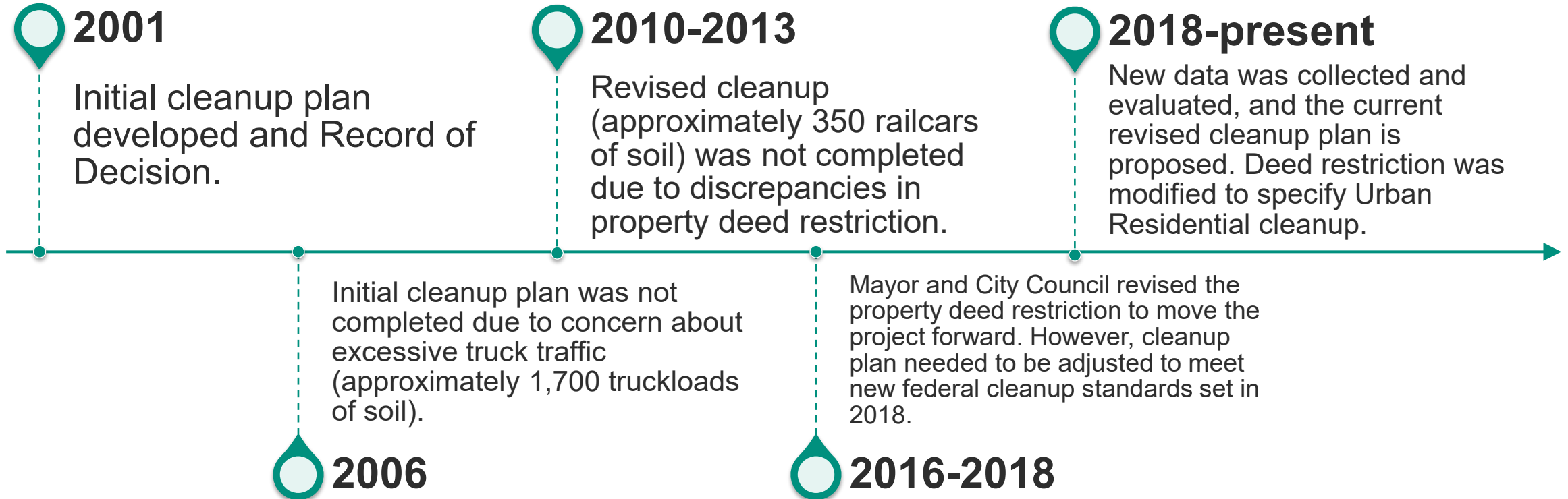
LEGEND

- Previous Identified Property Boundary
- Property Boundary
- Parcels

- **Soil**
 - Petroleum compounds from bunker C fuel and diesel
 - Lead and arsenic
 - PAHs
- **Shallow groundwater**
 - Petroleum compounds from bunker C fuel and diesel
 - arsenic



Remedial action history



Supplemental Remedial Investigation/Feasibility Study (RI/FS)

2021 – RI/FS accepted by DEQ

- Re-evaluated risks based on new site data, current toxicity values, and likely future exposure area settings.
- Defined areas where cleanup is required.
- Established objectives of the clean-up based on likely future use.
- Evaluated Remedial Action Alternatives.
- Recommended a preferred Remedial Action Alternative for the site.

2022 - DEQ prepared Recommended Revision of the Remedial Action

Clean-up considerations

Single-family residential development is not an option

- Current zoning is mixed commercial-residential.
- Surrounding development is all mixed commercial and high-density residential.

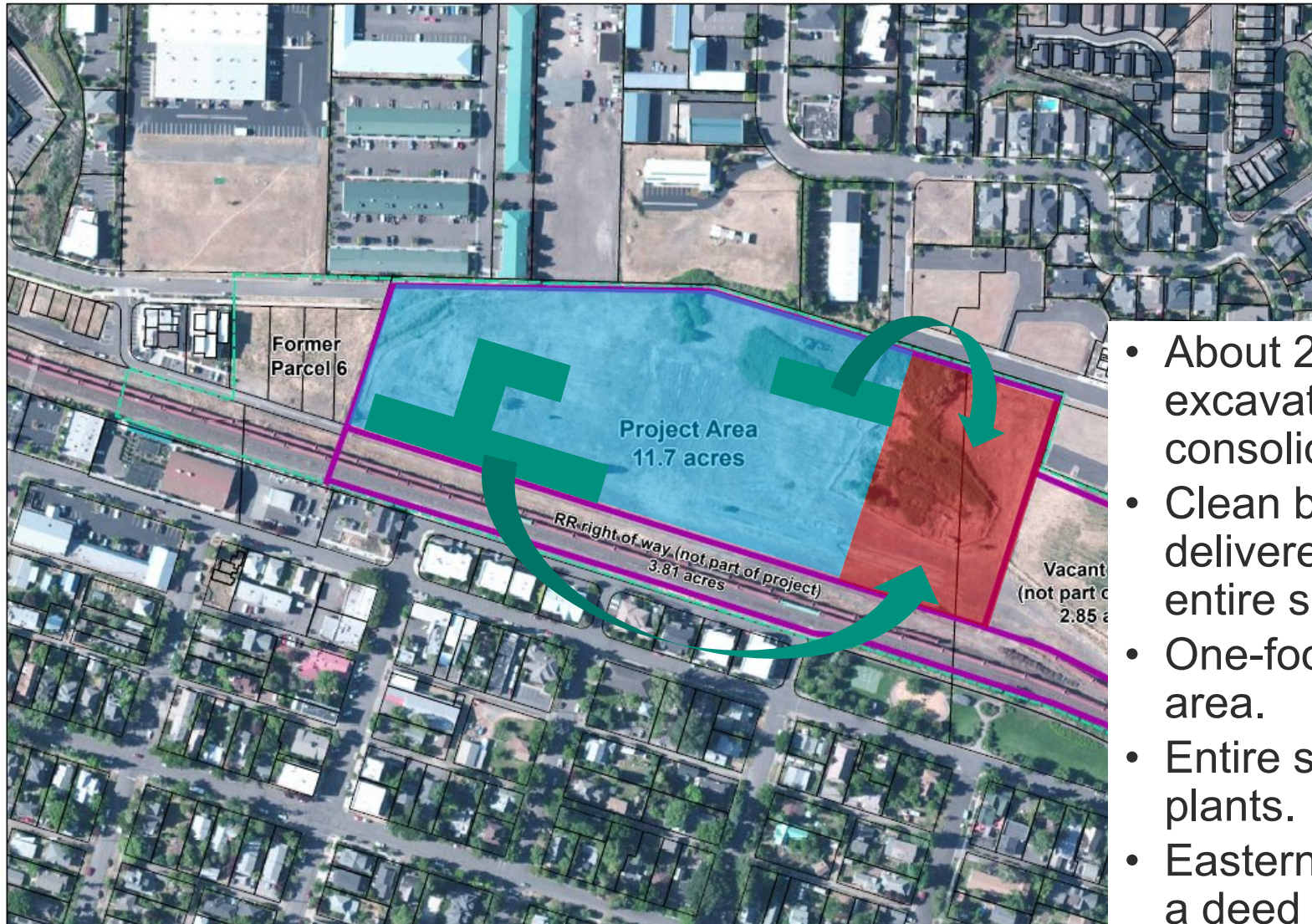
Soil removal from eastern 3-acre area is not practical

- Large quantities of soil would need to be removed by truck or rail.
- High degree of uncertainty in soil volume and cost.
- Protectiveness can be achieved by consolidation, capping and deed restrictions.

Most practical and focused cleanup scenario:

- Two separate exposure areas: **8.7 acres (west) and 3 acres (east)**.
- Most likely future exposure scenario: **Urban residential**.
- Both areas cannot be subdivided or change use without DEQ approval.

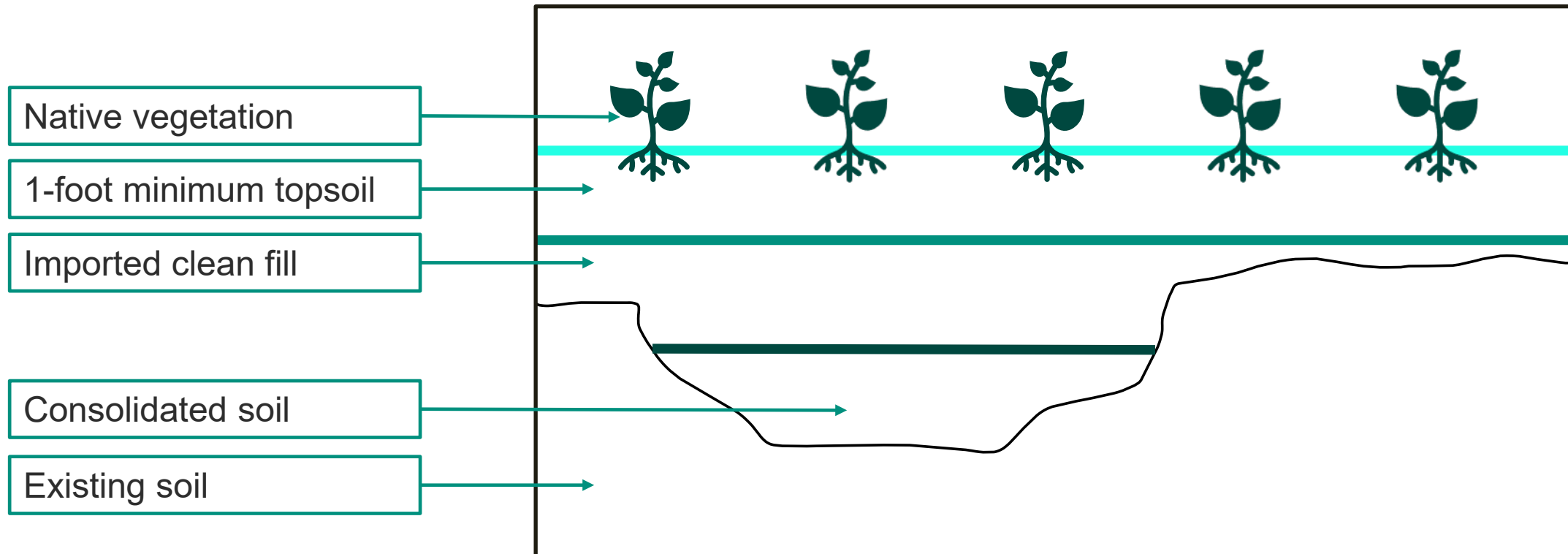
Cleanup plan



- LEGEND
- Previous Identified Property Boundary
 - Property Boundary
 - Parcels

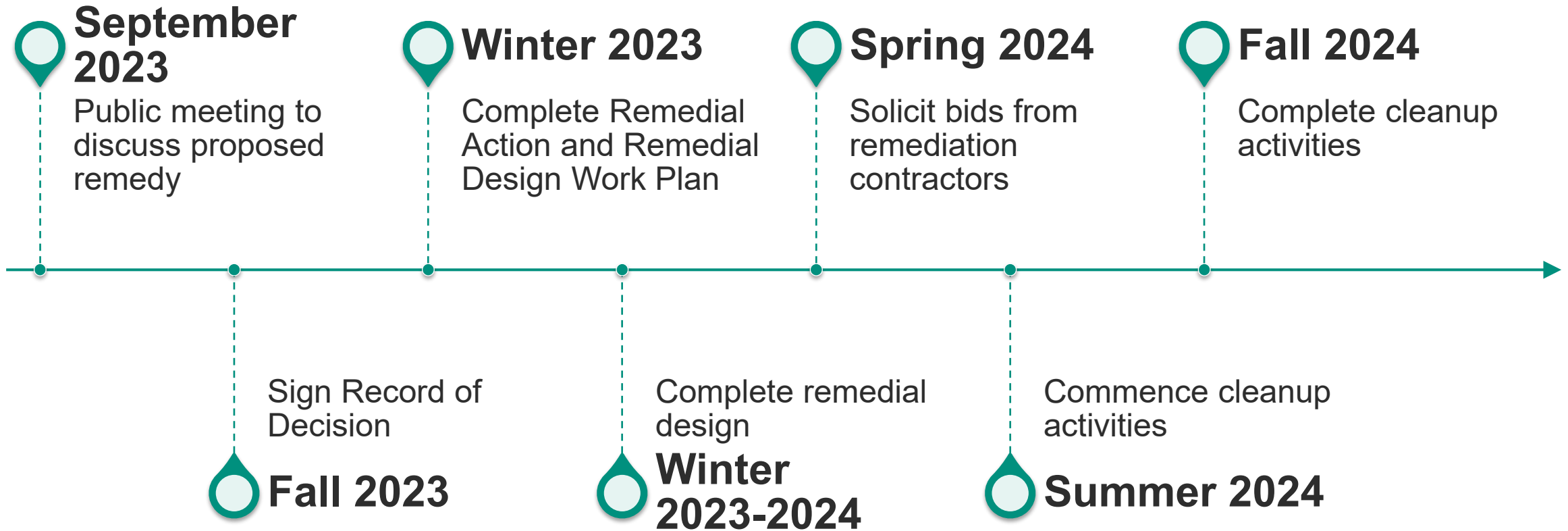
- About 2,710 cubic yards of soil excavated from western area and consolidated in eastern area.
- Clean backfill/topsoil for excavations delivered by side-dump railcars for entire site.
- One-foot clean soil cap on eastern area.
- Entire site hydroseeded with native plants.
- Eastern area will be fenced and have a deed restriction.

Conceptual vegetated soil cap



- Other sites in Oregon with consolidated and capped soil
 - Parks
 - Shopping Centers
 - Parking lots

Estimated Timeline



Questions



Visit the Ashland Railyard page for more information:

ordeq.org/AshlandRailYardInfo

Send questions or comments by 5 p.m. Sept. 29, 2023 to:

margaret.oscilia@deq.oregon.gov

