

From: [Edward Pitera](#)
To: [Sam Imperati](#); [Benton County Talks Trash](#)
Subject: Pitera Notes CB Neighborhood Tour
Date: Tuesday, October 4, 2022 8:48:46 AM
Attachments: [Pitera Coffin Butte Area Tour Notes 100122.pdf](#)
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Notes from the 1 October 2022 tour of the area near Coffin Butte Landfill for the Workgroup's consideration.

Respectfully,
Ed Pitera

Pitera Notes Coffin Butte Area Tour 10/1/22

Many thanks to the residents of Soap Creek/Adair Village area, Workgroup members, and Benton County for arranging the tour. It was most informative.

The notes below are organized in two sections. Section I Notes is intended to convey what I observed and heard on the tour. Section II Uses of Information points to questions triggered by the tour and possible ways to address them.

Section I Notes (Refer to Tour Route Drawing)

At Adair County Park:

1. 10,000 people at this end of Benton County.
2. Beautiful, blue-sky day. No limits on visibility.
3. 600 students at Santiam Christian School

Stop 1 Gravel Pit Intersection Independence Hwy / Ryals Rd

1. Land features associated with Corvallis Fault pointed out during ride.
2. Rural area. Homes very far apart.
3. No Landfill traffic on Ryals Rd. Typically, no trash along this road or in fields.
4. Two homes/properties in view. Coffin Butte and Landfill clearly visible. Area home owners reportedly retained stands of trees on their property to block view of Landfill.
5. Occasion musty smell noticed after it was pointed out. Source is reportedly from Pacific Region Composting (PRC).
6. Earthquake Risk: Existing Landfill reportedly designed for 8.6 magnitude earthquake. Landfill Expansion reportedly to be designed for 9.0 magnitude. 9.6 may be being considered as realistic.

Stop 2 Intersection Independence Hwy / Camp Adair Rd

1. Area roads used for recreational biking. An avid biker could articulate current issues.
2. Substantial garbage truck traffic reportedly common on these roads leading to/from North Albany.
3. Litter reportedly common along roadside and into farm fields.
4. RSI has made arrangements with County Law Enforcement to pick-up litter.
5. Roads are narrow.
6. Load bearing capacity of roads for heavy trucks questioned.
7. Short stop near entrance to PRC: Overpowering unpleasant (to me) musty/rotting odor present. Wind from North-Northeast over PRC toward bus. Noise from "grinding" equipment reportedly radiates far offsite.

Stop 3 EE Wilson Archery Range

1. Heavily used recreational facility. Estimate 20 to 30 personal vehicles present.
2. Coffin Butte and Landfill including truck traffic/operations clearly visible.
3. Dense flocks of birds visible above landfill.

4. Commentary from tour participants:
 - a. Landfill zone started in 1983 and required a Plan for terraces for returning landfill to productive use.
 - b. Terracing of landfill required. Disconnect in what constitutes terracing. What is in place may be too steep to act as terrace (discussion of a Pyramid side vs. terracing typical of Aztec Temple)
 - c. Original Plan documents are reportedly not in County Records.
 - d. Disposal and quarrying started in WWII.
 - e. Landfill operator waiting for front SE corner of landfill to compact before performing final visual restoration work
 - f. Revegetation plan required.
 - g. Property to be returned to productive agricultural use.
 - h. Landfill settling is caused by the decomposition of trash. Decomposition of 1 ton of trash equals about 500 pounds of Green House Gases.
 - i. Generation of GHGs occurs over.
 - j. LS zoning designation was for:
 - i. disposal north of CB Road, not south.
 - ii. No landfilling north of CB hill.
 - k. Landfill setting: CB is an accidental landfill with near neighbors. Roosevelt Island Landfill cited as Intentional Landfill i.e. on 2500 acres with only 4 or 5 near neighbors.
 - l. Quarry/landfill will be well below water table (?? Unclear in notes)
 - m. A reclamation plan is needed.
 - n. Expansion would double visual impact of Landfill from East.

Stop 4 Bit by Bit

1. Volunteer run non-profit organization providing therapeutic experiences for people dealing with numerous situations including PTSD.
2. Location abuts 99W and surrounding forest is part of CB's protective buffer.
3. Concern seems to be expansion of Landfill south of CB Road will bring noises typical of landfill operations (bulldozer backup warning alarm, engines under high load, crashing sounds as trash is emptied from vehicles, etc.) closer to the Bit by Bit site with negative impacts on the therapeutic environment created by the Bit by Bit organization.
4. Concern about the condition of the nearby forest and the potential for forest fire.
5. Tampico Ridge is above site. Poison Oak Peak is to north.

In Transit along Coffin Butte Rd, Tampico Rd, Wells Rd

1. Commentary from tour participants:
 - a. Vehicular traffic point: About 136,000 visits to CB per year.
 - b. Background information given on the settling and historic development of the area. Information is substantial and well documented in tour handout.
 - c. Presence of OSU beef ranch noted. No visit made.
 - d. To north of CB Rd, landfill vegetative cover is meadow knap weed – a non-native plant.

- e. Landfill buying properties in area. Purchased homes absorbed into landfill operations - office and operations buildings noted.
 - f. Concerns expressed about the loss of homes/population and the reduction in the amount of land available for housing.
2. Passed by Power Plant. Flares in operation. Plumes seemed large (4 to 5 times tip can height). No smoke / soot evident.
 3. Passing Leachate Basin on left (south) two pipe stands typical of equipment used for filling of liquid tankers noted.
 4. Groundwater monitoring wells noted in several farm fields.

Stop 5 Former Helms Home

1. Road unpaved. Dust easily generated by vehicular traffic.
2. Commentary from tour participants:
 - a. Helms property vacated. Helms water well closed due to contamination. Documented in DEQ records. Contaminants included TCE (Trichloroethylene), DCE (1,2-dichloroethane) and heavy metals.
 - b. Property now owned by Landfill.
 - c. No public exposure to contaminants because well closed.
 - d. Property owners along Military Rd have been bothered by odors for years.

In Transit along Tampico Rd and Soap Creek Rd

1. Commentary from tour participants:
 - a. Geodesic Dome on top of Coffin Butte. David Hackleman (sp) owner. Major node for radio communications in Willamette Valley. Used in emergency management system.

Stop 6 Soap Creek Schoolhouse

1. Commentary from Area Resident 1:
 - a. Resident since 1970s.
 - b. Participant in local volunteer fire department.
 - c. Experience with fires in CB landfill material. Fire typically nasty and toxic.
 - d. Huge fire in landfill material in April 1999. At twenty six hours, it was the largest in OR up to that time.
 - e. 100,000's gals of water used. Also used foam fire water.
 - f. Had to burrow into landfill to access burning material.
 - g. Used PPE like air packs.
 - h. Responsibility for fires: RSI now has own fire water truck.
 - i. Methane fire is concern.
 - j. Wild land fire traveling to landfill is a concern.
 - k. Wild land fire fighters may have a different skill set than those skills needed in "structure" fires such as a landfill.
 - l. Water reactive metals were deposited in the landfill in the 1970's.

- m. In depth discussion of intractable trash fires: Centralia, PA early 1960's trash dumped into coal mine in 1960's still burning. Bridgeton, MO landfill (Smoldering landfill fire near illegally dumped radioactive waste).
2. Commentary from Area Resident 2:
 - a. Viewed videoed testimony of resident from recent CUP process.
 - b. Home seemed to be on valley floor.
 - c. Topics included: Emergency exit concern if Coffin Butte Rd closed; odors – especially on foggy days in winter.
3. Commentary from Area Resident 3:
 - a. Resident lives on top of hill.
 - b. Smells even on Blue Sky days in morning and clear by noon.
 - c. Odors worst in winter.
 - d. Explained she had complained to DEQ without much response.

In Transit Tampico Rd

1. Commentary from tour participants:
 - a. Right of Way is 100 Ft wide.
 - b. Widening road impacts many properties. Impact on some driveways would make them difficult or impossible to use.
 - c. Road is prone to icing in winter.
2. Tampico Rd tees into 99W.

Section II Uses of Information

The tour of the neighborhood of the CB Landfill was extremely helpful in better visualizing and understanding the situation. Some of my impressions and questions include:

1. CB has a negative visual impact: of more than 3.3 miles on a clear day to the east; 1 to 2 miles from the west.
2. Risk assessments for the Landfill (human health, transportation spills, fire, etc.) should consider including schools being potentially impacted by air borne releases from landfill fires (approx. 2 miles away) or transportation accidents (99W about 1400 ft away).
3. Is there a robust Emergency Management Plan that addresses the needed responses of RSI and County resources? Are personnel appropriately aware and trained for situations that arise with landfills? Is there a consensus among RSI and first responders on how to fight a landfill fire? Are responsibilities clearly identified? Is the effort adequately funded?
4. How far from the landfill has groundwater contamination been found? How has the groundwater contamination plume been contained? Prevented from reaching surface waters?
5. Given the increasing forecast of earthquake magnitude, how would an 9.0 magnitude earthquake (same as the design criteria for the recent CPU) impact the existing landfill?

ATTACHMENT:

- Piterra CB Neighborhood Tour Stop Figure 100122.pdf

CB Neighborhood Tour October 2, 2022 Stops 1-6

