



# Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

165 East 7<sup>th</sup> Avenue, Ste. 100

Eugene, OR 97401-3049

(541) 686-7838

June 26, 2024

Mark Lago  
Yamhill County Public Works Department  
2060 NE Lafayette Avenue  
McMinnville, OR, 97218

RE: **Conditional** No Further Action Determination  
for Yamhill Co. Public Works Site, McMinnville  
LUST # 36-90-4326

Dear Mark Lago:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Yamhill Co. Public Works site (Site), including the closure report entitled Revised Environmental Summary and Closure Report dated June 7, 2023, which was submitted to DEQ by NV5 on your behalf. The Yamhill Co. Public Works site address is 2060 NE Lafayette Avenue, Map and Tax Lot R4415 01600.

DEQ has determined that remedial action to address environmental contamination at Yamhill Co. Public Works site 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 June 20, 2023:

- Public works facility located on 36.6 acres of county property. Site formerly developed with several storage buildings, a service shop, and a fuel dispensing area consisting of two fuel dispensers.
- Seven underground storage tanks (USTs) were originally located in vicinity of fuel dispensing area. During decommissioning activities petroleum impacted soil and groundwater were found.
- Benzene and ethylbenzene are the main constituents of concern in soil, soil gas, and groundwater.
- USTs were removed and a remediation system consisting of an extraction well centered in a 175-foot-long interceptor trench was installed with a flow meter, oil/water separator, and a tray aeration water treatment system using bioremediation.
- The horizontal and vertical extent of the contamination in soil is contained in the Locality of Facility (LoF) and mostly at depths greater than 3 feet below ground surface (BGS). There is some residual contamination in shallow soil in the area of concern approximately 1-3 feet BGS. The whole Site is paved, and recalculation of risk-based concentrations (RBCs) for vapor intrusion shows acceptable risk to Occupational receptors.
- The current and reasonably anticipated future land use for this Site is to remain as a public works facility. Land use for the property is zoned M-1, Light Industrial. Based on current and future use and the depth of identified contamination at the Site, ecological receptors are not a potential receptor.
- Occupational and Construction workers are the potential receptors via Ingestion, Dermal Contact and Inhalation and Leaching to Groundwater in the Site soil. A contaminated management media plan (CMMP) will guide workers conducting excavation and construction work at the Site.

- Groundwater contamination concentrations have been reduced by removal of petroleum contaminated soil (PCS) and installation of remediation system and remediation activities conducted between July 1992 and October 1999, as well as natural attenuation processes. Drinking water is provided by the city of McMinnville, therefore the Ingestion & Inhalation from Tap Water pathway is incomplete.
- Opportunity to comment was provided to adjacent residents on June 21, 2023. No comments were received.
- An easement & equitable servitude (EES) restricting groundwater extraction on 1.86 acres of the property was recorded on March 7, 2024. EES also requires a contaminated media management plan (provided by NV5 on September 15, 2023).

Based on the available information, soil, soil gas, and groundwater conditions at Yamhill Co. Public Works Site 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 the Leaking Underground Storage Tank (LUST) database 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. Monitoring wells should be maintained or decommissioned in accordance with Oregon Water Resources Department regulations.

A copy of the NV5 closure report and DEQ's Staff Memo supporting this No Further Action decision can be viewed at <https://ormswd2.synergydcs.com/HPRMWebDrawer/Record/6360758> . 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](mailto:Tina.elayer@deq.oregon.gov) .

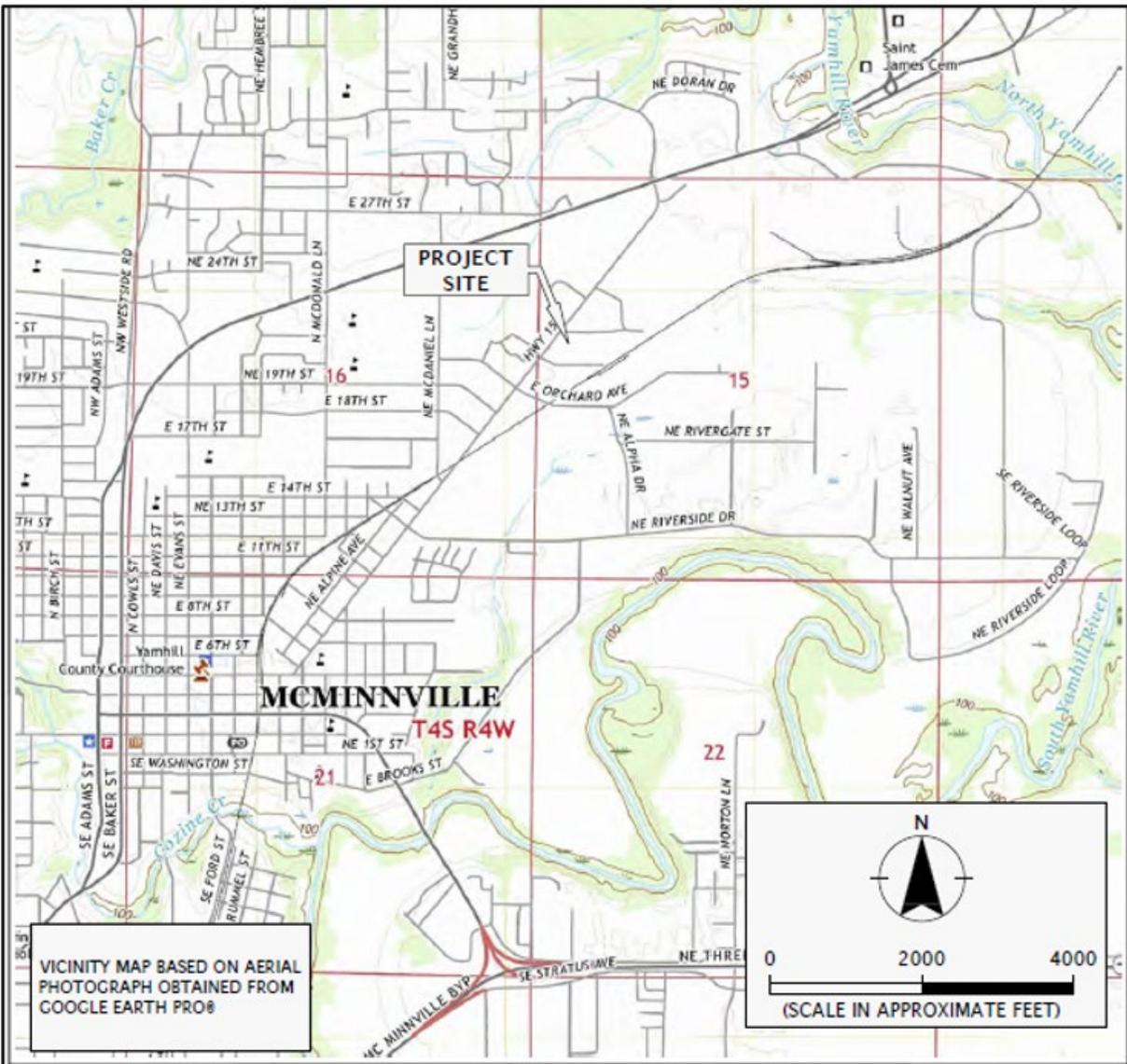
Sincerely,

*Brad Shultz*

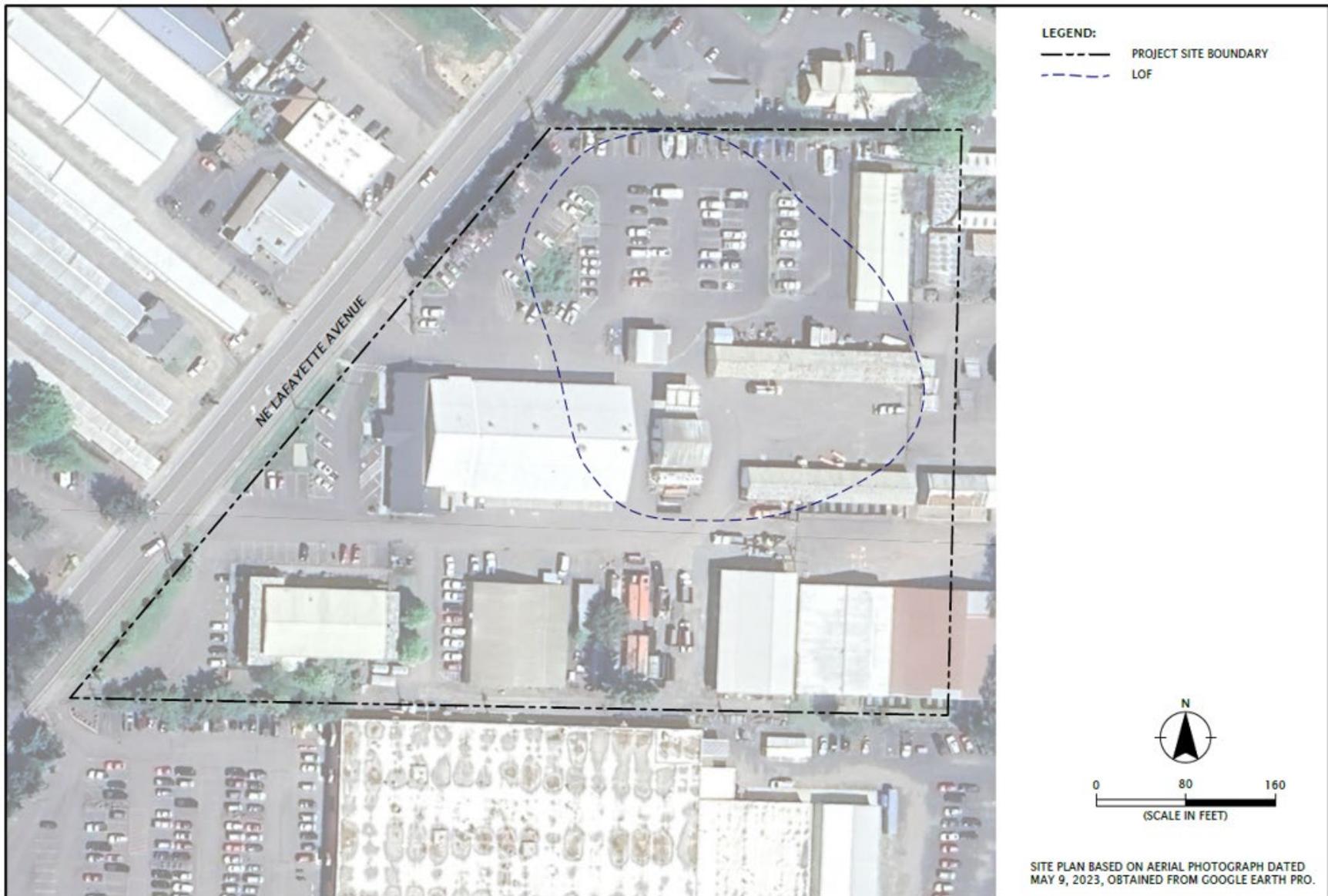
Brad Shultz, Manager  
Western Region Cleanup Section

Attachments: Site Location Map  
LOF Map

ec: ORMS LUST#36-90-4326  
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Site location map. (Retrieved from NV5 Revised Environmental Summary and Closure Report, 6/7/2023).



Locality of Facility Map. (Retrieved from NV5 Revised Environmental Summary and Closure Report, Date 6/7/2023).