



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

165 E 7th Ave, Suite 100

Eugene, OR 97401

(541) 686-7838

FAX (541) 686-7551

TTY 711

November 12, 2024

Christian Boenisch
Yamhill County Council
535 NE 5th St
McMinnville, OR 97128

RE: No Further Action Determination
for Carol Glover BP
185 S Maple St, Yamhill
LUST No. 36-93-4164

Dear Christian Boenisch:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Carol Glover BP property, including the closure report entitled *Site Cleanup Report*, dated January 30, 2024, which was submitted to DEQ by Apex. The Carol Glover BP site address is 185 S Maple St, Yamhill, Tax Lot 01500.

DEQ has determined that remedial action to address environmental contamination at Carol Glover BP is complete, and no further action is required. 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:

- Service station operations began before 1964, when five underground storage tanks (USTs) were installed, including two 2,000-gallon gasoline tanks, one 3,000-gallon gasoline tank, one 6,000-gallon gasoline tank, and one 900-gallon used oil tank. In 1998, the site was listed as a beauty shop, and by 2018, the building was used as a restaurant. In February 2018, Yamhill County foreclosed on the site property, and it has remained unoccupied since then.
- Soil contamination was first encountered in 1993 during a water line installation, with gasoline and diesel-contaminated soil found about 2 feet below the water line ditch. This resulted in DEQ opening LUST file 36-93-4164. Subsequent assessments in 2001, 2002, and 2021 confirmed hydrocarbon (TPHg, TPHd) and volatile organic compound (VOC) contamination in soil and groundwater.
- Contractors working for DEQ completed building demolition and UST decommissioning in June 2023. Cleanup also included removal of a historic hydraulic hoist and excavation and disposal of 338 cubic yards of petroleum contaminated soil. This work was funded by a Brownfield Cleanup Grant awarded to Yamhill County by Business Oregon. Following cleanup, a vapor intrusion investigation was conducted by DEQ contractors to evaluate vapor intrusion risk for future development.
- Low levels of gasoline, diesel, and petroleum VOCs remain in the soil beneath the site. This contamination likely extends off-site beneath Maple S. Street and E. First Street, at depths of 6-10 feet below ground. No contaminant levels exceed DEQ's construction or excavation worker RBCs. Soil gas sampling detected low levels of petroleum VOCs, at levels below residential screening levels for vapor intrusion. Groundwater sampling in the past detected low levels of petroleum VOCs in groundwater; however, shallow groundwater in the zone of soil contamination appears transient.

- The site is zoned as General Commercial within the downtown commercial district of the city, characterized by mixed retail, city government, and residential use in the vicinity. While residential use is permitted by zoning regulations, the historical use of the site has been commercial. The site is currently vacant and covered with asphalt paving and gravel.
- The site does not have any ecological habitat. There is no contamination near the surface that could run off and contaminate surface water. Trace levels of groundwater contamination may remain beneath the site, which should not threaten any water bodies or off-site ecological receptors.
- Excavation workers could be exposed to the low levels of remaining soil contamination, but the levels are well below DEQ's construction and excavation worker RBCs. While petroleum vapors from residual soil contamination could migrate upward to the ground surface or into future buildings, soil vapor testing detected very low levels, well below residential and commercial RBCs.
- The low levels of petroleum contamination remaining on the site following cleanup should not present an unacceptable risk to future occupants at the site. The site would be protective for commercial as well as residential use.
- Opportunity to comment letters were distributed to the City of Yamhill, Yamhill County, Oregon Department of Transportation (ODOT) and adjacent property owners on March 15, 2024, with a comment due date of April 15, 2024. We received and responded to several questions from a neighbor about the levels of contamination and site uses.

Based on the available information, soil, soil vapor, and groundwater conditions at Carol Glover BP are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, 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 LUST project in the Your DEQ Online database to reflect this decision.

This letter only applies to the release(s) 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 Apex closure report supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST36-93-4164>. 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 Don Hanson at (541) 687-7349 or via email at don.hanson@deq.oregon.gov.

Sincerely,

Brad Shultz

Brad Shultz
Western Region Cleanup Manager

Attachment: Figure 1: Site Location Map

EC: ORMS LUST36-93-4164
Don Hanson, Oregon DEQ, don.hanson@deq.oregon.gov



ASSESSMENT & TAX
CARTOGRAPHY

S.W.1/4 N.E.1/4 SEC.4 T.3S. R.4W. W.M.
YAMHILL COUNTY OREGON
1" = 100'



Figure 1
Site Location
Carol Glover BP
36-93-4164
No Further Action

CANCELLED TAXLOTS:
3900



DATE PRINTED: 6/27/2018

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