

**Community Relations Plan  
Yamhill County  
Carol Glover BP Site Cleanup Project  
Project No. #Q22002**

**Overview of the Community Relations Plan**

The purpose of this Community Relations Plan (CRP) is to describe the strategy to be undertaken by Yamhill County (County) and the State to address the needs and concerns of residents located within a specified area that may potentially be affected by the proposed removal of environmental contamination present at the former Carol Glover BP property (LUST #36-93-4164) located at 185 South Maple Street, Yamhill, Oregon (Property). This CRP outlines how the County and the State have involved, and will continue to involve, affected residents, City/County officials and local organizations in the decision-making process regarding the environmental cleanup of the site.

The County acquired the Property through tax foreclosure in February 2018. The Property is located within the core commercial downtown of the City of Yamhill (City) along Highway 47 which is designated as Maple Street within the City limits. The cleanup of the Property which involves demolition of an existing building constructed in the 1950s, removal of several underground storage tanks, and two automotive hoists located beneath the concrete floor of the building, will assist the County with reclaiming and transforming a blighted property into a vibrant and valuable community asset.

In order to help fund the cleanup effort the County was awarded a cleanup grant through the Oregon Business Development Department's (OBDD) Oregon Brownfields Cleanup Fund. Cleanup of the Property is expected to be complete by the end of December 2022.

**Spokespersons and Information Repository**

Yamhill County's Spokesperson who may be contacted for this project is:

Mr. Christian F. Boenisch, County Counsel  
535 NE Fifth Street  
McMinnville, OR 97128  
Phone: (503) 434-7502  
E-mail: [boenischc@co.yamhill.or.us](mailto:boenischc@co.yamhill.or.us)

Any questions regarding the Oregon Brownfields Cleanup Fund Program and financing of this project may be directed to:

Karen Homolac, Brownfields Program Specialist  
Oregon Business Development Department  
775 Summer Street, NE, Suite 200  
Salem, Oregon 97301  
Phone: (971) 239-9951  
E-mail: [karen.homolac@biz.oregon.gov](mailto:karen.homolac@biz.oregon.gov)

Any questions regarding the Oregon Department of Environmental Quality's Voluntary Cleanup Program and Regulatory Oversight of this site may be directed to:

Donald E. Hanson, RG Oregon Department of Environmental Quality 165 East 7 <sup>th</sup> Avenue, Suite 100 Eugene, OR 97401 Phone: (541) 7349 or (503) 329-7391 (cell) Email: <a href="mailto:don.hanson@deq.state.or.us">don.hanson@deq.state.or.us</a>	Mary Camarata Oregon Department of Environmental Quality 165 East 7 <sup>th</sup> Avenue, Suite 100 Eugene, OR 97401 Phone: (541) 687-7435 or (503) 983-2277 (cell) Email: <a href="mailto:mary.camarata@deq.oregon.gov">mary.camarata@deq.oregon.gov</a>
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Site specific and/or Funding Program information is available on the following website addresses:

Oregon Business Development Department:

<https://www.oregon.gov/biz/programs/Brownfields/Pages/default.aspx>

Oregon Department of Environmental Quality:

<https://www.deq.state.or.us/Webdocs/Forms/Output/FPCController.ashx?SourceId=36-93-4164&SourceIdType=12>

#### **A. Site Description**

Site Location: The former Carol Glover BP Station Property is located at 185 South Maple Street, Yamhill, Oregon in Yamhill County (Map & Tax Lot #R3404AC-01500). The Property is 0.12-acre in size. The Property has one single story building (approximately 1,200 square feet) and is currently paved with asphalt and concrete.

Site History and Background: The Property served as a residential property from the 1890s until the 1910s at which time it was subdivided and redeveloped into the Hotel Royal (Hotel). In the 1920s the Hotel was converted into and then used as a residential apartment complex until the early 1950s. By 1954, the Hotel had been demolished and the current automotive service station building (Building) constructed. The Property remained in operation as an automotive service and gas station until the mid-1990s after which time it was occupied by a beauty shop followed by a restaurant and art gallery. On February 13, 2018, the County tax foreclosed on the Property and it has remained unoccupied since then.

Investigation and Risk Assessment: To date the following activities have been conducted with respect to the environmental condition of the Property: (1) Pacific Northern Environmental (PNE), 1993. *Letter Report to Ms. Carol Glover* (July 30, 1993); (2) Oregon Department of Environmental Quality (DEQ), 2002. *Abandoned Tanks Project Report; UST Facility ID #9769; LUST Log #36-93-4164* (March 11, 2002); (3) *Pre-Demolition Hazardous Building Materials Survey* by Cascade Environmental LLC (December 1, 2021); (4) *Site Investigation and Analysis of Brownfields Cleanup Alternatives (ABCA) Work Plan* by Apex Companies, LLC 2021, (May 18, 2021); and, (5) *Site Investigation and Analysis of Brownfields Cleanup Alternatives (ABCA) Report* by Apex Companies, LLC (January 5, 2022).

The County is participating in DEQ's Voluntary Cleanup Program (VCP). The site is entered in DEQ's LUST database as #36-93-4164. DEQ will continue to provide oversight of the remedial project and the expense for that oversight is included in the project budget.

Analysis of Brownfield Cleanup Alternatives and Recommended Remedy: The ABCA, prepared by Apex Companies, LLC, was submitted to DEQ and EPA. The ABCA was open for comment in a 30-day public comment period from December 1, 2021, through December 31, 2021. Notice of the ABCA was published in the December 2021 Secretary of State Bulletin and in the December 1, 2021, McMinnville News-Register, a local newspaper. DEQ received one comment regarding demolition of the building. DEQ responded to the comment that demolition of the building was necessary to facilitate the removal of the USTs and hoists. DEQ issued its Concurrence of Decision recommending Alternative 1 for implementation on April 21, 2021.

The ABCA defined and evaluated relevant cleanup alternatives that reduce contaminant concentrations to levels that are protective of human health and the environment. The ABCA evaluated three cleanup alternatives effectiveness, implementability, and cost. Demolition of the Building was common to all three cleanup alternatives, given the proximity of the USTs to the Building along with the two hoists located beneath the Building's concrete floor. The preferred remedial action for the property is Alternative #1: UST Decommissioning by Removal; Excavation and Off-Site Disposal of Petroleum-Impacted Soil. Alternative #1 meets all of the Remedial Action Objectives outlined for the property, as well as, the implementability and effectiveness criteria at a substantial cost savings over Alternative #2 and 3.

Specific details regarding proposed alternatives and the preferred remedial action is available in the Analysis of Brownfields Cleanup Alternatives: *Site Investigation and Analysis of Brownfields Cleanup Alternatives (ABCA) Report by Apex Companies, LLC (January 5, 2022)* and made available at:

<https://www.deq.state.or.us/Webdocs/Controls/Output/PdfHandler.ashx?p=1fa96396-c2b6-47c9-b866-6d96e9bab29bpdf&s=36-93-4164-CarolGlover-SI and ABCAReport-01-05-2022.pdf>

Implementation of selected Alternative will require the following:

- Compliance monitoring to ensure all removal work is completed effectively.
- A Health and Safety Plan to identify potential hazards to workers both on- and off-site.
- An Inadvertent Discovery Plan is in place.
- All relevant permits for miscellaneous hazardous substance removal / building demolition are obtained.
- Continued oversight through cleanup of the site from DEQ.

Nature of Threat to Public Health and Environment: The project is located in a combined residential/commercial neighborhood and is zoned GC – General Commercial by the City which permits residential as well as commercial uses. Petroleum contaminated soils and miscellaneous hazardous building materials represent a public health risk which must be

addressed prior to and as part of the County’s continued efforts to prepare and market the Property for redevelopment.

The selected remedial action for the former Carol Glover BP Cleanup Project is protective of present and future public health, safety and welfare and the environment, is based on a balance of effectiveness, long term reliability, implementability, implementation risk, and reasonableness of cost, and includes removal of contamination to the extent feasible. The selected remedy will achieve acceptable risk levels and prevent or minimize future releases and migration of hazardous substances in a manner that will not result in greater environmental degradation, and includes long-term care to assure protection is maintained. The selected remedy therefore satisfies the requirements of ORS 465.315, and OAR 340-122-0040 and 340-122-0090.

**B. Community Background**

The Property is located within a mixed-use commercial/residential area of the City of Yamhill and is situated along Highway 47 which is designated as Maple Street with the city limits of the City of Yamhill. The Building is currently vacant and scheduled for demolition.

**C. Chronology of Community Notification/Involvement**

<b>Date</b>	<b>Subject</b>	<b>Action</b>
1/7/2021	Yamhill Board of Commission Meeting	Board of Commission approved the funding applications and access agreement for the site.
11/23/2021	Tribal Historic Preservation Officers (THPO) Notified of Cleanup Project	DEQ notified THPOs for the Confederated Tribes of Grand Ronde and the Confederated Tribes of Siletz Indians via e-mail of intent to open 30-day comment period for projects ABCA starting December 1, 2021.
11/23/2021	State Historic Preservation Office (SHPO) Notified of Cleanup Project	DEQ notified SHPO of intent to demolish building and conduct cleanup activities on Property. SHPO requested an Inadvertent Discovery Plan be in place during any ground disturbing activities.
12/1/2021 – 12/31/2021	ABCA Public Comment Period	DEQ published Public Comment Notice in Secretary of State’s Bulletin and in McMinnville News-Register. Public comment period was open for 30-days and closed on December 31, 2021. One public comment received regarding demolition of building.
4/14/2022	Yamhill County Board of Commissioners Meeting	County approves through Board Order 22-115 submittal of application to Business Oregon for funding assistance to cleanup Property.

**D. Continued Community Notification/Involvement Action Plan**

During the cleanup project, the County shall provide the following community notification / involvement actions:

- Communication notification, outreach and updates will be made available on the County's website <https://www.co.yamhill.or.us/> and will include information and materials relating to any Public Meetings that may be scheduled, a Project Fact Sheet highlighting project history, advances and milestones, and a Comment Form for submittal of comments/questions at any time via phone, email, fax or mail.
- Publication of a notice before start of Remedial/Removal activities (or after award, whichever date is earlier), in local media outlets announcing the funding award, intended cleanup actions at the site and notifying local businesses, residences, and property owners that a repository of information on the project, including environmental assessment, risk assessments, and other environmental information is available for viewing during normal business hours a:
  - (a) DEQ's Western Region Office, located at 165 E. 7<sup>th</sup> Avenue, Suite 100, Eugene, Oregon, 97401 or electronically at <https://www.deq.state.or.us/Webdocs/Forms/Output/FPCcontroller.ashx?SourceId=36-93-4164&SourceIdType=12> ; and,
  - (b) Yamhill County, located at 535 NE 5<sup>th</sup> Street, McMinnville, Oregon 97128, electronically at <https://www.co.yamhill.or.us/>.
- Conduct community briefings to interested community and business groups as requested and as feasible.
- If any cultural material is discovered during remediation activities, all work should cease immediately as per the Inadvertent Discovery Plan until a professional archaeologist can assess the discovery.