



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

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April 10, 2023

Melissa Poland
E&M Remodeling & Concrete
16498 Brown Rd
Dallas, OR 97338-9312

**RE: Department of Environmental Quality Review and Approval of Site Redevelopment
Plans for Former Senz Automotive Service, Yamhill, LUST #36-88-4062**

Dear Melissa Poland,

The Oregon Department of Environmental Quality (DEQ) has completed a review of the plans for redevelopment of the former Senz Automotive Service site, located at 210 S Maple Street, Yamhill, Oregon 97148, Yamhill County map and tax lot R3404BD-2900. DEQ has approved the plans and work to redevelop the former Senz Auto site can proceed. The plans submitted for DEQ review and approval include:

1. Site improvement, structural and architectural plans (E&M Remodeling & Concrete, July 26, 2022)
2. Health and Safety Plan (HydroCon, LLC, December 9, 2022)
3. Contaminated Media Management Plan (HydroCon, LLC, March 10, 2023)
4. Vapor mitigation system for new convenience store (HydroCon, LLC, March 10, 2023)

Before implementation of the vapor mitigation system, DEQ requires the following information to be submitted to DEQ for review and approval:

1. A sampling and analysis plan for post-construction monitoring of vapor barrier effectiveness.
 - a. The plan should include a schedule for sampling and reporting results.
 - b. If submembrane soil vapor contaminant concentrations do not exceed DEQ's risk-based concentrations for four consecutive monitoring events, quarterly monitoring may be discontinued.
2. An installation, sampling and analysis plan for vapor pins, if vapor pins are required based on post-construction monitoring results.
3. A sampling and analysis plan for indoor air sampling, if indoor air sampling is required based on vapor pin sampling results.
4. An installation, sampling and analysis plan for an active venting system, if an active system is required based on vapor pin and indoor air sampling results.

This approval letter only applies to the redevelopment proposed in the above plans. Any new or additional site development plans must be submitted to DEQ for review and approval, as required in the Easement and Equitable Servitude document that was recorded on the property on October 18, 2011.

Copies of the Health and Safety Plan and Contaminated Media Management Plan can be viewed at <http://www.deq.state.or.us/lq/tanks/lust/LustPublicLookup.asp> (search LUST Number 36-88-4062). If you have any questions, please contact Ellen Woods at 541-606-0490 or via email at ellen.woods@deq.oregon.gov.

Sincerely,

Ellen Woods

Ellen Woods, Project Manager
Western Region Cleanup and Emergency Response

CC: File, LUST #36-88-4062

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