

**BROWNFIELDS PROGRAM  
PROJECT INFORMATION FORM**



Please submit to: [jerry.sorte@biz.oregon.gov](mailto:jerry.sorte@biz.oregon.gov)

**If you have questions, please contact:**  
**Jerry Sorte, Brownfields Program Policy Coordinator**  
**Business Oregon (Oregon Business Development Department)**  
**(971) 354-7401**  
[jerry.sorte@biz.oregon.gov](mailto:jerry.sorte@biz.oregon.gov)

Application Information	
<p><b>Applicant:</b> Columbia County</p> <p><b>Property Owner:</b> Columbia County</p> <p><b>Project Name:</b> Johnson Oil (former); LUST #05-87-0033</p> <p><b>Applicant’s Organization Type</b> (Private, City, County, Federally Recognized Tribe, Non-profit, Port, Special District, etc.): County</p>	
<p><b>Contact Name and Title (Person authorized to answer questions about the application)</b>                      Casey Garrett                      Columbia County Commissioner                      Columbia County, Oregon</p>	<p><b>Phone:</b>                      (P) 503.397.4322                      (C) 503.396.1944</p> <p><b>Email:</b>  <a href="mailto:casey.garrett@columbiacountyor.gov">casey.garrett@columbiacountyor.gov</a></p>
<p><b>Contact Street Address:</b>                      230 Strand Street, St. Helens, OR 97051</p>	<p><b>Contact Mailing Address:</b>                      230 Strand Street   St. Helens, OR 97051</p>
<p><b>What is the physical location of project? (If street address is not available, use township, range, section, tax lot, etc. or geographic coordinates.)</b>                      280 East Columbia River Highway in Clatskanie, Oregon – Johnson Oil (former)                      Project area also includes part of 220 East Columbia River Highway in Clatskanie, Oregon – Turning Point Community Services, a 501(c)3 non-profit organization</p>	
<p><b>Type of Project (Planning, Assessment, Cleanup):</b> Cleanup</p>	

**Request type (Loan or Grant. Please discuss with program staff to determine if your organization is eligible for grants):** grant

Project Funding		
Funding Source	Amount	Status of Funding (Committed, Possible)
<b>Funding Request from Business Oregon</b>	<b>\$500,000</b>	
<b>Applicant Contribution</b>	<b>\$</b>	
<b>Other Funds (Identify Source) Oregon DEQ Orphan Site Acct</b>	<b>\$TBD</b>	<b>Possible; if needed to continue cleanup and other funding not available</b>
<b>Other Funds (Identify Source) EPA Brownfields Cleanup Grant</b>	<b>\$TBD</b>	<b>Possible; if needed to continue cleanup and other funding not available</b>
<b>Estimated Total Project Cost</b>	<b>\$800,000 to \$1.5mil</b>	<b>Note: amount has not been adjusted for inflation</b>
<b>Estimated Project Start Date:</b> as soon as possible; pending funding approval to proceed		
<b>Estimated Project Completion Date:</b> 2027		
<p><b>If grant funding is not available, is a loan requested?</b> <span style="background-color: yellow;">No.</span></p> <p>Columbia County acquired the former Johnson Oil site through tax foreclosure. Turning Point Community Services is an off-site impacted property and non-profit organization. Neither entity is able to pay for cleanup. Oregon DEQ would try to secure additional Orphan funding or explore another funding option (i.e., EPA Brownfields Cleanup Grant)</p>		
<p><b>Who prepared the cost estimates for the project? Name, title, company, phone, and date.</b></p> <p>Apex Companies, LLC, one of Oregon DEQ's on-call environmental contractors, prepared the <i>Future Site Work Alternatives Memorandum</i>, dated June 28, 2024.</p> <p>Contact:  <b>Michael Stevens, P.E.</b>            Principal Engineer            Apex Companies, LLC            15618 SW 72nd Ave, Tigard, OR 97224            Office: 503-974-0425            Mobile: 503-312-2674</p>		

## Project Description

Please provide a description of the project for which you are requesting Business Oregon Brownfields funding:

The former Johnson Oil property is a 0.26-acre parcel located near the center of Clatskanie, Oregon. The Site is improved with a vacant, former service station building, associated concrete pump island (fuel dispensers have been removed), and canopy. The underground storage tanks associated with the former filling station have been decommissioned. The hydraulic lift used for auto repair services is still present within the station building and needs to be removed. Petroleum releases have impacted soil and groundwater at the site and contamination has migrated onto the adjoining Turning Point Community Services Center property.

To facilitate cleanup and reduce risk to current and future site occupants, the former station building must be demolished to gain access to underlying contamination. Before building demo may occur, utility services (i.e., water, electricity and possibly sewer) must be disconnected and re-installed on the Turning Point property so they can continue to operate. Further, the in-ground hydraulic hoists must be properly drained of any remaining fluid and disposed. Once these features no longer preclude access to contaminated soil and groundwater, another removal action can occur.

The grant funding being requested would support these activities.

## Background

Please provide background information specific to this project that includes relevant property history. Please describe how the property is a brownfield site and any environmental work that has been completed to date. (Example: Phase I Environmental Site Assessment (ESA), Phase II ESA, etc.)

Historically, automotive servicing and fueling began at the Site in 1957 when the property was leased to the Standard Oil Company (GeoEngineers, 2008). The Site was purchased by Clayton Johnson in 1987, and the fueling station began operating under the name of Johnson Oil. In 1991, Johnson Oil ceased operations at the Site. In 2007, Columbia County foreclosed on the property and took ownership.

In 2008, GeoEngineers, on behalf of Oregon DEQ, conducted a site investigation (SI) to assess soil and groundwater conditions at the site which included decommissioning four of five USTs. Obvious signs of petroleum contamination were observed during SI activities. This SI was supported by DEQ's brownfields funding.

In 2018, Hart Crowser, on behalf of DEQ, conducted another SI to delineate the extent and magnitude of contamination on and off-site and decommission the remaining UST.

In 2019, Hart Crowser conducted a Supplemental SI for DEQ to further characterize site contamination.

In 2022, Haley & Aldrich completed an Interim Removal Action Measure (IRAM) on behalf of DEQ. The purpose of the IRAM was to reduce unacceptable risk to site users and ecological receptors by excavating 1,656 tons of petroleum contaminated soil from the former Johnson Oil and Turning Point properties and disposing of contaminated media at a permitted landfill. However, nearby subsurface utilities and existing building foundations limited access to areas of impacted soil.

After the IRAM was completed, Apex Companies conducted a Supplemental SI to assess site conditions post-remedial action in 2023. Since 2023, DEQ has been conducting environmental monitoring to document site conditions and assess potential risk to site occupants.

The site has been unoccupied, besides limited transient activity, for at least 17 years. Contamination at the former Johnson Oil site continues to be a barrier to potential reuse or redevelopment.

## Planned Redevelopment

Please describe the proposed redevelopment and future use of the property.

Due to site contaminants, there is not currently a redevelopment plan. Future use of the property would be limited to commercial redevelopment due to deed restrictions preventing residential use of the site. The county may engage U.S. EPA's Land Revitalization Brownfields Technical Assistance program or the Center for Creative Land Recycling to conduct a market study and/or visioning workshop to solicit input from the community on potential redevelopment ideas.

Is the project consistent with the local acknowledged comprehensive plan?

Need county's input

## Project Details

1. Is the applicant the current property owner? If not, who currently owns the property?

Response: Yes; the county owns the Johnson Oil site and building proposed for demolition

2. Who will own the property once the project is completed?

Response: Columbia County

3. When was the property acquired?

Response: Columbia County took possession of the site through tax foreclosure in 2007

4. Is the applicant working with the Department of Environmental Quality (DEQ) as a Prospective Purchaser of the Property?

Response: No, but the project is under DEQ oversight through the Leaking Underground Storage Tank program

5. For planning projects, please describe how the planning activities will facilitate redevelopment of the identified brownfields property:

Response: n/a – funding requested for cleanup action

6. For assessment projects, has a Phase I or Phase II Environmental Site Assessment been completed?

Response: Yes, several site investigations have been conducted since 2008. Project documents are available for public review via the Your DEQ Online [project website](#).

7. For cleanup projects, does the applicant have a cleanup plan that has been approved by DEQ?

Response: The cleanup work plan will be developed as part of cleanup activities and under DEQ oversight. DEQ will approve the cleanup work plan prior to implementation.

8. For cleanup projects, is the project in the DEQ Voluntary Cleanup Program?

Response: No. The project has been supported by DEQ brownfields funding, orphan funding, and LUST/Trust funding. It is anticipated that DEQ will manage the project on behalf of the county under a future agreement.

9. Is the property under a Consent Order from DEQ?

Response: No

## Next Steps

Business Oregon staff will review the project information form and schedule a meeting to discuss the project and potential funding options. If the project appears to meet the eligibility requirements of one or more brownfields funds, staff will invite an application under the appropriate fund(s). The full application form will ask for additional information about the project. There is not a fee to apply.

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