



Oregon

Kate Brown, Governor

Department of Environmental Quality

Western Region Eugene Office

165 East 7th Avenue, Suite 100

Eugene, OR 97401

(541) 686-7838

FAX (541) 686-7551

TTY 711

April 6, 2022

Bret George
Wishcamper Development Partners
131 South Higgins Suite P-1
Missoula, Montana 59802

RE: No Further Action Determination
Sunshine Road Apartments, Roseburg, Oregon
ECSI 6471; and Schiller Property, ECSI 4695

Dear Bret George:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Sunshine Road Apartments site, including the May 3, 2021 Phase I and Phase II Environmental Site Assessments completed by the Galli Group and Alpine Environmental Consultants, LLC. The Sunshine Road Apartments address is 152 Sunshine Road, Roseburg, Oregon, Map and Tax Lot 2705W15C TL 200. This site is also identified in DEQ's Environmental Cleanup Site Information (ECSI) database as the Schiller Property, ECSI 4695.

DEQ has determined that remedial action to address environmental contamination at the Sunshine Road Apartments 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, and as more fully described in DEQ's Staff Memo dated March 2022:

- Historical site use included log and lumber storage, operation of a wigwam burner, and operation of a truck repair shop. The Sunshine Road Apartments site is on the eastern part of a larger former mill site.
- Contamination at the site resulted from spills or other releases around the truck repair shop, operation of a wigwam burner, and low-level petroleum contaminant migration in groundwater from the property to the west.
- Contamination at the site affected soil and groundwater.
- A previous site owner removed around 65 cubic yards of petroleum and chromium impacted soil from around the wigwam burner and the former truck shop.
- Low-level petroleum contamination is present in soil in the vicinity of the former truck shop.
- Low-level petroleum contamination is present in groundwater beneath much of the site.
- The site is located in a mixed use area with industrial, residential, quarry, and park use nearby. All surrounding properties are within the city limits and are provided water by the local municipal water supply and the shallow aquifer at the site and in the vicinity is not used for domestic purposes.
- Complete exposure pathways at the site include volatilization to outdoor air from soil and groundwater, vapor intrusion to indoor air from groundwater, direct contact with soil, and direct contact with groundwater. While these pathways are complete, concentrations of petroleum in soil

and groundwater are below DEQ's acceptable risk levels, and they should not pose an unacceptable risk to current or future residents or workers.

- There is no unacceptable human health or ecological risk present at the site.

Based on the available information, soil and groundwater conditions at Sunshine Road Apartments are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, ORS 465.200 et seq. 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 ECSI database for sites 4695 and 6471 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 Consultant's reports and DEQ's Staff Memo supporting this No Further Action decision can be viewed at <http://www.deq.state.or.us/lq/ecsi/ecsiquery.asp> (search Site ID 6471). 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 Geoff Brown at 541-501-2145, or via email at geoff.brown@deq.oregon.gov.

Sincerely,



Michael E. Kucinski, Manager
Western Region Cleanup and Emergency Response

Attachment: Site Map

cc: ECSI Files 6471 and 4695, with attachment

ec: Johnathan Williams, Alpine Environmental