

**FW: VCP - Western Region**

Dan Becraft &lt;danb@hydroconllc.net&gt;

Mon 4/1/2024 1:38 PM

To: LONG Rachel \* DEQ &lt;Rachel.LONG@deq.oregon.gov&gt;

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Rachel,

Thanks for your call and I appreciate the discussion and information. To clarify, I mentioned the dealership owner has been trying to sell for a year or two. I just want to clarify that there is a purchase contract in place with the lessee of the dealership. I didn't want to leave the impression the property is on the open market.

Best - Dan

Dan Becraft | Sr. Project Manager, RG

**HydroCon | ACC Environmental Consultants, Inc.**

California | Washington | Oregon | Idaho

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**From:** Dan Becraft**Sent:** Thursday, March 21, 2024 12:30 PM**To:** 'LONG Rachel \* DEQ' <Rachel.LONG@deq.oregon.gov>; CHAVEZ Anthony \* DEQ <Anthony.CHAVEZ@deq.oregon.gov>; SHULTZ Brad \* DEQ <Brad.Shultz@deq.oregon.gov>**Subject:** RE: VCP - Western Region

Hi Rachel,

Thank you for your reply. I've emailed the VCP intent to participate form. The property transaction includes several commercial properties along Highway 101 in Coos Bay, including the Coos Bay Toyota dealership (2001 N. Bayshore). The VCP form pertains to another of the transaction parcels, the 1889 N. Bayshore property which has petroleum in GW. The lender is requiring an NFA for all the transaction parcels before financing the transaction.

In consideration of the longer timeframe for a DEQ PM to be assigned, my suggestion to our client is to, in the meanwhile, define the extent of GW contamination from 1889 N. Bayshore by installing monitoring wells and refining the GW flow direction, which is ultimately Coos Bay. In addition, if it can be demonstrated that the Toyota Dealership property (2001 N. Bayshore) is not affected or is below applicable RBCs, our client can negotiate sale of the dealership property in separate transaction if the dealership receives an NFA.

My question is:

If investigation results indicate that the Toyota Dealership is not affected above applicable RBCs, and we submit a report to DEQ requesting an NFA for the dealership through the Independent Cleanup Pathway, is it possible to assign a PM to review that one report and, assuming DEQ agreement, issue an NFA within a shorter timeframe such that the dealership can be sold?

Thanks for your help!

Best - Dan

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**From:** LONG Rachel \* DEQ <[Rachel.LONG@deq.oregon.gov](mailto:Rachel.LONG@deq.oregon.gov)>

**Sent:** Wednesday, March 20, 2024 2:25 PM

**To:** Dan Becraft <[danb@hydroconllc.net](mailto:danb@hydroconllc.net)>; CHAVEZ Anthony \* DEQ <[Anthony.CHAVEZ@deq.oregon.gov](mailto:Anthony.CHAVEZ@deq.oregon.gov)>; SHULTZ Brad \* DEQ <[Brad.Shultz@deq.oregon.gov](mailto:Brad.Shultz@deq.oregon.gov)>

**Subject:** Re: VCP - Western Region

Hi Dan,

Thank you for reaching out regarding your site. If you have the scan of the Intent to Participate form ready, you can forward it to our general inbox ([deqwr.cleanup@deq.oregon.gov](mailto:deqwr.cleanup@deq.oregon.gov)) for processing. Once we have reviewed the information, we will route a Letter of Agreement to the owner and request a deposit be returned with the signed agreement.

Due to resource availability, it will be some time before we can assign a Project Manager. In general, the wait for a project manager is approximately a year. Several factors impact project prioritization, so we cannot guarantee an exact time frame.

If there are circumstances that should require a higher priority such as the property transaction indicated (i.e. site housing development plans, contamination causing an immediate threat to human health or the environment), please let me know. We take these factors into account when assigning a priority level to projects.

If you would like to discuss this project, please contact me at the number listed below. I would be happy to discuss further.

Thank you,

Rachel



**Rachel Long**

Natural Resource Specialist 2

Oregon Department of Environmental Quality

Western Region Environmental Cleanup

165 E. 7<sup>th</sup> Avenue, Suite 100

Eugene, OR 97401

C: (503) 954-8350 | [Rachel.Long@deq.oregon.gov](mailto:Rachel.Long@deq.oregon.gov)

Pronouns: She/Her

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**From:** Dan Becraft <[danb@hydroconllc.net](mailto:danb@hydroconllc.net)>

**Sent:** Tuesday, March 19, 2024 10:18 AM

**To:** CHAVEZ Anthony \* DEQ <[Anthony.CHAVEZ@deq.oregon.gov](mailto:Anthony.CHAVEZ@deq.oregon.gov)>; SHULTZ Brad \* DEQ <[Brad.Shultz@deq.oregon.gov](mailto:Brad.Shultz@deq.oregon.gov)>; LONG Rachel \* DEQ <[Rachel.LONG@deq.oregon.gov](mailto:Rachel.LONG@deq.oregon.gov)>

**Subject:** RE: VCP - Western Region

Some people who received this message don't often get email from [danb@hydroconllc.net](mailto:danb@hydroconllc.net). [Learn why this is important](#)

Thanks, Anthony!

Dan Becraft | Sr. Project Manager, RG  
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**From:** CHAVEZ Anthony \* DEQ <[Anthony.CHAVEZ@deq.oregon.gov](mailto:Anthony.CHAVEZ@deq.oregon.gov)>

**Sent:** Tuesday, March 19, 2024 10:16 AM

**To:** Dan Becraft <[danb@hydroconllc.net](mailto:danb@hydroconllc.net)>; SHULTZ Brad \* DEQ <[Brad.Shultz@deq.oregon.gov](mailto:Brad.Shultz@deq.oregon.gov)>; LONG Rachel \* DEQ <[Rachel.LONG@deq.oregon.gov](mailto:Rachel.LONG@deq.oregon.gov)>

**Subject:** RE: VCP - Western Region

Hi Dan,

I don't know the status of our backlog but Rachel Long or Brad Shultz should be able to help you.

Anthony

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**From:** Dan Becraft <[danb@hydroconllc.net](mailto:danb@hydroconllc.net)>

**Sent:** Tuesday, March 19, 2024 9:57 AM

**To:** CHAVEZ Anthony \* DEQ <[Anthony.CHAVEZ@deq.oregon.gov](mailto:Anthony.CHAVEZ@deq.oregon.gov)>

**Subject:** VCP - Western Region

Hi Anthony,

On behalf of our client, I'll be mailing a VCP intent to participate form to the western region office today. The property/site is in Coos Bay and is under a sales contract pending receipt of an NFA.

Can you update me on the current backlog/timing for PM assignment to a VCP project, and whether DEQ is able to give priority to sites with sales agreements at this time?

Thanks!

- Dan

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