

DANA Kevin

From: DANA Kevin
Sent: Tuesday, December 17, 2013 3:09 PM
To: 'Lynn Green'
Cc: DANA Kevin
Subject: RE: Elk ridge - revised tax lots
Attachments: 4857 Lot Clearance Letter.pdf

Lynn, attached is a PDF copy of the original approval letter that I sent to Mark Zoller on August 27. I think the language the City is looking for is in the first two sentences of the 2nd paragraph on Page 2. But let me know if this isn't sufficient.

From: Lynn Green [mailto:lynng@evren-nw.com]
Sent: Tuesday, December 17, 2013 12:46 PM
To: DANA Kevin
Subject: Elk ridge - revised tax lots

Kevin, you and I had a conversation on 10/17/2013 regarding if our client did a lot line adjustment so that the impacted soil along the southern portions of tax lots 1-7, and we prepared a Soil Management Plan for any subsurface work that would be done in the Tract B area, DEQ agreed that this would resolve the impacts on those properties. Apparently the City needs something from the State (it can even be an email) demonstrating the State's concurrence before they will allow the re-plat. It that something you can provide by Friday? They want to have this done this year, and with the holidays there may be nobody around to assist after Friday. Let me know your thoughts. Thanks Kevin!

Lynn D. Green, R.G., L.E.G.
EVREN Northwest, Inc.
Environmental and Natural Resource Consulting
PO Box 14488, Portland, Oregon 97293
t. 503-452-5561
f. 503-452-7669

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Oregon

John A. Kitzhaber, MD, Governor

Department of Environmental Quality

Northwest Region Portland Office

2020 SW 4th Avenue, Suite 400

Portland, OR 97201-4987

(503) 229-5263

Fax: (503) 229-6945

TTY: 711

August 27, 2013

MARK ZOLLER
ST HELENS ASSETS LLC
PO BOX 288
WASHOUGAL WA 98671

Re: Elk Ridge Estates Development
ECSI #4857

Dear Mr. Zoller:

The Oregon Department of Environmental Quality (DEQ) has completed its review of the July 25, 2013 *Additional Soil Characterization* report prepared by EVREN Northwest for the Elk Ridge Estates Development, located north of the intersection of Hankey Road and Barrick Lane in St. Helens, Oregon.

As described in DEQ's January 30, 2013 letter to you (copy attached), an unrecorded landfill is present at the south end of the Elk Ridge Estates Development, in the area identified as "Tract B". DEQ was initially concerned that the planned residential lots bordering "Tract B" might be impacted by hazardous substances associated with the landfill. The specific lots of concern were Lots 1-7 in Elk Ridge Estates Phase 1 and Lots 15-22 in Elk Ridge Estates Phase 2.

A total of 27 test pits were dug on "Tract B" and the 15 lots of concern in September 2012 to determine the extent of the landfill. The test pits identified an area of "separated solid wastes" (where landfill soils had been excavated, sifted of large debris, and returned to the excavation) that partially extended onto Lots 1-7. No evidence of landfilling was encountered on Lots 15-22. [However, it should be noted that in many of the test pits small fragments of inert wastes (glass, plastics, ceramics, etc.) were encountered near the surface].

On May 31 and June 3, 2013, EVREN Northwest collected soil samples from 19 borings on Lots 1 through 7. All of the soil samples were analyzed for petroleum hydrocarbons and total metals, and selected samples were analyzed for polychlorinated biphenyls (PCBs), pesticides, and polycyclic aromatic hydrocarbons (PAHs). Significant contamination was only encountered in five borings alongside "Tract B". In three borings the only contamination of concern was elevated concentrations of lead. In two borings at the south end of Lot 1, elevated concentrations of arsenic and low levels of PCBs were also found.

EVREN Northwest recommended limiting exposure to the contaminants by redrawing the boundaries of Lots 1-7 so that the lightly contaminated strip along the south edge of the lots would be incorporated into the open space of "Tract B". The re-platted lots could be approved for residential development, given that the remaining borings showed no contamination above naturally-occurring background levels.

Elk Ridge Estates
August 27, 2013
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DEQ has no concerns with Lots 15-22 in Phase 2 of the Elk Ridge Estates development. These lots were less impacted by landfilling activities than were Lots 1-7, and given the lack of contamination across much of Lots 1-7, it is unlikely that contamination is present on Lots 15-22.

In addition, DEQ will have no concerns with Lots 1-7 in Phase 1 of the Elk Ridge Estates development if one of the following actions is taken. First, if the lot lines are redrawn as proposed by EVREN Northwest in the *Additional Soil Characterization* report, the identified contaminants of concern will no longer be present on the lots. Alternatively, the strip of land extending from Borings B4 and B7 on Lot 1 to Boring B19 on Lot 7 can be excavated to a depth of three feet and replaced with clean fill, which will also remove the identified contaminants of concern from the seven lots. Other options for addressing the contamination may also be acceptable, but will need to be reviewed and approved by DEQ.

If you have any questions about the involvement of DEQ's Environmental Cleanup program with the Elk Ridge Estates Development, please contact me by phone at (503) 229-5369 or by e-mail at dana.kevin@deq.state.or.us. We thank you for your efforts in addressing our concerns at this site.

Sincerely,



Kevin Dana
Cleanup Project Manager

cc: Paul Trone
EVREN Northwest
PO Box 14488
Portland OR 97293

Enclosure: January 30, 2013 letter to Mark Zoller

(kpd:KPD)