



State of Oregon
Department of
Environmental
Quality

Environmental Cleanup Site Information

Site Summary Report

for site #4857 - Elk Ridge Estates Development

General Information

Site ID:	4857	Investigative Status:	Suspect
Name:	Elk Ridge Estates Development	Further Action Priority:	
Aliases/Other Site Names:	Elk Meadow Development, LLC Northwest Land Trust, LLC Sassi Dump		
Address:	North of Hankey Rd & Barrick Ln, St. Helens, 97051	Cerclis #:	
Region:	Northwest Region	Orphan Site:	No
County:	Co	Brownfield:	
Remedial Action Funding:	Owner, operator or other party under agreement, order or consent decree under ORS 465.200 or 465.420		
Site Location:	Elk Ridge Estates is a planned 253-lot residential subdivision on the north end of St. Helens west of Highway 30. An unrecorded landfill was encountered at the south end of the development, now bounded by Hankey Road, Barrick Lane, Elk Meadows Road, and Wood Glen Drive.		

Property

Township/Range/Section:	5.00N, 1.00W, 32	Tax Lots	100
Latitude:	45deg. 52' 14.20"(45.8706)	Site Size:	
Longitude:	-122deg. 50' 3.50"(-122.8343)		

Study Areas

Study Area ID	Study Area	Site Association to Study Area
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Facilities/Operation

Name: Sassi Dump
Comment: Owned and operated by Joe Sassi
Years Of Operation: Possibly before 1942 to as late as 1970
Operating Status: Inactive
SIC Codes: 4953 - REFUSE SYSTEMS

Permits

Number	Type	Issued By	Comments
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General Site Description: The site is vacant land within the municipal boundary of the City of St. Helens, on the northeast side of Hankey Road. It is part of the southeast downward slope of a hillside that is being cleared and leveled for housing lot development. A ravine bordering the southeast side of the site drains to Milton Creek. Milton Creek lies southwest of the site, less than 150 feet downhill from Hankey Road.

Site History: The site is believed to be part of a larger open burning dump (Joe Sassi Dump) believed to have operated from sometime before 1942 until possibly sometime in the late 1960's or early 1970's. Landfilled wastes were encountered when the site was being development for housing lots in July 2007.

Contamination: Excavated landfill wastes sampled on 7/24/07 were found to contain elevated concentrations of Total Arsenic, Total Lead, and Total Silver. Concentrations of Total Barium and Total Cadmium may be above background soil concentrations. No VOCs, PCBs, or Chlorinated Pesticides were detected. TCLP Leachable Lead concentrations were relatively low. PAHs could be a concern, although they have not been analyzed.

Manner of Release:

Substances

Substance Name: Ar

Medium	Substance Data	Evidence	Date	Sample Depth
Other	33.5 ppm total arsenic in landfill wastes (south sample) 7/24/07. 30.6 ppm in north sample 7/24/07.	Laboratory Data	7/24/07	

Date Released: Unknown

Quantity Released: Unknown

General Comment:

Media Comments:

Release Comments:

Source of Information:

Substance Name: Ba

Medium	Substance Data	Evidence	Date	Sample Depth
Other	290 ppm total barium in landfill wastes (south sample) 7/24/07. 200 ppm in north sample, 7/24/07.	Laboratory Data	7/24/07	
Date Released:	Unknown			
Quantity Released:	Unknown			
General Comment:				
Media Comments:				
Release Comments:				
Source of Information:				

Substance Name: Ca

Medium	Substance Data	Evidence	Date	Sample Depth
Other	1.85 ppm total cadmium in landfill wastes (south sample), 7/24/07. Less than 0.1 ppm in north sample, 7/24/07.	Laboratory Data	7/24/07	
Date Released:	Unknown			
Quantity Released:	Unknown			
General Comment:				
Media Comments:				
Release Comments:				
Source of Information:				

Substance Name: Le

Medium	Substance Data	Evidence	Date	Sample Depth
Leachate	0.53 ppm TCLP lead in landfill wastes (south sample), 7/24/07. 0.35 ppm in north sample, 7/24/07.	Laboratory Data	7/24/07	
Other	1,100 ppm total lead in landfill wastes (south sample), 7/24/07. 161 ppm in north sample, 7/24/07.	Laboratory Data	7/24/07	

Date Released: Unknown
Quantity Released: Unknown
General Comment:
Media Comments:
Release Comments:
Source of Information:

Substance Name: Si

Medium	Substance Data	Evidence	Date	Sample Depth
Other	2.03 ppm total silver in landfill wastes (south sample), 7/24/07. 1.90 ppm in north sample, 7/24/07.	Laboratory Data	7/24/07	

Date Released: Unknown
Quantity Released: Unknown
General Comment:
Media Comments:
Release Comments:
Source of Information:

Hazardous Substance/Waste Types: Toxic metals (arsenic and lead), and possibly PAHs.

Media Contamination:

Pathways & Other Hazards:

Health Threats:

Investigative, Remedial, and Administrative Actions

Action	Start Date	Completion Date	Responsible Staff	Agency	Region	Lead Program
Site added to database	8/6/07	8/6/07	Janelle Waggy	DEQ		
Comment:						
Site Screening recommended (EV)	8/6/07	8/6/07	Stephen Fortuna	DEQ	NWR	SAS
Comment:						

VCS Waiting List 7/25/12 8/8/12 Kevin Dana DEQ NWR VCS
Comment:

SITE EVALUATION 8/8/12 Kevin Dana DEQ NWR ICP
Comment:

Remedial Action:

Data Sources: Contaminant Data:
Two excavated waste samples collected 7/24/07 and analyzed for Canby Excavating, Inc. by Columbia Inspection, Inc. labs (N. Lombard Str, Portland, OR).

Historic landfilling information:
Interview with Wayne W. Weigandt, son of former waste hauler.

Associated Parties

Name: **Organization:** MN Service Corporation (Oregon)
Title: Registered Agent **Address:** 111 SW 5th Ave Ste 3400
Phone: **Portland, OR 97204-3614**
Affiliation: Contact **Last Updated:** By: SFORTUN On: 08/07/2007
Affiliation Status: Active
Party Comment: **Affiliation Comment:**

Name: Eric Ronse **Organization:** Suntree, Inc.
Title: Project Manager **Address:** 205 SE Spokane St Ste 350
Phone: 503-963-3722 **Portland, OR 97202-6494**
Affiliation: Contact **Last Updated:** By: SFORTUN On: 08/07/2007
Affiliation Status: Active
Party Comment: **Affiliation Comment:**

Name: Mike Keller **Organization:** Canby Excavating, Inc.
Title: On-site Foreman **Address:** 641 NE 22nd Ave
Phone: 503-266-2792 **Canby, OR 97013-2002**
Affiliation: Contact **Last Updated:** By: SFORTUN On: 08/07/2007
Affiliation Status: Active
Party Comment: Cell #503-209-7622 **Affiliation Comment:** Alternate Mailing Address:
P.O. Box 848
Canby, OR 97013

Name: Chris Schmidt
Title: Field Superintendant
Phone: 503-209-4175
Affiliation: Contact
Affiliation Status: Active
Party Comment:

Organization: Canby Excavation, Inc.
Address: 641 NE 22nd Ave
Canby, OR 97013-2002
Last Updated: By: SFORTUN On: 08/07/2007
Affiliation Comment: Alternate mailing Address:
P.O. Box 686
Canby, OR 97013

Name: Skip Baker
Title: Planning Administrator
Phone: 503-397-6272
Affiliation: Contact
Affiliation Status: Active
Party Comment:

Organization: City Of St Helens
Address: 265 Strand St
Saint Helens, OR 97051-2039
Last Updated: By: SFORTUN On: 08/07/2007
Affiliation Comment:

Name: Bruce D. Goldson
Title: Civil Engineer
Phone: 503-653-9093
Affiliation: Contact
Affiliation Status: Active
Party Comment: Engineer for site layout

Organization: Compass Engineering, Inc.
Address: 4105 SE Intrntl Way Ste 501
Milwaukie, OR 97222-8855
Last Updated: By: SFORTUN On: 08/07/2007
Affiliation Comment:

Name: Wayne W. Weigandt
Title:
Phone: 503-397-1053
Affiliation: Contact
Affiliation Status: Active
Party Comment: Source of site historic information

Organization:
Address: 310 Riverside Dr
Saint Helens, OR 97051-1517
Last Updated: By: SFORTUN On: 08/07/2007
Affiliation Comment:

Name: Robert L. Bocci
Title:
Phone: 503-334-5175
Affiliation: Owner
Affiliation Status: Inactive
Party Comment: Alternate Mailing Address:
12778 SE Geneva Way
Happy Valley, OR 97105

Organization: Elk Meadow Development LLC
Address: 205 SE Spokane St Ste 350
Portland, OR 97202-6494
Last Updated: By: KDANA On: 10/03/2012
Affiliation Comment: Previous site owner/developer

Site Ownership: The proposed subdivision was previously owned and partially developed by Bob Bocci with Elk Meadow Development LLC. The site is currently owned by Mark Zoller with St. Helens Assets LLC.

Projects

Project ID	Name	Start Date	End Date
39976	Elk Ridge Estates Development	08/03/2007	
42954	Elk Ridge Estates - St Helens	08/01/2012	

Last Update

By: KDANA

On: October 03, 2012