

DANA Kevin

From: DANA Kevin
Sent: Wednesday, January 23, 2013 8:34 AM
To: SPENCER Tim
Cc: HAFLEY Dan; DANA Kevin
Subject: RE: Elk Ridge Estates (ECSI 4857)
Attachments: RE: Elk Ridge

Tim,

Have you had a chance to look over the Elk Ridge Estates sampling information outlined below?

Dan and I will be meeting with the contractors at 10 AM today in Room 1C. We'll mainly be discussing filling in some data gaps on possible soil and stormwater contamination, as described in the attached e-mail. We'd be available to meet before or soon after the meeting to discuss this site, if you'd like.

Thanks! Kevin

From: OBRIEN Audrey
Sent: Friday, January 11, 2013 1:40 PM
To: HAFLEY Dan; SPENCER Tim
Cc: DANA Kevin
Subject: RE: Elk Ridge Estates (ECSI 4857)

Thank you. It is fine for Kevin to consult with Tim. Audrey

From: HAFLEY Dan
Sent: Friday, January 11, 2013 1:04 PM
To: OBRIEN Audrey; SPENCER Tim
Cc: DANA Kevin
Subject: RE: Elk Ridge Estates (ECSI 4857)

As indicated in our conversation yesterday, it would probably be less than 5 hours total.

From: OBRIEN Audrey
Sent: Wednesday, January 09, 2013 9:57 PM
To: HAFLEY Dan; SPENCER Tim
Subject: Re: Elk Ridge Estates (ECSI 4857)

Yes. It would be helpful to know how much time clean up estimates would be needed.

Audrey

From: HAFLEY Dan
Sent: Wednesday, January 09, 2013 08:51 AM Pacific Standard Time
To: OBRIEN Audrey
Subject: FW: Elk Ridge Estates (ECSI 4857)

Audrey –

Kevin Dana has picked up a new VCP cleanup site that has Solid Waste considerations. The site is proposed for residential development, and early construction work has confirmed that a portion of the site contains municipal-type solid waste. We are likely going to request additional sampling before an NFA can be considered. Given the SW "overlay", I would like Tim Spencer to provide a limited amount of support on the project, primarily to make sure that nothing is missed from a SW perspective in moving forward with site work.

May Kevin contact Tim for limited assistance? I will be peer support for Kevin on the project.

Dan

From: DANA Kevin
Sent: Tuesday, January 08, 2013 10:12 AM
To: HAFLEY Dan
Cc: DANA Kevin
Subject: Elk Ridge Estates (ECSI 4857)

Dan,

This project first came to our attention in the summer of 2007. Canby Excavating was clearing land for the planned Elk Ridge Estates Subdivision (a 253-lot development on the north edge of the St. Helens city limits) when they encountered an unrecorded landfill. The landfill was at the very south edge of the development, along a ravine planned to be left as open space (see attachments). Canby Excavating set up a solid waste separator to separate the wastes from the soil. They reportedly excavated 7,000 cubic yards of wastes. Some of it was shipped to the Hillsboro Landfill (we have receipts for 822.59 tons of material). The rest was reburied in a disposal cell dug in the center of the development in a BPA transmission line corridor.

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The landfill materials were generically described as plastic bottles and wrappers, glass bottles, scrap metal, scrap lumber, wires, tires, etc. Two soil samples, described only as "north" and "south", were collected and analyzed for total metals, TCLP lead, PCBs, pesticides, and VOCs. Only metals were detected, including elevated concentrations of arsenic (up to 33.5 ppm) and lead (1,100 ppm and 0.53 mg/l). The site was added to ECSI in August 2007.

In July 2012, Mark Zoller, the new owner of Elk Ridge Estates, signed up for the ICP. Development of the site had only gotten as far as installing some streets and utilities before the recession hit. Mark had acquired the site out of bankruptcy and was looking to restart it. Mark and his consultant, EVREN Northwest, originally thought that the entire landfill had been removed, and we agreed that they should dig test pits in the area to document that. Mark and EVREN had also heard from the previous developers that DEQ had agreed to the reburying of wastes in an on-site disposal cell, but we haven't located any documentation of that.

Twenty-seven test pits were dug in and around the original landfill area in September 2012. "Abundant" solid waste (i.e. evidence of an unexcavated landfill) was found in four of the test pits, extending over nine feet in depth. "Separated solid wastes" (generally small fragments of glass, ceramics, and plastics) were encountered in six pits, and the remaining pits showed native soils. Basically, the suspected landfill area had been excavated and separated as advertised, but the landfill extended deeper into the ravine than had been previously reported.