From:	DANA Kevin * DEQ
To:	Lynn Green; DANIELSON Lorenzo * DEQ
Cc:	Devin Black; DAUGHERTY Katie * DEQ; DANA Kevin * DEQ
Subject:	RE: PPA for Steel Hammer site, 8425-8524 N Crawford Street
Date:	Thursday, September 14, 2023 1:02:13 PM
Attachments:	image001.png image002.png

Lynn, the PPA public notice and comment is pretty much on track at my end. I'll try to get you a draft public notice early next week.

From: Lynn Green <lynng@evren-nw.com>
Sent: Thursday, September 14, 2023 12:50 PM
To: DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>; DANIELSON Lorenzo * DEQ <Lorenzo.Danielson@deq.oregon.gov>
Cc: Devin Black <dblack@resight-ai.com>; DAUGHERTY Katie * DEQ <Katie.DAUGHERTY@deq.oregon.gov>
Subject: RE: PPA for Steel Hammer site, 8425-8524 N Crawford Street

Kevin, just making sure we are on track for this going out for public comment by Oct 1st. Do you have DRAFT public notice docs that we can review? I should have the final SOW to you later today. Also, Lorenzo, any comments or concerns with the DRAFT consent order? Thanks!

Lynn D. Green, Ph. D.
P.G.(AZ, ID, LA)/R.G. (OR)/L.G. (WA)/C.E.G. (OR)/L.E.G. (WA)/CWRE (OR)/CESCL (OR, WA)
Principal Engineering Geologist / Hydrologist
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From: DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Sent: Monday, August 21, 2023 12:14 PM
To: Lynn Green <lynng@evren-nw.com>
Cc: Devin Black <dblack@resight-ai.com>; DAUGHERTY Katie * DEQ <Katie.DAUGHERTY@deq.oregon.gov>; DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Subject: RE: PPA for Steel Hammer site, 8425-8524 N Crawford Street

Thanks Lynn. 3:30 PM will work fine for me.

From: Lynn Green <lynng@evren-nw.com>
Sent: Monday, August 21, 2023 10:45 AM
To: DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Cc: Devin Black <dblack@resight-ai.com>; DAUGHERTY Katie * DEQ <Katie.DAUGHERTY@deq.oregon.gov>
Subject: RE: PPA for Steel Hammer site, 8425-8524 N Crawford Street

Kevin, please see attached figures and table from the 2015 P2ESA for this property. As you can see

there were several reconnaissance GW samples collected on the property (and to the south of the property), all tested for petroleum hydrocarbons and VOCs and some for PAHs. Additionally, reportedly Schnitzer installed a monitoring well network south of the property (see attached figure). While we do not currently have copies of the monitoring data; reportedly, these monitoring events has shown no impacts to ground water, further demonstrating there is not a large ground-water plume on the subject site. Maybe you, me and Devin can jump on a quick phone call later this afternoon, say 3:30PM, and discuss? If you agree, I can send a Teams meeting invite to the three of us. Let me know your thoughts. Thanks! Lynn

Lynn D. Green, Ph. D.
P.G.(AZ, ID, LA)/R.G. (OR)/L.G. (WA)/C.E.G. (OR)/L.E.G. (WA)/CWRE (OR)/CESCL (OR, WA)
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From: Lynn Green <lynng@evren-nw.com>
Sent: Thursday, August 10, 2023 1:17 PM
To: DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Cc: DAUGHERTY Katie * DEQ <Katie.DAUGHERTY@deq.oregon.gov>; Devin Black <dblack@resight-ai.com>; Max Miller <max.miller@tonkon.com>; Jessica Bernardini <Jessica.Bernardini@tonkon.com>; Evan Bruggeman <evanb@evren-nw.com>; DANIELSON Lorenzo * DEQ <Lorenzo.Danielson@deq.oregon.gov>; DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Subject: Re: PPA for Steel Hammer site, 8425-8524 N Crawford Street

How about 10am that day? Should I send out a meeting invite?

Sent from the iField by Lynn Green

From: DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Sent: Thursday, August 10, 2023 12:55:46 PM
To: Lynn Green <lynng@evren-nw.com>
Cc: DAUGHERTY Katie * DEQ <Katie.DAUGHERTY@deq.oregon.gov>; Devin Black <dblack@resight-ai.com>; Max Miller <max.miller@tonkon.com>; Jessica Bernardini <Jessica.Bernardini@tonkon.com>; Evan Bruggeman <evanb@evren-nw.com>; DANIELSON Lorenzo * DEQ <Lorenzo.Danielson@deq.oregon.gov>; DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Subject: RE: PPA for Steel Hammer site, 8425-8524 N Crawford Street

Thanks Lynn. The morning of Monday, August 21 (before 11 AM) looks like the best time for the three of us at DEQ. Tuesday is pretty crowded for Katie and me, and I'm heading out on vacation on Wednesday. Let us know if the morning of the 21st will work for you.

Kevin Dana
Cleanup Project Manager
Oregon DEQ | Northwest Region Office
700 NE Multnomah Street, Suite 600
Portland, OR 97232-4100

503-229-5369
Kevin.Dana@deq.oregon.gov

From: Lynn Green <lynng@evren-nw.com>
Sent: Thursday, August 10, 2023 10:59 AM
To: DANIELSON Lorenzo * DEQ <Lorenzo.DANIELSON@deq.oregon.gov>; DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Cc: DAUGHERTY Katie * DEQ <Katie.DAUGHERTY@deq.oregon.gov>; Devin Black <dblack@resight-ai.com>; Max Miller <max.miller@tonkon.com>; Jessica Bernardini <Jessica.Bernardini@tonkon.com>; Evan Bruggeman <evanb@evren-nw.com>
Subject: RE: PPA for Steel Hammer site, 8425-8524 N Crawford Street

Lorenzo, Kevin, and Katie - attached is the PPA application and Cost Recovery Agreement for this project. The originals will be mailed later this week along with the deposit. Can we please get a meeting scheduled with ODEQ sometime during the week of August 21st to further discuss this site, outline possible scope of work items and confirm timelines for this process (or, if not that week, let me know a few possible dates and times that do work for ODEQ)? Please let me know if you have any questions. Thanks!

Lynn D. Green, Ph. D.
P.G.(AZ, ID, LA)/R.G. (OR)/L.G. (WA)/C.E.G. (OR)/L.E.G. (WA)/CWRE (OR)/CESCL (OR, WA)
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From: DANIELSON Lorenzo * DEQ <Lorenzo.DANIELSON@deq.oregon.gov>
Sent: Wednesday, April 19, 2023 6:03 PM
To: Lynn Green <lynng@evren-nw.com>; DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Cc: DAUGHERTY Katie * DEQ <Katie.DAUGHERTY@deq.oregon.gov>
Subject: RE: PPA for Steel Hammer site, 8425-8524 N Crawford Street

Hi Lynn—In this situation a new PPA or PPA amendment would be necessary. Both would require a public notice so it is best we move forward with a new PPA to provide clarity for the new purchaser and any subsequent purchasers.

Attached for your teams review and redline are the associated docs that were previously developed. Assuming your team doesn't have many substantive changes and can get the redlines back to us next week, we should be able to meet the May 1st public notice deadline for the SOS's office. Please let me know if you have any questions or would like to hop on a call to discuss.

Thanks

Lorenzo Danielson, JD
Legal Policy Analyst and PPA Coordinator
Land Quality Division
Oregon Department of Environmental Quality
Cell: 503-819-9247
Pronouns: He, Him, His Why share pronouns?

From: Lynn Green <lynng@evren-nw.com>
Sent: Wednesday, April 19, 2023 6:38 AM
To: DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Cc: DAUGHERTY Katie * DEQ <Katie.DAUGHERTY@deq.oregon.gov>; DANIELSON Lorenzo * DEQ <Lorenzo.Danielson@deq.oregon.gov>
Subject: RE: PPA for Steel Hammer site, 8425-8524 N Crawford Street

Katie, looks like Kevin is out of the office for a couple weeks. Do you have any thoughts on the below questions?

Lynn D. Green, Ph. D.
P.G.(AZ, ID, LA)/R.G. (OR)/L.G. (WA)/C.E.G. (OR)/L.E.G. (WA)/CWRE (OR)/CESCL (OR, WA)
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From: Lynn Green
Sent: Wednesday, April 19, 2023 6:37 AM
To: DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Cc: DAUGHERTY Katie * DEQ <Katie.DAUGHERTY@deq.oregon.gov>; DANIELSON Lorenzo * DEQ <Lorenzo.Danielson@deq.oregon.gov>
Subject: RE: PPA for Steel Hammer site, 8425-8524 N Crawford Street

Kevin, another question for you (and possibly Lorenzo). Can the new buyer simply purchase the property and transfer the existing PPA from Steel Hammer to them after purchase? If that is an option, can we re-negotiate the SOW associated with that PPA prior to purchase, since there is a lot more data available compared to when that PPA was approved, maybe as part of a MOU or something, or is it more efficient to just go the route of a new PPA? They are looking at ways to speed up the transaction, but I assume there was a reason the prior purchaser elected to just start over with a new PPA. Your thoughts would be appreciated. Thanks!

Lynn D. Green, Ph. D.
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From: DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Sent: Thursday, April 6, 2023 10:31 AM
To: Lynn Green <lynng@evren-nw.com>
Cc: Devin Black <dblack@resight-ai.com>; DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>; DAUGHERTY Katie * DEQ <Katie.DAUGHERTY@deq.oregon.gov>; DANIELSON Lorenzo * DEQ <Lorenzo.Danielson@deq.oregon.gov>
Subject: RE: PPA for Steel Hammer site, 8425-8524 N Crawford Street

Lynn,

Yes, I can certainly send you and Devin a copy of the previous PPA and SOW for the Steel Hammer site. I just needed to be reminded to do it . . .

The attached draft is what we posted on our web pages during the 30-day public notice and comment period. It's not quite the final version that we prepared, but it's very close and includes everything in one package.

Kevin Dana
Cleanup Project Manager
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Portland, OR 97232-4100
503-229-5369
Kevin.Dana@deq.oregon.gov

From: Lynn Green <lynng@evren-nw.com>
Sent: Thursday, April 6, 2023 8:59 AM
To: DANA Kevin * DEQ <Kevin.DANA@deq.oregon.gov>
Cc: Devin Black <dblack@resight-ai.com>
Subject: PPA for Steel Hammer site, 8425-8524 N Crawford Street

Kevin, you mentioned you might be able to send the previous PPA and SOW that ODEQ was negotiating with a recent prior prospective purchaser of this property. It that something you can send to Devin and I now, or would they have to sign up for the PPA program first?

Lynn D. Green, Ph. D.
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