



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region Eugene Office

165 East 7th Avenue, Suite 100

Eugene, OR 97401

(541) 686-7838

FAX (541) 686-7551

TTY 711

April 30, 2025

Julie Reeder
VP/Commercial Loan Officer
People's Bank of Commerce
1500 Siskiyou Blvd
Ashland, OR 97520

Re: Status of evaluation for Partial No Further Action Determination
For 2-Acre Parcel of Hillcrest Orchard, ECSI #6554
2-Acre parcel in the northwest corner of tax lot 300 on Jackson County Tax Assessor Map
371W21D in Medford
Jackson County

Dear Julie Reeder:

The Department of Environmental Quality is currently working on an evaluation for a Partial No Further Action (NFA) determination for a 2-acre parcel of the Hillcrest Orchard site located off Foothill Road in Medford. Our team is completing our review of the Removal Action Completion Report, submitted by Alpine Environmental, and this letter is intended to communicate our preliminary understanding of the site and the outstanding items that will need to be completed prior to a Partial NFA determination.

The property under evaluation is a two-acre parcel that was used for agricultural purposes as a fruit orchard since approximately 1908. Recent investigations at the site include a July 2023 Phase I and Phase II Environmental Site Assessment (ESA) and July 2024 Supplemental Investigation. The 2024 Supplemental Investigation sampling design was developed in consultation with DEQ with the intent of determining the lateral and vertical extent of residual pesticide contamination at the 2-acre parcel in preparation for a removal action. Alpine Environmental submitted a draft Soil Removal Action Plan to DEQ on July 16, 2024. Following minor revisions to the Soil Removal Action Plan and a two-week public comment period, DEQ approved the Revised Soil Removal Action Plan on October 4, 2024. Removal action occurred during the winter of 2024/2025 and a Removal Action Completion Report was provided to DEQ on April 25, 2025.

Before a Partial NFA determination can be issued, the following tasks must be completed:

- Finish review of the April 2025 Removal Action Completion Report submitted by Alpine Environmental and resolve any necessary questions, clarifications, or requests for revision.
- Prepare Partial NFA letter and complete internal review process.
- Update files, records, and database.

We acknowledge the timeline for redevelopment of this property and are providing this letter to describe our understanding of the site at present and what we anticipate for the path forward toward site closure.

Please let me know if you have any questions about the closure process or timeline. I can be reached at 971-357-5275 or sarah.eagle@deq.oregon.gov.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Eagle".

Sarah Eagle, Project Manager
Western Region Environmental Cleanup

ec: Jonathan Williams, Alpine Environmental, jwilliams@alpine-env-llc.com
Phil Emard, Property Owner, phil@emardproperties.com
John Day, Cogswell Limited Partnership, jday@johndayhomes.com
Don Hanson, Leadworker ODEQ don.hanson@deq.oregon.gov
ECSI #6554 File