

EAGLE Sarah * DEQ

From: jwilliams alpine-env-llc.com <jwilliams@alpine-env-llc.com>
Sent: Tuesday, May 20, 2025 2:41 PM
To: EAGLE Sarah * DEQ
Cc: phil emard; John Day (jday@johndayhomes.com); Julie Reeder
Subject: RE: Removal Action Completion Report for 2-Acre Parcel of the Hillcrest Development Site, ECSI #655:

Good afternoon Sarah – Here are some details about dates and soil excavation depths that I got earlier today from Central Pipeline, the folks that tackled soil excavation and berm construction:

- What was the date range of excavation work from the hardware property? **11/07/2024-04/23/2024**
- What was the date range of excavation work from the roads and the stormwater pond? **02/28/2025-04/23/2024**
- For the hardware property, did you excavate any soil deeper than 1.5 feet **No, just the required removal of 1.5 feet**
- For the roads and stormwater basin, did you excavate any soil deeper than 1.5 feet **Yes per the design drawings, and for utility trenches.....and if so where did it go? For example, any utility trenches or other soil the geotech engineer said had to be removed. The excess material from all the excavations went into the berm, not onto the hardware store site.**

Hopefully this addresses your questions. If you need additional information, please let me know.

Regards – Jonathan

Jonathan D. Williams, R.G.
Senior Hydrogeologist, Principal
Alpine Environmental Consultants, LLC
12210 Antioch Road
White City, Oregon 97503
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From: jwilliams alpine-env-llc.com
Sent: Thursday, May 8, 2025 5:10 PM
To: EAGLE Sarah * DEQ <sarah.eagle@deq.oregon.gov>
Subject: RE: Removal Action Completion Report for 2-Acre Parcel of the Hillcrest Development Site, ECSI #655:

Thanks Sarah.

Jonathan D. Williams, R.G.
Senior Hydrogeologist, Principal
Alpine Environmental Consultants, LLC
12210 Antioch Road
White City, Oregon 97503
541.944.4685
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From: EAGLE Sarah * DEQ <sarah.eagle@deq.oregon.gov>

Sent: Thursday, May 8, 2025 5:04 PM

To: jwilliams alpine-env-llc.com <jwilliams@alpine-env-llc.com>

Cc: John Day (jday@johndayhomes.com) <jday@johndayhomes.com>; phil emard <phil@emardproperties.com>; Julie Reeder <julie.reeder@peoplesbank.bank>

Subject: RE: Removal Action Completion Report for 2-Acre Parcel of the Hillcrest Development Site, ECSI #655:

Hi Jonathan,

Thanks for taking the time to call me yesterday and I'm glad we got to touch base. As I mentioned on the phone, there are a couple questions/requests for clarification and there's another that I forgot to mention on the phone:

- 1) Regarding lead in the 18-24in interval at DU05 on the two acre parcel. The Removal Action Completion Report states: "Additional soil beyond the upper 1.5 feet of soil within the 2-acre Parcel was also excavated to meet geotechnical requirements, grade requirements, and/or for underground utilities, and this soil was also used to cap the Soil Repository." The 18-24in interval at DU05 (40.6 mg/kg) exceeds the background metals concentration (34mg/kg) and the ecological screening level for non-T&E birds (23mg/kg). I'm just hoping you can provide some information on whether depths beyond 18in were excavated from DU05 at the 2-acre parcel and if so and if it was placed at top material on the soil repository, could you please comment regarding risk to ecological receptors? If it did end up as cover material for the soil repository, I imagine the effective concentration of the surface soil is much lower due to mixing with even deeper soils, but of course, I need that described/documented in the removal report.
- 2) Could you please provide the dates of the removal work on the 2-acre parcel? Appendix 1 documents completion, but the start and end date would be helpful for the NFA letter.
- 3) Would it be possible to receive a description of the 2-acre parcel? I understand the property transaction has occurred and perhaps a tax lot division was planned? If a new tax lot hasn't been designated, the legal description of the property used for sale would be great. If neither is available, please let me know what kind of description information is available. Since the 2-acre parcel is the only one under consideration for NFA designation at present, I need to be able to differentiate that parcel from the remainder of the Hillcrest site.

Thank you for this very tidy report and for being so detailed in the removal plan. I plan to start drafting the NFA letter for the 2-acre parcel tomorrow and will move this as quickly as I can because I understand the comfort letter was insufficient for the bank's purposes. I'll reach out if I have any other questions as I work through writing the NFA letter, but the above is all I have at the moment.

Best,

Sarah D. Eagle, GIT (she/her)
Project Manager

Western Region Environmental Cleanup
Oregon Department of Environmental Quality
165 E. 7th Avenue, Suite 100
Eugene, OR 97401
971-357-5275

From: jwilliams@alpine-env-llc.com <jwilliams@alpine-env-llc.com>
Sent: Friday, April 25, 2025 10:42 AM
To: EAGLE Sarah * DEQ <sarah.eagle@deq.oregon.gov>
Cc: John Day (jday@johndayhomes.com) <jday@johndayhomes.com>; phil emard <phil@emardproperties.com>; Julie Reeder <julie.reeder@peoplesbank.bank>
Subject: Removal Action Completion Report for 2-Acre Parcel of the Hillcrest Development Site, ECSI #655:

Good morning Sarah – As we discussed earlier this morning, attached for your review is the Removal Action Completion Report for the 2-Acre Parcel of the Hillcrest Development Site. The key issue here is that we got bogged down on the final work at the Soil Repository because of the wet Winter/Spring. Final grading and revegetation at the Soil Repository likely won't happen until next month.

That said, we were able to remove the upper 1.5 feet of soil from the 2-acre Parcel, the proximal roads, and the stormwater detention facility and place it at the base of the Soil Repository over the winter. Phil Emard purchased the property where the hardware store will be located and he is working with Julie Reeder of People's Bank for a commercial construction loan.

If you could prepare a comfort letter and share that with Julie Reeder before the partial NFA is completed, it would be greatly appreciated. Julie's contact information is:



Julie Reeder
VP / Commercial Loan Officer
People's Bank of Commerce
1500 Siskiyou Blvd., Ashland, OR 97520
Website: www.peoplesbank.bank

Direct: 541-488-7303
Tel: 866-454-4735
NMLS: #655494

I'm glad we have both largely recovered from our computer challenges.

If you have any questions about the attached report, please don't hesitate to contact me.

Regards – Jonathan

Jonathan D. Williams, R.G.
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