



EPA - Region 10 Brownfields Site Eligibility Worksheet

(Updated: 1/10/17)

This worksheet is intended for EPA Region 10 Brownfields Cooperative Agreement Recipients and is to be used as an aid in determining site eligibility. Brownfield funding can only be used on sites that meet the definition of a Brownfield. While this worksheet outlines many factors to be considered in determining eligibility, it does not capture all requirements. As an optional aid, Recipients may submit the completed form to their EPA Brownfields Project Officer. Upon receipt, EPA will review the determination and may require additional information. You may contact your Project Officer if you have any questions.

Grantee name:

Idaho Department of Environmental Quality

Date submitted to EPA: 6/2/2017

Grant #:

RP 97056213

Date of proposed work: 6/19/2017

Grant type:

- Assessment
- Cleanup
- Revolving Loan Fund
- State & Tribal Response Program

Activity requested:

- Phase I
- Phase II
- ABCA
- Cleanup
- Other

Explain if other:

Known or Suspected Contaminant(s):

- Hazardous Substance(s)
- Petroleum

If the site has both hazardous substances and petroleum contamination that is commingled (i.e. not easily distinguishable), select the predominant contaminant. If the contamination is in distinguishable areas, then select both types of contamination.

Section A - Basic Site Information

Please attach a map of the site to assist with the determination.

A.1) Property Name:

Stimson Atlas Mill

A.2) State Facility # (if applicable):

A.3) Property Address:

2722 W. Seltice Way

A.4) Cross street (if applicable):

A.5) City: State: Zip Code:

A.6) Tax Lot Number(s) and County:

A.7) Site Description (acreage, dimensions, GPS coordinates, etc):

A.8) Who is the current property owner?

A.9) Describe your relationship with the owner and their role in the work to be performed:

A.10) Does the grantee/applicant have access to, or an access agreement for, this property? Yes No

Copy of signed agreement attached

If no, explain how & when access will be acquired:

A.11 Explain why you want to assess/clean-up this property. What is the desired reuse? Is there a prospective purchaser interested in the property? Is the transaction time sensitive? Include any other details that you believe to be relevant.

The former Stimson Atlas Mill site represents one of the last, large undeveloped waterfront parcels in Coeur d'Alene. The city of Coeur d'Alene wants to buy the 47-acre former sawmill site on the Spokane River for a public park and future business development. The \$7.85 million property is the previous home of the Stimson Atlas Mill, which closed in late 2005. Several developers have looked at the property, but it has lain vacant because of some complexities including: 1) the city owns a former BNSF Railway right-of-way through the property, which is a complication for future owners, and 2) the parcel also is outside of city limits and would need to be annexed before development could occur. The city's initial concept calls for a 10-acre city park on the eastern end of the property, with 1,800 feet of waterfront access. The city would annex the parcel and sell the remaining property to Ignite-CDA, Coeur d'Alene's urban renewal agency, which would find a buyer for it. The 37 acres could support about \$100 million worth of housing and commercial development. The acreage sold to a private developer would contain about 1,900 feet of waterfront. The city would have until mid-September to conduct due diligence on the property before making a final purchase decision. If the sale of the 47 acres closes before Oct. 25, Bad Axe will sell the property for \$7.85 million, but the price increases to \$8 million if the sale closes by Dec. 1. Bad Axe LLC represents Holly Lahti, a former bank teller from Rathdrum who split a \$380 million Mega Millions jackpot in 2011. She later moved to California.

A.12) Describe the type of activities that have been conducted on the property and indicate generally when such activities took place. Identify when and how the site became/may have been contaminated; with what substance(s); the part(s) of the site that are contaminated; and, describe previous known uses. If the land has been vacant for many years or contamination is only suspected, explain why you think it needs assessment:

The 47-acre property was first developed as the Atlas Mill Company in 1909. Prior to that the property was undeveloped land. The property is located in Kootenai County at the edge of Coeur d'Alene city limits. The Spokane River bounds the property to the south and Seltice Way, a major east-west thoroughfare, is the northern boundary. The BNSF Railway Company mainline tracks and spurs bisected the property from the Spokane River. The Atlas Mill operated under various ownerships from 1909 to 2000 when Stimson purchased the mill. Atlas Pellet (a.k.a. Coeur d'Alene Fiber Fuel), a wood pellet manufacturer operated on the northwest corner of the property under a lease from the mill owners. Prior to closing the mill in December 2005, Stimson used the property for sawmill activities, log storage and lumber storage. In 2006, Stimson demolished all buildings and structures associated with the mill and the pellet manufacturing. All asphalt and concrete roads, staging areas and parking lots were crushed and piled on the northwestern portion of the property. Log waste and soil was placed in large piles located on the northeastern portion of the property. BNSF removed the mainline and spurs in 2005 and sold the 60-foot right-of-way and former mainline to the City of Coeur d'Alene in May 2015, which is currently in DEQ's Brownfields program.

SECTION B - General Eligibility

Complete this section for the requested site, regardless of contamination type.

B.1 - Sites Not Eligible for Funding by Statutes

a) Is the property listed on the National Priority List (NPL) or identified as part of a larger Superfund site under a different name?

Yes No

b) Is this property located within the boundaries of Superfund site? *If yes, or unsure, check with your Project Officer to determine whether or not it is a contributor.*

Yes No

c) Is the facility subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA?

Yes No

d) Is the facility subject to the jurisdiction, custody, or control of the US Government? (Land held in trust by the US government for an Indian tribe *is* eligible)

Yes No

e) Is any of the work being performed in order to comply with any federal environmental requirements?

Yes No

B.2 - Sites Only Eligible for Funding with a Property Specific Determination by EPA

NOTE: The following special classes of properties require a "Property-Specific Determination" from EPA to be eligible. EPA's approval of a Property-Specific Determination will be based on whether or not awarding a grant will protect human health and the environment and either promote economic development or enable the property to be used for parks, greenways, and similar recreational or nonprofit purposes.

a) Is the site/facility subject to a planned or ongoing CERCLA removal action?

Yes No Unsure

b) Has the site/facility been subject to an order or consent decree, or issued a permit by the U.S. or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SWDA)?

Yes No Unsure

c) Is the site/facility subject to corrective action orders under RCRA (sections 3004(u) or 3008(h))?

Yes No Unsure

d) Is the site/facility a land disposal unit that has submitted a RCRA closure notification under subtitle of RCRA and is subject to closure requirements specified in a closure plan or permit?

Yes No Unsure

e) Has the site/facility had a release of polychlorinated biphenyls (PCBs) that is subject to remediation under TSCA?

Yes No Unsure

f) Is the site currently receiving funding for remediation from the leaking Underground Storage Tank (LUST) Trust fund?

Yes No Unsure

SECTION C - Hazardous Substance/Commingled Sites

Complete this section based on your response to "known or suspected contaminant" on page 1. Skip to Section D if yours is a petroleum site.

C.1 - Grantee/Owner

a) Does the grantee own the site?

Yes No

NOTE: Grantees may assess hazardous substance/commingled sites which they do not own where there is substantial public benefit or other compelling reason to use public funds for the assessment, even when the owner could be considered a potential responsible party. In such cases EPA recommends documenting the rationale for doing so. Grantees must own the site for cleanup grants.

b) Has the grantee ever leased, used, or accessed, or otherwise conducted or directed activities on the property?

Yes No

i) Have any of these activities contributed to contamination?

Yes No

c) Did the grantee generate or transport any waste brought to the site?

Yes No

NOTE: Operators, generators and transporters cannot use EPA funds to work on known or suspected hazardous or commingled contamination sites.

d) Is the grantee affiliated with the liable, or potentially liable, party?

Yes No

Explain if you answered "yes" to questions b-d:

C.2 - CERCLA Liability Defense

Complete this section only if the cooperative agreement recipient owns the property. If the applicant/grantee does not own the property, skip to section "D" or "E" as appropriate.

NOTE: Because current owners of contaminated property are potentially liable under CERCLA, the grantee must demonstrate that they are not a liable party by establishing that they meet the requirements of one of the liability protections or defenses set forth in CERCLA. For more information on these liability protections, please refer to the Brownfields Law, the April 2009 Fact Sheet entitled: "EPA Brownfields Grants, CERCLA Liability and All Appropriate Inquiries," (<https://www.epa.gov/brownfields/brownfields-all-appropriate-inquiries>) and the March 6, 2003 EPA guidance entitled Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA ("Common Elements") (<http://www2.epa.gov/sites/production/files/documents/common-elem-guide.pdf>). Applicants may also call the Regional Brownfields Contact listed in Section VII with questions about eligibility.

a) If the grantee/applicant owns the property, indicate which of the following bases for determining that the grantee is not potentially liable as an owner under Section 107(a) of CERCLA applies.

- The grantee/owner is a recognized tribal government entity and is not a "person" under the definition of CERCLA.
- The grantee/owner acquired the property without knowledge of contamination (Innocent Landowner - CERCLA §101(35)(A)(i)).
- The grantee/owner satisfies Bona Fide Prospective Purchaser (BFPP) protection (CERCLA §§101(40) and 107(r)).
- The grantee/owner satisfies contiguous property owner protection for migrated contamination (CERCLA §107(q)).

- The grantee/owner is a state or local government entity that acquired the property involuntarily through bankruptcy, tax delinquency, abandonment, or by exercising its power of eminent domain (Innocent Landowner - CERCLA §101(35)(A)(ii)).

All Appropriate Inquiry (AAI)

b) Has the owner conducted AAI?

- Yes No

c) When was the property acquired?

d) When was the Phase I conducted?

Phase I "Shelf Life"

For properties acquired on 11/1/06 or later, one of the following must apply:

- 1) The Phase I was conducted within 180 days of property acquisition; OR
2) The Phase I was conducted within 1 year AND an updated report is dated within 180 days prior to acquisition.*

e) Indicate which Phase I standard was used to conduct AAI?

- ASTM e1527-05 or ASTM e1527-13 (sites purchased after 12/31/13)
 ASTM E2247-08 (sites purchased on 3/23/09 or later & qualify as Forestland/Rural)
 ASTM e1527-05 (sites purchased between 11/1/06 and 12/31/13)
 ASTM e1527-00 or 1527-05 (sites purchased between 11/1/05 and 11/1/06)
 ASTM e1527-97 or 1527-00 (sites purchased between 5/31/97 and 11/1/05)
 ASTM e1527-97 or 1527-00 (sites purchased between 5/31/97 and 11/1/05)
 Pre-5/31/97 purchaser standard as outlined in CERCLA §101(35)B)(iv)(I)

Reasonable Steps and Continuing Obligations

f) Has the owner complied with all land use restrictions and institutional controls since acquiring the property?

- Yes No

g) Has the owner taken reasonable steps with respect to hazardous substance releases?

- Yes No

e) Has the owner provided full cooperation, assistance, and access to persons that are authorized to conduct response actions or natural resource restoration?

- Yes No

f) Has the owner complied with information requests and administrative subpoenas?

- Yes No

g) Has the owner complied with providing legally required notices?

- Yes No

Explain if you answered "yes" to questions f-g:

SECTION D - Petroleum Contamination Sites

Complete this section if you selected petroleum under "known or suspected contaminants" on page 1. Skip to Section E if yours is not a petroleum site.

Do you have a State determination attached?

- Yes No

NOTE: All petroleum sites need a written determination of eligibility by the State Environmental Agency or EPA based on the answers to Section D. Please answer these questions AND attach the State determination. The determination must address the statutory criteria. States may apply their own laws and regulations to make the petroleum site determination; if they do so, please provide their determination and rationale.

D.1 - "Relatively Low Risk"

The State or EPA will have to determine that this site is of "Relatively Low Risk" compared to other petroleum-only sites in the State. Two key questions for this determination follow:

a) Have Leaking Underground Storage Tank funds been expended at this site?

- Yes No Unknown

b) Have Federal Oil Pollution Act response funds been expended at this site?

- Yes No Unknown

D.2 - "A Site for Which there is No Viable Responsible Party"

a) Was the site last acquired through tax foreclosure, abandonment, or equivalent government proceedings?

- Yes No

b) Has a responsible party been identified through:

i) a judgement rendered in a court of law or an administrative order that would require any party to assess, investigate, or cleanup the site?

- Yes No

ii) a filed enforcement action brought by federal or state authorities that would require any party to assess, investigate, or cleanup the site?

- Yes No

iii) a citizen suit, contribution action or other 3rd party claim against the current or immediate past owner, that would, if successful, require that party to assess, investigate, or clean up the site?

- Yes No

Explain if you answered "yes" to any of the above:

c) Has the current owner done any of the following:

i) Dispensed or disposed of petroleum or petroleum product at the site?

- Yes No

ii) Owned the property during the dispensing or disposal of petroleum product at the site?

- Yes No

iii) Exacerbated the contamination at the site?

- Yes No

iv) Taken reasonable steps with regard to contamination at the site?

Yes No

Explain if you answered "yes" to any of the above:

d) Who is the immediate past owner?

e) Has the immediate past owner done any of the following?

i) Dispensed or disposed of petroleum or petroleum product at the site?

Yes No

ii) Owned the property during the dispensing or disposal of petroleum product at the site?

Yes No

iii) Exacerbated the contamination at the site?

Yes No

iv) Taken reasonable steps with regard to contamination at the site?

Yes No

Explain if you answered "yes" to any of the above:

f) Based on the above, for purposes of brownfields funding, is there a responsible party?

Yes No

Explain:

g) Is that party viable (has adequate financial resources to pay for assessment of the site)?

Yes No

Explain:

The petroleum site is ineligible if there is a viable responsible party. If there is no responsible party, or if there is a responsible party who is not viable, continue.

D.3 - "Cleaned Up By a Person Not Potentially Liable"

a) Has the grantee/applicant ever:

i) Exacerbated the contamination at the site?

Yes No

Explain:

ii) Dispensed or disposed of petroleum or petroleum product at the site?

Yes No

Explain:

iii) Explain how the grantee/applicant took "reasonable steps" with respect to the contamination:

D.4 - Sites Not "Subject to a RCRA Corrective Action Order"

a) Is the site "subject to any order issued under Sec. 9003 (h) of the Solid Waste Disposal Act?"

Yes No

Explain if "yes":

SECTION E - Site Eligibility Determination

Complete your eligibility determination based on the information you provided.

Grantee/Applicant Determination

- The Site is eligible for EPA Brownfields Funds.
- The Site is not eligible for EPA Brownfields Funds.
- The Site is eligible for EPA Brownfields Funds but requires EPA Property-Specific Determination.

If requiring a property-specific determination, explain why Brownfields financial assistance is needed and how it will protect human health and the environment and either promote economic development or enable the creation of, preservation of, or addition to parks, greenways undeveloped property, other recreational property, or other property used for nonprofit purposes:

Name: Steve Gill Organization: Idaho Department of Environmental Quality

Date: 06/02/2017

List any attachments that are being included to support your determination:

1. Signed Site Access Agreement
 2. IDEQ's Brownfields Application Form which includes a map

EPA Review Results

- EPA accepts the grantee/applicant's determination that the site is eligible for Brownfields funds.
- EPA has determined that the site is not eligible for Brownfields funds.
- The site is excluded from the definition of a Brownfields site in 101(39)(B) but EPA has determined the site is eligible for funding per 101(39)(C) based on the information provided by the requestor.
- EPA does not have sufficient or appropriate information to accept the grantee/applicant's determination.

Comments:

On 06.15.2017, the EPA Region 10 Brownfields Program received confirmation from the EPA Region 10 Superfund Program (Helen Bottcher) that this site is not currently considered part of the Bunker Hill Superfund site. Thus, IDEQ may proceed with the Phase I Environmental Site Assessment and the Vision To Action workshop that the City of Coeur d'Alene has requested from CCLR may proceed. Ignacio Dayrit/CCLR was informed by email on 06.27.2017. - Terri Griffith 06.29.2017

EPA Project Officer:

TERRI GRIFFITH
Digitally signed by TERRI GRIFFITH
DN: c=US, o=U.S. Government, ou=USEPA, ou=Staff,
cn=TERRI GRIFFITH, dnQualifier=0000004922
Date: 2017.06.29 22:36:26 -07'00'

Date: 06.29.2017 - Terri Griffith, EPA PO

EPA Staff Enforcement Screen

- Confirmed non-contributor to a Superfund site Date: 06.15.2017

Steve Gill

From: Griffith, Terri <Griffith.Terri@epa.gov>
Sent: Friday, June 30, 2017 10:13 AM
To: Steve Gill
Cc: Eric Traynor; Gary Stevens; Ignacio Dayrit
Subject: RE: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID - EPA Concurrence 06.29.2017
Attachments: BF EPA Site Eligibility Form_Stimson Atlas Mill 05-31-2017_EPA Concur&Sign 06292017.pdf
Importance: High

Hi Steve –

Per the email I sent earlier this morning, I am resending my email from 06.29.17 with the correction to the city designation – the Former Stimson Atlas Mill property is in Coeur d'Alene, Idaho, not Moscow, Idaho – please see yellow highlight below. Please use today's email dated 06.30.17 for your records to avoid any future confusion. Thank you!

On behalf of EPA, I have reviewed the IDEQ Eligibility Determination and supporting documentation for the Former Stimson Atlas Mill Property, Coeur d'Alene, Idaho (details listed below). Based on the information you have provided, it appears that this property is eligible for petroleum and hazardous substances funding under the IDEQ State Response Program cooperative agreement, RP-97056213. EPA, therefore, concurs with IDEQ's determination of eligibility.

Confirmation that the Former Stimson Atlas Mill Property is not a contributor to or part of the Bunker Hill Superfund Site – please note:

On 06.15.2017, the EPA Region 10 Brownfields Program received confirmation from the EPA Region 10 Remedial Cleanup (Superfund) Program that “based on the information currently available, the remedial program believes that the Atlas Mill Property is not source of contamination to the Bunker Hill Site, and currently, it is not considered to be part of the site (per 06.15.17 email from Helen Bottcher, Acting Manager, Site Cleanup Unit 1).” Thus, IDEQ may proceed with the Phase I Environmental Site Assessment and the Vision To Action workshop that the City of Coeur d'Alene has requested from CCLR may proceed. Ignacio Dayrit/CCLR was informed by email on 06.27.2017.

Name and any aliases: STIMSON LUMBER ATLAS MILL

Lat: 47°41'56.37"N Long: 116°49'27.82"W (This is a large property, 47-acres so, lat and long are kind of vague.)

Address: 2722 W. Seltice Way

City: Coeur d'Alene

Zip: 83814

County: Kootenai

Attachments:

R10 Eligibility worksheet signed by EPA –

BF EPA Site Eligibility Form_Stimson Atlas Mill 05-31-2017_EPA Concur&Sign 06292017.pdf

Please let me know if you have further questions. I look forward to hearing the results of your assessment work. Thanks! Terri

TERRI GRIFFITH | BROWNFIELD PROJECT MANAGER

ENVIRONMENTAL CLEANUP OFFICE | U.S. ENVIRONMENTAL PROTECTION AGENCY | REGION 10

1200 SIXTH AVE. SUITE 900 (ECL-122)
SEATTLE, WA 98101
P: (206) 553-8511 | F: (206) 553-8581
EMAIL: GRIFFITH.TERRI@EPA.GOV



From: Griffith, Terri
Sent: Wednesday, June 28, 2017 7:35 PM
To: 'Steve.Gill@deq.idaho.gov' <Steve.Gill@deq.idaho.gov>
Subject: RE: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID

Hi Steve – just touching base on status. I have sent off a request for an EPA enforcement screen on the property and hoping to have that back tomorrow (6/29) so that I can complete my eligibility determination. I'll be back in touch tomorrow, Thursday, 6/29.

Thanks, Terri
TERRI GRIFFITH | BROWNFIELD PROJECT MANAGER
ENVIRONMENTAL CLEANUP OFFICE | U.S. ENVIRONMENTAL PROTECTION AGENCY | REGION 10
1200 SIXTH AVE. SUITE 900 (ECL-122)
SEATTLE, WA 98101
P: (206) 553-8511 | F: (206) 553-8581
EMAIL: GRIFFITH.TERRI@EPA.GOV

From: Ignacio Dayrit [<mailto:ignacio.dayrit@cclr.org>]
Sent: Tuesday, June 27, 2017 4:03 PM
To: Griffith, Terri <Griffith.Terri@epa.gov>
Cc: Steve.Gill@deq.idaho.gov; Sarah Sieloff <sarah.sieloff@cclr.org>
Subject: Re: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID

Good news - thanks.

[Ignacio Dayrit](#)
[Center for Creative Land Recycling](#)
415.728.3848
or 415.398.1080x107

From: Griffith, Terri
Sent: Tuesday, June 27, 2017 4:01 PM
To: 'Steve.Gill@deq.idaho.gov' <Steve.Gill@deq.idaho.gov>
Cc: Ignacio Dayrit <ignacio.dayrit@cclr.org>
Subject: RE: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID

Hi Steve – This is in my queue. ☺ Many apologies for the delayed follow-up via email. June has flown by swiftly – so much happening!

As discussed over text, we do now have confirmation that this site is not currently considered part of the Bunker Hill Superfund site. Thus, we should be good to go on the Vision To Action workshop that the City of Coeur d'Alene has requested from CCLR. I have copied Ignacio Dayrit/CCLR on this email.

I still need to circle back on review of the eligibility determination to ensure there are no other questions before signing off on the Phase I site assessment. I have a few things I need to complete this afternoon but should be able to get that back to you tomorrow, Wednesday, 6/28.

Thanks! Terri Griffith

TERRI GRIFFITH | BROWNFIELD PROJECT MANAGER

ENVIRONMENTAL CLEANUP OFFICE | U.S. ENVIRONMENTAL PROTECTION AGENCY | REGION 10

1200 SIXTH AVE. SUITE 900 (ECL-122)

SEATTLE, WA 98101

P: (206) 553-8511 | F: (206) 553-8581

EMAIL: GRIFFITH.TERRI@EPA.GOV

From: Steve.Gill@deq.idaho.gov [<mailto:Steve.Gill@deq.idaho.gov>]

Sent: Tuesday, June 27, 2017 3:35 PM

To: Griffith, Terri <Griffith.Terri@epa.gov>

Subject: RE: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID

Terri,

I don't believe we have received your approval. You and I exchanged text that this was okay but not an email.

Regards,

Steve Gill | Brownfields and VCP Specialist

From: Steve Gill

Sent: Friday, June 02, 2017 4:57 PM

To: Terri Griffith (Griffith.Terri@epamail.epa.gov)

Cc: Eric Traynor; Gary Stevens; Ignacio Dayrit (ignacio.dayrit@cclr.org)

Subject: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID

Importance: High

Hi Terri,

DEQ plans to complete a Phase I ESA using our 128(a) funds for the City of Coeur d'Alene on the former 47-acre Stimson Atlas Mill property. The purpose of the Phase I ESA is for AAI for the City of Coeur d'Alene and for the City to claim BFPP defense to CERCLA.

The city has tendered an offer with the owner to purchase the property. The city would have until mid-September to conduct due diligence on the property before making a final purchase decision. If the sale of the 47 acres closes before Oct. 25, Bad Axe will sell the property for \$7.85 million, but the price increases to \$8 million if the sale closes by Dec. 1.

Generally, DEQ does not notify our EPA PM for Phase I ESA; however, in addition to the Phase I, the City of Coeur d'Alene would like to enlist CCLR for a Vision to Action workshop prior to purchase. In talking with Ignacio, we are targeting the end of July to the first couple weeks in August for the visioning workshop. So, we felt it would be best to submit the site eligibility request at this time.

Name and any aliases: STIMSON LUMBER ATLAS MILL

Lat: 47°41'56.37"N Long: 116°49'27.82"W (This is a large property, 47-acres so, lat and long are kind of vague.)

Address: 2722 W. Seltice Way

City: Coeur d'Alene

Zip: 83814

County: Kootenai

I will be completing an ARCES profile next week.

Regards,

Steve Gill | Brownfields and VCP Specialist

Idaho Department of Environmental Quality

2110 Ironwood Parkway

Coeur d'Alene ID 83814

Phone: 208.666.4632

Cell: 208.215.5986

Email: steve.gill@deq.idaho.gov

DEQ Web Page: www.deq.idaho.gov

Steve Gill

From: Steve Gill
Sent: Friday, February 02, 2018 5:01 PM
To: 'Griffith, Terri'
Cc: Eric Traynor; Gary Stevens
Subject: RE: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID - EPA Concurrence 06.29.2017
Attachments: BF THPO Request Coeur d'Alene Tribe Stimson Atlas Mill 09-29-2017.pdf; BF THPO Receipt Coeur d'Alene Tribe Stimson Atlas Mill 10-11-2017.pdf; BF NHPA Request Stimson Atlas Mill 09-29-2017.pdf; BF NHPA Determination Stimson Atlas Mill 10-19-2017.pdf; BF ESA Request Stimson Atlas Mill 10-27-2017.pdf; BF ESA Determination-IDFG Stimson Atlas Mill 10-31-2017.pdf; BF Site Access Form Stimson Lumber Atlas Mill 05-25-2017.PDF; BF PII Figure Tetra Tech Stimson Atlas Mill 12-15-2017.pdf; BF Background CDAPress-City buys \$7.8 Million Property-No Warranty 09-20-2017.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Hi Terri,

IDEQ is now planning to undertake a Phase II ESA on the former Stimson Atlas Mill Property, Coeur d'Alene, ID. Previously, we received your EPA site eligibility determination in support of CCLR's Vision to Action workshop funding. This was at the same time that IDEQ's contractor were completing the Phase I ESA. The workshop is now canceled because the City of Coeur d'Alene has taken it upon themselves to conduct their own visioning. Please check their website for videos, updates, and announcements: <http://www.cdavid.org/atlaswaterfront>

Based upon the information uncovered, the Phase I ESA revealed the following potential RECs:

- The northeastern portion of the subject property was utilized for the purposes of stockpiling surface soil and woody debris that may have been affected by mill and nearby railroad operations through the years. While no evidence was uncovered suggesting that releases have occurred beyond a de minimis condition, the quality of soil and woody debris within large stockpiles on the northeast portion of the site remains questionable. Until further investigation and/or possible sampling reveals otherwise, the likelihood of elevated concentrations of hazardous materials and/or petroleum products resting in stockpiles and former pits is considered to represent a recognized environmental condition in connection with the subject property at this time.
- The subject property operated as sizable lumber mill for nearly 100 years. The site was also crossed by four railroads and multiple spur lines. The topsoil on site appears to have generally been removed from most areas; however, the quality of remaining topsoil is unknown. Until further investigation and/or possible sampling reveals otherwise, the likelihood of elevated concentrations of hazardous materials and/or petroleum products resting in remaining topsoil is considered to represent a recognized environmental condition in connection with the subject property at this time.

This site is in **ACRES - 236047** and has already experienced a great return on investment for IDEQ's Brownfields program. IDEQ's SRG 128a Phase I ESA (included a topographic 1-ft contour survey for area-wide planning purposes) cost \$43,586 and resulted in a \$7.85M purchase of the property by the City of Coeur d'Alene and Ignite CDA, the City's

Urban Renewal Agency (URA) in September 2017 (attached article: BF Background CDAPress-City buys \$7.8 Million Property-No Warranty 09-20-2017.pdf)

PROPOSED BROWNFIELDS ASSESSMENT AND COST: Phase II site assessment estimated cost \$75,190 to \$92,329. The sampling design will consist of combination of ISM and Discrete Sampling methodologies. The property will be divided into ten separate decision units. COCs include PPM, PAHs, VOCs and SVOCs. Attached to this email please find the following document's:

- Coeur d'Alene Tribe Cultural Request letter dated 09/29/2017
- Coeur d'Alene Tribe Cultural Determination USPS return receipt dated 10/11/2017 (no response was received)
- Idaho SHPO Historical Concern Request letter dated 09/29/2017
- Idaho SHPO Historical Concern Determination letter dated 10/19/2017 (no effects)
- Idaho Department of Fish and Game ESA Review Request email dated 10/27/2017
- IDFG Reply to IDED dated 10/31/2017 (no effect)
- Signed Site Access Agreement dated 05/25/2017
- Proposed sampling decision unit exhibit dated 12/15/2017

Regards,

Steve Gill | Brownfields and VCP Specialist

From: Griffith, Terri [<mailto:Griffith.Terri@epa.gov>]

Sent: Friday, June 30, 2017 10:13 AM

To: Steve Gill

Cc: Eric Traynor; Gary Stevens; Ignacio Dayrit

Subject: RE: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID - EPA Concurrence 06.29.2017

Importance: High

Hi Steve –

Per the email I sent earlier this morning, I am resending my email from 06.29.17 with the correction to the city designation – the Former Stimson Atlas Mill property is in Coeur d'Alene, Idaho, not Moscow, Idaho – please see yellow highlight below. Please use today's email dated 06.30.17 for your records to avoid any future confusion. Thank you!

On behalf of EPA, I have reviewed the IDEQ Eligibility Determination and supporting documentation for the Former Stimson Atlas Mill Property, Coeur d'Alene, Idaho (details listed below). Based on the information you have provided, it appears that this property is eligible for petroleum and hazardous substances funding under the IDEQ State Response Program cooperative agreement, RP-97056213. EPA, therefore, concurs with IDEQ's determination of eligibility.

Confirmation that the Former Stimson Atlas Mill Property is not a contributor to or part of the Bunker Hill Superfund Site – please note:

On 06.15.2017, the EPA Region 10 Brownfields Program received confirmation from the EPA Region 10 Remedial Cleanup (Superfund) Program that “based on the information currently available, the remedial program believes that the Atlas Mill Property is not source of contamination to the Bunker Hill Site, and currently, it is not considered to be part of the site (per 06.15.17 email from Helen Bottcher, Acting Manager, Site Cleanup Unit 1).” Thus, IDEQ may proceed with the Phase I Environmental Site Assessment and the Vision To Action workshop that the City of Coeur d'Alene has requested from CCLR may proceed. Ignacio Dayrit/CCLR was informed by email on 06.27.2017.

Name and any aliases: STIMSON LUMBER ATLAS MILL

Lat: 47°41'56.37"N Long: 116°49'27.82"W (This is a large property, 47-acres so, lat and long are kind of vague.)

Address: 2722 W. Seltice Way

City: Coeur d'Alene

Zip: 83814
County: Kootenai

Attachments:

R10 Eligibility worksheet signed by EPA –
BF EPA Site Eligibility Form_Stimson Atlas Mill 05-31-2017_EPA Concur&Sign 06292017.pdf

Please let me know if you have further questions. I look forward to hearing the results of your assessment work. Thanks! Terri

TERRI GRIFFITH | BROWNFIELD PROJECT MANAGER
ENVIRONMENTAL CLEANUP OFFICE | U.S. ENVIRONMENTAL PROTECTION AGENCY | REGION 10
1200 SIXTH AVE. SUITE 900 (ECL-122)
SEATTLE, WA 98101
P: (206) 553-8511 | F: (206) 553-8581
EMAIL: GRIFFITH.TERRI@EPA.GOV



From: Griffith, Terri
Sent: Wednesday, June 28, 2017 7:35 PM
To: 'Steve.Gill@deq.idaho.gov' <Steve.Gill@deq.idaho.gov>
Subject: RE: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID

Hi Steve – just touching base on status. I have sent off a request for an EPA enforcement screen on the property and hoping to have that back tomorrow (6/29) so that I can complete my eligibility determination. I'll be back in touch tomorrow, Thursday, 6/29.

Thanks, Terri

TERRI GRIFFITH | BROWNFIELD PROJECT MANAGER
ENVIRONMENTAL CLEANUP OFFICE | U.S. ENVIRONMENTAL PROTECTION AGENCY | REGION 10
1200 SIXTH AVE. SUITE 900 (ECL-122)
SEATTLE, WA 98101
P: (206) 553-8511 | F: (206) 553-8581
EMAIL: GRIFFITH.TERRI@EPA.GOV

From: Ignacio Dayrit [<mailto:ignacio.dayrit@cclr.org>]
Sent: Tuesday, June 27, 2017 4:03 PM
To: Griffith, Terri <Griffith.Terri@epa.gov>
Cc: Steve.Gill@deq.idaho.gov; Sarah Sieloff <sarah.sieloff@cclr.org>
Subject: Re: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID

Good news - thanks.

[Ignacio Dayrit](mailto:ignacio.dayrit@cclr.org)
[Center for Creative Land Recycling](http://www.cclr.org)
415.728.3848
or 415.398.1080x107

From: Griffith, Terri
Sent: Tuesday, June 27, 2017 4:01 PM
To: 'Steve.Gill@deq.idaho.gov' <Steve.Gill@deq.idaho.gov>
Cc: Ignacio Dayrit <ignacio.dayrit@cclr.org>
Subject: RE: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID

Hi Steve – This is in my queue. ☺ Many apologies for the delayed follow-up via email. June has flown by swiftly – so much happening!

As discussed over text, we do now have confirmation that this site is not currently considered part of the Bunker Hill Superfund site. Thus, we should be good to go on the Vision To Action workshop that the City of Coeur d'Alene has requested from CCLR. I have copied Ignacio Dayrit/CCLR on this email.

I still need to circle back on review of the eligibility determination to ensure there are no other questions before signing off on the Phase I site assessment. I have a few things I need to complete this afternoon but should be able to get that back to you tomorrow, Wednesday, 6/28.

Thanks! Terri Griffith

TERRI GRIFFITH | BROWNFIELD PROJECT MANAGER
ENVIRONMENTAL CLEANUP OFFICE | U.S. ENVIRONMENTAL PROTECTION AGENCY | REGION 10
1200 SIXTH AVE. SUITE 900 (ECL-122)
SEATTLE, WA 98101
P: (206) 553-8511 | F: (206) 553-8581
EMAIL: GRIFFITH.TERRI@EPA.GOV

From: Steve.Gill@deq.idaho.gov [<mailto:Steve.Gill@deq.idaho.gov>]
Sent: Tuesday, June 27, 2017 3:35 PM
To: Griffith, Terri <Griffith.Terri@epa.gov>
Subject: RE: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID

Terri,

I don't believe we have received your approval. You and I exchanged text that this was okay but not an email.

Regards,

Steve Gill | Brownfields and VCP Specialist

From: Steve Gill
Sent: Friday, June 02, 2017 4:57 PM
To: Terri Griffith (Griffith.Terri@epamail.epa.gov)
Cc: Eric Traynor; Gary Stevens; Ignacio Dayrit (ignacio.dayrit@cclr.org)
Subject: Request to spend 128(a) funds, EPA Site Eligibility Concurrence: Former Stimson Atlas Mill Property, Coeur d'Alene, ID
Importance: High

Hi Terri,

DEQ plans to complete a Phase I ESA using our 128(a) funds for the City of Coeur d'Alene on the former 47-acre Stimson Atlas Mill property. The purpose of the Phase I ESA is for AAI for the City of Coeur d'Alene and for the City to claim BFPP defense to CERCLA.

The city has tendered an offer with the owner to purchase the property. The city would have until mid-September to conduct due diligence on the property before making a final purchase decision. If the sale of the 47 acres closes before Oct. 25, Bad Axe will sell the property for \$7.85 million, but the price increases to \$8 million if the sale closes by Dec. 1.

Generally, DEQ does not notify our EPA PM for Phase I ESA; however, in addition to the Phase I, the City of Coeur d'Alene would like to enlist CCLR for a Vision to Action workshop prior to purchase. In talking with Ignacio, we are targeting the end of July to the first couple weeks in August for the visioning workshop. So, we felt it would be best to submit the site eligibility request at this time.

Name and any aliases: STIMSON LUMBER ATLAS MILL

Lat: 47°41'56.37"N Long: 116°49'27.82"W (This is a large property, 47-acres so, lat and long are kind of vague.)

Address: 2722 W. Seltice Way

City: Coeur d'Alene

Zip: 83814

County: Kootenai

I will be completing an ARCES profile next week.

Regards,

Steve Gill | Brownfields and VCP Specialist

Idaho Department of Environmental Quality

2110 Ironwood Parkway

Coeur d'Alene ID 83814

Phone: 208.666.4632

Cell: 208.215.5986

Email: steve.gill@deq.idaho.gov

DEQ Web Page: www.deq.idaho.gov

Steve Gill

From: Steve Gill
Sent: Friday, October 27, 2017 11:03 AM
To: Kiira Siitari (kiira.sitari@idfg.idaho.gov)
Cc: Gary Stevens
Subject: DEQ Brownfields Program T&E Species Question Stimson Atlas Mill
Attachments: BF IDFG T&E Species Question Riverstone-to-Huetter BNSF Corridor 04-21-2016 - Copy.pdf; BF Figures Stimson Atlas Mill Property CdA 10-27-2017.pdf

Categories: Red Category

Hi Kiira,

IDEQ last communicated with IDFG in April 2016 regarding our brownfields environmental site characterization on the former BNSF Railway Company 60-foot right-of-way (ROW) that stretched nearly 2.2 miles from West Riverstone Drive to Huetter Avenue (see attached email).

The purpose of this email is that IDEQ's Brownfields program plans to conduct an environmental site assessment on the City of Coeur d'Alene's recently acquired 47-acre former Stimson Atlas Mill property located south of Seltice Way and north of the Spokane River, coordinate range goes from: West 47.698953° (Lat) -116.818235° (Long) to East 47.699458° (Lat) -116.829579° (Long) (see attached figures).

The Property requires environmental site assessment activities that may include surface and subsurface soil samples. Soil samples will be collected by advancing soil borings using a drill rig or direct-push technology. No large scale excavations are anticipated.

The BNSF ROW does bi-sect the property; however, because DEQ's Brownfields program requires annual updated information regarding terrestrial TE Species, we must once again contact IDFG.

IDEQ is asking IDFG to let us know if any of the following terrestrial TE Species: 1) Grizzly bear, 2) Canada lynx, and 3) Selkirk Mountain Caribou might reside in this project boundary.

Regards,

Steve Gill | Brownfields and VCP Specialist

Idaho Department of Environmental Quality
2110 Ironwood Parkway
Coeur d'Alene ID 83814
Phone: 208.666.4632
Cell: 208.215.5986
Email: steve.gill@deq.idaho.gov
DEQ Web Page: www.deq.idaho.gov



IDAHO DEPARTMENT OF FISH AND GAME

PANHANDLE REGION
2885 West Kathleen Avenue
Coeur d'Alene, Idaho 83815

C.L. "Butch" Otter/Governor
Virgil Moore/Director

October 31, 2017

Mr. Steve Gill
Idaho Department of Environmental Quality
2110 Ironwood Parkway
Coeur d'Alene, ID 83814
Steve.gill@deq.idaho.gov

Dear Steve:

REFERENCE: Brownfields Program, Stimson Atlas Mill

We have reviewed the environmental site assessment proposal on the City of Coeur d'Alene's property, formerly the Stimson Atlas Mill. The purpose of these comments is to assist the decision-making authority by providing technical information addressing potential effects on wildlife and wildlife habitat and how any adverse effects might be mitigated. It is not the purpose of Idaho Department of Fish and Game to support or oppose this proposal.

The 47 acre project site is within an urban area and previously disturbed by mill activities. No federally-listed threatened or endangered species have been observed in the project area. We do not anticipate grizzly bear, lynx, or caribou occupancy due to the level of disturbance and low habitat quality for these animals. Federally protected osprey and bald eagles have been observed, although no nest sites have been identified. Big game species such as deer and moose use the area for migration and forage. Soil sampling activities may cause a change in movement patterns of these ungulates but significant impacts are not anticipated.

If you have questions please contact Environmental Staff Biologist Kiira Siitari at (208)769-1414 or kiira.siitari@idfg.idaho.gov. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chip Corsi".

Chip Corsi
Regional Supervisor

CEC:KJS:njk

C: Gary Vecellio, IDFG Idaho Falls
Gary Stevens, IDEQ, gary.stevens@deq.idaho.gov
Keeping Idaho's Wildlife Heritage



U.S. Fish & Wildlife Service

ECOS

[ECOS](#) / [Species Reports](#) / [Species occurrence by state](#)

/ Listed species believed to or known to occur in Idaho

Listed species believed to or known to occur in Idaho

Notes:

- **As of 02/13/2015 the data in this report has been updated to use a different set of information. Results are based on where the species is believed to or known to occur. The FWS feels utilizing this data set is a better representation of species occurrence. Note: there may be other federally listed species that are not currently known or expected to occur in this state but are covered by the ESA wherever they are found; Thus if new surveys detected them in this state they are still covered by the ESA. The FWS is using the best information available on this date to generate this list.**
- This report shows listed species or populations believed to or known to occur in Idaho
- This list does not include experimental populations and similarity of appearance listings.
- This list includes species or populations under the sole jurisdiction of the National Marine Fisheries Service.
- Click on the highlighted scientific names below to view a Species Profile for each listing.

Listed species -- 15 listings

Animals -- 11 listings

<u>Status</u>	Species/Listing Name
T	Bear, grizzly lower 48 States, except where listed as an experimental population or delisted (<i><u>Ursus arctos horribilis</u></i>)
E	Caribou, woodland Selkirk Mountain population (<i><u>Rangifer tarandus caribou</u></i>)

<u>Status</u>	Species/Listing Name
T	Cuckoo, yellow-billed Western U.S. DPS (<i>Coccyzus americanus</i>)
E	Limpet, Banbury Springs Entire (<i>Lanx sp.</i>)
T	Lynx, Canada Contiguous U.S. DPS (<i>Lynx canadensis</i>)
T	Snail, Bliss Rapids Entire (<i>Taylorconcha serpenticola</i>)
E	Snail, Snake River physa Entire (<i>Physa natricina</i>)
E	Springsnail, Bruneau Hot Entire (<i>Pyrgulopsis bruneauensis</i>)
T	Squirrel, Northern Idaho Ground Entire (<i>Uroditellus brunneus</i>)
E	Sturgeon, white U.S.A. (ID, MT), Canada (B.C.), Kootenai R. system (<i>Acipenser transmontanus</i>)
T	Trout, bull U.S.A., conterminous, lower 48 states (<i>Salvelinus confluentus</i>)

Plants -- 4 listings

<u>Status</u>	Species/Listing Name
T	Catchfly, Spalding's (<i>Silene spaldingii</i>)
T	Four-o'clock, MacFarlane's (<i>Mirabilis macfarlanei</i>)
T	Howellia, water (<i>Howellia aquatilis</i>)
T	Ladies'-tresses, Ute (<i>Spiranthes diluvialis</i>)



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 North Hilton • Boise, ID 83706 • (208) 373-0502
www.deq.idaho.gov

C. L. "Butch" Otter, Governor
John H. Tippetts, Director

September 29, 2017

Elizabeth C. Witkowski, M.A.
Idaho State Historic Preservation Office
210 Main Street
Boise, ID 83702*7264

Re: Potential Historical Concerns on Former Stimson Atlas Lumber Mill, Coeur d'Alene, Idaho.

Dear Ms. Witkowski:

The Idaho Department of Environmental Quality (IDEQ) plans to conduct an environmental site assessment on the former Stimson Atlas Mill (Property) in Coeur d'Alene, Idaho. The Property is an approximate 44.5-acre vacant lot consisting of ten separate and contiguous parcels of real estate immediately south of the 2,000-3,000 blocks of West Seltice Way (local arterial) and immediately north of the Spokane River. The coordinate range goes from: West 47.698953° (Lat) -116.818235° (Long) to East 47.699458° (Lat) -116.829579° (Long).

The Property requires environmental assessment activities that may include surface and subsurface soil samples. Soil samples will be collected by advancing soil borings using a drill rig or direct-push technology. No large scale excavations are anticipated.

The Property is bisected by a 60-foot wide abandoned Burlington Northern Santa Fe Railway Company railroad corridor and right-of-way that IDEQ previously completed environmental assessment activities. On February 8, 2016 SHPO recommended that IDEQ retain the services of a professional archaeologist to monitor any testing involving ground disturbance near two previously documented archaeological sites (10KA429, 10KA480). IDEQ retained the services of Robert Lee Sappington who completed a cultural resource investigation report on April 22, 2016 (attachments).

IDEQ is requesting a determination letter as to whether or not there are any historic preservation concerns that SHPO may have with regard to this Property. Unless SHPO identifies a specific historical concern, work may begin 30 days after receipt of this letter. If you have any questions or comments, please feel free to contact me at (208) 666-4632.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Gill".

Steve Gill, Brownfields and VCP Specialist
Enclosures

cc: Eric Traynor, Brownfields Program Manager



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 North Hilton • Boise, ID 83706 • (208) 373-0502
www.deq.idaho.gov

C. L. "Butch" Otter, Governor
John H. Tippetts, Director

September 29, 2017

Jill Maria Wagner, Ph.D.
Tribal Historic Preservation Officer
Cultural Resources Program
Coeur d'Alene Tribe
PO Box 408 / 850 A Street
Plummer, ID 83851

Re: Potential Cultural Concerns on Former Stimson Atlas Lumber Mill, Coeur d'Alene, Idaho.

Dear Ms. Wagner:

The Idaho Department of Environmental Quality (IDEQ) plans to conduct an environmental site assessment on the former Stimson Atlas Mill (Property) in Coeur d'Alene, Idaho. The Property is an approximate 44.5-acre vacant lot consisting of ten separate and contiguous parcels of real estate immediately south of the 2,000-3,000 blocks of West Seltice Way (local arterial) and immediately north of the Spokane River. The coordinate range goes from: West 47.698953° (Lat) -116.818235° (Long) to East 47.699458° (Lat) -116.829579° (Long).

The Property requires environmental assessment activities that may include surface and subsurface soil samples. Soil samples will be collected by advancing soil borings using a drill rig or direct-push technology. No large scale excavations are anticipated.

The Property is bisected by a 60-foot wide abandoned Burlington Northern Santa Fe Railway Company railroad corridor and right-of-way that IDEQ previously completed environmental assessment activities. On February 8, 2016 ISHPO recommended that IDEQ retain the services of a professional archaeologist to monitor any testing involving ground disturbance near two previously documented archaeological sites (10KA429, 10KA480). IDEQ retained the services of Robert Lee Sappington who completed a cultural resource investigation report on April 22, 2016 (attachments).

IDEQ is requesting a determination letter as to whether or not there are any cultural concerns that the Coeur d'Alene Tribe may have with regard to this site. Unless the Tribe identifies a specific historical concern, work may begin 30 days after receipt of this letter. If you have any questions or comments, please feel free to contact me at (208) 666-4632.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Gill".

Steve Gill, Brownfields and VCP Specialist
Enclosures

cc: Eric Traynor, Brownfields Program Manager



October 19, 2017

C.L. "Butch" Otter
Governor of Idaho

Janet Gallimore
Executive Director
State Historic
Preservation Officer

Administration and
Membership and
Fund Development
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2682
Fax: (208) 334-2774

Idaho State
Historical Museum
214 Broadway Avenue
Boise, Idaho 83702
Office: (208) 334-2120
Fax: (208) 334-4059

Idaho State Archives and
Records Center
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2620
Merle W. Wells
Research Center
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Phone: (208) 327-7060
Open Tues.-Sat. 11am-4pm

State Historic Preservation
Office and Archaeological
Survey of Idaho
210 Main Street
Boise, Idaho 83702-7264
Office: (208) 334-3861
Fax: (208) 334-2775

Old Idaho Penitentiary
2445 Old Penitentiary Road
Boise, Idaho 83712-8254
Office: (208) 334-2844
Fax: (208) 334-3225

Statewide Historic Sites
• Franklin Historic Site
• Pierce Courthouse
• Rock Creek Station and
Stricker Homesite

Steve Gill
State of Idaho Department of Environmental Quality
1410 North Hilton
Boise, Idaho 83706

**Re: Potential Historical Concerns on Former Stimson Atlas Lumber Mill,
Coeur d' Alene, Idaho / SHPO Review No.: 2015-315**

Dear Mr. Gill

Thank you for consulting with our office on the above reference project. Originally part of the larger environmental assessment project, we understand the scope of the work in Zone 2 includes environmental assessment activities that may involve surface and subsurface soil samples. Soil samples will be collected by advanced soil borings using a drill rig or direct push technology. On February 8, 2016 our office commented on the project, recommending that an archaeological monitor be present when any ground disturbance testing is located in the eastern portion of Zone 1 and the southeastern portion of Zone 3. In December 2016 our office received a monitoring report for work conducted in Zone 1. No previously documented archaeological sites are located within Zone 2, and therefore the Idaho SHPO did not recommend monitoring in this zone.

Pursuant to 36 CFR 800.5, we have applied the criteria of effect to the proposed undertaking. Based on the additional information received 06 September 2017, we find that the proposed project actions will continue to result in **no adverse effect** to historic properties.

In the event that cultural material is inadvertently encountered during the implementation of this project, work shall be halted in the vicinity of the finds until they can be inspected and assessed by the appropriate consulting parties. If you have any questions, or the scope of the work changes, please contact me at elizabeth.witkowski@ishs.idaho.gov or (208) 488-7467.

Sincerely,

Elizabeth C. Witkowski, M.A.
Compliance Archaeologist
Idaho State Historic Preservation Office



AGREEMENT FOR SITE ACCESS

1. **Parties.** This Agreement is entered into by and between the Idaho Department of Environmental Quality (DEQ) and the City of Coeur d'Alene (City), the purchaser under contract with the owner of certain real property in Coeur d'Alene, Idaho, and more particularly described as the former Stimson Atlas Mill, 2722 W. Seltice Way, Coeur d'Alene, ID 83814
2. **Right of entry.** By this Agreement the undersigned parties confirm the terms of access regarding DEQ's entry onto the Property. Pursuant to the terms of the Purchase and Sale Agreement between the Owner and the City, the Owner has granted to the City and its qualified experts, DEQ and its agents, representatives and contractors, a license of reasonable access to the Property as is necessary to undertake and complete a Site Assessment to investigate potential contamination and to determine the impacts to human health and the environment within and near the boundaries of the Property.
3. **Consideration.** In consideration of the benefit to the health and safety of the citizens of Coeur d'Alene and the State of Idaho to be derived from DEQ's activities on the Property, during the effective period of this Agreement, the Owner hereby authorizes the representatives and contractors of DEQ to enter upon the Property to do those things necessary to complete the Site Assessment.
4. **Interference with project.** The Owner, its successors, assigns, employees, agents, contractors and invitees shall have full right and privilege to use the Property for any and all purposes during the effective period of this Agreement provided that such use shall not unreasonably interfere with the rights granted to DEQ hereunder. During the effective period of this Agreement, the Owner shall:
 - a. Notify DEQ in the event that Owner becomes aware that any equipment has been disturbed; and
 - b. Take no action that will disturb any equipment, or DEQ's access to the equipment, without prior notice to and approval from DEQ.
5. **Successors and Assigns.** This Agreement shall be binding upon the Owner and its successors and assigns.
6. **Duration of Agreement.** Unless the parties agree, pursuant to paragraph 9, to extend this Agreement, the Agreement and the license of reasonable entry granted herein shall continue for a period of one (1) year from its effective date.
7. **Property restoration.** Prior to the termination of this Access Agreement, DEQ agrees - to the extent reasonably possible - to restore the Property to the condition existing prior to the installation of the equipment. Upon the termination of this Agreement, DEQ's license, under this agreement, to enter upon and use the Property shall cease.
8. **Modification.** The undersigned parties may modify this Agreement only in writing and with each party's consent evidenced by signature.
9. **Effective date.** The effective date of this Agreement shall be the date of signature by the authorized representative of DEQ below.

DATED this 30th day of MAY, 2017.

 CITY ATTORNEY

City of Coeur d'Alene as authorized by Owner

DATED this 25th day of May, 2017.


Idaho Department of Environmental Quality