

Phase I Environmental Site Assessment

840 and 945 Dollar Street
West Linn, Oregon

Prepared for:
West Linn Wilsonville School District
2755 SW Borland Road
Tualatin, Oregon 97062

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PBS Project 24106.001



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Table of Contents

EXECUTIVE SUMMARY	1
1 PROJECT AND REPORT INFORMATION	3
1.1 PBS Client Information	3
1.2 Report Purpose.....	3
1.3 Scope of Work	3
1.4 Conformance with ASTM E1527-13	4
1.5 Non-ASTM Method Scope of Work.....	4
1.6 Special Terms and Conditions.....	4
1.7 Client-Imposed Limitations	4
2 PROPERTY INFORMATION AND PHYSICAL SETTING.....	5
2.1 Site Description	5
2.2 Owner and Occupant(s)	5
2.3 Topography and Surface Features.....	5
2.4 Groundwater Well/Borehole Records.....	5
3 GOVERNMENTAL AND REGULATORY RECORDS REVIEW	7
3.1 Government Record Sources	7
3.2 Standard Environmental Record Sources.....	7
4 HISTORICAL RECORDS REVIEW	10
4.1 Standard Historical Sources.....	10
4.2 City Directories	12
4.3 Previous Environmental Assessments	12
4.4 Activity and Use Limitations (AULs).....	12
4.5 Data Failure.....	12
5 SITE RECONNAISSANCE	14
5.1 Methodology and Limiting Conditions.....	14
5.2 Site and Vicinity General Characteristics	14
5.3 Site Conditions and Observations.....	14
5.4 Observed Current Use of Adjoining Properties.....	15
6 INTERVIEWS	16
6.1 Interview with Client/User.....	16
6.2 Interview with Owner	16
6.3 Interview with Previous Owner(s).....	16
6.4 Interviews with Site Manager, Occupants, or Employees.....	16
6.5 Interviews with Local Government Officials.....	16
6.6 <i>Interviews with Others</i>	17
7 NON-SCOPE CONSIDERATIONS	18
8 EVALUATION	19
8.1 Findings and Opinion.....	19
8.2 Conclusions.....	19
9 SIGNATURES.....	20

10 ASSUMPTIONS AND LIMITATIONS.....21
10.1 Significant Assumptions.....21
10.2 Limitations and Exceptions21
10.3 Data Gaps22
10.4 Client Reliance22

11 RESOURCES.....23
11.1 References23
11.2 Glossary24
11.3 Cross-Reference for ASTM E1527-13 Requirements.....28

Supporting Data

FIGURES

- Figure 1. Site Vicinity Map
- Figure 2. Site Plan

APPENDICES

Appendix A: Contract and Resumes

- PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract Resumes/Staff Qualifications

Appendix B: Property Information and Physical Setting Records

- Well Logs
- Tax Map

Appendix C: Regulatory Databases and Government Records

- UST Decommissioning Report
- Regulatory Database Report

Appendix D: Historical Research Records

- Historical Aerial Photographs
- EDR Street Directories
- Preliminary Title Report

Appendix E: Site Reconnaissance Records

- Site Photographs
- Field Checklist

Appendix F: Questionnaires

- Property Owner/Representative Questionnaire
- Client/User Questionnaire

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Abbreviations

The following are commonly used abbreviations in PBS Phase I Environmental Site Assessment reports. Abbreviations are defined upon first use within the text.

AAI	all appropriate inquiry
ACBM	asbestos-containing building material
ACM	asbestos-containing material
AST	aboveground storage tank
ASTM	ASTM International (formerly American Society for Testing and Materials)
AUL	activity and use limitation
bgs	below ground surface (depth below the ground surface)
CEG	conditionally exempt generator (of hazardous waste)
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act (EPA)
CR2K	Oregon Community Right-to-Know
CREC	controlled recognized environmental condition
DEQ	Oregon Department of Environmental Quality
ECSI	Environmental Cleanup Site Information database (DEQ)
EDR	Environmental Data Resources (a regulatory database report provider)
EPA	Environmental Protection Agency
ESA	environmental site assessment
HOT	heating oil tank
HREC	historical recognized environmental condition
LCP	lead-containing paint
LQG	large-quantity generator (of hazardous waste)
LUST	leaking underground storage tank
mg/kg	milligrams per kilogram (equivalent to ppm)
NFA	No Further Action determination (DEQ)
NLR	no longer reporting
NonGen	non-generator of hazardous waste
PBS	PBS Engineering and Environmental Inc.
PCB	polychlorinated biphenyls
ppm	parts per million (equivalent to mg/kg)
RCRA	Resource Conservation and Recovery Act (EPA)
REC	recognized environmental condition
SQG	small-quantity generator (of hazardous waste)
USGS	United States Geological Survey
UST	underground storage tank

Executive Summary

A Phase I Environmental Site Assessment was conducted by PBS Engineering and Environmental Inc. (PBS) for the property (Site or subject property) located at 840 and 945 Dollar Street in West Linn, Oregon. The assessment was conducted for West Linn Wilsonville School District (Client). This assessment was performed in general compliance with the ASTM International E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the EPA in November 2013, for conducting all appropriate inquiries (AAI).

This report should be read in its entirety (text and attachments) before decisions are made based on the findings provided in the Executive Summary. PBS is not responsible for utilization of less than the complete report.

Site Description and History

The Site is a 22.11-acre parcel, consisting of three tax lots, located in West Linn, Oregon, and currently unoccupied. The features include many walking and biking trails on the interior of the property and fencing and gates on the exterior of the property. The western section of the property, closer to the Tualatin River, contains a significant amount of debris, including a probable water tank, two rusted 55-gallon drums, and various metal debris. The Site is relatively level, with variable slopes to the south and west, getting closer to the Tualatin River.

The Site was used for agricultural farmland through the 1970s. A tree farm was observed using historical imagery. A few structures were observed in the western and eastern section of the Site. At least one of these structures was heated by a heating oil tank (HOT) and PBS was provided information regarding a clean decommissioning.

Regulatory Review

Environmental Protection Agency (EPA) and state environmental databases were reviewed to identify sites that pose a potential environmental concern to the subject property. The subject property appears in the Heating Oil Tank Clean Decommissioning List. This database lists clean HOT decommissions. PBS reviewed the documentation relating to the decommission at the Site, and none appear to pose a significant environmental concern to the subject property.

Findings and Opinions

This Phase I ESA identified the following:

1. The property was in agricultural use from before 1930s to the 1970s including several small orchards in the western and central portions of the site. Historically, orchard pesticides contained heavy metals such as arsenic and lead, as well as DDT (dichloro-diphenyl-trichloroethane). There is a concern that elevated pesticides may exist at the subject property, posing a risk for potential future receptors. Given the proposed use for construction of a new middle school at the site, this poses a high environmental concern.
2. A heating oil underground storage tank located adjacent to a shop building along the central northern property portion of the site was decommissioned by removal at the site in 2009. Because of the lack of regulatory status for the HOT, this HOT decommissioning is not of significant concern. It is possible that one or more heating oil tanks are present associated with other residential structures located on the western corner of the site. If encountered during future site development, they should be decommissioned by a suitably licensed contractor.

3. Two 55-gallon drums were observed in the western section of the subject property with no labels to indicate their original purpose. Both drums were rusted away, and no staining was observed. Care should be taken during construction around the location of these drums for potential soil impacts (staining, odors, discoloration). Based in the absence of these conditions this poses a low environmental concern.

Recognized Environmental Conditions (RECs), Including Controlled RECs (CRECs)

PBS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of 840 and 945 Dollar Street in West Linn, Oregon, the subject property. This assessment has not revealed any RECs in connection with the property.

Data Gaps

The following data gaps were identified during this study:

- The history of the property could not be established back to first development. Readily available records show use back to 1936 and based on these records, land use prior to this was likely agricultural. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.
- Several time periods exist for which data could not be gathered every five years (see source tables above). Section 8.3.2.1 of ASTM E1527-13 indicates that if the specific use of the property appears unchanged over a period longer than five years, then research of its use during that period is not required. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.

Additional Investigation

Additional investigation is recommended to determine if residual concentrations of pesticides and agricultural metals are present in former orchard areas.

1 PROJECT AND REPORT INFORMATION

1.1 PBS Client Information

PBS Engineering and Environmental Inc. (PBS) conducted this assessment for West Linn Wilsonville School District (Client). The Client is considered the User, as defined by ASTM International Standard E1527-13.

This Phase I Environmental Site Assessment has been requested by West Linn Wilsonville School District to evaluate environmental issues prior to future development. This assessment was performed in general compliance with ASTM International's E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the EPA in November 2013, for conducting all appropriate inquiries (AAI).

1.2 Report Purpose

A Phase I Environmental Site Assessment (ESA) was conducted by PBS for the property located at 840 and 945 Dollar Street in West Linn, Oregon (Site or subject property). The purpose of the Phase I ESA was to identify recognized environmental conditions associated with the subject property, and to assess the likelihood that contamination from hazardous substances or petroleum products may exist on the Site either from past or present use of the subject property or nearby properties. This study is intended to reduce, not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property, within reasonable limits of time and cost.

The purpose of this study is to conduct an all appropriate inquiry into the current and previous ownership and uses of the subject property consistent with good commercial or customary practice. In so doing, the Client may qualify for one of three Landowner Liability Protections (LLP) that limit Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. The Client must fulfill associated continuing obligations to maintain LLP status.

1.3 Scope of Work

The assessment was performed in general compliance with the ASTM International (ASTM) E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the Environmental Protection Agency (EPA) in November 2013. Unless noted in section 1.6 Special Terms and Conditions, the scope of work for the project included the following:

1. Identifying and visually surveying the subject property for the presence of hazardous substances and petroleum products.
2. Obtaining information from the Client through a completed disclosure questionnaire and a review of a title report, if provided by the Client.
3. Reviewing federal, state, tribal, and local agency listings using a commercial database search provider, including activity and use limitations.
4. Reviewing historical maps, historical occupant records, and the nature of past property usage.
5. Reviewing readily available soils, geology, or environmental reports for the subject property or subject property vicinity.
6. Interviewing persons knowledgeable about the subject property, including current and previous owners.
7. Preparing the report summarizing any observations, sources used, findings, conclusions, and opinions relating to the presence or likely presence of hazardous substances or petroleum products on the

subject property, including the potential for contaminants migrating to the subject property from an off-site location.

This assessment considers business environmental risks (see section 11.2 Glossary) that are not recognized environmental conditions unless the Client specifically requests otherwise. Please refer to the PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract, Appendix A, for a detailed description of our scope of work.

PBS has prepared this report using information that is reasonably ascertainable; that is, information that is practically reviewable, publicly available, and obtainable from its source within reasonable time and cost constraints.

1.4 Conformance with ASTM E1527-13

This report has been formatted to maximize reader usability and comprehension. This report conforms to the requirements of ASTM E1527-13, and items indicated in Appendix X4 of the standard are included. Section 11 provides a cross-reference table that allows the reader to confirm conformance.

1.5 Non-ASTM Method Scope of Work

Non-ASTM method issues such as asbestos, lead-containing paint, wetlands, indoor air quality were not addressed during this study.

1.6 Special Terms and Conditions

The standard PBS Terms and Conditions are included in the PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract in Appendix A; there are no special terms and conditions.

1.7 Client-Imposed Limitations

The Client did not impose limitations on PBS while completing this report.

2 PROPERTY INFORMATION AND PHYSICAL SETTING

2.1 Site Description

Site Address:	840 and 945 Dollar Street, West Linn, Oregon
Tax Lot:	Clackamas County Assessor ID 21E34C 00600, 21E34DC 00900, 21E34DC 01001
Township, Range, Section:	Township 02S Range 01E, Southeast and Southwest ¼ of Southeast and Southwest ¼ of Section 34, Willamette Base and Meridian
Size:	Approximately 22.11 acres
Current Use:	Vacant with bike trails and walking trails

Tax lot information was obtained from the State of Oregon's online map resource¹ on 6/9/2020.

A Site Vicinity Map and Site Plan are included with this report under Figures. A copy of the county assessor's tax map is included in Appendix B.

The Site comprises three different tax lots, two of which are large, and one is small and borders the neighborhood to the southeast.

2.2 Owner and Occupant(s)

Current Owner:	West Linn Wilsonville School District (Wilson, L)
Previous Owner:	Sherman, Judith (2000–2005), Boeckman, Ray E. (1978–2000)
Property Manager:	Angela Caffrey – Senior Construction Project Manager at CBRE-HEERY
Current Occupant(s):	Vacant

2.3 Topography and Surface Features

The US Geological Survey 7.5-minute topographic map (Canby Quadrangle, 2020; see Figure 1) for the Site indicates that most of the property has a gentle downward slope to the southwest, until the boundary approaches the Tualatin River, at which point the topography slopes steeply in this direction. The middle of the northern border of the Site, which borders Dollar Street, is the relative high point. The subject property elevation is approximately 120 to 200 feet above mean sea level. A tree farm was present in the 21E34DC 00900 tax lot, so there are distinct vegetative patterns on that portion of the Site. The rest of the Site contains walking and biking trails.

The topographic map indicates that the nearest surface water is the Tualatin River, approximately 200 feet to the northwest and 230 feet south from the subject property. According to surface topography, surface water is likely to flow from northeast and to the south toward the Tualatin River, depending on where surface water falls at the Site.

2.4 Groundwater Well/Borehole Records

The Oregon Water Resources Department (OWRD) well-query online database² provides logs for water wells, monitoring wells, and geotechnical borings along with decommissioned well reports and other records. This database was reviewed by PBS on June 10, 2020. The following water well reports were identified: CLAC 62436, CLAC 51036, CLAC18496, and CLAC 69923. Records from two of these borings indicate that

¹ <http://www.ormap.net/flexviewer/index.html>

² http://apps.wrd.state.or.us/apps/gw/well_log

groundwater was first encountered at depths of 92 to 95 feet below ground surface (bgs). The static water level from two of the borings ranged from 45 feet bgs to 56 feet bgs.

Based on topography, the direction of a shallow unconfined groundwater flow is expected to flow toward the west and southwest; therefore, properties to the east and northeast of the subject property are considered upgradient.

3 GOVERNMENTAL AND REGULATORY RECORDS REVIEW

3.1 Government Record Sources

Oregon Department of Environmental Quality (DEQ) Online Facility Profiler-Lite

The Oregon Department of Environmental Quality (DEQ) maintains an online database³ of facilities and sites that have had regulatory interactions with DEQ involving matters such as permitted air and water discharges, underground injection controls sites, generated hazardous and/or solid waste; cleanup sites; and underground storage tanks (USTs) and releases from USTs. This website was reviewed by PBS on June 10, 2020. The subject property was not listed. No adjoining or nearby properties were listed.

Department of Environmental Quality Heating Oil Tanks (HOTs)

DEQ maintains online databases⁴ for heating oil tanks (HOTs) that have either been decommissioned with clean certification or identified as a leaking underground storage tank (LUST). This website was reviewed by PBS on June 10, 2020. The subject property was listed as having a clean HOT decommission date of November 17, 2009, and a file closed date of December 14, 2009. The subject property was not found in the LUST database.

Oregon State Police and State Fire Marshal

Oregon State Police and Oregon Office of State Fire Marshal maintain the Community Right-to-Know Hazardous Substance Incident Searchable Database⁵ on their Community Right-to-Know website, which was reviewed by PBS on June 10, 2020. The subject property and adjacent properties were not listed.

Local Fire Department

This department does not keep formal records of USTs, aboveground storage tanks (ASTs), or hazardous material incidents. PBS was referred to the Oregon Office of State Fire Marshal's website for this information.

Other Government Records

No other local government records were reviewed for this assessment.

3.2 Standard Environmental Record Sources

A search of EPA, state, and tribal environmental database listings was performed by a commercial database search provider (a copy of the database search report is included in Appendix C). The purpose of this search was to identify potential, suspected, or known sources of contamination on or in the area of the subject property. Various agency listings were searched for different approximate minimum search distances from the subject property as established in the ASTM method. Listings included publicly available databases of environmental liens, activity and use limitations, and easements and equitable servitudes, if recorded or filed.

If the Site and/or adjacent properties are identified in the regulatory database report, the information is summarized below. Regulatory data for surrounding properties that may pose a potential risk to the subject property are also included. Other properties listed in the database report are not considered to be of environmental concern to the Site based on presumed groundwater flow direction, distance from the subject property, regulatory status (for example, the agency file is closed), or other physical factors.

³ <https://www.oregon.gov/deq/Data-and-Reports/Pages/default.aspx>

⁴ <http://www.oregon.gov/deq/tanks/Pages/hot.aspx>

⁵ <https://www.oregon.gov/osp/programs/sfm/Pages/Hazardous-Incident-Database.aspx>

The commercial database report may also include proprietary data derived from historical city directories. These can include historical dry cleaners/laundries and automobile stations (gas stations, automobile repair shops, auto body shops). These are non-regulatory listings and are included as historical information.

Subject Property

Address:	945 Dollar Street West Linn, Oregon 97068	Program #:	HOT ID: 23549
Located on the 945 Dollar Street section of the subject property. Probable location of the UST was near the house.			
PBS was provided with documents related to HOT decommissioning completed by Evren Northwest, Inc., at the Site in 2009. The heating oil UST decommissioning was performed by Evren Northwest, Inc., at the request of Konell Construction. A 340-gallon-capacity tank was decommissioned and removed. Confirmation soil samples did not identify petroleum hydrocarbons above laboratory detection limits. DEQ received this report and certified that the decommissioning met applicable requirements. Documents relating to this HOT are provided in Appendix C.			

Adjoining Properties

No adjoining properties appear on the regulatory database report.

Surrounding Properties

Address:	2120 SW Ostman Drive West Linn, Oregon 97068	Program #:	LUST ID: 03-96-0297
Located 558 feet northeast and upgradient of the subject property			
At the above address, a release was reported related to a 675-gallon HOT. The responsible party decommissioned the HOT in October 1997. The DEQ letter on file in the LUST database explains that a pocket of contamination remained on the property that exceeds the allowable levels of total petroleum hydrocarbons (TPH) for heating oil contaminated soil. Siting Oregon Administrative rule (OAR) 340-122-355(4), DEQ approved of leaving this contamination on the property if removal would endanger structures, or if removal is prohibitively expensive, and the contamination does not threaten human health, safety, welfare, and the environment.			
Additional work was reported in December 2004, but there were no files associated with this work in the database. Currently, the site status is closed.			

Address:	23790 SW Elderberry Lane West Linn, Oregon 97068	Program #:	LUST ID: 03-97-0678
Located 610 feet southwest and downgradient of the subject property			
A release from a HOT was reported for this site in 1997 and was subsequently evaluated for closure using risk-based criteria. DEQ registered the report and certification and closed the file at this property in December 2007.			

Address:	965 Willamette Falls Drive West Linn, Oregon 97068	Program #:	LUST ID: 03-98-0309
Located 752 feet southeast and downgradient of the subject property			

A tank decommissioning project found a leak in a HOT at the site. Remediation included the removal of 5 tons of contaminated soil resulting in an absence of residual petroleum contamination. DEQ closed this site in April 1998.

Unmappable Sites

The unmappable/orphan sites were reviewed on June 10, 2020. Based on the presumed location or reported regulatory status, unmappable sites listed on the EDR database report are considered to pose *de minimis* concern. The only site listed was for Wankers General Store, which likely went through an address change. This store is close to the address listed in the EDR report, and it a substantial distance from the subject property.

4 HISTORICAL RECORDS REVIEW

4.1 Standard Historical Sources

ASTM E1527-13 indicates that review of standard historical sources at less than approximately five-year intervals is not required by this practice. If the specific use of the property appears unchanged over a period longer than five years, then it is not required by this practice to research the use during that period.

The following standard sources were reviewed:

- Aerial photographs were obtained from University of Oregon Map Library and Google Earth.
- Clackamas County has a database for their property accounts, and records for this start in 1999.
- Title records were obtained from Ticor Title dated in November 2019 (provided by Client).
- Topographic maps were obtained from EDR Topographic Maps.

No other historical records were reviewed for this assessment.

The table below summarizes the information gathered from the sources listed above. Data obtained from other sources reviewed for this Phase I ESA may also be included in the following tables in order to identify potential historical data failures.

Copies of the reviewed records are included in Appendix D.

Year	Source	Description
1936	Aerial Photograph	<p><u>Subject Property:</u> Three structures are shown in the northern and western section of the subject property. Most of the subject property is used for agriculture with several small areas of potential orchards present in the western and central portions of the site.</p> <p><u>Adjoining Properties:</u> The surrounding properties all appear to be in agricultural usage with minimal structures.</p>
1948	Aerial Photograph	<p><u>Subject Property:</u> The subject property appears to be primarily unchanged. Some of the orchards have been removed.</p> <p><u>Adjoining Properties:</u> The adjoining properties appear to be unchanged.</p>
1956	Aerial Photograph	<p><u>Subject Property:</u> The eastern section of the subject property appears to be the beginning of a tree farm.</p> <p><u>Adjoining Properties:</u> The surrounding properties appear to be unchanged.</p>
1964	Aerial Photograph	<p><u>Subject Property:</u> The subject property appears to be unchanged.</p> <p><u>Adjoining Properties:</u> The surrounding properties appear to have added more residential structures, and they have rearranged where certain crops are in the agricultural sections.</p>
1970	Aerial Photograph	<p><u>Subject Property:</u> The subject property appears to be unchanged.</p> <p><u>Adjoining Properties:</u> The surrounding properties appear to be unchanged.</p>

Year	Source	Description
1980	Aerial Photograph	<u>Subject Property:</u> The subject property appears to be unchanged. <u>Adjoining Properties:</u> The surrounding properties have added many residential structures in the northeast and northwest. There is also development in the property to the southeast.
1990	Aerial Photograph	<u>Subject Property:</u> The subject property has stopped being used for agriculture. The subject property appears to be mostly unchanged. <u>Adjoining Properties:</u> The surrounding properties to the north and east are still undergoing residential development.
1998	Aerial Photograph	<u>Subject Property:</u> The subject property appears to be unchanged. <u>Adjoining Properties:</u> All surrounding properties to the north and east have been developed with residential structures.
2003	Aerial Photograph	<u>Subject Property:</u> The subject property appears to be unchanged. <u>Adjoining Properties:</u> The surrounding properties appear to be unchanged.
2008	Aerial Photograph	<u>Subject Property:</u> The subject property appears to be unchanged. <u>Adjoining Properties:</u> The surrounding properties to the northeast and southwest have been developed for residential properties and a park, respectively. The neighborhood to the southeast has been redeveloped into another neighborhood with residential structures.
2009	Aerial Photograph	<u>Subject Property:</u> The subject property has added a gravel lot on the far western tip. There was construction ongoing at the park to the southwest of the subject property, and this gravel patch appears to be involved with that construction. <u>Adjoining Properties:</u> Construction on the park to the southwest is underway. More properties have been added to the surrounding property to the east. Other properties surrounding the subject property appear unchanged.
2012	Aerial Photograph	<u>Subject Property:</u> The single house has been demolished in the eastern section of the subject property. <u>Adjoining Properties:</u> The surrounding property to the east has added new residential properties. Other properties surrounding the subject property appear unchanged.
2017	Aerial Photograph	<u>Subject Property:</u> The subject property appears to be unchanged. <u>Adjoining Properties:</u> The surrounding properties appear to be unchanged.
2019	Aerial Photograph	<u>Subject Property:</u> A small structure in the northwest corner of the subject property has been demolished. <u>Adjoining Properties:</u> The surrounding properties appear to be unchanged.

Year	Source	Description
2019	Title Report	Ticor Title, November 2019, states that the buyer / borrower of the subject property is the West Linn-Wilsonville School District 3JT and West Linn-Wilsonville School District #3J. Easements for public and private utilities are noted for the dates of 1976, 1978, 2008, and 2013. Easements for grading, filling, slope protection, maintenance landscaping, and related uses are noted for 2005, and temporary emergency access is noted for 2013.

Summary of Property Use from Historical Sources

The property was used for rural residential and agricultural activities including a mixture of row crops and orchards up to the 1980s, when the agricultural use at the site was fallow. Residential structures were present at the Site from at least 1936 until the early 2000s. The property in the western section was demolished around 1990, and the property in the eastern section around 2010. The area surrounding these structures were in agricultural use.

The adjoining properties were all in agricultural use before 1936. Over time, the adjoining properties were developed for residential usage. Development of the adjoining properties began in the 1970s and ended in the late 1990s. The large park to the southwest of the subject property was developed in the late 2000s with two baseball fields. The adjoining properties have appeared unchanged since these additions.

4.2 City Directories

City directories were searched using EDR. A listing of the directory listings is included in Appendix D. A summary of the findings is presented below.

The subject property first appears in the 1969 directory as belonging to Ray E. Boeckman and appears in each directory until 2000, in which it is listed as Judith Sherman. Since 2005, the subject property is listed as "West, L," which PBS assumes to be West Linn School District.

The adjacent properties surrounding the subject property are all residential. The historical directories did not identify listings of potential concern at adjacent properties.

4.3 Previous Environmental Assessments

PBS was provided with documents related to clean HOT decommissioning completed by Evren Northwest, Inc., at the Site in 2009 (Appendix C). A summary of the investigation activities and findings is provided in section 3.2 above.

4.4 Activity and Use Limitations (AULs)

PBS did not identify environmental liens, activity, and use limitation (AULs), or easements and equitable servitudes on the subject property during this study.

4.5 Data Failure

Data failure was encountered while conducting the historical research for this Phase I ESA report. Data failure occurs when the standard historical sources reasonably ascertainable and likely to be useful have been reviewed, but the objectives in ASTM E1527-13 Sections 8.3.1 through 8.3.2.2 have not been met. If the data failure represents a significant data gap, the impact of this data gap shall be discussed in section 8.1 of this Phase I ESA report.

The following data failure occurred:

- The history of the property could not be established back to first development. Readily available records show use back to 1936 and based on these records, land use prior to this was likely agricultural. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.
- Several time periods exist for which data could not be gathered every five years (see source tables above). Section 8.3.2.1 of ASTM E1527-13 indicates that if the specific use of the property appears unchanged over a period longer than five years, then research of its use during that period is not required. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.

5 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The Site reconnaissance was conducted by Shad Brooks, Staff Geologist, with oversight by Claudia Byes-Lund, Project Scientist and PBS environmental professional (EP), on May 27, 2020, to observe and document site conditions and visible indications of existing environmental conditions.

The entirety of the subject property was accessed. Parts of the Site were overgrown with vegetation; however, a best attempt was made at observing the entire site.

Photographs of the Site are included in Appendix E.

5.2 Site and Vicinity General Characteristics

The subject property is a 22.11-acre parcel located in West Linn, Oregon. The city of West Linn is located along the Willamette River and the Tualatin River in the southwest section of the city. The subject property is currently unoccupied. The features include many walking and biking trails on the interior of the property and fencing and gates on the exterior of the property. The western section of the property, closer to the Tualatin River, contains a significant amount of debris, including what appears to be a water tank, two rusted 55-gallon drums, and various metal debris. The subject property is relatively level, with variable slopes to the south, getting closer to the Tualatin River.

Site Operations/Processes

The Site is used for bike trails and walking trails. Various features, such as pits and ramps, are used for the bike trails and the walking trails border the property. There were no observed structures on site.

Exterior Improvements

Fencing and gates into and out of the subject property were observed.

Utilities

- Water Supply: West Linn Municipal
- Sewage System: West Linn Municipal
- Stormwater: Municipal stormwater drains and ditches along the southern border of the subject property.
- Heating Source: Historically, a HOT was used for heating. There are no structures currently on the subject property.

5.3 Site Conditions and Observations

Note: The PBS Field Checklist, Appendix E, may detail additional field observations not described below.

Aboveground and Underground Storage Tanks

No aboveground or underground storage tanks were observed on the subject property.

Drywells, Injection Wells, Septic Systems

None of these features were observed and/or known to be present on the subject property.

Floor Drains, Catch Basins, Sumps, Oil/Water Separators

None of these structures were observed on the subject property.

Hazardous Substances, Petroleum Products, Unidentified Containers

The following were observed during the Site visit (see Site Photographs in Appendix E):

- Two rusted out 55-gallon drums. Evidence of soil staining or stressed vegetation was not observed in the area of the drums.

Improper Dumping/Solid Waste Disposal

- Household trash (cans, empty buckets)
- Metal debris in the western section of the subject property (piping, chain-link fencing)

Pits, Ponds, Lagoons, Surface Impoundments

- One pit approximately 3 feet deep and 5 feet by 4 feet wide was observed. This looked hand dug and appears to be related to a dirt bike track in the middle of the Site.

Polychlorinated Biphenyls (PCBs)

PCBs were once used in the manufacture of electrical equipment (transformers) and hydraulic fluids. Now considered hazardous substances under CERCLA rules, the manufacture of PCBs was banned in 1979. Examination or sampling of individual building components or fixtures for PCBs is not within the scope of the Phase I ESA; however, the following was observed:

- A pole-mounted transformer was observed near the subject property close to the Tualatin River. The transformer was in good condition with no signs of leakage.

Stains, Sheens, Odors

None of these conditions were observed on the subject property.

Wells

According to the property manager, Angela Caffrey, the Site once contained a well. This was not observed by the field staff during the Site visit, and this was not listed in any publicly available records. The 2009 HOT decommissioning report including in Appendix C includes a photo of the well location and scaled figure showing the location of the well to the north of the former shop building along the northern central portion of the site.

Other Conditions of Concern

No other conditions of concern were observed on the subject property during the Site reconnaissance.

5.4 Observed Current Use of Adjoining Properties

- North: Residential neighborhoods (Dollar Street)
- South: Fields Bridge Park and the Tualatin River (Willamette Falls Drive)
- East: Residential Neighborhoods
- West: Fields Bridge Park and the Tualatin River

These properties were viewed from the subject property or the nearest public right-of-way. No conditions of environmental concern were observed.

6 INTERVIEWS

The section below summarizes information obtained from interviews and questionnaires completed by the Client/User, property owner, and/or other key personnel.

6.1 Interview with Client/User

In addition to completing a written questionnaire regarding the subject property, Angela Caffrey, the Senior Construction Project Manager at CBRE-HEERY, was interviewed. Information obtained from the interview/questionnaire is summarized below. A copy of the questionnaire is provided in Appendix F. Ms. Caffrey was also interviewed via telephone at 503.523.8103. The interview and questionnaire are summarized as follows:

- Ms. Caffrey is not aware of environmental liens against the subject property or AULs related to environmental conditions.
- Ms. Caffrey does not have specialized knowledge or experience that may be material to the identification of recognized environmental conditions on the subject property.
- The property purchase price has not been devalued based on environmental conditions at the subject property or surrounding properties.

6.2 Interview with Owner

Ms. Caffrey also completed the owner questionnaire. The questionnaire is summarized as follows:

- The property was used for farming and independent dwelling, all prior to 2009. No other uses were noted.
- Ms. Caffrey reported that all homes at 840 and 945 Dollar Street were demolished.
- Ms. Caffrey provided a copy of the HOT decommissioning report.
- Ms. Caffrey indicated that geotechnical studies are in process.
- Ms. Caffrey indicated that a prior ESA was performed. PBS determined that she is likely referring to the HOT decommissioning report.

6.3 Interview with Previous Owner(s)

PBS was unable to contact the previous owners. This property is a new construction and based on available historical use of the property and regulatory information found for the subject property, this does not impact the ability of PBS to identify recognized environmental conditions (RECs).

6.4 Interviews with Site Manager, Occupants, or Employees

The subject property is managed by Angela Caffrey, the Senior Construction Project Manager at CBRE-HEERY. A phone call with PBS staff was completed while on site for the site reconnaissance. Ms. Caffrey explained that there was some worry from people in the neighborhood about the use of herbicide by the city. PBS was unable to determine the use of herbicide during the site visit. The only stressed vegetation that was observed was the vegetation that was run over by heavy equipment. Ms. Caffrey also talked about the drums and metal debris in the western section of the Site. PBS was able to locate and photograph this debris.

There are no occupants or other employees on site during the site reconnaissance.

6.5 Interviews with Local Government Officials

Interviews with local government officials were previously summarized in section 3.1, and are not repeated here.

6.6 Interviews with Others

No others were interviewed for completed for this report.

7 NON-SCOPE CONSIDERATIONS

Non-scope considerations are issues or conditions at the subject property that could pose a business risk to an owner or prospective purchaser but are not included in a standard Phase I ESA. PBS assesses non-scope considerations only when requested to do so by the Client.

There were no non-scope considerations requested by the Client.

8 EVALUATION

The sections below present the findings, opinion, and conclusions of this Phase I ESA.

8.1 Findings and Opinion

This Phase I ESA identified the following:

1. The property was in agricultural use from before 1930s to the 1970s including several small orchards in the western and central portions of the site. Historically, orchard pesticides contained heavy metals such as arsenic and lead, as well as DDT (dichloro-diphenyl-trichloroethane). There is a concern that elevated pesticides may exist at the subject property, posing a risk for potential future receptors. Given the proposed use for construction of a new middle school at the site, this poses a high environmental concern.
2. A heating oil underground storage tank located adjacent to a shop building along the central northern property portion of the site was decommissioned by removal at the site in 2009. Because of the lack of regulatory status for the HOT, this HOT decommissioning is not of significant concern. It is possible that one or more heating oil tanks are present associated with other residential structures located on the western corner of the site. If encountered during future site development, they should be decommissioned by a suitably licensed contractor.
3. Two 55-gallon drums were observed in the western section of the subject property with no labels to indicate their original purpose. Both drums were rusted away, and no staining was observed. Care should be taken during construction around the location of these drums for potential soil impacts (staining, odors, discoloration). Based in the absence of these conditions this poses a low environmental concern.

8.2 Conclusions

PBS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of 840 and 945 Dollar Street in West Linn, Oregon, the subject property. This assessment did not identify any RECs in connection with the property.

Data Gaps

The following data gaps were identified during this study:

- The history of the property could not be established back to first development. Readily available records show use back to 1936 and based on these records, land use prior to this was likely agricultural. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.
- Several time periods exist for which data could not be gathered every five years (see source tables above). Section 8.3.2.1 of ASTM E1527-13 indicates that if the specific use of the property appears unchanged over a period longer than five years, then research of its use during that period is not required. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.

Additional Investigation

Additional investigation is recommended to determine if residual concentrations of pesticides and agricultural metals are present in former orchard areas.

9 SIGNATURES

PBS respectfully submits the results of our Phase I Environmental Site Assessment. We appreciate the opportunity to provide our recommendations for your project. If you have additional concerns, please do not hesitate to contact us at 503.248.1939.

Sincerely,
PBS Engineering and Environmental Inc.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Claudia Byes-Lund	Date
PBS Project Scientist	

Dennis Terzian, RG	Date
PBS Senior Geologist	

10 ASSUMPTIONS AND LIMITATIONS

10.1 Significant Assumptions

Client's Responsibilities

It is assumed that the User has provided PBS with title and lien records, actual knowledge of environmental liens or activity and use limitations encumbering the property, any specialized knowledge or experience material to recognized environmental conditions in connection with the property, any commonly known or reasonably ascertainable information material to recognized environmental conditions on the property, and the reason why the property may have a significantly lower purchase price than comparable properties, if applicable (User Responsibilities, ASTM E1527-13, Section 6.0).

It is further assumed that the Client will read this report in its entirety (text and attachments) before making decisions based on the findings of the report.

Groundwater Flow

Groundwater flow direction has been determined based on topography in the area of the subject property; the assumption is that shallow groundwater flow will follow topography. No site-specific field measurements of groundwater flow direction (such as installation of groundwater monitoring wells) have been performed.

Based on this interpretation, PBS has reviewed regulatory agency information for sites located in a presumed upgradient direction that, based on proximity and knowledge of potential contaminant fate and transport, may potentially impact the subject property.

Accuracy and Completeness

The public records search is performed by PBS with the understanding that such records may be inaccurate or incomplete, and that the ability of public agencies to retrieve records may be variable or inconsistent over time. Similarly, PBS interviews of knowledgeable persons are performed in good faith that information provided is reasonably accurate and truthful. It may not always be feasible or appropriate for PBS to determine the accuracy of conflicting information, and this determination is pursued at the environmental professional's discretion.

10.2 Limitations and Exceptions

Unless noted elsewhere in this proposal, the scope of work for the project does not address a number of potentially significant environmental issues including, but not limited to, hazardous materials audit, environmental compliance, vapor encroachment assessment per ASTM standard E2600-10, formaldehyde, radon, asbestos-containing building materials, PCBs, lead-containing paint, mold, wetlands and other land use issues, drinking water quality, geotechnical or geologic hazards, nor does it include subsurface exploration or chemical screening of soil and groundwater beneath the subject property.

Recognized environmental conditions are defined in paragraph 3.2.78 of ASTM E1527-13 and the complete text is included in the glossary of this document. The vague and ambiguous nature of recognized environmental conditions as defined by the ASTM standard may result in reasonable minds differing as to whether any observed condition at a site is a recognized environmental condition. There may be other conditions noted in this report that could be considered recognized environmental conditions by other persons. Accordingly, the Client is advised that no warranty is given that other experts may agree that site conditions noted herein are recognized environmental conditions. Users of this report are encouraged to review the report in its entirety and specifically to consider all site conditions described and not merely those classified herein as recognized environmental conditions.

When an assessment is completed without surface exploration or chemical screening of soil and groundwater beneath the subject property, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions that may be the result of on-site or off-site sources. PBS is not able to represent that the Site or adjoining land contains no hazardous substances including petroleum, or other latent conditions beyond that identified by PBS during the study. The possibility always exists for contaminants to migrate undetected through surface water, air, soil, soil gas, or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this study.

The findings and conclusions of this report are not scientific certainties but are based on professional judgment concerning the significance of the data gathered during the course of the Phase I ESA. The conclusions in this report are not to be considered a legal opinion or advice as to the Client's duty concerning due diligence and all appropriate inquiry relating to potential liabilities in leasing, owning, or purchasing real estate.

The ASTM method does not require a search interval of fewer than five years; this search interval is not guaranteed to identify all prior tenants or occupants of the subject property (please refer to the table in section 4.1 Standard Historical Resources for search intervals achieved for this report.) The PBS investigator reviewed sources that are publicly available, available within a reasonable time and cost, and reasonably ascertainable and considered practically reviewable, as defined under the ASTM standard. In addition, these criteria are applied keeping in mind sources that are likely to provide information concerning possible recognized environmental conditions at the subject property. PBS has reviewed sources of information that we consider meeting these criteria. In cases where the history of the subject property is not traced prior to its first-developed use, this condition is considered a data failure and not an exception to the required scope of work. If the data failure represents a significant data gap, this will be discussed in the report.

10.3 Data Gaps

A data gap results from a lack of, or inability to, obtain information required by the ASTM method, despite good faith efforts to gather such information. Our report identifies and comments on significant data gaps that have affected our ability to identify recognized environmental conditions.

10.4 Client Reliance

PBS acknowledges that only the Client (User of the report) may rely upon the information, findings, opinions, and conclusions set forth in this report, subject to the conditions and limitations contained in this report, and as set forth in our contract. This report is for the exclusive use of the User and is not to be relied upon by other parties unless specifically indicated. Reliance on this report by other parties will require a fee from those parties, and a written agreement from PBS, and will be subject to the same conditions and limitations contained in the contract between PBS and the User. Any other use of, or reliance on, this report by any third party is at that party's sole risk.

This report was prepared with the standard of care and skill ordinarily recognized under similar circumstances by members of its profession in the state and region at the time the services are performed. No warranties, expressed or implied, are made.

This report provides information on the subject property only as specified in the scope of work based on conditions at the time of the study. Additional information may become available that differs significantly from our understanding of conditions presented in this report. If this occurs, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

11 RESOURCES

11.1 References

Many references, primarily internet-based and governmental resources, are cited within the text of this report and are not repeated on this page.

11.2 Glossary

Note: Definitions without a specific citation are derived from PBS project and industry experience.

Abandoned Property. A property that can be presumed to be deserted, or an intent to relinquish possession or control can be inferred from the general disrepair or lack of activity thereon such that a reasonable person could believe that there was an intent on the part of the current owner to surrender rights to the property. (ASTM E1527-13, Section 3.2.1)

Activity and Use Limitations (AULs). Legal (institutional) or physical (engineering) restrictions or limitations on the use of, or access to, a site or facility, to reduce or eliminate potential exposure to hazardous substances or petroleum products in soil or groundwater, or to prevent activities that could interfere with the effectiveness of a response action in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or ground water on the property. (ASTM E1527-13, Section 3.2.2)

Adjoining Properties. Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with the property but for a street, road, or other public thoroughfare separating them. (ASTM E1527-13, Section 3.2.4)

All Appropriate Inquiry (AAI). That inquiry constituting "All Appropriate Inquiry" into the previous ownership and uses of the property consistent with good commercial or customary practice, as defined in CERCLA, 42 U.S.C. §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to the CERCLA liability (42 U.S.C. §9601(35)(A)&(B), §9607 (b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense. (ASTM E1527-13, Section 3.2.6)

Approximate Minimum Search Distance. The area for which records must be obtained and reviewed pursuant to Section 8 of ASTM Standard Practice E1527-13 subject to the limitations provided in that section. This may include areas outside the property and shall be measured from the nearest property boundary. This term is used in lieu of radius to include irregularly shaped properties. (ASTM E1527-13, Section 3.2.7)

Business Environmental Risk. A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations some of which are identified in the report (ASTM E1527-13, Section 3.2.11)

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended by the Superfund Amendments and Reauthorization Act (SARA), 42 USC 9601 et seq. (ASTM E1527-13, Section 3.3.2)

Contaminated Aquifer Policy: Oregon and Washington environmental agencies will not hold a property owner liable for groundwater contamination that has migrated from an upgradient property. This indemnity is granted under the assumption that the property owner is not responsible for the release of the contamination, is not financially associated with the property from which the contamination originated and did nothing to exacerbate the problem. Certain restrictions might be placed on the use of groundwater on the site (such as an irrigation or drinking water well could not be installed on the property). The property owner should ensure that the contamination does not present a health risk to on-site occupants. (5/20/04 DEQ Contaminated Aquifer policy, Washington RCW 70.105D.020(17)(iii) F(iv))

Continuing Obligations. After completion of an AAI-compliant Phase I ESA, there are continuing obligations of the User required under 2002 Brownfields Amendment to maintain landowner liability protections. These include:

1. Complying with land use restrictions and not impeding the effectiveness or integrity of institutional controls.
2. Taking "reasonable steps" with respect to hazardous substances affecting a landowner's property to stop continuing releases, prevent threatened future releases, and prevent exposure to earlier releases.
3. Providing cooperation, assistance, and access to the EPA, a state, or other party conducting response actions or natural resource restoration at the property.
4. Complying with CERCLA information requests and administrative subpoenas.
5. Providing legally required notices relating to the discovery or release of hazardous substances on the property (40 CFR Par 312, Section II – Background, Item D).

Controlled Recognized Environmental Condition (CREC). A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). (See ASTM Note 2.) A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report. (See ASTM Note 3.) (ASTM E1527-13, Section 3.2.18)

ASTM Note 2: For example, if a leaking underground storage tank has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria, this would be considered a controlled recognized environmental condition. The "control" is represented by the restriction that the property use remains commercial.

ASTM Note 3: A condition identified as a controlled recognized environmental condition does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

Data Failure. A failure to achieve the historical research objectives in Section 8.3.1 through 8.3.2.2 of ASTM E1527-13 even after reviewing standard historical sources in 8.3.4.1 through 8.3.4.8 of ASTM E1527-13 that are reasonably ascertainable and likely to be useful. Data failure is a type of data gap. (ASTM E1527-13, Section 3.2.20)

Data Gap. A lack of, or inability to obtain required information by ASTM E1527-13 despite good faith efforts to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc). The report will identify and comment on significant data gaps that affect the ability of the EP to identify recognized environmental conditions. (ASTM E1527-13, Section 3.2.21)

De minimis Condition. Condition that generally does not present a material risk of harm to public health or the environment or that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

Environmental Professional. A person meeting the education, training, and experience requirements set forth in 40 CFR §312.10(b). That person may be an independent contractor or an employee of the User. (ASTM E1527-13, Section 3.2.32)

Hazardous Substance. A substance defined as a hazardous substance pursuant to CERCLA 42 USC §9601 (14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to Section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to Section 9602 of this title, (C) any hazardous waste having the characteristics identified under or pursuant to Section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC §9601 et seq.) has been suspended by act of Congress), (D) any toxic pollutant listed under Section 1317(a) of Title 33, (E) any hazardous air pollutant listed under Section 112 of the Clean Air Act (42 USC 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the administrator (of EPA) has taken action pursuant to Section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)." (ASTM E1527-13, Section 3.2.39)

PBS Note: The term hazardous substances, as it is used in this report, describes both hazardous substances and petroleum products. It does not include hazardous building materials.

Historical Recognized Environmental Condition (HREC). A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition. (ASTM E1527-13, Section 3.2.42)

Landowner Liability Protections (LLPs). Landowner liability protections provided under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§ 9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r). (ASTM E1527-13, Section 3.2.49)

Off-Site Migration Policy. It is Oregon Department of Environmental Quality (DEQ) policy, subject to the specific conditions, that where hazardous substances have come to be located at a property solely as the result of migration from a source or sources outside the property, DEQ will not require the owner or operator of the impacted property to perform remedial actions or pay remedial action costs associated with the migrated contaminants as long as: (a) the owner or operator of the impacted property did not cause, contribute to, or exacerbate through an act or omission, the release of hazardous substances that has migrated to the impacted property; (b) the person whose acts or omissions caused the release was not and is not an employee or agent of the owner or operator of the impacted property; (c) the acts or omissions of the person causing the release did not occur in connection with a contractual relationship existing directly or indirectly with the owner or operator of the impacted property; and (d) there is no other basis for the impacted property owner or operator to be liable for the contamination. (Oregon Department of Environmental Quality, Land Quality Division, Off-Site Contaminant Migration Policy, DEQ 12-LQ-041, December 2012)

Other Issues of Concern. Issues that could potentially result in adverse environmental impacts to the subject property. They are not included as recognized environmental conditions because insufficient evidence was collected during the course of this study to come to the conclusion that the condition(s) has resulted in the "presence or likely presence" of contamination to soil and/or groundwater on the subject property.

Petroleum Products. Those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA; that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.) (ASTM E1527-13, Section 3.2.65)

Practically Reviewable. Information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the User can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable. Most databases of public records are practically reviewable if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is not practically reviewable. (ASTM E1527-13, Section 3.2.69)

Publicly Available. Information that is publicly available means that the source of the information allows access to the information by anyone upon request. (ASTM E1527-13, Section 3.2.72)

Reasonably Ascertainable. Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable. (ASTM E1527-13, Section 3.2.77)

Recognized Environmental Condition (REC). The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions. (ASTM E1527-13, Section 3.2.78)

Subject Property (ASTM standard uses the term Property). The real property that is the subject of this Environmental Site Assessment. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land. (ASTM E1527-13, Section 3.2.70)

User. The party seeking to use ASTM Practice E1527 to complete an Environmental Site Assessment of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of Practice E1527. (ASTM E1527-13, Section 3.2.98)

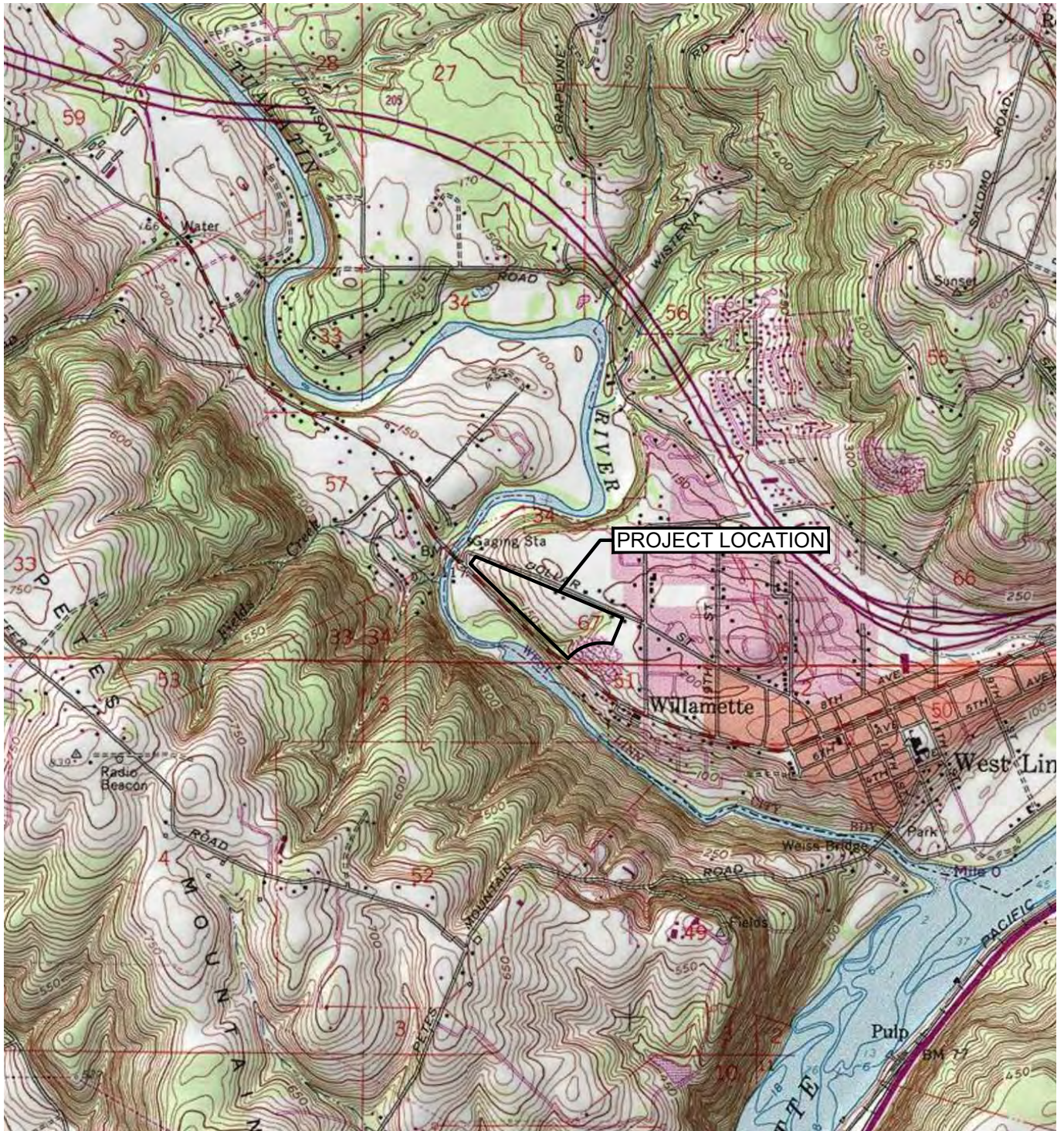
11.3 Cross-Reference for ASTM E1527-13 Requirements

This table provides an easy cross reference for ensuring that the PBS Phase I ESA report complies with ASTM E1527-13. The ASTM recommended format is found in Appendix X4 of the standard.

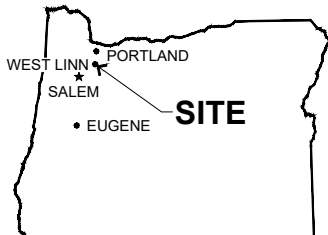
ASTM Recommended Format	Provided in PBS Report Page/Section Number
X4.1 Summary	Executive Summary
X4.2 Introduction	Section 1 and Section 2
X4.3 User Provided Information	Sections 1, 4 and 6, Appendix F
X4.4 Records Review	Sections 3 and 4, Appendices B, C, and D
X4.5 Site Reconnaissance	Section 5, Appendix E
X4.6 Interviews	Section 6
X4.7 Evaluation	Section 8
X4.8 Non-Scope Services	7
X4.9 Appendices	Appendices A, B, C, D, E, and F

Figures

- Figure 1. Site Vicinity Map
- Figure 2. Site Plan



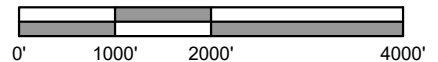
SOURCE: USGS CANBY, OR QUADRANGLE 1981, PHOTO REVISED 1985.



OREGON



Scale 1" = 2000'



PREPARED FOR: WEST LINN WILSONVILLE SCHOOL DISTRICT



VICINITY MAP

840 AND 945 DOLLAR STREET

WEST LINN, OREGON

JUN 2020
24106.001

FIGURE

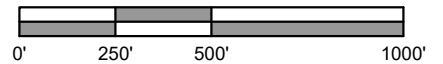
1



SOURCE: © 2019 GOOGLE EARTH PRO



Scale 1" = 500'



PREPARED FOR: WEST LINN WILSONVILLE SCHOOL DISTRICT



SITE PLAN

840 AND 945 DOLLAR STREET

WEST LINN, OREGON

JUN 2020

24106.001

FIGURE

2

Appendix A

Contract and Resumes

PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract
Resumes/Staff Qualifications



March 9, 2020

Scott Johnson
West Linn Wilsonville School District
2755 SW Borland Road
Tualatin, Oregon 97062

Via email: JohnsonS@wlwv.k12.or.us

Regarding: Proposal to Provide a Phase I Environmental Site Assessment
840 and 945 Dollar Street
West Linn, Oregon
PBS Proposal 24106.001

Dear Mr. Johnson:

PBS Engineering and Environmental Inc. (PBS) is pleased to submit this proposal to the West Linn Wilsonville School District to provide Phase I Environmental Site Assessment (ESA) services for the property located at 840 and 945 Dollar Street in West Linn, Oregon.

This proposal outlines our project approach, scope of work, schedule, and budget for PBS services based on our understanding of the project, information provided to us to date, and experience with similar projects.

PROJECT UNDERSTANDING AND APPROACH

PBS understands that the subject property consists of two tax lots, 21.81 acres in total area, formerly occupied by a Christmas tree farm; the house and historic homestead have been removed and the site is described as being wooded with trails.

PBS' scope of work follows ASTM International's E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the Environmental Protection Agency (EPA) in November 2013, for conducting all appropriate inquiries (AAI) to protect innocent landowners, bona fide prospective purchasers, and contiguous property owners from CERCLA liability.

PBS investigators meet the environmental professional (EP) criteria and bring many years of diverse experience to this project. The following scope of work and compensation are based on PBS' understanding of current structures, site conditions, and usage.

SCOPE OF WORK

A more detailed scope of work is attached to this proposal and contains important assumptions related to the completion of this work. Please review this section carefully.

DELIVERABLE

An electronic copy of the final report will be provided.

COMPENSATION ESTIMATE

Phase I Environmental Site Assessment (Flat Fee)

The fees and terms under which these services are provided will be in accordance with the attached terms and conditions for professional services. The PBS terms and conditions and this proposal constitute the entire agreement (Agreement) between the parties and may not be changed without prior written consent of the parties.

The pricing and other information contained in this proposal document are proprietary and shall not be duplicated, used, or disclosed, in whole or in part, to other parties without the permission of PBS.

ASSUMPTIONS

PBS' compensation estimate includes the following assumptions:

- Review of an existing title report if supplied by the Client.
- PBS provides recommendations in the Phase I ESA report, unless otherwise instructed.
- Following issuance of the final report, if information is subsequently provided to PBS that warrants report revisions or amendments, the additional work will be charged on a time and materials basis.
- Other services provided on a time and materials fee scale include draft reports, additional report hard copies, Client-requested in-person meetings, and conference calls to discuss findings. These services will be communicated to the Client before extra charges are incurred.
- A standard PBS reliance letter to third parties will be provided at no additional cost within 60 days of report completion. Letters provided after 60 days may be requested for an additional fee. Client- or lender-specific reliance letters will be reviewed by PBS and may be associated with a higher fee.

SCHEDULE

PBS is available to begin services immediately upon receipt of a signed copy of this Agreement. The scope of work will be completed within approximately four weeks of receiving the signed Agreement. Please review Agency File Check in the Scope of Work attachment regarding potential impacts to this schedule.

Please contact me if the schedule does not meet your requirements.

APPROVAL

Please indicate acceptance of this Agreement by returning a signed copy of this Agreement or a purchase order incorporating the terms and conditions of the Agreement, along with the attached Project Checklist and Client/User Questionnaire fully completed.

The signed Agreement, Project Checklist, and Client/User Questionnaire can be emailed to claudia.byes-lund@pbsusa.com.

Please feel free to contact me at 503.417.7692 or the above noted email address with any questions or comments.

Sincerely,



Digitally signed by
Claudia Byes-Lund
Date: 2020.03.09
13:19:50 -07'00'

Claudia Byes-Lund
Project Scientist
PBS Engineering and Environmental Inc.

ACCEPTED BY:
West Linn Wilsonville School District

Signature of Authorized Representative

Name (Please Print)

Title

Date

Attachments: Project Checklist
Client/User Questionnaire
Phase 1 ESA Scope of Work and Limitations
General Terms and Conditions for Limited Professional Services (Rev. 10/2018)

PBS Phase I ESA Scope of Work

The scope of work for this project includes a review of applicable environmental databases, a review of readily available records to document past and current uses of the subject property and adjoining properties, interviews with persons with knowledge of the site, a site reconnaissance, and a final report summarizing PBS' findings and conclusions. PBS has prepared this report using information that is *reasonably ascertainable*, that is, information that is *practically reviewable, publicly available*, and obtainable from its source within reasonable time and cost constraints.

PBS will provide the following specific scope of services:

1. *Initial Meeting*: Discuss the project, in person or on the phone, with the property owner or other key personnel to obtain any information that may be relevant to the site or adjoining land. Interviews with past owners, occupants, and operators of the site will also be conducted. An environmental questionnaire will be submitted to the current owner as well as other persons identified as having specific knowledge of the site.

In order to qualify as AAI and meet ASTM E1527-13 requirements, it is understood that the client will complete the Client/User Questionnaire.

2. *Agency File Check*: Using a commercial database search provider, search federal, state, tribal, and local listings or records per ASTM E1527-13 and AAI requirements, including activity and use limitations databases, to identify known hazardous substance violations, contaminant discharges, and other environmental problems for varying distances based upon their relative potential impact to the subject property.
 - PBS relies on readily available electronic database information whenever possible. A physical file review may be undertaken, if needed, to resolve specific questions regarding the subject property or adjoining properties. In the event that file review requires more than one hour to complete, and/or travel is more than 30 miles from PBS' nearest branch office, additional expenses will be charged.
 - In the event in-person file review is deemed critical to assessment of the subject property, PBS will schedule an appointment with the agency as soon as feasible. If the appointment date requires an extension of the noted time frame for project completion, PBS will immediately discuss this with the client.
3. *Geologic Research*: As appropriate, review available soils, geology, engineering, groundwater or other reports regarding the property and the immediate vicinity.
4. *Historical Review*: Review aerial photographs of the site and adjacent properties to assess previous site conditions and operations (if available). Other historical information that may be reviewed at the discretion of the EP includes Sanborn fire maps, city directories, building permits, or property chain of title information or preliminary title report (if provided by the client) to determine history of usage. Whenever feasible, the history of the property will be traced to 1940 or to a time prior to its earliest developed use, whichever is earlier.
5. *Physical Inspection*: PBS assumes that the site is accessible and safe to enter and perform the assessment. An EP or qualified staff working under the guidance of an EP, will conduct one site visit, during which the property and any structures will be visually and/or physically observed for potentially hazardous substances existing in the past or present. A field checklist will be completed, and pertinent observations related to potential environmental conditions on the subject property and the adjoining properties will be recorded. Interviews with the owner, previous owner, on-site personnel, tenants, and other persons familiar with the history of the area may be conducted.

6. *Report:* A report will be prepared containing observations and conclusions relating to the apparent environmental conditions of the site. The report will include a description of the site and conditions encountered, topographic area map and local site and vicinity plan, and documentation of resources including interviews, regulatory and historic records reviewed, data gaps, opinion, and conclusions. As required by ASTM E1527-13, the content will include all documents used by PBS to form an opinion. If appropriate, recommendations will be made in the text of the report, unless PBS is directed otherwise by the client (see Project Checklist for option).

PBS Phase I ESA Limitations

The purpose of this phase of the work is to determine if more in-depth studies are warranted. Observations will be made based on the best available information by trained environmental assessment professionals. It is not intended to be a comprehensive determination of all potential liabilities associated with a particular property, nor is it represented as a legal opinion as to the client's performance of "due diligence" concerning the purchase of real estate. Unless otherwise specified, the scope of work does not include a review/opinion of legal instruments such as indemnification agreements, purchase and sale agreements, liens, etc. Its cursory nature is to be noted by all parties.

Unless noted elsewhere in this proposal, the scope of work for the project does not address a number of potentially significant environmental issues including, but not limited to, hazardous materials audit, environmental compliance, vapor encroachment assessment per ASTM standard E2600, formaldehyde, radon, asbestos-containing building materials, PCBs, lead-based paint, mold, wetlands and other land use issues, drinking water quality, geotechnical or geologic hazards, nor does it include subsurface exploration or chemical screening of soil and groundwater beneath the site.

It is standard practice in the industry to use a commercial database search provider to meet the database search requirements of the ASTM Method. Although PBS reviews its work, the database provider report is subject to the limitations, constraints, inaccuracies, and incompleteness of government information and of computer mapping data and conventions, and any disclaimer of liability made in the database report. The database report is included in an appendix to the PBS report.

The findings and conclusions of the study will not be scientific certainties but will be based on professional judgment concerning the significance of the data gathered during the course of the Phase I ESA. PBS will not be able to represent that the subject property or adjoining land contain no hazardous substances, petroleum, or other latent condition beyond that identified by PBS during the study. The possibility always exists for contaminants to migrate undetected through surface water, air, soil, soil gas, or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this study.



GENERAL TERMS AND CONDITIONS FOR LIMITED PROFESSIONAL SERVICES

These General Terms and Conditions for Professional Services ("Terms and Conditions") are attached to and made part of the letter proposal and scope of work (collectively, the "SOW") from PBS Engineering and Environmental Inc. ("PBS") to Client (as defined in the letter proposal). The Terms and Conditions and the SOW (collectively, the "Agreement") represent the entire and integrated agreement between Client and PBS. This Agreement supersedes all prior negotiations, representations, or agreements, written or oral. If there are any inconsistencies between the SOW and the Terms and Conditions, the SOW shall control. Any services outside the SOW will be considered an "extra" and billed directly to the Client, outside of the contract amount, on a "Time and Materials" basis in accordance with PBS's currently established bill rates and these Terms and Conditions.

The Agreement memorializes the contractual obligations of PBS and Client with respect to PBS' delivery of professional consulting services to Client as an engineer, consultant, or owner representative.

- 1. PROFESSIONAL LIABILITY AND STANDARD OF CARE:** PBS will perform the professional services described in the SOW in accordance with the standard of care and skill ordinarily recognized under similar circumstances by members of its profession in the state and region at the time the services are performed. PBS makes no other warranty, express or implied, in connection with its performance of its professional services. If PBS' services under this Agreement do not include observation or review of contractor performance during construction phase, PBS services are deemed complete on the date the design is completed or if applicable, the date when the approving authority approves the design. Client assumes all responsibility for the application and interpretation of the construction phase review of design.
- 2. TERM AND TERMINATION:** This Agreement will remain in full force and effect until all work described in the SOW has been completed and Client has paid for the work in full. Client may terminate this Agreement at any time and for any reason by providing written notice to PBS of its decision to terminate. Client is responsible for payment of all fees for any work performed by PBS through the date and time PBS receives the written termination notice. The amount of fees owed will be established by the SOW and PBS' then current rate schedule. PBS may elect to suspend or terminate this Agreement for nonpayment of its fees. If PBS elects to suspend services, PBS will give Client seven days' written notice to cure the nonpayment before suspending services. In the event of a suspension of services, PBS shall have no liability to Client because of the suspension and Client shall indemnify, defend, and hold PBS harmless from and against any claims arising out of or in any way related to such suspension. If Client fails to cure a nonpayment after a suspension that lasts thirty (30) days, PBS may terminate this Agreement and recover its fees as provided in this Agreement and by law.
- 3. INDEPENDENT CONTRACTOR:** Client has retained PBS, including its subconsultants and subcontractors, to perform the services and to prepare any deliverables described in the SOW as an independent contractor. Accordingly, PBS is not responsible for the following: (a) the health and safety of Client's personnel or other persons present on the Property (as defined in paragraph 8 below) at the time PBS performs its field services; (b) the overall status of Client's project; (c) any damage to any real or personal property of Client unless it results from an intentional or negligent act of PBS; (d) the interpretation of any PBS report, design drawings, or results by others; (e) any use of PBS reports, design drawings, or results by Client or others except as specifically set forth herein; or (f) any other matter not encompassed in the SOW.
- 4. LIMITATION OF PBS' LIABILITY:** Client acknowledges and agrees that PBS' maximum liability to Client for any breach of this Agreement or for any PBS act or omission affecting client, including PBS' negligence, shall not exceed \$45,000.00 (Forty-five Thousand Dollars). Under no circumstances shall PBS be liable to Client for any indirect, incidental, special, punitive, or consequential damages, including any loss of use, profit, or revenue.
- 5. RATE SCHEDULE:** Fees for services are based on the number of hours spent working on Client's project by PBS personnel, including travel, plus all reimbursable expenses. PBS hourly rates will be billed as stated in the SOW or at its current hourly rates as applicable (current rates are available upon request). Invoices will include sales tax when required.
- 6. REIMBURSABLE EXPENSES:**
 - A. Outside Services.** Services performed by any subconsultants or subcontractors will be invoiced at cost plus 15 percent (15%). Examples of services that may be subcontracted include other professional disciplines, soil boring, well installation, heavy and specialty equipment operators, geophysical surveys, commercial data base search providers, and computer programming.
 - B. Supplies and Equipment.** Charges for items not ordinarily furnished by PBS such as expendable equipment, rental equipment, subsistence, travel expenses, tolls, special fees, reproduction, permits, licenses, priority mail fees, and deposits will be invoiced at cost plus 10 percent (10%). Certain PBS-owned equipment (for sampling, testing, personal protective equipment, surveying, mapping, vehicle mileage, photocopying, etc.) may be required to complete Client's project. These will be invoiced at PBS standard rates without markup (rates available upon request).
 - C. Laboratory.** PBS utilizes both in-house and outside laboratories for sample analysis. PBS maintains a list of standard rates for sample analyses commonly utilized in conjunction with PBS services (available upon request).
- 7. PAYMENTS TO PBS AND LIEN RIGHTS:** Invoices for services performed will be submitted periodically, but no more frequently than monthly. Invoices will describe the work PBS has performed and hours worked, reimbursable expenses incurred, and the total amount due to PBS in accordance with this Agreement. All invoices are due net thirty (30) days and an account will become delinquent 30 days after the invoice date. Delinquent accounts shall bear interest at the rate of eighteen percent (18%) per annum; provided, however, that if 18% per annum exceeds the maximum rate allowable by law, the maximum rate allowable by law will apply instead. If Client contests an invoice, Client may withhold only that portion contested and must pay the undisputed portion. Client acknowledges and agrees that if PBS may assert a lien against Client's project to secure payment for its services to the extent permitted by law.

- 8. RIGHT OF ENTRY:** Unless otherwise agreed in writing, Client will furnish PBS with a legal right-of-entry to any real property PBS is required to access in order to perform its services (the "Property") and that Client will be responsible for securing appropriate conditions concerning the time, place, and manner of PBS' entry upon the Property to perform its services. PBS will take reasonable precautions to minimize damage to the Property in the performance of its services. Restoration of the Property to its approximate condition prior to performance of PBS' services is not provided unless it is expressly included in the SOW. If the Client desires PBS to restore the Property to its approximate former condition, PBS will accomplish this and add the cost plus 15 percent (15%) to its fee.
- 9. BURIED UTILITIES:** PBS field personnel are trained in the public utility notification process and the risk of subsurface work encountering buried utilities. PBS personnel will avoid observable hazards or utilities at the Property and will take reasonable precautions to avoid damage to subsurface structures and utilities. PBS is not responsible for damage or loss due to undisclosed or unknown surface or subsurface conditions. Client will hold PBS and PBS subcontractors harmless from any loss resulting from inaccuracy of markings, of plans, or lack of plans, relating to the location of utilities. Note: Utility locates typically require two full working days' advance notice.
- 10. RETENTION OF RECORDS AND SAMPLES:** Client may make and retain copies of documents provided to Client for reference with the understanding that such documents may not be relied upon unless signed by PBS or its consultants. PBS has a Records Retention policy (available upon request), and pursuant thereto, client acknowledges that PBS has the right to destroy copies of documents without seeking further approval from Client. Samples retained by PBS and not subject to the recipient laboratory retention policy will be discarded 30 days after submission of PBS' final report unless other arrangements are made.
- 11. EMPLOYEE AND SERVICES SOLICITATION:** Client agrees not to solicit or tender any employment offer of/to any PBS employee, or consulting services offer to any PBS subcontractor assigned to perform work for Client under this Agreement within six (6) months of completion of their part of the work without PBS' prior written approval. Client agrees that any breach of this provision resulting in the Client hiring any PBS employee for employment or any PBS subcontractor for consulting services will cause damage to PBS and obligate the Client to reimburse PBS for recruitment and service fees incurred in connection with the breach upon demand by PBS.
- 12. OWNERSHIP OF INTELLECTUAL PROPERTY:** All concepts, plans, drawings, specifications, designs, models, reports, photographs, computer software, surveys, calculations, construction and other data, documents, and processes produced by PBS pursuant to this Agreement, including all copyright and other intellectual property therein (collectively, the "Instruments of Service"), are and shall at all times remain PBS' property. Any Client use of any Instruments of Service is permitted only if authorized by a written agreement executed by PBS and Client. Any unauthorized use or distribution of any Instruments of Service is a violation of this Agreement, will cause damage to PBS, and shall be at Client and recipient's sole risk. Accordingly, Client agrees to indemnify, defend, and hold PBS, its officers and employees, and its subconsultants and subcontractors harmless from and against any and all claims, damages, costs, losses, and expenses, including but not limited to attorney fees and costs of arbitrations, mediations, trials, proceedings in bankruptcy, or appeals, arising out of or in any way related to Client's unauthorized use, sale, or delivery to any third party of any Instrument of Service.
- 13. TIME FOR COMPLETION:** If, through no fault of PBS, the schedule to provide our services is changed, then the time for completion of PBS's services, and the rates and amounts of PBS' compensation shall be adjusted equitably via contract amendment. PBS shall not be responsible for delays in completing its services that cannot be reasonably foreseen at the time of entering into this agreement, or for delays caused by factors beyond PBS's control.
- 14. MISCELLANEOUS:** Neither party shall hold the other responsible for delay in performance caused by Acts of God, strikes, lockouts, weather, accidents, or other events beyond the control of the other or the other's employees and agents.

Any waiver of any provision, term, or condition, in this Agreement must be in writing and any such waiver will not be construed as a waiver of any subsequent breach of the same provision, term, or condition.

PBS may rely upon the accuracy and completeness of all information furnished by Client and may use such information in performing or furnishing services under this Agreement.

An opinion of construction, remediation, and restoration costs prepared by PBS represents its judgment as a professional. PBS has no control over the cost of labor and material, or over competitive bidding or market conditions.

If the SOW includes the investigation, remediation, or disposal of solid or hazardous wastes or substances, then the following terms shall apply: (a) PBS will assist Client with its legal obligation to make a hazardous waste determination and then act as an arranger with respect to solid and hazardous waste management only. Client acknowledges its full and sole responsibility to otherwise manage its solid and hazardous wastes and its ultimate liability for final disposal of all the solid and hazardous wastes it generates; (b) Should any release of hazardous substances or any other matter requiring notification to governmental authorities arise while PBS performs the services under this Agreement, Client acknowledges its responsibility to make such notification and agrees to do as required by applicable law; and, (c) Client agrees that PBS and its subconsultants and subcontractors are not responsible for any known or unknown pre-existing hazardous substance condition(s) PBS is being asked to investigate at the Property (collectively, "pre-existing conditions"). Accordingly, Client agrees to defend, indemnify, and hold PBS and its subconsultants and subcontractors harmless from liability for injury to person or property or loss arising from any pre-existing conditions, the unintentional exacerbation of any pre-existing conditions by PBS, and the exacerbation of pre-existing conditions by any third parties.

PBS does not provide legal opinions or advice. Client should consult with an attorney for advice on any legal issues related to this Agreement including efforts to minimize legal liability, the reportability of a condition to a public agency, potential cost recovery from responsible parties, and the possibility of protecting PBS' services under the attorney-client and attorney work product privileges.

In the event there is a dispute between PBS and the Client concerning the performance of any provision in this Agreement, the losing party shall pay the prevailing party's reasonable attorney's fees and costs in mediation, arbitration, trial, any proceeding in bankruptcy, and in any appeal or review. In addition, Client agrees to pay PBS for all employee time, costs, and witness costs incurred for collection activity. All disputes between Client and PBS shall be settled by arbitration in accordance with the rules of JAMS Mediators and Arbitrators.



Shad Brooks

Staff Geologist



Shad Brooks is a staff geologist with a Bachelor of Science degree in Geosciences, and a certificate in GIS. His experience includes Phase I and Phase II environmental site assessments, field work including soil and groundwater sampling; reporting; construction oversight; geotechnical observation; and oversight of field explorations.

RELEVANT PROJECT EXPERIENCE

INDUSTRY

Vancouver Waterfront Block 20 Apartments, Blue Pine Construction, Vancouver, Washinton. Provide environmental oversight during construction including stockpiled soil characterization, unknown substance sampling, and water sampling of dewatering tanks.

Marriott AC Hotel – Soil Improvement, T1 Hotel, Vancouver, Washinton. Provide geotechnical oversight during construction including observation of Cement Deep Soil Mixing (CDSM) column installation.

Vance Landfills Monitoring, Multnomah County, Gresham, Oregon. Assist in performing quarterly groundwater monitoring, data storage and analysis, and report preparation for Multnomah County.

Brookley Air Force Base, Department of Defence, Mobile, Alabama. Lead for an incremental soil sampling project with a UXO technician. Assisted in analyzing lab data for evidence of PAHs, and certain heavy metals associated with firing ranges.

Dugway Proving Grounds, Department of Defence, Dugway, Utah. Led a team of geologists in a groundwater sampling project. Over 100 wells were sampled for their groundwater management plan.

Georgia Environmental Protection Division Landfills (GA EDP), GA EPD, Areas throughout Georgia. Led a team of contractors in completing test pits at three different landfills in Georgia. Tasks included determining the depth to waste in a grid format to assist in a planning phase of landfill capping construction.

Georgia Power UST Removal, Georgia Power, Toccoa and Winder, Georgia. Managed UST tank removals at historical Georgia Power sites. Led a team of excavators in following the GA EPD regulations in removing USTs.

Phase I and Phase II ESAs, Speedway LLC, Various Locations, Southeast U.S. Assisted and managed multiple Phase I and Phase II ESAs for Speedway at various locations throughout the Southeastern United States.

McLean Point Sampling, Bergerson Construction, Newport, Oregon, Sampled former barge demolition area for potential residual contaminants..

Camp Bonneville Environmental Consulting 2019-2021, Clark County Public Works, Vancouver, Washington Project reporting and data analysis

Blocks 1 & 2 Vancouver Waterfront, Columbia Waterfront, LLC, Vancouver, Washington Assisted with field implementation of limited focus soil sampling

EXPERIENCE

3 Years

EDUCATION

BS Geoscience –
Geology, Georgia State
University

GIS Certificate, Georgia
State University

ACCREDITATION

OSHA 40-Hour
Hazardous Waste
Operations Training

Claudia Byes-Lund

Project Scientist/Environmental Professional



Claudia Byes-Lund is a key member of PBS' Portland GeoEnvironmental Group, specializing in Phase I Environmental Site Assessments (ESAs) and costing and scoping of Phase I ESAs. She has extensive historical knowledge of urban office and industrial core areas in the Northwest and is a resource for locating sources of information at city and county agencies. She manages site assessment projects from vacant farmland to urban industrial properties, including Phase I ESAs and Updates. Claudia routinely performs additional site assessment services such as visual asbestos, lead containing paint and mold surveys and limited hazardous materials sampling surveys. She is PBS' primary client contact and project manager for projects associated with TriMet, Avangrid Renewables, Providence Medical Foundation, OHSU Foundation, OSU Foundation, and Tualatin Hills Park and Recreation District, overseeing all aspects associated with trustee's donated properties. Claudia has applied her years of experience in Phase I ESAs and broadened her responsibilities becoming a Phase I trainer and supervisor for new employees.

EXPERIENCE

19 Years

EDUCATION

Environmental Science:
Bio Perspectives

Oregon DEQ Hazardous
Waste Basics/Managing
Common Wastes

EDR Environmental Due
Diligence course

ACCREDITATION

AHERA Asbestos
Inspector

ASTM E1527-13

RELEVANT PROJECT EXPERIENCE

Avangrid Renewables, Wind Farm and Solar Projects, Various Locations. Project Scientist and Project Manager for Phase I Site Assessments and Updates in the Pacific Northwest and Western Region, nationally.

OHSU Foundation, Oregon Health & Science University, Various Areas, Oregon. Project Manager and Project Scientist for Phase I ESA of properties that have been donated by this foundation's trustees in Portland, Black Butte, Forest Grove, Beaverton, and Hillsboro.

Phase I ESAs, Downtown Development Group LLC, Portland, Oregon. Project Manager in charge of Phase I ESA portions of for multi-use commercial property projects located in downtown Portland, Oregon.

Donation Properties, Providence Medical Foundation, Portland Metro area, Oregon. Project Manager and Project Scientist for client's trustee-donated properties. Claudia was responsible for handling all aspects associated with donation properties.

ESAs, TriMet, in Portland and Milwaukie, Oregon. Project Manager for Phase I and II Environmental Site Assessments. Project Scientist for numerous Phase I ESAs affiliated with the Portland-Milwaukie Light Rail Transit Project.

Phase I ESAs, Tualatin Hills Park and Recreation District, Washington County, Oregon. Project Manager and Project Scientist for Phase I ESA. Served as client contact for various Washington County park projects.

Oregon Recycling Center, Columbia Development Enterprises, Portland, Oregon. Project Manager for Phase I ESA on property containing both residential and commercial motor oil containers.



Dennis Terzian RG, LG

Senior Geologist



EXPERIENCE

22 Years

EDUCATION

BS Earth Science,
Western Michigan
University

ACCREDITATION

Registered Geologist
(Oregon)

Licensed Geologist
(Washington)

Certified Water Rights
Examiner (Oregon)

UST Assessor
(Washington)

Heating Oil Tank
Supervisor (Oregon)

OSHA 40-Hour
Hazardous Waste
Training (Oregon
HAZWOPER)

Dennis Terzian has more than 20 years of experience managing site investigation and remedial activities for a variety of clients including municipal and state agencies, brownfields properties, industrial/commercial clients, and non-profit organizations. Through numerous site investigations, he has evaluated and implemented remedial activities at site environmental issues related to historic petroleum releases, chlorinated solvents, and metals. He has prepared budgets, proposals, work plans, and status reports along with feasibility studies, remedial investigation/feasibility studies, quality assurance plans, and site closure requests.

Dennis has managed both short and long-term project for clients with a focus of safety, meeting client timelines, and effectively managing client budgets.

RELEVANT PROJECT EXPERIENCE

S 2nd Street Technical Review on Underground Storage Tank Decommissioning, Coos Grange Supply Co., Coos Bay, Ore. Senior project manager on assessment and regulatory closure of previous reported UST release. Conducted limited historical review of site activities prior to marketing property for sale. Conducted assessment activities to evaluate risk of soil and groundwater contamination identified during prior heating oil UST decommissioning. Achieved regulatory closure for site.

Third-Party Review and Assessment of Commercial Property, Half Moon LLC, Eugene, Oregon. Project manager for site assessment and closure of former lumber mill facility with existing pentachlorophenol impacts to groundwater. Development of remedial options related to prior use of wood preservatives. Negotiated site closure with DEQ and affected neighboring property owner site which allowed management of contaminated media in-place. Evaluated former features including USTs and lumber mill features likely to have contaminated soil and/or groundwater with wood preservatives. Prepared RI/FS, CMMP, and Soil Cap Maintenance Plan.

NW Lower River Road Phase I Environmental Site Assessment, Specht Properties, Inc., Vancouver, Wash. Project manager for site assessment activities related to purchase of property for redevelopment. Site issues included evaluation of fill soil placed at the site, installation of monitoring wells and evaluation of groundwater for site contaminants of interest.

Maclaren Youth Correctional Facility Heating Oil Tank Services, Anderson Environmental Contracting, LLC, Woodburn, Oregon. Project manager who worked with client's contractor to decommission historical heating oil USTs. Acted as licensed tank decommissioning supervisor in performance of site assessment, remedial action (excavation of contaminated soil), and regulatory closure.

Enid Road East Environmental Consulting Services, States Industries, Eugene, Oregon. Designed and implemented site assessment intended to satisfy regulator request to evaluate historical activities for potential releases. Successfully characterized areas of impact, evaluated risk, and obtained regulatory closure of open DEQ file.

Appendix B
Property Information and
Physical Setting Records

Well Logs
Tax Map

STATE OF OREGON
WATER WELL REPORT
 (as required by ORS 537.765)

RECEIVED **AC 18496**
 C/AC 18496
 MAY 17 1993

28/1E/34d
 (START CARD) # 51717

(1) OWNER: **WATER RESOURCES DEPT.**
 Name **Lenore Hopkins** Well Number **SALEM, OREGON**
 Address **718 NW Greenleaf Rd.**
 City **Portland** State **Or** Zip **97229**

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Other

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well **115** ft.
 Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
10	0	81	Portland	0	81	79
8	81	90				
6	90	100				
5	100	117				

How was seal placed: Method A B C D E
 Other **2% Bentonite**

Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Casing/Liner	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Casing:	5	+1	90	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:	4	75	115		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:
 Perforations Method **saw**
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
75	115	3/16	50	4		<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
15		100	1 hr.

Temperature of Water **55°** Depth Artesian Flow Found _____

Was a water analysis done? Yes By whom _____
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____

Depth of strata: _____

(9) LOCATION OF WELL by legal description:
 County **Clack.** Latitude _____ Longitude _____
 Township **2** N or S. Range **1** E or W. WM.
 Section **34** SW 1/4 SE 1/4
 Tax Lot _____ Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) **21790 SW Elderberry Lane**

(10) STATIC WATER LEVEL:
56 ft. below land surface. Date **5-7**
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found **95**

From	To	Estimated Flow Rate	SWL
92	117	15	56

(12) WELL LOG:
 Ground elevation _____

Material	From	To	SWL
Top soil	0	2	
Clay brown	2	20	
Gravel	20	50	
Sandstone	50	59	56
Rock	59	92	
Rock broken yellow clay seams	92	117	

Date started **4-28-93** Completed **5-7-93**

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.

WWC Number _____
 Signed _____ Date _____

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

WWC Number **1229**
 Signed _____ Date **5-7-93**

May 4, 1993

WATER
RESOURCES
DEPARTMENT

Glenn Anthony
Anthony Well Drilling
19156 S. Pease Road
Oregon City, OR 97045

Dear Mr. Anthony:

The Water Resources Department has received your request for special standards on the Lenore Hopkins well located in Township 2S, Range 1E, Section 34 of Clackamas County. Due to property limitations, the proposed site location is located only 35-50 feet from the nearest drainfield.

Your request for special standards on this well is approved with the following conditions:

1. A continuous cement grout seal must be placed at least 5 feet into the water-bearing zone or 65 feet, whichever is deeper.
2. You must contact Rob Carter of the Water Resources Department at least 48 hours prior to seal placement so that a representative may be on site.

I have enclosed a new version of the special standards form for your convenience. If you have any questions concerning this letter, please contact me at the address or phone number listed below, extension 296.

Sincerely,



Rob Carter
Well Construction Specialist

cc: Jerry Rodgers, Watermaster
Richard Edwards, Well Inspector



CLAC 18496

WELL IDENTIFICATION FORM

Owner's Well Number: _____

CURRENT WELL OWNER:

Phone 1-503-638-9805

Name: Lenore Barrett

Mailing Address: 21790 SW Elderberry Lane

City: West Linn State: Oregon Zip: 97068

If a well report is available for this well, please attach a copy of it to this form and return. It is not necessary for you to complete the remainder of the form if the well report is attached. If a well report is not available, please complete the remainder of the form to the best of your ability.

RECEIVED

WELL LOCATION:

County: Clack 18496 Latitude: _____ Longitude: _____

APR 01 1996

Township: 2 N or S, Range: 10 E or W Section: 34 1/4

WATER RESOURCES DEPT.
SALEM, OREGON

Tax Lot Number: _____

Street Address of Well (if different from above): 21790 SW Elderberry Ln

WELL INFORMATION:

Start Card Number: 51717 Approx. Construction Date: _____

Well Constructor: Anthony Well Drilling

Name of Owner at Time of Construction: Lenore Hopkins

Well Depth (in feet): _____ Static Water Level (in feet): _____

Diameter of Exposed Well Casing (in inches): _____

Does this well have a formal water right associated with it? Yes: _____ No: _____ If yes:

Application #: _____ Permit #: _____ Certificate #: _____

Please Return Completed Form to:

Oregon Water Resources Department
158 12th Street NE
Salem, OR 97310

(Office use only)

Well Identification Number: _____

~~14~~ NO TAG # SW 200848

RECEIVED

Skyles Drilling, Inc. 1169 Molalla Ave. Oregon City, OR 97045 656-2683

CLAG 51036

WELL I.D.# L04020

STATE OF OREGON WATER SUPPLY WELL REPORT

OCT 14 1996

Oregon City, OR 97045

656-2683

(START CARD) # 87810

Instructions for completing this report are on the last page of this form.

(1) OWNER: Well Number 01

Name Mike Fitzgerald Address 23131 Bland Circle City West Linn State Or. Zip 97068

(2) TYPE OF WORK [X] New Well [] Deepening [] Alteration (repair/recondition) [] Abandonment

(3) DRILL METHOD: [X] Rotary Air [] Rotary Mud [] Cable [] Auger [X] Other Holt

(4) PROPOSED USE: [X] Domestic [] Community [] Industrial [] Irrigation [] Thermal [] Injection [] Livestock [] Other

(5) BORE HOLE CONSTRUCTION: Special Construction approval [] Yes [X] No Depth of Completed Well 197 ft. Explosives used [] Yes [X] No Type Amount

Table with columns: HOLE Diameter, From, To, SEAL Material, From, To, Sacks or pounds. Row 1: 10", 0, 24, Bentonite, 24, 0, 8 sacks. Row 2: 7 1/2", 24, 197.

How was seal placed: Method [] A [] B [] C [] D [] E [X] Other Poured Backfill placed from ft. to ft. Material Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER: Table with columns: Diameter, From, To, Gauge, Steel, Plastic, Welded, Threaded. Casing: 6", +1 1/2", 197, 250. Liner: None.

(7) PERFORATIONS/SCREENS: Table with columns: From, To, Slot size, Number, Diameter, Material, Tele/pipe size, Casing, Liner. Row 1: None.

(8) WELL TESTS: Minimum testing time is 1 hour. [] Pump [] Bailer [X] Air [] Flowing Artesian. Yield gal/min 100, Drawdown, Drill stem at 195, Time 1 hr.

Temperature of water 58.6° Depth Artesian Flow Found Was a water analysis done? [X] Yes By whom driller 1PPM Iron Did any strata contain water not suitable for intended use? [] Too little [] Salty [] Muddy [] Odor [] Colored [X] Other iron/sand Depth of strata: 92'-96', 112-118', 172'-182' fine

(9) LOCATION OF WELL by legal description: County Clackamas Latitude Longitude Township 2 South N or S Range 1 East E or W. WM. Section 34B SE 1/4 NW 1/4 Tax Lot 01505 Lot Block Subdivision Street Address of Well (or nearest address) 22750 SW Ulsky Rd. West Linn, Or.

(10) STATIC WATER LEVEL: 45 ft. below land surface. Date 10-7-96 Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES: Depth at which water was first found 92'

Table with columns: From, To, Estimated Flow Rate, SWL. Row 1: 92', 96', 3, 45. Row 2: 112, 118, 5, 45. Row 3: 172, 182, 75, 45. Row 4: 182, 197, 100, 45.

(12) WELL LOG: Ground Elevation

Table with columns: Material, From, To, SWL. Rows include: Soil Brown (0-3), Clay Brown (3-14), Brown Sandy (14-32), Sand Large to medium Multicolored (32-38), Clay Gray (38-92), Cemented Sand Gray Fract (92-96), Clay Gray Sandy @ times (96-112), Sand Course to Med Multicolored w/wood (112-118), Clay Gray (118-172), Clay Gray Sandy w/seams (172-182), Basalt Black Gray & Brown Fractured & Broken (182-197, 45).

Date started 10-4-96 Completed 10-7-96

(unbonded) Water Well Constructor Certification: I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

Signed Shane D. Reese WWC Number 1601 Date 10/8/96

(bonded) Water Well Constructor Certification: I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief. Signed Steven C. Bland WWC Number 1592 Date 10-9-96

STATE OF OREGON
WATER SUPPLY WELL REPORT
 (as required by ORS 537.765)

CLAC 62436
SKYLES DRILLING, INC.

WELL ID # L **04020**
 START CARD # **W187602**

Instructions for completing this report are on the last page of this form

503-656-2683

(1) OWNER: Well Number: **01**
 Name **Steve's Pump Service, Inc. / Mitch Burrell**
 Address **P.O. Box 547**
 City **Boring** State **OR** Zip **97009**

(2) TYPE OF WORK:
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other **Pump Hoist**

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well **197** ft.
 Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			Amount
Diameter	From	To	Material	From	To	sacks or pounds
			No Change			

How was seal placed: Method A B C D E
 Other _____
 Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6	+1.5	197	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:	4	5	197	160#	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Drive Shoe used Inside Outside None
 Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:

Perforations Method **Saw**
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
178	196	1/8x3	70			<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
N/A			

Temperature of Water _____ Depth Artesian Flow found _____
 Was a water analysis done? Yes By whom _____
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
 Depth of strata: _____

(9) LOCATION OF WELL by legal description:
 County **Clackamas** Latitude _____ Longitude _____
 Township **2SOUTH** N or S. Range **1EAST** E or W. of WM.
 Section **34** **SE** 1/4 **NW** 1/4
 Tax lot **1505** Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) **22750 SW Ulsky Rd., West Linn, OR**

(10) STATIC WATER LEVEL:
45 ft. below land surface. Date **6/15/2006**
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found **N/A**

From	To	Estimated Flow Rate	SWL

(12) WELL LOG: Ground elevation _____

Material	From	To	SWL
Liner Installation Only. CLAC 51036 Install 4x6 Shale trap at 177'			
Skyles Drilling, Inc. 1169 Molalla Ave. Oregon City, OR 97045 (503) 656-2683			

RECEIVED
JUN 19 2006
WATER RESOURCES DEPT
SALEM, OREGON

Date started **6/15/2006** Completed **6/15/2006**

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
 Signed *Mitch Burrell* WWC Number **553** Date **6-15-06**
Skyles Drilling, Inc.

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
 Signed *Steven C. Blaud* WWC Number **1592** Date **6/15/06**
Skyles Drilling, Inc.

Instructions for completing this report are on the last page of this form

503-656-2683

(1) OWNER: Well Number: **01**
 Name **JT Smith Companies / LF5 LLC Project**
 Address **5285 Meadows Rd, Suite #171**
 City **Lake Oswego** State **OR** Zip **97035**

(2) TYPE OF WORK:
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well **0** ft.
 Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			Amount	
Diameter	From	To	Material	From	To	sacks or pounds	
6			Cement w/5% bentonite	200		0	31 Sacks

How was seal placed: Method A B C D E
 Other **Pumped at bottom**
 Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6	2	85	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing							
Liner: None				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Drive Shoe used Inside Outside None
 Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:
 Perforations Method **Air Perforator**
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
2	85	1/8x1	1120			<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
N/A			

Temperature of Water _____ Depth Artesian Flow found _____
 Was a water analysis done? Yes By whom _____
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
 Depth of strata: _____

(9) LOCATION OF WELL by legal description:
 County **Clackamas** Latitude _____ Longitude _____
 Township **2SOUTH** N or S. Range **1EAST** E or W. of WM.
 Section **34DC** **SW** 1/4 **SE** 1/4
 Tax lot **00800** Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) **960 Dollar St, West Linn, OR**

(10) STATIC WATER LEVEL:
119 ft. below land surface. Date **8/7/2013**
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found **N/A**

From	To	Estimated Flow Rate	SWL

(12) WELL LOG:
 Ground elevation _____

Material	From	To	SWL
Abandonment Only.			
(Cleaned well out from 54' to 200')			

SKYLES DRILLING, INC.
503-656-2683

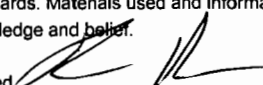
RECEIVED BY OWRD

AUG 14 2013

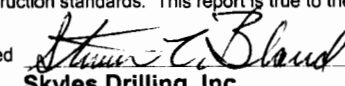
SALEM, OR

Date started **8/6/2013** Completed **8/7/2013**

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

Signed  WWC Number **1715**
 Date **8/8/2013**
Skyles Drilling, Inc.

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed  WWC Number **1592**
 Date **8/8/2013**
Skyles Drilling, Inc.



150 Beaver Creek Rd
Oregon City, OR 97045
503-655-8671

Property Account Summary

6/15/2020

Account Number	00402111	Property Address	840 DOLLAR ST , WEST LINN, OR 97068
----------------	----------	------------------	-------------------------------------

General Information

Alternate Property #	21E34C 00600
Property Description	140 1ST AD WILL FA BLKS W X&PT BLK V
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	003-002
Remarks	

Property Characteristics

Neighborhood	15854: Willamette newer all other
Land Class Category	400: Tract Land, Vacant
Change property ratio	4XX
Not in CPR Calc	Multiple Chg's

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

Property Values

Value Type	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015
AVR Total	\$950,148	\$912,840	\$652,852	\$633,837	\$615,376
Exempt	\$950,148	\$912,840	\$652,852	\$633,837	\$615,376
TVR Total					
Real Mkt Land	\$1,493,943	\$1,385,189	\$1,259,262	\$1,213,471	\$921,551
Real Mkt Bldg					
Real Mkt Total	\$1,493,943	\$1,385,189	\$1,259,262	\$1,213,471	\$921,551
M5 Mkt Land	\$1,493,943	\$1,385,189	\$1,259,262	\$1,213,471	\$921,551
M5 Mkt Bldg					
M5 SAV					

SAVL (MAV Use Portion)					
MAV (Market Portion)	\$950,148	\$912,840	\$652,852	\$633,837	\$615,376
Mkt Exception					
AV Exception					

Tax Rate

Description	Rate
Total Rate	

Tax Balance**Related Properties**

No Related Properties Found

Active Exemptions

Schools

Events

Effective Date	Entry Date-Time	Type	Remarks
06/20/2017	06/20/2017 12:04:00	Taxpayer Changed	Property Transfer Filing No.: 317588 06/20/2017 by CINDYSIM
06/20/2017	06/20/2017 12:04:00	Recording Processed	Property Transfer Filing No.: 317588, Letter, Recording No.: 00298172-06-20-2017 06/20/2017 by CINDYSIM
02/28/2012	02/28/2012 10:43:00	The situs address has changed	by JEANETTE
04/05/2004	04/05/2004 10:04:00	Annexation Completed For Property	Annex to TVFR, Ord 03-13 for 2004-Revise TCA Membership by JENMAYO
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Warranty Deed: 94-12633, 2/1/94, \$ 400000

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Receipts Found					

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
06/20/2017	06/20/2017	06/20/2017	00298172-06-20-	\$0.00	317588		WEST LINN-WILS SCH DIST #3	No



150 Beaver Creek Rd
Oregon City, OR 97045
503-655-8671

Property Account Summary

6/15/2020

Account Number	00403860	Property Address	945 DOLLAR ST , WEST LINN, OR 97068
----------------	----------	------------------	-------------------------------------

General Information

Alternate Property #	21E34DC00900
Property Description	140 1ST ADD WILLMT FALLS LTS 1&2 BLK R PT LT 1 BLK Q PT LT 2 BLK S LT 2 PT LT 1 BLK N VAC ST & PT SEC
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	003-002
Remarks	

Property Characteristics

Neighborhood	15854: Willamette newer all other
Land Class Category	401: Tract Land Improved
Acreage	0.00
Change property ratio	4XX
Not in CPR Calc	Multiple Chg's

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

Property Values

Value Type	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015
AVR Total	\$1,326,400	\$1,273,067	\$1,056,746	\$1,025,967	\$996,084
Exempt	\$1,326,400	\$1,273,067	\$1,056,746	\$1,025,967	\$996,084
TVR Total					
Real Mkt Land	\$2,079,455	\$1,928,077	\$1,752,797	\$1,689,059	\$1,282,729
Real Mkt Bldg	\$6,080	\$3,740	\$3,410	\$3,270	\$2,500
Real Mkt Total	\$2,085,535	\$1,931,817	\$1,756,207	\$1,692,329	\$1,285,229

M5 Mkt Land	\$2,079,455	\$1,928,077	\$1,752,797	\$1,689,059	\$1,282,729
M5 Mkt Bldg	\$6,080	\$3,740	\$3,410	\$3,270	\$2,500
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$1,326,400	\$1,273,067	\$1,056,746	\$1,025,967	\$996,084
Mkt Exception					
AV Exception					

Tax Rate

Description	Rate
Total Rate	

Tax Balance

Related Properties

No Related Properties Found

Active Exemptions

Schools

Events

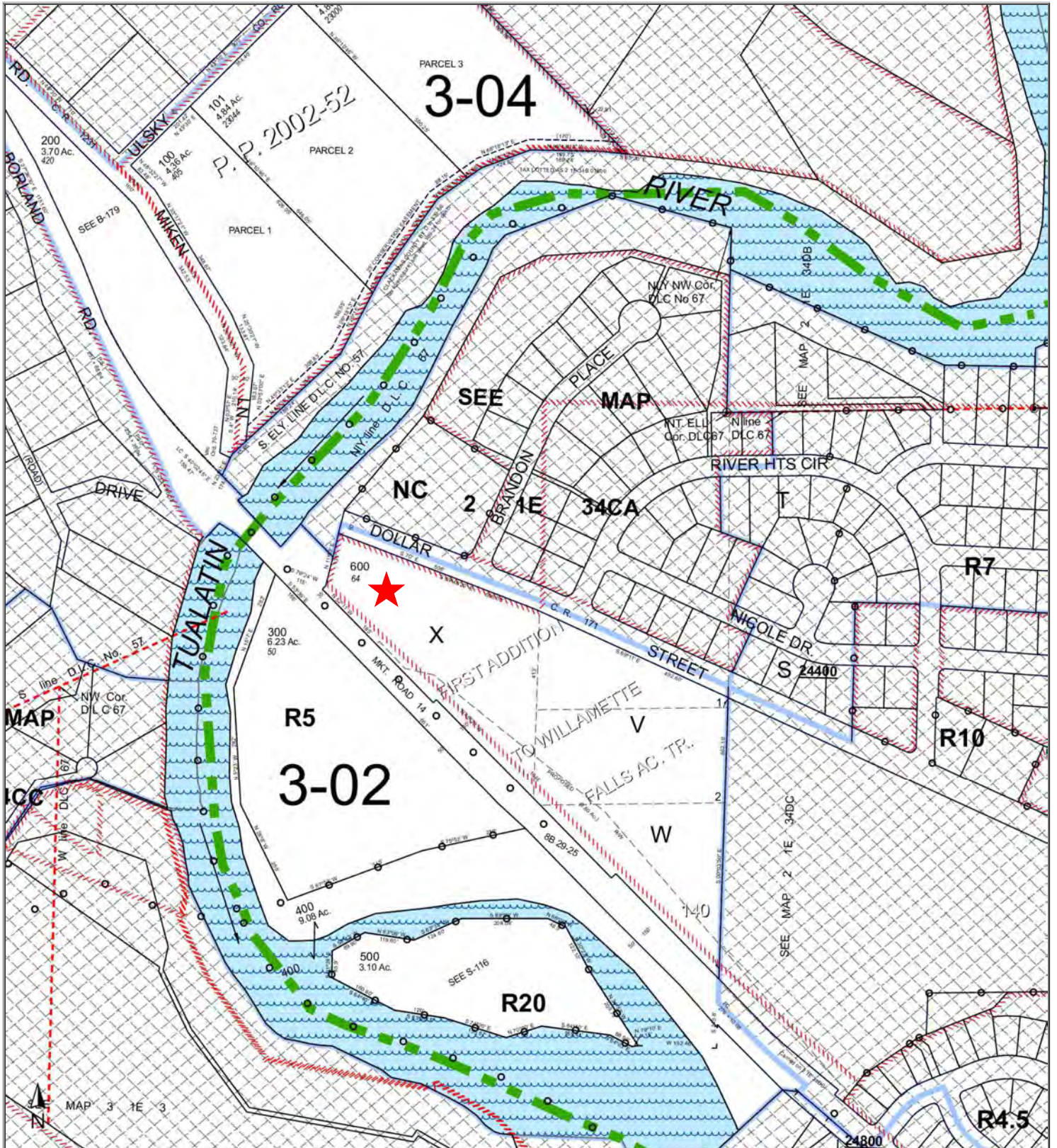
Effective Date	Entry Date-Time	Type	Remarks
06/20/2017	06/20/2017 12:04:00	Taxpayer Changed	Property Transfer Filing No.: 317588 06/20/2017 by CINDYSIM
06/20/2017	06/20/2017 12:04:00	Recording Processed	Property Transfer Filing No.: 317588, Letter, Recording No.: 00298172-06-20-2017 06/20/2017 by CINDYSIM
01/13/2015	01/13/2015 10:52:00	The situs address has changed	by HEIDIHAR
03/03/2008	03/03/2008 14:17:00	Seg/Merge Completed	Parent in Seg/Merge SM080404, Effective: 01/02/2007 by LAURIEB
03/03/2008	03/03/2008 14:16:00	Seg/Merge Initiated	SM080404 EFFECTIVE 2008-09: MERGE 21E34DC00990 INTO 21E34DC00900 BY LTR (02/22/2008); AFTER 01/01/2008 by LAURIEB
03/03/2008	03/03/2008 12:13:00	Seg/Merge Completed	Parent in Seg/Merge SM080403, Effective: 01/02/2007 by LAURIEB
03/03/2008	03/03/2008 12:12:00	Seg/Merge Initiated	SM080403 EFFECTIVE 2008-09: ADD VAC ST BY 2008-012122; AFTER 01/01/2008 by LAURIEB
04/05/2004	04/05/2004 10:04:00	Annexation Completed For Property	Annex to TVFR, Ord 03-13 for 2004-Revise TCA Membership by JENMAYO
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Warranty Deed: 94-33372, 4/1/94, \$ 680452

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Receipts Found					

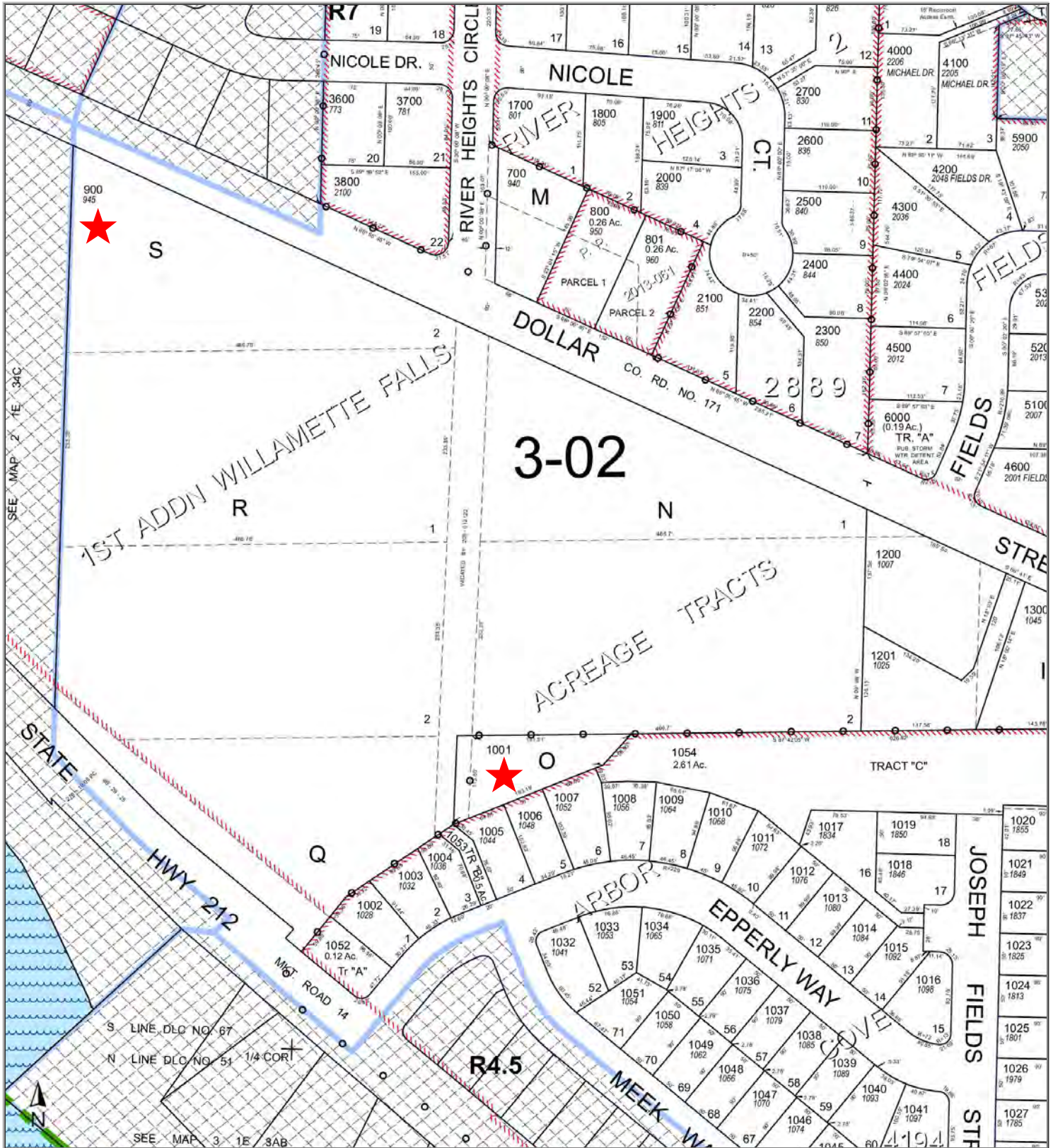
Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
06/20/2017	06/20/2017	06/20/2017	00298172-06-20-	\$0.00	317588		WEST LINN-WILS SCH DIST #3	No



ParcelID: 00402111
840 Dollar St
West Linn, OR 97068

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



ParcelID: 00403860

945 Dollar St

West Linn, OR 97068

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

2 1 E 34DC
WEST LINN

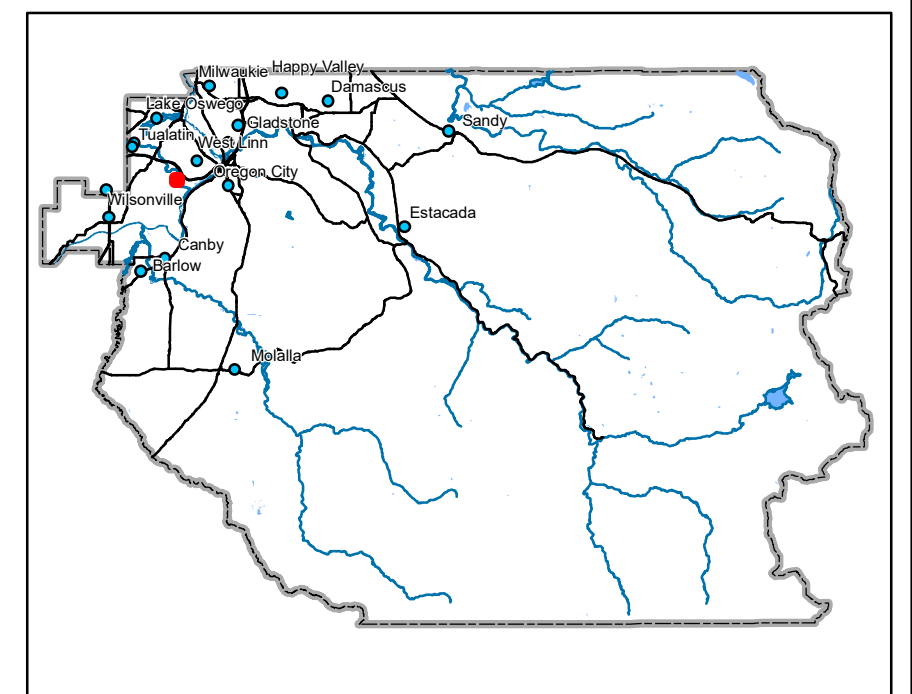
S.W.1/4 S.E.1/4 SEC.34 T.2S. R.1E. W.M.
CLACKAMAS COUNTY
1" = 100'

D. L. C.
JOSEPH FIELDS NO. 51 & 67
AMBROSE FIELDS NO. 52

Cancelled Taxlots

- 1100
- 600
- 1501
- 1301
- 991C1
- 1506
- 1500
- 991C2
- 901
- 100
- 200
- 300
- 400
- 500
- 6100
- 1000
- 990

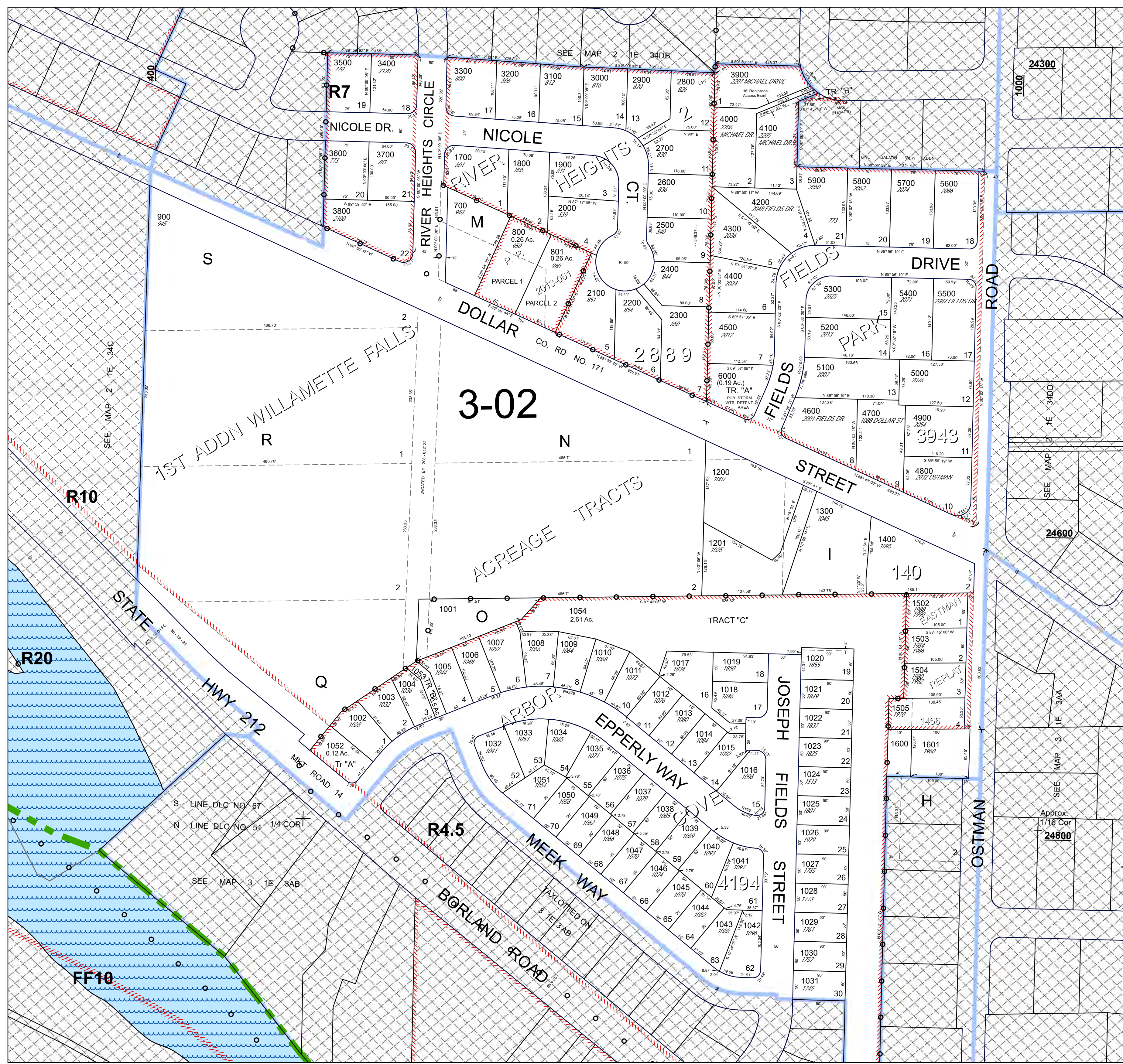
- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'

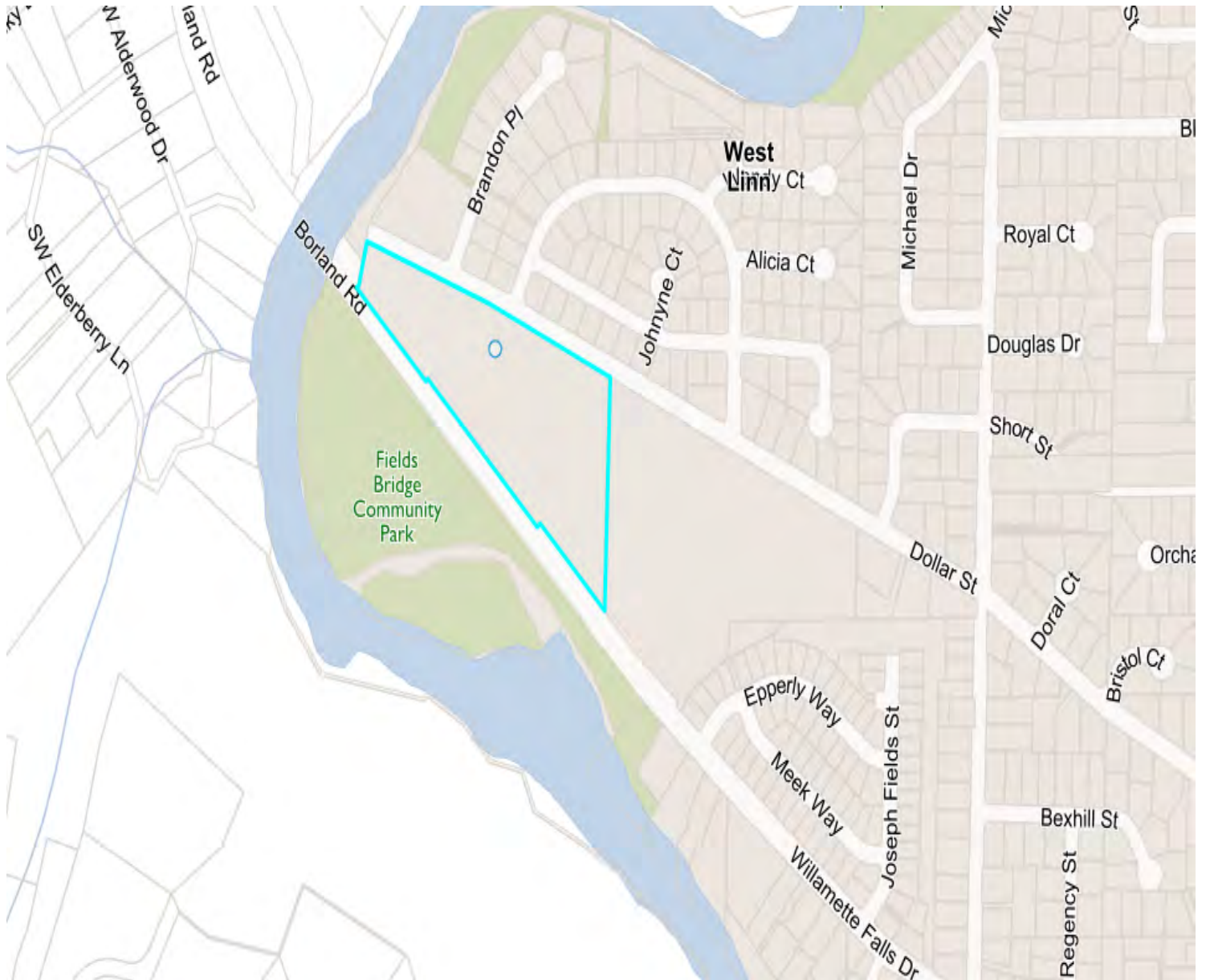


THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

10/9/2014

2 1 E 34DC
WEST LINN





Objectid: 73173
Primary Address: 840 Dollar St, West Linn, 97068
Jurisdiction: West Linn (<https://westlinnoregon.gov>)
Map Number: 21E34C
Taxlot Number: 21E34C 00600
Parcel Number: 00402111
Document Number: 00298172-06
Census Tract: 020700

Assessment

Estimated Acres: 9.45
Current Year Assessed Value: \$950,148.00
Market Building Value: \$0.00
Market Land Value: \$1,493,943.00
Market Total Value: \$1,493,943.00

Sale Price: \$0.00
Doc Date: 06/20/2017
Doc Type: X
Taxcode: 003002

Schools

Elementary School

Stafford Primary (<https://www.wlww.k12.or.us/Domain/16>)
WestLinn/Wilsonville
19875 SW Stafford Rd, West Linn, 97068
503-673-7150

Middle School

Meridian Athey Choice (<http://www.wlww.k12.or.us/Domain/8>)
WestLinn/Wilsonville
2900 SW Borland Rd, West Linn, 97068
503-673-7400

High School

West Linn High (<http://www.wlhs.wlww.k12.or.us/>)
WestLinn/Wilsonville
5464 West A St, West Linn, 97068
503-673-7800

Public Safety

Nearest Fire Station

Willamette Falls Drive Station #59
1850 Willamette Falls Dr, West Linn 97068
Tualatin Valley Fire & Rescue

Nearest Police Station

West Linn Police

Zoning & Development

Designation: Contact City
Urban Growth Boundary: METRO UGB

Voting

Voting Precinct: 131

State House District: 37
State Senate District: 19
Congressional District: 5

Utilities & Districts

Community Planning Organization

City (<http://www.westlinnoregon.gov>)

Sanitary Hauler

West Linn Refuse & Recycle (<https://clackamas.us/recycling/garbage/company.html>)

School District

West Linn/Wilsonville (<http://www.wlww.k12.or.us>)

Sewer District

TRI-CITY

Environmental & Hazards

Flood

Likely not in a flood zone.

Wildfire

You may be at moderate risk.

Earthquake Hazard

You may be at a higher risk.

Soils

88A - Willamette Silt Loam, Wet, 0 To 3 Percent Slopes

91C - Woodburn Silt Loam, 8 To 15 Percent Slopes

67 - Newberg Fine Sandy Loam

57 - Mcbee Variant Loam

Approximate Elevation

159.00 ft

North Folk Dam Failure

Most likely not at risk of flooding due to dam failure

River Mill Dam Failure

Most likely not at risk of flooding due to dam failure

Timothy Dam Failure

Most likely not at risk of flooding due to dam failure

Parks

Nearby

Douglas Park (<http://westlinnoregon.gov/parksrec/douglas-park-0>)

2280 Rogue Way, West Linn

1.34 miles

Fields Bridge Community Park (<https://westlinnoregon.gov/parksrec/fields-bridge-park>)

821 Willamette Falls Dr, West Linn

0.10 miles

North Willamette Park (<https://westlinnoregon.gov/parksrec/north-willamette-park>)

1500 Rosemarie Dr, West Linn

0.94 miles

The White Oak Savanna (<http://westlinnoregon.gov/parksrec/white-oak-savanna>)

2425 Tannler Dr, West Linn

1.17 miles

Willamette Park (<https://westlinnoregon.gov/parksrec/willamette-park>)

1100 12th St, West Linn

1.34 miles

Documents

Surveyor Documents

Survey - SN10107 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/PS10107.tif>)

Survey - SN25733 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/PS25733.TIF>)

Survey - SN1-153 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN1-153.TIF>)

Survey - SN2007-382 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2007-382-P1.TIF>)

Survey - SN2007-382 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2007-382-P2.TIF>)

Survey - SN2009-057 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2009-057-P1.TIF>)

Survey - SN2009-057 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2009-057-P2.TIF>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P0.tif>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P1.TIF>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P2.TIF>)

Plat - 0140 (<http://cmap.clackamas.us/survey/SDImages/2S1E/34/0140.tif>)

Assessor Documents

Taxmap - 2S1E34C (http://cmap.clackamas.us/taxmap/03_2s1e34c.pdf)

District Maps

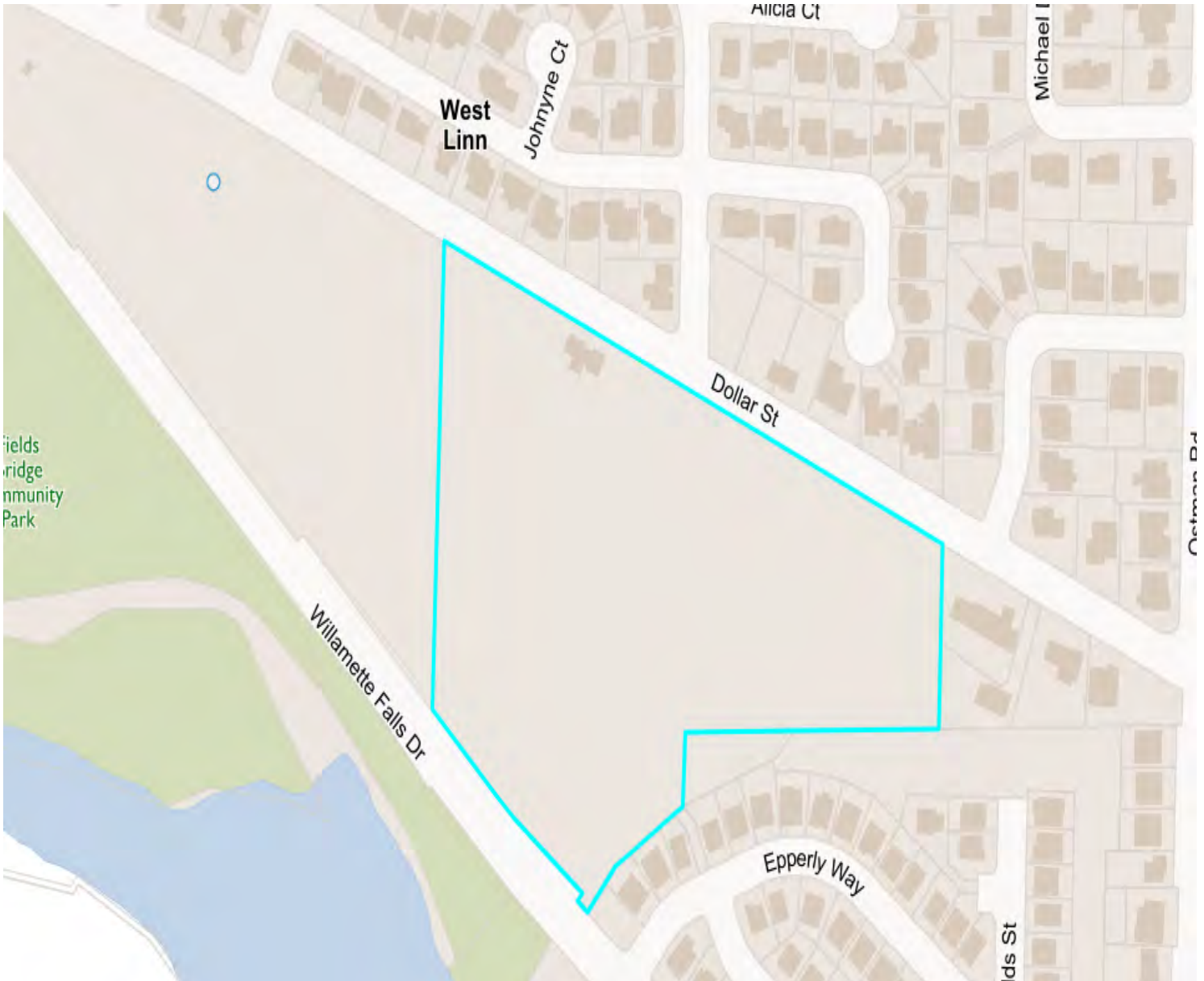
Voting Precinct (<https://dochub.clackamas.us/documents/drupal/56adbdc9-9aaa-4417-9017-4b1ba759ec0d>)

State House District (<https://dochub.clackamas.us/documents/drupal/b5a02bd9-1e1a-4f4a-a15b-6e46adefacbd>)

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Liability Statement (<http://www.clackamas.us/liability.html>)



Objectid: 50983
Primary Address: 945 Dollar St, West Linn, 97068
Jurisdiction: West Linn (<https://westlinnoregon.gov>)
Map Number: 21E34DC
Taxlot Number: 21E34DC00900
Parcel Number: 00403860
Document Number: 00298172-06
Census Tract: 020700

Assessment

Estimated Acres: 12.36
Current Year Assessed Value: \$1,326,400.00
Market Building Value: \$6,080.00
Market Land Value: \$2,079,455.00
Market Total Value: \$2,085,535.00

Sale Price: \$0.00
Doc Date: 06/20/2017
Doc Type: X
Taxcode: 003002

Schools

Elementary School

Stafford Primary (<https://www.wlww.k12.or.us/Domain/16>)
WestLinn/Wilsonville
19875 SW Stafford Rd, West Linn, 97068
503-673-7150

Middle School

Meridian Athey Choice (<http://www.wlww.k12.or.us/Domain/8>)
WestLinn/Wilsonville
2900 SW Borland Rd, West Linn, 97068
503-673-7400

High School

West Linn High (<http://www.wlhs.wlww.k12.or.us/>)
WestLinn/Wilsonville
5464 West A St, West Linn, 97068
503-673-7800

Public Safety

Nearest Fire Station

Willamette Falls Drive Station #59
1850 Willamette Falls Dr, West Linn 97068
Tualatin Valley Fire & Rescue

Nearest Police Station

West Linn Police

Zoning & Development

Designation: Contact City
Urban Growth Boundary: METRO UGB

Voting

Voting Precinct: 131

State House District: 37

State Senate District: 19

Congressional District: 5

Utilities & Districts

Community Planning Organization

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School District

West Linn/Wilsonville (<http://www.wlww.k12.or.us>)

Sewer District

TRI-CITY

Environmental & Hazards

Flood

Likely not in a flood zone.

Wildfire

You may be at moderate to high risk.

Earthquake Hazard

You may be at moderate risk.

Soils

88A - Willamette Silt Loam, Wet, 0 To 3 Percent Slopes

91C - Woodburn Silt Loam, 8 To 15 Percent Slopes

Approximate Elevation

194.00 ft

North Folk Dam Failure

Most likely not at risk of flooding due to dam failure

River Mill Dam Failure

Most likely not at risk of flooding due to dam failure

Timothy Dam Failure

Most likely not at risk of flooding due to dam failure

Parks

Nearby

Douglas Park (<http://westlinnoregon.gov/parksrec/douglas-park-0>)

2280 Rogue Way, West Linn

1.22 miles

Fields Bridge Community Park (<https://westlinnoregon.gov/parksrec/fields-bridge-park>)

821 Willamette Falls Dr, West Linn

0.25 miles

North Willamette Park (<https://westlinnoregon.gov/parksrec/north-willamette-park>)

1500 Rosemarie Dr, West Linn

0.86 miles

The White Oak Savanna (<http://westlinnoregon.gov/parksrec/white-oak-savanna>)

2425 Tannler Dr, West Linn

1.03 miles

Willamette Park (<https://westlinnoregon.gov/parksrec/willamette-park>)

1100 12th St, West Linn

1.18 miles

Documents

Surveyor Documents

Survey - SN25733 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/PS25733.TIF>)

Survey - SN1-153 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN1-153.TIF>)

Survey - SN2007-382 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2007-382-P1.TIF>)

Survey - SN2007-382 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2007-382-P2.TIF>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P0.tif>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P1.TIF>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P2.TIF>)

Plat - 0140 (<http://cmap.clackamas.us/survey/SDImages/2S1E/34/0140.tif>)

Assessor Documents

Taxmap - 2S1E34DC (http://cmap.clackamas.us/taxmap/03_2s1e34dc.pdf)

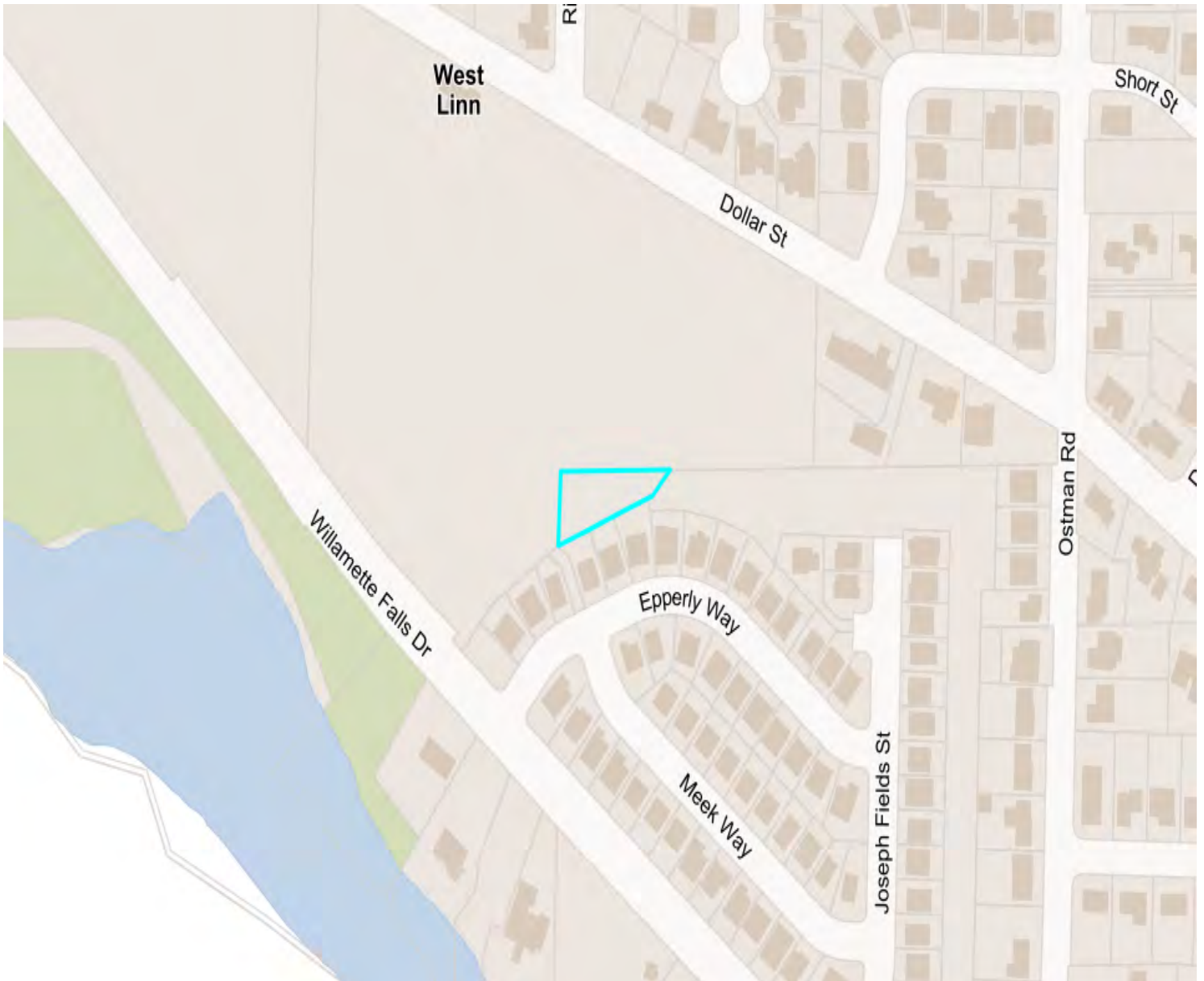
District Maps

Voting Precinct (<https://dochub.clackamas.us/documents/drupal/56adbdc9-9aaa-4417-9017-4b1ba759ec0d>)
State House District (<https://dochub.clackamas.us/documents/drupal/b5a02bd9-1e1a-4f4a-a15b-6e46adefacbd>)

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Liability Statement (<http://www.clackamas.us/liability.html>)



Objectid: 158489
Primary Address: No Situs
Jurisdiction: West Linn (<https://westlinnoregon.gov>)
Map Number: 21E34DC
Taxlot Number: 21E34DC01001
Parcel Number: 00403922
Document Number: 00298172-06
Census Tract: 020700

Assessment

Estimated Acres: 0.30
Current Year Assessed Value: \$22,656.00
Market Building Value: \$0.00
Market Land Value: \$35,235.00
Market Total Value: \$35,235.00

Sale Price: \$0.00
Doc Date: 06/20/2017
Doc Type: X
Taxcode: 003002

Schools

Elementary School

Stafford Primary (<https://www.wlww.k12.or.us/Domain/16>)
WestLinn/Wilsonville
19875 SW Stafford Rd, West Linn, 97068
503-673-7150

Middle School

Meridian Athey Choice (<http://www.wlww.k12.or.us/Domain/8>)
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2900 SW Borland Rd, West Linn, 97068
503-673-7400

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School District

West Linn/Wilsonville (<http://www.wlww.k12.or.us>)

Sewer District

TRI-CITY

Environmental & Hazards

Flood

Likely not in a flood zone.

Wildfire

You may be at moderate to high risk.

Earthquake Hazard

You may be at moderate risk.

Soils

88A - Willamette Silt Loam, Wet, 0 To 3 Percent Slopes

Approximate Elevation

166.00 ft

North Folk Dam Failure

Most likely not at risk of flooding due to dam failure

River Mill Dam Failure

Most likely not at risk of flooding due to dam failure

Timothy Dam Failure

Most likely not at risk of flooding due to dam failure

Parks

Nearby

Douglas Park (<http://westlinnoregon.gov/parksrec/douglas-park-0>)
2280 Rogue Way, West Linn

1.21 miles

Fields Bridge Community Park (<https://westlinnoregon.gov/parksrec/fields-bridge-park>)
821 Willamette Falls Dr, West Linn

0.29 miles

North Willamette Park (<https://westlinnoregon.gov/parksrec/north-willamette-park>)
1500 Rosemarie Dr, West Linn

0.87 miles

The White Oak Savanna (<http://westlinnoregon.gov/parksrec/white-oak-savanna>)
2425 Tannler Dr, West Linn

1.01 miles

Willamette Park (<https://westlinnoregon.gov/parksrec/willamette-park>)
1100 12th St, West Linn

1.13 miles

Documents

Surveyor Documents

Survey - SN11275 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/PS11275.TIF>)

Survey - SN25733 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/PS25733.TIF>)

Survey - SN1-153 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN1-153.TIF>)

Survey - SN2007-382 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2007-382-P1.TIF>)

Survey - SN2007-382 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2007-382-P2.TIF>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P0.tif>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P1.TIF>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P2.TIF>)

Plat - 0140 (<http://cmap.clackamas.us/survey/SDImages/2S1E/34/0140.tif>)

Assessor Documents

Taxmap - 2S1E34DC (http://cmap.clackamas.us/taxmap/03_2s1e34dc.pdf)

District Maps

Voting Precinct (<https://dochub.clackamas.us/documents/drupal/56adbdc9-9aaa-4417-9017-4b1ba759ec0d>)
State House District (<https://dochub.clackamas.us/documents/drupal/b5a02bd9-1e1a-4f4a-a15b-6e46adefacbd>)

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Appendix C

Regulatory Databases and Government Records

UST Decommissioning Report
Regulatory Database Report

945 Dollar Street

945 Dollar Street

West Linn, OR 97068

Inquiry Number: 6063181.2s

May 13, 2020

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Summary	4
Map Findings	8
Orphan Summary	22
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-14
Physical Setting Source Map Findings	A-16
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
 Please contact EDR at 1-800-352-0050
 with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

945 DOLLAR STREET
WEST LINN, OR 97068

COORDINATES

Latitude (North): 45.3483840 - 45° 20' 54.18"
Longitude (West): 122.6722420 - 122° 40' 20.07"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 525676.1
UTM Y (Meters): 5021487.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 6067204 CANBY, OR
Version Date: 2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140630
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 945 DOLLAR STREET
 WEST LINN, OR 97068

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	HEATING OIL TANK	2120 SW OSTMAN DRIVE	LUST	Same	558, 0.106, East
2	HEATING OIL TANK	23790 SW ELDERBERRY	LUST	Same	610, 0.116, West
3	HEATING OIL TANK	965 WILLAMETTE FALL	LUST	Same	752, 0.142, SSE
A4	HEATING OIL TANK	2023 19TH ST	LUST	Same	1516, 0.287, East
A5	HEATING OIL TANK	2015 SW 19TH	LUST	Same	1516, 0.287, East
B6	BLUE HERON LAGOON	1317 WILLAMETTE FALL	ECSI, VCP, BROWNFIELDS	Same	2146, 0.406, SE
B7	HEATING OIL TANK	1329 WILLAMETTE FALL	LUST	Same	2182, 0.413, SE
B8	HEATING OIL TANK	1334 WILLAMETTE FALL	LUST	Same	2216, 0.420, SE
9	HEATING OIL TANK	1122 MEADOWVIEW CT	LUST	Same	2363, 0.448, NNE
10	HEATING OIL TANK	681 BORLAND RD	LUST	Same	2431, 0.460, NW
11	HEATING OIL TANK	2005 16TH ST	LUST	Same	2487, 0.471, East
12	ROSSMAN SANITARY SER	112 SW TUALATIN LOOP	ECSI, VCP	Same	3576, 0.677, NNW
13	PGE - WEST LINN CAPA	11TH ST. AND LESLIE'	ECSI, VCP	Same	5052, 0.957, ESE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

CRL..... Confirmed Release List and Inventory

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Facilities List

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Underground Storage Tank Database
AST..... Aboveground Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Engineering Controls Recorded at ESCI Sites
INST CONTROL..... Institutional Controls Recorded at ESCI Sites

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF..... Old Closed SW Disposal Sites
SWRCY..... Recycling Facility Location Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
AOCNCERN..... Columbia Slough

EXECUTIVE SUMMARY

CDL..... Uninhabitable Drug Lab Properties
US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Spill Database
OR HAZMAT..... Hazmat/Incidents
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV..... Indian Reservations
FUSRAP..... Formerly Utilized Sites Remedial Action Program
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US MINES..... Mines Master Index File
ABANDONED MINES..... Abandoned Mines
FINDS..... Facility Index System/Facility Registry System
ECHO..... Enforcement & Compliance History Information
DOCKET HWC..... Hazardous Waste Compliance Docket Listing
UXO..... Unexploded Ordnance Sites
FUELS PROGRAM..... EPA Fuels Program Registered Listing
AIRS..... Oregon Title V Facility Listing

EXECUTIVE SUMMARY

COAL ASH.....	Coal Ash Disposal Sites Listing
DRYCLEANERS.....	Drycleaning Facilities
Enforcement.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HSIS.....	Hazardous Substance Information Survey
MANIFEST.....	Manifest Information
NPDES.....	Wastewater Permits Database
UIC.....	Underground Injection Control Program Database
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS.....	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

ECSI: The Environmental Cleanup Site Information System records information about sites in Oregon that may be of environmental interest. The data come from the Department of Environmental Quality.

A review of the ECSI list, as provided by EDR, and dated 12/01/2019 has revealed that there are 3 ECSI sites within approximately 1 mile of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>BLUE HERON LAGOON</i> State ID Number: 5717 Decode For Further Action: Medium-Low Size: Approx. 39 acres	<i>1317 WILLAMETTE FALL</i>	<i>1/4 - 1/2 (0.406 mi.) SE</i>	<i>B6</i>	<i>9</i>

EXECUTIVE SUMMARY

Investigation: Suspect

ROSSMAN SANITARY SER **112 SW TUALATIN LOOP** **1/2 - 1 (0.677 mi.) NNW** **12** **15**

State ID Number: 4031

Size: 4.2 acres

Investigation: No Further Action

PGE - WEST LINN CAPA **11TH ST. AND LESLIE'** **1/2 - 1 (0.957 mi.) ESE** **13** **18**

State ID Number: 3524

Investigation: No Further Action

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's LUST Database List.

A review of the LUST list, as provided by EDR, and dated 01/02/2020 has revealed that there are 10 LUST sites within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HEATING OIL TANK Facility ID: 03-96-0297 Cleanup Complete: 01/12/2005	2120 SW OSTMAN DRIVE	0 - 1/8 (0.106 mi.) E	1	8
HEATING OIL TANK Facility ID: 03-97-0678 Cleanup Complete: 12/31/2007	23790 SW ELDERBERRY	0 - 1/8 (0.116 mi.) W	2	8
HEATING OIL TANK Facility ID: 03-98-0309 Cleanup Complete: 02/04/2000	965 WILLIAMETTE FALL	1/8 - 1/4 (0.142 mi.) SSE	3	8
HEATING OIL TANK Facility ID: 26-04-1237 Cleanup Complete: 11/19/2004	2023 19TH ST	1/4 - 1/2 (0.287 mi.) E	A4	9
HEATING OIL TANK Facility ID: 03-97-0907	2015 SW 19TH	1/4 - 1/2 (0.287 mi.) E	A5	9
HEATING OIL TANK Facility ID: 03-00-5518 Cleanup Complete: 02/14/2001	1329 WILLAMETTE FALL	1/4 - 1/2 (0.413 mi.) SE	B7	14
HEATING OIL TANK Facility ID: 03-00-5203 Cleanup Complete: 08/31/2000	1334 WILLAMETTE FALL	1/4 - 1/2 (0.420 mi.) SE	B8	14
HEATING OIL TANK Facility ID: 03-11-0798 Cleanup Complete: 04/04/2016	1122 MEADOWVIEW CT	1/4 - 1/2 (0.448 mi.) NNE	9	14
HEATING OIL TANK Facility ID: 03-13-0161	681 BORLAND RD	1/4 - 1/2 (0.460 mi.) NW	10	15
HEATING OIL TANK Facility ID: 26-11-0188	2005 16TH ST	1/4 - 1/2 (0.471 mi.) E	11	15

EXECUTIVE SUMMARY

State and tribal voluntary cleanup sites

VCP: Responsible parties have entered into an agreement with DEQ to voluntarily address contamination associated with their property.

A review of the VCP list, as provided by EDR, and dated 12/24/2019 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BLUE HERON LAGOON Facility Status: Active ECS Site ID: 5717 Facility Size: Approx. 39 acres Action: SITE EVALUATION Facility Status: Completed ECS Site ID: 3524 Action: NO FURTHER STATE ACTION REQUIRED	1317 WILLAMETTE FALL	1/4 - 1/2 (0.406 mi.) SE	B6	9

State and tribal Brownfields sites

Brownfields investigations and/or cleanups that have been conducted in Oregon.

A review of the BROWNFIELDS list, as provided by EDR, and dated 02/01/2020 has revealed that there is 1 BROWNFIELDS site within approximately 0.5 miles of the target property.

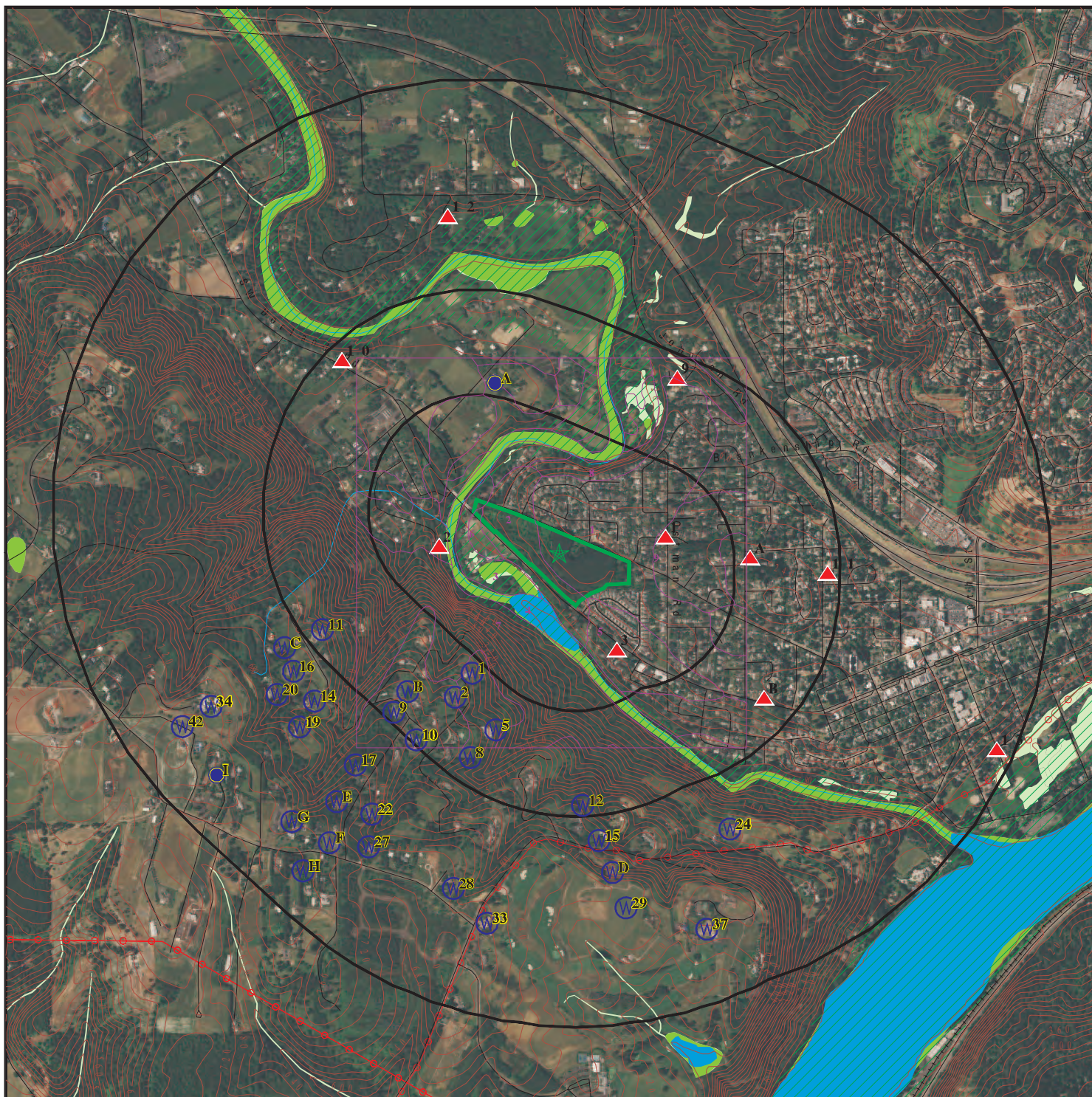
<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BLUE HERON LAGOON Status: SITE EVALUATION envid: 5717	1317 WILLAMETTE FALL	1/4 - 1/2 (0.406 mi.) SE	B6	9

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

<u>Site Name</u>	<u>Database(s)</u>
WANKERS GENERAL STORE	LUST, UST

OVERVIEW MAP - 6063181.2S



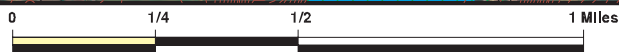
Target Property

Toxic Sites

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

Areas of Concern

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 945 Dollar Street
 ADDRESS: 945 Dollar Street
 West Linn OR 97068
 LAT/LONG: 45.348384 / 122.672242

CLIENT: PBS Engineering & Env.
 CONTACT: Claudia Byes-Lund
 CUP-21-02 Staff Report for Union # 6063181.2S
 DATE: May 13, 2020 1:25 pm
 Page 478 of 1498

DETAIL MAP - 6063181.2S



Target Property

Toxic Sites

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles



Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 945 Dollar Street
 ADDRESS: 945 Dollar Street
 West Linn OR 97068
 LAT/LONG: 45.348384 / 122.672242

CLIENT: PBS Engineering & Env.
 CONTACT: Claudia Byes-Lund
 PROJECT # 6063181.2S
 DATE: May 13, 2020 1:26 pm

CUP-21-02 Staff Report
 Page 479 of 1498

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
CRL	1.000		0	0	0	0	NR	0
ECSI	1.000		0	0	1	2	NR	3
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		2	1	7	NR	NR	10
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	1	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	1	NR	NR	1
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
AOCONCERN	1.000		0	0	0	0	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
OR HAZMAT	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDES	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Enforcement	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HSIS	0.001		0	NR	NR	NR	NR	0
MANIFEST	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	2	1	10	2	0	15

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)Site		Database(s)	EPA ID Number

1	HEATING OIL TANK	LUST	S102417200
East	2120 SW OSTMAN DRIVE		N/A
< 1/8	WEST LINN, OR 97068		
0.106 mi.			
558 ft.			

LUST:
 Name: HEATING OIL TANK
 Address: 2120 SW OSTMAN DRIVE
 City,State,Zip: WEST LINN, OR 97068
 Region: North Western Region
 Facility ID: 03-96-0297
 Cleanup Received Date: 05/13/1996
 Cleanup Start Date: 05/13/1996
Cleanup Complete Date: 01/12/2005
Decode for Region: North West Region

2	HEATING OIL TANK	LUST	S103838872
West	23790 SW ELDERBERRY LANE		N/A
< 1/8	WEST LINN, OR 97068		
0.116 mi.			
610 ft.			

LUST:
 Name: HEATING OIL TANK
 Address: 23790 SW ELDERBERRY LANE
 City,State,Zip: WEST LINN, OR 97068
 Region: North Western Region
 Facility ID: 03-97-0678
 Cleanup Received Date: 09/11/1997
 Cleanup Start Date: Not reported
Cleanup Complete Date: 12/31/2007
Decode for Region: North West Region

3	HEATING OIL TANK	LUST	S103422104
SSE	965 WILLIAMETTE FALLS DRIVE		N/A
1/8-1/4	WEST LINN, OR 97068		
0.142 mi.			
752 ft.			

LUST:
 Name: HEATING OIL TANK
 Address: 965 WILLIAMETTE FALLS DRIVE
 City,State,Zip: WEST LINN, OR 97068
 Region: North Western Region
 Facility ID: 03-98-0309
 Cleanup Received Date: 04/29/1998
 Cleanup Start Date: 04/29/1998
Cleanup Complete Date: 02/04/2000
Decode for Region: North West Region

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)	Site	Database(s)	EPA ID Number

A4	HEATING OIL TANK	LUST	S106476001
East	2023 19TH ST		N/A
1/4-1/2	WEST LINN, OR 97068		
0.287 mi.			
1516 ft.	Site 1 of 2 in cluster A		

LUST:

Name:	HEATING OIL TANK
Address:	2023 19TH ST
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	26-04-1237
Cleanup Received Date:	06/25/2004
Cleanup Start Date:	07/06/2004
Cleanup Complete Date:	11/19/2004
Decode for Region:	North West Region

A5	HEATING OIL TANK	LUST	S102959363
East	2015 SW 19TH		N/A
1/4-1/2	WEST LINN, OR 97068		
0.287 mi.			
1516 ft.	Site 2 of 2 in cluster A		

LUST:

Name:	HEATING OIL TANK
Address:	2015 SW 19TH
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	03-97-0907
Cleanup Received Date:	12/01/1997
Cleanup Start Date:	11/22/1997
Cleanup Complete Date:	Not reported
Decode for Region:	North West Region

B6	BLUE HERON LAGOON	ECSI	S111766415
SE	1317 WILLAMETTE FALLS DR.	VCP	N/A
1/4-1/2	WEST LINN, OR 97068	BROWNFIELDS	
0.406 mi.			
2146 ft.	Site 1 of 3 in cluster B		

ECSI:

Name:	BLUE HERON LAGOON
Address:	1317 WILLAMETTE FALLS DR.
City,State,Zip:	WEST LINN, OR 97068
State ID Number:	5717
Brown ID:	Brownfield Site - DEQ Tech Assistance
Study Area:	False
Region ID:	Not reported
Legislative ID:	0
Investigation:	Suspect
FACA ID:	123413
Further Action:	259
Lat/Long (dms):	45 20 35.90 / -122 39 46.10
County Code:	3.00
Score Value:	Not reported
Cerclis ID:	Not reported
Township Coord.:	3.00
Township Zone:	S

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

BLUE HERON LAGOON (Continued)

S111766415

Range Coord: 1.00
 Range Zone: E
 Section Coord: 2
 Qtr Section: AA
 Tax Lots: Not reported
 Size: Approx. 39 acres
 NPL: False
 Orphan: False
 Updated By: KTHIESS
 Update Date: 11/26/2019
 Created Date: 03/28/2012
 Decode For RegionID: Not reported
 Decode For BrownID: Brownfield Site - DEQ Technical Assistance
 Decode For Furtheract: Medium-Low
 Decode For Investstat: Suspect
 Decode For Legislative: Not reported

Narrative:

NARR ID: 5753982
 NARR Code: General Site Description
 Created By: GGAMOLO
 Created Date: 03/28/2012
 Updated By: KTHIESS
 Updated Date: 04/08/2019
 Decode for NarcdID: General Site Description
 NARR Comments: The property has not been actively used for industrial wastewater disposal and treatment since approximately December 2010, when the paper mill shut down operations. It is still used for stormwater treatment.

NARR ID: 5755056
 NARR Code: Project Activity Status
 Created By: SRAPP
 Created Date: 03/12/2014
 Updated By: KTHIESS
 Updated Date: 02/13/2019
 Decode for NarcdID: Project Activity Status
 NARR Comments: Clackamas County/WES have adequately characterized the site through a draft Remedial Investigation (RI) Report prepared in April 2014. Currently, questions regarding final property re-use are being evaluated and discussed by Clackamas County and the City of West Linn. The final redevelopment of the property will potentially affect the screening and conclusions of the draft Risk Assessments (RAs), and are currently under revision. Comments on the Draft RI and RAs are included on ECSI WebDocs.

NARR ID: 5755573
 NARR Code: Remedial Action
 Created By: SRAPP
 Created Date: 02/18/2015
 Updated By: SRAPP
 Updated Date: 02/18/2015
 Decode for NarcdID: Remedial Action
 NARR Comments: Clackamas County/WES have adequately characterized the site through a draft Remedial Investigation (RI) Report. Currently, questions regarding final property re-use are being evaluated and discussed by Clackamas County and the City of West Linn. The final redevelopment of the property will potentially affect the screening and conclusions

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

BLUE HERON LAGOON (Continued)

S111766415

of the draft Risk Assessments (RAs), and are currently under revision. Comments on the Draft RI and RAs are included on ECSI WebDocs.

NARR ID: 5755572
 NARR Code: Site History
 Created By: SRAPP
 Created Date: 02/18/2015
 Updated By: KTHIESS
 Updated Date: 11/26/2019
 Decode for NarcdID: Site History

NARR Comments: The Blue Heron Lagoons were the Aeration and Settling Basin (ASB) for the former Blue Heron Paper Mill, and accepted post-clarified treatment process water from the mill for aeration and settlement prior to discharge to the Willamette River under an NPDES Permit. The paper mill history: The former Blue Heron paper mill site occupies 22.6 acres is located along the eastern shore of the Willamette River, adjacent to Willamette Falls. The mill site is built upon basalt bedrock which also forms the Willamette Falls cataract. Slopes and dropoffs are steep along the western side of the plant next to the Willamette River. Wood pulping and paper manufacturing activities began at the facility in 1908, originally as the Hawley Pulp and Paper Company. Prior to the pulp mill the site was used by a saw mill which later converted to a woolen mill. In 1948, Hawley Pulp and Paper Company was purchased by Times Mirror and the mill became the Publisher Paper Company. In 1986, the Publisher Paper Company was purchased by the Jefferson Smurfit Corporation who renamed the facility the Smurfit Newsprint Corporation. In May 2000, the facility was sold to its employees, who renamed it Blue Heron Paper Company.

NARR ID: 5757704
 NARR Code: 1922
 Created By: KTHIESS
 Created Date: 11/26/2019
 Updated By: KTHIESS
 Updated Date: 11/26/2019
 Decode for NarcdID: Current Site Summary Statement

NARR Comments: The Blue Heron Lagoons were the Aeration and Settling Basin (ASB) for the former Blue Heron Paper Mill, and accepted post-clarified treatment process water from the mill for aeration and settlement prior to discharge to the Willamette River under an NPDES Permit. Clackamas County/WES have adequately characterized the site through a draft Remedial Investigation (RI) Report prepared in April 2014. Currently, questions regarding final property re-use are being evaluated and discussed by Clackamas County and the City of West Linn. The final redevelopment of the property will potentially affect the screening and conclusions of the draft Risk Assessments (RAs), and are currently under revision.

Administrative Action:

Action ID: 9424
 Region: Not reported
 Complete Date: 03/28/2012
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 03/28/2012
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

BLUE HERON LAGOON (Continued)

S111766415

Category: Administrative Action
 Action Code Flag: False
 Action: Site added to database
 Further Action: Not reported
 Comments: Not reported

Action ID: 9511
 Region: Northwestern Region
 Complete Date: 03/12/2014
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 03/28/2012
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region

Category: Remedial Action
 Action Code Flag: False
 Action: SITE INVESTIGATION
 Further Action: 0
 Comments: Not reported

Action ID: 9464
 Region: Northwestern Region
 Complete Date: 07/19/2012
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 04/04/2013
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region

Category: Remedial Action
 Action Code Flag: False
 Action: Prospective Purchaser Agreement
 Further Action: 0
 Comments: Not reported

Action ID: 9486
 Region: Northwestern Region
 Complete Date: 02/18/2015
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 03/12/2014
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region

Category: Remedial Action
 Action Code Flag: False
 Action: RISK ASSESSMENT
 Further Action: 0
 Comments: Not reported

Action ID: 9423
 Region: Northwestern Region
 Complete Date: 02/18/2015
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 03/12/2014
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region

Category: Remedial Action

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

BLUE HERON LAGOON (Continued)

S111766415

Action Code Flag: False
 Action: Ecological Risk Assessment
 Further Action: 0
 Comments: Not reported

Action ID: 9436
 Region: Northwestern Region
 Complete Date: 02/18/2015
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 03/12/2014
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region
 Category: Remedial Action
 Action Code Flag: False
 Action: Land-Use Assessment
 Further Action: 0
 Comments: Not reported

Action ID: 9425
 Region: Northwestern Region
 Complete Date: Not reported
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 02/18/2015
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region
 Category: Remedial Action
 Action Code Flag: False
 Action: SITE EVALUATION
 Further Action: Medium-Low
 Comments: Not reported

VCS:
 Name: BLUE HERON LAGOON
 Address: 1317 WILLAMETTE FALLS DR.
 City,State,Zip: WEST LINN, OR 97068
 ECS Site ID: 5717
 Facility Size: Approx. 39 acres
 Action: SITE EVALUATION
 Start Date: 02/18/2015
 End Date: Not reported
 Facility Status: Active
 Program: VCP
 Latitude: 45.3433
 Longitude: -122.6628

OR BROWNFIELDS:
 Name: BLUE HERON LAGOON
 Address: 1317 WILLAMETTE FALLS DR.
 City,State,Zip: WEST LINN, OR 97068
 Geolocation Id: 123413
 Status: SITE EVALUATION
 Lat/Long: 45.3433 / -122.662

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)	Site	Database(s)	EPA ID Number

B7	HEATING OIL TANK	LUST	S104657667
SE	1329 WILLAMETTE FALLS DR		N/A
1/4-1/2	WEST LINN, OR 97068		
0.413 mi.			
2182 ft.	Site 2 of 3 in cluster B		

LUST:

Name:	HEATING OIL TANK
Address:	1329 WILLAMETTE FALLS DR
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	03-00-5518
Cleanup Received Date:	08/03/2000
Cleanup Start Date:	08/03/2000
Cleanup Complete Date:	02/14/2001
Decode for Region:	North West Region

B8	HEATING OIL TANK	LUST	S104657645
SE	1334 WILLAMETTE FALLS DRIVE		N/A
1/4-1/2	WEST LINN, OR 97068		
0.420 mi.			
2216 ft.	Site 3 of 3 in cluster B		

LUST:

Name:	HEATING OIL TANK
Address:	1334 WILLAMETTE FALLS DRIVE
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	03-00-5203
Cleanup Received Date:	06/28/2000
Cleanup Start Date:	06/28/2000
Cleanup Complete Date:	08/31/2000
Decode for Region:	North West Region

9	HEATING OIL TANK	LUST	S111332388
NNE	1122 MEADOWVIEW CT		N/A
1/4-1/2	WEST LINN, OR 97068		
0.448 mi.			
2363 ft.			

LUST:

Name:	HEATING OIL TANK
Address:	1122 MEADOWVIEW CT
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	03-11-0798
Cleanup Received Date:	08/08/2011
Cleanup Start Date:	Not reported
Cleanup Complete Date:	04/04/2016
Decode for Region:	North West Region

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)Site		Database(s)	EPA ID Number

10 NW 1/4-1/2 0.460 mi. 2431 ft.	HEATING OIL TANK 681 BORLAND RD WEST LINN, OR 97218	LUST	S113668686 N/A
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LUST:

Name:	HEATING OIL TANK
Address:	681 BORLAND RD
City,State,Zip:	WEST LINN, OR 97218
Region:	North Western Region
Facility ID:	03-13-0161
Cleanup Received Date:	02/18/2013
Cleanup Start Date:	Not reported
Cleanup Complete Date:	Not reported
Decode for Region:	North West Region

11 East 1/4-1/2 0.471 mi. 2487 ft.	HEATING OIL TANK 2005 16TH ST WEST LINN, OR 97068	LUST	S111005322 N/A
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LUST:

Name:	HEATING OIL TANK
Address:	2005 16TH ST
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	26-11-0188
Cleanup Received Date:	03/09/2011
Cleanup Start Date:	Not reported
Cleanup Complete Date:	Not reported
Decode for Region:	North West Region

12 NNW 1/2-1 0.677 mi. 3576 ft.	ROSSMAN SANITARY SERVICE LANDFILL (FORMER) 112 SW TUALATIN LOOP ROAD WEST LINN, OR 97068	ECSI VCP	S106123748 N/A
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ECSI:

Name:	ROSSMAN SANITARY SERVICE LANDFILL (FORMER)
Address:	112 SW TUALATIN LOOP ROAD
City,State,Zip:	WEST LINN, OR 97068
State ID Number:	4031
Brown ID:	0
Study Area:	False
Region ID:	2
Legislative ID:	0
Investigation:	No Further Action
FACA ID:	81034
Further Action:	0
Lat/Long (dms):	45 21 37.10 / -122 40 39.70
County Code:	3.00
Score Value:	Not reported
Cerclis ID:	Not reported
Township Coord.:	2.00
Township Zone:	S

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

ROSSMAN SANITARY SERVICE LANDFILL (FORMER) (Continued)

S106123748

Range Coord: 1.00
 Range Zone: E
 Section Coord: 34
 Qtr Section: Not reported
 Tax Lots: Not reported
 Size: 4.2 acres
 NPL: False
 Orphan: False
 Updated By: HBLISCH
 Update Date: 12/02/2004
 Created Date: 12/24/2003
 Decode For RegionID: Northwest Region
 Decode For BrownID: Not reported
 Decode For Furtheract: Not reported
 Decode For Investstat: No Further Action
 Decode For Legislative: Not reported

Narrative:

NARR ID: 5745992
 NARR Code: Remedial Action
 Created By: HBLISCH
 Created Date: 12/02/2004
 Updated By: GWISTAR
 Updated Date: 12/02/2004
 Decode for NarcdID: Remedial Action

NARR Comments: This site was a residential property where sanitary waste was accepted for approximately 1 year. The waste lies in an approximately 1-acre portion of the site beneath a few feet of soil fill. Hazardous substances were not detected in the soil above risk-based concentrations. Limited, low-level hazardous substances were detected in shallow perched groundwater beneath the landfill. With the exception of some naturally-occurring metals, these hazardous substances in groundwater have not, and are not expected to, reach the Tualatin River, which runs south of the property. Remedial action was not required at the site.

NARR ID: 5744465
 NARR Code: Site History
 Created By: JWAGGY
 Created Date: 12/24/2003
 Updated By: GWISTAR
 Updated Date: 01/13/2004
 Decode for NarcdID: Site History

NARR Comments: A single residence was constructed on the property in 1946 and is still in use. In 1961, the site was licensed by Clackamas County Health Department to operate as a garbage and refuse disposal site. The period of operation was from January 5th, 1961 through December 31, 1961. The landfill was reportedly closed in late 1961 or early 1962, and has been inactive since.

Administrative Action:

Action ID: 9424
 Region: Not reported
 Complete Date: 12/24/2003
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 12/24/2003
 Decode for AgencyID: Department of Environmental Quality

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

ROSSMAN SANITARY SERVICE LANDFILL (FORMER) (Continued)

S106123748

Decode for RegionID: Not reported
 Category: Administrative Action
 Action Code Flag: False
 Action: Site added to database
 Further Action: Not reported
 Comments: Not reported

Action ID: 9435
 Region: Northwestern Region
 Complete Date: 06/11/2004
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 12/24/2003
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region
 Category: Remedial Action
 Action Code Flag: False
 Action: Independent Cleanup Program
 Further Action: 0
 Comments: Not reported

Action ID: 9520
 Region: Northwestern Region
 Complete Date: 04/16/2004
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 12/24/2003
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region
 Category: Remedial Action
 Action Code Flag: False
 Action: EXPANDED PRELIMINARY ASSESSMENT
 Further Action: 0
 Comments: Not reported

Action ID: 9443
 Region: Northwestern Region
 Complete Date: 06/11/2004
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 12/02/2004
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region
 Category: Remedial Action
 Action Code Flag: False
 Action: NO FURTHER STATE ACTION REQUIRED
 Further Action: 0
 Comments: Not reported

Operations:

Operation Id: 134857
 Operation Status: Inactive
 Common Name: Rossman Sanitary Service Landfill, Former
 Yrs of Operation: 1
 Comments: A single-family residence was constructed on the property in 1946 and is still in use. In 1961, the site was licensed by Clackamas County Health Department to operate as a refuse disposal site. The landfill reportedly operated for 1 year and was closed.

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

ROSSMAN SANITARY SERVICE LANDFILL (FORMER) (Continued)

S106123748

Updated Date: 12/24/2003
 Updated By: JWAGGY
 Decode for OpstatID: Inactive

VCS:

Name: ROSSMAN SANITARY SERVICE LANDFILL (FORMER)
 Address: 112 SW TUALATIN LOOP ROAD
 City,State,Zip: WEST LINN, OR 97068
 ECS Site ID: 4031
 Facility Size: 4.2 acres
 Action: NO FURTHER STATE ACTION REQUIRED
 Start Date: 06/11/2004
 End Date: 06/11/2004
 Facility Status: Completed
 Program: ICP
 Latitude: 45.3603
 Longitude: -122.6777

13
ESE
1/2-1
0.957 mi.
5052 ft.

PGE - WEST LINN CAPACITOR SITE
11TH ST. AND LESLIE'S WAY
WEST LINN, OR 97068

ECSI S105807715
VCP N/A

ECSI:

Name: PGE - WEST LINN CAPACITOR SITE
 Address: 11TH ST. AND LESLIE'S WAY
 City,State,Zip: WEST LINN, OR 97068
 State ID Number: 3524
 Brown ID: 0
 Study Area: False
 Region ID: 2
 Legislative ID: 831
 Investigation: No Further Action
 FACA ID: 47613
 Further Action: 0
 Lat/Long (dms): 45 20 31.20 / -122 39 4.70
 County Code: 3.00
 Score Value: Not reported
 Cerclis ID: Not reported
 Township Coord.: 3.00
 Township Zone: S
 Range Coord: 1.00
 Range Zone: E
 Section Coord: 3
 Qtr Section: Not reported
 Tax Lots: 2200
 Size: Not reported
 NPL: False
 Orphan: False
 Updated By: GWISTAR
 Update Date: 07/20/2007
 Created Date: 11/21/2002
 Decode For RegionID: Northwest Region
 Decode For BrownID: Not reported
 Decode For Furtheract: Not reported
 Decode For Investstat: No Further Action

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

PGE - WEST LINN CAPACITOR SITE (Continued)

S105807715

Decode For Legislative: Owner, operator or other party under agreement, order or consent decree under ORS 465.200 or 465.420

Alias Name: Portland General Electric

Narrative:

NARR ID: 5744971
 NARR Code: Contamination
 Created By: AVOSS
 Created Date: 04/29/2004
 Updated By: GWISTAR
 Updated Date: 05/17/2004
 Decode for NarcdID: Contamination

NARR Comments: On January 10, 2002, abandoned electrical equipment (capacitors) were reported to be discarded in a PGE utility corridor right-of-way. The nearest street description is at the end of 11th St., adjacent to Willamette Park in West Linn. PGE investigated the report and found seven capacitors dumped under the power lines in the right-of-way. They had been punctured and drained, with all identifying labels removed. PGE suspected a release of electrical oils from the capacitors, which may have contained PCBs.

NARR ID: 5744972
 NARR Code: Data Sources
 Created By: AVOSS
 Created Date: 04/29/2004
 Updated By: AVOSS
 Updated Date: 04/29/2004
 Decode for NarcdID: Data Sources

NARR Comments: December 2003 PGE ICP report: West Linn Capacitor Cleanup Site.

NARR ID: 5744973
 NARR Code: General Site Description
 Created By: AVOSS
 Created Date: 04/29/2004
 Updated By: GWISTAR
 Updated Date: 05/17/2004
 Decode for NarcdID: General Site Description

NARR Comments: The disposal site is a grassy area under large electrical power lines. It is near residential and park areas. The site is about 2 blocks from the Willamette River, above the falls at Oregon City.

NARR ID: 5744974
 NARR Code: Hazardous Substance/Waste Types
 Created By: AVOSS
 Created Date: 04/29/2004
 Updated By: AVOSS
 Updated Date: 04/29/2004
 Decode for NarcdID: Hazardous Substance/Waste Types

NARR Comments: PCB oils

NARR ID: 5744975
 NARR Code: Remedial Action
 Created By: AVOSS
 Created Date: 04/29/2004
 Updated By: GWISTAR
 Updated Date: 05/17/2004
 Decode for NarcdID: Remedial Action

NARR Comments: (4/29/04 ACV/ICP) PGE removed and disposed the capacitors in January

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

PGE - WEST LINN CAPACITOR SITE (Continued)

S105807715

2002. Soil in the disposal are was sampled for PCB content and detected up to 118 ppm. PGE conducted two independent soil removal actions in August and September 2002 which resulted in the removal of about 57 tons of impacted soil and disposal at Arlington Landfill. Confirmation soil sample analysis (detection limit 0.067 ppm) did not result in detections above the method detection limit. The site was revegetated. The cleanup report documented the successful removal of equipment and impacted soil. No residual risks are anticipated. A public notice on DEQ's no further action decision was published in early 2004. No comments were received, and DEQ issued the NFA in April 2004.

Administrative Action:

Action ID: 9433
 Region: Northwestern Region
 Complete Date: 10/29/2003
 Rank Value: Not reported
 Cleanup Flag: True
 Created Date: 04/29/2004
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region
 Category: Remedial Action
 Action Code Flag: False
 Action: INDEPENDENT CLEANUP
 Further Action: Low
 Comments: Not reported

Action ID: 9443
 Region: Northwestern Region
 Complete Date: 04/29/2004
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 04/29/2004
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region
 Category: Remedial Action
 Action Code Flag: False
 Action: NO FURTHER STATE ACTION REQUIRED
 Further Action: 0
 Comments: Not reported

Action ID: 9424
 Region: Northwestern Region
 Complete Date: Not reported
 Rank Value: 0
 Cleanup Flag: False
 Created Date: 12/17/2002
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region
 Category: Administrative Action
 Action Code Flag: False
 Action: Site added to database
 Further Action: Not reported
 Comments: Not reported

Action ID: 9435
 Region: Northwestern Region
 Complete Date: 12/31/2003

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

PGE - WEST LINN CAPACITOR SITE (Continued)

S105807715

Rank Value: 0
Cleanup Flag: True
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region
Category: Remedial Action
Action Code Flag: False
Action: Independent Cleanup Program
Further Action: 0
Comments: Not reported

Operations:

Operation Id: 134628
Operation Status: Active
Common Name: PGE
Yrs of Operation: unknown
Comments: Not reported
Updated Date: 11/21/2002
Updated By: jmw
Decode for OpstatID: Active

VCS:

Name: PGE - WEST LINN CAPACITOR SITE
Address: 11TH ST. AND LESLIE'S WAY
City,State,Zip: WEST LINN, OR 97068
ECS Site ID: 3524
Facility Size: Not reported
Action: NO FURTHER STATE ACTION REQUIRED
Start Date: 04/29/2004
End Date: 04/29/2004
Facility Status: Completed
Program: ICP
Latitude: 45.342
Longitude: -122.6513

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WEST LINN	U004123530	WANKERS GENERAL STORE	19995 SW BORLAND ROAD	97068	LUST, UST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/30/2020	Source: EPA
Date Data Arrived at EDR: 02/05/2020	Telephone: N/A
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 05/06/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/30/2020	Source: EPA
Date Data Arrived at EDR: 02/05/2020	Telephone: N/A
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 05/06/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: N/A
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/03/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/30/2020	Source: EPA
Date Data Arrived at EDR: 02/05/2020	Telephone: 800-424-9346
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 05/06/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/27/2020
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/16/2019	Source: EPA
Date Data Arrived at EDR: 12/16/2019	Telephone: 800-424-9346
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (206) 553-1200
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (206) 553-1200
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (206) 553-1200
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (206) 553-1200
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/04/2019	Source: Department of the Navy
Date Data Arrived at EDR: 11/13/2019	Telephone: 843-820-7326
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/10/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 05/25/2020
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/22/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/22/2019	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/20/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 06/08/2020
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/22/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/22/2019	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/20/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 06/08/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/19/2019
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 78

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

CRL: Confirmed Release List and Inventory

All facilities with a confirmed release.

Date of Government Version: 02/01/2020
Date Data Arrived at EDR: 02/12/2020
Date Made Active in Reports: 04/21/2020
Number of Days to Update: 69

Source: Department of Environmental Quality
Telephone: 503-229-6170
Last EDR Contact: 02/12/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Quarterly

ECSI: Environmental Cleanup Site Information System

Sites that are or may be contaminated and may require cleanup.

Date of Government Version: 12/01/2019
Date Data Arrived at EDR: 01/02/2020
Date Made Active in Reports: 03/04/2020
Number of Days to Update: 62

Source: Department of Environmental Quality
Telephone: 503-229-6629
Last EDR Contact: 03/31/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facilities List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 01/31/2020
Date Data Arrived at EDR: 01/31/2020
Date Made Active in Reports: 04/13/2020
Number of Days to Update: 73

Source: Department of Environmental Quality
Telephone: 503-229-6299
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 02/12/2020
Date Made Active in Reports: 04/21/2020
Number of Days to Update: 69

Source: Department of Environmental Quality
Telephone: 503-229-5790
Last EDR Contact: 02/12/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/01/2019	Source: EPA Region 1
Date Data Arrived at EDR: 12/04/2019	Telephone: 617-918-1313
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/02/2019	Source: EPA Region 6
Date Data Arrived at EDR: 12/04/2019	Telephone: 214-665-6597
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/01/2019	Source: EPA, Region 5
Date Data Arrived at EDR: 12/04/2019	Telephone: 312-886-7439
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/10/2019	Source: EPA Region 4
Date Data Arrived at EDR: 12/05/2019	Telephone: 404-562-8677
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/11/2019	Source: EPA Region 10
Date Data Arrived at EDR: 12/04/2019	Telephone: 206-553-2857
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/23/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/02/2020
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/03/2019	Source: EPA Region 8
Date Data Arrived at EDR: 12/04/2019	Telephone: 303-312-6271
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/15/2019	Source: EPA Region 7
Date Data Arrived at EDR: 12/17/2019	Telephone: 913-551-7003
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 55	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/04/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/04/2019	Telephone: 415-972-3372
Date Made Active in Reports: 02/27/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/27/2019	Source: FEMA
Date Data Arrived at EDR: 08/28/2019	Telephone: 202-646-5797
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 03/19/2020
Number of Days to Update: 75	Next Scheduled EDR Contact: 07/20/2020
	Data Release Frequency: Varies

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/02/2020	Source: Department of Environmental Quality
Date Data Arrived at EDR: 02/12/2020	Telephone: 503-229-5815
Date Made Active in Reports: 04/21/2020	Last EDR Contact: 02/12/2020
Number of Days to Update: 69	Next Scheduled EDR Contact: 05/25/2020
	Data Release Frequency: Quarterly

AST: Aboveground Storage Tanks
Aboveground storage tank locations reported to the Office of State Fire Marshal.

Date of Government Version: 02/26/2020	Source: Office of State Fire Marshal
Date Data Arrived at EDR: 02/27/2020	Telephone: 503-378-3473
Date Made Active in Reports: 05/05/2020	Last EDR Contact: 05/06/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/10/2020
	Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/04/2019	Source: EPA Region 9
Date Data Arrived at EDR: 12/04/2019	Telephone: 415-972-3368
Date Made Active in Reports: 02/27/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/02/2019	Source: EPA Region 6
Date Data Arrived at EDR: 12/04/2019	Telephone: 214-665-7591
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/11/2019	Source: EPA Region 7
Date Data Arrived at EDR: 12/04/2019	Telephone: 913-551-7003
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/01/2019	Source: EPA Region 5
Date Data Arrived at EDR: 12/04/2019	Telephone: 312-886-6136
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/10/2019	Source: EPA Region 4
Date Data Arrived at EDR: 12/05/2019	Telephone: 404-562-9424
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/03/2019	Source: EPA Region 8
Date Data Arrived at EDR: 12/04/2019	Telephone: 303-312-6137
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2019	Source: EPA, Region 1
Date Data Arrived at EDR: 12/04/2019	Telephone: 617-918-1313
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/11/2019	Source: EPA Region 10
Date Data Arrived at EDR: 12/04/2019	Telephone: 206-553-2857
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal institutional control / engineering control registries

ENG CONTROLS: Engineering Controls Recorded at ESCI Sites

Engineering controls are physical measures selected or approved by the Director for the purpose of preventing or minimizing exposure to hazardous substances. Engineering controls may include, but are not limited to, fencing, capping, horizontal or vertical barriers, hydraulic controls, and alternative water supplies.

Date of Government Version: 12/01/2019	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/02/2020	Telephone: 503-229-5193
Date Made Active in Reports: 03/04/2020	Last EDR Contact: 03/31/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

INST CONTROL: Institutional Controls Recorded at ESCI Sites

An institutional control is a legal or administrative tool or action taken to reduce the potential for exposure to hazardous substances. Institutional controls may include, but are not limited to, use restrictions, environmental monitoring requirements, and site access and security measures.

Date of Government Version: 12/01/2019	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/02/2020	Telephone: 503-229-5193
Date Made Active in Reports: 03/04/2020	Last EDR Contact: 03/31/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 03/18/2020
Number of Days to Update: 142	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

VCS: Voluntary Cleanup Program Sites

Responsible parties have entered into an agreement with DEQ to voluntarily address contamination associated with their property.

Date of Government Version: 12/24/2019	Source: DEQ
Date Data Arrived at EDR: 01/02/2020	Telephone: 503-229-5256
Date Made Active in Reports: 03/04/2020	Last EDR Contact: 03/23/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Projects

Brownfields investigations and/or cleanups that have been conducted in Oregon.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/01/2020
Date Data Arrived at EDR: 02/12/2020
Date Made Active in Reports: 04/21/2020
Number of Days to Update: 69

Source: Department of Environmental Quality
Telephone: 503-229-6801
Last EDR Contact: 02/12/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/17/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Facility Location Listing

A listing of recycling facility locations.

Date of Government Version: 02/24/2020
Date Data Arrived at EDR: 02/26/2020
Date Made Active in Reports: 05/05/2020
Number of Days to Update: 69

Source: Department of Environmental Quality
Telephone: 503-229-5353
Last EDR Contact: 02/26/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Quarterly

HIST LF: Old Closed SW Disposal Sites

A list of solid waste disposal sites that have been closed for a long while.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 07/08/2003
Date Made Active in Reports: 07/18/2003
Number of Days to Update: 10

Source: Department of Environmental Quality
Telephone: 503-229-5409
Last EDR Contact: 07/08/2003
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/16/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 05/01/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: No Update Planned

AOC COL: Columbia Slough

Columbia Slough waterway boundaries.

Date of Government Version: 08/10/2005
Date Data Arrived at EDR: 05/17/2006
Date Made Active in Reports: 06/16/2006
Number of Days to Update: 30

Source: City of Portland Environmental Services
Telephone: 503-823-5310
Last EDR Contact: 03/13/2007
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

AOC MU: East Multnomah County Area

Approximate extent of TSA VOC plume February , 2002

Date of Government Version: N/A
Date Data Arrived at EDR: 10/07/2002
Date Made Active in Reports: 10/22/2002
Number of Days to Update: 15

Source: City of Portland Environmental Services
Telephone: 503-823-5310
Last EDR Contact: 03/13/2007
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CDL 2: Clandestine Drug Lab Site Listing

A listing of clandestine drug lab site locations included in the Incident database.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/31/2018
Date Made Active in Reports: 12/10/2018
Number of Days to Update: 40

Source: Oregon State Police
Telephone: 503-373-1540
Last EDR Contact: 04/17/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

CDL: Uninhabitable Drug Lab Properties

The properties listed on these county pages have been declared by a law enforcement agency to be unfit for use due to meth lab and/or storage activities. The properties are considered uninhabitable until cleaned up by a state certified decontamination contractor and a certificate of fitness is issued by the Oregon Health Division.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/04/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: Department of Consumer & Business Services
Telephone: 503-378-4133
Last EDR Contact: 04/29/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Quarterly

PFAS: PFAS Site Contamination Listing

Site locations where pfas contamination has been detected.

Date of Government Version: 02/06/2020
Date Data Arrived at EDR: 02/07/2020
Date Made Active in Reports: 03/12/2020
Number of Days to Update: 34

Source: Department of Environmental Quality
Telephone: 503-229-6783
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Varies

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/05/2019
Date Data Arrived at EDR: 12/06/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 70

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

SPILLS: Spill Data

Oil and hazardous material spills reported to the Environmental Response Program.

Date of Government Version: 12/27/2019
Date Data Arrived at EDR: 01/02/2020
Date Made Active in Reports: 03/04/2020
Number of Days to Update: 62

Source: Department of Environmental Quality
Telephone: 503-229-5815
Last EDR Contact: 03/23/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HAZMAT: Hazmat/Incidents

Hazardous material incidents reported to the State Fire Marshal by emergency responders. The hazardous material may or may not have been released.

Date of Government Version: 12/31/2019	Source: State Fire Marshal's Office
Date Data Arrived at EDR: 01/30/2020	Telephone: 503-373-1540
Date Made Active in Reports: 04/13/2020	Last EDR Contact: 04/29/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 08/10/2020
	Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 05/01/2006	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (206) 553-1200
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 11/12/2019	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 11/19/2019	Telephone: 202-528-4285
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/19/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 06/01/2020
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/10/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/20/2020
	Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/06/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/13/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/19/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/04/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/08/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/20/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 79

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 10/23/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 84

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/21/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/05/2019
Date Data Arrived at EDR: 11/20/2019
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 149

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/15/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/06/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 8

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 10/25/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 82

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/06/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/08/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/01/2019
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/28/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/17/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 49

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/29/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 56

Source: DOL, Mine Safety & Health Administration
Telephone: 202-693-9424
Last EDR Contact: 03/02/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/25/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 64

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/25/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/11/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 78

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/05/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 03/02/2020
Number of Days to Update: 89

Source: EPA
Telephone: (206) 553-1200
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/05/2020
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/07/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/26/2018	Telephone: 202-564-0527
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 02/21/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 06/08/2020
	Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017	Source: Department of Defense
Date Data Arrived at EDR: 01/17/2019	Telephone: 703-704-1564
Date Made Active in Reports: 04/01/2019	Last EDR Contact: 04/03/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 07/27/2020
	Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/18/2019	Source: EPA
Date Data Arrived at EDR: 11/19/2019	Telephone: 800-385-6164
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/19/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 06/01/2020
	Data Release Frequency: Quarterly

AIRS: Oregon Title V Facility Listing

A listing of Title V facility source and emissions information.

Date of Government Version: 01/06/2020	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/07/2020	Telephone: 503-229-6459
Date Made Active in Reports: 03/04/2020	Last EDR Contact: 03/23/2020
Number of Days to Update: 57	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Annually

COAL ASH: Coal Ash Disposal Sites Listing

A listing of coal ash disposal sites.

Date of Government Version: 12/31/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/28/2019	Telephone: 541-298-7255
Date Made Active in Reports: 06/18/2019	Last EDR Contact: 03/02/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 06/15/2020
	Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities

A listing of registered drycleaning facilities in Oregon.

Date of Government Version: 01/28/2020	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/29/2020	Telephone: 503-229-6783
Date Made Active in Reports: 04/10/2020	Last EDR Contact: 04/17/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 08/10/2020
	Data Release Frequency: Annually

ENF: Enforcement Action Listing

Enforcement actions

Date of Government Version: 09/16/2019	Source: Department of Environmental Quality
Date Data Arrived at EDR: 09/18/2019	Telephone: 503-229-5696
Date Made Active in Reports: 11/20/2019	Last EDR Contact: 03/26/2020
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/29/2020
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information for hazardous waste facilities.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/27/2019
Date Made Active in Reports: 09/11/2019
Number of Days to Update: 76

Source: Department of Environmental Quality
Telephone: 541-633-2011
Last EDR Contact: 03/02/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Semi-Annually

Financial Assurance 2: Financial Assurance Information Listing

Financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/06/2019
Date Data Arrived at EDR: 12/09/2019
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 60

Source: Department of Environmental Quality
Telephone: 503-229-5521
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Semi-Annually

HSIS: Hazardous Substance Information Survey

Companies in Oregon submitting the Hazardous Substance Information Survey and either reporting or not reporting hazardous substances.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 01/30/2020
Date Made Active in Reports: 04/13/2020
Number of Days to Update: 74

Source: State Fire Marshal's Office
Telephone: 503-373-1540
Last EDR Contact: 05/01/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Semi-Annually

OR MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 70

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Annually

NPDES: Wastewater Permits Database

A listing of permitted wastewater facilities.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/16/2020
Number of Days to Update: 70

Source: Department of Environmental Quality
Telephone: 503-229-5657
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

UIC: Underground Injection Control Program Database

DEQ's Underground Injection Control Program is authorized by the Environmental Protection Agency (EPA) to regulate all underground injection in Oregon to protect groundwater resources.

Date of Government Version: 12/18/2019
Date Data Arrived at EDR: 12/23/2019
Date Made Active in Reports: 03/04/2020
Number of Days to Update: 72

Source: Department of Environmental Quality
Telephone: 503-229-5945
Last EDR Contact: 03/27/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Oregon.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/03/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 186	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Oregon.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/13/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 196	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Oregon.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/27/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 179	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 05/01/2019	Telephone: 518-402-8651
Date Made Active in Reports: 06/21/2019	Last EDR Contact: 04/29/2020
Number of Days to Update: 51	Next Scheduled EDR Contact: 08/10/2020
	Data Release Frequency: Quarterly

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018	Source: Department of Natural Resources
Date Data Arrived at EDR: 06/19/2019	Telephone: N/A
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 03/09/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 06/22/2020
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Listings

Source: Employment Department

Telephone: 503-947-1420

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory Data

Source: Oregon Geospatial Enterprise Office

Telephone: 503-378-2166

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

945 DOLLAR STREET
945 DOLLAR STREET
WEST LINN, OR 97068

TARGET PROPERTY COORDINATES

Latitude (North):	45.348384 - 45° 20' 54.18"
Longitude (West):	122.672242 - 122° 40' 20.07"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	525676.1
UTM Y (Meters):	5021487.5

USGS TOPOGRAPHIC MAP

Target Property Map:	6067204 CANBY, OR
Version Date:	2014

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
41047C0075G	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
Not Reported	

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
CANBY	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

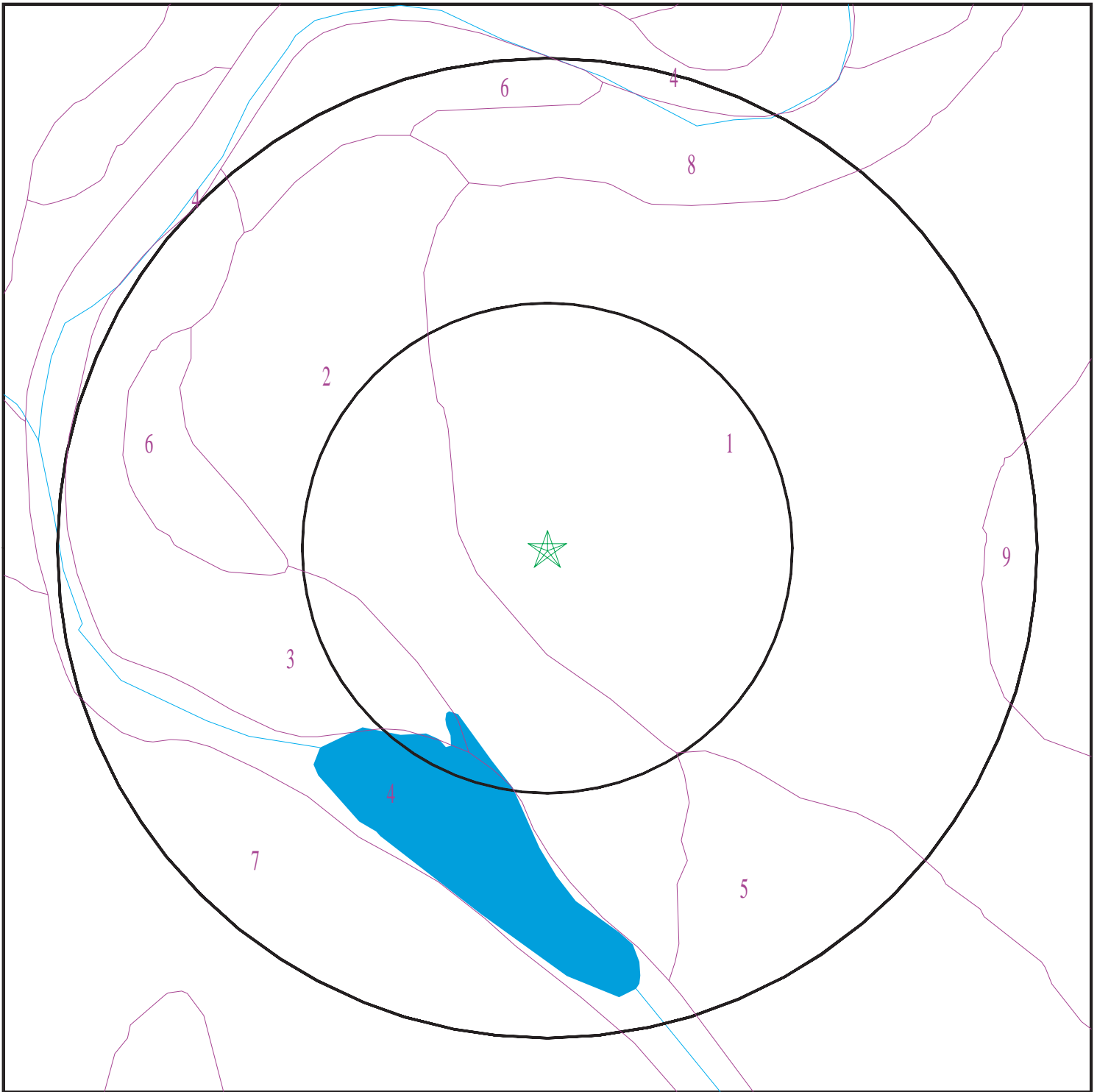
Era: Cenozoic
System: Tertiary
Series: Miocene volcanic rocks
Code: Tmv (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Volcanic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6063181.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: 945 Dollar Street
ADDRESS: 945 Dollar Street
West Linn OR 97068
LAT/LONG: 45.348384 / 122.672242

CUP-21-02 Staff Report Exhibit # 6063181.2s
Page 529 of 1498

CLIENT: PBS Engineering & Env.
CONTACT: Claudia Byes-Lund
INQUIRY#: 6063181.2s
DATE: May 13, 2020 1:26 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Willamette

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 92 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 5.6
2	14 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 5.6

Soil Map ID: 2

Soil Component Name: Woodburn

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 76 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 6.5 Min: 5.6
2	16 inches	37 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 6.5 Min: 5.6
3	37 inches	59 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 6.5 Min: 5.6

Soil Map ID: 3

Soil Component Name: Newberg

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
2	14 inches	22 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
3	42 inches	59 inches	extremely gravelly sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
4	22 inches	42 inches	fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6

Soil Map ID: 4

Soil Component Name: Water

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 5

Soil Component Name: Latourell

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 6.5 Min: 5.6
2	14 inches	48 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 6.5 Min: 5.6
3	48 inches	59 inches	gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 6.5 Min: 5.6

Soil Map ID: 6

Soil Component Name: McBee variant

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Somewhat poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	27 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6 Min: 5.6
2	27 inches	59 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6 Min: 5.6

Soil Map ID: 7

Soil Component Name: Saum

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 127 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	7 inches	25 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	25 inches	50 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
4	50 inches	53 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 8

Soil Component Name: Xerochrepts

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 107 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 4 Min: 1.4	Max: 6 Min: 5.1
2	7 inches	48 inches	gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 4 Min: 1.4	Max: 6 Min: 5.1
3	48 inches	59 inches	very cobbly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 4 Min: 1.4	Max: 6 Min: 5.1

Soil Map ID: 9

Soil Component Name: Willamette

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 92 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 5.6
2	14 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 6.5 Min: 5.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A4	USGS40000992778	1/4 - 1/2 Mile NNW
I39	USGS40000992725	1/2 - 1 Mile WSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

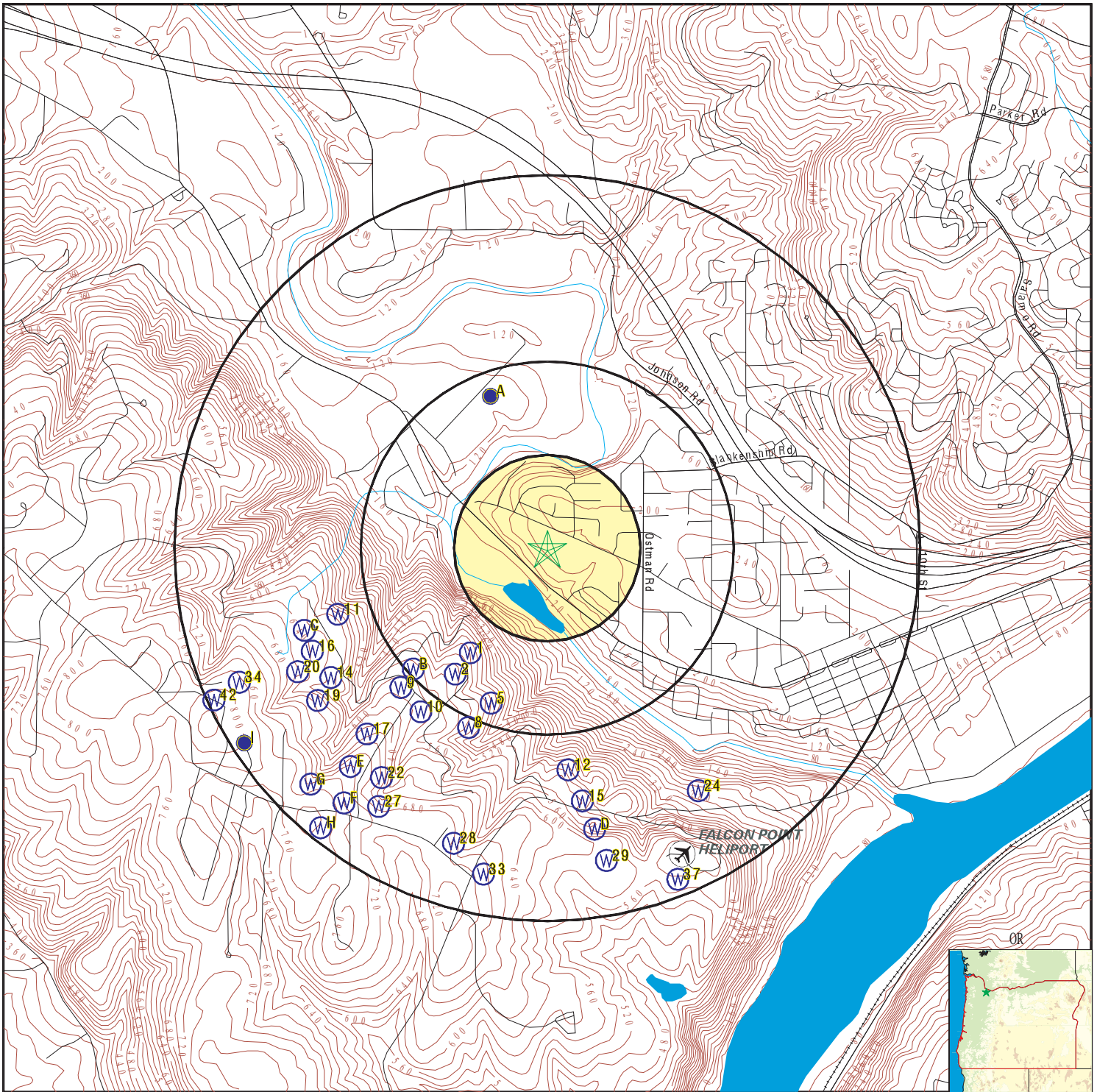
Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

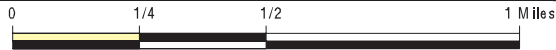
MAP ID	WELL ID	LOCATION FROM TP
1	ORW600000008833	1/4 - 1/2 Mile SW
2	ORW600000008832	1/4 - 1/2 Mile SW
A3	ORW600000018323	1/4 - 1/2 Mile NNW
5	ORW600000008831	1/4 - 1/2 Mile SSW
B6	ORW600000008834	1/4 - 1/2 Mile SW
B7	ORW600000008842	1/4 - 1/2 Mile SW
8	ORW600000008830	1/2 - 1 Mile SSW
9	ORW600000008827	1/2 - 1 Mile SW
10	ORW600000008829	1/2 - 1 Mile SW
11	ORW600000008835	1/2 - 1 Mile WSW
12	ORW600000008825	1/2 - 1 Mile South
C13	ORW600000008836	1/2 - 1 Mile WSW
14	ORW600000008841	1/2 - 1 Mile WSW
15	ORW600000010797	1/2 - 1 Mile South
16	ORW600000008838	1/2 - 1 Mile WSW
17	ORW600000008826	1/2 - 1 Mile SW
C18	ORW600000008837	1/2 - 1 Mile WSW
19	ORW600000008840	1/2 - 1 Mile WSW
20	ORW600000008839	1/2 - 1 Mile WSW
D21	ORW600000008304	1/2 - 1 Mile South
22	ORW600000008305	1/2 - 1 Mile SW
E23	ORW600000008847	1/2 - 1 Mile SW
24	ORW600000008817	1/2 - 1 Mile SSE
D25	ORW600000008828	1/2 - 1 Mile South
E26	ORW600000004080	1/2 - 1 Mile SW
27	ORW600000008306	1/2 - 1 Mile SSW
28	ORW600000008816	1/2 - 1 Mile SSW
29	ORW600000008820	1/2 - 1 Mile South
F30	ORW600000008852	1/2 - 1 Mile SW
G31	ORW600000008849	1/2 - 1 Mile SW
F32	ORW600000008851	1/2 - 1 Mile SW
33	ORW600000008821	1/2 - 1 Mile South
34	ORW600000008844	1/2 - 1 Mile WSW
G35	ORW600000008850	1/2 - 1 Mile SW
G36	ORW600000008848	1/2 - 1 Mile SW
37	ORW600000008819	1/2 - 1 Mile SSE
H38	ORW600000008854	1/2 - 1 Mile SW
H40	ORW600000008855	1/2 - 1 Mile SW
I41	ORW600000008845	1/2 - 1 Mile WSW
42	ORW600000005957	1/2 - 1 Mile WSW

PHYSICAL SETTING SOURCE MAP - 6063181.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Oil, gas or related wells



SITE NAME: 945 Dollar Street
 ADDRESS: 945 Dollar Street
 West Linn OR 97068
 LAT/LONG: 45.348384 / 122.672242

CLIENT: PBS Engineering & Env.
 CONTACT: Claudia Byes-Lund
 PROJECT #: 6063181.2s
 DATE: May 13, 2020 1:26 pm

CUP-21-02 Staff Report
 Page 539 of 1498

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
SW
1/4 - 1/2 Mile
Higher **OR WELLS** **ORW60000008833**

Well Log ID:	CLAC 61394	Last Update:	08/24/2007
Well Tag:	70529	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

2
SW
1/4 - 1/2 Mile
Higher **OR WELLS** **ORW60000008832**

Well Log ID:	CLAC 61235	Last Update:	08/24/2007
Well Tag:	71092	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

A3
NNW
1/4 - 1/2 Mile
Lower **OR WELLS** **ORW60000018323**

Well Log ID:	CLAC 3846	Last Update:	12/31/2015
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	148

A4
NNW
1/4 - 1/2 Mile
Lower **FED USGS** **USGS40000992778**

Organization ID:	USGS-OR	Organization Name:	USGS Oregon Water Science Center
Monitor Location:	02S/01E-34BDC	Type:	Well
Description:	Not Reported	HUC:	17090010
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	200	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

5
SSW
1/4 - 1/2 Mile
Higher **OR WELLS** **ORW60000008831**

Well Log ID:	CLAC 19931	Last Update:	08/24/2007
Well Tag:	0	State Obs Well #:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

**B6
SW
1/4 - 1/2 Mile
Higher**

OR WELLS ORW60000008834

Well Log ID:	CLAC 1093	Last Update:	08/24/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

**B7
SW
1/4 - 1/2 Mile
Higher**

OR WELLS ORW60000008842

Well Log ID:	CLAC 19217	Last Update:	08/24/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

**8
SSW
1/2 - 1 Mile
Higher**

OR WELLS ORW60000008830

Well Log ID:	CLAC 20461	Last Update:	08/24/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

**9
SW
1/2 - 1 Mile
Higher**

OR WELLS ORW60000008827

Well Log ID:	CLAC 19000	Last Update:	08/24/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

**10
SW
1/2 - 1 Mile
Higher**

OR WELLS ORW60000008829

Well Log ID:	CLAC 1484	Last Update:	08/24/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

11
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008835

Well Log ID:	CLAC 57814	Last Update:	08/24/2007
Well Tag:	53302	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

12
South
1/2 - 1 Mile
Higher

OR WELLS ORW600000008825

Well Log ID:	CLAC 58195	Last Update:	08/24/2007
Well Tag:	55465	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

C13
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008836

Well Log ID:	CLAC 20379	Last Update:	08/24/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

14
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008841

Well Log ID:	CLAC 18184	Last Update:	08/24/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

15
South
1/2 - 1 Mile
Higher

OR WELLS ORW600000010797

Well Log ID:	CLAC 8859	Last Update:	01/08/2008
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	515

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

16
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008838

Well Log ID:	CLAC 12222	Last Update:	08/24/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

17
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008826

Well Log ID:	CLAC 58308	Last Update:	08/24/2007
Well Tag:	40830	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

C18
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008837

Well Log ID:	CLAC 20314	Last Update:	08/24/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

19
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008840

Well Log ID:	CLAC 20389	Last Update:	08/24/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

20
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008839

Well Log ID:	CLAC 299	Last Update:	08/24/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

D21
South
1/2 - 1 Mile
Higher

OR WELLS ORW600000008304

Well Log ID:	CLAC 8864	Last Update:	11/15/2006
Well Tag:	60340	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	535

22
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008305

Well Log ID:	CLAC 8867	Last Update:	11/15/2006
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	675

E23
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008847

Well Log ID:	CLAC 8856	Last Update:	08/27/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

24
SSE
1/2 - 1 Mile
Higher

OR WELLS ORW600000008817

Well Log ID:	CLAC 193	Last Update:	08/23/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

D25
South
1/2 - 1 Mile
Higher

OR WELLS ORW600000008828

Well Log ID:	CLAC 8866	Last Update:	08/24/2007
Well Tag:	60340	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

E26
SW
1/2 - 1 Mile
Higher

OR WELLS ORW60000004080

Well Log ID:	CLAC 8855	Last Update:	01/01/1990
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	730

27
SSW
1/2 - 1 Mile
Higher

OR WELLS ORW60000008306

Well Log ID:	CLAC 20305	Last Update:	11/15/2006
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	635

28
SSW
1/2 - 1 Mile
Higher

OR WELLS ORW60000008816

Well Log ID:	CLAC 8873	Last Update:	08/23/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

29
South
1/2 - 1 Mile
Higher

OR WELLS ORW60000008820

Well Log ID:	CLAC 53452	Last Update:	08/23/2007
Well Tag:	23439	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

F30
SW
1/2 - 1 Mile
Higher

OR WELLS ORW60000008852

Well Log ID:	CLAC 8889	Last Update:	08/27/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

G31
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008849

Well Log ID:	CLAC 18156	Last Update:	08/27/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

F32
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008851

Well Log ID:	CLAC 59965	Last Update:	08/27/2007
Well Tag:	60161	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

33
South
1/2 - 1 Mile
Higher

OR WELLS ORW600000008821

Well Log ID:	CLAC 265	Last Update:	08/23/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

34
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008844

Well Log ID:	CLAC 53052	Last Update:	08/27/2007
Well Tag:	18707	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

G35
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008850

Well Log ID:	CLAC 53613	Last Update:	08/27/2007
Well Tag:	18734	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

G36
SW
1/2 - 1 Mile
Higher

OR WELLS ORW60000008848

Well Log ID:	CLAC 8882	Last Update:	08/27/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

37
SSE
1/2 - 1 Mile
Higher

OR WELLS ORW60000008819

Well Log ID:	CLAC 18683	Last Update:	08/23/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

H38
SW
1/2 - 1 Mile
Higher

OR WELLS ORW60000008854

Well Log ID:	CLAC 61858	Last Update:	08/27/2007
Well Tag:	75506	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

I39
WSW
1/2 - 1 Mile
Higher

FED USGS USGS40000992725

Organization ID:	USGS-OR	Organization Name:	USGS Oregon Water Science Center
Monitor Location:	03S/01E-04ACC	Type:	Well
Description:	Not Reported	HUC:	17090007
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19690509
Well Depth:	1000	Well Depth Units:	ft
Well Hole Depth:	1000	Well Hole Depth Units:	ft

Ground water levels, Number of Measurements:	5	Level reading date:	1989-03-29
Feet below surface:	174.5	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1988-04-07	Feet below surface:	173.7
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1987-04-06	Feet below surface:	174.0
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-06-20	Feet below surface:	172.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-04-28	Feet below surface:	655.00
Feet to sea level:	Not Reported	Note:	Not Reported

**H40
SW
1/2 - 1 Mile
Higher**

OR WELLS ORW600000008855

Well Log ID:	CLAC 2258	Last Update:	08/27/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

**I41
WSW
1/2 - 1 Mile
Higher**

OR WELLS ORW600000008845

Well Log ID:	CLAC 8888	Last Update:	08/27/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

**42
WSW
1/2 - 1 Mile
Higher**

OR WELLS ORW600000005957

Well Log ID:	CLAC 8865	Last Update:	01/01/1990
Well Tag:	0	State Obs Well #:	0
Observation Well:	Noncurrent	Recorder Well:	Not Reported
Obs Well Flag:	Other Obs Well, Noncurrent	Surface Elevation:	808

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: OR Radon

Radon Test Results

Zipcode	Num Tests	Maximum	Minimum	Average	# > 4 pCi/L
97068	30	25.5	0.1	4.5	11

Federal EPA Radon Zone for CLACKAMAS County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.
- : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
- : Zone 3 indoor average level < 2 pCi/L.

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory Data

Source: Oregon Geospatial Enterprise Office

Telephone: 503-378-2166

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Data

Source: Department of Water Resources

Telephone: 503-986-0843

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Locations

Source: Department of Geology and Mineral Industries

Telephone: 971-673-1540

A listing of oil and gas well locations in the state.

RADON

State Database: OR Radon

Source: Oregon Health Services

Telephone: 503-731-4272

Radon Levels in Oregon

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

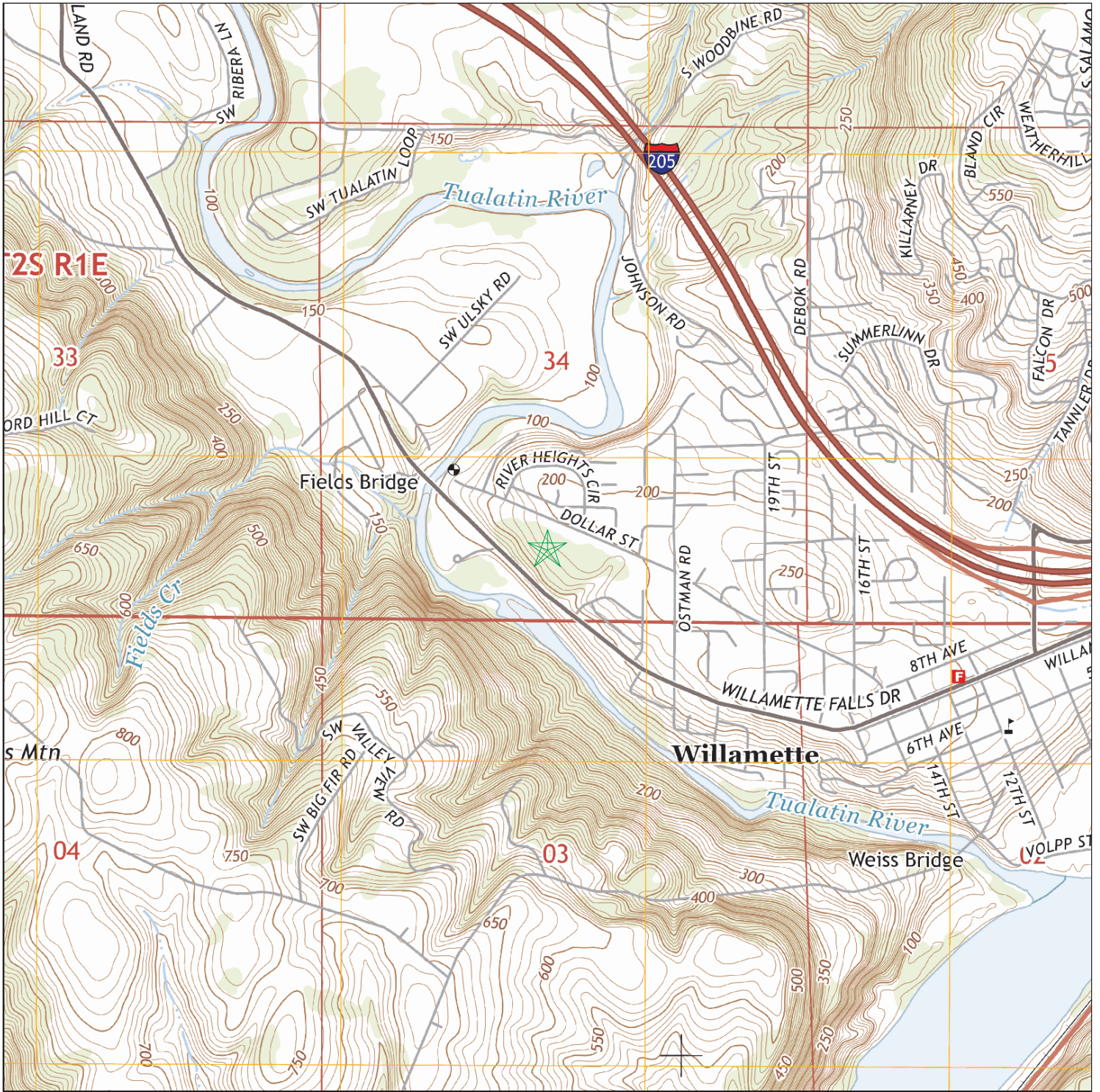
Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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USGS 7.5 Minute Quad - 6063181.2s



SITE NAME: 945 Dollar Street
 ADDRESS: 945 Dollar Street
 West Linn OR 97068
 LAT/LONG: 45.348384 / 122.672242

CLIENT: PBS Engineering & Env.
 CONTACT: Claudia Byes-Lund
 PROJECT: 6063181.2s
 DATE: May 13, 2020 1:26 pm

CUP-21-02 Staff Report Exhibit PG 1
 Page 553 of 1498

HEATING OIL UNDERGROUND STORAGE TANK
DECOMMISSIONING

945 DOLLAR STREET
WEST LINN, OREGON 97068

Prepared for:

West Linn School District
PO Box 35
West Linn, OR 97068-0035

Prepared on behalf of:

Konell Construction Company, Inc.

36000 SE Industrial Way
Sandy, Oregon 97055

Prepared by:



P.O. Box 80747
Portland, OR 97280-1747
T. 503-452-5561 F. 503-452-7669

December 1, 2009

Project Number: 290-09005-01

HEATING OIL UNDERGROUND STORAGE TANK
DECOMMISSIONING

945 DOLLAR STREET
WEST LINN, OREGON 97068

Prepared for

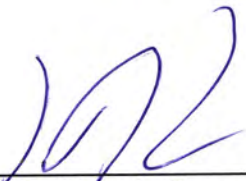
West Linn School District
PO Box 35
West Linn, OR 97068-0035

Prepared on behalf of:

Konell Construction Company, Inc.

36000 SE Industrial Way
Sandy, Oregon 97055

Prepared by



Lynn D. Green, UST/Soil Matrix Cleanup Supervisor, Project Manager



Neil M. Woller, Senior Hydrogeologist

December 1, 2009

Project Number: 290-09005-01

CONTENTS

TABLES AND FIGURES	IV
ACRONYMS AND ABBREVIATIONS	V
EXECUTIVE SUMMARY	VI
1.0 INTRODUCTION.....	1
1.1 Purpose.....	1
1.2 Scope	1
2.0 SITE SETTING.....	2
2.1 Location and Description.....	2
2.2 Topography	2
2.3 Geologic Setting.....	2
2.4 Hydrogeologic Setting.....	2
3.0 METHODS AND PROCEDURES.....	3
3.1 UST Decommissioning.....	3
3.2 Waste Management and Disposal.....	3
3.3 Soil Sampling	4
3.4 Analytical Methods	4
3.5 Cleanup Standards	4
3.5.1 Soil Matrix Cleanup Regulation.....	4
4.0 UST DECOMMISSIONING.....	5
4.1 Decommissioning Observations.....	5
4.2 Assessment Sampling Results	5
5.0 CONCLUSIONS AND RECOMMENDATIONS.....	7
6.0 LIMITATIONS	8
Decommissioning Checklist.....	15
GENERAL INFORMATION.....	15

APPENDICES

APPENDIX A SITE PHOTOGRAPHS

APPENDIX B WASTE RECEIPTS

APPENDIX C LABORATORY ANALYTICAL REPORTS

APPENDIX D SOIL MATRIX SCORE SHEET

TABLES AND FIGURES

Tables (in text of report)	Location
3-1 Analytical Methods	Section 3
4-1 Summary of Analytical Results	Section 4

Figure	Figure No.
Site Vicinity Map	1
Site Plan.....	2
Sampling Location Diagram, Assessment Samples	3

ACRONYMS AND ABBREVIATIONS

DRO	diesel-range organics
ENW	EVREN Northwest Inc.
EPA	U. S. Environmental Protection Agency
GRO	gasoline-range organics
Konell	Konell Construction
mg/Kg	milligrams/Kilogram
NWTPH-HCID	Northwest Method Total Petroleum Hydrocarbons-Hydrocarbon Identification
ODEQ	Oregon Department of Environmental Quality
OARs	Oregon Administrative Rules
PCS	petroleum-impacted soil
RBCs	risk-based concentrations
RBDM	<u><i>Risk-Based Decision Making for Remediation of Petroleum Contaminated Sites</i></u> , ODEQ September 2003 Guidance Document
RRO	residual (oil)-range organics
SOW	scope of work
TPH	total petroleum hydrocarbons
USGS	U. S. Geological Survey
UST	underground storage tank

EXECUTIVE SUMMARY

At the request of Konell Construction, EVREN Northwest, Inc. supervised an heating oil underground storage tank decommissioning at the property located at 945 Dollar Street in West Linn, Oregon.

The property was formerly occupied by a dwelling and a detached shop structure; however, both structures have recently been demolished. The heating oil tank was located at the east side of the shop building. The tank was 340 gallons capacity and was empty. The underground storage tank was decommissioned by removal according to national standards of practice. The tank and all waste fluids were appropriately recycled. Assessment samples collected under the ends of the tank after its removal did not contain any petroleum hydrocarbons above laboratory detection limits, thereby meeting the Soil Matrix Cleanup Levels established for the site. Therefore, no further investigation is warranted at this time.

1.0 INTRODUCTION

At the request of Konell Construction (Konell), EVREN Northwest, Inc. (ENW) has prepared this Heating Oil Underground Storage Tank (HOT) Decommissioning Report for the West Linn School District property located at 945 SW Dollar Street, West Linn, Oregon. The site has not been occupied for many years; however, County records indicate that previous development consisted of a 1,340 square foot residence built in 1924.

1.1 Purpose

The purpose of this project was to decommission the HOT and assess subsurface soils for potential impacts.

1.2 Scope

The scope of work (SOW) for the project was as follows:

- Decommission the UST according to national standards of practice.
- Assess soils under the tank by collecting assessment soil samples.
- Submit soil samples to an independent laboratory for chemical analysis by selected analytical methods.
- Evaluate analytical results with respect to the State of Oregon regulations and guidance documents.
- Prepare this report documenting findings and analytical data.

2.0 SITE SETTING

2.1 Location and Description

The subject property is located at 945 SW Dollar Street in West Linn, Oregon (Figure 1). The property is located on the south side of Dollar Street at its intersection with SW River Heights Road (Figure 2). The property is 7.6 acres and at the time of the work described in this report was undergoing demolition of a residence and shop. The tank location was located near the shop on the property.

2.2 Topography

The subject site is located within the U. S. Geological Survey (USGS) 7.5-minute Lake Oswego quadrangle, at an approximate elevation of 193-feet above mean sea level (Figure 1). The site is relatively level; however, the vicinity of the site slopes variably to the south, towards the Tualatin River.

2.3 Geologic Setting

The site is located in a transitional area between the Portland and Tualatin Basins. Geologic mapping in the vicinity shows that the site is located on Willamette Silts, deposited by late Pleistocene (approximately 12,000 years ago) catastrophic floods (Missoula Floods) impounded within the Portland and Tualatin Basins¹.

During the UST removal activities at the site, fine silty sands and fine sands were encountered to the bottom of the HOT excavation (about 6 feet). Geotechnical borings completed on the property were completed at a maximum of 55 feet, with 0 to 10 feet described as silt, and 10 to 55 feet described as sand.

2.4 Hydrogeologic Setting

The Tualatin River is located approximately 900 feet to the southwest and approximately 100 feet lower elevation. At this location, the Tualatin River flows on a southeasterly course toward the Willamette River. The site is outside the 100-year flood plain. Surface drainage is generally southwest towards the Tualatin River. There are no springs, seeps, ponds, lakes, ephemeral drainages or other surface water features in the vicinity of the former HOT site.

Ground water generally flows in a direction consistent with topography and surface drainage. The Oregon Water Resources Department's GRID water well database suggests that ground water is deeper than 55-feet deep in the vicinity of the site, based on geotechnical borings completed on the site. No ground water was encountered during the sampling or UST removal activities on the site, which reached a maximum depth of (6)-feet.

¹ Schlicker, H.G., and Finlayson, C.T., 1979, Geology and geologic hazards of northwestern Clackamas County, Oregon: Oregon Department of Geology and Mineral Industries, Bulletin 99, 79 p., maps .

3.0 METHODS AND PROCEDURES

Work performed for this project was developed with the following specific objectives:

- To perform the decommissioning and soil removal activities in a safe manner for technical and construction personnel on-site
- To perform the decommissioning project without substantially interfering with other on-going site construction/demolition activities.
- To document information and data generated under this statement of work that is valid for the intended use.

This section describes the methods and procedures used to complete the project. A photographic log of all the field work is presented in Appendix A.

3.1 UST Decommissioning

The UST was decommissioned by Konell on November 17, 2009, under ENW oversight, and according to the following procedural standards:

- American Petroleum Institute 2015, "Cleaning Petroleum Storage Tanks," 1994.
- ODEQ, "Cleanup Rules for Leaking Petroleum UST Systems," November 1998.

The USTs were decommissioned as follows:

- Soils above the tank were excavated to access the top of the UST.
- The tank was pumped of all fluids by West Coast Marine of Portland, Oregon.
- The tank was then cut open and pressure washed cleaned. All rinsate was removed by West Coast Marine.
- After cleaning, the tank was removed using an excavator. The UST was transported to Konell's facility and then recycled.
- Associated piping (fill port and product lines) were pumped and removed.
- Soil samples were collected from native soils beneath each end of the tank.
- The tank excavation was backfilled to match the surrounding grade.

3.2 Waste Management and Disposal

The tank was taken to Konell's yard in Sandy, Oregon, as scrap metal for recycling. Remaining product and rinse water was taken by West Coast Marine and treated at ORRICO's Portland facility. Receipts are included in Appendix B. Upon completion of the decommissioning activities, the excavations were backfilled with clean fill material.

3.3 Soil Sampling

Assessment soil samples were collected from freshly excavated soils in the excavator bucket and transferred with fresh Nitrile gloves into sample containers provided by the laboratory. Headspace within the containers was minimized before sealing. Selected samples were placed in Ziploc bags for headspace screening with an organic vapor monitor (OVM) and field identification. Each sample was given a distinctive designation and then placed in cooled storage with frozen blue icepacks until they were delivered to the analytical laboratory. Chain-of-custody protocols were implemented.

3.4 Analytical Methods

The assessment samples were analyzed by Friedman & Bruya, Inc. of Seattle, Washington. The laboratory analytical report, including quality control information, is provided in Appendix C. Both assessment samples were analyzed by laboratory analytical method NWTPH-Dx (Northwest Method Total Petroleum Diesel Range Extended for diesel range organics (DRO) and residual oil-range organics (RRO)). Table 3-1, below summarizes the analytical program.

Table 3-1. Analytical Methods

Analytical Method	Constituents	Soil
NWTPH-Dx	Total Petroleum Hydrocarbons (TPH) – Diesel range extended	Both assessment samples

3.5 Cleanup Standards

3.5.1 Soil Matrix Cleanup Regulation

ODEQ permits petroleum-contaminated sites to be cleaned up by setting standards based on site-specific conditions. The standards are specified in the Soil Matrix Cleanup Rules.

The Soil Matrix Cleanup levels are determined for the site by inputting environmental parameters with site-specific values. The values used in determining the Soil Matrix Cleanup level for a site are:

- Annual rainfall
- Soil type
- Sensitivity of the uppermost aquifer
- Depth to ground water
- Distance to nearest potential receptors
- Number of potential receptors

The Soil Matrix Cleanup Score Sheet and Checklist for the site are presented in Appendix D. The score calculated for the site is 22, indicating that a Level II cleanup standard (1000-mg/Kg DRO) is appropriate.

4.0 UST DECOMMISSIONING

4.1 Decommissioning Observations

The UST was located just east of a now demolished shop building, and adjacent to a nearby thickly wooded area. The tank was approximately 340-gallons capacity. The tank was empty and dry. Given the small size of the UST and the configuration, the UST was determined to be an old heating oil tank.

The UST was decommissioned on November 17, 2009, as previously described. No holes, corrosion or pitting was observed on the bottom of the tank, and no impacted soils were observed beneath the former UST.

4.2 Assessment Sampling Results

Two (2) assessment samples (GS01-091117-W-6' and GS02-091117-E-6) were collected beneath the ends of the tanks immediately after decommissioning by removal (Figure 3). Analytical results are summarized in Table 4-1 and locations are indicated in Figure 3.

Table 4-1. Summary of Analytical Results

Location ID		West end of tank	East end of tank	Maximum Soil Concentration (remaining soil)	Soil Matrix Cleanup Level	Exceedance? TRUE OR Y FALSE OR N
Sample ID		GS01-091117-W-6	GS02-091117-E-6			
Date Sampled		11/17/09	11/17/09			
Depth Sampled (feet)		6	6			
Sampled By		ENW	ENW			
Constituent of Interest	Note	mg/Kg (ppm)				
Total Petroleum Hydrocarbons						
DRO	nc, nv	<50 (ND)	<50 (ND)	<50 (ND)	1,000	N
RRO	nc, nv	<250 (ND)	<250 (ND)	<250 (ND)		N

Notes:

mg/Kg = milligram per kilogram or parts per million.

<# (ND) = not detected at or above the laboratory method reporting limit shown.

NP = not present at or above the laboratory method reporting limit shown (HCID analysis).

— = not analyzed or not applicable.

c = carcinogenic

nc = noncarcinogenic

v = volatile

nv = nonvolatile

GRO = gasoline-range organics.

DRO = diesel-range organics.

RRO = residual-range organics.

The analytical results showed that DRO and RRO were not detected above the laboratory detection limits. The data therefore indicates that Soil Matrix Cleanup Level II standards calculated for the site have been met.

Based on the above assessment, no additional investigation or remedial activities are warranted at this time.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The property was formerly occupied by a residence and a shop building; however, both structures have recently been demolished. The heating oil tank discovered onsite was 340 gallons capacity and was dry at the time of discovery. The tank was decommissioned according to national standards of practice. All waste was properly disposed.

Assessment samples collected under the ends of the tank after its removal did not contain any petroleum hydrocarbons above laboratory detection limits, thereby meeting the Soil Matrix Cleanup Levels established for the site. Therefore, no further investigation is warranted at this time.

6.0 LIMITATIONS

The scope of this report is limited to observations made during on-site work; interviews with knowledgeable sources; and review of readily available published and unpublished reports and literature. As a result, these conclusions are based on information supplied by others as well as interpretations by qualified parties.

The focus of the site closure does not extend to the presence of the following conditions unless they were the express concerns of contacted personnel, report and literature authors or the work scope.

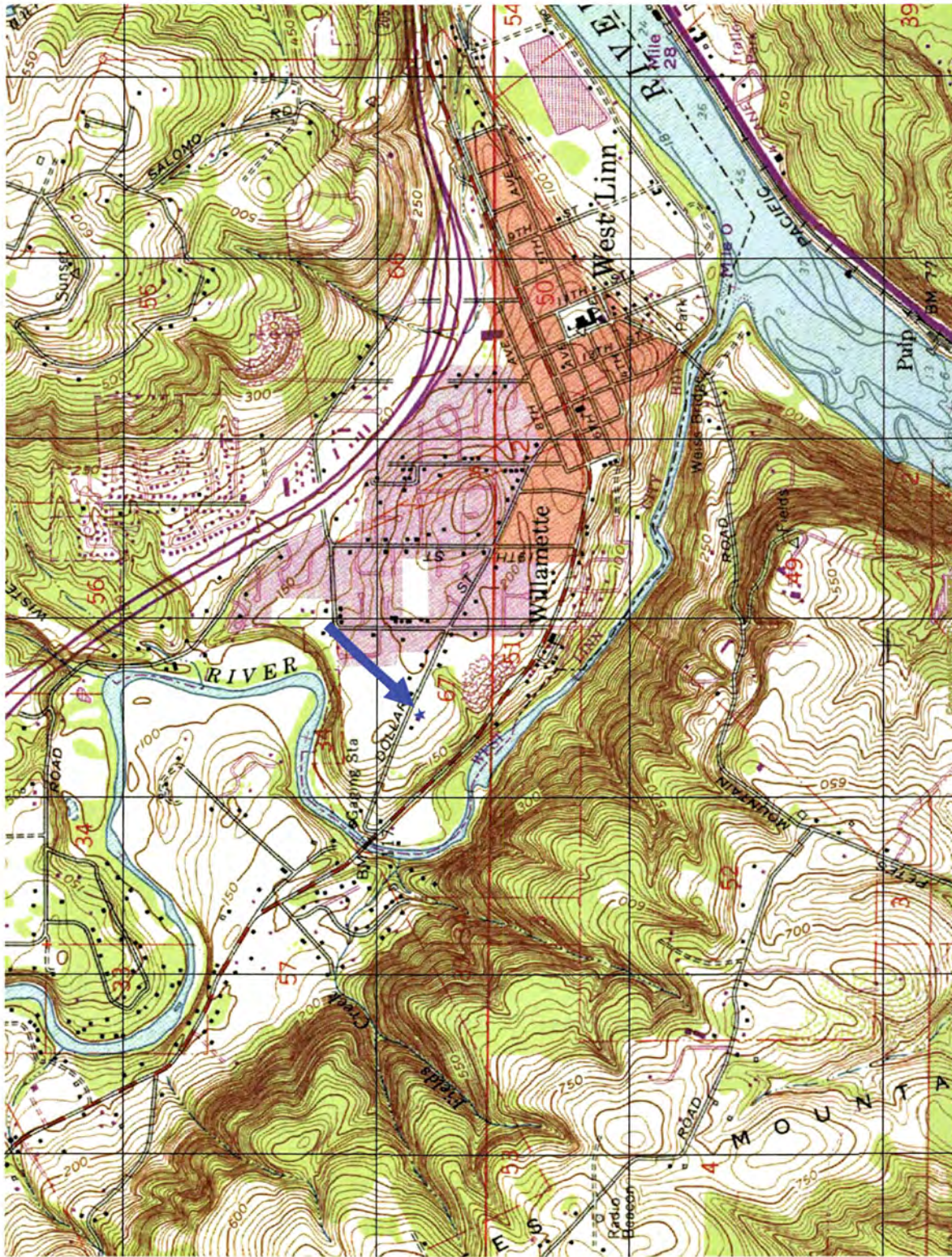
1. Naturally occurring toxic or hazardous substances in the subsurface soils, geology and water,
2. Toxicity of substances common in current habitable environments, such as stored chemicals, products, building materials and consumables,
3. Contaminants or contaminant concentrations that are not a concern now but may be under future regulatory standards,
4. Unpredictable events that may occur after ENW's site work, such as illegal dumping or accidental spillage.

There is no practice that is thorough enough to absolutely identify the presence of all hazardous substances that may be present at a given site. ENW's investigation has been focused only on the potential for contamination that was specifically identified in the SOW. Therefore, if contamination other than that specifically mentioned is present and not identified as part of a limited SOW, ENW's environmental investigation shall not be construed as a guaranteed absence of such materials. ENW has endeavored to collect representative analytical samples for the locations and depths indicated in this report. However, no sampling program can thoroughly identify all variations in contaminant distribution.

We have performed our services for this project in accordance with our agreement and understanding with the client. This document and the information contained herein have been prepared solely for the use of the client.

ENW performed this study under a limited scope of services per our agreement. It is possible, despite the use of reasonable care and interpretation, that ENW may have failed to identify regulation violations related to the presence of hazardous substances other than those specifically mentioned at the closure site. ENW assumes no responsibility for conditions that we did not specifically evaluate or conditions that were not generally recognized as environmentally unacceptable at the time this report was prepared.

FIGURES



Source: USGS Topographic Map, 7.5-Minute Lake Oswego Quadrangle, 1990

<p>Date Drawn: 11/25/2009 CAD File Name: 290-09005-01 svmap Drawn By: LDG Approved By: NMW</p>	<p>West Linn School District Property 945 Dollar Street West Linn, Oregon 97068</p>	<p>Site Vicinity Map</p>	<p>Project No. 290-09005-01 Figure No. 1</p>
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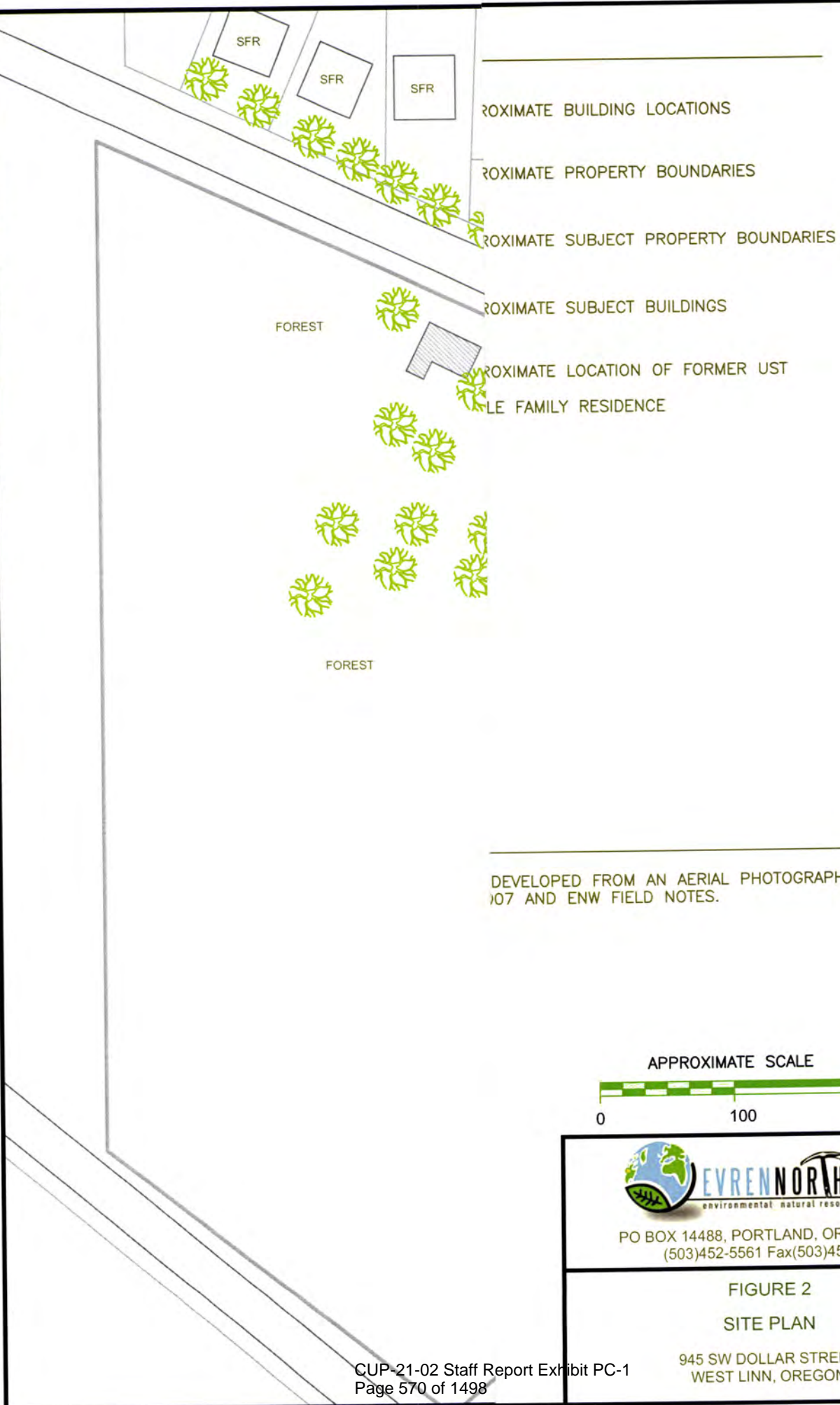


DRAWING NUMBER 290-09005(v01)

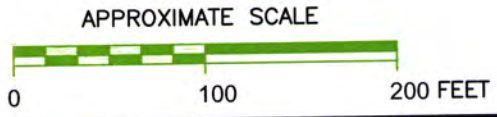
DRAWN BY N.MORRIS 11/19/2009

CHECKED BY L.GREEN 11/19/2009

APPROVED BY N.WOLLER 11/19/2009



DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP 107 AND ENW FIELD NOTES.



PO BOX 14488, PORTLAND, OREGON 97293
(503)452-5561 Fax(503)452-7669

FIGURE 2
SITE PLAN

945 SW DOLLAR STREET
WEST LINN, OREGON

DRAWING NUMBER 290-09005(v01)
 APPROVED BY N.WOLLER 11/19/2009
 CHECKED BY L.GREEN 11/19/2009
 DRAWN BY N.MORRIS 11/19/2009

XIMATE BUILDING LOCATIONS

XIMATE PROPERTY BOUNDARIES

XIMATE SUBJECT PROPERTY BOUNDARIES

XIMATE SUBJECT BUILDINGS

XIMATE LOCATION OF FORMER UST

OIL ASSESSMENT LOCATION

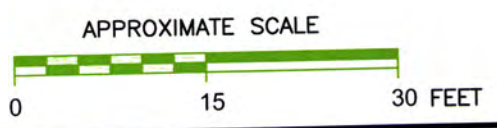
SEL-RANGE HYDROCARBONS
 IDUAL(OIL)-RANGE HYDROCARBONS
 MILLIGRAMS PER KILOGRAM

HOUSE

S TO AN ANALYTICAL RESULT LESS THAN (<)
 REPORTING LIMIT (#).

DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP
 2007 AND ENW FIELD NOTES.

GRASS
 FIELD

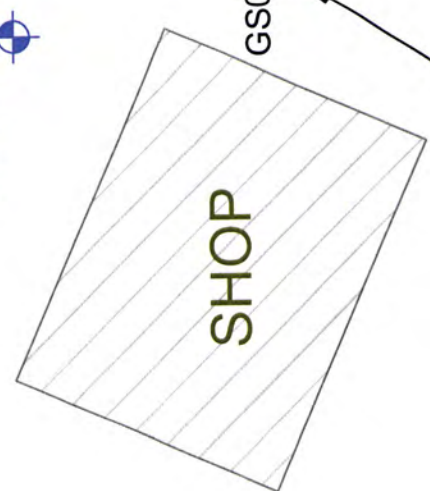
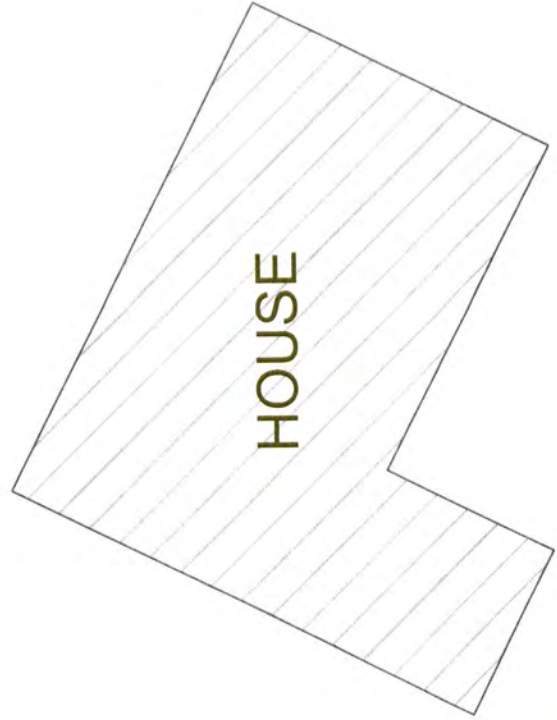



EVREN NORTHWEST INC.
 environmental natural resource consultants
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FIGURE 3
 SAMPLE LOCATION DIAGRAM
 (SOIL DATA)

945 SW DOLLAR STREET
 WEST LINN, OREGON

SW DOLLAR ST



GRASS FIELD

Sample ID	GS01-091117-W-6
Depth (ft)	6
DRO	<50
RRO	<250
UNITS	mg/Kg

Sample ID	GS02-091117-E-6
Depth (ft)	6
DRO	<50
RRO	<250
UNITS	mg/Kg

- LEGEND:**
- APPROXIMATE BUILDING LOCATIONS
 - APPROXIMATE PROPERTY BOUNDARIES
 - APPROXIMATE SUBJECT PROPERTY BOUNDARIES
 - APPROXIMATE SUBJECT BUILDINGS
 - APPROXIMATE LOCATION OF FORMER UST
 - GS01 ENW SOIL ASSESSMENT LOCATION

DRO: DIESEL-RANGE HYDROCARBONS
 RRO: RESIDUAL(OIL)-RANGE HYDROCARBONS
 mg/Kg: MILLIGRAMS PER KILOGRAM

<#: REFERS TO AN ANALYTICAL RESULT LESS THAN (<) THE REPORTING LIMIT (#).

NOTES:

1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2007 AND ENW FIELD NOTES.



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 (503)452-5561 Fax(503)452-7669

FIGURE 3
 SAMPLE LOCATION DIAGRAM
 (SOIL DATA)

945 SW DOLLAR STREET
 WEST LINN, OREGON

APPENDIX A SITE PHOTOGRAPHS



Exposing top of HOT



Top of tank



Tank was empty (no product in tank)



Rinsing interior of tank prior to removal



West Linn School District Property
 945 SW Dollar Street
 West Linn, Oregon
 For: Konell Construction

Site Photographs

Project No.
 290-09005-01

Appendix

A



Tank location (not well in foreground)



Cleaning interior of tank prior to removal



Tank location from road



Tank removed from the ground
Note



West Linn School District Property
945 SW Dollar Street
West Linn, Oregon
For: Konell Construction

Site Photographs

Project No.
290-09005-01
Appendix
A



Close up of well location, with former tank location in background



West Linn School District Property
 945 SW Dollar Street
 West Linn, Oregon
 For: Kottell Construction

Site Photographs

Project No.
 290-09005-01
 Appendix
 A

APPENDIX B WASTE RECEIPTS



RECEIVING RECORD

Head Office
 4150 N. Suttle Rd.
 Portland, OR 97217
 1-800-367-8894

R 01-09-1117-004

Received From:
 West Coast Marine
 3501 Thompson Ave
 Vancouver WA 98660
 EPA#
 Phone: 503-285-2485
 Customer ID# **7662**
 Driver: mitch

Receiving Location: Plant #
FPI
 4150 N. Suttle Road
 Portland, OR 97217
 Phone 503-286-8352
 EPA# ORD980975692

Date	Terms	Written By	Sales Rep.	Page
11/17/09	-0-	Laureano	0	1 of 1

Line	Qty.	Unit	Item	%H2O	Manifest #	B/L#	Net Qty
1	1	Each	Truck Wash Out Generator ID# 0 See Comments West Linn School District.				
			<i>Total Each</i>				<i>1.</i>
2	30	Gal.	Emulsified Fuel Generator ID# 0 See Comments profile attached. West Linn School District 945 SW Dollar Street West Linn or.	40 %			
			<i>Total Gal.</i>				<i>30.</i>

Customer warrants that the waste petroleum products being received do not contain any contaminants including, without limitation, pesticides, chlorinated solvents at total concentrations greater than 1000 PPM, PCB's greater than 2 PPM, or any other material classified as hazardous waste by 40 CFR part 261, Subparts C and D (implementing the Federal Resource Conservation and Recovery Act) or by any other state or local hazardous waste classification program. Should Laboratory tests find this product not in compliance with 40 CFR part 261 customer agrees to pay all disposal costs incurred.

Signed X

DATE: 11/17/09

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number
2. Page 1 of 3
3. Emergency Response Phone
4. Waste Tracking Number

001 503-285-2485 ORV-20619

5. Generator's Name and Mailing Address
WEST LINN SCHOOL DISTRICT
945 SW DOLLAR STREET
WEST LINN, OR

Generator's Site Address (if different than mailing address)

6. Transporter 1 Company Name
WEST COAST MARINE CLEANING, INC

U.S. EPA ID Number
WAD988479440

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address
Oil Re-Refining, Inc
4150 N. Suttle Road
Portland, OR 97210
503-288-5027

U.S. EPA ID Number
ORD980975692

9. Waste Shipping Name and Description	10. Containers		11. Total Quantity	12. Unit Wt./Vol.
	No.	Type		
1. TANK SLUDGE, HEATING OIL AND WATER	001	TT	30	G
2.				
3.				
4.				

13. Special Handling Instructions and Additional Information
MATERIAL REMOVED FROM EVERN NORTHWEST JOB SITE, WESTLINN, OR

14. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.
Generator's/Offor's Printed/Typed Name _____ Signature _____ Month _____ Day _____ Year _____

15. International Shipments Import to U.S. Export from U.S. Port of entry/exit: _____ Date leaving U.S.: _____

16. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name Robert M Bobbitt Signature _____ Month _____ Day _____ Year _____
Transporter 2 Printed/Typed Name _____ Signature _____ Month _____ Day _____ Year _____

17. Discrepancy
17a. Discrepancy Indication Space Quantity Type Residue Partial Rejection Full Rejection
Manifest Reference Number: _____

17b. Alternate Facility (or Generator) _____ U.S. EPA ID Number _____
Facility's Phone: _____
17c. Signature of Alternate Facility (or Generator) _____ Month _____ Day _____ Year _____

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a
Printed/Typed Name N. Mully Signature _____ Month 11 Day 17 Year 09

GENERATOR
TRANSPORTER
DESIGNATED FACILITY

APPENDIX C LABORATORY ANALYTICAL REPORTS

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

November 20, 2009

Lynn Green, Project Manager
Evren Northwest, Inc.
PO Box 14488
Portland, OR 97293

Dear Mr. Green:

Included are the results from the testing of material submitted on November 18, 2009 from the 290-09005-01/West Linn, F&BI 911138 project. There are 4 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Bradley T. Benson
Chemist

Enclosures
c: Neil Woller, Mike Krzeminski
ENW1120R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on November 18, 2009 by Friedman & Bruya, Inc. from the Evren Northwest, Inc. 290-09005-01/West Linn, F&BI 911138 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Evren Northwest, Inc.</u>
911138-01	GS01-091117-W-6
911138-02	GS02-091117-E-6

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 11/20/09
Date Received: 11/18/09
Project: 290-09005-01/West Linn, F&BI 911138
Date Extracted: 11/18/09
Date Analyzed: 11/18/09

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND RESIDUAL RANGE
USING METHOD NWTPH-D_x
Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)**

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Residual Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 67-127)
GS01-091117-W-6 911138-01	<50	<250	88
GS02-091117-E-6 911138-02	<50	<250	84
Method Blank	<50	<250	81

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 11/20/09

Date Received: 11/18/09

Project: 290-09005-01/West Linn, F&BI 911138

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-Dx**

Laboratory Code: 911138-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	101	98	78-126	3

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	103	70-127

Data Qualifiers & Definitions

- a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.
- A1 - More than one compound of similar molecule structure was identified with equal probability.
- b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.
- ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.
- c - The presence of the analyte indicated may be due to carryover from previous sample injections.
- d - The sample was diluted. Detection limits may be raised due to dilution.
- ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.
- dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.
- fb - The analyte indicated was found in the method blank. The result should be considered an estimate.
- fc - The compound is a common laboratory and field contaminant.
- hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.
- ht - The sample was extracted outside of holding time. Results should be considered estimates.
- ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.
- j - The result is below normal reporting limits. The value reported is an estimate.
- J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.
- jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.
- jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.
- js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.
- lc - The presence of the compound indicated is likely due to laboratory contamination.
- L - The reported concentration was generated from a library search.
- nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.
- pc - The sample was received in a container not approved by the method. The value reported should be considered an estimate.
- pr - The sample was received with incorrect preservation. The value reported should be considered an estimate.
- ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.
- vo - The value reported fell outside the control limits established for this analyte.
- x - The pattern of peaks present is not indicative of diesel.
- y - The pattern of peaks present is not indicative of motor oil.

911138

ME 11-18-09

B01

Send Report To LYNN D. GREEN
 Company EVREN NORTHWEST, INC.
 Address PO BOX 80747
 City, State, ZIP PORTLAND, OR 97280-1747
 Phone # (503)452-5561 Fax # (503)452-7669

SAMPLERS (signature) _____ Page # _____ of _____


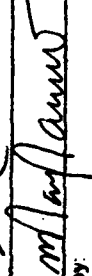
PROJECT NAME/NO. 290-0905-01 / WEST BINA PO # 290-0905-01

REMARKS _____

TURNAROUND TIME:
 Standard (2 Weeks)
 RUSH per 15ZAO
 Rush charges authorized by: _____

SAMPLE DISPOSAL:
 Dispose after 30 days
 Return samples
 Will call with instructions

SAMPLE ID	LAB ID	DATE	TIME	SAMPLE TYPE	SAMPLE # OF CONTAINERS	ANALYSES REQUESTED											NOTES								
						TPH-HCID	TPH-GX	TPH-DX	BTEX	RBDM VOCs	VOCs (8260)	PAHS (SIM)	PCBS	METALS	RCRA METALS	SVOCs (8270)									
6502-09117-6-6	01	11-17-09	0948	SOL	1																				
6502-09117-6-6	02	11-17-09	0954	SOL	1																				

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: 	N. ANDRES	ENW	11-17-09	1131
Received by: 	Nhan Phan	F&BT	11-18-09	905
Relinquished by:				
Received by:		Samples received at		°C

Friedman & Bruya, Inc.
 3012 16th Avenue West
 Seattle, WA 98119-2029
 Ph. (206) 285-8282
 Fax (206) 283-5044

APPENDIX D SOIL MATRIX SCORESHEET AND CHECKLIST

MATRIX SCORE SHEET

Depth to Groundwater < 25 feet (10) 25 – 50 feet (7) 51 – 100 feet (4) > 100 feet (1)	4
Mean Annual Precipitation > 45 inches (10) 20 – 45 inches (5) < 20 inches (1)	5
Native Soil Types Coarse sands, gravels (10) Silts, fine sands (5) Clays (1)	5
Sensitivity of uppermost Aquifer Sole Source (10) Current Potable (7) Future Potable (4) Non-potable (1)	7
Potential Receptors Many, near (10) Medium (5) Few, far (1)	1
TOTAL SCORE =	22

Matrix Score	Cleanup level in mg/Kg TPH	
	Gasoline	Diesel
Level 1: > 40 pts.	40	100
Level 2: 25 - 40 pts.	80	500
Level 3: < 25 pts.	130	1000

UST Cleanup Manual
 July 1991 Matrix Scoresheet

Decommissioning Checklist

(as provided by the ODEQ – Underground Storage Tank Program, dated March 1, 2000)

COMPLETE this checklist for any voluntary decommissioning project certified.

Important: This checklist is for decommissioning projects where not contamination has been detected. If contamination is present, use the Cleanup Checklist.

GENERAL INFORMATION

Tank Owner Name: West Linn School District

Tank Site Address: 945 Dollar Street
West Linn, Oregon 97068

Tank Owner Phone Number: 503) 673-7000

Licensed Service Provider
Company Name: EVREN Northwest, Inc..

16478 3-15-2010
License Number Expiration Date

Licensed Supervisor Name: Neil Woller
Decommissioning Supervisor License Number 18109 Expiration Date: August 25, 2010
Soil Matrix Supervisor License Number 18110 Expiration Date: August 25, 2010
HOT Supervisor License Number 18111 Expiration Date: August 25, 2010

"By my signature below, I state that the information contained in the checklist is true and complete to the best of my knowledge."

Supervisor Signature:  Date: November 24, 2009

√ **Check each item that is complete and correct (i.e. true).** By checking any of the boxes in this checklist, you are indicating that the statement applies to this project. If there are any exceptions to the statement, please note them in the comments area provided. If the statement does not apply, please do not check the box.

Check one of the following three statements – A, B, or C.

- A. The decommissioning was performed after March 15, 2000.
- B. The decommissioning was performed prior to March 15, 2000 by a licensed service provider (Soil Matrix Cleanup or UST Decommissioning) and two soil samples were collected in general conformity with OAR-177-0025.
Service Provider Name: _____
License Number: _____
- A. The decommissioning. was preformed prior to March 15, 2000 ban unlicensed contractor or no soil samples were originally collect at time of decommissioning. If this box is

checked as yes, then this checklist is used to document current sites assessment actions taken to comply with the requirement of OAR 340-177-0025.

Check all of the statements below that are true.

- 1) No contamination was detected during the site assessment above 50-mg/Kg NWTPH-Dx or was non-detect for NWTPH-HCID.
- 2) The tank was decommissioned using a nation code of practice.
- 3) The tank was cleaned to the maximum extent practical. Disposal receipts for the tank contents are included in the report.
- 4) Check one of the following:
 - a) The tank was decommissioned in place and was filled with a solid inert substance that completely filled the tank void space.
 - b) The tank was decommissioned by removal.
- 5) A site assessment was conducted that meets the requirements of OAR 340-177-0025.
- 6) Water was present in the tank pit and the requirement of OAR 340-177-0025 (2) (3) have been met.
- 7) A site sketch, drawn approximately to scale, has been made of this site (OAR 340-177-0025 (e) and (f)) which clearly shows:
 - The location of all buildings and other key features, both man-made and natural;
 - The names of adjacent streets and properties;
 - The location of all excavations including those that were for the removal of tanks and associated piping as well as those that were strictly for the removal of contaminated soils;
 - The location of all underground storage tanks, including those that were decommissioned as well as those that remain on the site; and
 - All soil and water sample locations including sample depths and analytical results.
- 8) All soil and/or water samples have been collected, coded, stored, shipped, and analyzed as required and chain-of-custody forms have been filled our (OAR 340-122-0218, 340-122-0340, 340-122-0345 and 340-177-0025).
- 9) A report has been prepared which includes a detailed description of everything that was observed and performed at the site and that meets the requirements of OAR 340-177-0025 (3).

Comments



EVREN Northwest, Inc.
Heating Oil Tank Service Provider No.: 16478

In consideration for UST services provided

Presents this certificate to:

KONELL CONSTRUCTION

Tank Owner: West Linn School District

36000 SE Industrial Way
Sandy, Oregon 97055

Tank Site Address: 945 Dollar Street
West Linn, Oregon 97068

ODEQ File Number: Not applicable

- Closure Type:
- Voluntary UST Decommissioning
 - Soil Matrix
 - HOT Generic Remedy
 - Risk-Based Cleanup with Corrective Action Plan

EVREN Northwest, Inc., has performed heating oil tank services at the above-referenced property and certifies that the work performed meets the appropriate requirements of OAR 340-122-0205 through 340-122-0360 and OAR Chapter 340, Division 177.

Based upon information and belief formed after reasonable inquiry, the heating oil tank services performed under this certification were conducted in compliance with all applicable federal, state and local laws. EVREN Northwest, Inc., is currently insured as required by OAR 340-163-0050.

Signature

A handwritten signature in blue ink, appearing to be "J. J. ...", written over a horizontal line.

November 25, 2009

Date

09040.8.4



Oregon

Theodore R. Kulongoski, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE, Ste C

Salem, OR 97301-1266

(503) 986-0671

Fax (503) 986-0793

www.oregonheritage.org



November 09, 2009

Mr. Bob Teters
West Linn Wilsonville School Dist 3
PO Box 35
West Linn, OR 97068

RE: SHPO Case No. 09-2448
West Linn Wilsonville School Dist 3 Proj
945 Dollar, West Linn, Clackamas County

Dear Mr. Teters:

We have reviewed the materials submitted on the project referenced above, and we concur with the determination that the property is not eligible for the National Register of Historic Places in accordance with 36 CFR Part 60.4. Additionally, there will be no historic properties affected for this undertaking.

Our response here is to assist you with your responsibilities under Section 106 of the National Historic Preservation Act (per 36 CFR Part 800). Please feel free to contact me if you have further questions, comments or need additional assistance.

Sincerely,

Stephen P. Poyser, Ph.D.
Review and Compliance Specialist
(503) 986-0686 or Stephen.Poyser@state.or.

As of August 2009, a redesigned form is available for Section 106 and ORS 358.653 projects.

*Find it on our updated and expanded Review and Compliance website:
www.oregonheritage.org. Click on the "Review and Compliance" link.*





Oregon

Theodore R. Kulongoski, Governor

Department of Environmental Quality

Northwest Region - East Side Office
1550 NW Eastman Parkway, Suite 290
Gresham, OR 97030
(503) 667-8414
Fax: (503) 674-5148

December 14, 2009

WEST LINN SCHOOL DISTRICT
945 DOLLAR ST
WEST LINN, OR 97068

Re: West Linn School District
File No.: HOTD-23549

OPS DEPT
DEC 21 2009
WLWSD

Dear WEST LINN SCHOOL DISTRICT:

The Department of Environmental Quality has received report and Evren Northwest, Inc. certification concerning the heating oil underground storage tank (UST) decommissioning conducted at 945 Dollar St, in West Linn, Oregon.

Evren Northwest, Inc. was licensed to provide heating oil tank services and has certified that the decommissioning has met the Department's requirements. The Department has registered this report and certification.

The decision to register the report and certification will no longer apply if new or undisclosed facts show that the project does not comply with the rules governing heating oil tank decommissioning.

We recommend that a copy of all of information associated with the decommissioning be kept with the permanent property records.

Your efforts to comply with Oregon's environmental rules and regulations to ensure that your heating oil tank has been adequately addressed have been appreciated. Proper decommissioning helps ensure protection of the environment from future heating oil tank leaks. If you have any questions, please feel free to contact me at (503) 667-8414 ext. 55009.

Sincerely,

Bruce Gilles, Manager
HOT Program

cc: Contractor

CleanSP.doc



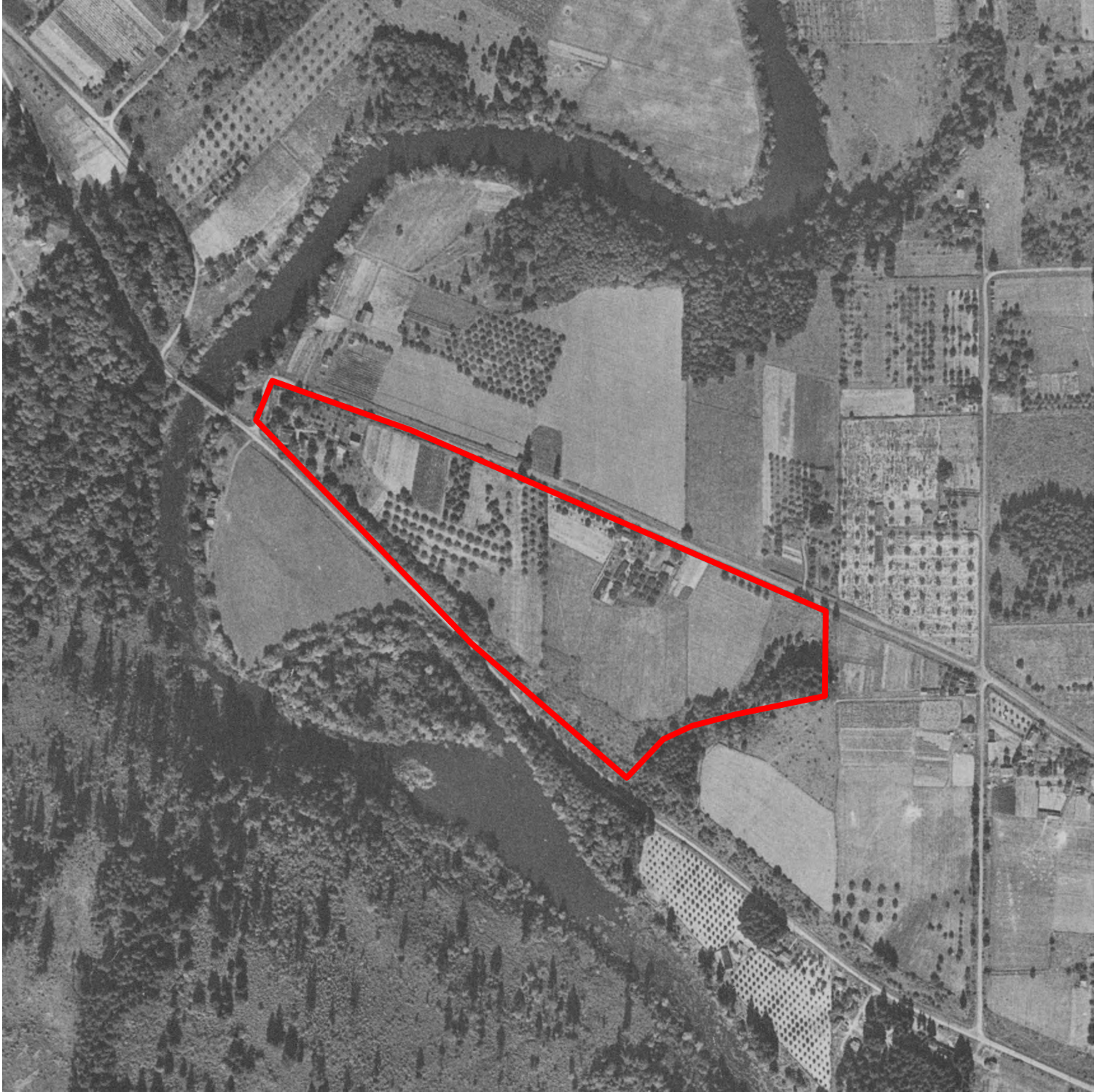
Appendix D

Historical Research Records

Historical Aerial Photographs

EDR Street Directories

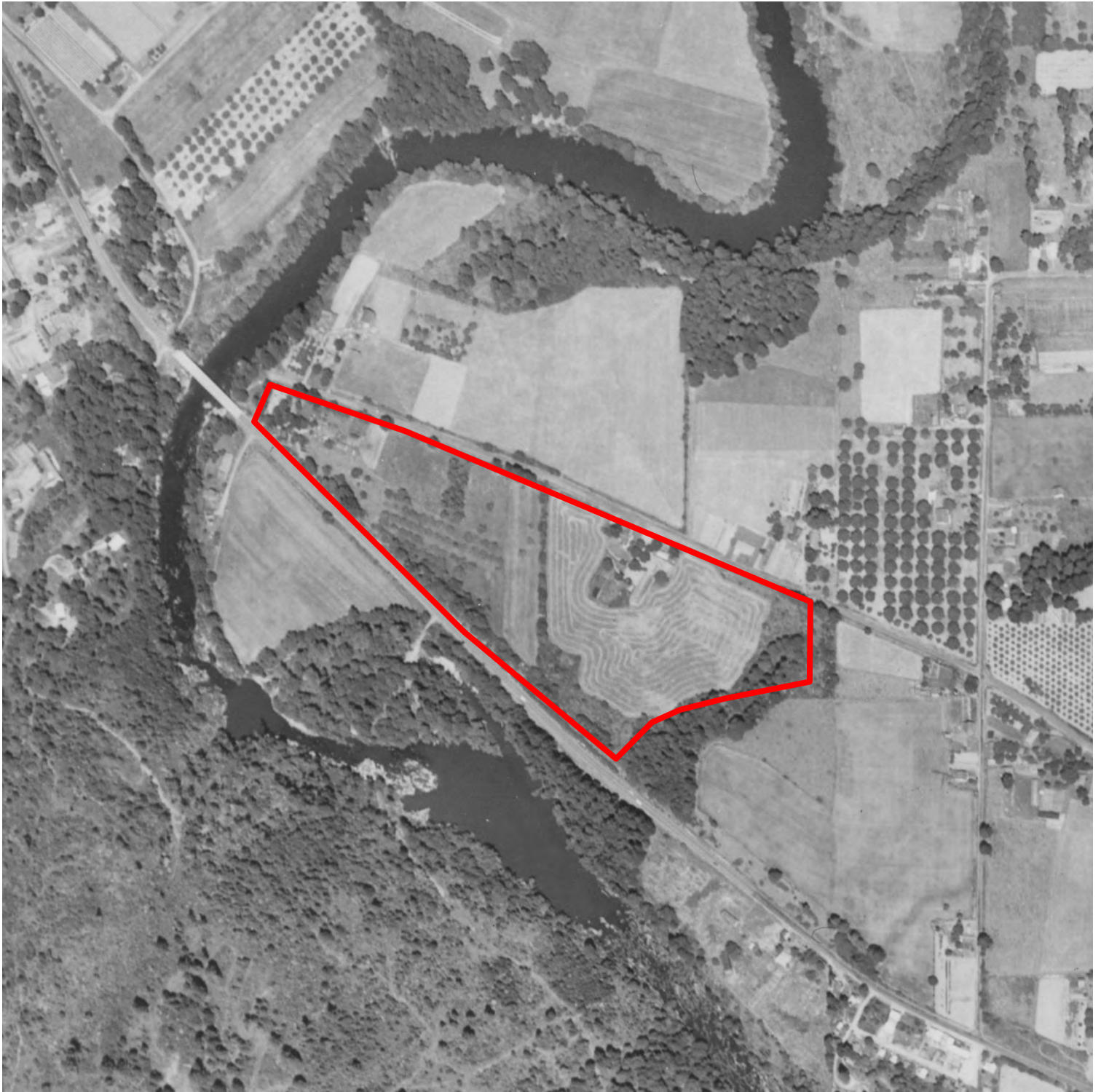
Preliminary Title Report



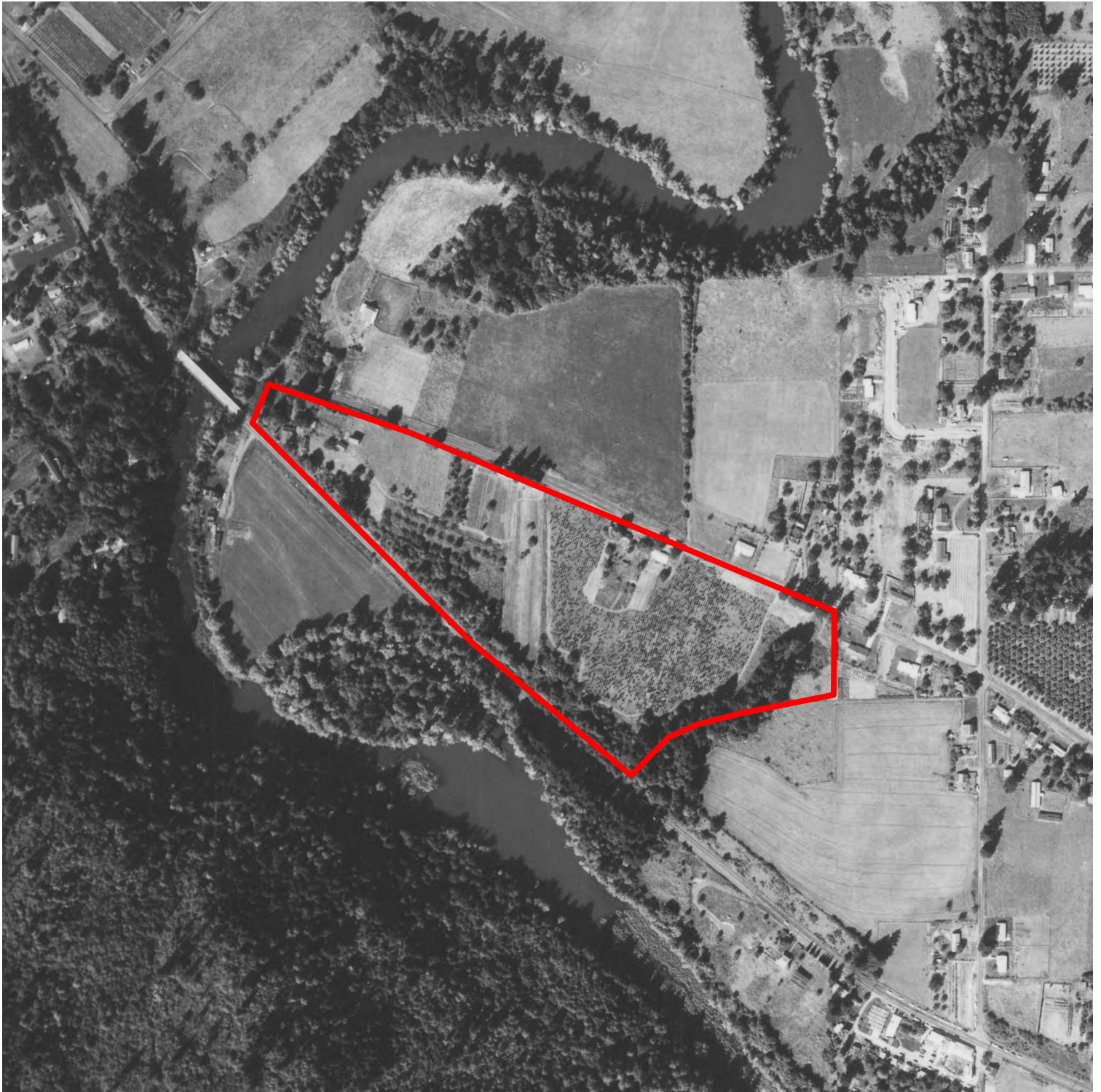
1936 Aerial Photograph



1948 Aerial Photograph



1956 Aerial Photograph



1964 Aerial Photograph



1970 Aerial Photograph



1980 Aerial Photograph



1990 Aerial Photograph



1998 Aerial Photograph



2003 Aerial Photograph



2008 Aerial Photograph



2009 Aerial Photograph



2012 Aerial Photograph



2017 Aerial Photograph



2019 Aerial Photograph

945 Dollar Street

945 Dollar Street
West Linn, OR 97068

Inquiry Number: 6063181.5
May 15, 2020

The EDR-City Directory Image Report



6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

infoUSA[®]

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1987	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1984	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1979	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1974	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

FINDINGS

TARGET PROPERTY STREET

945 Dollar Street
West Linn, OR 97068

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

DOLLAR ST

2017	pg A1	EDR Digital Archive
2014	pg A3	EDR Digital Archive
2010	pg A6	EDR Digital Archive
2005	pg A9	EDR Digital Archive
2000	pg A12	EDR Digital Archive
1995	pg A15	EDR Digital Archive
1992	pg A17	EDR Digital Archive
1987	pg A19	Polk's City Directory
1987	pg A20	Polk's City Directory
1984	pg A22	Polk's City Directory
1979	pg A23	Polk's City Directory
1979	pg A24	Polk's City Directory
1974	pg A25	Polk's City Directory
1974	pg A26	Polk's City Directory
1969	pg A27	Polk's City Directory

FINDINGS

CROSS STREETS

Year CD Image Source

WILLAMETTE FALLS DR

2017	pg. A2	EDR Digital Archive	
2014	pg. A5	EDR Digital Archive	
2010	pg. A8	EDR Digital Archive	
2005	pg. A11	EDR Digital Archive	
2000	pg. A14	EDR Digital Archive	
1995	pg. A16	EDR Digital Archive	
1992	pg. A18	EDR Digital Archive	
1987	pg. A21	Polk's City Directory	
1984	-	Polk's City Directory	Target and Adjoining not listed in Source
1979	-	Polk's City Directory	Target and Adjoining not listed in Source
1974	-	Polk's City Directory	Target and Adjoining not listed in Source
1969	-	Polk's City Directory	Target and Adjoining not listed in Source

City Directory Images

DOLLAR ST 2017

65 VANDEMARR, KENNETH K
 960 GARRETT, DANIEL S
 1007 HALL, FRED D
 1025 KRAUS, JEFF J
 1045 HICKS, DIRK F
 1088 TEDMUS, RYAN C
 1100 COX, DEALOUS L
 1105 RICHARDSON, LARRY K
 1115 BLEVINS, A J
 1133 HARRIS, PAMELA J
 1188 ESQUEDA, DAVID S
 1198 ANDERSON, JEFFERY D
 1201 TIEDEMAN, EMERSON L
 1210 SUE, JARON A
 1235 BARKER, GARRETT W
 1250 JOHANSEN, GREGG S
 1270 NICHELINI, BARBARA N
 1285 HAWKEY, DAN E
 1290 BIERMAN, TED B
 1293 ROBERTS, RICK M
 1312 LEACH, DOUGLAS W
 1315 STRECH, LOIS
 1321 YOUNG, JACK L
 1324 MCELELLAN, RYAN J
 1340 GORDON, JA
 1341 ATKINSON, MARK W
 1344 CHOURA, DONALD L
 1348 KLIEWER, RICHARD L
 1385 LORETTE, R
 NIEDERHISER, ROY W
 1420 WOOD, JEREMY P
 1428 BERGERSON, ANNETTE
 1434 MOBERG, EVA M
 1474 DAGOBERG, BRETT A
 1667 MCINTYRE, LOGAN
 1671 SWEET, MICHELLE A
 1673 RAMOS, LUSILA
 1675 MCDONALD, JOHN J
 1684 SKEE, MONICA
 1719 WHEELOCK, THEODORE F
 1721 SMYTH, ELIZABETH A
 1725 KIRKS, MOLLY J
 1731 RAINS, HUNTER L
 1739 LEBLANC, SUZANNE C
 1741 DARCUS, CARI
 1749 MARTIN, JUDY A
 1753 WATERMAN, ROXANNE L
 1757 PA, PATRICK
 1773 GRIGGS, GREGORY A

WILLAMETTE FALLS DR 2017

949	HOOD, JEFF K
951	TABOR, MATTHEW O
955	BONFIGLIO, CLAUDE
957	ROCCHIA, ANDY J
961	HILL, LLOYD W
963	FOREMAN, KEVIN C
965	VORHIES, DANI G
967	SCHWERIN, LAURA B
969	FRANKLIN, APRIL D
	LYONS, EVAN
	MILLER, CLYDE
	VON, SAMSON C
975	MONETA, GREGORY L
987	LOCKE, JEFFREY B
1015	ZEZINI, ALAN G
1085	CHAMPSYSTEMS
1091	BIRD NEST
1109	STARK, COREY D
1125	SWEENEY, BRYAN J
1208	MCCURDY, JOHN P
1252	PETERSON, DSCOTT S
1260	MARSHALL, ANDREW D
1275	FRATZKE, THOMAS A
1285	EISENHAUER, CRAIG A
1295	KING, RILEY

DOLLAR ST 2014

65 VANDEMARR, TURTLE K
 945 OCCUPANT UNKNOWN,
 1007 HALL, FRED D
 1025 KRAUS, JEFF J
 1045 HICKS, DIRK F
 1088 BLANCHARD, JAMES R
 1095 SCHUTZLER, ALYSSA
 1100 COX, DEALOUS L
 1105 RICHARDSON, LARRY K
 1115 BLEVINS, A J
 1130 HART, TY Y
 1133 HARRIS, PAMELA J
 1175 PARKER, SHARON K
 1188 ESQUEDA, DAVID S
 1195 MUELLER, ANGELA D
 1198 CUNNINGHAM, JOHN S
 1201 TIEDEMAN, EMERSON L
 1205 MALONE, MARY J
 1210 SUE, JARON A
 1235 BARKER, GARRETT W
 1250 WEGTER, MELISSA R
 1270 NICHELINI, BARBARA N
 1285 YATES, LEON P
 1290 BIERMAN, THEODORE B
 1293 ROBERTS, RICK M
 1312 PEARSON, JACK A
 1315 ARDELEAN, CORIOLAN D
 1321 YOUNG, PETER C
 1324 MCELELLAN, RYAN J
 1340 OCCUPANT UNKNOWN,
 1341 STAHLNECKER, JEF
 1344 CHOURA, DONALD L
 1348 KLIEWER, RICHARD D
 1385 MARTIN, ANGELA M
 MOORE, PATRICK
 SAUNDERS, KIRK W
 WILLIAMS, DONALD R
 1420 REID, GREGORY S
 1428 LOUGHRAN, RICHARD J
 1434 MOBERG, EVA M
 1474 EISELE, DOUGLAS L
 1667 DAVIS, SHIRLY A
 1669 RUSSO, ROBERT S
 1671 SWEET, MICHELLE
 1673 OCCUPANT UNKNOWN,
 1675 MCDONALD, JOHN J
 1677 OCCUPANT UNKNOWN,
 1684 SKEE, CHARLEY
 1707 HANSEN, GEORGE
 1715 GODDARD, JACOB

DOLLAR ST 2014 (Cont'd)

1719 WHEELOCK, THEODORE F
1721 SMYTH, ELIZABETH A
1725 OCCUPANT UNKNOWN,
1729 DEEDER, JEFFREY M
1731 BURRIS, ROBERT D
1735 OCCUPANT UNKNOWN,
1739 LEBLANC, SUZANNE C
1741 REED, KENNETH J
1745 HOLSTROM, SCOTT E
1749 OCCUPANT UNKNOWN,
1753 WATERMAN, ROXANNE L
1757 OCCUPANT UNKNOWN,
1773 XIAO, JUN

WILLAMETTE FALLS DR 2014

800	ROBERT, EUGENE
949	HOOD, JEFF K
951	DEJARDIN, CAROL A
955	BONFIGLIO, CLAUDE
957	ROCCHIA, ANDY J
961	HILL, LLOYD W
963	FOREMAN, KEVIN S
965	VORHIES, DANI G
967	JOWILLIAMSON, SHERRIE J
969	AARON, THOMAS J
	ALSDORF, ABBY
	HAYNES, REBECCA T
	MEREDITH, JASON T
	ZANGE, SCOTT
975	CASEY, SCOTT M
987	LOCKE, JEFFREY B
1015	ZEZINI, ALAN G
1085	CHAMPSYSTEMS
1091	BIRD NEST
1109	ZOBRIST, NORMAN D
1125	OCCUPANT UNKNOWN,
1208	MCCURDY, JOHN P
1244	OCCUPANT UNKNOWN,
1252	PETERSON, DSCOTT S
1260	MARSHALL, ANDREW D
1275	OCCUPANT UNKNOWN,
1285	EISENHAUER, CRAIG A
1290	NIERENGARTEN, MIKE A
1295	KING, JOHN J

DOLLAR ST 2010

65 OCCUPANT UNKNOWN,
 OREGON GRAPE NURSERY
 945 WEST, L
 960 SMITH, CLAYTON R
 1007 HALL, FRED D
 1025 KRAUS, JEFF J
 1045 HICKS, DIRK F
 1088 BLANCHARD, JAMES R
 1095 OCCUPANT UNKNOWN,
 1100 COX, DEALOUS L
 1105 RICHARDSON, LARRY K
 1115 BLEVINS, JESSE
 1130 ELITE NETWORKS
 HART, TY Y
 JAN FITZGERALD GROUP
 1133 OCCUPANT UNKNOWN,
 1175 PRUEITT, AARON J
 1188 ESQUEDA, JESSE I
 1195 OCCUPANT UNKNOWN,
 1198 ANDERSON, JEFFERY D
 1201 OCCUPANT UNKNOWN,
 1205 MALONE, MARY J
 1210 SUE, JARON A
 1235 BARKER, GARRETT W
 1250 JOHANSEN, GREGG S
 1270 QUEEN, HATTIE J
 1285 YATES, LEON P
 1290 OCCUPANT UNKNOWN,
 1293 ROBERTS, RICK M
 1312 DAILEY, BRIAN A
 1315 ARDELEAN, CORIOLAN D
 1321 SCHIERHOLZ, SUSAN P
 1324 MCELELLAN, RYAN J
 1340 TENSCHER, MAX E
 1341 STAHLNECKER, JEFFERY M
 1344 CHOURA, DONALD L
 1348 KLIEWER, DEWAYNE H
 1385 THOMPSON, ROBERT E
 1420 DUNLAP, LINDA D
 1428 LOUGHRAN, RICHARD J
 1434 MOBERG, EVA M
 1474 EISELE, DOUGLAS L
 MJS HAIR STUDIO
 1667 BAILEY, DOUGLAS B
 1669 OCCUPANT UNKNOWN,
 1671 OCCUPANT UNKNOWN,
 1673 OCCUPANT UNKNOWN,
 1675 MCDONALD, JOHN J
 1677 OCCUPANT UNKNOWN,
 1684 SKEE, MICHAEL S

DOLLAR ST 2010 (Cont'd)

1707 HANSEN, GEORGE
1715 STONE, KENNETH E
1719 MCDONALD, CHRISTINE
1721 SMYTH, ELIZABETH A
1725 OCCUPANT UNKNOWN,
1729 DEEDER, JEFFREY M
1731 SHEKARRIZ, ALIREZA R
1739 ALBAZZAZ, NICOLE
1741 SEPEHRI, SADRA
1745 JOHNSEE, RAY
1749 BOETTCHER, DOUGLAS N
1753 WATERMAN & ASSOCSURETY LIFE
 WATERMAN, ROXANNE L
1757 SHEKARRIZ, HABIB
1773 POSTLES, WILLIAM J

WILLAMETTE FALLS DR 2010

800	ROBERT, EUGENE
821	OCCUPANT UNKNOWN,
949	DUNFORD, ELIZABETH
951	DEJARDIN, LESTER T
955	OCCUPANT UNKNOWN,
957	ROCCHIA, ANDY J
961	HILL, LLOYD W
963	FOREMAN, KEVIN S
965	VORHIES, DANIEL G
967	WILLIAMSON, SHERRIE J
969	ALSDORF, ABBY
	HINSON, RYAN
	VON, LILY M
975	CASEY, SCOTT M
987	LOCKE, BRIAN L
997	OCCUPANT UNKNOWN,
1015	BURT, TERI L
1085	CHAMPSYSTEMS
1091	BIRD NEST
1099	RIVER CITY WOODWORKS
1109	ZOBRIST, NORMAN D
1208	MCCURDY, JOHN P
1244	ELLINGSON, KURT
1252	PETERSON, DSCOTT S
1260	DETHLEFS, WALTER J
1275	OCCUPANT UNKNOWN,
1285	EISENHAUER, KAREN J
1290	NIERENGARTEN, KELLY N
1295	KING, JOHN J

DOLLAR ST 2005

65 RICHARDS, OWEN
 TUALATIN RIVER NURSERY & COFFEE HO
 WILLOWS BOUTIQUE & GALLERY INC
 945 WEST, L
 960 SMITH, CLAYTON R
 1004 OCCUPANT UNKNOWN,
 1007 FRED HALL MASONARY
 HALL, FRED D
 1025 KRAUS, JEFFREY J
 1045 HICKS, DIRK F
 1080 OCCUPANT UNKNOWN,
 1095 PURDY, CHARLES A
 1100 COX, DEALOUS L
 1105 RICHARDSON, LAWRENCE J
 1115 BLEVINS, JESSE
 1130 OCCUPANT UNKNOWN,
 1133 MOCKLIN, MARY E
 1175 WATKINS, GARY J
 1188 ESQUEDA, JESSE I
 1195 CANBY RV & BOAT STORAGE LLC
 SMITH, WADE
 1198 ANDERSON, JEFFERY D
 1201 TIEDEMAN, JR
 1205 BREMPERIS, MARY J
 1210 PERRY, WILLIAM S
 1235 TAINER, BARBARA J
 1250 WALKER, VANCE W
 1270 HAMMOND, NATHAN W
 1285 YATES, LEON P
 1290 WIECHE, ROBERT K
 1293 ROBERTS, RICK M
 1312 PEARSON, JACK A
 1315 ARDELEAN, CORIOLAN D
 1321 SCHIERHOLZ, SUSAN P
 1324 MCLELLAN, MICHAEL D
 1340 TENSCHER, MAX E
 1341 STAHLNECKER, JEFFERY M
 1344 CHOURA, DONALD L
 1348 KLIEWER, DEWAYNE H
 1385 MIRICH, KAREN R
 RAYMOND, PATRICK E
 TIDWELL, MIKEL J
 1420 WOOD, JEREMY
 1428 LOUGHRAN, RICHARD J
 1434 MOBERG, EVA M
 1474 DAGOBERG, MARY J
 1667 CRUZ, DAVID
 1669 VANZANT, ROBERT
 1671 SOTELO, AGUIRRE
 1673 OCCUPANT UNKNOWN,

DOLLAR ST 2005 (Cont'd)

1675	MCDONALD, JOHN J
1677	BEASLEY, D
1684	SKEE, MICHAEL S
1739	OCCUPANT UNKNOWN,
1773	OCCUPANT UNKNOWN,

WILLAMETTE FALLS DR 2005

821	FREEMAN, CHARLES D
949	HOOD, JEFF K
951	DEJARDIN, CAROL A
955	BONFIGLIO, CLAUDE
957	ROCCHIA, ANDY J
961	CIMRAL, JOHN J LAURA SCHWERIN PHD
963	FOREMAN, WALLY W TEACHERS DEVELOPMENT GROUP
965	VORHIES, DANIEL G
967	WILLIAMSON, SHERRIE J
969	PRICE, BILL SCHOEPKE, NICOLE E
975	CASEY, SCOTT M
987	LOCKE, BRIAN L
997	OCCUPANT UNKNOWN,
1015	OCCUPANT UNKNOWN,
1085	CHAMPSYSTEMS INC OCCUPANT UNKNOWN,
1095	POLYDYNE INC
1109	OCCUPANT UNKNOWN,
1125	YORK, RONALD D
1208	MCCURDY, JOHN P
1244	WILLIAMS-GOSS, VIRGIL A
1252	BERGSTROM, DAVID
1260	DETHLEFS, WALTER J
1275	FRATZKE, THOMAS A
1285	EISENHAUER, CRAIG A
1290	NIERENGARTEN, KELLY N
1295	KING, JOHN J

DOLLAR ST 2000

65 KOVAL MARKETING
 TUALATIN RIVER NURSERY & COFFEE HOUSE
 WEST LINN FLORIST
 945 SHERMAN, JUDITH
 960 SMITH, CLAYTON R
 1004 PHILPOT, RAMONA J
 1007 HALL, FRED
 1025 STRUDLER, GARY
 1045 HICKS, DIRK F
 1080 DEMERS, BERNARD E
 1095 OCCUPANT UNKNOWN,
 1100 OCCUPANT UNKNOWN,
 1105 RICHARDSON, LAWR
 1115 BLEVIN, TYLER
 BLEVINS, A J
 1130 FITZGERALD, JAN
 1133 OHARE, CECILIA
 1175 WATKINS, GARY J
 1188 BROKAW, LEON
 1198 ANDERSON, JEFFERY D
 1201 TIEDEMAN, EMERSON
 1205 OCCUPANT UNKNOWN,
 1210 BOOTH, BOB
 1250 OCCUPANT UNKNOWN,
 1270 HAMMOND, NATHAN W
 1285 OCCUPANT UNKNOWN,
 1290 OCCUPANT UNKNOWN,
 1293 ROBERTS, RICK
 1312 OCCUPANT UNKNOWN,
 1315 MCGUIRE, JAMES A
 1321 OCCUPANT UNKNOWN,
 SIMANTEL R C BUILDER
 1324 MCLELLAN, MICHAEL D
 1340 TENSCHER, ROXANNE B
 1341 STAHLNECKER, JEFFERY
 1344 CHOURA, DONALD L
 1348 KLIEWER, DEWAYNE
 1385 ATWOOD, ANNE
 GALLOWAY, SAMUEL F
 STONE, AMANDA
 VAI, JASON
 1420 EVANS, JAMES
 1428 LOUGHRAN, RICHARD
 1434 MOBERG, EVA M
 1474 SWEET, REBECCA C
 1667 CLARK, J
 1671 KENNEY, MARILYN
 1673 OCCUPANT UNKNOWN,
 1675 PIONTEK, DAVID R
 1677 OCCUPANT UNKNOWN,

DOLLAR ST 2000 (Cont'd)

1684 SKEE, MICHAEL S
1739 BARNES, DAVID A
1773 GUTFLEISCH, HEIDI

WILLAMETTE FALLS DR 2000

951 GRAVATT, M
WELLONS, P J
955 ARES, JOYCE
957 ROCCHIA, E B
961 CIMRAL, JOHN
SCHWERIN LAURA PHD
963 FOREMAN, WALLY
965 VORHIES, DAN
969 MEHL, DORIS
975 CULLUM, DYKE
987 LOCKE, BRIAN L
997 OCCUPANT UNKNOWN,
1015 PETERSON, CAROL L
1109 PETERSON, BILL
1125 YORK, RONALD D
1260 DETHLEFS, WALTER J
1275 FRATZKE, SHARON L
1285 EISENHAUER, CRAIG
1290 GRONVOLD, MARK
1295 OCCUPANT UNKNOWN,

DOLLAR ST 1995

65 LEITZS OREGON GRAPE INC
 960 SMITH, CLAYTON R
 1004 OCCUPANT UNKNOWNN
 1007 OCCUPANT UNKNOWNN
 1025 LUCCIO, DENISE
 1045 OCCUPANT UNKNOWNN
 1080 DEMERS, BERNARD E
 1095 PURDY, BUCKLEY R
 1100 COX, DEALOUS L
 1105 RICHARDSON, LAWR
 1115 BLEVINS, A J
 1130 FRANK, DAVID R
 1133 POLA, C
 1175 WATKINS, GARY J
 1188 BROKAW, LEON
 1195 TRACHSEL, JOHN
 1198 OCCUPANT UNKNOWNN
 1201 TIEDEMAN, EMERSON JR
 1205 OCCUPANT UNKNOWNN
 1210 SCHOEN, JAMES P
 1235 TAINER, ARCHIE R
 1250 OCCUPANT UNKNOWNN
 1270 HAND, DEBORAH
 1285 K M MATOL BOTANICAL INTL
 OCCUPANT UNKNOWNN
 1293 OCCUPANT UNKNOWNN
 1312 OCCUPANT UNKNOWNN
 1315 MCGUIRE, JAMES A
 1324 OCCUPANT UNKNOWNN
 1340 MALONEY, ROXANNE B
 1341 STAHLNECKER, JEFFERY
 1344 CHOURA, DONALD L
 1348 KLIEWER, DEWAYNE
 1385 GANOS, RICHARD
 OVIST, THOMAS
 RASH, ELAINE G
 1420 WEBSTER, TOM
 1434 OCCUPANT UNKNOWNN
 1474 OCCUPANT UNKNOWNN
 1667 ELMORE, K
 JURISONS, KARL
 1669 OCCUPANT UNKNOWNN
 1671 ANDERSON, J
 1673 JACKSON, TIEL
 1675 PIONTEK, DAVID R
 1677 OCCUPANT UNKNOWNN
 1678 OCCUPANT UNKNOWNN
 1684 OCCUPANT UNKNOWNN
 1739 BORLAND, ARTHUR W

WILLAMETTE FALLS DR 1995

957 ROCCHIA, E B
961 OCCUPANT UNKNOWNN
963 FOREMAN, WALLY
965 VORHIES, DAN
969 POTTRATZ, K A
RHEAUME, JARRETT
1085 MATTSON HEATING & AIR COND
1087 DESIGNS ON TILE
1095 POLYDYNE
1109 PETERSON, BILL
1125 OCCUPANT UNKNOWNN
1208 MCCURDY, CHRIS
1260 DETHLEFS, WALTER J
1275 OCCUPANT UNKNOWNN
1285 EISENHAUER, CRAIG
1295 BETTS, CORY

DOLLAR ST 1992

65 DRANEY, TIM
LEITZ OREGON GRAPE
945 BOECKMAN, RAY E
1004 PHILPOT, JACK
1007 HALL, FRED
1080 DEMERS, BERNARD E
1095 PURDY, CHARLES
1100 COX, DEALOUS L
1105 RICHARDSON, LAWR
1115 BLEVINS, A J
1130 FRANK, DAVID R
1133 SMITH, TARA
1175 WATKINS, GARY J
1188 BROKAW, LEON
1195 TRACHSEL, JOHN
1201 TIEDEMAN, EMERSON JR
1210 SCHOEN, JAMES P
1250 HINKLEY, WILFRED
1270 HAND, DEBORAH
1290 FOSTER, JEFF
1293 DANSOT, BARBARA
1315 SCHNEIDER, JOHN
1324 MCLELLAN, MICHAEL D
1340 LUTES, DAVID
1341 STAHLNECKER, JEFFERY
1344 CHOURA, DONALD L
GUTHRIE, CHRIS
1348 KLIEWER, DEWAYNE
1385 GRIESMER, JOSEPH
GSELL, ROBERT
RASH, E G
1420 PARSONS, CLAUDE
1667 PRICE, KATHY
1669 BANASH, L
1677 WHITTALL, GEOFF
1684 SKEE, MICHAEL S
1739 BORLAND, ARTHUR W

WILLAMETTE FALLS DR 1992

957	ROCCHIA, E B
965	VORHIES, DAN
969	BROUSSEAU, G D
	FUNKHOUSER, TERRI L
	KARRY, DAN
	MORGAN, MARY L
1015	DICK, JACK JR
1109	PETERSON, BILL
1125	HUNTLEY, R M
1260	DETHLEFS, WALTER J
1275	FRATZE, THOMAS
1285	EISENHAUER, CRAIG
1295	GILLESPIE, TIM

DOLLAR ST 1987

603

**DOLLAR ST (WEST LINN)
FROM 1590 7TH AV
SOUTHWEST**

ZIP CODE 97068

945 Boeckman Ray E © 656-7164

960 Smith Clayton R © 655-9471

990★Anderson Jill 655-3459

1004 Philpot Jack D © 656-2226

1007★Hall Fred D brk mason ©

1025 Luccio I

1045★Campbell Mickey 655-6337

1080 De Mers Bernard E ©

656-1148

1095 Vacant

OSTMAN DR INTERSECTS

1100 Cox Dealous L © 655-9926

1105 Richardson Lawrence J ©

656-8621

1115 Blevins A J © 655-4211

DORAL CT INTERSECTS

1130★Frank David R © 657-4100

1133 Merrifield John C 656-6855

1175 Watkins Gary J © 656-5849

DOLLAR ST 1987**DOLLAR ST (WL)-Contd**

1188 Brokaw Leon Rev ©
655-3844
1195★Trachsel John 655-6439
1198 Bailey
1201 Tiedeman Emerson L Jr ©
656-0586

BRISTOL CT INTERSECTS

1205 Wright Jack P ©
1210★Matsui Vienna
1235 Tainer Archie © 657-8200
1250 Hinkley Wilford R ©
655-6066
1270★Hallberg Shirley M ©

1285 Yates Leon P © 657-4755
1290 Scott Mary © 656-3515
1293 Dansot Barbara Mrs ©

19TH ST INTERSECTS

1312★Hill Geo J © 656-8114
1324 Mc Lellan Michl D 656-0944
1340 Harmonix adv agcy 655-9102
Lutes David © 655-9102
1341 Newton Robt C © 655-5528
1344 Choura Donald L ©
655-0203

1348 Buffam Steven P © 657-0524

1385 Gsell Apartments The
1 Vacant
2 Sykes Michl W 655-9822
3★Sweet M J 650-0039
4 Gsell Robt G
5★Bepple Jeannette M
657-6213
6 Vacant

1420 Parsons Claude M ©
656-4784

BRITTON AV INTERSECTS

1434 Moberg Eva M ©
1474 Dagoberg Jeffrey A ©
656-0121

16TH ST INTERSECTS

1667 Willamette Manor
Townhouses
★Litk Duane 655-3430
1669 Mac Mahon Tim 657-4191
1671★Marion Harless B 656-2514
1673 Lee
1675★Acker Wm E
1677 Plummer John III 656-1560
1684★Skee Michl S 655-7749

8TH AV INTERSECTS

1739 Borland Arth W © 656-3838

SW 7TH AV INTERSECTS

WILLAMETTE FALLS DR 1987

602**WILLAMETTE FALLS DR
(WEST LINN)-FROM 5263
WEST A ST SOUTHWEST**

ZIP CODE 97068

BLANKENSHIP DR

INTERSECTS

4795 Brandow Roy F © 656-7319

4805 Milln Dolores N Mrs ©
656-5551

4835★Mohling Lloyd © 650-0144

4845 Waits John W © 657-3470

4865★Edens Wm L © 657-9383

4875 Laub Lyman B © 656-5397

4891 Apartments

1 Skinner Don

2 Vacant

3 Hellberg Marvin J 656-0652

4 Mc Kibbin Wayne R

5 Vacant

6 Vacant

4973 Vacant

4975 Crown Federal Credit Union
656-2903

4999 Vacant

5001 Lawrence R A & Associates
land surveyors 656-6804

434

DOLLAR ST 1984

003

**DOLLAR ST (WEST LINN)
FROM 1590 7TH AV
SOUTHWEST**

ZIP CODE 97068

945 Boeckman Ray E © 656-7164

960 No Return

990★Boeckman Larry

1004 Philpot Jack D © 656-2226

1007★Miller Dennis © 650-0068

1045★Barnes Michl 657-9490

**1080 De Mers Bernard E ©
656-1148**

1095★Schrage Douglas J ©

OSTMAN DR INTERSECTS

1100 Cox Dealous L © 655-9926

**1105 Richardson Lawrence J ©
656-8621**

1115 Blevins A J © 655-4211

DORAL CT INTERSECTS

**1130 Kempster Harold G ©
656-1549**

1133 Vacant

1188 Brokaw Leon Rev 655-3844

1195 Vacant

**1198★Eberhardt Alfred ©
655-7237**

**1201 Tiedeman Emerson L Jr ©
656-0586**

BRISTOL CT INTERSECTS

1205 Wright Jack P ©

1210 Lee Howard B

1235 Tainer Archie © 657-8200

**1250★Hinkley Wilford R ©
655-6066**

1270 Dillery Sue C 657-1131

1290 Guerrero L L ©

DOLLAR ST 1979

603

**DOLLAR ST (WEST LINN)
FROM 1590 7TH AV
SOUTHWEST**

ZIP CODE 97068

945 Boeckman Ray E 656-7164

960 Berberick John F 656-2094

990 Smith Sharon S 656-0205

1004 Philpot Jack D © 656-2226

**1007 Grand Barbara J Mrs ©
656-7980**

1045 Lowe Larry © 657-9878

**1080 De Mers Bernard E ©
656-1148**

1095 Vacant

DOLLAR ST 1979

OSTMAN DR INTERSECTS

1105 Richardson Lawrence J ☉

656-8621

1115★Blevins' A J 657-0600

DOREAL CT INTERSECTS

1130 Vacant

1133★Weihmann John J ☉

656-8145

1188 Brokaw Leon Rev 655-3844

1195 Aasen Carl M ☉ 656-5527

1201 Tiedeman Emerson L Jr ☉

656-0586

BRISTOL CT INTERSECTS

1205 Ribik Frank J ☉ 656-1142

1210★Swan G M 655-1916

1250★Mc Clain Michl D ☉

1270★Dillery S C 657-1131

1290 Guerrero Louis L ☉

655-7215

1293 Dansot Barbara Mrs ☉

656-7198

19TH ST INTERSECTS

1324★Mc Lelland Michl D

656-0944

1340 No Return

1341 Parsons Dorothy H Mrs ☉

656-2077

1344★Jaquith Paul S 657-4872

1348★Beach Lanny G 655-3048

1385 Apartments

1 No Return

2 Strawn Ken R 657-1081

3★Ewing Craig L 655-9570

4★Ackerman Russell 655-1788

5 Vacant

DOLLAR ST 1974

603

DOLLAR ST —FROM 1590 7TH AV SOUTHWEST

ZIP CODE 97068

945 ★ Boeckman Ray E 656-7164

1004 Philpot Jack D ☉ 656-2226

1007 Grand Anthony R ☉

656-7980

1045 Mortensen Bennie L ☉

656-5439

1080 De Mers Bernard E ☉

656-1148

1095 Gericke Rudolph F ☉

656-5581

OSTMAN DR INTERSECTS

DOLLAR ST 1974

1105 ★ Richardson Lawrence J ☉
656-8621

1115 Branch Alvin ☉ 656-8120

1133 Gilkison Charles A ☉
655-5480

1195 Aasen Carl M ☉ 656-5527

1201 Jones Dennis R ☉ 655-1841

1205 Ribik Frank J ☉ 656-1142

1210 Lee Howard G ☉ 655-1916

1250 Oswald John ☉ 655-4753

1270 Eaton Dennis G ☉ 655-1492

1290 Vacant

1293 Dansot Barbara Mrs ☉
656-7198

19TH ST INTERSECTS

1324 Vacant

1341 Parsons Dorothy Mrs ☉
656-2077

1385 Apartments

1 Vacant

DOLLAR ST 1969

 600
 DOLLAR ST SW -FROM 1590 SW
 7TH AV SOUTHWEST

---ZIP CODE 97068

945 BOECKMAN RAY E ●

656-7164

1004 PHILPOTT JACK D ●

656-2226

1007 GRAND ANTHONY R ●

656-7980

1045 MORTENSON BENNIE L ●

656-5439

1080 DE MERS BERNARD E ●

656-1148

1095 GERICKE RUDOLPH F ●

656-5581

---SW OSTMAN DR INTERSECTS

1105 YOUNG GARY A ●

655-2964

1115 BRANCH ALVIN ●

656-8120

1133 DOLAN JOANNE L MRS ●

656-8142

1195 AASEN CARL M ●

656-5527

1201 BRISTOL JACK ●

655-1240

1210 DUNWOODIE JESSE J ●

1285 DANSOT BARBARA MRS ●

656-7198

1290 SMITH JEWETT W ●

656-6817

---SW 19TH ST INTERSECTS

1324 MANNING JAMES D ●

656-3892

1341 PARSONS ROSCOE C ●

656-2077

1420 PARSONS CLAUDE M ●

656-4784

---SW BRITTON AV

INTERSECTS

1434 MOBERG ROBT S ●

656-1227

1474 FREDD LOUIS C ●

655-1856

---SW 16TH ST INTERSECTS

1684 GRANQUIST EDW E ●

656-4381

1739 BRITTON BURNS W

UPHOLSTERY SHOP

656-3838



PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Tigor Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

A handwritten signature in black ink that reads 'Maggie Metcalf'. The signature is written in a cursive style. Below the signature is a horizontal line.



111 SW Columbia St., Ste 1000, Portland, OR 97201
(503)242-1210 FAX (503)242-0770

PRELIMINARY REPORT

ESCROW OFFICER: Candice Weischedel
dannielle.booth@ticortitle.com
(503)219-2104

ORDER NO.: 36261907370

TITLE OFFICER: Mark Davison

TO: Ticor Title Company of Oregon
111 SW Columbia St., Ste 1000
Portland, OR 97201

ESCROW LICENSE NO.: EA850600240

BUYER/BORROWER: West Linn-Wilsonville School District 3JT and West Linn-Wilsonville School District #3J

PROPERTY ADDRESS: 840 Dollar Street, West Linn, OR 97068
945 Dollar Street, West Linn, OR 97068
No Situs, West Linn, OR 97068

EFFECTIVE DATE: November 19, 2019, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
	\$ 0.00	\$ 0.00
Government Lien Search		\$ 90.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

West Linn-Wilsonville School District #3J as to Parcels I, III and IV and West Linn-Wilsonville School District 3JT as to Parcel II

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF WEST LINN, COUNTY OF CLACKAMAS, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

PARCEL I:

All of that part of Tracts "N" and "S" lying South of the County road, (Dollar Street) and all of Tracts "Q" and "R" in FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon.

EXCEPTING THEREFROM that portion included in conveyance to Allen B. Pynn and G. Mary Pynn, in deed recorded November 12, 1975, Fee No. 75-33261.

PARCEL II:

All of Tract "X", FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon.

ALSO all that portion of tract marked 'V' in said FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS, which lies on the Southerly side of the County Road.

ALSO tract marked "W" in said FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS, according to the duly recorded plat thereof.

PARCEL III:

That portion of Lot 1, Tract "O", FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the Easterly right-of-way line of a road, said point being South 87° 45' 19" West, a distance of 466.70 feet from the Northwest corner of Lot 4, EASTMAN REPLAT; thence North 87° 45' 19" East, a distance of 191.51 feet to a point in the centerline of a canyon; thence South 40° 47' 24" West along the centerline of said canyon a distance of 50.90 feet; thence South 66° 48' 06" West, a distance of 193.19 feet to the Easterly right-of-way line of the above mentioned road; thence Northerly along said Easterly right-of-way line to the point of beginning.

PARCEL IV:

All that portion of 40 foot roadway lying between the South line of Dollar Street and North of the South line as extended, South 66° 48' 06" West of tract described in Warranty Deed, recorded November 12, 1975, Fee No. 75-33262, lying within the plat of FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. The subject property is under public ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 00403860
Map No.: 21E34DC00900
Levy Code: 003-002
Affects: Parcel I and IV

7. The subject property is under public ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 00402111
Map No.: 21E34C 00600
Levy Code: 003-002
Affects: Parcel II

8. The subject property is under public ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 00403922
Map No.: 21E34DC01001
Levy Code: 003-002
Affects: Parcel III

9. City Liens, if any, in favor of the City of West Linn. None found as of November 22, 2019.

NOTE: A search of the Conduits City lien program reveals no listing for property shown as Parcel III. An updated search will need to be completed prior to closing.

10. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
11. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name: FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of West Linn
Purpose: Utilities
Recording Date: June 25, 1976
Recording No: 76-21158
Affects: Parcel I- 20 feet wide as described therein

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of West Linn
Purpose: Utilities
Recording Date: July 8, 1976
Recording No: 76-22962
Affects: Parcels I and III-10 feet wide as described therein

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owner
Purpose: Sewer
Recording Date: March 8, 1978
Recording No: 78-9470
Affects: Parcel I as described therein

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of West Linn
Purpose: Grading, filling, slope protection, maintenance, landscaping and related uses
Recording Date: August 9, 2005
Recording No: 2005-075434
Affects: Parcel II as described therein

16. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by Ordinance No. 1558

Recording Date: February 21, 2008
Recording No: 2008-012122
Affects: Parcel IV

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Electricity and communications service and appurtenances thereto
Recording Date: July 30, 2008
Recording No: 2008-053805
Affects: Parcel II-Exact location not stated

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of West Linn
Purpose: Public utility
Recording Date: July 16, 2013
Recording No: 2013-049480
Affects: Parcel I as described therein

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of West Linn
Purpose: Temporary emergency access
Recording Date: July 16, 2013
Recording No: 2013-049481
Affects: Parcel II as described therein

20. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

21. NOTE: The following are required when a principal to the proposed transaction is an instrumentality of the state, such as a municipality, a county or other governmental body:

- Certification, with supporting documentation, that the board or other governing authority of the governmental body has approved the transaction in accordance with applicable practices, procedures, rules, ordinances and statutes.
- Certification that a named person or persons, identified by name and position, are authorized to act on behalf of the governmental body in the proposed transaction.
- Verification of the current legal name and good standing of the governmental body when it is a local governmental body other than a city or county.

ADDITIONAL REQUIREMENTS/NOTES:

- A. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- B. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

C. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

D. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

E. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

F. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.

G. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Multnomah	\$82.00	\$5.00
Washington	\$81.00	\$5.00
Clackamas	\$93.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

H. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

I. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 - Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 - Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

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Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Appendix E

Site Reconnaissance Records

Site Photographs
Field Checklist



Photo 1. Northeast corner facing northwest



Photo 2. Northeast corner facing south



Photo 3. Northern boundary facing northwest



Photo 4. Northern boundary facing southeast



Photo 5. Trail near eastern boundary facing south



Photo 6. Northwest corner facing southeast



Photo 7. Trail near southwest corner facing northwest



Photo 8. Black buried plastic near western boundary



Photo 9. Buried tire and AST



Photo 10. Car axel middle of the western portion of the Site



Photo 11. Rusted 55-gallon drum with spout and inlet western side



Photo 12. Fresh excavator tracks – western portion of the Site



Photo 13. Large metal debris – western portion of the Site



Photo 14. Metal chain-link fence / metal debris – western portion of the Site



Photo 15. Pole mounted transformer in the northwest corner near the Tualatin River



Photo 16. Tualatin River near northwest corner of the Site



Photo 17. Rusted drum in the middle of the western portion of the Site.



Photo 18. Tire and debris in the western portion of the Site



Photo 19. Probable boiler in the middle of the western portion of the Site



Photo 20. Empty 5-gallon buckets in the eastern portion of the Site



Photo 21. Bike trail in the eastern portion of the Site

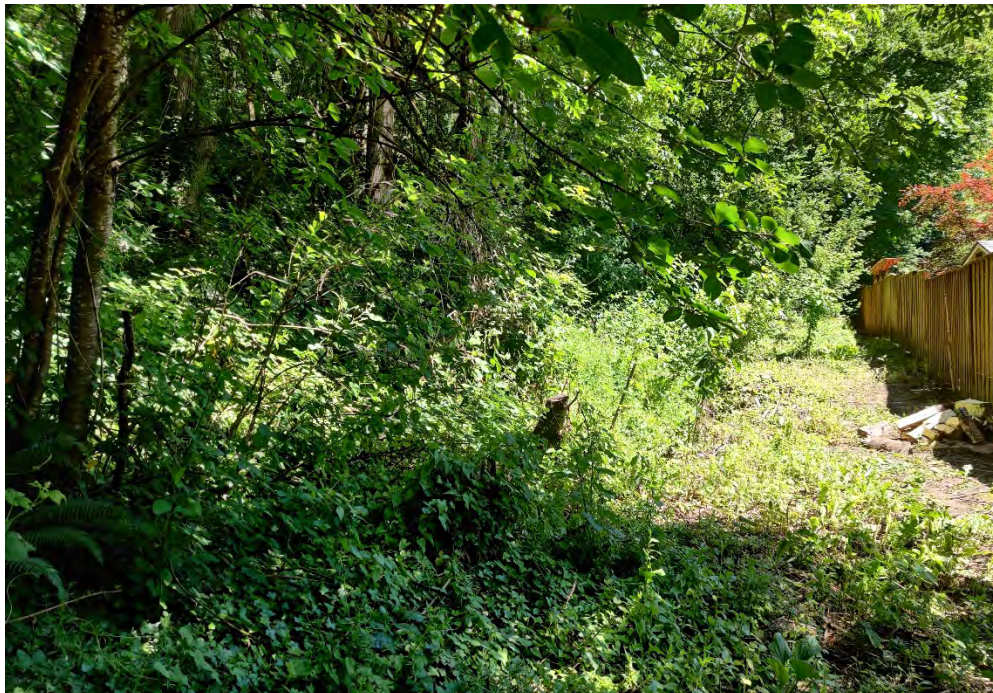


Photo 22. Neighborhood bordering the Site to the southeast



Photo 23. Pit in the middle of the eastern section of the Site facing east – appears hand-dug



Photo 24. Tree platform with debris in the eastern section of the Site, facing west

Project No.: 24106.001

Completed By: Shad Brooks

Date: 5/27/2020

Site Name/Address: 840 Dollar Street 3 tax lots

Site Contact: Angela Caffrey 5035238103 angela.caffrey@cbre.com

Site Description (e.g., single-family residential, multi-tenant commercial): Vacant lot

Tenant(s)/Occupant(s) None

Areas not accessed (state reasons): Visited all areas

Weather at the time of site visit (e.g., overcast, heavy rain, snow): 70's ↓ 80's, Sunny

Topography/Slope: See figure

SITE DEVELOPMENT

Building Descriptions (e.g., wood-frame residence, concrete tilt-up commercial) <i>NOTE: For multi-building sites, include individual addresses or building numbers.</i>	#Stories	Basement?
<input checked="" type="checkbox"/> No buildings on the subject property		
Exterior Features (e.g., paving, gravel, landscaping) <u>fencing + Gates</u>		

UTILITIES

Heating (e.g., natural gas, oil, electricity)	<u>None observed</u>
Water (well or <u>municipal</u>) (if a water well is present, indicate location)	<u>On the N-side</u>
Sewer (municipal) or Septic (if a septic tank is present, note location)	<u>No septic seen, possibly one of the Drums ^{or} spout</u>
Stormwater (note features such as detention ponds, catch basins, swales; note whether unusual odors or staining are present)	<u>None Observed, across dollar St, yes</u>

SITE OBSERVATIONS

ASTs (approx. size and location; note secondary containment, evidence of leakage, spills)	<u>None</u> Yes, large 5' tall + 2' wide tank above ground was visible, no labels, odor, or stressed vegetation observed
USTs (approx. size and location; note associated pumps, fill ports, vent pipes)	<u>Historically, yes</u>
Drums (note locations, condition, contents, labeling, secondary containment, evidence of spills)	<u>2 unlabeled, rusted drums</u>
Automobile repair/maintenance activities (note in-ground hoists, parts washers, stored batteries, stored engine blocks & other oily parts, lube pits, oil sumps)	<u>None</u>
Stored chemicals, hazardous materials (e.g., 5-gallon buckets, pre-packaged retail containers; note condition, evidence of spills)	<u>Yes, Pictures taken, likely brought in Buckets w/out the chemicals, near Bike track</u>

1

Floor drains (note locations, stains, odors, chemical storage nearby)	None				
Oil-Water Separator (note location, cleaning schedule, if known)	None				
Solid waste (e.g., dumping, litter, refuse not in a dumpster or other appropriate receptacle)	Litter present				
Pits, lagoons, other surface impoundments (artificial features; note unusual staining, odors)	Yes, likely from construction of bike track. Pits taken				
Other Features/Conditions	Yes	No	<i>(if yes to these items, include more information under "Notes," below)</i>	Yes	No
Dip tanks		X	Wetlands, ponds, lakes (natural features)		X
Landfills		X	Railroad spurs		X
Concrete patching (e.g., old hoists, tanks)		X	Stressed vegetation (not due to dryness)	X	
Discolored/stained soils		X	Remnant foundations		X
Disturbed soil (mounding, soil piles, scraped areas)	X		Buried utilities	X	
Boreholes or Test Pits	X		Trails, dead end roads	X	
Monitoring wells		X	Unusual odors		X
Dry wells		X	Transient camps		X
Fill material		X	Rivers, streams, creeks		X
Depressions		X	Wildlife, livestock		X
Transformers (on-site only)		X	<i>(Note location, whether pad/pole mounted, labels, condition, evidence of leakage)</i>		
Is the property abandoned?		X	<i>(if abandoned, interview neighbors)</i> Neighbor said that kids hang out in these woods		
Other Conditions of Concern					
Notes: Disturbed Soil! Soil was shaped to make ramps for bikes, + various disturbed soils from w/ Heavy Equipment tracks. Bore holes: Bore holes were observed + drilling was taking place while on-site. Stressed Veg: likely from being run over w/ Heavy Equipment. Buried utilities: water lines + public utility boxes were observed. Trails: many trails observed throughout.					

ADJACENT PROPERTIES

North: Residential homes

South: Park, River, + Homes

East: Residential homes

West: Park + River

Conditions of Concern on Adjacent Properties (e.g., USTs, ASTs, automobile repairs, industrial uses)

ASTs, Drums + Possibly UST (Historically)

Visual Surveys <input type="checkbox"/> Not in Scope of Work	Observations	Samples?
Asbestos		
Lead-based paint		
Mold		
Other		

SITE SKETCH (or attach site plan/aerial that includes field notations)

See figure used on site visit



No Scale

ON-SITE INTERVIEWS

Name: _____

Information: _____

Name: Angela (call)

Information: Possible herbicide usage, mentioned drums + UST, found drums + possible locations of the USTs

Notes:

Appendix F

Questionnaires

Property Owner/Representative Questionnaire

Client/User Questionnaire



Please complete, sign, and return the following questionnaire via email to Shad.Brooks@pbsusa.com
Or by fax to: 866.727.0140 Attn: Shad Brooks
Or mail to: Attn: Shad Brooks, PBS Engineering and Environmental Inc., 4412 S Corbett Avenue, Portland, Oregon 97239

The following information will help PBS Engineering and Environmental Inc. (PBS) conduct a more thorough investigation during our Phase I Environmental Site Assessment. Please answer the questions to the best of your ability and return the completed questionnaire at your earliest opportunity.

Where appropriate, please provide copies of citations, permits, maps, and other useful documents. If necessary, please use the space provided on page 4 to further explain "Yes" responses or to include information needed to clarify answers (please reference the question's heading number and associated letter).

1. BASIC PROPERTY INFORMATION

a. Property address: 840 and 945 Dollar Street, West Linn, Oregon

b. Name of person completing this questionnaire: Angela Caffrey

c. Are you the legal property owner? [] Yes If so, how long have you owned the property?
[X] No

d. If you are not the property owner, please provide the legal property owner's name and contact information, and describe your relationship to the property:

West Linn Wilsonville School District - Remo Douglas
Angela Caffrey serves as Owner's Representative

e. Please provide the previous property owner's name and contact information, if available:

[Empty lines for previous owner information]

f. Please describe known historical uses of the property, including dates or years:

Farming, independent dwelling, All prior to 2009
Original home at 840 demolished
Original home at 945 demolished

g. Property utilities and services (if known)

Table with 4 columns: Utility/Service, Description, Utility/Service, Description. Rows include Electricity (avail), Heating (none), Sewer (connect to city), Garbage (none), Stormwater (connect to city), Other (n/a).

2. ENVIRONMENTAL INFORMATION

Has the property or any adjoining properties, presently or in the past, been associated with the following uses or features? Please check the appropriate column, and provide explanatory information under "Notes."

Uses/Features	Your Property	Adjoining Properties
a. Above-ground storage tanks		
b. Automobile repairs or maintenance		
c. Auto wrecking, scrap yard, or junk yard		
d. Commercial printing		
e. Dry-cleaning		
f. Fill dirt placement		
g. Floor drains (interior) or catch basins (exterior) emitting foul odors		
h. Fueling		
i. Industrial use/manufacturing (please describe under "Notes," below)		
j. Landfill		
k. Lumber mill		
l. Orchard or other agricultural use		
m. PCB-containing equipment		
n. Photo-developing		
o. Sand blasting		
p. Stained soils (other than from engine oil drips)		
q. Under-ground storage tanks		
r. Vent pipes or fill pipes		
s. Storage, burial or disposal of any of the following:		
Municipal waste		
Petroleum products		
Drums		
Tires		
Automotive or industrial batteries		
Pesticides		
Paints		
Hazardous materials (e.g., lead paint, asbestos)		
Hazardous chemicals (e.g., solvents, thinners, strippers)		

Notes: Section 2 (please list question letter).

3. PROPERTY CONDITIONS

Are you aware of any of the following conditions associated with your property? Please check (X) the appropriate column and provide explanatory information under "Notes."

Uses/Features	Your Property
a. Are there any environmental liens or property-use limitations such as deed restrictions?	no
b. Has the property's purchase price been devalued due to environmental conditions?	no
c. Have there been any past or recurrent violations of environmental laws with respect to the property or any facility located on the property, resulting in governmental notification?	no
d. Have there been environmental assessments completed previously?	yes
e. Are there any pending, threatened or past lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products on the property?	no
Notes. Section 3 (please list question letter.)	

4. PREVIOUS STUDIES AND OTHER DOCUMENTS

Are you aware of previous environmental studies or other documents associated with the property? Please check (X) the column next to any applicable study or document, and provide explanatory information under "Notes."

Previous Studies and Other Documents	Your Property
a. Environmental permits (e.g., solid waste disposal, hazardous waste generation, wastewater disposal permits, stormwater permits)	no
b. Geotechnical studies	in process
c. Hazardous waste generator reports	no
d. Hydrogeologic reports	no
e. Notices or correspondence from governmental agencies (past or current violations of environmental laws)	no
f. Prior asbestos survey or abatement reports	no
g. Prior environmental site assessment	yes
h. Safety plans, preparedness and prevention plans, spill prevention plans	no
i. State or federal registrations for above-ground or under-ground storage tanks	yes
Notes. Section 4 (please list question letter).	

5. ADDITIONAL INFORMATION

Please provide any additional information regarding your property that might be relevant to our study, below:

The property was formerly occupied by a dwelling and a detached shop structure; however, both structures have recently been demolished. The heating oil tank was located at the east side of the shop building. The tank was 340 gallons capacity and was empty. The underground storage tank was decommissioned by removal according to national standards of practice. The tank and all waste fluids were appropriately recycled. Assessment samples collected under the ends of the tank after its removal did not contain any petroleum hydrocarbons above laboratory detection limits, thereby meeting the Soil Matrix Cleanup Levels established for the site. Therefore, no further investigation is warranted at this time.

The undersigned represents that the information given in this questionnaire is accurate and complete to the best of his or her knowledge.



Signature

Angela Caffrey

Name (Please print)

June 12, 2020

Date

CBRE / Heery

Representing (company name)

This form is the **User Questionnaire**, as defined and required by ASTM E1527-13. The **User** is the party seeking to rely on the Phase I Environmental Site Assessment; this is typically **not** the current property owner. The User's responses to these questions are an important element to meeting the all appropriate inquiry rule. It is acceptable to write "Do not know."

PROPERTY ADDRESS: 840 and 945 Dollar St., West Linn, OR
FORM COMPLETED BY: Remo Douglas, Senior Project Manager, WLWSD
RELATIONSHIP TO PROPERTY: District (owner) staff

QUESTIONNAIRE

Please complete this information to the best of your knowledge.

1. Are you aware of any environmental cleanup liens against the property that are filed under federal, tribal, state, or local law? Yes No (If yes, summarize below.)

2. Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls in place at the site and/or filed or recorded in a registry under federal, tribal, state, or local law? Yes No (If yes, summarize below.)

3. As the User of this environmental site assessment, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property, or an adjoining property, so you would have specialized knowledge of the chemicals and processes used by that type of business?

No.

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?
 Yes No **Not Applicable.**
If you conclude that there is a difference from fair market value, is the lower price because contamination is known or believed to be present at the property?

Not Applicable.

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional (EP) identify conditions indicative of releases or threatened releases?

For example:

Do you know the past uses of the property?

Farming.

Do you know of specific chemicals that are present or once present at the property?

No.

Do you know of any spills or other chemical releases that have taken place at the property?

No.

Do you know of any environmental cleanups that have taken place at the property?

UST removal. See attached documents from contractor and state confirming cleanup.

Any other environmentally significant information?

No.

6. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No.

Signature: _____ Date: _____

Please Print Name: _____ Title: _____

Company (if applicable): _____

Site Address: 840 and 945 Dollar St., West Linn, OR

Please provide the following information regarding site access, report submittal, and other documents relevant to the completion of a Phase I ESA.

Why is this Phase I ESA being performed? (e.g., to obtain refinancing, for purchase/sale)
 In preparation for development of the site for a middle school.

Who should we contact for site access? (Please provide name, telephone number, and email address.)
 Angela Caffrey, Project Manager, 503-523-8103, caffreya@wlwv.k12.or.us

To whom should we address the report, if different than the client? (Please provide name and address.)

The following documents are useful to PBS when completing this assessment. Please provide if available:

- Preliminary title report / chain of title Request title report, tax map, legal description through Joe at Compass. Aerials can be gotten via city GIS page <https://westlinnoregon.gov/maps/mapoptix>
- Previous environmental assessment reports
- Tax map, legal description, aerial photograph
- Special requirements for the assessment (e.g., non-ASTM tasks required by lender, lender-specific reliance letters)

ADDITIONAL SERVICES (Optional)

Phase I ESAs assess CERCLA liability. Building- and land-related environmental conditions may contribute to non-CERCLA "business environmental risks," and can include asbestos, lead-based paint, mold, radon, wetlands, and other issues.

The following additional services, which are non-Phase I ESA tasks not included in this proposal, can also be provided by PBS but will be **associated with a separate scope of work, additional fees, and extended completion schedules**. Please check the boxes of additional services desired and PBS will contact you to discuss them.

<input type="checkbox"/> Asbestos-containing materials testing	<input type="checkbox"/> Health and safety audit
<input type="checkbox"/> Lead-in-paint testing	<input type="checkbox"/> Regulatory compliance audit
<input type="checkbox"/> Radon testing	<input type="checkbox"/> On-site drywell registration (UICs)
<input type="checkbox"/> Mold testing	<input type="checkbox"/> Vapor migration assessment per ASTM E2600-10
<input type="checkbox"/> Drinking water testing	<input type="checkbox"/> Greenhouse gas emissions/carbon footprint
<input type="checkbox"/> NEPA/SEPA survey	<input type="checkbox"/> Cultural and historic resources survey
<input type="checkbox"/> Wetland determination/delineation	<input type="checkbox"/> Geotechnical evaluation
<input type="checkbox"/> Water rights evaluation	<input type="checkbox"/> ALTA Survey
<input type="checkbox"/> Other (please contact PBS to discuss)	

Phase II Environmental Site Assessment

840 and 945 Dollar Street
West Linn, Oregon 97068

Prepared for:
West Linn-Wilsonville School District
2755 SW Borland Road
Tualatin, Oregon 97062

August 2020
PBS Project 24106.001, Phase 0002



4412 S CORBETT AVENUE
PORTLAND, OR 97239
503.248.1939 MAIN
866.727.0140 FAX
PBSUSA.COM

Table of Contents

1 INTRODUCTION	1
1.1 Site Description and Topography	1
1.2 Site Ownership and History	1
2 PREVIOUS ENVIRONMENTAL ASSESSMENTS	1
2.1 Phase I Environmental Site Assessment; PBS, June 2020.....	1
3 REGIONAL GEOLOGY AND HYDROGEOLOGY	2
4 PURPOSE AND SCOPE	2
5 SOIL SAMPLING	2
6 INVESTIGATION-DERIVED WASTES	3
7 FINDINGS	3
7.1 Soil Field Observations.....	3
7.2 Soil Analytical Results	3
8 RISK-BASED EVALUATION	3
9 CONCLUSIONS AND RECOMMENDATIONS	4
10 LIMITATIONS	4

Supporting Data

FIGURES

Figure 1. Vicinity Map

Figure 2. Site Plan

Figure 3. ISM Sample Location Map

TABLES

Table 1. Summary of Soil Sample Laboratory Analysis

APPENDICES

Appendix A: Photo Documentation

Appendix B: Laboratory Report

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1 INTRODUCTION

PBS Engineering and Environmental Inc. (PBS) completed a Phase II Environmental Site Assessment (ESA) at 840 and 945 Dollar Street in West Linn, Oregon. This report summarizes previous work performed at the Site and presents PBS' investigation results and conclusions.

1.1 Site Description and Topography

The property is listed as Tax Lots 600, 900, and 1001 in the southeast and southwest one-quarter of the southeast one-quarter and the southwest one-quarter of Section 34, Township 2 South, Range 1 East, of the Willamette Base and Meridian (Site; Figure 1). The property is bounded to the north and east by residential neighborhoods, to the south and west by Willamette Falls Drive, the Tualatin River, and Highland Park. The Site is forested and currently used for bike and walking trails.

The property has a gentle downward slope to the southwest, until the boundary approaches the Tualatin River, at which point the topography slopes steeply in this direction. The middle of the northern border of the Site, which borders Dollar Street, is the relative high point. The subject property elevation is approximately 120 to 200 feet above mean sea level. A tree farm was present in the 21E34DC 00900 tax lot, so there are distinct vegetative patterns on that portion of the Site. The rest of the Site contains walking and biking trails.

1.2 Site Ownership and History

The property is currently owned by West Linn-Wilsonville School District. Historical uses of the Site were rural residential and agriculture. Orchards were present in the west-central and northern portions of the property as early as the 1930s, with the remainder of the property mostly used for row crops. By 1964, the eastern portion of the property was converted to a tree farm. Tree cover and low brush eventually took over the western portion of the property when agricultural production ceased in approximately the 1970s.

2 PREVIOUS ENVIRONMENTAL ASSESSMENTS

2.1 Phase I Environmental Site Assessment; PBS, June 2020

In June 2020, PBS completed a Phase I ESA of the property for West Linn-Wilsonville School District and identified the following:

- The Site's prior agricultural use, particularly orchards, identified the potential for pesticides containing heavy metals such as arsenic and lead, as well as dichloro-diphenyl-trichloroethane (DDT). Pesticides such as these pose a risk for potential future receptors.
- A heating oil underground storage tank (HOT) located adjacent to a shop building along the central northern property portion of the Site was decommissioned by removal at the Site in 2009. Because of the lack of regulatory status for the HOT, this HOT decommissioning was not of significant concern. It is possible that one or more heating oil tanks are present associated with other residential structures located on the western corner of the Site. If encountered during future site development, they should be decommissioned by a suitably licensed contractor.
- Two 55-gallon drums were observed in the western section of the subject property with no labels to indicate their original purpose. Both drums were rusted away, and no staining was observed. Care should be taken during construction around the location of these drums for potential soil impacts (staining, odors, discoloration). Based in the absence of these conditions this poses a low environmental concern.

PBS recommended additional investigation to determine if residual concentrations of pesticides and agricultural metals were present in former orchard areas (the first bulleted item above).

3 REGIONAL GEOLOGY AND HYDROGEOLOGY

The Site lies within the Portland Basin, a structural feature formed through faulting and folding of the Tualatin Mountains to the west and the western edge of the Cascade Mountains to the east. The Portland Basin was subsequently filled with basalt as well as fluvial and lacustrine deposits during Eocene to Miocene times. Catastrophic flood events during the Pleistocene scoured the basin and deposited flood-transported material.¹ In the vicinity of the Site, surface soil consists of Quaternary-age very fine sand, silt, and deposits.² The Troutdale Formation (sandstone and conglomerate) underlies the unconsolidated deposits, with Columbia River Basalt found at depth. Depth to groundwater at the Site should be approximately 90 to 100 feet below ground surface (bgs), but static groundwater levels in the area range from 45 to 56 feet bgs, with regional groundwater flowing generally to the south and west toward the Tualatin River.

4 PURPOSE AND SCOPE

The purpose of the current investigation was to determine if previous agricultural use negatively impacted shallow soil conditions that may pose a risk to future receptors.

The proposed scope of work for the investigation consisted of the following:

- Collecting soil samples in the former agricultural areas using incremental sampling methodology (ISM) for organochlorine pesticides, chlorinated herbicides, and common agricultural metals.
- Interpreting the findings with respect to Oregon risk-based cleanup levels for contaminated sites (Oregon Administrative Rule [OAR] 340-122).

5 SOIL SAMPLING

Prior to beginning the investigation, PBS generated a sampling grid made to fit 30 evenly distributed discrete sampling locations for each of the three decision units, and uploaded the discrete locations into a Trimble GPS unit. A site-specific health and safety plan (HASP) was prepared and reviewed with all field personnel prior to beginning work.

PBS was on site on August 5 and 6, 2020, to conduct the soil sampling investigation. Photo documentation of field activities is provided in Appendix A.

PBS navigated to the 30 discrete sample points located inside each DU using a Trimble GPS unit (see Figure 3). Thick understory vegetation consisting of holly, vines, and blackberries was encountered throughout the Site. PBS used a machete and pruning shears to gain access to some of the sample locations. In locations where the brush was too thick, the discrete point was moved to the nearest accessible location, typically within 10 feet of the marked location.

At each discrete point, PBS excavated soil from depths of 0 to 12 inches bgs using a handheld push probe. A 1-ounce stainless steel scoop was then used to accurately measure soil from across the depth interval and was placed inside a large 1-gallon glass sample jar provided by the laboratory.

All samples were collected in laboratory-supplied containers, placed on ice in a cooler, and transported to Pace Analytical National Center for Testing and Innovation in Mt. Juliet, Tennessee, with chain-of-custody

¹ United States Geological Survey (USGS). (1996). *Description of the Ground-Water Flow System in the Portland Basin, Oregon and Washington*. United States Geological Survey Water-Supply Paper 2470-A.

² USGS. (1963). *Geology of Portland, Oregon and Adjacent Areas*. United States Geological Survey Bulletin 1119.

documentation. Analyses were conducted under normal turnaround time. Copies of the laboratory report are included in Appendix B.

Samples were analyzed for the following:

- Organochlorine pesticides by US Environmental Protection Agency (EPA) Method 8081
- Chlorinated herbicides by EPA Method 8151A
- Common agricultural metals (arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc) by EPA Method 6020/7471

Sampling equipment was decontaminated between decision units using a detergent wash and tap water rinse. PBS personnel wore new disposable nitrile gloves when collecting samples. Upon completion of sampling, temporary boreholes were backfilled, and the surface restored to match the surrounding area.

6 INVESTIGATION-DERIVED WASTES

Gloves and other disposable field supplies were disposed of as solid waste. No other investigation-derived waste was generated.

7 FINDINGS

7.1 Soil Field Observations

The surface of most of the Site was covered by dense brush consisting of blackberries, holly, and other understory vegetation, with tree canopy ranging from dense in the former tree farm area to some clearings in the former agricultural field areas. Soil consisted of brown silt containing varying amounts of organic debris to the total depth explored of 1 foot bgs. Groundwater was not encountered in any of the boreholes.

No field evidence of contamination was observed. Specifically, no olfactory or visual indications such as staining or chemical odor were encountered.

7.2 Soil Analytical Results

Laboratory testing revealed no detectable concentrations of pesticides or herbicides in the samples. Concentrations of metals appeared to be within range of naturally occurring background concentrations except for lead in sample DU-3, which indicated a concentration of 74.3 milligrams per kilogram (mg/kg). This was elevated in comparison to the concentrations detected from DU-1 and DU-2 which indicated concentrations of 16.5 mg/kg, and 12.7 mg/kg, respectively.

Table 1 summarizes the analytical results; the laboratory report is provided in Appendix B.

8 RISK-BASED EVALUATION

Results of the testing indicated no detectable concentrations of pesticides or herbicides, and concentrations for metals meet applicable Oregon Department of Environmental Quality (DEQ) Clean Fill Criteria except for lead in area DU-3. The concentration of lead in DU-3, at 74.3 mg/kg, is indicative of the historical use of lead-based pesticides in this former orchard area. PBS noted that the concentration is below the background concentration for lead for the Portland Basin of 79 mg/kg. This background concentration is elevated with regard to other areas of the state due to the abundant number of anthropogenic sources of lead, such as air deposition from factories, car exhaust, and other means in the Portland Basin province. The lead result is well below the applicable DEQ risk-based concentrations (RBCs) for direct contact by residential receptors of 400

mg/kg, the most sensitive human receptor, and the land appears suitable for use for residential or school applications. The lead concentration in DU-3 exceeds the leaching to groundwater RBC for residential receptors of 30 mg/kg; but no groundwater wells identified on the property. If future groundwater use is planned, it should be tested for lead prior to beneficial use.

Although arsenic was detected above RBCs for residential and occupational receptors, the concentrations, ranging from 3.93 to 5.50 mg/kg are within the range of naturally occurring concentrations for the Portland Basin province and are not indicative of a historical release. These arsenic concentrations appear to meet Clean Fill Criteria for unrestricted use.

Because soil exceeds the Clean Fill Criteria for lead of 28 mg/kg, soil within the boundary of DU-3 is not suitable for unrestricted use if it is transported off site, but is suitable to remain at the property and does not pose a risk to current or future receptors. If off-site disposal is necessary, proper handling and disposal will be required. Additional sampling may be warranted if excavation and offsite disposal of soil in this area is planned for depths greater than one foot bgs. Soil from DU-1 and DU-2 appear to meet Clean Fill Criteria for unrestricted use.

9 CONCLUSIONS AND RECOMMENDATIONS

The assessment identified elevated concentrations of lead in a sample collected from DU-3, representing the location of a historical orchard. There were no detections of pesticides or herbicides, and metal concentrations meet Clean Fill Criteria in areas DU-1 and DU-2. Metal concentrations in DU-3 indicated a concentration of lead above Clean Fill Criteria, but below applicable RBCs for direct contact. The soil is suitable for unrestricted use on site, but if transported off site will require proper handling and disposal. If future groundwater use is planned, it should be tested for lead prior to beneficial use.

In the absence of any encountered evidence of contamination, no additional assessment is warranted.

10 LIMITATIONS

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This study was limited to the tests, locations, and depths as indicated to determine the absence or presence of certain contaminants. The Site as a whole may have other contamination that was not characterized by this study. The findings and conclusions of this report are not scientific certainties but probabilities based on professional judgment concerning the significance of the data gathered during the course of this investigation. PBS is not able to represent that the Site or adjoining land contain no hazardous waste, oil, or other latent conditions beyond that detected or observed by PBS. Groundwater data collected from temporary borings is considered preliminary; detections may need confirmation by installation of permanent wells.

PBS Engineering and Environmental Inc.

Bret Waldron, RG
Senior Project Manager

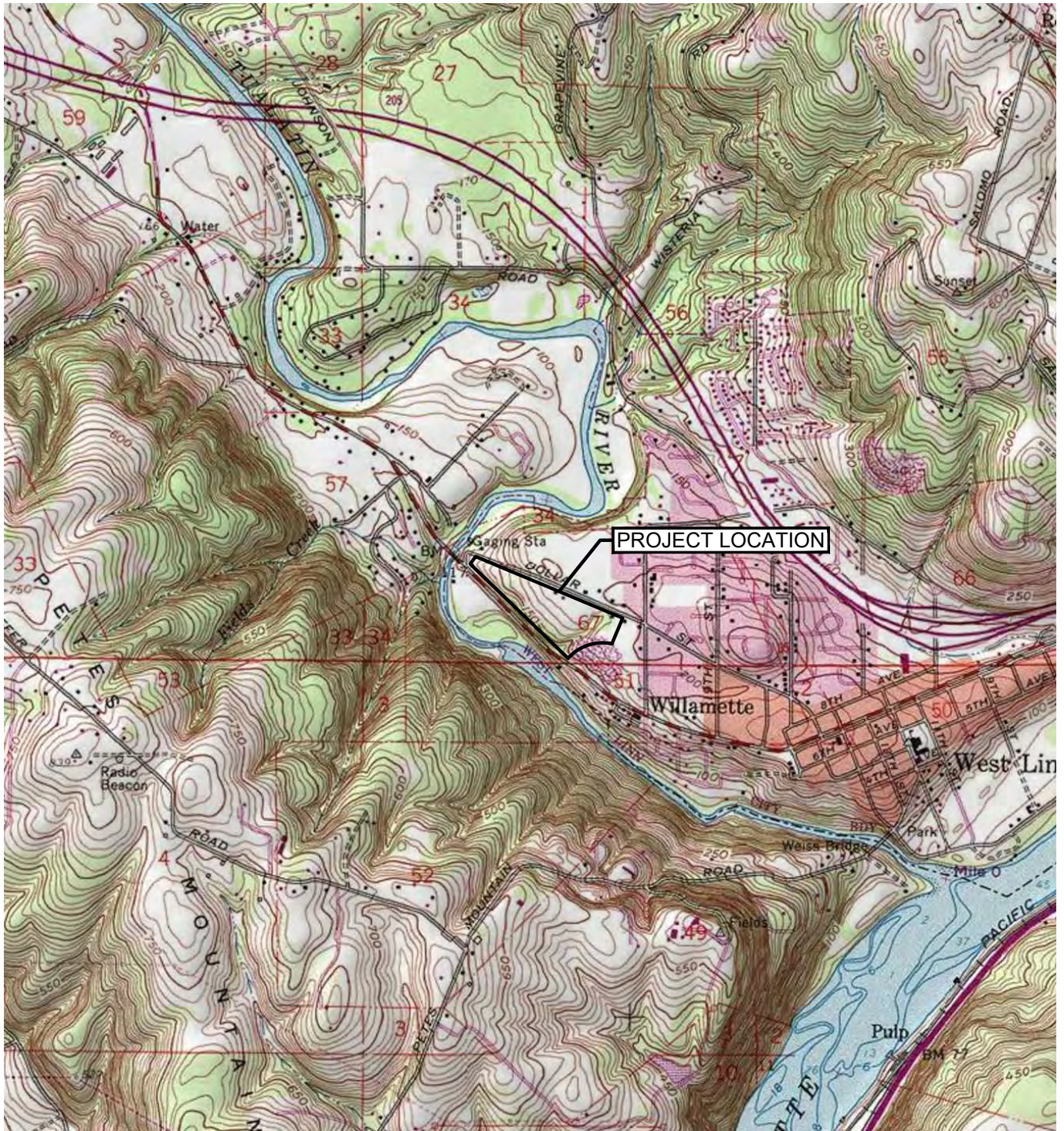
Date

Figures

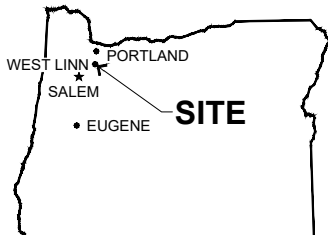
Figure 1. Vicinity Map

Figure 2. Site Plan

Figure 3. ISM Sample Location Map



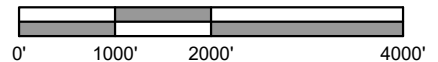
SOURCE: USGS CANBY, OR QUADRANGLE 1981, PHOTO REVISED 1985.



OREGON



Scale 1" = 2000'



PREPARED FOR: WEST LINN WILSONVILLE SCHOOL DISTRICT



VICINITY MAP

840 AND 945 DOLLAR STREET

WEST LINN, OREGON

AUG 2020
24106.001

FIGURE

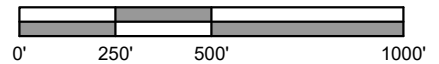
1



SOURCE: © 2019 GOOGLE EARTH PRO



Scale 1" = 500'



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SITE PLAN

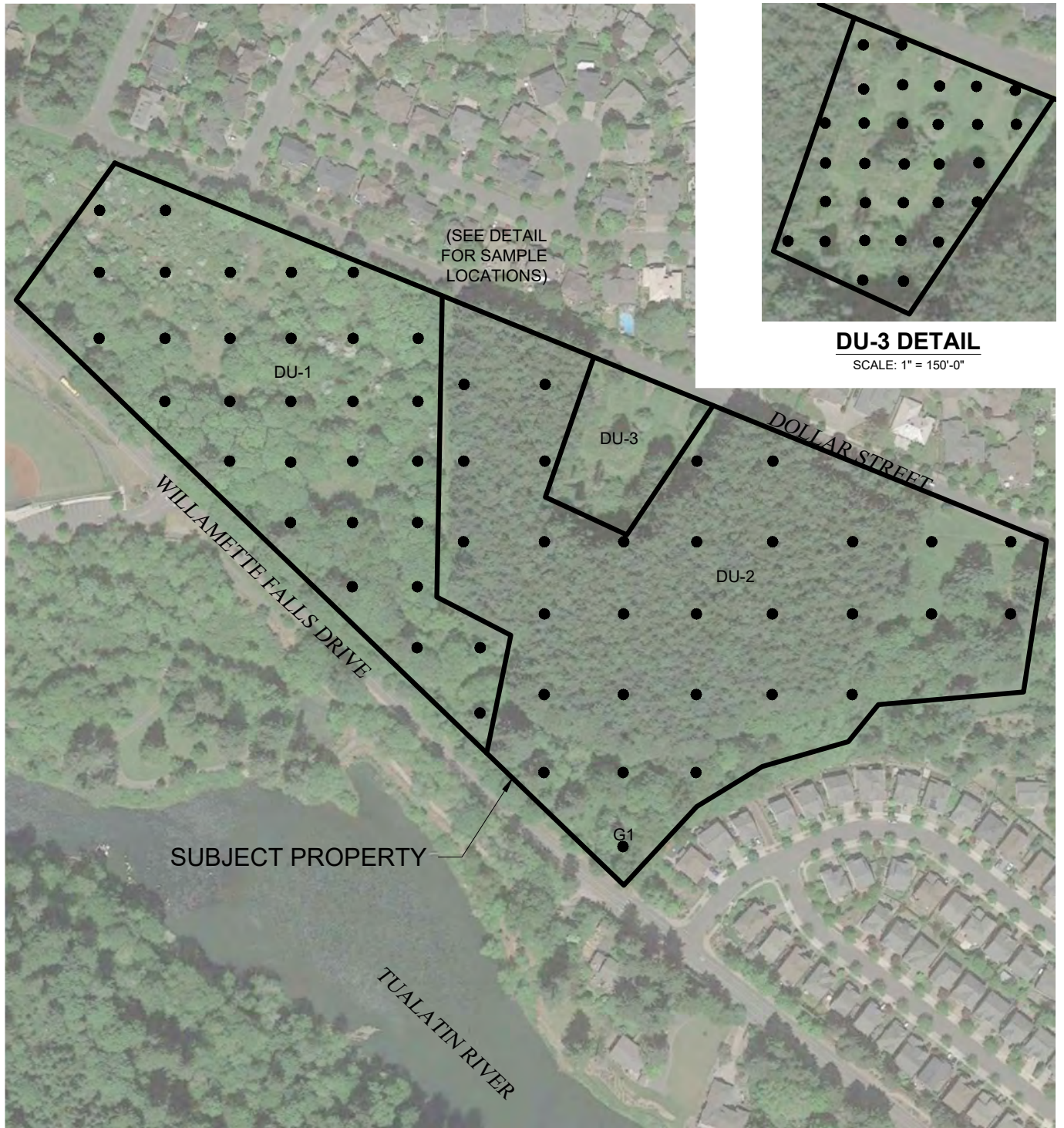
840 AND 945 DOLLAR STREET

WEST LINN, OREGON
CUP-21-02 Staff Report Exhibit P-1
Page 687 of 1498

AUG 2020
24106.001

FIGURE

2



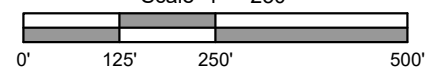
SOURCE: © 2019 GOOGLE EARTH PRO

LEGEND

- A1 DISCRETE SAMPLE POINT



Scale 1" = 250'



PREPARED FOR: WEST LINN WILSONVILLE SCHOOL DISTRICT



ISM SAMPLE LOCATION MAP

840 AND 945 DOLLAR STREET

WEST LINN, OREGON
CUP-21-02 Staff Report Exhibit C
Page 688 of 1498

AUG 2020
24106.001

FIGURE

3

Tables

Table 1. Summary of Soil Sample and Laboratory Analysis

Table 1. Summary of Detected Soil Sample Analytical Results

840 and 945 Dollar Street
West Linn, Oregon

Sample ID	Sample Date	Sample Type	Sample Depth (ft. bgs)	Metals										Chlorinated Pesticides	Chlorinated Herbicides
				Arsenic	Barium	Chromium	Cobalt	Copper	Lead	Mercury	Nickel	Vanadium	Zinc		
				mg/kg dry											
DU-1	8/6/2020	ISM	0-1	5.50	217	13.7	12.1	12.5	16.5	< 0.0419	17.1	61.9	60.9	ND	ND
DU-2	8/5/2020	ISM	0-1	3.93	203	13.0	11.0	12.9	12.7	0.0469	13.2	54.7	59.5	ND	ND
DU-3	8/5/2020	ISM	0-1	4.24	204	18.5	10.6	19.2	74.3	0.0629	13.2	53.5	115	ND	ND
Oregon RBC - Ingestion, Dermal Contact, Inhalation ¹	Residential			0.43	15,000	120,000	NS	3,100	400	23	1,500	NS	NS	Varies	Varies
	Occupational			1.9	220,000	>Max	NS	47,000	800	350	22,000	NS	NS	Varies	Varies
	Construction Worker			15	69,000	530,000	NS	14,000	800	110	7,000	NS	NS	Varies	Varies
	Excavation Worker			420	>Max	>Max	NS	390,000	800	2,900	190,000	NS	NS	Varies	Varies
Oregon RBC - Leaching to Groundwater ¹	Residential			NS	NS	NS	NS	NS	30	NS	NS	NS	NS	Varies	Varies
	Occupational			NS	NS	NS	NS	NS	30	NS	NS	NS	NS	Varies	Varies
Oregon DEQ Clean Fill Criteria ²				8.8	790	76	43	34	28	0.23	47	180	180	Varies	Varies

Notes:

See laboratory report for full list of analytes and method reporting limits.

¹Oregon Risk-Based Decision-Making for the Remediation of Petroleum-Contaminated Sites, Oregon DEQ Sept. 2003, Revised RBCs May 2018.

²Clean Fill Table for the Portland Basin, Oregon DEQ, Revised June 17, 2019 (except cobalt, which is a statewide clean fill value).

Bold: Indicates an exceedance of an RBC or Oregon DEQ Clean Fill Criteria. Concentrations that exceed RBCs are not bolded if they are below Clean Fill values.

>Max: The constituent RBC for this pathway is calculated as greater than 1,000,000 mg/kg. Therefore, this substance is deemed not to pose a risk in this scenario.

bgs: below ground surface

ISM: incremental sampling methodology

mg/kg: milligrams per kilogram

ND: compound not detected

NS: no set value

RBCs: risk-based concentration

Appendix A

Photo Documentation



Photo 1. The north property boundary as seen in DU-3, looking west.



Photo 2. Navigating the site using a Trimble handheld GPS unit. Dense undergrowth consisting of blackberries and holly was encountered. Staff used gardening shears and a machete to navigate to sample points.



Photo 3. PBS staff collecting a soil sample using the push probe.



Photo 4. Soil core obtained from the push probe.



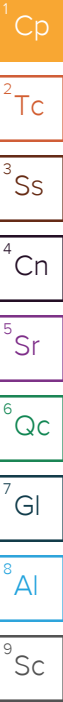
Photo 5. Some of the dense vegetation encountered across the Site.



Photo 6. Some of the trails encountered across the Site helped provide access to sampling locations.

Appendix B

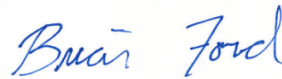
Laboratory Report



PBS Engineering & Env.- POR

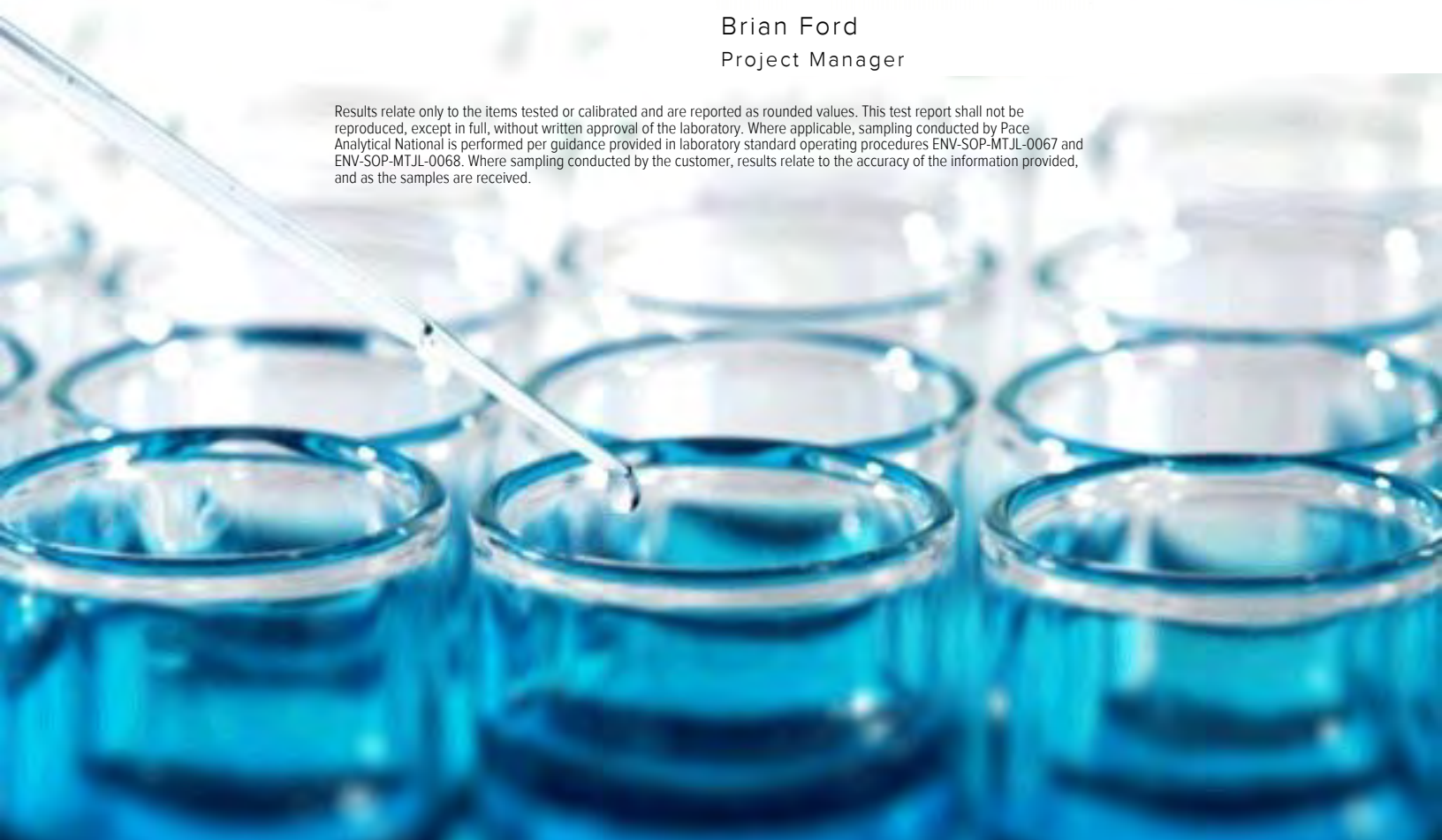
Sample Delivery Group:	L1247902
Samples Received:	08/07/2020
Project Number:	24106.001 Phase 0002
Description:	Dollar Street Phase II
Report To:	Bret Waldron
	4412 SW Corbett Ave
	Portland, OR 97239

Entire Report Reviewed By:












Brian Ford
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.





Cp: Cover Page	1	
Tc: Table of Contents	2	
Ss: Sample Summary	3	
Cn: Case Narrative	4	
Sr: Sample Results	5	
DU-3 L1247902-01	5	
DU-2 L1247902-02	7	
DU-1 L1247902-03	9	
Qc: Quality Control Summary	11	
Total Solids by Method 2540 G-2011	11	
Mercury by Method 7471B	13	
Metals (ICPMS) by Method 6020B	14	
Chlorinated Acid Herbicides (GC) by Method 8151A	16	
Pesticides (GC) by Method 8081B	18	
Gl: Glossary of Terms	20	
Al: Accreditations & Locations	21	
Sc: Sample Chain of Custody	22	

SAMPLE SUMMARY



DU-3 L1247902-01 Solid

Collected by SE / JE Collected date/time 08/05/20 13:30 Received date/time 08/07/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1526056	1	08/14/20 23:59	08/15/20 00:06	KDW	Mt. Juliet, TN
Mercury by Method 7471B	WG1525133	1	08/13/20 07:02	08/13/20 18:20	TCT	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1525123	20	08/13/20 17:20	08/13/20 23:51	LD	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1525123	5	08/13/20 17:20	08/13/20 23:04	LD	Mt. Juliet, TN
Chlorinated Acid Herbicides (GC) by Method 8151A	WG1525114	1	08/13/20 05:54	08/14/20 22:20	RP	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1526375	1	08/15/20 07:06	08/15/20 16:10	RP	Mt. Juliet, TN

1
Cp

2
Tc

3
Ss

4
Cn

5
Sr

6
Qc

7
Gl

8
Al

9
Sc

DU-2 L1247902-02 Solid

Collected by SE / JE Collected date/time 08/05/20 08:20 Received date/time 08/07/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1526056	1	08/14/20 23:59	08/15/20 00:06	KDW	Mt. Juliet, TN
Mercury by Method 7471B	WG1525133	1	08/13/20 07:02	08/13/20 18:23	TCT	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1525123	20	08/13/20 17:20	08/13/20 23:54	LD	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1525123	5	08/13/20 17:20	08/13/20 23:07	LD	Mt. Juliet, TN
Chlorinated Acid Herbicides (GC) by Method 8151A	WG1525114	1	08/13/20 05:54	08/14/20 22:35	RP	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1526375	1	08/15/20 07:06	08/15/20 16:22	RP	Mt. Juliet, TN

DU-1 L1247902-03 Solid

Collected by SE / JE Collected date/time 08/06/20 12:00 Received date/time 08/07/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1526057	1	08/14/20 23:47	08/14/20 23:56	KDW	Mt. Juliet, TN
Mercury by Method 7471B	WG1525133	1	08/13/20 07:02	08/13/20 18:25	TCT	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1525123	20	08/13/20 17:20	08/13/20 23:57	LD	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1525123	5	08/13/20 17:20	08/13/20 23:10	LD	Mt. Juliet, TN
Chlorinated Acid Herbicides (GC) by Method 8151A	WG1525114	1	08/13/20 05:54	08/14/20 22:49	RP	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1526375	1	08/15/20 07:06	08/15/20 16:34	RP	Mt. Juliet, TN



All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.

Brian Ford
Project Manager

- ¹ Cp
- ² Tc
- ³ Ss
- ⁴ Cn
- ⁵ Sr
- ⁶ Qc
- ⁷ Gl
- ⁸ Al
- ⁹ Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	95.6		1	08/15/2020 00:06	WG1526056

Mercury by Method 7471B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Mercury	0.0629		0.0419	1	08/13/2020 18:20	WG1525133

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Antimony	ND		3.14	5	08/13/2020 23:04	WG1525123
Arsenic	4.24		1.05	5	08/13/2020 23:04	WG1525123
Barium	204		10.5	20	08/13/2020 23:51	WG1525123
Beryllium	ND		2.62	5	08/13/2020 23:04	WG1525123
Cadmium	ND		1.05	5	08/13/2020 23:04	WG1525123
Chromium	18.5		5.23	5	08/13/2020 23:04	WG1525123
Cobalt	10.6		1.05	5	08/13/2020 23:04	WG1525123
Copper	19.2		5.23	5	08/13/2020 23:04	WG1525123
Lead	74.3		2.09	5	08/13/2020 23:04	WG1525123
Molybdenum	ND		2.62	5	08/13/2020 23:04	WG1525123
Nickel	13.2		2.62	5	08/13/2020 23:04	WG1525123
Selenium	ND		2.62	5	08/13/2020 23:04	WG1525123
Silver	ND		0.523	5	08/13/2020 23:04	WG1525123
Thallium	ND		2.09	5	08/13/2020 23:04	WG1525123
Vanadium	53.5		2.62	5	08/13/2020 23:04	WG1525123
Zinc	115		105	20	08/13/2020 23:51	WG1525123

Chlorinated Acid Herbicides (GC) by Method 8151A

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
2,4-D	ND		0.0732	1	08/14/2020 22:20	WG1525114
Dalapon	ND		0.0732	1	08/14/2020 22:20	WG1525114
2,4-DB	ND		0.0732	1	08/14/2020 22:20	WG1525114
Dicamba	ND		0.0732	1	08/14/2020 22:20	WG1525114
Dichloroprop	ND		0.0732	1	08/14/2020 22:20	WG1525114
Dinoseb	ND		0.0732	1	08/14/2020 22:20	WG1525114
MCPA	ND		6.80	1	08/14/2020 22:20	WG1525114
MCPP	ND		6.80	1	08/14/2020 22:20	WG1525114
2,4,5-T	ND		0.0732	1	08/14/2020 22:20	WG1525114
2,4,5-TP (Silvex)	ND		0.0732	1	08/14/2020 22:20	WG1525114
(S) 2,4-Dichlorophenyl Acetic Acid	44.4		22.0-132		08/14/2020 22:20	WG1525114

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0209	1	08/15/2020 16:10	WG1526375
Alpha BHC	ND		0.0209	1	08/15/2020 16:10	WG1526375
Beta BHC	ND		0.0209	1	08/15/2020 16:10	WG1526375
Delta BHC	ND		0.0209	1	08/15/2020 16:10	WG1526375
Gamma BHC	ND		0.0209	1	08/15/2020 16:10	WG1526375
Chlordane	ND		0.314	1	08/15/2020 16:10	WG1526375
4,4-DDD	ND		0.0209	1	08/15/2020 16:10	WG1526375
4,4-DDE	ND		0.0209	1	08/15/2020 16:10	WG1526375
4,4-DDT	ND		0.0209	1	08/15/2020 16:10	WG1526375



Collected date/time: 08/05/20 13:30

L1247902

Pesticides (GC) by Method 8081B

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Dieldrin	ND		0.0209	1	08/15/2020 16:10	WG1526375
Endosulfan I	ND		0.0209	1	08/15/2020 16:10	WG1526375
Endosulfan II	ND		0.0209	1	08/15/2020 16:10	WG1526375
Endosulfan sulfate	ND		0.0209	1	08/15/2020 16:10	WG1526375
Endrin	ND		0.0209	1	08/15/2020 16:10	WG1526375
Endrin aldehyde	ND		0.0209	1	08/15/2020 16:10	WG1526375
Endrin ketone	ND		0.0209	1	08/15/2020 16:10	WG1526375
Hexachlorobenzene	ND		0.0209	1	08/15/2020 16:10	WG1526375
Heptachlor	ND		0.0209	1	08/15/2020 16:10	WG1526375
Heptachlor epoxide	ND		0.0209	1	08/15/2020 16:10	WG1526375
Methoxychlor	ND		0.0209	1	08/15/2020 16:10	WG1526375
Toxaphene	ND		0.419	1	08/15/2020 16:10	WG1526375
<i>(S) Decachlorobiphenyl</i>	73.6		10.0-135		08/15/2020 16:10	WG1526375
<i>(S) Tetrachloro-m-xylene</i>	62.2		10.0-139		08/15/2020 16:10	WG1526375

- 1 Cp
- 2 Tc
- 3 Ss
- 4 Cn
- 5 Sr
- 6 Qc
- 7 Gl
- 8 Al
- 9 Sc



Collected date/time: 08/05/20 08:20

L1247902

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	96.1		1	08/15/2020 00:06	WG1526056

Mercury by Method 7471B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Mercury	0.0469		0.0416	1	08/13/2020 18:23	WG1525133

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Antimony	ND		3.12	5	08/13/2020 23:07	WG1525123
Arsenic	3.93		1.04	5	08/13/2020 23:07	WG1525123
Barium	203		10.4	20	08/13/2020 23:54	WG1525123
Beryllium	ND		2.60	5	08/13/2020 23:07	WG1525123
Cadmium	ND		1.04	5	08/13/2020 23:07	WG1525123
Chromium	13.0		5.20	5	08/13/2020 23:07	WG1525123
Cobalt	11.0		1.04	5	08/13/2020 23:07	WG1525123
Copper	12.9		5.20	5	08/13/2020 23:07	WG1525123
Lead	12.7		2.08	5	08/13/2020 23:07	WG1525123
Molybdenum	ND		2.60	5	08/13/2020 23:07	WG1525123
Nickel	13.2		2.60	5	08/13/2020 23:07	WG1525123
Selenium	ND		2.60	5	08/13/2020 23:07	WG1525123
Silver	ND		0.520	5	08/13/2020 23:07	WG1525123
Thallium	ND		2.08	5	08/13/2020 23:07	WG1525123
Vanadium	54.7		2.60	5	08/13/2020 23:07	WG1525123
Zinc	59.5		26.0	5	08/13/2020 23:07	WG1525123

Chlorinated Acid Herbicides (GC) by Method 8151A

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
2,4-D	ND		0.0728	1	08/14/2020 22:35	WG1525114
Dalapon	ND		0.0728	1	08/14/2020 22:35	WG1525114
2,4-DB	ND		0.0728	1	08/14/2020 22:35	WG1525114
Dicamba	ND		0.0728	1	08/14/2020 22:35	WG1525114
Dichloroprop	ND		0.0728	1	08/14/2020 22:35	WG1525114
Dinoseb	ND		0.0728	1	08/14/2020 22:35	WG1525114
MCPA	ND		6.76	1	08/14/2020 22:35	WG1525114
MCPP	ND		6.76	1	08/14/2020 22:35	WG1525114
2,4,5-T	ND		0.0728	1	08/14/2020 22:35	WG1525114
2,4,5-TP (Silvex)	ND		0.0728	1	08/14/2020 22:35	WG1525114
(S) 2,4-Dichlorophenyl Acetic Acid	49.2		22.0-132		08/14/2020 22:35	WG1525114

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0208	1	08/15/2020 16:22	WG1526375
Alpha BHC	ND		0.0208	1	08/15/2020 16:22	WG1526375
Beta BHC	ND		0.0208	1	08/15/2020 16:22	WG1526375
Delta BHC	ND		0.0208	1	08/15/2020 16:22	WG1526375
Gamma BHC	ND		0.0208	1	08/15/2020 16:22	WG1526375
Chlordane	ND		0.312	1	08/15/2020 16:22	WG1526375
4,4-DDD	ND		0.0208	1	08/15/2020 16:22	WG1526375
4,4-DDE	ND		0.0208	1	08/15/2020 16:22	WG1526375
4,4-DDT	ND		0.0208	1	08/15/2020 16:22	WG1526375

- 1 Cp
- 2 Tc
- 3 Ss
- 4 Cn
- 5 Sr
- 6 Qc
- 7 Gl
- 8 Al
- 9 Sc



Collected date/time: 08/05/20 08:20

L1247902

Pesticides (GC) by Method 8081B

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Dieldrin	ND		0.0208	1	08/15/2020 16:22	WG1526375
Endosulfan I	ND		0.0208	1	08/15/2020 16:22	WG1526375
Endosulfan II	ND		0.0208	1	08/15/2020 16:22	WG1526375
Endosulfan sulfate	ND		0.0208	1	08/15/2020 16:22	WG1526375
Endrin	ND		0.0208	1	08/15/2020 16:22	WG1526375
Endrin aldehyde	ND		0.0208	1	08/15/2020 16:22	WG1526375
Endrin ketone	ND		0.0208	1	08/15/2020 16:22	WG1526375
Hexachlorobenzene	ND		0.0208	1	08/15/2020 16:22	WG1526375
Heptachlor	ND		0.0208	1	08/15/2020 16:22	WG1526375
Heptachlor epoxide	ND		0.0208	1	08/15/2020 16:22	WG1526375
Methoxychlor	ND		0.0208	1	08/15/2020 16:22	WG1526375
Toxaphene	ND		0.416	1	08/15/2020 16:22	WG1526375
<i>(S)</i> Decachlorobiphenyl	54.7		10.0-135		08/15/2020 16:22	WG1526375
<i>(S)</i> Tetrachloro- <i>m</i> -xylene	44.5		10.0-139		08/15/2020 16:22	WG1526375

- 1 Cp
- 2 Tc
- 3 Ss
- 4 Cn
- 5 Sr
- 6 Qc
- 7 Gl
- 8 Al
- 9 Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	95.5		1	08/14/2020 23:56	WG1526057

Mercury by Method 7471B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Mercury	ND		0.0419	1	08/13/2020 18:25	WG1525133

Metals (ICPMS) by Method 6020B

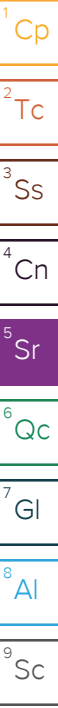
Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Antimony	ND		3.14	5	08/13/2020 23:10	WG1525123
Arsenic	5.50		1.05	5	08/13/2020 23:10	WG1525123
Barium	217		10.5	20	08/13/2020 23:57	WG1525123
Beryllium	ND		2.62	5	08/13/2020 23:10	WG1525123
Cadmium	ND		1.05	5	08/13/2020 23:10	WG1525123
Chromium	13.7		5.24	5	08/13/2020 23:10	WG1525123
Cobalt	12.1		1.05	5	08/13/2020 23:10	WG1525123
Copper	12.5		5.24	5	08/13/2020 23:10	WG1525123
Lead	16.5		2.09	5	08/13/2020 23:10	WG1525123
Molybdenum	ND		2.62	5	08/13/2020 23:10	WG1525123
Nickel	17.1		2.62	5	08/13/2020 23:10	WG1525123
Selenium	ND		2.62	5	08/13/2020 23:10	WG1525123
Silver	ND		0.524	5	08/13/2020 23:10	WG1525123
Thallium	ND		2.09	5	08/13/2020 23:10	WG1525123
Vanadium	61.9		2.62	5	08/13/2020 23:10	WG1525123
Zinc	60.9		26.2	5	08/13/2020 23:10	WG1525123

Chlorinated Acid Herbicides (GC) by Method 8151A

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
2,4-D	ND		0.0733	1	08/14/2020 22:49	WG1525114
Dalapon	ND		0.0733	1	08/14/2020 22:49	WG1525114
2,4-DB	ND		0.0733	1	08/14/2020 22:49	WG1525114
Dicamba	ND		0.0733	1	08/14/2020 22:49	WG1525114
Dichloroprop	ND		0.0733	1	08/14/2020 22:49	WG1525114
Dinoseb	ND		0.0733	1	08/14/2020 22:49	WG1525114
MCPA	ND		6.81	1	08/14/2020 22:49	WG1525114
MCPP	ND		6.81	1	08/14/2020 22:49	WG1525114
2,4,5-T	ND		0.0733	1	08/14/2020 22:49	WG1525114
2,4,5-TP (Silvex)	ND		0.0733	1	08/14/2020 22:49	WG1525114
(S) 2,4-Dichlorophenyl Acetic Acid	47.5		22.0-132		08/14/2020 22:49	WG1525114

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0209	1	08/15/2020 16:34	WG1526375
Alpha BHC	ND		0.0209	1	08/15/2020 16:34	WG1526375
Beta BHC	ND		0.0209	1	08/15/2020 16:34	WG1526375
Delta BHC	ND		0.0209	1	08/15/2020 16:34	WG1526375
Gamma BHC	ND		0.0209	1	08/15/2020 16:34	WG1526375
Chlordane	ND		0.314	1	08/15/2020 16:34	WG1526375
4,4-DDD	ND		0.0209	1	08/15/2020 16:34	WG1526375
4,4-DDE	ND		0.0209	1	08/15/2020 16:34	WG1526375
4,4-DDT	ND		0.0209	1	08/15/2020 16:34	WG1526375





Collected date/time: 08/06/20 12:00

L1247902

Pesticides (GC) by Method 8081B

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Dieldrin	ND		0.0209	1	08/15/2020 16:34	WG1526375
Endosulfan I	ND		0.0209	1	08/15/2020 16:34	WG1526375
Endosulfan II	ND		0.0209	1	08/15/2020 16:34	WG1526375
Endosulfan sulfate	ND		0.0209	1	08/15/2020 16:34	WG1526375
Endrin	ND		0.0209	1	08/15/2020 16:34	WG1526375
Endrin aldehyde	ND		0.0209	1	08/15/2020 16:34	WG1526375
Endrin ketone	ND		0.0209	1	08/15/2020 16:34	WG1526375
Hexachlorobenzene	ND		0.0209	1	08/15/2020 16:34	WG1526375
Heptachlor	ND		0.0209	1	08/15/2020 16:34	WG1526375
Heptachlor epoxide	ND		0.0209	1	08/15/2020 16:34	WG1526375
Methoxychlor	ND		0.0209	1	08/15/2020 16:34	WG1526375
Toxaphene	ND		0.419	1	08/15/2020 16:34	WG1526375
<i>(S)</i> Decachlorobiphenyl	59.6		10.0-135		08/15/2020 16:34	WG1526375
<i>(S)</i> Tetrachloro- <i>m</i> -xylene	48.3		10.0-139		08/15/2020 16:34	WG1526375

- 1 Cp
- 2 Tc
- 3 Ss
- 4 Cn
- 5 Sr
- 6 Qc
- 7 Gl
- 8 Al
- 9 Sc



Method Blank (MB)

(MB) R3560069-1 08/15/20 00:06

Analyte	MB Result	MB Qualifier	MB MDL	MB RDL
	%		%	%
Total Solids	0.00200			

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

L1247902-01 Original Sample (OS) • Duplicate (DUP)

(OS) L1247902-01 08/15/20 00:06 • (DUP) R3560069-3 08/15/20 00:06

Analyte	Original Result	DUP Result	Dilution	DUP RPD	DUP Qualifier	DUP RPD Limits
	%	%		%		%
Total Solids	95.6	95.4	1	0.191		10

7 Gl

8 Al

9 Sc

Laboratory Control Sample (LCS)

(LCS) R3560069-2 08/15/20 00:06

Analyte	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	LCS Qualifier
	%	%	%	%	
Total Solids	50.0	50.0	100	85.0-115	



Method Blank (MB)

(MB) R3560068-1 08/14/20 23:56

Analyte	MB Result	<u>MB Qualifier</u>	MB MDL	MB RDL
	%		%	%
Total Solids	0.00300			

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

L1248839-02 Original Sample (OS) • Duplicate (DUP)

(OS) L1248839-02 08/14/20 23:56 • (DUP) R3560068-3 08/14/20 23:56

Analyte	Original Result	DUP Result	Dilution	DUP RPD	<u>DUP Qualifier</u>	DUP RPD Limits
	%	%		%		%
Total Solids	94.5	95.8	1	1.31		10

⁷ Gl

⁸ Al

⁹ Sc

Laboratory Control Sample (LCS)

(LCS) R3560068-2 08/14/20 23:56

Analyte	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	<u>LCS Qualifier</u>
	%	%	%	%	
Total Solids	50.0	50.0	99.9	85.0-115	



Method Blank (MB)

(MB) R3559648-1 08/13/20 18:00

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Mercury	U		0.0180	0.0400

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

Laboratory Control Sample (LCS)

(LCS) R3559648-2 08/13/20 18:02

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Mercury	0.500	0.484	96.9	80.0-120	

7 Gl

8 Al

L1248625-02 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1248625-02 08/13/20 18:05 • (MS) R3559648-3 08/13/20 18:07 • (MSD) R3559648-4 08/13/20 18:10

Analyte	Spike Amount (dry) mg/kg	Original Result (dry)	MS Result (dry)	MSD Result (dry)	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Mercury	0.500	ND	0.539	0.472	85.2	74.6	1	75.0-125		<u>J6</u>	13.2	20

9 Sc



Method Blank (MB)

(MB) R3559653-1 08/13/20 22:41

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Antimony	U		1.55	3.00
Arsenic	U		0.422	1.00
Barium	U		1.25	2.50
Beryllium	U		0.735	2.50
Cadmium	U		0.406	1.00
Chromium	U		2.24	5.00
Cobalt	U		0.500	1.00
Copper	U		2.50	5.00
Lead	U		1.00	2.00
Molybdenum	U		1.00	2.50
Nickel	U		1.21	2.50
Selenium	U		1.01	2.50
Silver	U		0.213	0.500
Thallium	U		0.815	2.00
Vanadium	U		0.805	2.50
Zinc	U		8.15	25.0

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

Laboratory Control Sample (LCS)

(LCS) R3559653-2 08/13/20 22:44

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Antimony	100	103	103	80.0-120	
Arsenic	100	96.2	96.2	80.0-120	
Barium	100	99.2	99.2	80.0-120	
Beryllium	100	94.3	94.3	80.0-120	
Cadmium	100	97.5	97.5	80.0-120	
Chromium	100	97.9	97.9	80.0-120	
Cobalt	100	99.4	99.4	80.0-120	
Copper	100	95.5	95.5	80.0-120	
Lead	100	98.0	98.0	80.0-120	
Molybdenum	100	97.2	97.2	80.0-120	
Nickel	100	99.7	99.7	80.0-120	
Selenium	100	95.5	95.5	80.0-120	
Silver	20.0	19.4	97.0	80.0-120	
Thallium	100	96.5	96.5	80.0-120	
Vanadium	100	96.6	96.6	80.0-120	
Zinc	100	97.5	97.5	80.0-120	



L1248588-02 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1248588-02 08/13/20 22:48 • (MS) R3559653-5 08/13/20 22:57 • (MSD) R3559653-6 08/13/20 23:01

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Antimony	20.0	ND	80.8	80.0	80.8	80.0	5	75.0-125			1.01	20
Arsenic	20.0	15.8	98.8	105	83.0	89.2	5	75.0-125			6.13	20
Barium	20.0	268	399	366	130	97.4	5	75.0-125	J5		8.63	20
Beryllium	20.0	ND	86.4	86.2	86.4	86.2	5	75.0-125			0.251	20
Cadmium	20.0	ND	90.5	89.9	90.5	89.9	5	75.0-125			0.706	20
Chromium	20.0	15.5	101	102	85.8	86.1	5	75.0-125			0.263	20
Cobalt	20.0	6.10	92.0	91.1	85.9	85.0	5	75.0-125			1.02	20
Copper	20.0	18.4	103	106	84.3	87.7	5	75.0-125			3.23	20
Lead	20.0	15.0	103	105	88.3	89.5	5	75.0-125			1.16	20
Molybdenum	20.0	4.20	91.0	94.1	86.8	89.9	5	75.0-125			3.32	20
Nickel	20.0	14.0	99.8	101	85.7	86.5	5	75.0-125			0.824	20
Selenium	20.0	ND	88.9	90.1	88.9	90.1	5	75.0-125			1.35	20
Silver	4.00	ND	18.2	18.1	90.9	90.6	5	75.0-125			0.275	20
Thallium	20.0	ND	82.4	84.0	82.4	84.0	5	75.0-125			1.90	20
Vanadium	20.0	38.4	123	128	85.1	89.9	5	75.0-125			3.80	20
Zinc	20.0	45.5	136	135	90.9	89.6	5	75.0-125			0.925	20

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc



Method Blank (MB)

(MB) R3560182-1 08/14/20 13:42

Analyte	MB Result	MB Qualifier	MB MDL	MB RDL
	mg/kg		mg/kg	mg/kg
2,4-D	U		0.00702	0.0700
Dalapon	U		0.0113	0.0700
2,4-DB	U		0.0297	0.0700
Dicamba	U		0.0157	0.0700
Dichloroprop	U		0.0245	0.0700
Dinoseb	U		0.00697	0.0700
MCPA	U		0.443	6.50
MCPP	U		0.367	6.50
2,4,5-T	U		0.00852	0.0700
2,4,5-TP (Silvex)	U		0.0107	0.0700
(S) 2,4-Dichlorophenyl Acetic Acid	70.7			22.0-132

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Laboratory Control Sample (LCS)

(LCS) R3560182-2 08/14/20 13:57

Analyte	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	LCS Qualifier
	mg/kg	mg/kg	%	%	
2,4-D	0.167	0.121	72.5	40.0-120	
Dalapon	0.167	0.158	94.6	15.0-120	
2,4-DB	0.167	0.106	63.5	25.0-143	
Dicamba	0.167	0.125	74.9	43.0-120	
Dichloroprop	0.167	0.121	72.5	32.0-129	
Dinoseb	0.167	0.0203	12.2	10.0-120	
MCPA	1.67	1.04	62.3	31.0-121	
MCPP	1.67	1.83	110	28.0-133	
2,4,5-T	0.167	0.116	69.5	41.0-120	
2,4,5-TP (Silvex)	0.167	0.113	67.7	42.0-120	
(S) 2,4-Dichlorophenyl Acetic Acid			70.1	22.0-132	

L1248365-01 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1248365-01 08/14/20 21:36 • (MS) R3560182-3 08/14/20 21:51 • (MSD) R3560182-4 08/14/20 22:05

Analyte	Spike Amount	Original Result	MS Result	MSD Result	MS Rec.	MSD Rec.	Dilution	Rec. Limits	MS Qualifier	MSD Qualifier	RPD	RPD Limits
	mg/kg	mg/kg	mg/kg	mg/kg	%	%		%			%	%
2,4-D	0.333	ND	0.382	0.343	115	103	2	10.0-160	P	P	10.8	24
Dalapon	0.333	ND	0.317	0.308	95.2	92.5	2	10.0-121			2.88	27
2,4-DB	0.333	ND	0.190	0.188	57.1	56.5	2	10.0-160	P	P	1.06	22
Dicamba	0.333	ND	0.231	0.222	69.4	66.7	2	10.0-154			3.97	21



L1248365-01 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1248365-01 08/14/20 21:36 • (MS) R3560182-3 08/14/20 21:51 • (MSD) R3560182-4 08/14/20 22:05

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Dichloroprop	0.333	ND	0.214	0.205	64.3	61.6	2	10.0-158			4.30	20
Dinoseb	0.333	ND	ND	ND	17.9	17.0	2	10.0-120			5.16	40
MCPA	3.33	ND	ND	ND	39.9	53.5	2	10.0-160			28.9	40
MCPP	3.33	ND	ND	13.4	294	402	2	10.0-160	E J 5	E J 5 P	31.2	40
2,4,5-T	0.333	ND	0.215	0.212	64.6	63.7	2	10.0-157			1.41	20
2,4,5-TP (Silvex)	0.333	ND	0.227	0.223	68.2	67.0	2	10.0-156			1.78	20
(S) 2,4-Dichlorophenyl Acetic Acid					63.4	62.8		22.0-132				

Sample Narrative:

OS: Dilution due to sample volume.

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Method Blank (MB)

(MB) R3560439-1 08/15/20 15:45

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Aldrin	U		0.00376	0.0200
Alpha BHC	U		0.00368	0.0200
Beta BHC	U		0.00379	0.0200
Delta BHC	U		0.00346	0.0200
Gamma BHC	U		0.00344	0.0200
4,4-DDD	U		0.00370	0.0200
4,4-DDE	U		0.00366	0.0200
4,4-DDT	U		0.00627	0.0200
Dieldrin	U		0.00344	0.0200
Endosulfan I	U		0.00363	0.0200
Endosulfan II	U		0.00335	0.0200
Endosulfan sulfate	U		0.00364	0.0200
Endrin	U		0.00350	0.0200
Endrin aldehyde	U		0.00339	0.0200
Endrin ketone	U		0.00711	0.0200
Heptachlor	U		0.00428	0.0200
Heptachlor epoxide	U		0.00339	0.0200
Hexachlorobenzene	U		0.00346	0.0200
Methoxychlor	U		0.00484	0.0200
Chlordane	U		0.103	0.300
Toxaphene	U		0.124	0.400
(S) Decachlorobiphenyl	85.4			10.0-135
(S) Tetrachloro-m-xylene	72.5			10.0-139

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

Laboratory Control Sample (LCS)

(LCS) R3560439-2 08/15/20 15:57

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Aldrin	0.0666	0.0506	76.0	34.0-136	
Alpha BHC	0.0666	0.0486	73.0	34.0-139	
Beta BHC	0.0666	0.0467	70.1	34.0-133	
Delta BHC	0.0666	0.0485	72.8	34.0-135	
Gamma BHC	0.0666	0.0498	74.8	34.0-136	
4,4-DDD	0.0666	0.0501	75.2	33.0-141	
4,4-DDE	0.0666	0.0472	70.9	34.0-134	
4,4-DDT	0.0666	0.0440	66.1	30.0-143	
Dieldrin	0.0666	0.0493	74.0	35.0-137	
Endosulfan I	0.0666	0.0480	72.1	34.0-134	



Laboratory Control Sample (LCS)

(LCS) R3560439-2 08/15/20 15:57

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Endosulfan II	0.0666	0.0469	70.4	35.0-132	
Endosulfan sulfate	0.0666	0.0445	66.8	35.0-132	
Endrin	0.0666	0.0463	69.5	34.0-137	
Endrin aldehyde	0.0666	0.0423	63.5	23.0-121	
Endrin ketone	0.0666	0.0453	68.0	35.0-144	
Heptachlor	0.0666	0.0501	75.2	36.0-141	
Heptachlor epoxide	0.0666	0.0489	73.4	36.0-134	
Hexachlorobenzene	0.0666	0.0523	78.5	33.0-129	
Methoxychlor	0.0666	0.0453	68.0	28.0-150	
(S) Decachlorobiphenyl			76.4	10.0-135	
(S) Tetrachloro-m-xylene			64.0	10.0-139	

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

L1248965-01 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1248965-01 08/15/20 16:47 • (MS) R3560439-3 08/15/20 16:59 • (MSD) R3560439-4 08/15/20 17:12

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result (dry) mg/kg	MSD Result (dry) mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Aldrin	0.0745	ND	0.0613	0.0548	82.3	75.1	1.02	20.0-135			11.1	37
Alpha BHC	0.0745	ND	0.0606	0.0559	81.4	76.6	1.02	27.0-140			8.09	35
Beta BHC	0.0745	ND	0.0580	0.0537	77.9	73.6	1.02	23.0-141			7.65	37
Delta BHC	0.0745	ND	0.0600	0.0552	80.6	75.5	1.02	21.0-138			8.38	35
Gamma BHC	0.0745	ND	0.0625	0.0574	83.9	78.5	1.02	27.0-137			8.60	36
4,4-DDD	0.0745	ND	0.0613	0.0554	82.3	75.8	1.02	15.0-152			10.2	39
4,4-DDE	0.0745	ND	0.0572	0.0511	76.9	70.0	1.02	10.0-152			11.3	40
4,4-DDT	0.0745	ND	0.0549	0.0484	73.8	66.2	1.02	10.0-151			12.7	40
Dieldrin	0.0745	ND	0.0609	0.0552	81.7	75.5	1.02	17.0-145			9.83	37
Endosulfan I	0.0745	ND	0.0574	0.0513	77.0	70.3	1.02	20.0-137			11.1	36
Endosulfan II	0.0745	ND	0.0581	0.0533	78.1	73.0	1.02	15.0-141			8.66	37
Endosulfan sulfate	0.0745	ND	0.0567	0.0520	76.1	71.2	1.02	15.0-143			8.68	38
Endrin	0.0745	ND	0.0576	0.0517	77.3	70.7	1.02	19.0-143			10.8	37
Endrin aldehyde	0.0745	ND	0.0546	0.0500	73.3	68.5	1.02	10.0-139			8.81	40
Endrin ketone	0.0745	ND	0.0566	0.0519	76.0	71.0	1.02	17.0-149			8.70	38
Heptachlor	0.0745	ND	0.0613	0.0553	82.3	75.7	1.02	22.0-138			10.3	37
Heptachlor epoxide	0.0745	ND	0.0597	0.0546	80.1	74.8	1.02	22.0-138			8.83	36
Hexachlorobenzene	0.0745	ND	0.0645	0.0593	86.6	81.2	1.02	25.0-126			8.33	35
Methoxychlor	0.0745	ND	0.0597	0.0529	80.1	72.4	1.02	10.0-159			12.1	40
(S) Decachlorobiphenyl					82.9	78.5		10.0-135				
(S) Tetrachloro-m-xylene					72.0	67.3		10.0-139				



Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

(dry)	Results are reported based on the dry weight of the sample. [this will only be present on a dry report basis for soils].
MDL	Method Detection Limit.
ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit.
RDL (dry)	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state "ND" (Not Detected) or "BDL" (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

- 1 Cp
- 2 Tc
- 3 Ss
- 4 Cn
- 5 Sr
- 6 Qc
- 7 Gl
- 8 Al
- 9 Sc

Qualifier	Description
E	The analyte concentration exceeds the upper limit of the calibration range of the instrument established by the initial calibration (ICAL).
J5	The sample matrix interfered with the ability to make any accurate determination; spike value is high.
J6	The sample matrix interfered with the ability to make any accurate determination; spike value is low.
P	RPD between the primary and confirmatory analysis exceeded 40%.



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* Not all certifications held by the laboratory are applicable to the results reported in the attached report.
 * Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace National.

State Accreditations

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Alaska	17-026	Nevada	TN-03-2002-34
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey-NELAP	TN002
California	2932	New Mexico ¹	n/a
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina ¹	DW21704
Georgia	NELAP	North Carolina ³	41
Georgia ¹	923	North Dakota	R-140
Idaho	TN00003	Ohio-VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky ^{1,6}	90010	South Carolina	84004
Kentucky ²	16	South Dakota	n/a
Louisiana	AI30792	Tennessee ^{1,4}	2006
Louisiana ¹	LA180010	Texas	T104704245-18-15
Maine	TN0002	Texas ⁵	LAB0152
Maryland	324	Utah	TN00003
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	460132
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	9980939910
Montana	CERT0086	Wyoming	A2LA

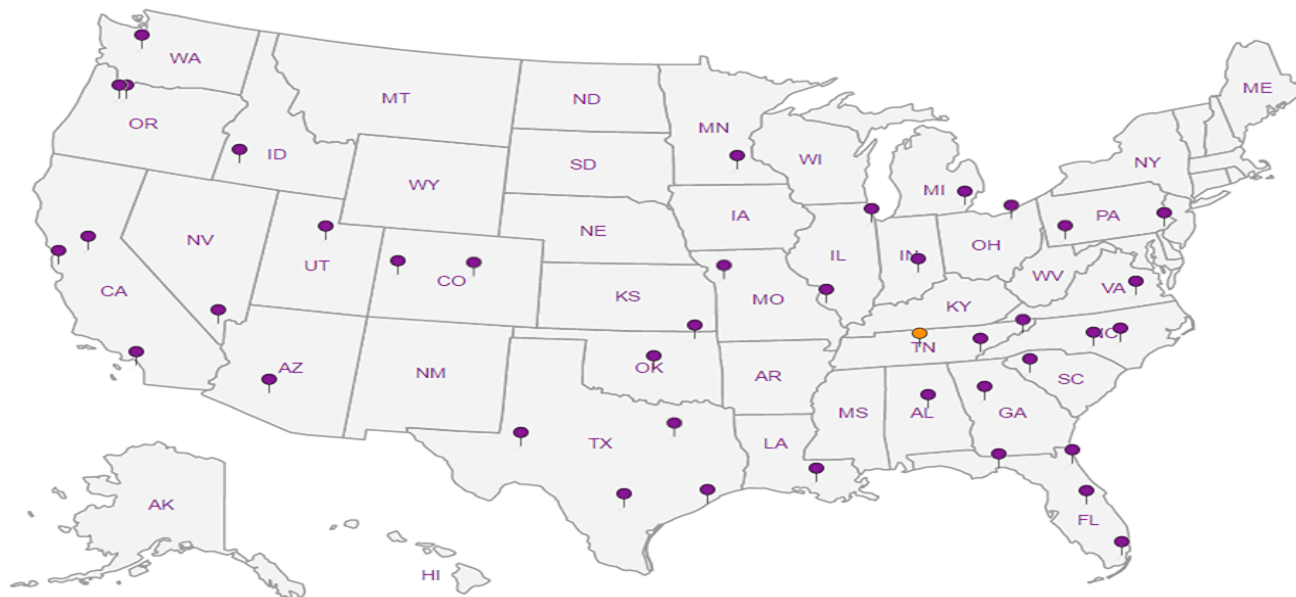
Third Party Federal Accreditations

A2LA – ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA – ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA-Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ⁶ Wastewater n/a Accreditation not applicable

Our Locations

Pace National has sixty-four client support centers that provide sample pickup and/or the delivery of sampling supplies. If you would like assistance from one of our support offices, please contact our main office. Pace National performs all testing at our central laboratory.



1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

PBS Engineering & Env.- POR
 4412 SW Corbett Ave
 Portland, OR 97239

Billing Information:
Accounts Payable
 4412 SW Corbett Ave
 Portland, OR 97239

Pres Chk

Report to:
Bret Waldron

Email To:
Bret.Waldron@pbsusa.com;Samantha.Eckes@p

Project Description:
Dollar Street Phase II

City/State Collected: **West Linn, OR**
 Please Circle: PT MT CT ET

Phone: **503-248-1939**

Client Project #
24106.001 Phase 0002

Lab Project #
PBSENGPOR-24106001

Collected by (print):
Sam E + Jessica E

Site/Facility ID #

P.O. #

Collected by (signature):
[Signature]

Rush? (Lab MUST Be Notified)
 Same Day Five Day
 Next Day 5 Day (Rad Only)
 Two Day 10 Day (Rad Only)
 Three Day

Quote #
 Date Results Needed

Immediately Packed on Ice N Y

Analysis / Container / Preservative			
ISM (MISPREP) * IL-Cir-NoPres	OCP 8081	Herb 8151	CAM 17 (Ag 17) Metals 6020/7471

Chain of Custody Page 1 of 1



2065 Lebanon Rd
 Mount Juliet, TN 37122
 Phone: 615-758-5858
 Phone: 800-767-5859
 Fax: 615-758-5859



SDG # **247902**
E170
 Table #
 Acctnum: **PBSENGPOR**
 Template: **T172035**
 PrelogIn: **P789526**
 PM: **110 - Brian Ford**
 PB:
 Shipped Via:

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs
DU-3	Comp	SS	0-1ft	8/5/20	1330	X
DU-2	↓	SS	↓	8/5/20	820	↓
DU-1	↓	SS	↓	8/6/20	1200	↓

* Matrix:
 SS - Soil AIR - Air F - Filter
 GW - Groundwater B - Bioassay
 WW - WasteWater
 DW - Drinking Water
 OT - Other

Remarks: *Once MISPREP is complete, log for OCPs 8081, Herb 8151, CAM17 (Ag17) Metals 6020/7471 on a standard turn.

Samples returned via: UPS FedEx Courier
 Tracking #

Sample Receipt Checklist

COC Seal Present/Intact:	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
COC Signed/Accurate:	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
Bottles arrive intact:	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
Correct bottles used:	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
Sufficient volume sent:	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
If Applicable		
VOA Zero Headspace:	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Preservation Correct/Checked:	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
RAD Screen <0.5 mR/hr:	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N

Relinquished by: (Signature)
[Signature]

Date: **8/6/20**

Time: **1340**

Received by: (Signature)
[Signature]

Trip Blank Received: Yes/No No
 HCL/MeoH TBR

Relinquished by: (Signature)
[Signature]

Date: **8/6/20**

Time: **1433**

Received by: (Signature)
[Signature]

Temp: **13.5** °C
 Bottles Received: **3**

If preservation required by Login: Date/Time

Relinquished by: (Signature)
[Signature]

Date: **8/6/20**

Time: **1500**

Received for lab by: (Signature)
[Signature]

Date: **8/7/20** Time: **900**

Hold: Condition: **NCF / OK**

Natural Resource Review Dollar Street School Project in West Linn, Oregon

Prepared for
West Linn-Wilsonville School District
c/o Remo Douglas, Capital Construction Program Manager
2755 SW Borland Road
Tualatin, OR 97062

Prepared by
Michael See
John van Staveren
Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, Oregon 97070
(503) 570-0800
(503) 570-0855 FAX
PHS Project Number: 6960
March 16, 2021



TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION.....	1
2.0 APPLICANT INFORMATION	1
2.1 Applicant.....	1
2.2 Applicant’s Agent	1
3.0 SITE INFORMATION.....	1
3.1 Site Description.....	2
4.0 PROJECT DESCRIPTION	3
5.0 EXISTING WQR AND HCA ON THE PROJECT SITE	3
5.1 Water Quality Resource (WQR).....	3
5.2 Habitat Conservation Area (HCA) Verification	4
5.3 Water Resources Areas	4
5.4 Application Submittal Requirements	5
5.5 Application Approval Criteria	6
5.6 Mitigation Plan.....	8

ATTACHMENT A: Figures

- Figure 1: Project Location Map
- Figure 2: Tax Lot Map
- Figure 3: Metro Habitat Conservation Area Map
- Figure 4: West Linn Tualatin River Protection Area Map
- Figure 5: Existing Conditions Habitat Conservation Areas, and Water Resource Areas
- Figure 6: Site Plans
- Figure 7: Grading Plans
- Figure 8: Tree Removal Plan
- Figure 9: Landscape Plans
- Figure 10: Architectural Drawings
- Figure 11: Mitigation Plans

ATTACHMENT B: Drainage Report by KPFF

ATTACHMENT C: DSL Wetland Delineation Concurrence Letter

1.0 INTRODUCTION

Pacific Habitat Services, Inc. (PHS) has prepared this Water Resource Area (WRA) for the construction of a new middle school, and associated roadways, parking, utilities, athletic fields, and appurtenant structures. The HCA Map is the basis for identifying and designating the habitat conservation areas in the City. A WRA, and the Tualatin River Protection Area exist within the project area boundary. Impacts to both of these resource areas are proposed, and therefore a Water Resource Protection Area Impact Report is required. The format follows the pertinent sections of the City of West Linn Planning and Community Development Code (WLCDC Chapter 28, and Chapter 32). For ease of review by the City, key portions of the ordinance language are included (*italicized*), followed by specific responses to the requirements.

2.0 APPLICANT INFORMATION

2.1 Applicant

West Linn-Wilsonville School District
2755 SW Borland Road
Tualatin, OR 97062

2.2 Applicant's Agent

Pacific Habitat Services, Inc.
Attn: Michael See
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070
Phone: 503-570-0800
Email: ms@pacifichabitat.com

3.0 SITE INFORMATION

The following information is for the parcels which is the subject of this natural resource review.

Site Address: 840 Dollar Street, and 945 Dollar Street in West Linn, Oregon

Zoning: Residential

Legal Description: Township 2 South, Range 1 East Section 34, tax lots 600; and Section 34DC tax lots 900, 1001

3.1 Site Description

The 21.81-acre project area is located at 840 Dollar Street and 945 Dollar Street in West Linn, Oregon, and is north of Willamette Falls Drive. The study area consists primarily of second growth forest with some areas dominated by herbaceous or shrub species, and generally slopes from north to south. Land use adjacent to the study area is primarily residential with developed athletic fields located to the south. The Tualatin River flows near the northwest corner of the site to the south and east. There is also a depression/ravine/swale near the eastern boundary of the study area that generally

slopes north to south. Elevations range between approximately 208 and 104 feet according to survey data provided by Compass Land Surveyors.

Vegetation within the study area is largely forested. An area in the north-central portion of the site was previously planted with Douglas fir (*Pseudotsuga menziesii*, FACU) trees. The understory in this area consists of sword fern (*Polystichum munitum*, FACU), Himalayan blackberry (*Rubus armeniacus*, FAC), and red elderberry (*Sambucus racemosa*, FACU). The remainder of the site has been allowed to reforest through natural succession; species in these areas are generally a mix of deciduous trees with scattered Douglas fir. Dominant species include bigleaf maple (*Acer macrophyllum*, FACU), red alder (*Alnus rubra*, FAC), black walnut (*Juglans nigra*, UPL), and English hawthorn (*Crataegus monogyna*, FAC). Wetland vegetation was generally uncommon within the study area, areas that were dominated by wetland vegetation were lacking hydric soils and wetland hydrology.

On June 11, 2020 PHS identified and delineated the ordinary high water of one ephemeral stream/channel within the study area. Stream 1 (0.01 acres/ 591 sf) is an ephemeral channel in the eastern portion of the study area. The stream originates from a stormwater pipe and flows south through a small ravine. The upstream area of stream 1 is entirely fed by stormwater from adjacent residential areas. Channel development within Stream 1 is poor and it loses definition and then infiltrates into the soil prior to reaching the bottom of the ravine. Areas immediately downstream of Stream 1 are well vegetated and do not exhibit a defined streambed, streambanks, or an ordinary high-water mark. A catch basin collects drainage at the bottom of the ravine and directs it to another storm pipe, which flows offsite. A delineation report was completed on September 17, 2020 and the Oregon Department of State Lands concurred with the findings of the report on January 4, 2021.

4.0 PROJECT DESCRIPTION

The West Linn-Wilsonville School District is proposing to construct a new 110,972 square-foot middle school on the District's vacant 21-acre Dollar Street site as a part of the 2019 Capital Bond Program. The new facility will relocate the existing Athey Creek Middle School currently located in unincorporated Clackamas County.

The new school building will have 28 classrooms with a capacity for 850 students. The proposed building will be two stories in height. The building has been designed to step down with the natural topography of the site. Site improvements will include both a west and east entry plaza, soft and hard surface play areas, a running track, a turf athletic field, and outdoor learning areas. Staff parking and bus loading will be accessed from Dollar Street and will be located southeast of the building. Visitor Parking will be accessed from an extension of Brandon Place and will be located west of the building. A total of 186 parking stalls will be provided on site. Pedestrian pathways will connect the main school building with site facilities and surrounding pedestrian infrastructure. The site will include pedestrian level lighting within the parking lot and around the building for safety. The track and field will also include LED lighting for afterhours events.

The proposed development will include frontage and offsite improvements to Dollar Street and Willamette Falls Drive. An extension of Brandon Place from Dollar Street to Willamette Falls Drive,

consistent with the West Linn’s 2016 Transportation System Plan is proposed to meet the City’s access standards. A roundabout is proposed at the new intersection of Willamette Falls Drive and Brandon Place. Sidewalks will be installed along the property frontage on Dollar Street and Willamette Falls Drive. The proposed extension of Brandon Place will include sidewalks on both sides, providing a pedestrian connection between Dollar Street and Willamette Falls Drive.

As part of the proposed development, the District is proposing to consolidate the three tax lots that property is comprised of into a single tax lot.

5.0 EXISTING TUALATIN RIVER PROTECTION AREA AND WATER RESOURCE PROTECTION AREA

Habitat Conservation Area Boundary Verification and Map Administration is described in Chapter 28, and Chapter 32 of the West Linn CDC. Sections 5.1 and 5.2, below, describe the verification of WQR and HCA on the project site in accordance with the municipal code.

5.1 Tualatin River Protection Area and Habitat Conservation Areas

West Linn City Development Code 28.030 APPLICABILITY

A. The Willamette and Tualatin River Protection Area is an overlay zone. The zone boundaries are identified on the City’s zoning map, and include:

- 1. All land within the City of West Linn’s Willamette River Greenway Area.***
- 2. All land within 200 feet of the ordinary low water mark of the Tualatin River, and all land within the 100-year floodplain of the Tualatin River.***
- 3. In addition to the Willamette Greenway and Tualatin River Protection Area boundaries, this chapter also relies on the HCA Map to delineate where development should or should not occur. Specifically, the intent is to keep out of, or minimize disturbance of, the habitat conservation areas (HCAs). Therefore, if all, or any part, of a lot or parcel is in the Willamette Greenway and Tualatin River Protection Area boundaries, and there are HCAs on the lot or parcel, a Willamette and Tualatin River Protection Area permit shall be required unless the development proposal is exempt per CDC 28.040.***

In accordance with WLCDC 28.030(A)(2), All land within 200 feet of the ordinary low water mark of the Tualatin River, and all land within the 100-year floodplain of the Tualatin River are within the Tualatin River Protection Area. PHS mapped the ordinary high-water mark of the Tualatin River adjacent to the project area. A 200 -foot buffer was applied to the ordinary high-water mark to determine the Tualatin River Protection Area within the project site. The Tualatin River protection area is shown on Figure 5. A total of 10,980 sf of the protection area will be impacted to facilitate the construction of the school campus.

5.2 Habitat Conservation Areas

West Linn City Development Code 28.070 PLANNING DIRECTOR VERIFICATION OF METRO HABITAT PROTECTION MAP BOUNDARIES

The HCA Map is the basis for identifying and designating the habitat conservation areas in the City. A copy of the latest, updated HCA Map is on file at the City and is adopted by reference for use with this chapter.

B. The Planning Director shall verify the appropriate HCA or non-HCA designation by site visits or consultations with Metro or by other means. Determination is based on whether the Metro criteria are met or whether the Metro designation was based solely on tree overstory in which case a redesignation is appropriate. In cases where the determination is that the map is incorrect, the Planning Director will make a written finding of this as well as the site conditions that led to that conclusion. [Emphasis added.]

The HCA map (Figure 3) designates HCA areas along Willamette Falls Drive, and within the northwest end of the project area.

The HCA area along Willamette Falls Drive is approximately 22,434 sf/ 0.52 acres. The HCA is disconnected from adjacent riparian habitat and is designated based on presence of tree canopy within 150' of the mapped flood area.

Table 32-4 in West Linn CDC 32.080 provides a list of ecological functions and the landscape features which provide these functions. The HCA areas described above is upland forest canopy that is disconnected from water resource areas, therefore none of the functions found within table 32-4 are being performed by the HCAs. Therefore, the applicant is requesting that these areas be redesignated as non-HCA in accordance with CDC 28.070.

Additional High and Moderate quality HCA are identified on the HCA map in the northwest portion of the project area. Given the location and proximity of these areas to the Tualatin River, the applicant believes that these HCA designations are appropriate. A total of 359 sf of High-quality HCA, and 1,291 sf of Moderate quality HCA are proposed for impact. These areas overlap with the Tualatin River Protection Area.

5.3 Water Resource Areas

West Linn Development Code Chapter 32 establishes protections to water resource areas in order to comply with Title 3, and Title 13 Requirements.

PHS identified the limits of an ephemeral stream during the June 11, 2020 field investigation. The stream is also identified on the City of West Linn Wetland, Riparian, and Wildlife Habitat Inventory as a potentially jurisdictional drainage. Stream 1 appears to be ephemeral, only flowing in direct response to precipitation events, and is more accurately described as a storm water swale, than a functioning stream channel. In accordance with the CDC 32.060 the width of the Water Resource Area is 15' from the centerline of the stream. The onsite area is 6,456 sf. As stated above, A delineation report was completed on September 17, 2020 by PHS, and the Oregon Department of

State Lands concurred with the findings of the report on January 4, 2021, agreeing that the flow regime of Stream 1 is ephemeral. A copy of the DSL concurrence is provided in Attachment C. No impacts to the Water Resource Area associated with Stream 1 are proposed.

5.4 Application Submittal Requirements.

28.090 SUBMITTAL REQUIREMENTS: APPLICATION

- A. An application for a protection area permit shall be initiated by the property owner or the owner's authorized agent. Evidence shall be provided to demonstrate that the applicant has the legal right to use the land above the OLV. The property owner's signature is required on the application form.***
- B. A prerequisite to the filing of an application is a pre-application conference at which time the Planning Director shall explain the provisions of this chapter and provide appropriate forms as set forth in CDC 99.030(B).***
- C. An application for a protection area permit shall include the completed application and:***
- 1. Narrative which addresses the approval criteria of CDC 28.110.***
 - 2. A site plan, with HCA boundaries shown and by low, moderate, high type shown (CDC 28.120).***
 - 3. A grading plan if applicable (CDC 28.130).***
 - 4. Architectural drawings if applicable (CDC 28.140).***
 - 5. A landscape plan if applicable (CDC 28.150).***
 - 6. A mitigation plan if applicable (CDC 28.160).***
 - 7. A storm detention and treatment plan and narrative statement pursuant to CDC 92.010(E)***

Response: This submittal constitutes the narrative requirement listed above. Site plans (Figure 6-6G), Grading plans (Figure 7-7G), architectural drawings (Figure 10-10C), tree removal (Figure 8A-8B) and landscape plans (Figure 9A-9L), and mitigation plans (Figure 11A-11D) are included in the attached figures. A drainage report which includes storm water treatment and detention was developed for the site by KPFF and is included as Attachment B.

5.5 Application Approval Criteria

CDC28.110 APPROVAL CRITERIA

No application for development on property within the protection area shall be approved unless the decision-making authority finds that the following standards have been met or can be met by conditions of approval. The development shall comply with the following criteria as applicable:

A. Development: All sites.

1. Sites shall first be reviewed using the HCA Map to determine if the site is buildable or what portion of the site is buildable. HCAs shall be verified by the Planning Director per CDC 28.070 and site visit. Also, “tree canopy only” HCAs shall not constitute a development limitation and may be exempted per CDC 28.070(A). The municipal code protection for trees and Chapters 55 and 85 CDC tree protection shall still apply.

Response: The HCA map is attached as Figure 5 the applicant is requesting HCA map verification in this submittal. Slopes within the mapped HCA areas do not exceed 25%, and these areas are located more than 150’ from the nearest surface stream or wetland. As such, PHS has determined that HCA areas identified on the HCA map have been assigned by Metro based on presence of tree canopy within 150 feet of a mapped flood area. Previous construction and disturbance has fragmented the mapped HCAs from the floodway of the Tualatin River, minimizing the functions provided by the HCA. The HCAs onsite total 36,955 sf, or approximately 4% of the nearly 22-acre project site. The remainder of the project site contains similar habitat as the mapped HCAs; however, The City of West Linn in accordance with Metro Title 13 recommendations, has determined that these forested areas are buildable and can allow development. Due to the abundance of similar habitat on-site, it is appropriate to revise the HCA designation in accordance with WLCDC.

2. HCAs shall be avoided to the greatest degree possible and development activity shall instead be directed to the areas designated “Habitat and Impact Areas Not Designated as HCAs,” consistent with subsection (A)(3) of this section.

Response: HCAs have been avoided to the extent practicable. Impacts to HCAs are associated with construction of a roundabout, and new roadways to connect Dollar Street and Borland Road.

3. If the subject property contains no lands designated “Habitat and Impact Areas Not Designated as HCAs” and development within HCA land is the only option it shall be directed towards the low HCA areas first, then medium HCA areas and then to high HCA as the last choice. The goal is to, at best, avoid or, at least, minimize disturbance of the HCAs. (Water-dependent uses are exempt from this provision.)

Response: This submittal is requesting the mapped HCAs be designated as non-HCA. If the planning director determines that a redesignation is appropriate, then no development will occur within designated HCAs.

4. All development, including exempted activities of CDC 28.040, shall have approved erosion control measures per Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, in place prior to site disturbance and be subject to the requirements of CDC 32.070 and 32.080 as deemed applicable by the Planning Director.

Response: An Erosion Prevention and Sediment Control Plan has been prepared in accordance with CDC 28.040.

CDC28.110

D. Development of lands designated for industrial, commercial, office, public and other non-residential uses.

1. Development of lands designated for industrial, multi-family, mixed use, commercial, office, public and other non-single-family residential uses shall be permitted on the following land designations and in the following order of preference with “a” being the most appropriate for development and “d” being the least appropriate:

- a. “Habitat and Impact Areas Not Designated as HCAs”*
- b Low HCA*
- c Moderate HCA*
- d High HCA*

Developing HCA land.

- A. Where non-HCA or areas designated as “Habitat and Impact Areas Not Designated as HCAs” are lacking or are in such limited supply as to render uses allowed by the underlying zone (e.g., general industrial) functionally impractical, the HCA may be utilized and built upon but shall emphasize “b” and “c” designations.*
- B. Where it is proposed that a “d” or high HCA classification be used, the property owner must demonstrate that the proposed use is clearly a water-dependent use. Proximity to the river for the purpose of views is not valid grounds. However, public interpretive facilities of historic facilities such as the government locks will be permitted as well as wildlife interpretive facilities and ADA-accessible platforms.*

Response: Impacts to high and moderate HCA land is proposed; however, the impacts to the HCA is the minimum necessary to construct a roundabout and surface street connection between Borland Road, Dollar Street and Brandon Place. Given the location of the existing roadways, no practicable alternative exists which would not result in impacts to the HCAs. This impact is allowable in accordance with CDC 28.110 L.

5.6 Mitigation Plan

CDC 28.160 MITIGATION PLAN

If any HCA is permanently disturbed as a result of the proposed development of any uses or structures, the applicant shall prepare and implement a revegetation and mitigation plan pursuant to the provisions of CDC 32.070 and 32.080. (Ord. 1576, 2008)

Response: The code citation above appears to be in error, as revegetation and mitigation are outlined in provisions of CDC 32.090, and 32.100. The applicant has prepared a mitigation plan to compensate for the permanent impacts to 359 sf of High HCA, 5,402 sf of Moderate HCA, and 5,219 sf of Tualatin River Protection Zone.

32.090 MITIGATION PLAN

A. A mitigation plan shall only be required if development is proposed within a WRA (including development of a PDA). (Exempted activities of CDC 32.040 do not require mitigation unless specifically stated. Temporarily disturbed areas, including TDAs associated with exempted activities, do not require mitigation, just grade and soil restoration and re-vegetation.) The mitigation plan shall satisfy all applicable provisions of CDC 32.100, Re- Vegetation Plan Requirements.

Response: Mitigation is required in accordance with CDC 28.160

CDC 32.090

B. Mitigation shall take place in the following locations, according to the following priorities (subsections (B)(1) through (4) of this section):

- 1. On-site mitigation by restoring, creating or enhancing WRAs.*
- 2. Off-site mitigation in the same sub-watershed will be allowed, but only if the applicant has demonstrated that:*
 - a. It is not practicable to complete mitigation on-site, for example, there is not enough area on-site;*

- b. The mitigation will provide equal or superior ecological function and value.*
- 3. Off-site mitigation outside the sub-watershed will be allowed, but only if the applicant has demonstrated that:*
 - a. It is not practicable to complete mitigation on-site, for example, there is not enough area on-site; and*
 - b. The mitigation will provide equal or superior ecological function and value.*
- 4. Purchasing mitigation credits through DSL or other acceptable mitigation bank.*

Response: Mitigation will occur onsite within existing WRAs and HCAs.

CDC 32.090

C. Amount of mitigation.

- 1. The amount of mitigation shall be based on the square footage of the permanent disturbance area by the application. For every one square foot of non-PDA disturbed area, on-site mitigation shall require one square foot of WRA to be created, enhanced or restored.*
- 2. For every one square foot of PDA that is disturbed, on-site mitigation shall require one half a square foot of WRA vegetation to be created, enhanced or restored.*

Response: The total impacts to HCAs and Tualatin River Protection Area is 10,980 sf. PHS has determined that a total of 4,642 sf of the HCAs proposed for permanent impact were previously disturbed. This disturbance occurred between 2009 and 2011 during construction of the Borland Road Bridge. The HCAs were disturbed to facilitate construction equipment storage during the bridge construction. In accordance with this section of the CDC, the applicant is proposing a total of 8,659 sf of compensatory mitigation. The bulk of this mitigation (6,465 sf) will occur within the existing WRA associated with Stream 1, and 2,194 will occur within the existing HCAs in the northwest portion of the project area.

- 3. For any off-site mitigation, including the use of DSL mitigation credits, the requirement shall be for every one square foot of WRA that is disturbed, two square feet of WRA shall be created, enhanced or restored. The DSL mitigation credits program or mitigation bank shall require a legitimate bid on the cost of on-site mitigation multiplied by two to arrive at the appropriate dollar amount.*

Response: Not applicable, mitigation will occur onsite. Mitigation credits will not be used to fulfill any portion of the required mitigation.

CDC 32.090 E. A mitigation plan shall contain the following information:

1. A list of all responsible parties including, but not limited to, the owner, applicant, contractor, or other persons responsible for work on the development site.

Response: The responsible parties are provided below. Mitigation plantings will be installed by contractors who have not been selected at this time.

Property Owner: **West Linn-Wilsonville School District**
2755 SW Borland Rd
Tualatin, OR 97062
Contact: Remo Douglas
Phone: 503-673-7988
Email: douglasr@wlwv.k12.or.us

Planning Consultant: **3J Consulting, Inc.**
9600 SW Nimbus Avenue, Suite 100
Beaverton, OR 97008
Contact: Mercedes Serra
Phone: 503-946-9365 x211
Email: mercedes.serra@3j-consulting.com

Architect: **IBI Group**
907 SW Harvey Milk Street
Portland, OR 97205
Contact: Jim Fitzpatrick
Phone: 503-226-6950
Email: jim.fitzpatrick@IBIGroup.com

Civil Engineer: **KPFF Consulting**
111 SE Fifth Avenue, Suite 2500
Portland, Oregon 97204
Contact: Mark Wharry
Phone: 503-542-3860
Email: mark.wharry@kpff.com

Landscape Architect: **Walker Macy**
111 SW Oak Street, Suite 200
Portland, OR 97204

Contact: Mike Zilis
Phone: 503-228-3122
Email: mzilis@walkermacy.com

2. A map showing where the specific adverse impacts will occur and where the mitigation activities will occur.

Response: Figures 6 through 6G shows the impact areas, Figure 11-11C shows the mitigation areas.

3. A re-vegetation plan for the area(s) to be mitigated that meets the standards of CDC 32.100.

4. An implementation schedule, including timeline for construction, mitigation, mitigation maintenance, monitoring, and reporting. All in-stream work in fish bearing streams shall be done in accordance with the Oregon Department of Fish and Wildlife.

Response: Mitigation will be installed concurrently with construction and will be conducted as soon as practicable based on the construction schedule. Construction of the proposed project is anticipated to begin in November 2021. Monitoring of the mitigation area will be conducted in the summer of 2022. An annual monitoring report documenting the survival of the mitigation plantings will be submitted to the City of Milwaukie by December 31 of each monitoring year. Plants that die shall be replaced in kind as needed to ensure the minimum 80% of the required quantity of 90 trees and 435 shrubs survive. No in-stream work is proposed to occur as part of this project.

5. Assurances shall be established to rectify any mitigation actions that are not successful within the first three years. This may include bonding or other surety. (Ord. 1623 § 1, 2014)

Response: The applicant will work with the City of West Linn to establish appropriate assurances or bonds in order meet this requirement.

32.100 RE-VEGETATION PLAN REQUIREMENTS

A. In order to achieve the goal of re-establishing forested canopy, native shrub and ground cover and to meet the mitigation requirements of CDC 32.090 and vegetative enhancement of CDC 32.080, tree and vegetation plantings are required according to the following standards:

1. All trees, shrubs and ground cover to be planted must be native plants selected from the Portland Plant List.

Response: Only native species will be installed in the revegetation plantings. All species proposed for planting are selected from the Portland Plant List A list of species to be planted is provided on Figure 11x.

2. Plant size. Replacement trees must be at least one-half inch in caliper, measured at six inches above the ground level for field grown trees or above the soil line for container grown trees (the one-half inch minimum size may be an average caliper measure, recognizing that trees are not uniformly round), unless they are oak or madrone which may be one gallon size. Shrubs must be in at least a one-gallon container or the equivalent in ball and burlap and must be at least 12 inches in height.

Response: All trees will be a minimum one-half inch caliper, and all shrubs will be at least one-gallon container or equivalent ball and burlap and at least 12 inches in height.

3. Plant coverage.

a. Native trees and shrubs are required to be planted at a rate of five trees and 25 shrubs per every 500 square feet of disturbance area (calculated by dividing the number of square feet of disturbance area by 500, and then multiplying that result times five trees and 25 shrubs, and rounding all fractions to the nearest whole number of trees and shrubs; for example, if there will be 330 square feet of disturbance area, then 330 divided by 500 equals 0.66, and 0.66 times five equals 3.3, so three trees must be planted, and 0.66 times 25 equals 16.5, so 17 shrubs must be planted). Bare ground must be planted or seeded with native grasses or herbs. Non-native sterile wheat grass may also be planted or seeded, in equal or lesser proportion to the native grasses or herbs.

b. Trees shall be planted between eight and 12 feet on center and shrubs shall be planted between four and five feet on center, or clustered in single species groups of no more than four plants, with each cluster planted between eight and 10 feet on center. When planting near existing trees, the dripline of the existing tree shall be the starting point for plant spacing measurements.

Response: Trees and shrubs will be planted in accordance with the density requirements above. A total of 7,645 sf of mitigation will be revegetated. Mitigation is separated into two distinct areas. Area A and Area B. Mitigation Area A consists of the 6,465 sf WRA in the eastern portion of the site. Tables 1 and 2 specify the plant species and quantities proposed for each mitigation area. Trees will

be installed between 8 and 12 feet on center, and shrubs will be installed between four and five feet on center.

Table 1 Enhancement Area A (6,465 sf) Planting List

Species	Common Name	Quantity	Stock Type	Plant Size
Trees				
<i>Acer macrophyllum</i>	Bigleaf maple	22	Container or field grown	½ in caliper
<i>Quercus garyana</i>	Oregon Oak	22	Container or field grown	½ in caliper
<i>Pseudotsuga menzieszii</i>	Douglas Fir	22	Container or field-grown	½ in caliper
Shrubs				
<i>Cornus alba</i>	Red-osier dogwood	65	1 gal.	12 in
<i>Lonicera involucrata</i>	Twinberry Honeysuckle	65	1 gal.	12 in
<i>Physocarpus capitatus</i>	Pacific ninebark	65	1 gal.	12 in
<i>Sambucus racemosa</i>	Red elderberry	65	1 gal.	12 in
<i>Symphoricarpos alba</i>	Snowberry	65	1 gal.	12 in
Herbaceous seed mix				
<i>Agrostis exarata</i>	Spike bentgrass	2.0 lbs/ac	Seed	n/a
<i>Bromus carinatus</i>	California brome	2.0 lbs/ac	Seed	n/a
<i>Deschampsia cespitosa</i>	Tufted hairgrass	3.0 lbs/ac	Seed	n/a
<i>Elymus glaucus</i>	Blue wildrye	3.0 lbs/ac	Seed	n/a
<i>Hordeum brachyantherum</i>	Meadow barley	2.0 lbs/ac	Seed	n/a

Enhancement Area B (2,194 sf) Planting List

Species	Common Name	Quantity	Stock Type	Plant Size
Trees				
<i>Acer macrophyllum</i>	Bigleaf maple	8	Container or field grown	½ in caliper
<i>Quercus garyana</i>	Oregon Oak	8	Container or field grown	½ in caliper
<i>Pseudotsuga menzieszii</i>	Douglas Fir	8	Container or field-grown	½ in caliper
Shrubs				
<i>Cornus alba</i>	Red-osier dogwood	22	1 gal.	12 in
<i>Lonicera involucrata</i>	Twinberry Honeysuckle	22	1 gal.	12 in
<i>Physocarpus capitatus</i>	Pacific ninebark	22	1 gal.	12 in
<i>Sambucus racemosa</i>	Red elderberry	22	1 gal.	12 in
<i>Symphoricarpos alba</i>	Snowberry	22	1 gal.	12 in

Herbaceous seed mix				
<i>Agrostis exarata</i>	Spike bentgrass	2.0 lbs/ac	Seed	n/a
<i>Bromus carinatus</i>	California brome	2.0 lbs/ac	Seed	n/a
<i>Deschampsia cespitosa</i>	Tufted hairgrass	3.0 lbs/ac	Seed	n/a
<i>Elymus glaucus</i>	Blue wildrye	3.0 lbs/ac	Seed	n/a
<i>Hordeum brachyantherum</i>	Meadow barley	2.0 lbs/ac	Seed	n/a

CDC 32.100 A.

5. Invasive vegetation. Invasive non-native or noxious vegetation must be removed within the mitigation area prior to planting.

Response: *All invasive non-native or noxious weeds will be removed or treated prior to planting mitigation areas.*

6. Tree and shrub survival. A minimum survival rate of 80 percent of the trees and shrubs planted is expected by the third anniversary of the date that the mitigation planting is completed.

Response: *A minimum 80 percent survival of trees and shrubs planted will be achieved within three years of mitigation construction.*

7. Monitoring and reporting. Monitoring of the mitigation site is the ongoing responsibility of the property owner. Plants that die must be replaced in kind.

Response: *Plants will be replaced in kind up to the minimum needed in order to achieve 80 percent survival.*

8. To enhance survival of tree replacement and plantings, the following practices are required:

a. Mulching. Mulch new plantings a minimum of three inches in depth and 18 inches in diameter to retain moisture and discourage weed growth.

Response: *Mulch will be applied to new plantings within mitigation areast at the time of installation.*

b. Irrigation. Water new plantings one inch per week between June 15th to October 15th, for the three years following planting.

Response: *New plantings will be irrigated to ensure survival beyond the monitoring period.*

c. Weed control. Remove, or control, non-native or noxious vegetation throughout maintenance period.

Response: Weeds will be monitored and controlled as needed throughout the maintenance period.

d. Planting season. Plant bare root trees between December 1st and February 28th, and potted plants between October 15th and April 30th.

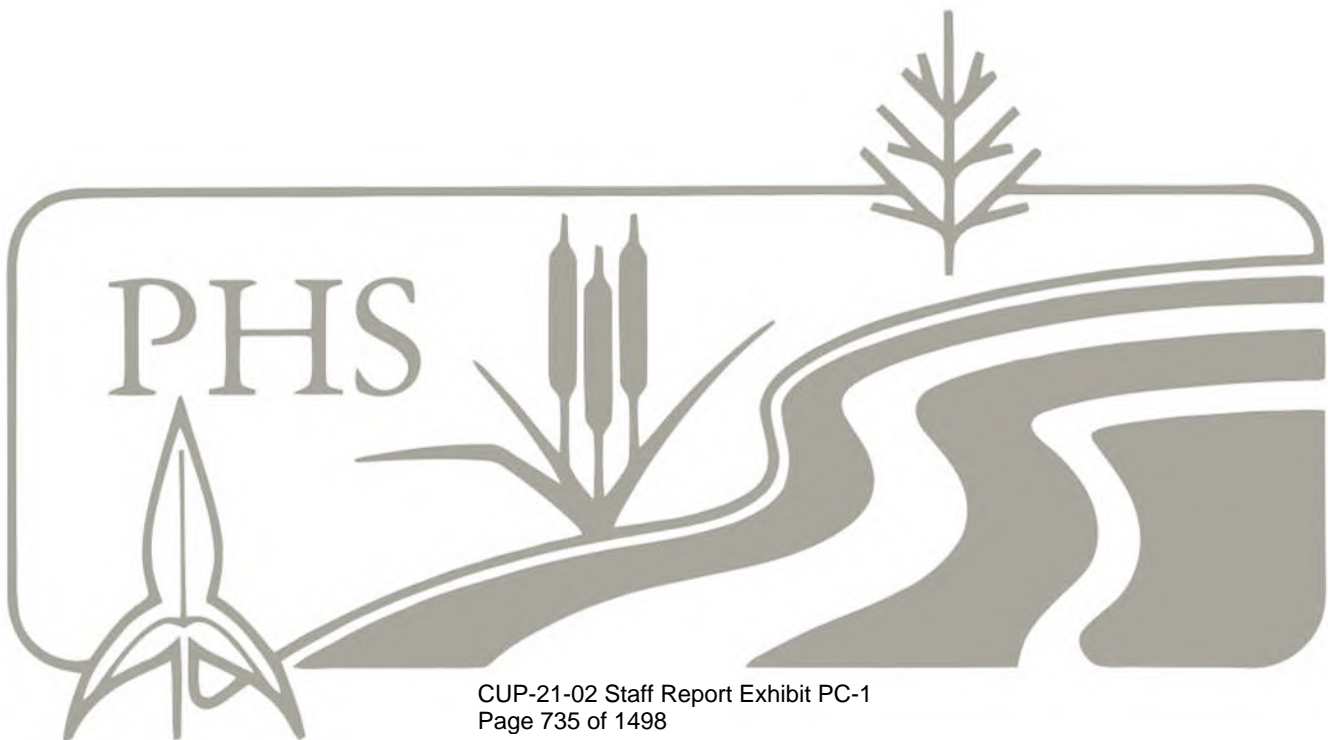
Response: Trees and shrubs will be planted between October 15, and April 30.

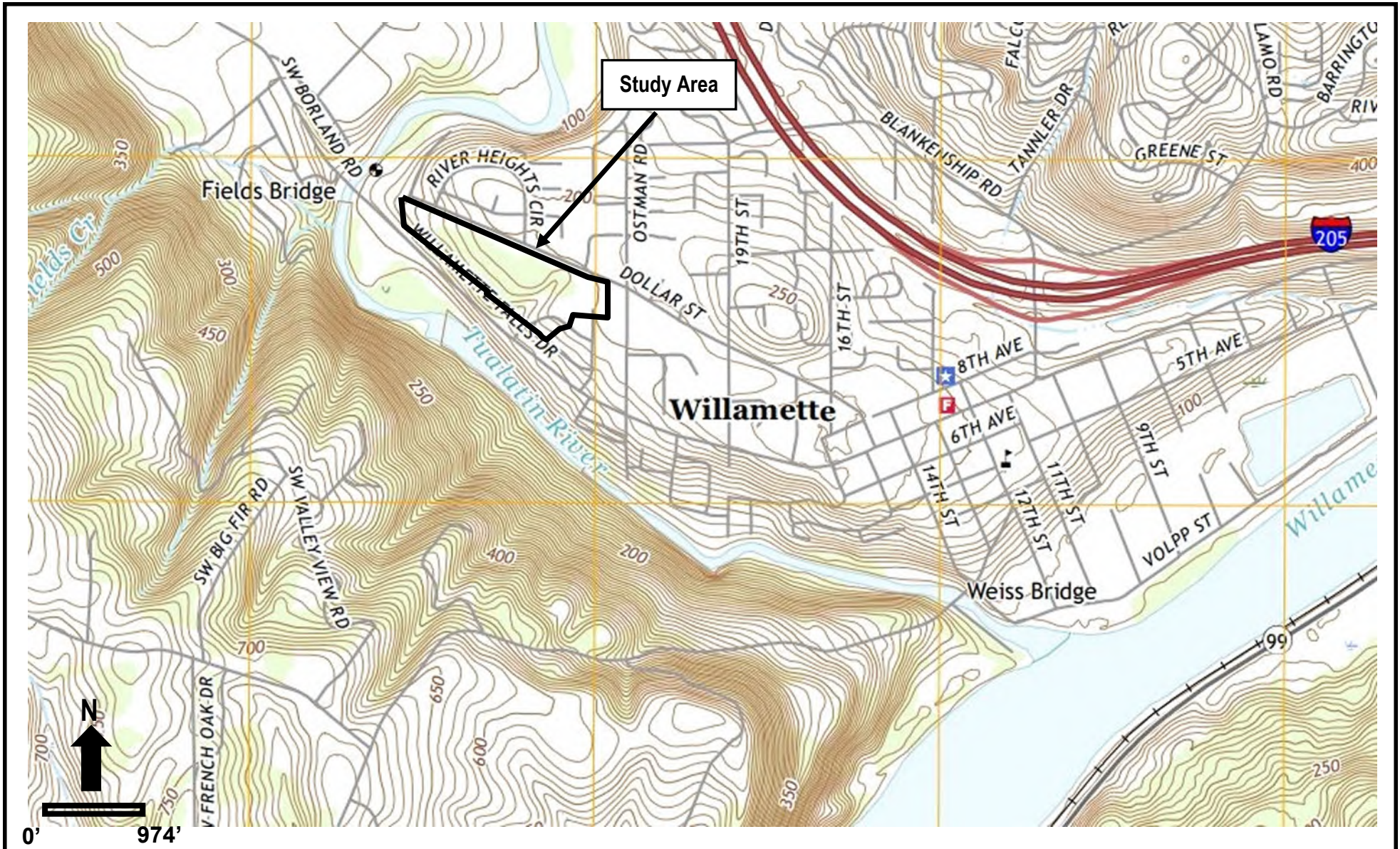
e. Wildlife protection. Use plant sleeves or fencing to protect trees and shrubs against wildlife browsing and resulting damage to plants.

Response: Plant sleeves will be utilized on trees and shrubs to minimize damage from wildlife browse.

Attachment A

Figures





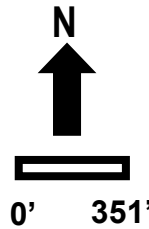
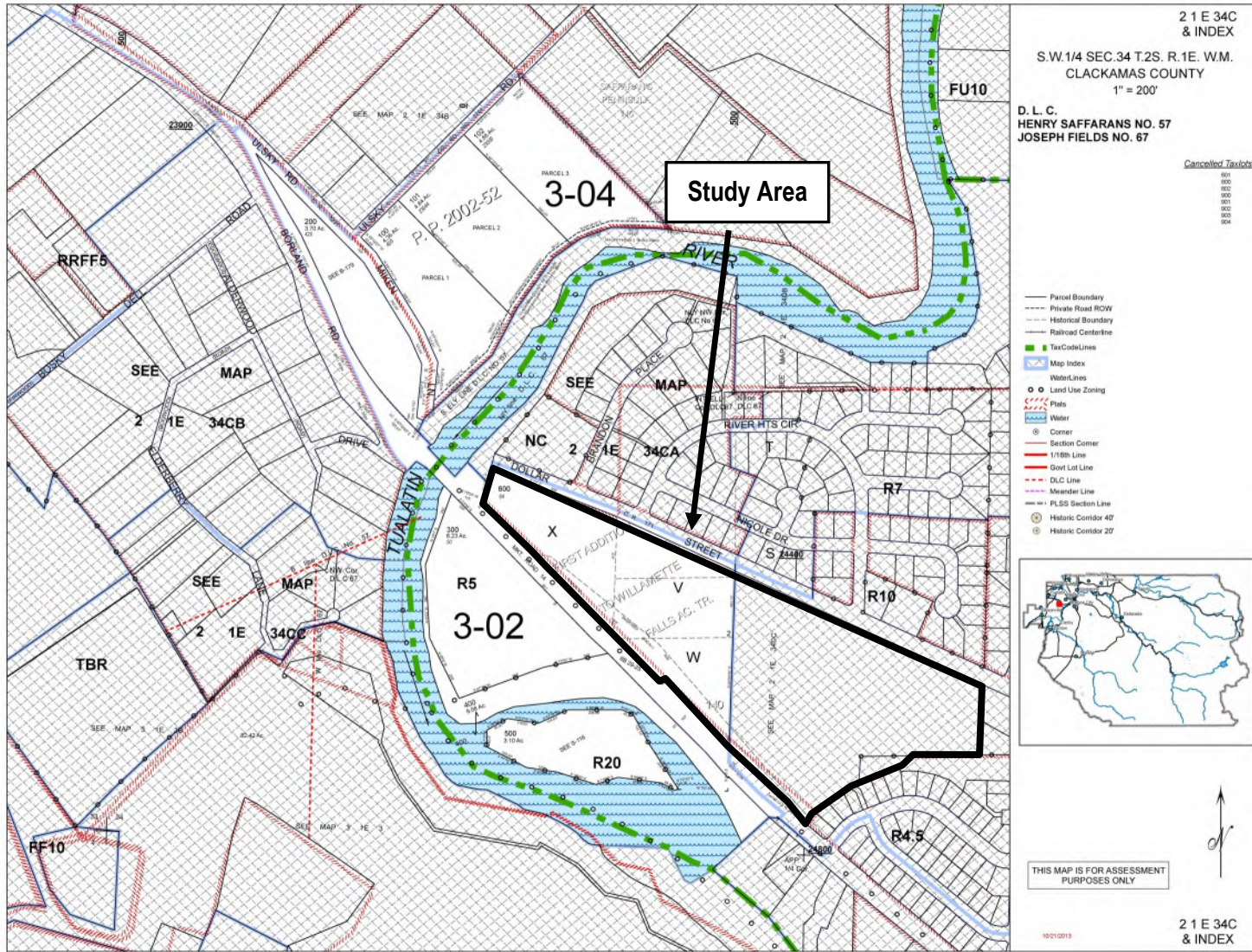
General Location and Topography
 Dollar Street West Linn School Siting - West Linn, Oregon
 United States Geological Survey (USGS) Canby, Oregon 7.5 quadrangle, 2020
 (viewer.nationalmap.gov/basic)

FIGURE
 1

#6960
 7/29/2020



Pacific Habitat Services, Inc.
 9450 SW Commerce Circle, Suite 180
 Wilsonville, OR 97070



#6960
7/29/2020

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Tax Lot Map
Dollar Street West Linn School Siting - West Linn, Oregon
The Oregon Map (ormap.net)

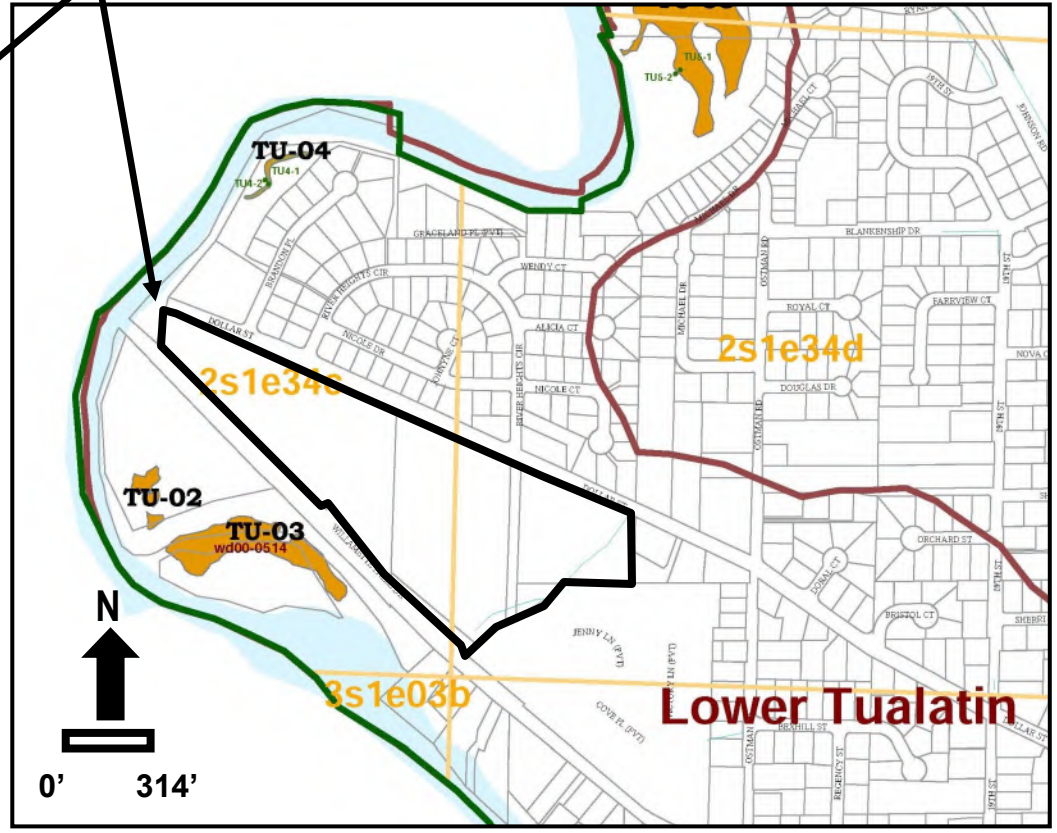
FIGURE
2A

WEST LINN

LOCAL WETLAND INVENTORY AUGUST 2004



Study Area



Lower Tualatin

- Legend**
- Wetlands, Winterbrook Planning 2002
 - Field Verified Wetlands, Winterbrook Planning 2002
 - Possible Wetlands, Winterbrook Planning 2002
 - Wetland Sample Plots, Winterbrook Planning 2002
 - ~ Potential Jurisdictional Drainages, West Linn GIS 2002
 - ~ Potential Jurisdictional Waters, West Linn GIS 2002
 - Taelot COGO, West Linn GIS 2002
 - Basin Boundaries, Winterbrook Planning 2002
 - Study Area Boundary, Winterbrook Planning 2003
- Wetland sample ID code referenced in Map (eg. FR-01)
Wetland sample plots referenced in dark green (eg. BE1-1, BE1-2)
Possible Wetlands referenced in dark blue (eg. PW1)
DRL delimitation numbers referenced in dark brown (eg. del99-0002)
Basins referenced in brown (eg. Thecady)
PLS system referenced in orange (eg. h1d1a)

#6960
7/29/2020



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

LWI
Dollar Street West Linn School Siting - West Linn, Oregon
Winterbrook Planning, 2005

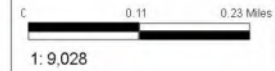
FIGURE
3

Project Area



Legend

- Tualatin River Protection Area
- City Limit
- Parks and Open Space
- City Owned Property



Notes

This map was automatically generated using Geocortex Essentials.

Project #6960
7/29/2020



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Soils
Dollar Street West Linn School Siting - West Linn, Oregon
Natural Resources Conservation Services, Web Soil Survey, 2020
(websoilsurvey.sc.egov.usda.gov)

FIGURE

4



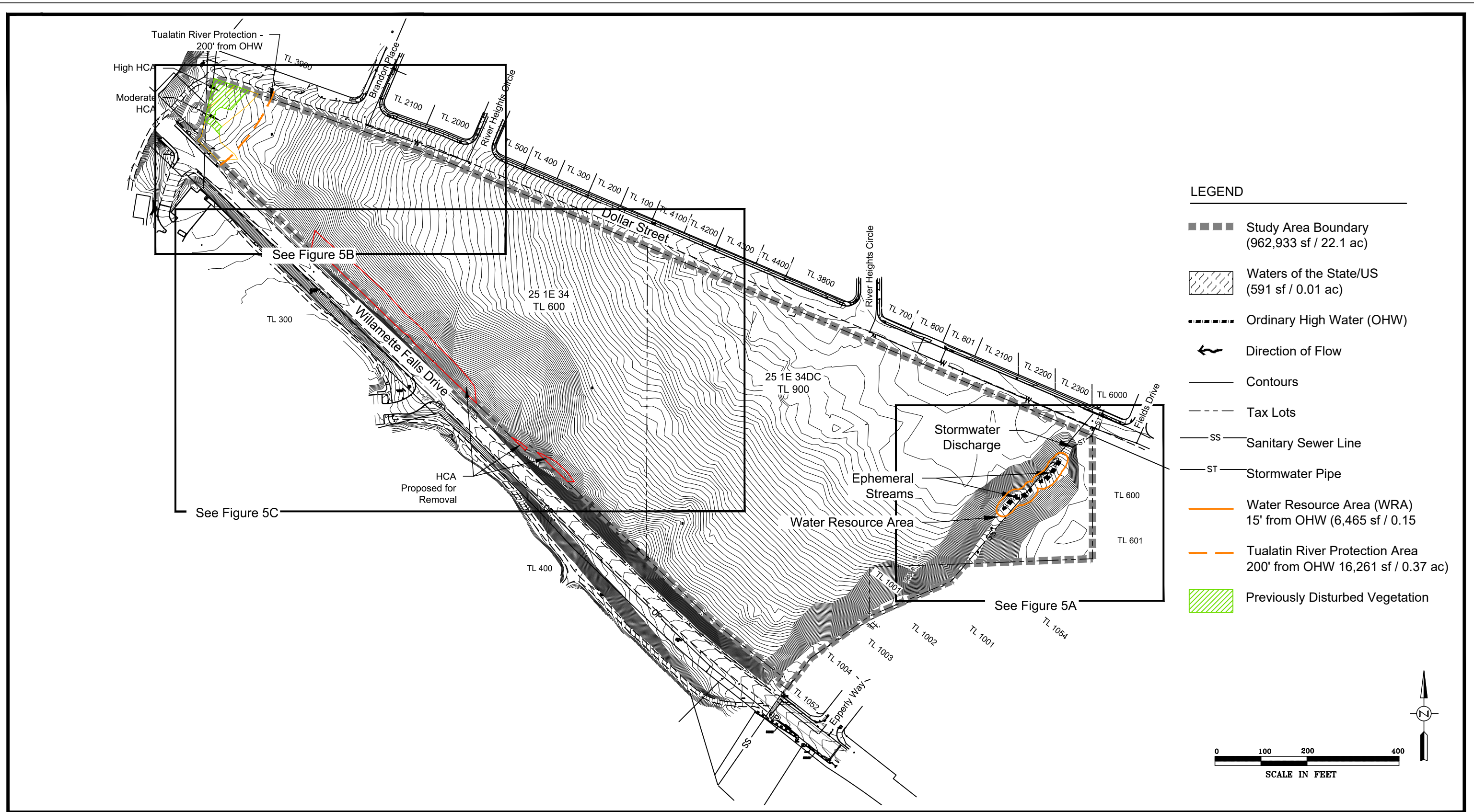
Project #6960
7/29/2020



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Aerial Photo
Dollar Street West Linn School Siting - West Linn, Oregon
GoogleEarth, 2020

FIGURE
5



- LEGEND**
- ■ ■ ■ Study Area Boundary
(962,933 sf / 22.1 ac)
 - ▨ Waters of the State/US
(591 sf / 0.01 ac)
 - - - - Ordinary High Water (OHW)
 - ↙ Direction of Flow
 - Contours
 - - - Tax Lots
 - SS — Sanitary Sewer Line
 - ST — Stormwater Pipe
 - Water Resource Area (WRA)
15' from OHW (6,465 sf / 0.15)
 - Tualatin River Protection Area
200' from OHW 16,261 sf / 0.37 ac)
 - ▨ Previously Disturbed Vegetation

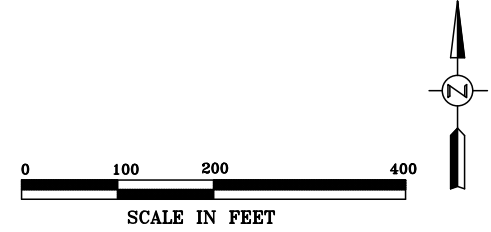
Tualatin River Protection -
200' from OHW

High HCA
Moderate HCA

See Figure 5B

See Figure 5C

See Figure 5A



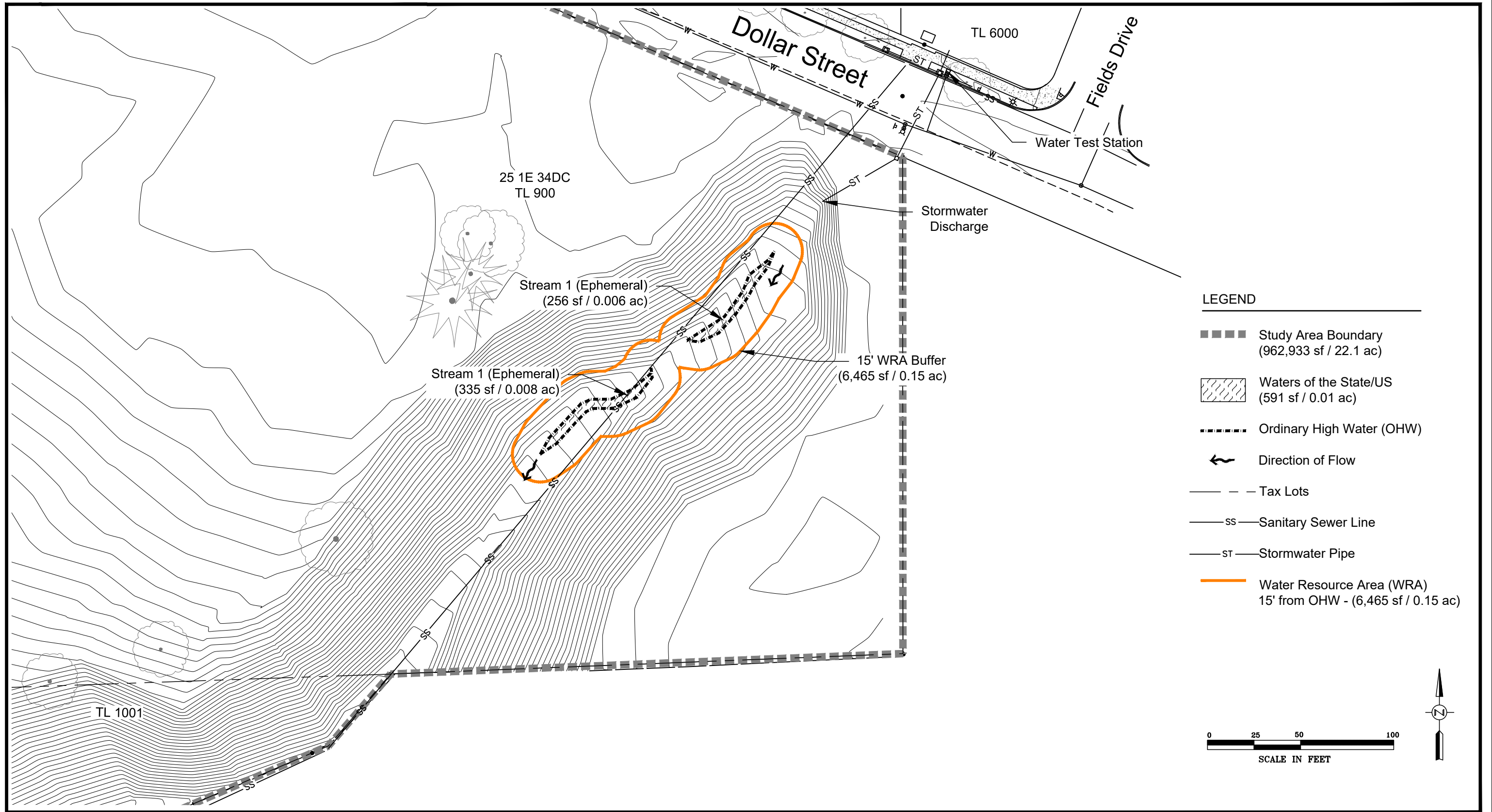
Survey includes Study Area boundary,
provided by Compass Land Surveying.
Survey and Sample point accuracy is
sub-centimeter.

Existing Conditions
Dollar Street - West Linn, Oregon

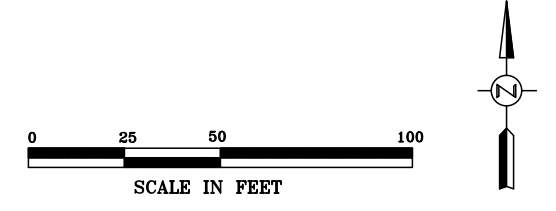
FIGURE
5

3-11-2021

X:\Project Directories\6900\6960 Dollar Street West Linn\Autocad\Plot DWGs\HCA\Fig5 ExistCond.dwg, 3/11/2021 5:30:25 PM



- LEGEND**
- ■ ■ ■ Study Area Boundary (962,933 sf / 22.1 ac)
 - ▨ Waters of the State/US (591 sf / 0.01 ac)
 - Ordinary High Water (OHW)
 - ← Direction of Flow
 - - - Tax Lots
 - SS— Sanitary Sewer Line
 - ST— Stormwater Pipe
 - Water Resource Area (WRA) 15' from OHW - (6,465 sf / 0.15 ac)

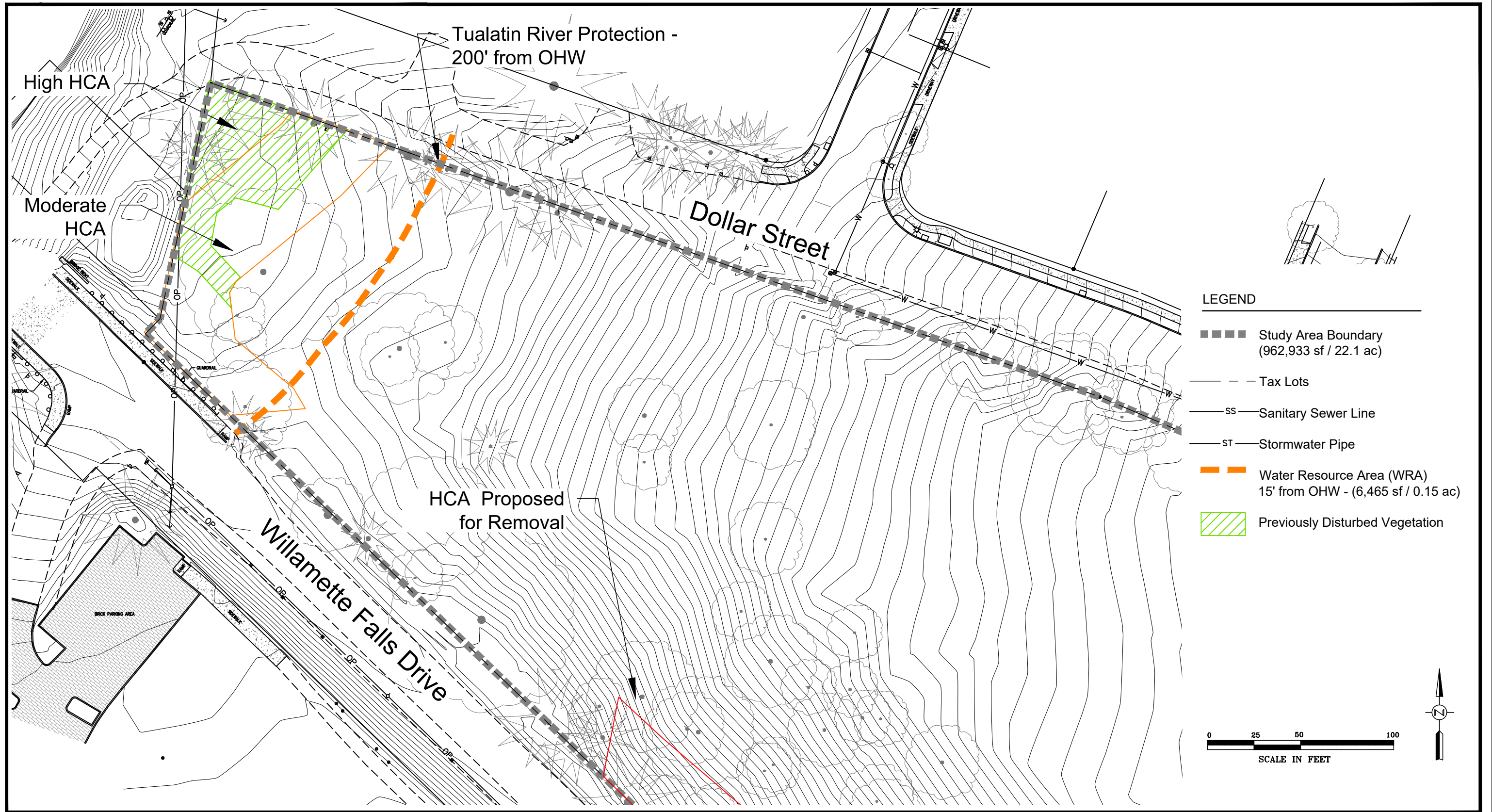


Survey including Study Area boundary, provided by Compass Land Surveying. Survey and Sample point accuracy is sub-centimeter.

Existing Conditions
Dollar Street - West Linn, Oregon

FIGURE 5A

3-3-2021



LEGEND

- ■ ■ ■ Study Area Boundary (962,933 sf / 22.1 ac)
- - - Tax Lots
- SS Sanitary Sewer Line
- ST Stormwater Pipe
- Water Resource Area (WRA) 15' from OHW - (6,465 sf / 0.15 ac)
- Previously Disturbed Vegetation

0 25 50 100
SCALE IN FEET



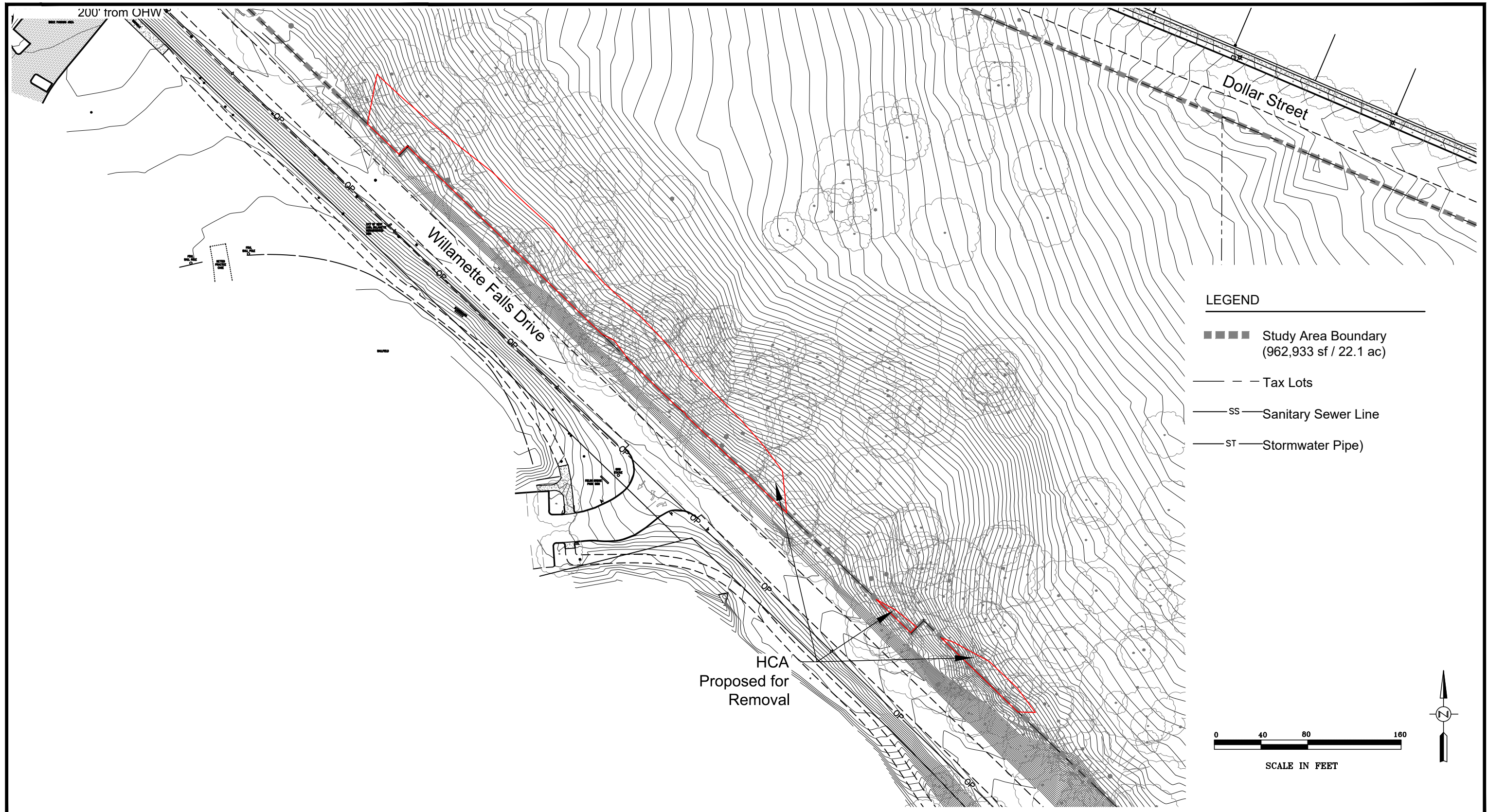
Survey including Study Area boundary, provided by Compass Land Surveying. Survey and Sample point accuracy is sub-centimeter.

Existing Conditions
Dollar Street - West Linn, Oregon

FIGURE 5B

3-11-2021

X:\Project Directories\6900\6960 Dollar Street West Linn\Autocad\Plot DWGs\HCA\Fig5B ExistCond.dwg, 3/11/2021 5:31:53 PM

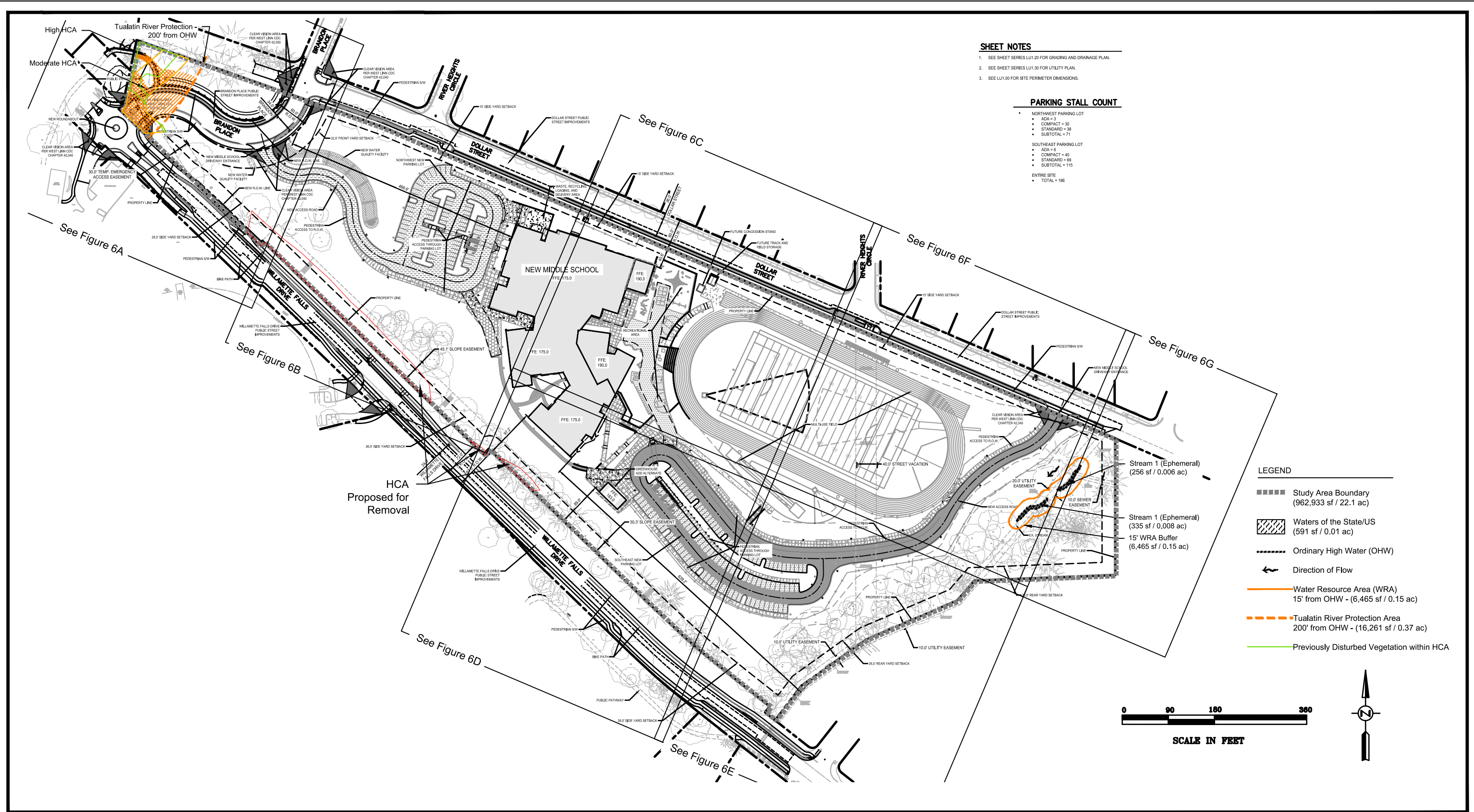


Survey including Study Area boundary, provided by Compass Land Surveying. Survey and Sample point accuracy is sub-centimeter.

Existing Conditions
Dollar Street - West Linn, Oregon

FIGURE 5C

3-11-2021



SHEET NOTES

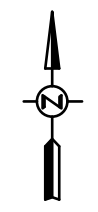
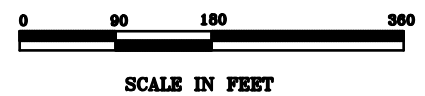
- SEE SHEET SERIES LUT.20 FOR GRADING AND DRAINAGE PLAN.
- SEE SHEET SERIES LUT.30 FOR UTILITY PLAN.
- SEE LUT.00 FOR SITE PERIMETER DIMENSIONS.

PARKING STALL COUNT

NORTHWEST PARKING LOT	
• ADA = 3	
• COMPACT = 30	
• STANDARD = 38	
• SUBTOTAL = 71	
SOUTHEAST PARKING LOT	
• ADA = 6	
• COMPACT = 40	
• STANDARD = 69	
• SUBTOTAL = 115	
ENTIRE SITE	
• TOTAL = 186	

LEGEND

	Study Area Boundary (962,933 sf / 22.1 ac)
	Waters of the State/US (591 sf / 0.01 ac)
	Ordinary High Water (OHW)
	Direction of Flow
	Water Resource Area (WRA) 15' from OHW - (6,465 sf / 0.15 ac)
	Tualatin River Protection Area 200' from OHW - (16,261 sf / 0.37 ac)
	Previously Disturbed Vegetation within HCA

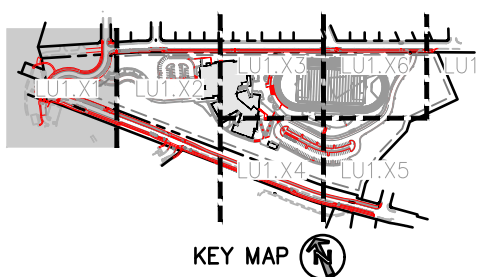


Base provided by KPFF.

Site Plan
Dollar Street - West Linn, Oregon

FIGURE
6

3-11-2021

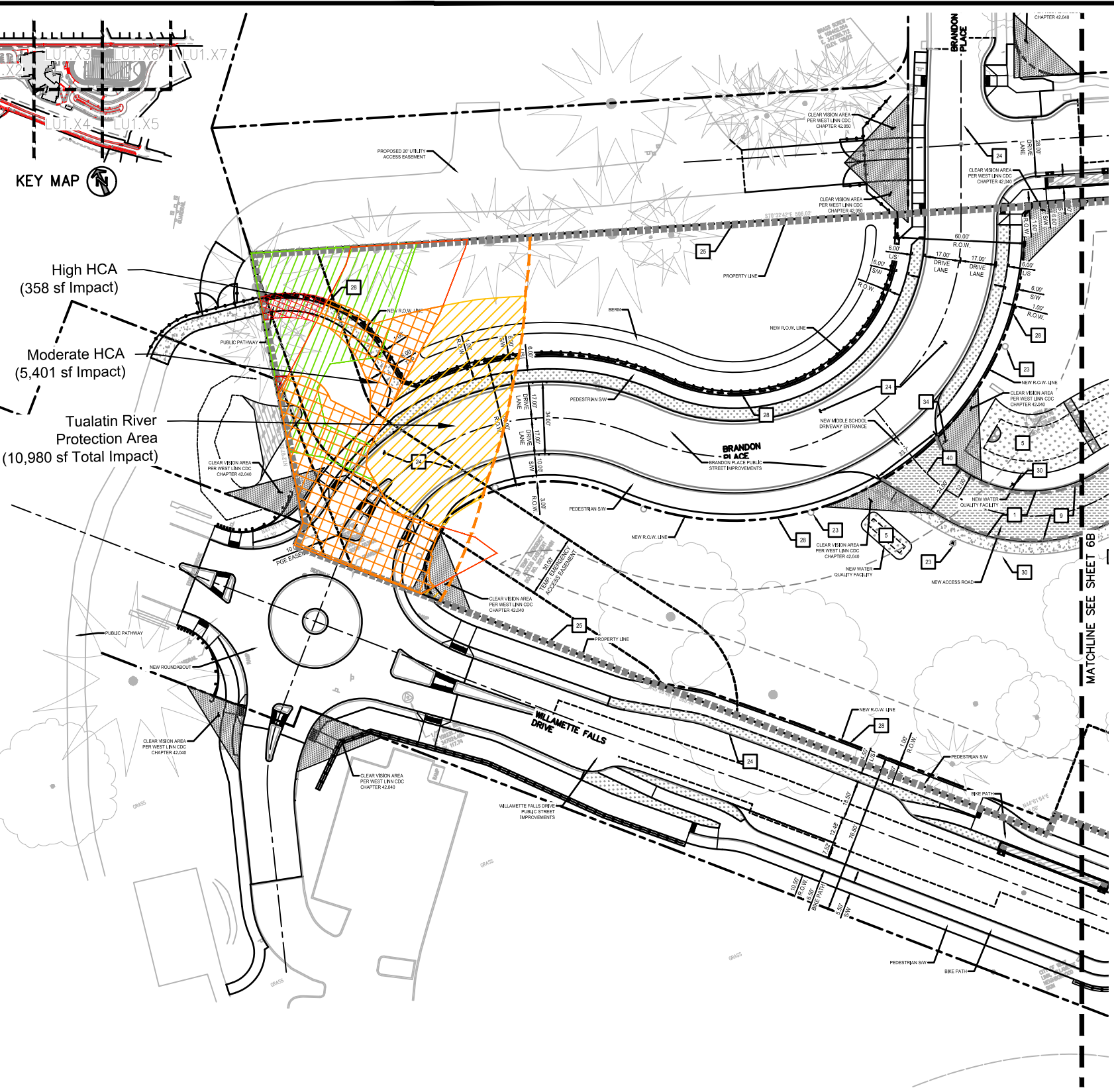


KEY MAP

High HCA
(358 sf Impact)

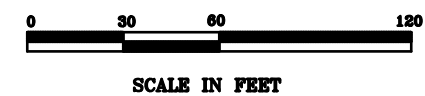
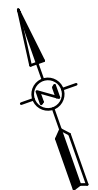
Moderate HCA
(5,401 sf Impact)

Tualatin River
Protection Area
(10,980 sf Total Impact)



LEGEND

- Study Area Boundary (962,933 sf / 22.1 ac)
- Waters of the State/US (591 sf / 0.01 ac)
- Ordinary High Water (OHW)
- Direction of Flow
- HCA Lines
- Tualatin River Protection Area - 200' from OHW (16,261 sf / 0.37 ac)
- Previously Disturbed Vegetation within HCA
- High HCA Impact (358 sf)
- Moderate HCA Impact (5,401 sf)
- Other Impact in Tualatin River Protection Area (10,980 sf Total Impact)



SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. SEE SHEET C-X FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
3. SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
4. BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
5. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XXVIX.
6. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

KEY NOTES

1. CONSTRUCT STANDARD CURB
2. CONSTRUCT MOUNTABLE CURB
3. 4" WHITE STRIPE
4. CROSSWALK
5. STORMWATER TREATMENT FACILITY. SEE 081XX SERIES SHEETS FOR DETAILS
6. FLUSH CURB
7. ADA PARKING STALLS AND STRIPING
8. CURB RAMP TYPE X
9. FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 8" HIGH.
10. COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
11. BOLLARD
12. SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS
13. BIKE PARKING RACKS - SEE LANDSCAPE PLANS
14. WHEEL STOP
15. COMPACT PARKING SPACES
16. CONCRETE TO ASPHALT PAVEMENT TRANSITION
17. CURB CUT TO CURB SPILLWAY
18. DIRECTIONAL ARROWS
19. INSTALL DETECTABLE WARNING STRIP
20. SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
21. RETAINING WALL
22. MULTI-USE FIELD - SEE LANDSCAPE PLANS
23. LIGHT POLE - SEE ELECTRICAL PLANS
24. OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
25. EXISTING PROPERTY LINE
26. ACCESS GATE
27. STARS - SEE LANDSCAPE PLANS
28. PROPOSED PROPERTY LINE
29. "NO PARKING" SIGN
30. "NO PARKING FIRE LANE" SIGN
31. "SERVICE VEHICLES ONLY" SIGN
32. "NO PARKING UNLOADING ZONE" SIGN
33. "BUS ONLY" SIGN
34. "STOP" SIGN
35. "CARPOOL/VANPOOL" SIGN
36. "VISITOR PARKING" SIGN
37. "STUDENT DROP OFF AND PICK UP" SIGN
38. (NOT USED)
39. SCURPER DRAIN
40. ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
41. RETAINING WALL WITH GUARD RAIL
42. PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
43. CONSTRUCT CONCRETE CURB ENDING
44. CURB RAMP TYPE XX
45. CURB RAMP TYPE XXX

SHEET LEGEND

- PROPERTY LINE TO BE DEDICATED
- PROPERTY LINE
- CONVEYANCE SWALE
- SAWOUT LINE
- PROPOSED FENCE (SEE LANDSCAPE PLANS)
- CENTERLINE ROADWAY
- STANDARD CURB
- PAINTED CURB - FIRE LANE
- SITE WALL
- PROPOSED BUILDING
- STORMWATER TREATMENT FACILITY
- ASPHALT PAVEMENT: HEAVY DUTY
- ASPHALT PAVEMENT: MEDIUM DUTY
- ASPHALT PAVEMENT: LIGHT DUTY
- PEDESTRIAN ASPHALT - SEE LANDSCAPE
- HEAVY CONCRETE PAVEMENT
- PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH
- GRASS PAVERS - SEE LANDSCAPE PLANS

- C COMPACT PARKING STALLS
- LT LEFT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENT
- R RADIUS
- RT RIGHT

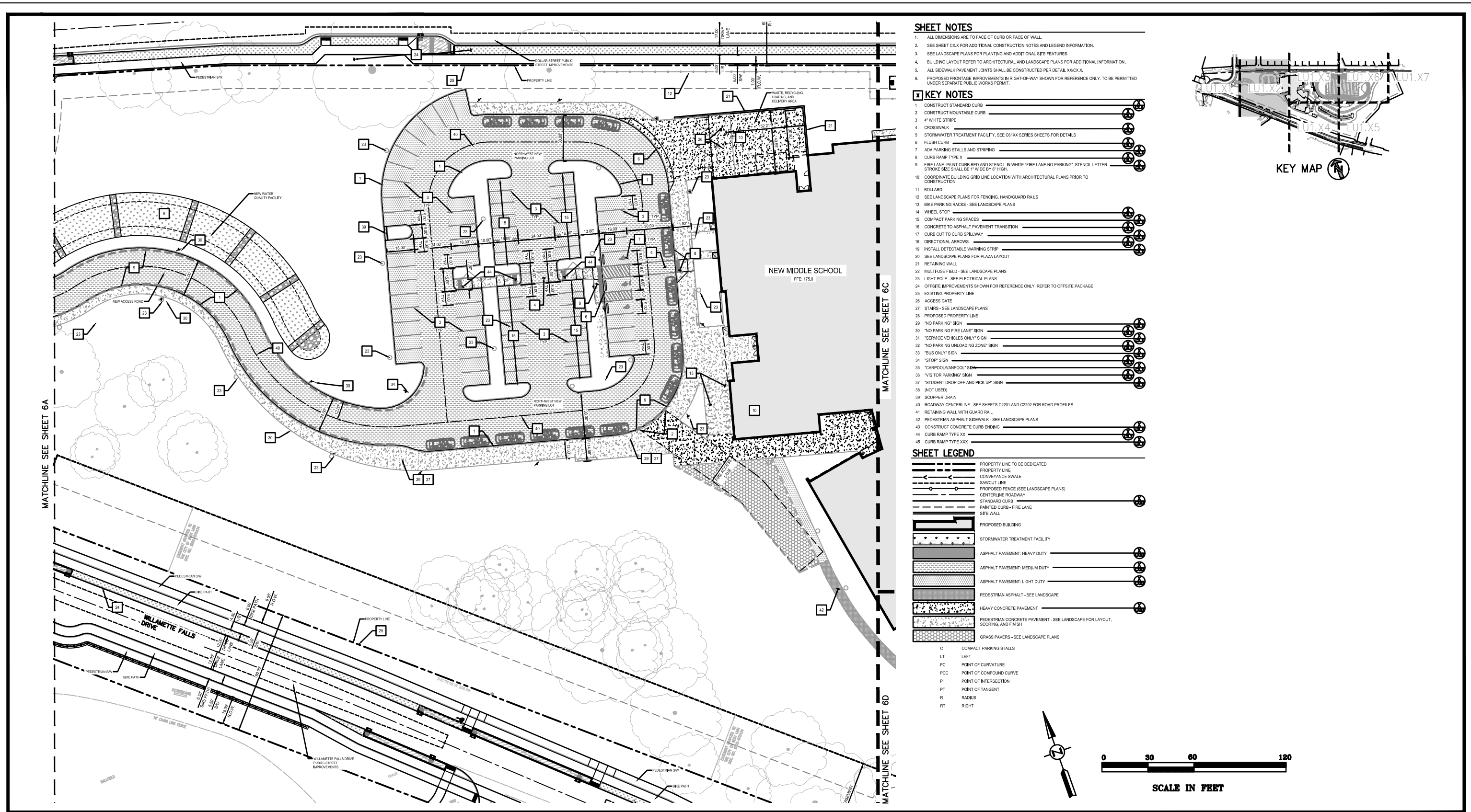


Base provided by KPFF.

Site Plan
Dollar Street - West Linn, Oregon

FIGURE
6A

3-11-2021



SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. SEE SHEET C&X FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
3. SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
4. BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
5. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XXCXX.
6. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY, TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

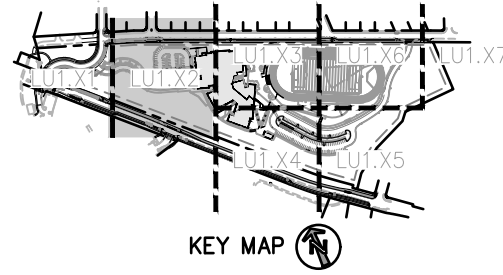
KEY NOTES

1. CONSTRUCT STANDARD CURB
2. CONSTRUCT MOUNTABLE CURB
3. 4" WHITE STRIPE
4. CROSSWALK
5. STORMWATER TREATMENT FACILITY, SEE C01XX SERIES SHEETS FOR DETAILS
6. FLUSH CURB
7. ADA PARKING STALLS AND STRIPING
8. CURB RAMP TYPE X
9. FIRE LANE, PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING", STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 6" HIGH.
10. COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
11. BOLLARD
12. SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS
13. BIKE PARKING RACKS - SEE LANDSCAPE PLANS
14. WHEEL STOP
15. COMPACT PARKING SPACES
16. CONCRETE TO ASPHALT PAVEMENT TRANSITION
17. CURB CUT TO CURB SPILLWAY
18. DIRECTIONAL ARROWS
19. INSTALL DETECTABLE WARNING STRIP
20. SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
21. RETAINING WALL
22. MULTI-USE FIELD - SEE LANDSCAPE PLANS
23. LIGHT POLE - SEE ELECTRICAL PLANS
24. OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
25. EXISTING PROPERTY LINE
26. ACCESS GATE
27. STAIRS - SEE LANDSCAPE PLANS
28. PROPOSED PROPERTY LINE
29. "NO PARKING" SIGN
30. "NO PARKING FIRE LANE" SIGN
31. "SERVICE VEHICLES ONLY" SIGN
32. "NO PARKING UNLOADING ZONE" SIGN
33. "BUS ONLY" SIGN
34. "STOP" SIGN
35. "CARPOOL/VANPOOL" SIGN
36. "VISITOR PARKING" SIGN
37. "STUDENT DROP OFF AND PICK UP" SIGN
38. (NOT USED)
39. SCUPPER DRAIN
40. ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
41. RETAINING WALL WITH GUARD RAIL
42. PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
43. CONSTRUCT CONCRETE CURB ENDING
44. CURB RAMP TYPE XX
45. CURB RAMP TYPE XXX

SHEET LEGEND

- PROPERTY LINE TO BE DEDICATED
- PROPERTY LINE
- CONVIANCE SWALE
- SAWCUT LINE
- PROPOSED FENCE (SEE LANDSCAPE PLANS)
- CENTERLINE ROADWAY
- STANDARD CURB
- PAINTED CURB - FIRE LANE
- SITE WALL
- PROPOSED BUILDING
- STORMWATER TREATMENT FACILITY
- ASPHALT PAVEMENT - HEAVY DUTY
- ASPHALT PAVEMENT - MEDIUM DUTY
- ASPHALT PAVEMENT - LIGHT DUTY
- PEDESTRIAN ASPHALT - SEE LANDSCAPE
- HEAVY CONCRETE PAVEMENT
- PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH
- GRASS PAVERS - SEE LANDSCAPE PLANS

- C COMPACT PARKING STALLS
- LT LEFT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENT
- R RADIUS
- RT RIGHT

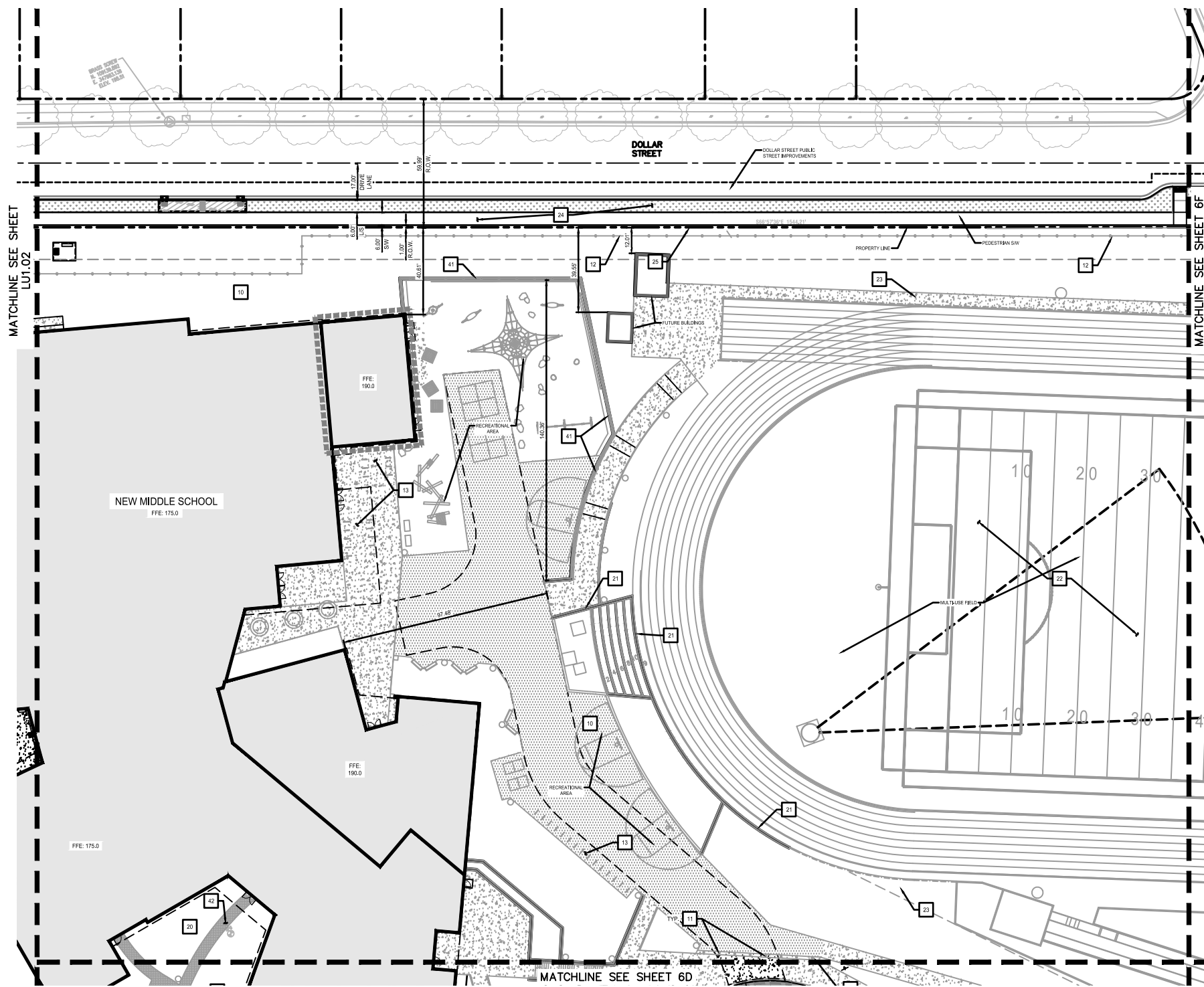


Base provided by KPFF.

Site Plan
Dollar Street - West Linn, Oregon

FIGURE
6B

3-3-2021



SHEET NOTES

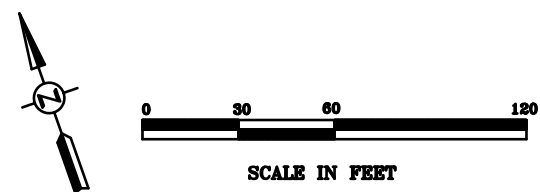
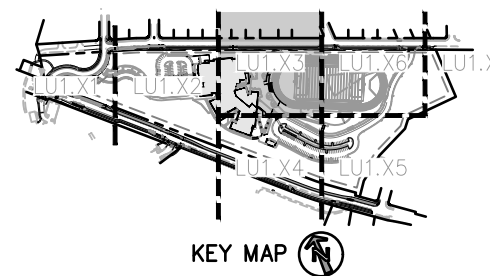
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. SEE SHEET CXX FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
3. SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
4. BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
5. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XXCXX.
6. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

KEY NOTES

1. CONSTRUCT STANDARD CURB
2. CONSTRUCT MOUNTABLE CURB
3. 4" WHITE STRIPE
4. CROSSWALK
5. STORMWATER TREATMENT FACILITY. SEE C51XX SERIES SHEETS FOR DETAILS
6. FLUSH CURB
7. ADA PARKING STALLS AND STRIPING
8. CURB RAMP TYPE X
9. FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 7" WIDE BY 6" HIGH.
10. COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
11. BOLLARD
12. SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS
13. BIKE PARKING RACKS - SEE LANDSCAPE PLANS
14. WHEEL STOP
15. COMPACT PARKING SPACES
16. CONCRETE TO ASPHALT PAVEMENT TRANSITION
17. CURB CUT TO CURB SPILLWAY
18. DIRECTIONAL ARROWS
19. INSTALL DETECTABLE WARNING STRIP
20. SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
21. RETAINING WALL
22. MULT-USE FIELD - SEE LANDSCAPE PLANS
23. LIGHT POLE - SEE ELECTRICAL PLANS
24. OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
25. EXISTING PROPERTY LINE
26. ACCESS GATE
27. STAIRS - SEE LANDSCAPE PLANS
28. PROPOSED PROPERTY LINE
29. "NO PARKING" SIGN
30. "NO PARKING FIRE LANE" SIGN
31. "SERVICE VEHICLES ONLY" SIGN
32. "NO PARKING UNLOADING ZONE" SIGN
33. "BUS ONLY" SIGN
34. "STOP" SIGN
35. "CARPOOL/VANPOOL" SIGN
36. "VISITOR PARKING" SIGN
37. "STUDENT DROP OFF AND PICK UP" SIGN
38. (NOT USED)
39. SCUPPER DRAIN
40. ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
41. RETAINING WALL WITH GUARD RAIL
42. PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
43. CONSTRUCT CONCRETE CURB ENDING
44. CURB RAMP TYPE XX
45. CURB RAMP TYPE XXX

SHEET LEGEND

- PROPERTY LINE TO BE DEDICATED
- PROPERTY LINE
- CONVEYANCE SWALE
- SHOULDER LINE
- PROPOSED FENCE (SEE LANDSCAPE PLANS)
- CENTERLINE ROADWAY
- STANDARD CURB
- PAINTED CURB - FIRE LANE
- SITE WALL
- PROPOSED BUILDING
- STORMWATER TREATMENT FACILITY
- ASPHALT PAVEMENT: HEAVY DUTY
- ASPHALT PAVEMENT: MEDIUM DUTY
- ASPHALT PAVEMENT: LIGHT DUTY
- PEDESTRIAN ASPHALT - SEE LANDSCAPE
- HEAVY CONCRETE PAVEMENT
- PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH
- GRASS PAVERS - SEE LANDSCAPE PLANS
- C COMPACT PARKING STALLS
- LT LEFT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENT
- R RADIUS
- RT RIGHT

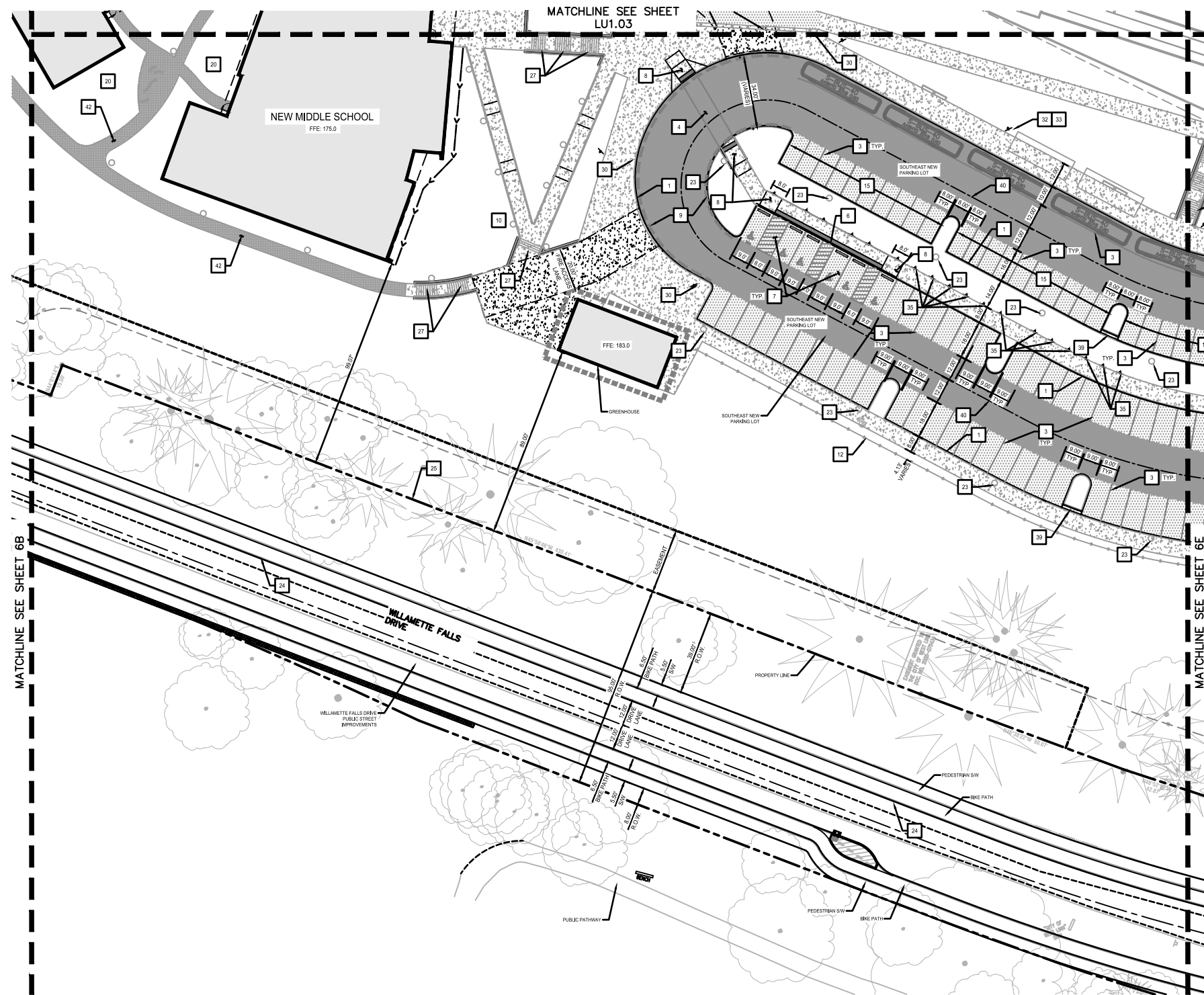


Base provided by KPFF.

Site Plan
Dollar Street - West Linn, Oregon

FIGURE
6C

3-3-2021



SHEET NOTES

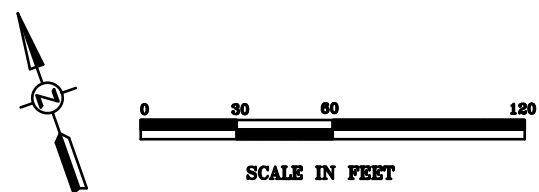
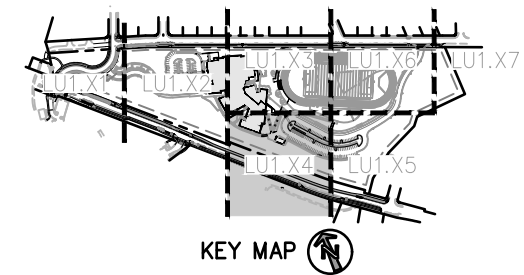
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. SEE SHEET CXX FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
3. SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
4. BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
5. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XXXCXX.
6. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

KEY NOTES

1. CONSTRUCT STANDARD CURB
2. CONSTRUCT MOUNTABLE CURB
3. 4" WHITE STRIPE
4. CROSSWALK
5. STORMWATER TREATMENT FACILITY. SEE 081XX SERIES SHEETS FOR DETAILS
6. FLUSH CURB
7. ADA PARKING STALLS AND STRIPING
8. CURB RAMP TYPE X
9. FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 6" HIGH.
10. COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
11. BOLLARD
12. SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS
13. BIKE PARKING RACKS - SEE LANDSCAPE PLANS
14. WHEEL STOP
15. COMPACT PARKING SPACES
16. CONCRETE TO ASPHALT PAVEMENT TRANSITION
17. CURB CUT TO CURB SPILLWAY
18. DIRECTIONAL ARROWS
19. INSTALL DETECTABLE WARNING STRIP
20. SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
21. RETAINING WALL
22. MULTI-USE FIELD - SEE LANDSCAPE PLANS
23. LIGHT POLE - SEE ELECTRICAL PLANS
24. OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
25. EXISTING PROPERTY LINE
26. ACCESS GATE
27. STAIRS - SEE LANDSCAPE PLANS
28. PROPOSED PROPERTY LINE
29. "NO PARKING" SIGN
30. "NO PARKING FIRE LANE" SIGN
31. "SERVICE VEHICLES ONLY" SIGN
32. "NO PARKING LOADING ZONE" SIGN
33. "BUS ONLY" SIGN
34. "STOP" SIGN
35. "CARPOOL/VANPOOL" SIGN
36. "VISITOR PARKING" SIGN
37. "STUDENT DROP OFF AND PICK UP" SIGN
38. (NOT USED)
39. SCUPPER DRAIN
40. ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
41. RETAINING WALL WITH GUARD RAIL
42. PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
43. CONSTRUCT CONCRETE CURB ENDING
44. CURB RAMP TYPE XX
45. CURB RAMP TYPE XXX

SHEET LEGEND

- PROPERTY LINE TO BE DEDICATED
- PROPERTY LINE
- CONVEYANCE SWALE
- SAWCUT LINE
- PROPOSED FENCE (SEE LANDSCAPE PLANS)
- CENTERLINE ROADWAY
- STANDARD CURB
- PAINTED CURB - FIRE LANE
- SITE WALL
- PROPOSED BUILDING
- STORMWATER TREATMENT FACILITY
- ASPHALT PAVEMENT: HEAVY DUTY
- ASPHALT PAVEMENT: MEDIUM DUTY
- ASPHALT PAVEMENT: LIGHT DUTY
- PEDESTRIAN ASPHALT - SEE LANDSCAPE
- HEAVY CONCRETE PAVEMENT
- PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH
- GRASS PAVERS - SEE LANDSCAPE PLANS
- C COMPACT PARKING STALLS
- LT LEFT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENT
- R RADIUS
- RT RIGHT



Base provided by KPFF.

Site Plan
Dollar Street - West Linn, Oregon

FIGURE
6D

3-3-2021



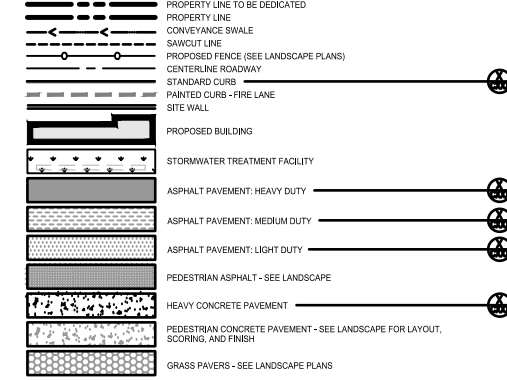
SHEET NOTES

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4. BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
5. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XXXXX.
6. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY, TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

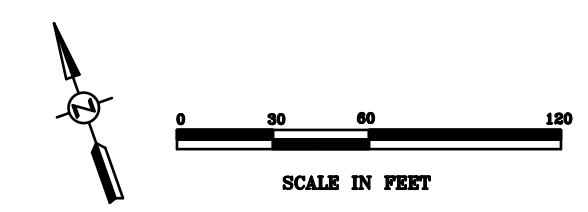
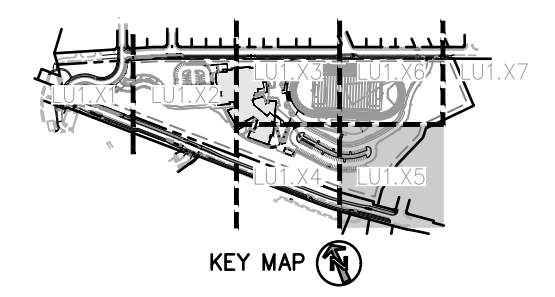
KEY NOTES

- 1 CONSTRUCT STANDARD CURB
- 2 CONSTRUCT MOUNTABLE CURB
- 3 4" WHITE STRIPE
- 4 CROSSWALK
- 5 STORMWATER TREATMENT FACILITY. SEE C61XX SERIES SHEETS FOR DETAILS
- 6 FLUSH CURB
- 7 ADA PARKING STALLS AND STRIPING
- 8 CURB RAMP TYPE X
- 9 FREE LANE. PAINT CURB RED AND STENCIL IN WHITE "FREE LANE NO PARKING". STENCIL LETTER STROKE SIZE SHALL BE 1" WIDE BY 6" HIGH.
- 10 COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- 11 BOLLARD
- 12 SEE LANDSCAPE PLANS FOR FENCING, HANDGUARD RAILS
- 13 BIKE PARKING RACKS - SEE LANDSCAPE PLANS
- 14 WHEEL STOP
- 15 COMPACT PARKING SPACES
- 16 CONCRETE TO ASPHALT PAVEMENT TRANSITION
- 17 CURB CUT TO CURB SPELLWAY
- 18 DIRECTIONAL ARROWS
- 19 INSTALL DETECTABLE WARNING STRIP
- 20 SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
- 21 RETAINING WALL
- 22 MULTI-USE FIELD - SEE LANDSCAPE PLANS
- 23 LIGHT POLE - SEE ELECTRICAL PLANS
- 24 OFF-SITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFF-SITE PACKAGE.
- 25 EXISTING PROPERTY LINE
- 26 ACCESS GATE
- 27 STAIRS - SEE LANDSCAPE PLANS
- 28 PROPOSED PROPERTY LINE
- 29 "NO PARKING" SIGN
- 30 "NO PARKING FIRE LANE" SIGN
- 31 "SERVICE VEHICLES ONLY" SIGN
- 32 "NO PARKING UNLOADING ZONE" SIGN
- 33 "BUS ONLY" SIGN
- 34 "STOP" SIGN
- 35 "CARPOOL/VANPOOL" SIGN
- 36 "VISITOR PARKING" SIGN
- 37 "STUDENT DROP OFF AND PICK UP" SIGN
- 38 (NOT USED)
- 39 SCUPPER DRAIN
- 40 ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
- 41 RETAINING WALL WITH GUARD RAIL
- 42 PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
- 43 CONSTRUCT CONCRETE CURB ENDING
- 44 CURB RAMP TYPE XX
- 45 CURB RAMP TYPE XXX

SHEET LEGEND



- C COMPACT PARKING STALLS
- LT LEFT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENT
- R RADIUS
- RT RIGHT

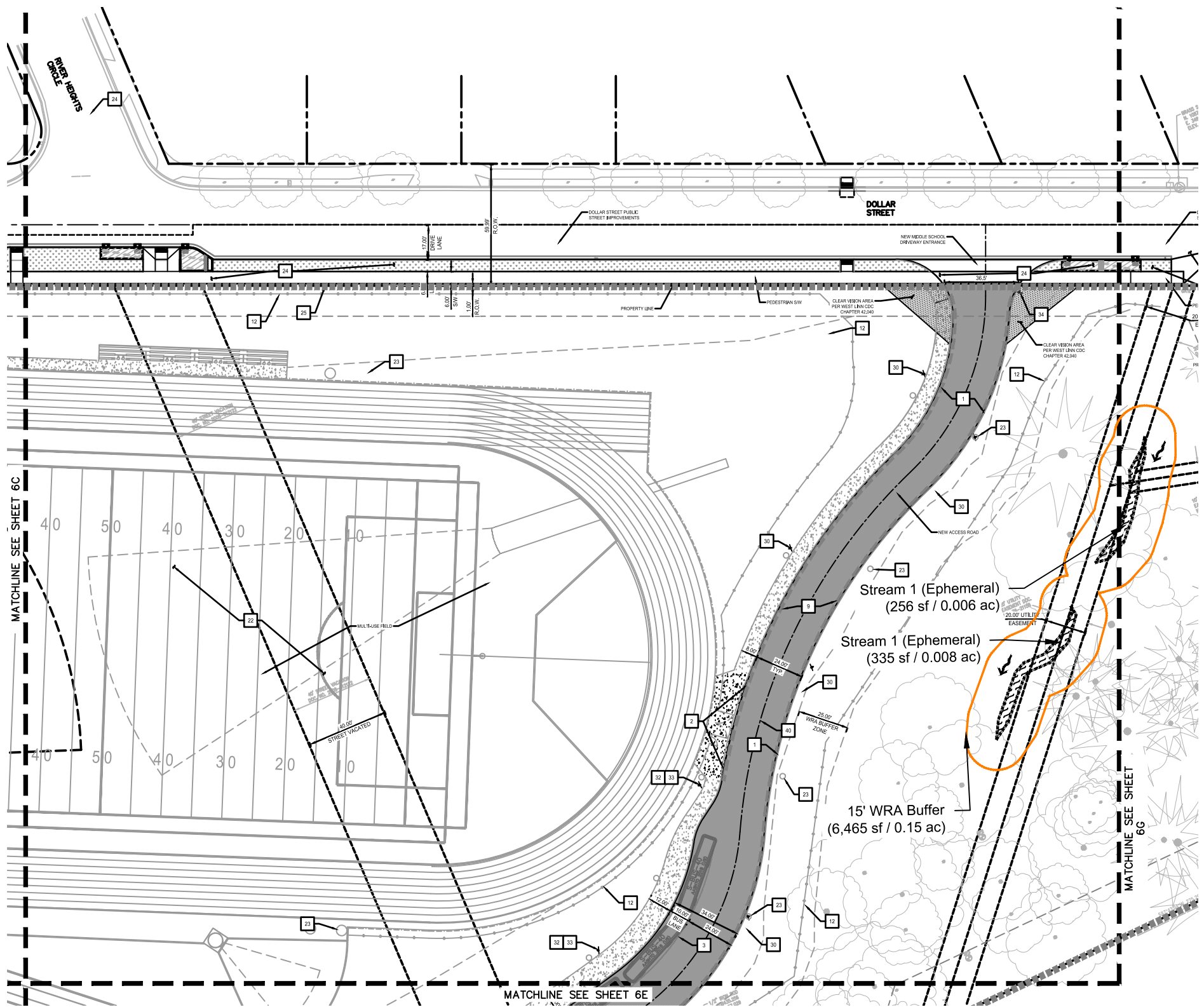


Base provided by KPFF.

Pacific Habitat Services, Inc.
 9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
 Phone: (503) 570-0800 Fax: (503) 570-0855

Site Plan
 Dollar Street - West Linn, Oregon
FIGURE 6E

3-3-2021



SHEET NOTES

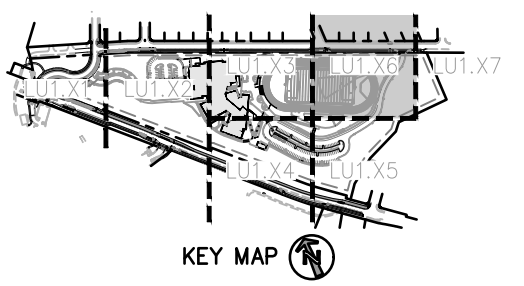
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KEY NOTES

1. CONSTRUCT STANDARD CURB
2. CONSTRUCT MOUNTABLE CURB
3. 4" WHITE STRIPE
4. CROSSWALK
5. STORMWATER TREATMENT FACILITY. SEE C81XX SERIES SHEETS FOR DETAILS
6. FLUSH CURB
7. ADA PARKING STALLS AND STRIPING
8. CURB RAMP TYPE X
9. FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STRIKE SIZE SHALL BE 1" WIDE BY 8" HIGH.
10. COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
11. BOLLARD
12. SEE LANDSCAPE PLANS FOR FENCING, HAND/GUARD RAILS
13. BIKE PARKING RACKS - SEE LANDSCAPE PLANS
14. WHEEL STOP
15. COMPACT PARKING SPACES
16. CONCRETE TO ASPHALT PAVEMENT TRANSITION
17. CURB CUT TO CURB SPILLWAY
18. DIRECTIONAL ARROWS
19. INSTALL DETECTABLE WARNING STRIP
20. SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
21. RETAINING WALL
22. MULTUSE FIELD - SEE LANDSCAPE PLANS
23. LIGHT POLE - SEE ELECTRICAL PLANS
24. OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
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27. STAIRS - SEE LANDSCAPE PLANS
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32. "NO PARKING UNLOADING ZONE" SIGN
33. "BUS ONLY" SIGN
34. "STOP" SIGN
35. "CARPOOL/VANPOOL" SIGN
36. "VISITOR PARKING" SIGN
37. "STUDENT DROP OFF AND PICK UP" SIGN
38. (NOT USED)
39. SCUPPER DRAIN
40. ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
41. RETAINING WALL WITH GUARD RAIL
42. PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
43. CONSTRUCT CONCRETE CURB ENDING
44. CURB RAMP TYPE XX
45. CURB RAMP TYPE XXX

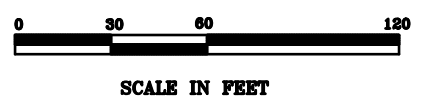
SHEET LEGEND

- PROPERTY LINE TO BE DEDICATED
- PROPERTY LINE
- CONVEYANCE SWALE
- SAWTOOTH LINE
- PROPOSED FENCE (SEE LANDSCAPE PLANS)
- CENTERLINE ROADWAY
- STANDARD CURB
- PAINTED CURB - FIRE LANE
- SITE WALL
- PROPOSED BUILDING
- STORMWATER TREATMENT FACILITY
- ASPHALT PAVEMENT: HEAVY DUTY
- ASPHALT PAVEMENT: MEDIUM DUTY
- ASPHALT PAVEMENT: LIGHT DUTY
- PEDESTRIAN ASPHALT - SEE LANDSCAPE
- HEAVY CONCRETE PAVEMENT
- PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH
- GRASS PAVERS - SEE LANDSCAPE PLANS
- C COMPACT PARKING STALLS
- LT LEFT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENT
- R RADIUS
- RT RIGHT



LEGEND

- Study Area Boundary (962,933 sf / 22.1 ac)
- Waters of the State/US (591 sf / 0.01 ac)
- Ordinary High Water (OHW)
- Direction of Flow
- WRA Buffer (15' from OHW)
- Tualatin River Protection Area 200' from OHW - (16,261 sf / 0.37 ac)

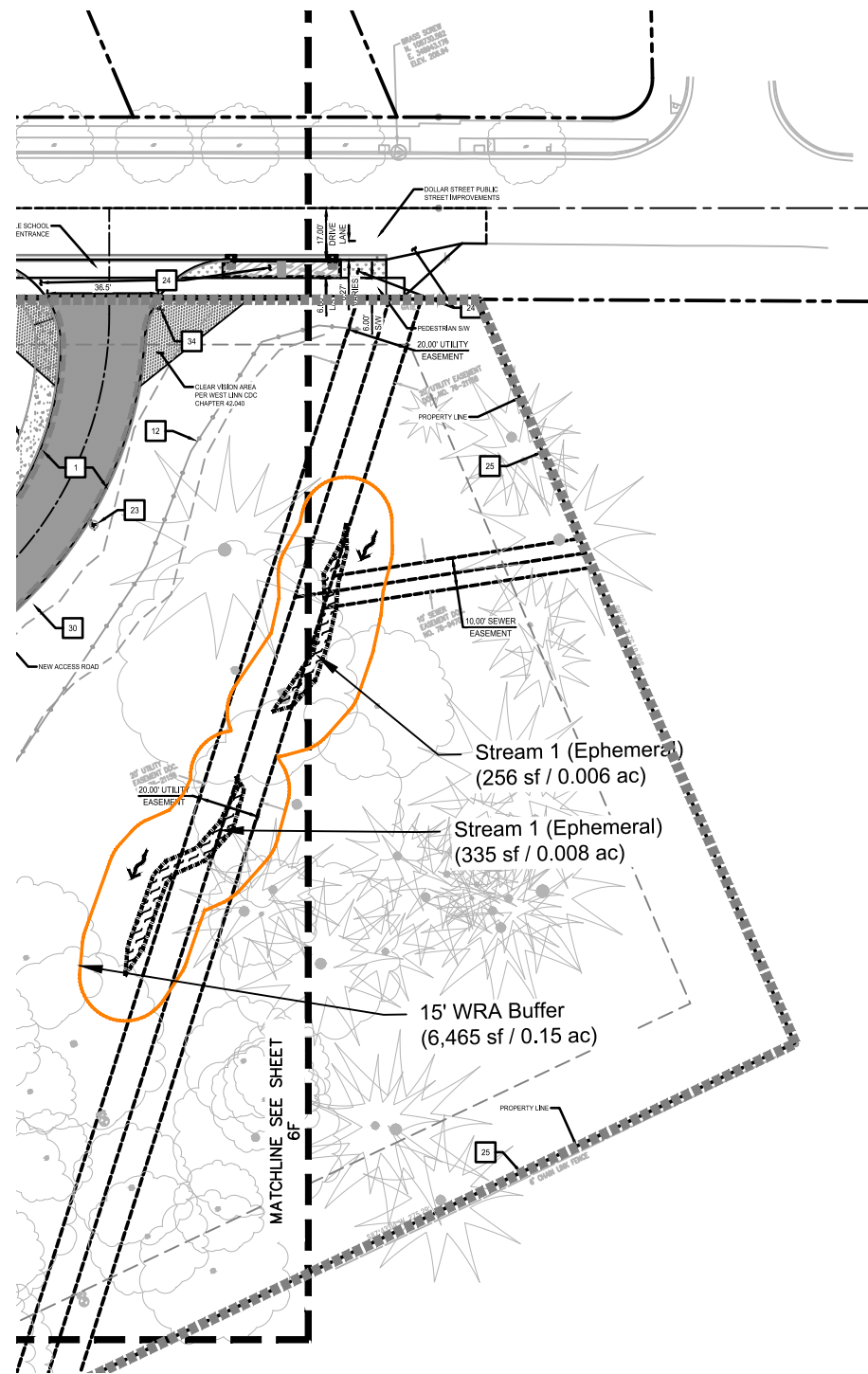


Base provided by KPFF.

Site Plan
Dollar Street - West Linn, Oregon

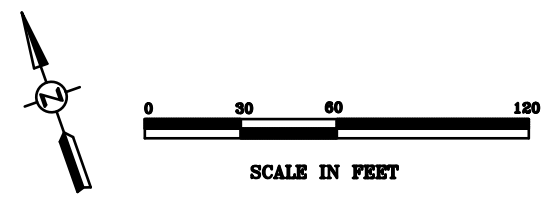
FIGURE
6F

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LEGEND

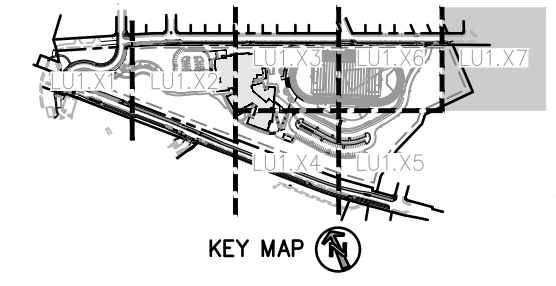
- Study Area Boundary (962,933 sf / 22.1 ac)
- Waters of the State/US (591 sf / 0.01 ac)
- Ordinary High Water (OHW)
- Direction of Flow
- WRA Buffer (15' from OHW)
- Tualatin River Protection Area 200' from OHW - (16,261 sf / 0.37 ac)



- SHEET NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
 2. SEE SHEET C.X.X FOR ADDITIONAL CONSTRUCTION NOTES AND LEGEND INFORMATION.
 3. SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
 4. BUILDING LAYOUT REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 5. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL XX.CX.X.
 6. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

- KEY NOTES**
- 1 CONSTRUCT STANDARD CURB
 - 2 CONSTRUCT MOUNTABLE CURB
 - 3 4" WHITE STRIPE
 - 4 CROSSWALK
 - 5 STORMWATER TREATMENT FACILITY. SEE C61XX SERIES SHEETS FOR DETAILS
 - 6 FLUSH CURB
 - 7 ADA PARKING STALLS AND STRIPING
 - 8 CURB RAMP TYPE X
 - 9 FIRE LANE. PAINT CURB RED AND STENCIL IN WHITE "FIRE LANE NO PARKING". STENCIL LETTER STRIPE SIZE SHALL BE 1" WIDE BY 6" HIGH.
 - 10 COORDINATE BUILDING GRID LINE LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
 - 11 BOLLARD
 - 12 SEE LANDSCAPE PLANS FOR FENCING, HANDGUARD RAILS
 - 13 BIKE PARKING RACKS - SEE LANDSCAPE PLANS
 - 14 WHEEL STOP
 - 15 COMPACT PARKING SPACES
 - 16 CONCRETE TO ASPHALT PAVEMENT TRANSITION
 - 17 CURB CUT TO CURB SPILLWAY
 - 18 DIRECTIONAL ARROWS
 - 19 INSTALL DETECTABLE WARNING STRIP
 - 20 SEE LANDSCAPE PLANS FOR PLAZA LAYOUT
 - 21 RETAINING WALL
 - 22 MULTUSE FIELD - SEE LANDSCAPE PLANS
 - 23 LIGHT POLE - SEE ELECTRICAL PLANS
 - 24 OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO OFFSITE PACKAGE.
 - 25 EXISTING PROPERTY LINE
 - 26 ACCESS GATE
 - 27 STAIRS - SEE LANDSCAPE PLANS
 - 28 PROPOSED PROPERTY LINE
 - 29 "NO PARKING" SIGN
 - 30 "NO PARKING FIRE LANE" SIGN
 - 31 "SERVICE VEHICLES ONLY" SIGN
 - 32 "NO PARKING UNLOADING ZONE" SIGN
 - 33 "BUS ONLY" SIGN
 - 34 "STOP" SIGN
 - 35 "CARPOOL/VANPOOL" SIGN
 - 36 "VISITOR PARKING" SIGN
 - 37 "STUDENT DROP OFF AND PICK UP" SIGN
 - 38 (NOT USED)
 - 39 SCUPPER DRAIN
 - 40 ROADWAY CENTERLINE - SEE SHEETS C2201 AND C2202 FOR ROAD PROFILES
 - 41 RETAINING WALL WITH GUARD RAIL
 - 42 PEDESTRIAN ASPHALT SIDEWALK - SEE LANDSCAPE PLANS
 - 43 CONSTRUCT CONCRETE CURB ENDING
 - 44 CURB RAMP TYPE XX
 - 45 CURB RAMP TYPE XXX

- SHEET LEGEND**
- PROPERTY LINE TO BE DEDICATED
 - PROPERTY LINE
 - CONVEYANCE SWALE
 - SAWCUT LINE
 - PROPOSED FENCE (SEE LANDSCAPE PLANS)
 - CENTERLINE ROADWAY
 - STANDARD CURB
 - PAINTED CURB - FIRE LANE
 - SITE WALL
 - PROPOSED BUILDING
 - STORMWATER TREATMENT FACILITY
 - ASPHALT PAVEMENT: HEAVY DUTY
 - ASPHALT PAVEMENT: MEDIUM DUTY
 - ASPHALT PAVEMENT: LIGHT DUTY
 - PEDESTRIAN ASPHALT - SEE LANDSCAPE
 - HEAVY CONCRETE PAVEMENT
 - PEDESTRIAN CONCRETE PAVEMENT - SEE LANDSCAPE FOR LAYOUT, SCORING, AND FINISH
 - GRASS PAVERS - SEE LANDSCAPE PLANS
 - C COMPACT PARKING STALLS
 - LT LEFT
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVE
 - PI POINT OF INTERSECTION
 - PT POINT OF TANGENT
 - R RADIUS
 - RT RIGHT

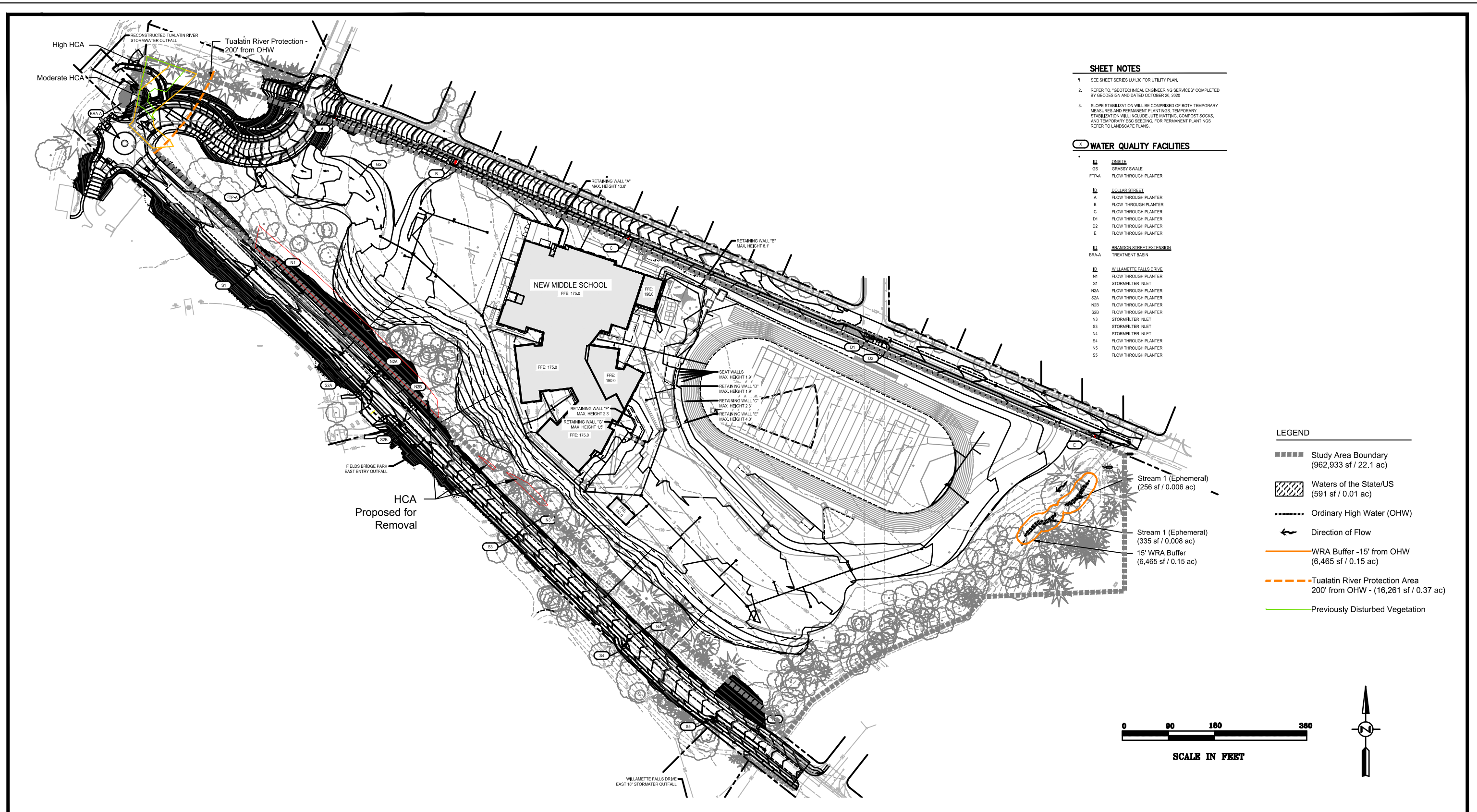


Base provided by KPFF.

Site Plan
Dollar Street - West Linn, Oregon

FIGURE
6G

3-3-2021

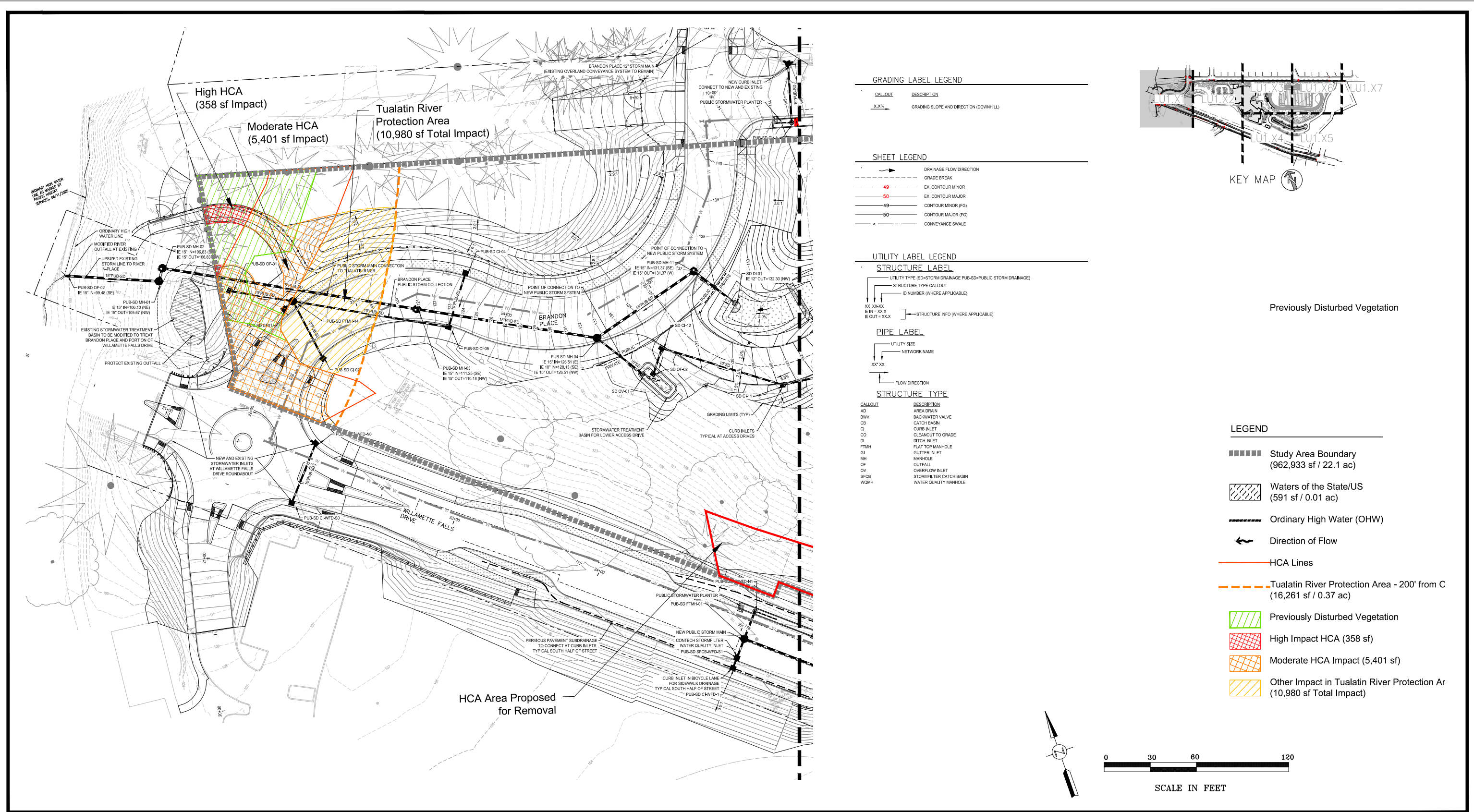


Base provided by KPFF.

Grading and Drainage Plan
Dollar Street - West Linn, Oregon

FIGURE 7

3-16-2021



GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

UTILITY LABEL LEGEND

STRUCTURE LABEL

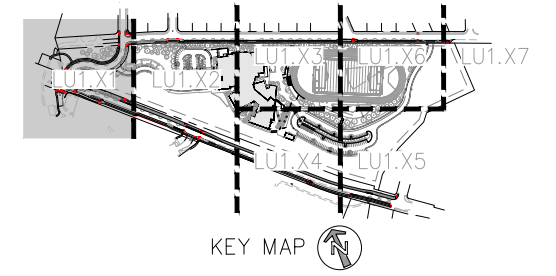
	UTILITY TYPE (SD=STORM DRAINAGE PUB-SD-PUBLIC STORM DRAINAGE)
	STRUCTURE TYPE CALLOUT
	ID NUMBER (WHERE APPLICABLE)
XX XXXX	STRUCTURE INFO (WHERE APPLICABLE)
IE IN + XXX	
IE OUT + XXXX	

PIPE LABEL

	UTILITY SIZE
	NETWORK NAME
XX' XX'	
	FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT TO GRADE
DI	DITCH INLET
FTMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WQMH	WATER QUALITY MANHOLE



Previously Disturbed Vegetation

LEGEND

	Study Area Boundary (962,933 sf / 22.1 ac)
	Waters of the State/US (591 sf / 0.01 ac)
	Ordinary High Water (OHW)
	Direction of Flow
	HCA Lines
	Tualatin River Protection Area - 200' from O (16,261 sf / 0.37 ac)
	Previously Disturbed Vegetation
	High Impact HCA (358 sf)
	Moderate HCA Impact (5,401 sf)
	Other Impact in Tualatin River Protection Ar (10,980 sf Total Impact)

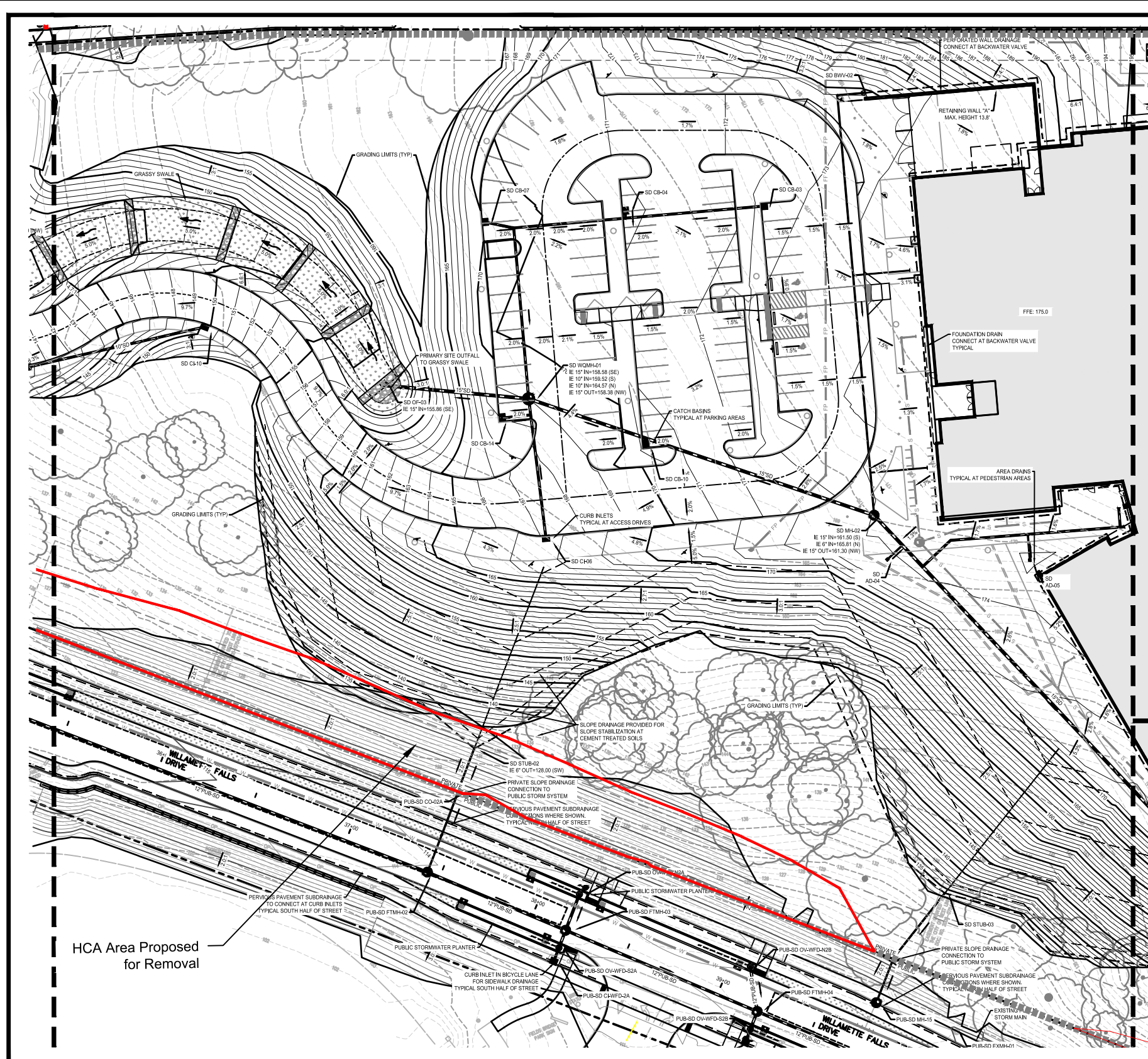


Base provided by KPFF.

Grading Plan Detail
Dollar Street - West Linn, Oregon

FIGURE
7A

3-11-2021



GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

UTILITY LABEL LEGEND

STRUCTURE LABEL

	UTILITY TYPE (SD=STORM DRAINAGE PUB=SD=PUBLIC STORM DRAINAGE)
	STRUCTURE TYPE CALLOUT
	ID NUMBER (WHERE APPLICABLE)
	XX-XX-XX IE IN=XXX IE OUT=XXX
	STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

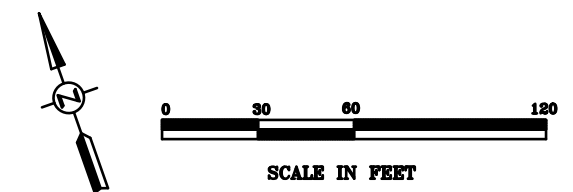
	UTILITY SIZE
	NETWORK NAME
	XX" XX
	FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT TO GRADE
DI	DITCH INLET
FTMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WQMH	WATER QUALITY MANHOLE

LEGEND

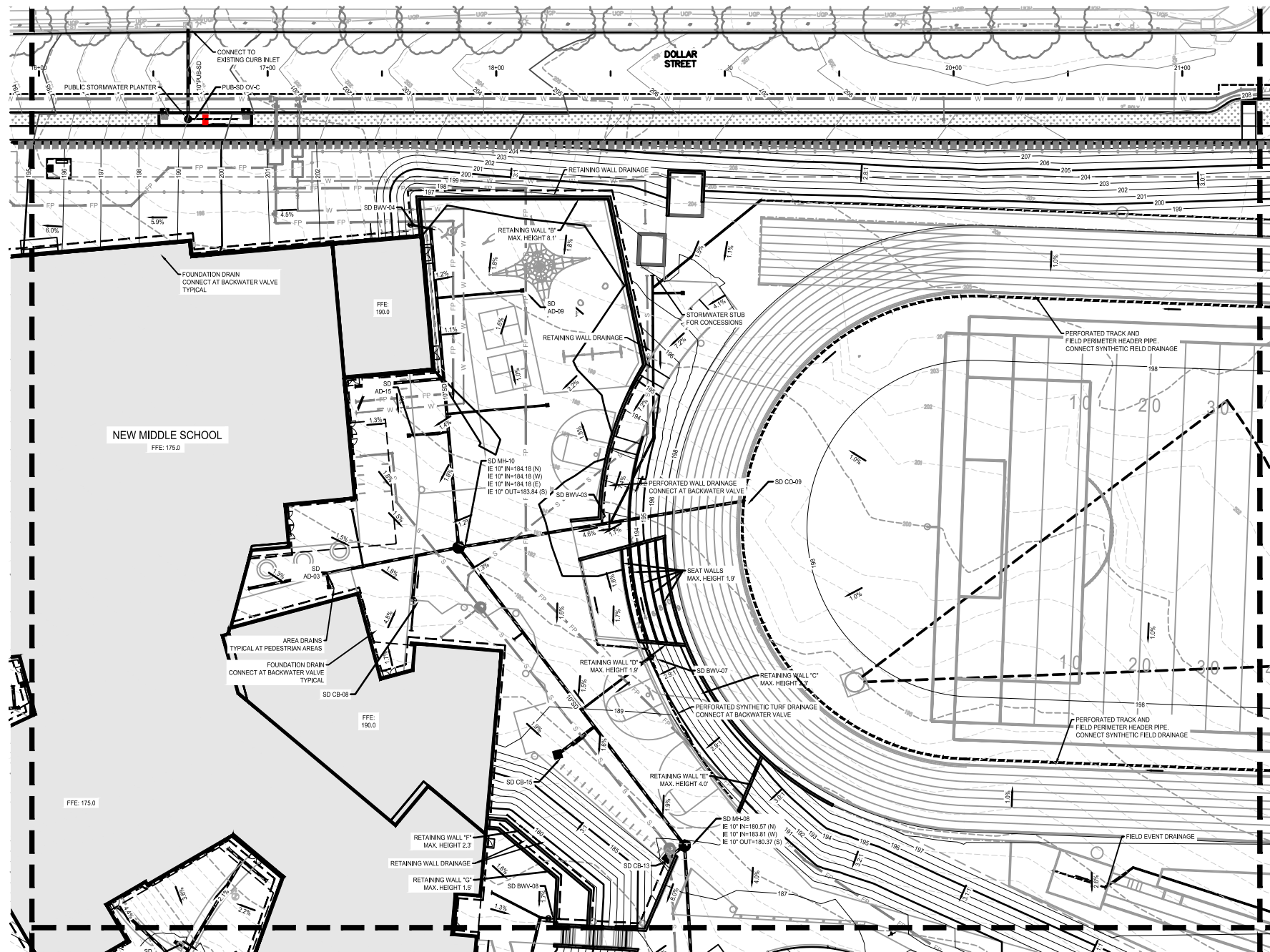
	Study Area Boundary (962,933 sf / 22.1 ac)
	Waters of the State/US (591 sf / 0.01 ac)
	Ordinary High Water (OHW)
	Direction of Flow
	HCA Lines
	Tualatin River Protection Area - 200' from O (16,261 sf / 0.37 ac)
	Previously Disturbed Vegetation
	Moderate HCA Impact (3,889 sf)
	Other Impact in Tualatin River Protection Ar (9,108 sf Total Impact)



Base provided by KPFF.

Grading Plan Detail
Dollar Street - West Linn, Oregon
FIGURE 7B

3-5-2021



GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
XXX	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

UTILITY LABEL LEGEND

STRUCTURE LABEL

	UTILITY TYPE (SD-STORM DRAINAGE PUB-SD-PUBLIC STORM DRAINAGE)
	STRUCTURE TYPE CALLOUT
	ID NUMBER (WHERE APPLICABLE)
	XX XXXX IE IN = XXXX IE OUT = XXXX
	STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

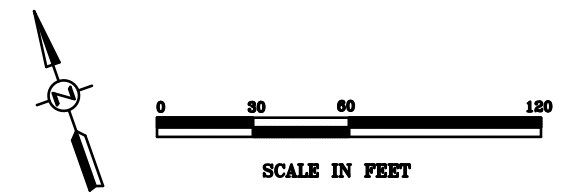
	UTILITY SIZE
	NETWORK NAME
	FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CD	CLEANOUT TO GRADE
DI	DITCH INLET
FTMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WQMH	WATER QUALITY MANHOLE

LEGEND

	Study Area Boundary (962,933 sf / 22.1 ac)
	Waters of the State/US (591 sf / 0.01 ac)
	Ordinary High Water (OHW)
	Direction of Flow
	HCA Lines
	Tualatin River Protection Area - 200' from C (16,261 sf / 0.37 ac)
	Previously Disturbed Vegetation
	Moderate HCA Impact (3,889 sf)
	Other Impact in Tualatin River Protection Ar (9,108 sf Total Impact)

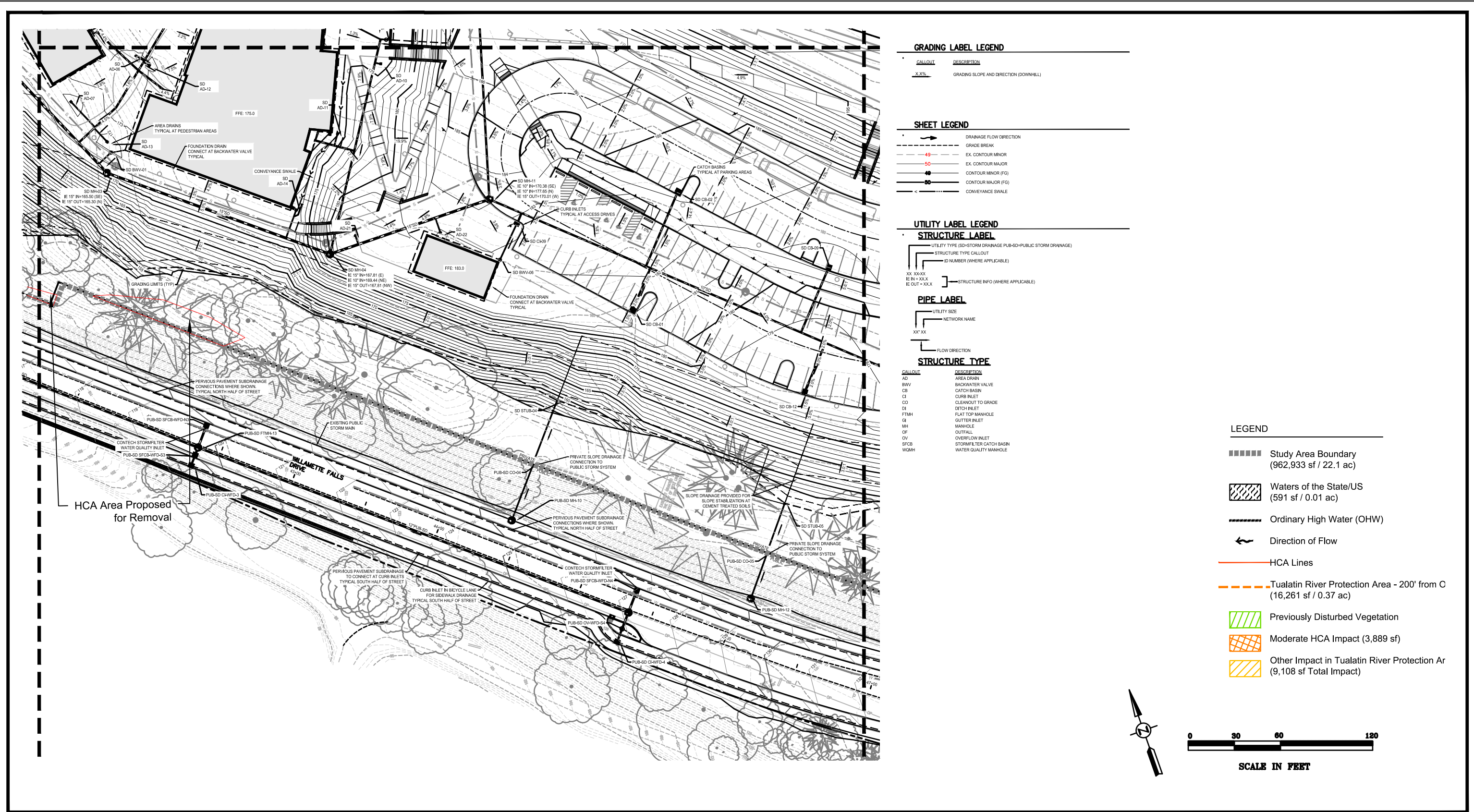


Base provided by KPFF.

Grading Plan Detail
Dollar Street - West Linn, Oregon

FIGURE
7C

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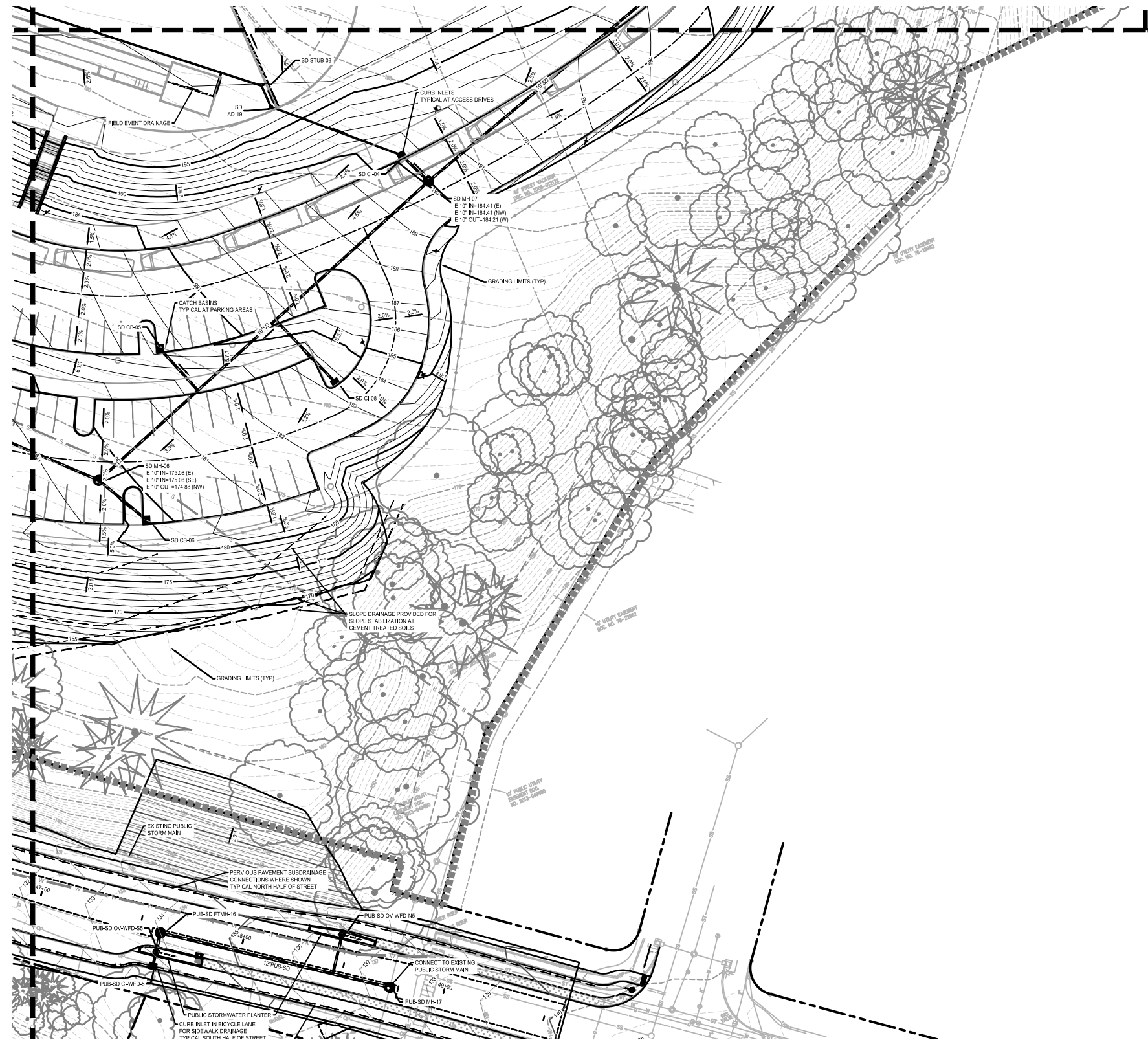


Base provided by KPFF.

Grading Plan Detail
Dollar Street - West Linn, Oregon

FIGURE 7D

3-4-2021



GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

UTILITY LABEL LEGEND

STRUCTURE LABEL

	UTILITY TYPE (SD=STORM DRAINAGE PUB-SD=PUBLIC STORM DRAINAGE)
	STRUCTURE TYPE CALLOUT
	ID NUMBER (WHERE APPLICABLE)
	STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

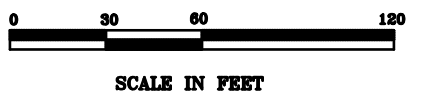
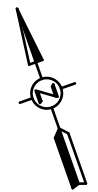
	UTILITY SIZE
	NETWORK NAME
	FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT TO GRADE
DI	DITCH INLET
FTMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WQMH	WATER QUALITY MANHOLE

LEGEND

- Study Area Boundary (962,933 sf / 22.1 ac)
- Waters of the State/US (591 sf / 0.01 ac)
- Ordinary High Water (OHW)
- Direction of Flow
- HCA Lines
- Tualatin River Protection Area - 200' from O (16,261 sf / 0.37 ac)
- Previously Disturbed Vegetation
- Moderate HCA Impact (3,889 sf)
- Other Impact in Tualatin River Protection Ar (9,108 sf Total Impact)

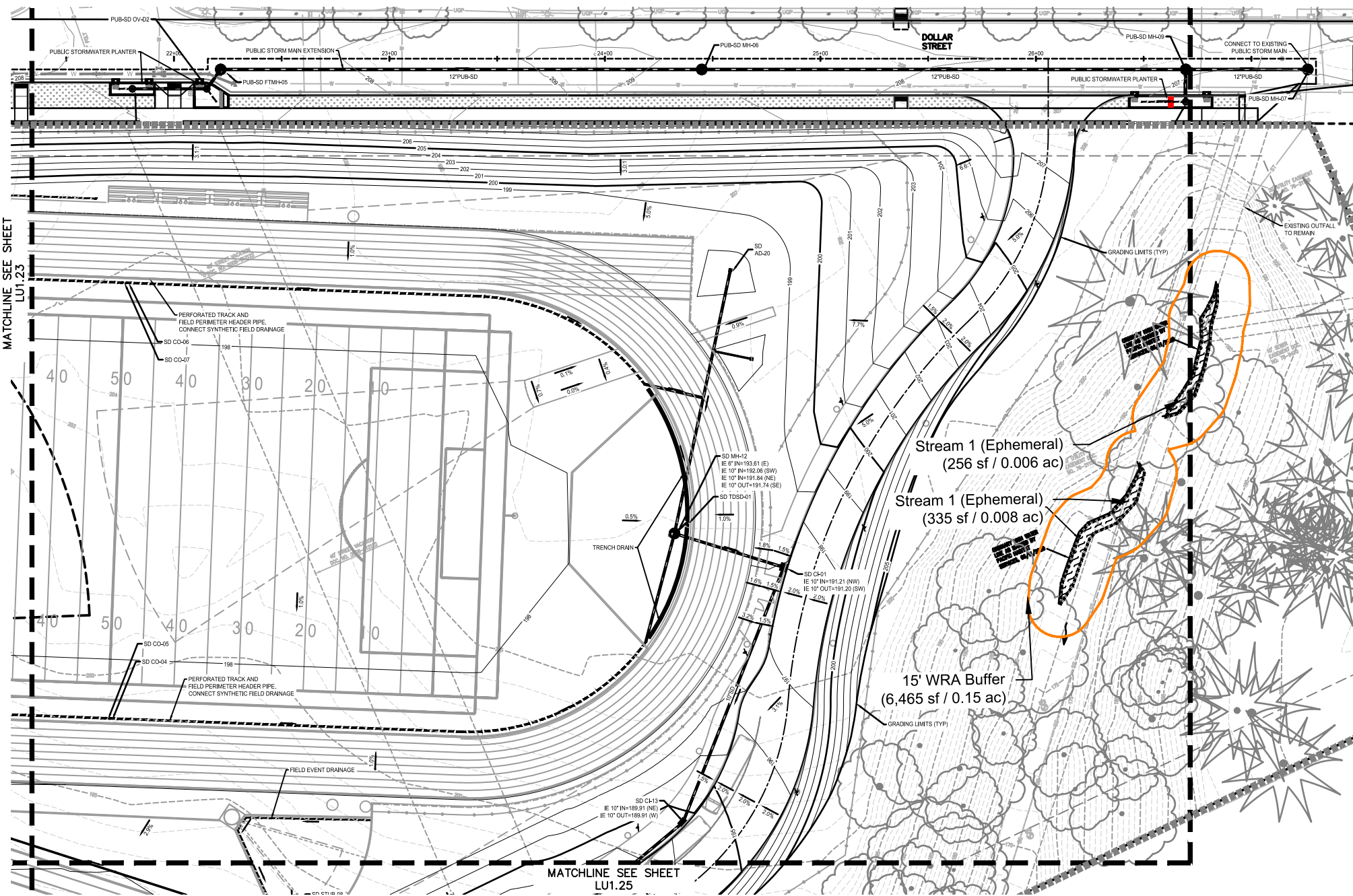


Base provided by KPFF.

Grading Plan Detail
Dollar Street - West Linn, Oregon

FIGURE
7E

3-4-2021



GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

UTILITY LABEL LEGEND

STRUCTURE LABEL

	UTILITY TYPE (SD=STORM DRAINAGE PUB-SD=PUBLIC STORM DRAINAGE)
	STRUCTURE TYPE CALLOUT
	ID NUMBER (WHERE APPLICABLE)
	XX XX-XX IE IN = XXX IE OUT = XXX
	STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

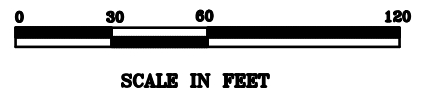
	UTILITY SIZE
	NETWORK NAME
	XX' XX
	FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT TO GRADE
DI	DITCH INLET
FTMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OW	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WGMH	WATER QUALITY MANHOLE

LEGEND

- Study Area Boundary (962,933 sf / 22.1 ac)
- Waters of the State/US (591 sf / 0.01 ac)
- Ordinary High Water (OHW)
- Direction of Flow
- WRA Buffer (15' from OHW)
- Tualatin River Protection Area 200' from OHW - (16,261 sf / 0.37 ac)
- Previously Disturbed Vegetation



MATCHLINE SEE SHEET LU1.23

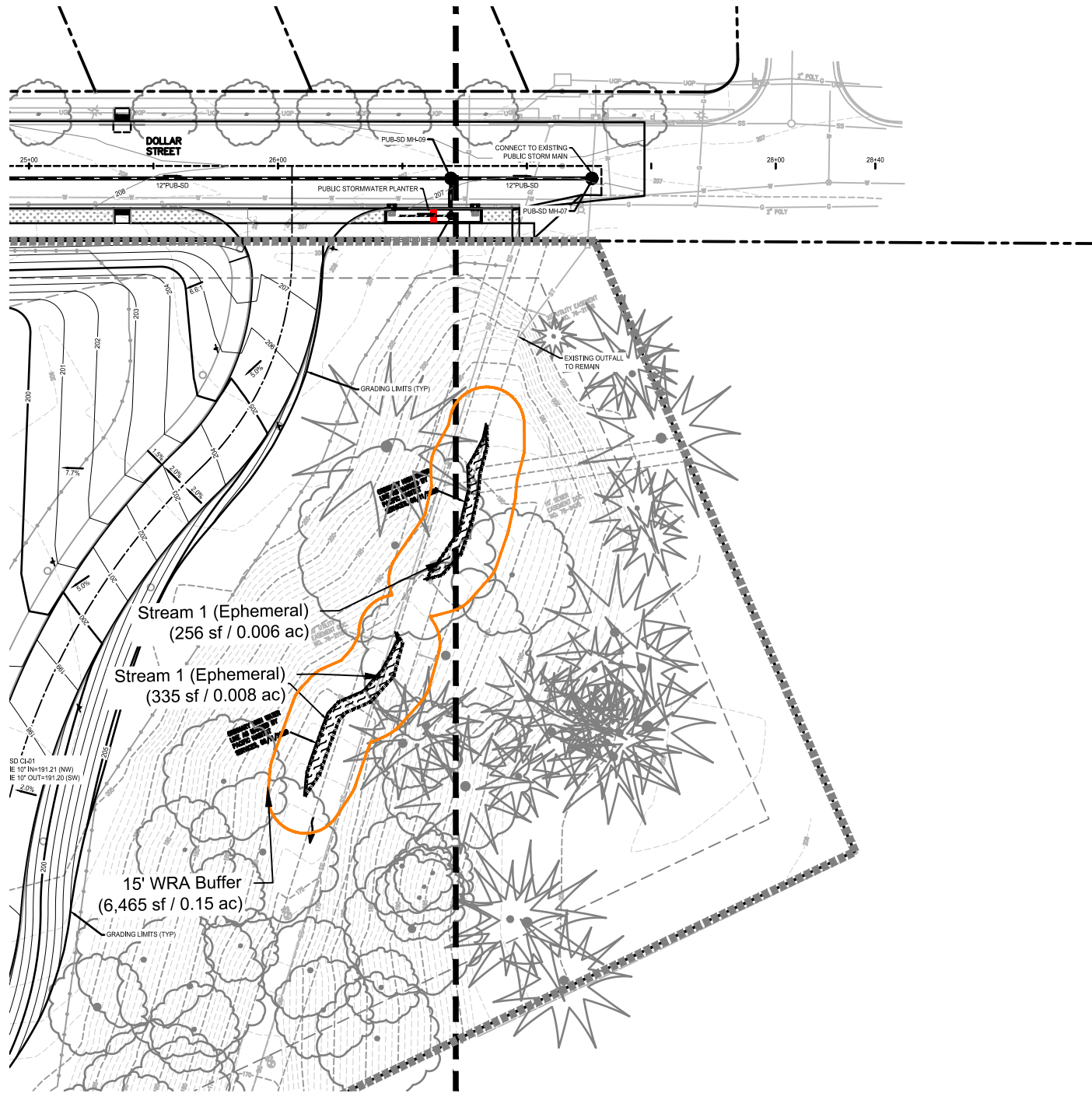
MATCHLINE SEE SHEET LU1.25



Base provided by KPFF.

Grading Plan Detail
Dollar Street - West Linn, Oregon

FIGURE
7F



GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
XX%	GRADING SLOPE AND DIRECTION (DOWNHILL)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

UTILITY LABEL LEGEND

STRUCTURE LABEL

	UTILITY TYPE (SD=STORM DRAINAGE PUB-SD=PUBLIC STORM DRAINAGE)
	STRUCTURE TYPE CALLOUT
	ID NUMBER (WHERE APPLICABLE)
	STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

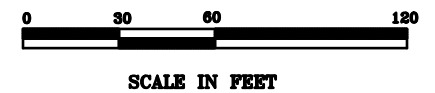
	UTILITY SIZE
	NETWORK NAME
	FLOW DIRECTION

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT TO GRADE
DI	DITCH INLET
FTMH	FLAT TOP MANHOLE
GI	GUTTER INLET
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
SFCB	STORMFILTER CATCH BASIN
WQM1	WATER QUALITY MANHOLE

LEGEND

	Study Area Boundary (962,933 sf / 22.1 ac)
	Waters of the State/US (591 sf / 0.01 ac)
	Ordinary High Water (OHW)
	Direction of Flow
	HCA Lines
	Tualatin River Protection Area - 200' from O (16,261 sf / 0.37 ac)
	Previously Disturbed Vegetation
	Moderate HCA Impact (3,889 sf)
	Other Impact in Tualatin River Protection Ar (9,108 sf Total Impact)



Base provided by KPFF.

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax: (503) 570-0855

Grading Plan Detail
Dollar Street - West Linn, Oregon

FIGURE
7G



LEGEND

- Study Area Boundary (962,933 sf / 22.1 ac)
- ▨ Waters of the State/US (591 sf / 0.01 ac)
- Ordinary High Water (OHW)
- ← Direction of Flow
- HCA Lines
- - - - - Tualatin River Protection Area - 200' from OHW (16,261 sf / 0.37 ac)
- ▨ Previously Disturbed Vegetation
- ▨ Moderate HCA Impact (3,889 sf)
- ▨ Other Impact in Tualatin River Protection Area (9,108 sf Total Impact)

LEGEND

- LIMIT OF DEMOLITION WORK
- ▨ EXISTING TREE FARM- ALL TREES TO BE REMOVED AND BRANCHES CHIPPED ON SITE. CHIPS TO BE SPREAD AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ▨ TEMPORARY TREE PROTECTION FENCE- MAINTAIN 10' BEYOND DRIPLINE OF TREES. FOR AREAS WHERE CONSTRUCTION REQUIRES LESS THAN 10' TREES WILL BE MONITORED FOR HEALTH DURING CONSTRUCTION.
- ▨ PROTECT EXISTING TREE TO REMAIN
- ▨ PROTECT EXISTING SIGNIFICANT TREE TO REMAIN TOTAL OF 19
- ▨ REMOVE EXISTING TREE
- ▨ REMOVE EXISTING SIGNIFICANT TREES TOTAL OF 23
- ▨ HAZARD TREES TO EVALUATE TOTAL OF 5

- GENERAL NOTES**
- CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
 - ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE TEMPORARY TREE AND PLANT PROTECTION SPECIFICATIONS FOR THE PROJECT.
 - TREES WEST OF WILLAMETTE FALLS DRIVE SHOWN FOR REFERENCE ONLY AND NOT PART OF THIS LAND USE SUBMITTAL.
- KEY NOTES**
- ALL TREES TO BE REMOVED AND BRANCHES CHIPPED ON SITE. CHIPS TO BE SPREAD AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - NEIGHBORING PROPERTY- PROTECT TREES DURING CONSTRUCTION

HCA Proposed for Removal



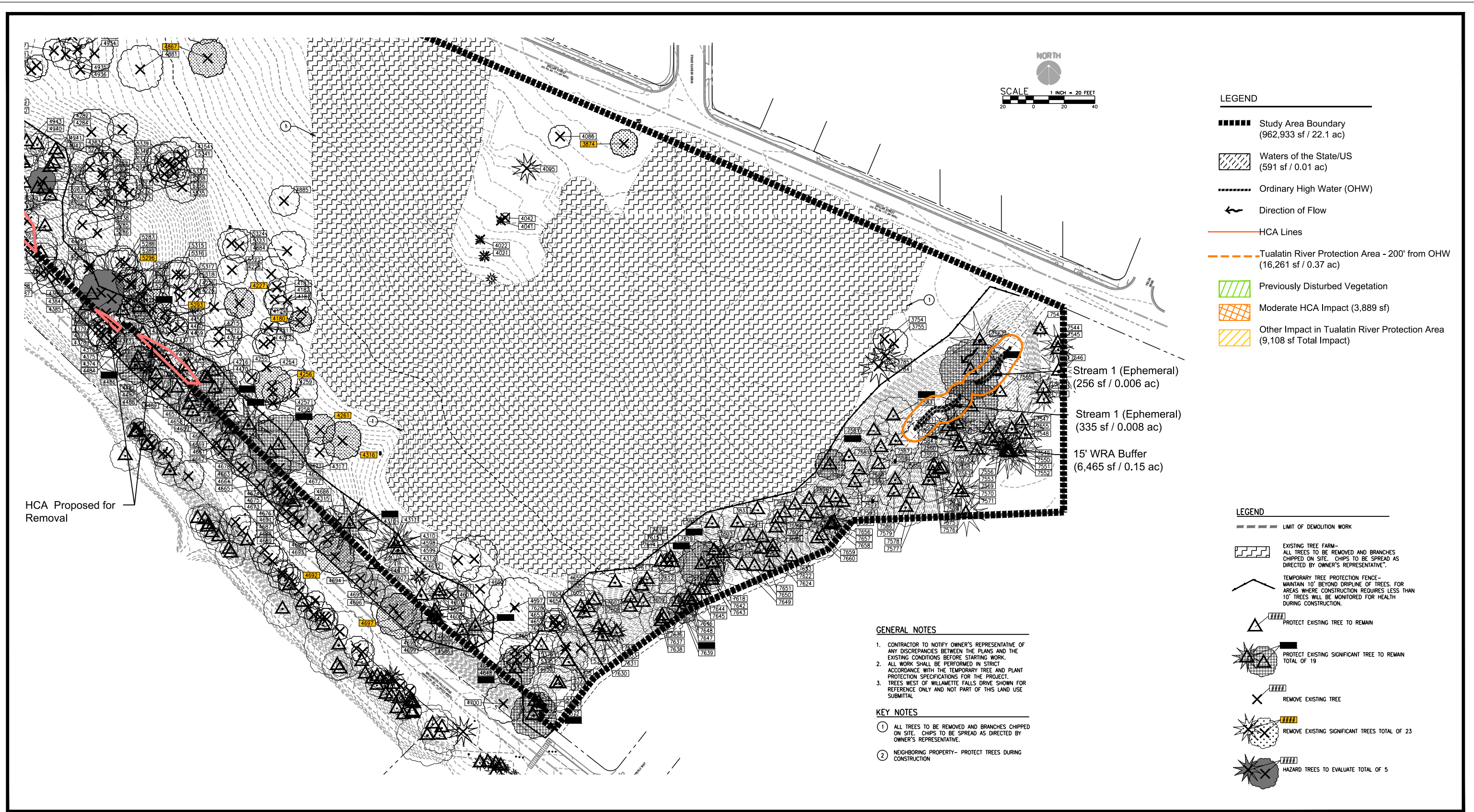
Base provided by KPFF.

Tree Removal Plan
 Dollar Street - West Linn, Oregon

FIGURE 8A

3-11-2021

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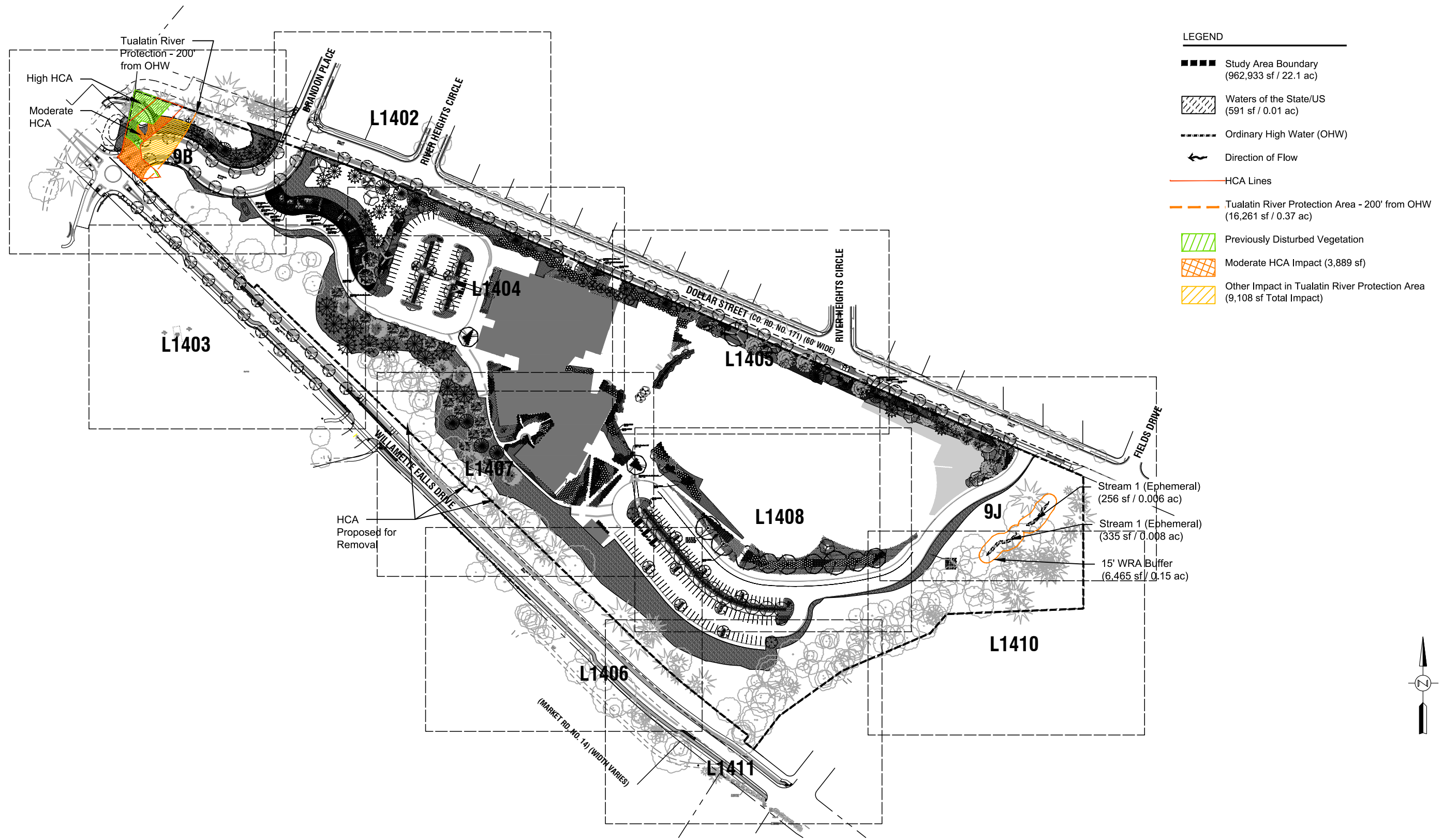
Base provided by Walker Macy.

Pacific Habitat Services, Inc.
 9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
 Phone: (503) 570-0800 Fax: (503) 570-0855

Tree Removal Plan
 Dollar Street - West Linn, Oregon

FIGURE
8B

3-11-2021



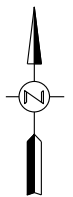
LEGEND

- ■ ■ ■ Study Area Boundary (962,933 sf / 22.1 ac)
- ▨ Waters of the State/US (591 sf / 0.01 ac)
- - - - Ordinary High Water (OHW)
- ← Direction of Flow
- HCA Lines
- - - - Tualatin River Protection Area - 200' from OHW (16,261 sf / 0.37 ac)
- ▨ Previously Disturbed Vegetation
- ▨ Moderate HCA Impact (3,889 sf)
- ▨ Other Impact in Tualatin River Protection Area (9,108 sf Total Impact)

Stream 1 (Ephemeral)
(256 sf / 0.006 ac)

Stream 1 (Ephemeral)
(335 sf / 0.008 ac)

15' WRA Buffer
(6,465 sf / 0.15 ac)



Base provided by Walker Macy.

Landscape Plan Overview
Dollar Street - West Linn, Oregon

FIGURE
9

3-4-2021

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	2" CAL.	AS SHOWN	7
	ACE GRI	ACER GRISEUM	PAPERBARK MAPLE	2" CAL.	AS SHOWN	9
	ACE MAC	ACER MACROPHYLLUM	BIG LEAF MAPLE	2" CAL.	AS SHOWN	1
	ACE RBR	ACER RUBRUM	RED MAPLE	2.5" CAL.	AS SHOWN	36
	ACE AUT	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2.5" CAL.	AS SHOWN	63
	ACE BRD	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2" CAL.	AS SHOWN	19
	ALN RUB	ALNUS RUBRA	RED ALDER	2" CAL.	AS SHOWN	3
	CER CAN	CERCIS CANADENSIS	EASTERN REDBUDD	2" CAL.	AS SHOWN	8
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	2" CAL.	AS SHOWN	16
	MAG ST3	MAGNOLIA STELLATA	STAR MAGNOLIA	2" CAL.	AS SHOWN	5
	PIC SIT	PICEA SITCHENSIS	SITKA SPRUCE	6' TO 8' HT.	AS SHOWN	7
	PSE DOU	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6' TO 8' HT.	AS SHOWN	20
	QUE COC	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL.	AS SHOWN	8
	QUE PAL	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL.	AS SHOWN	11
	QUE RUB	QUERCUS RUBRA	RED OAK	2.5" CAL.	AS SHOWN	5
	THU PLI	THUJA PLICATA	WESTERN RED CEDAR	6' TO 8' HT.	AS SHOWN	15
	ZEL GRE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	2" CAL.	AS SHOWN	2
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	BER LAV	BERBERIS THUNBERGII 'MARTHA' TM	LAVA NUGGET JAPANESE BARBERRY	1 GAL.	36" O.C.	171
	CAR BUC	CAREX BUCHANANII	LEATHER LEAF SEDGE	1 GAL.	AS SHOWN	206
	CIS COR	CISTUS CORBARIENSIS	WHITE ROCKROSE	3 GAL.	60" O.C.	212
	CLE ALN	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	1 GAL.	36" O.C.	767
	COR RES	CORNUS SERICEA	RED TWIG DOGWOOD	2 GAL.	48" O.C.	79
	DAS FRU	DASIPHORA FRUTICOSA	SHRUBBY CINQUEFOIL	1 GAL.	30" O.C.	291
	FOT BLU	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST FOTHERGILLA	1 GAL.	36" O.C.	431
	ILE GR3	ILEX CRENATA 'GREEN ISLAND'	GREEN ISLAND JAPANESE HOLLY	1 GAL.	24" O.C.	198
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	24" O.C.	601
	LON PIL	LONICERA PILEATA	PRIVET HONEYSUCKLE	1 GAL.	18" O.C.	101
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	36" O.C.	725
	RHO LKE	RHODODENDRON X 'DARK LORD'	DARK LORD RHODODENDRON	3 GAL.	60" O.C.	162
	RHO UNQ	RHODODENDRON X 'UNIQUE'	UNIQUE RHODODENDRON	2 GAL.	48" O.C.	308
	SAR DIG	SARCOCOCCA HOOKERIANA DIG'NA	SLENDER SWEETBOX	3 GAL.	60" O.C.	14
	SPI TOR	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	1 GAL.	36" O.C.	921

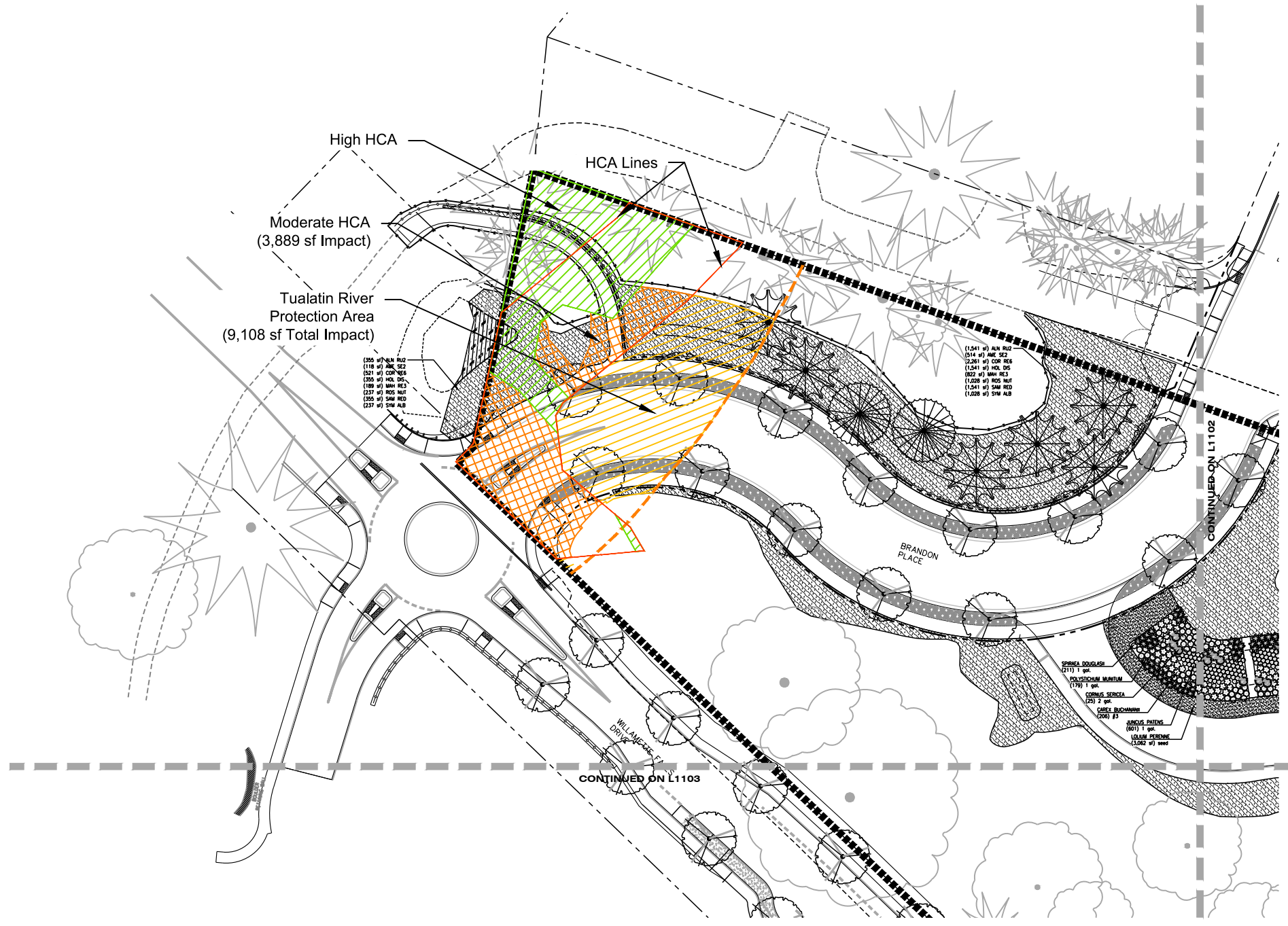
	WESP	SPIRAEA DOUGLASII	WESTERN SPIREA	1 GAL.	36" O.C.	229	
	SPI NIP	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	1 GAL.	36" O.C.	593	
	SYR MEY	SYRINGA MEYERI 'PALUBIN'	DWARF KOREAN LILAC	2 GAL.	48" O.C.	234	
	VIB DAV	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL.	48" O.C.	90	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SPACING	QTY
	ARC CN3	ARCTOSTAPHYLOS UVA URSI UVA URSI	KINNIKINNICK	1 GAL.	15" O.C.	15" o.c.	11,416
	LOL PER	LOLIUM PERENNE	PERENNIAL RYEGRASS	SEED			15,459 SF
	MARE	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.	36" O.C.	36" o.c.	1,887
	RUB PEN	RUBUS PENTALOBUS 'EMERALD CARPET'	BRAMBLE	BULB/4" POT	18" O.C.	18" o.c.	1,570

PLANT SCHEDULE - RESTORATION AREA

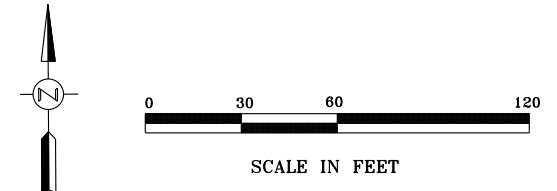
	PSEUDOTSUGA MENZIESII 4' HT. PSEUDOTSUGA MENZIESII / DOUGLAS FIR	11
	ACER MACROPHYLLUM 3' HT. ACER MACROPHYLLUM / BIG LEAF MAPLE	6
	ALNUS RUBRA 3' HT. ALNUS RUBRA / RED ALDER	14
	THUJA PLICATA 4' HT. THUJA PLICATA / WESTERN RED CEDAR	4
	WOODLAND MIX ALNUS RUBRA / RED ALDER AMELANCHIER ALNIFOLIA / SERVICEBERRY CORNUS SERICEA / RED TWIG DOGWOOD HOLODISCUS DISCOLOR / OCEAN-SPRAY MAHONIA REPENS / CREEPING MAHONIA ROSA NUTKANA / NODDIA ROSE SAMBUCUS RACEMOSA / RED ELDERBERRY SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	113,741 SF 17,061 SF 5,687 SF 25,023 SF 17,061 SF 9,099 SF 11,374 SF 17,061 SF 11,374 SF
	NO-MOW FESTUCA BREVIPIILA / HARD FESCUE FESTUCA OVINA 'AZAY' / AZAY SHEEP FESCUE FESTUCA RUBRA / RED FESCUE FESTUCA RUBRA COMMUTATA / CHEWINGS FESCUE	20,247 SF 3,037 SF 1,012 SF 15,186 SF 1,012 SF

PLANTING NOTES

- CONTRACTOR TO VERIFY LOCATION OF EXISTING TREES INDICATED TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN. COORDINATE WITH THE OWNER'S REPRESENTATIVE.
- PLANTING AREAS TO BE SUFFICIENTLY CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING ANY LANDSCAPE WORK.
- IDENTIFY ALL PLANTING AREAS IN FIELD WITH WHITE FIELD-MARKING CHALK OR APPROVED EQUAL. PLANTING BEDS TO BE ADJUSTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT LOCATION.
- FOR PLANTING OCCURRING IN MASSES OF SAME SPECIES PLANT, LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS. REFER TO DETAILS AND LEGEND FOR SPACING INFORMATION.
- THE OWNER'S REPRESENTATIVE WILL APPROVE INDIVIDUAL PLANT MATERIAL AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS FOR PROCEDURE.
- SHRUBS AND GROUNDCOVER TO BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGES; UNLESS OTHERWISE NOTED.
- PROVIDE ROOT BARRIER AROUND ALL TREES WITHIN 5' OF PAVING, CURBS, WALLS, BUILDINGS, UTILITY DUCTS AND OTHER APPURTENANCES.
- PLANT QUANTITIES INDICATED ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANTS IN QUANTITIES AND LOCATIONS SHOWN ON DRAWINGS.
- PROVIDE JUTE NETTING ON ALL SLOPES WITH GRADIENT OF 3:1 OR GREATER AS DIRECTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE. STAPLE FABRIC TO GROUND WITH METAL STAKES AT 4' O.C.



- LEGEND**
- Study Area Boundary (962,933 sf / 22.1 ac)
 - Waters of the State/US (591 sf / 0.01 ac)
 - Ordinary High Water (OHW)
 - Direction of Flow
 - HCA Lines
 - Tualatin River Protection Area - 200' from OHW (16,261 sf / 0.37 ac)
 - Previously Disturbed Vegetation
 - Moderate HCA Impact (3,889 sf)
 - Other Impact in Tualatin River Protection Area (9,108 sf Total Impact)

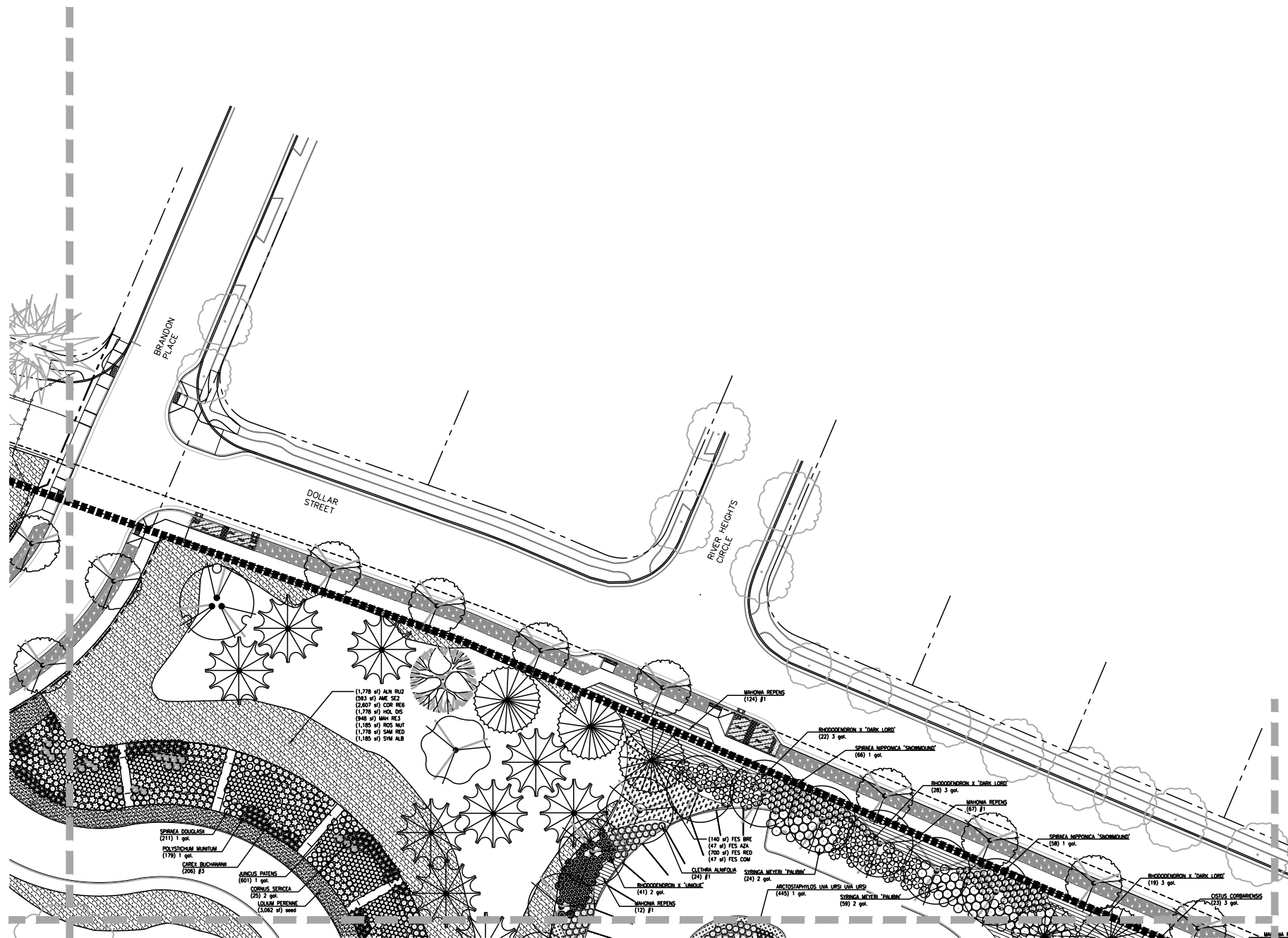


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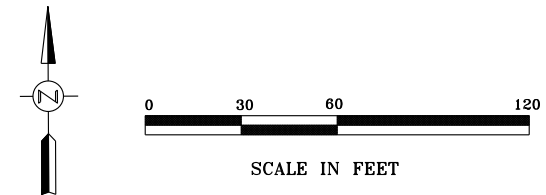
Landscape Plan Details
Dollar Street - West Linn, Oregon

FIGURE
9B

3-5-2021



- LEGEND**
- ■ ■ ■ ■ Study Area Boundary
(962,933 sf / 22.1 ac)
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 - ▨ Previously Disturbed Vegetation
 - ▨ Moderate HCA Impact (3,889 sf)
 - ▨ Other Impact in Tualatin River Protection Area
(9,108 sf Total Impact)

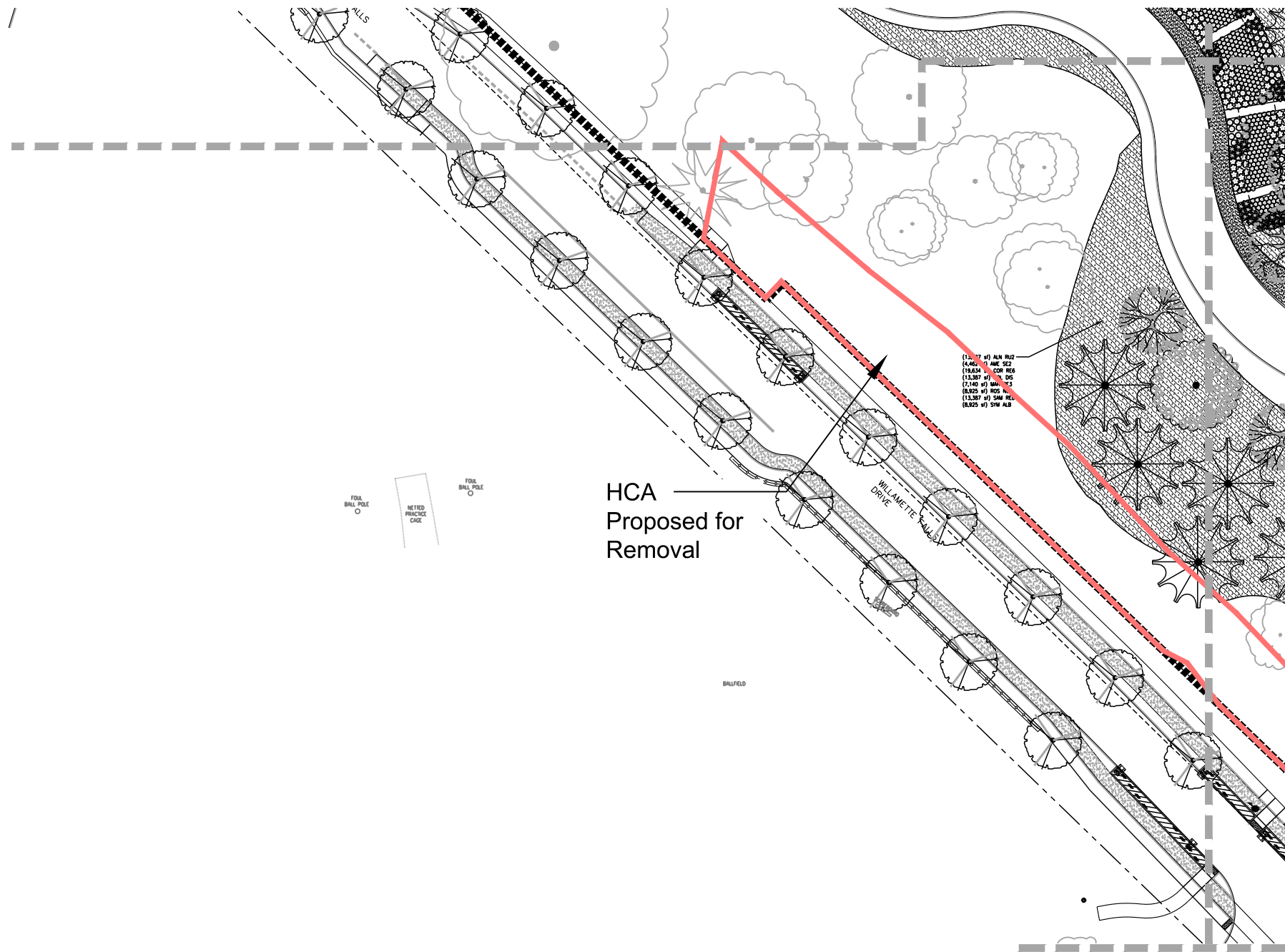


Base provided by Walker Macy.

Landscape Plan Details
 Dollar Street - West Linn, Oregon

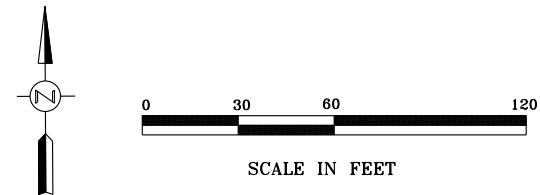
FIGURE
 9C

3-5-2021



LEGEND

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- Previously Disturbed Vegetation
- Moderate HCA Impact (3,889 sf)
- Other Impact in Tualatin River Protection Area (9,108 sf Total Impact)



HCA Proposed for Removal

(12,177 sf) ALN RW2
 (6,466 sf) ANE S22
 (19,824 sf) COP RW6
 (12,387 sf) TRL S25
 (7,140 sf) WAI S23
 (8,825 sf) RES S24
 (12,387 sf) SAM RW1
 (8,825 sf) SWH ALB

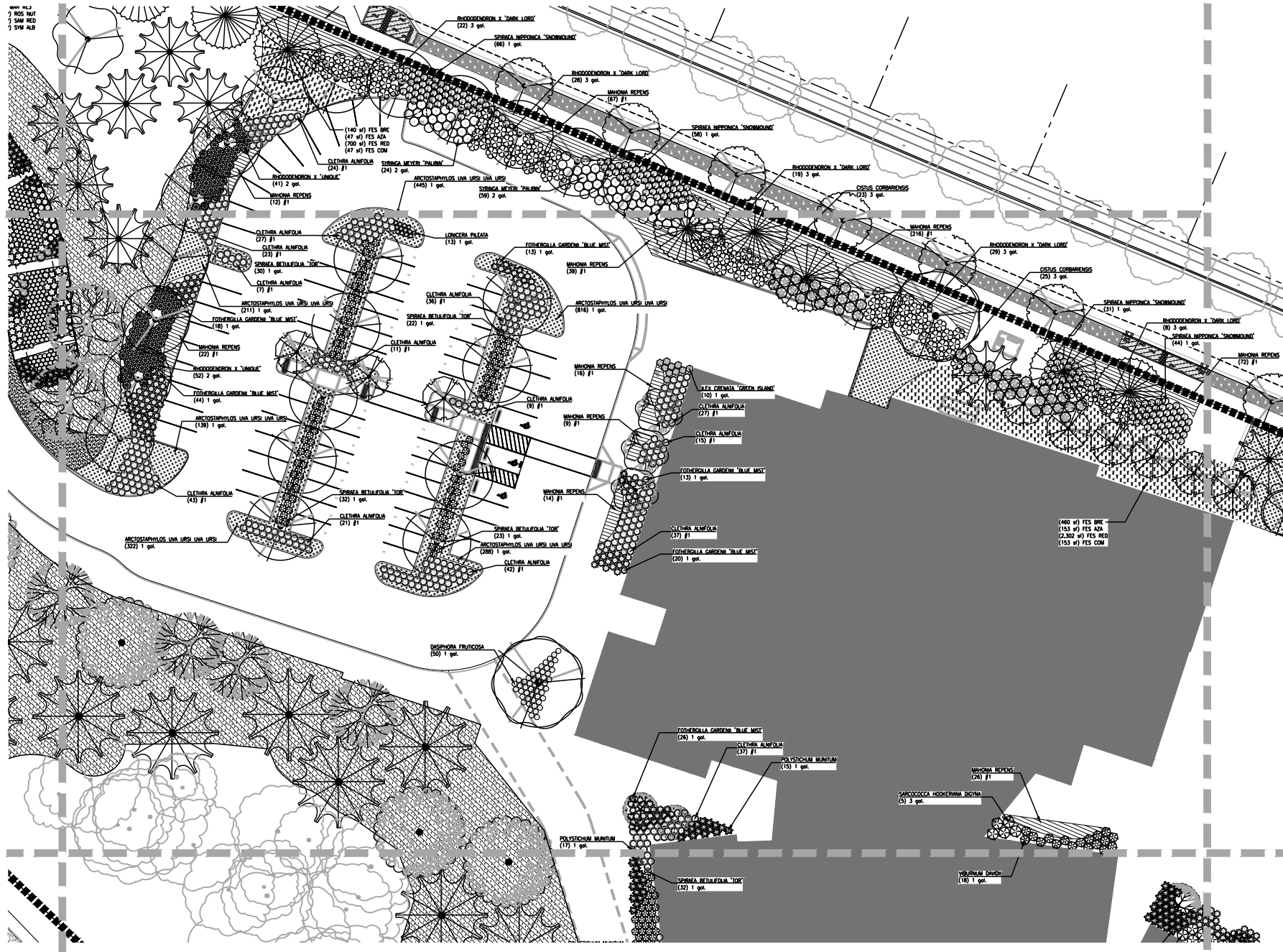


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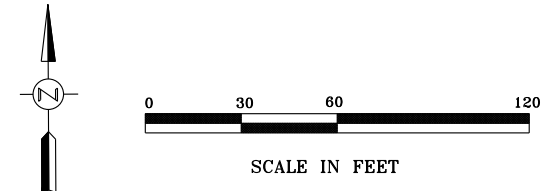
Landscape Plan Details
 Dollar Street - West Linn, Oregon

FIGURE
 9D

3-5-2021



- LEGEND**
- Study Area Boundary (962,933 sf / 22.1 ac)
 - Waters of the State/US (591 sf / 0.01 ac)
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 - Previously Disturbed Vegetation
 - Moderate HCA Impact (3,889 sf)
 - Other Impact in Tualatin River Protection Area (9,108 sf Total Impact)

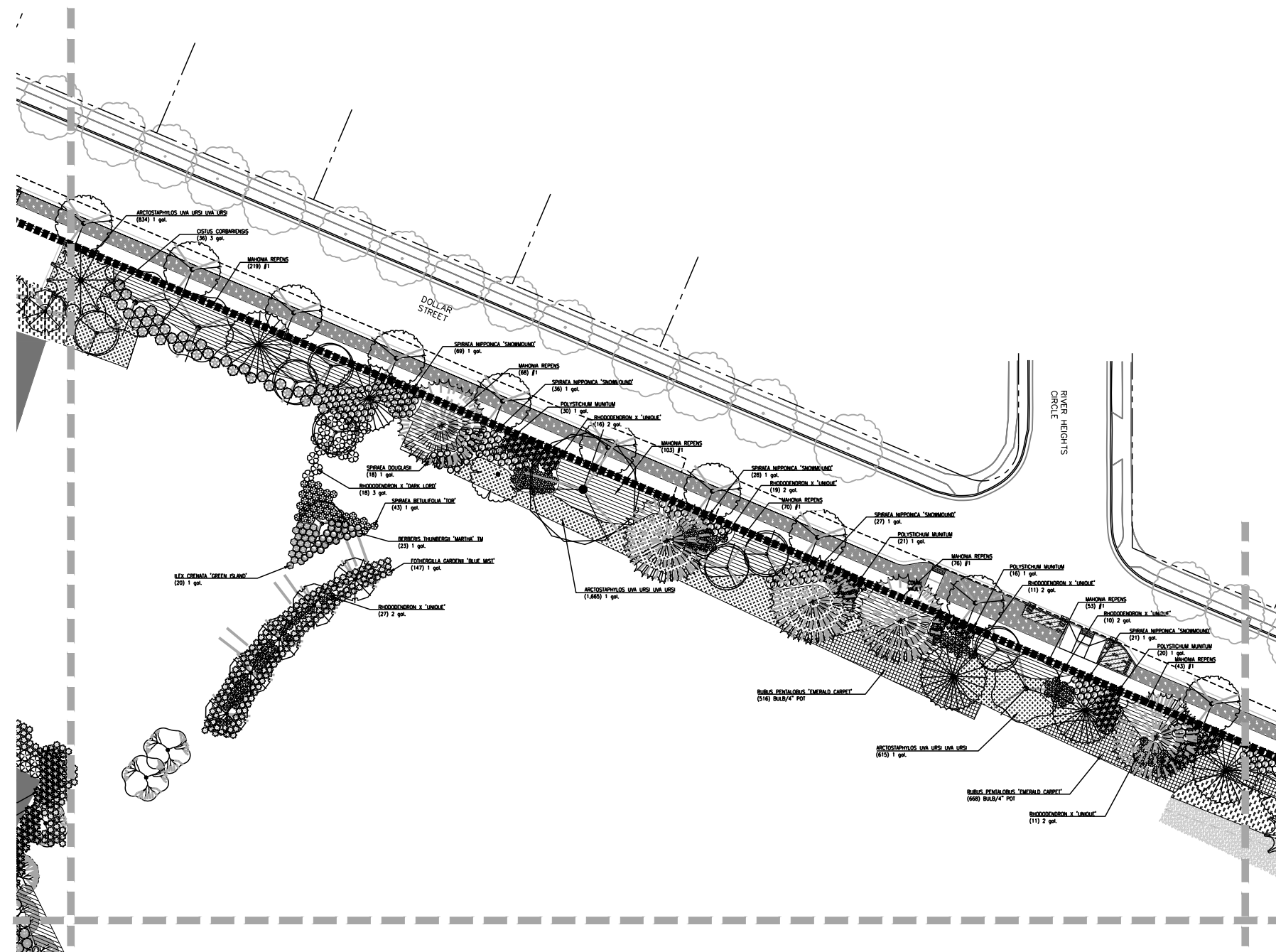


Base provided by Walker Macy.

Landscape Plan Details
Dollar Street - West Linn, Oregon

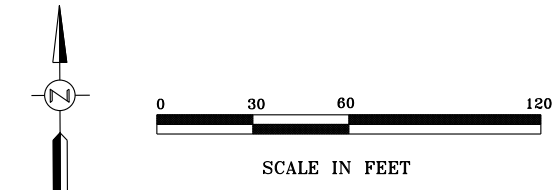
FIGURE
9E

3-5-2021



LEGEND

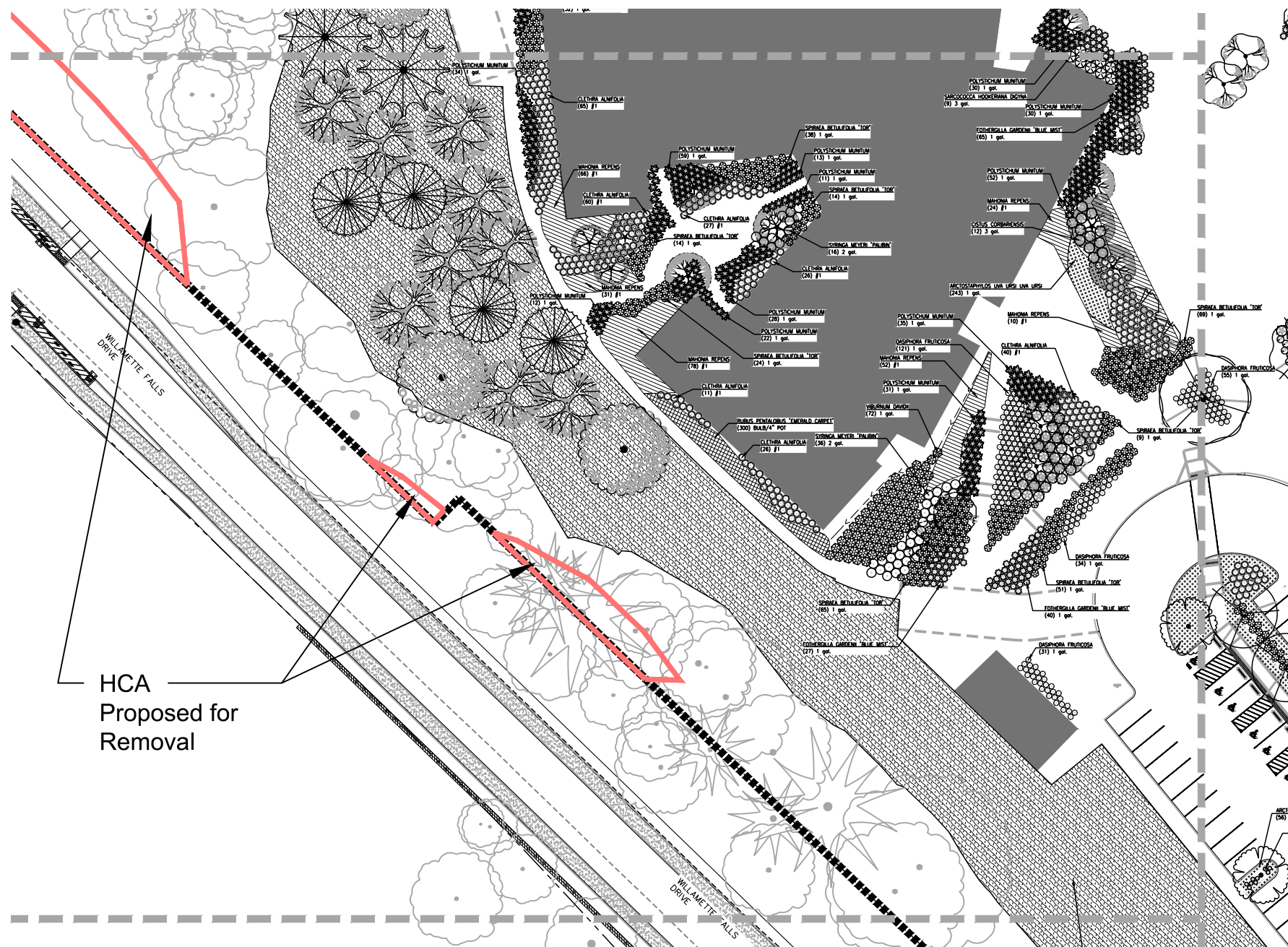
- Study Area Boundary (962,933 sf / 22.1 ac)
- ▨ Waters of the State/US (591 sf / 0.01 ac)
- Ordinary High Water (OHW)
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- ▨ Previously Disturbed Vegetation
- ▨ Moderate HCA Impact (3,889 sf)
- ▨ Other Impact in Tualatin River Protection Area (9,108 sf Total Impact)



Base provided by Walker Macy.

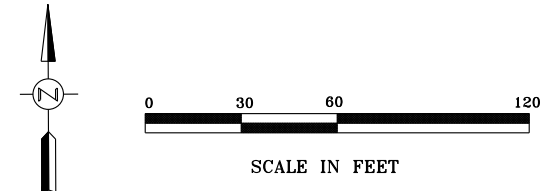
Landscape Plan Details
Dollar Street - West Linn, Oregon

FIGURE
9F



LEGEND

- Study Area Boundary (962,933 sf / 22.1 ac)
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- Previously Disturbed Vegetation
- Moderate HCA Impact (3,889 sf)
- Other Impact in Tualatin River Protection Area (9,108 sf Total Impact)



HCA
Proposed for
Removal

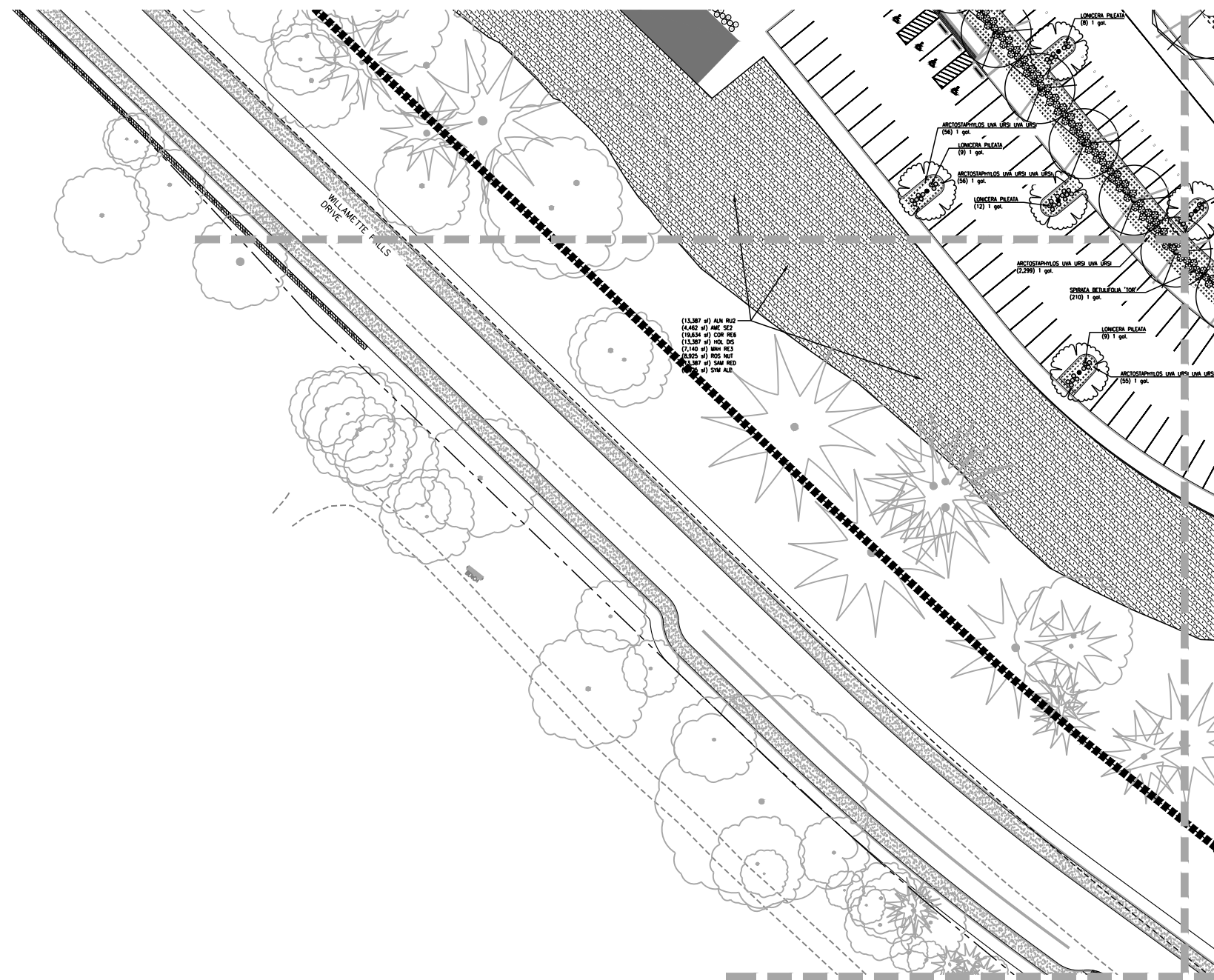


Base provided by Walker Macy.

Landscape Plan Details
Dollar Street - West Linn, Oregon

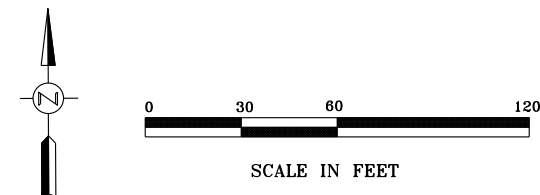
FIGURE
9G

3-5-2021



LEGEND

- Study Area Boundary (962,933 sf / 22.1 ac)
- Waters of the State/US (591 sf / 0.01 ac)
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- Moderate HCA Impact (3,889 sf)
- Other Impact in Tualatin River Protection Area (9,108 sf Total Impact)

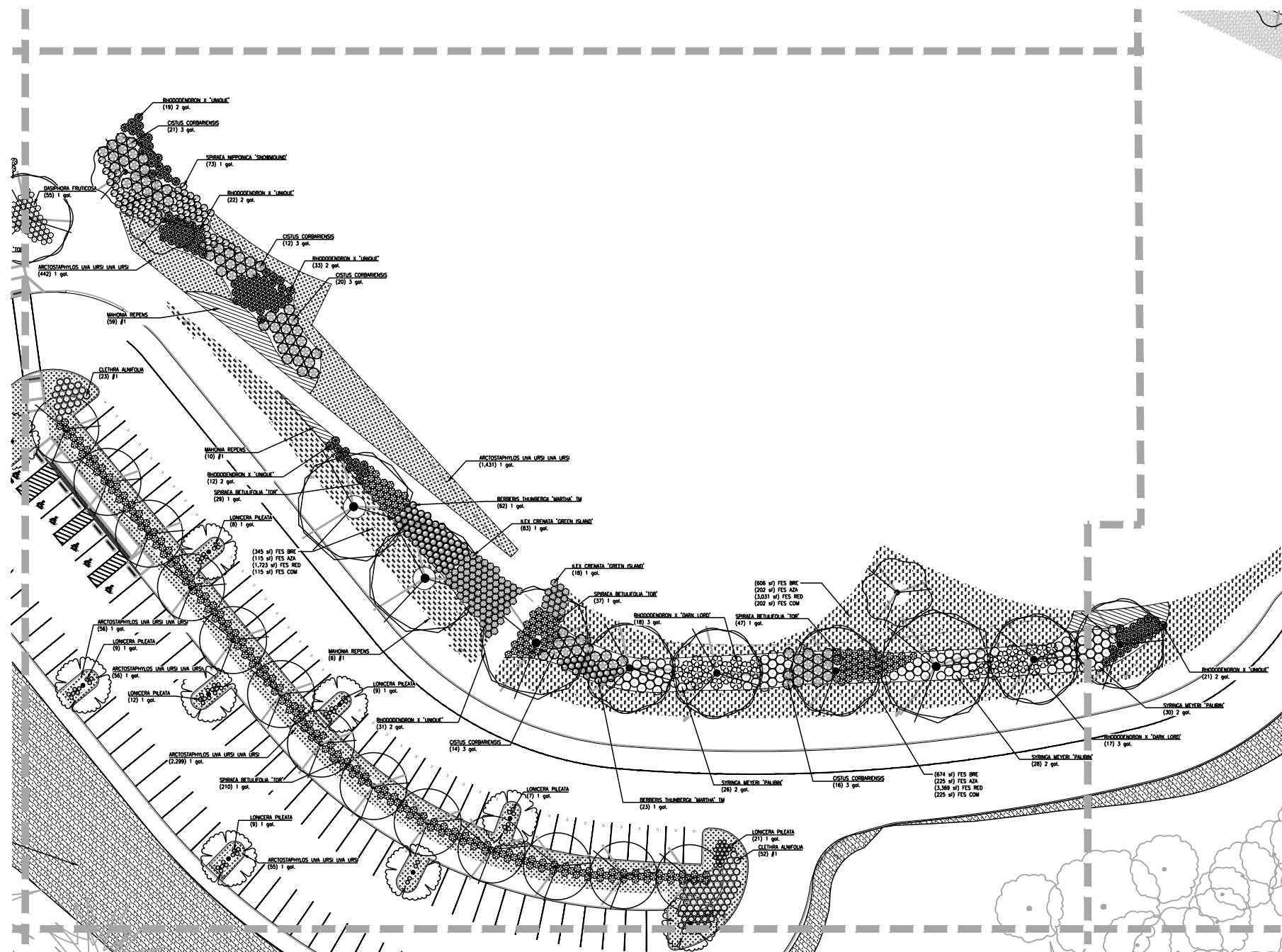


Base provided by Walker Macy.

Landscape Plan Details
Dollar Street - West Linn, Oregon

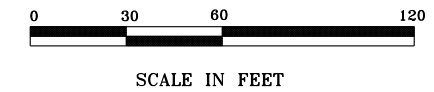
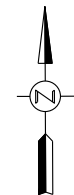
FIGURE
9H

3-5-2021



LEGEND

- Study Area Boundary (962,933 sf / 22.1 ac)
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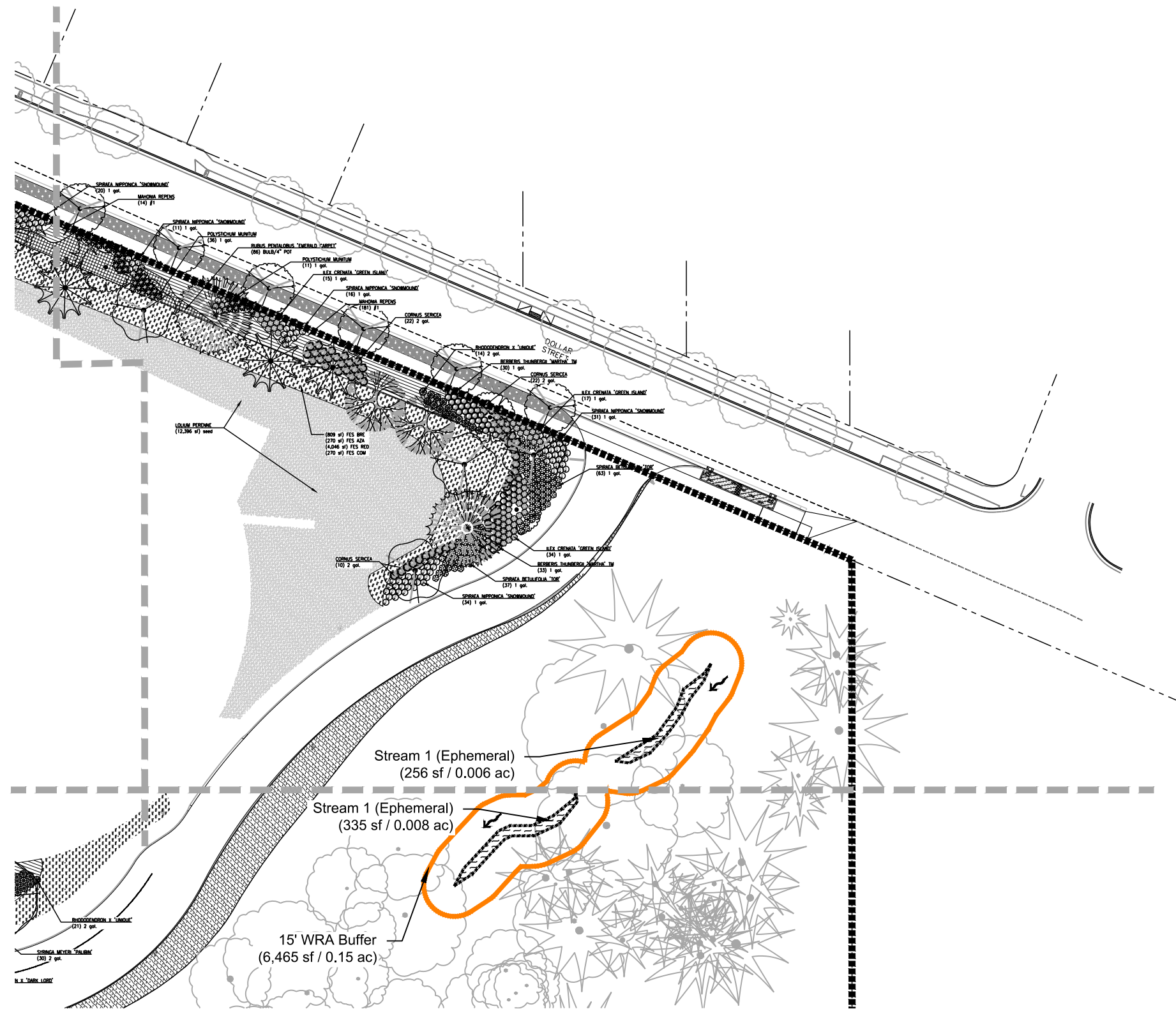


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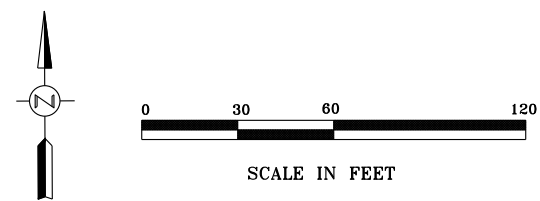
Landscape Plan Details
Dollar Street - West Linn, Oregon

FIGURE
91

3-5-2021



- LEGEND**
- Study Area Boundary (962,933 sf / 22.1 ac)
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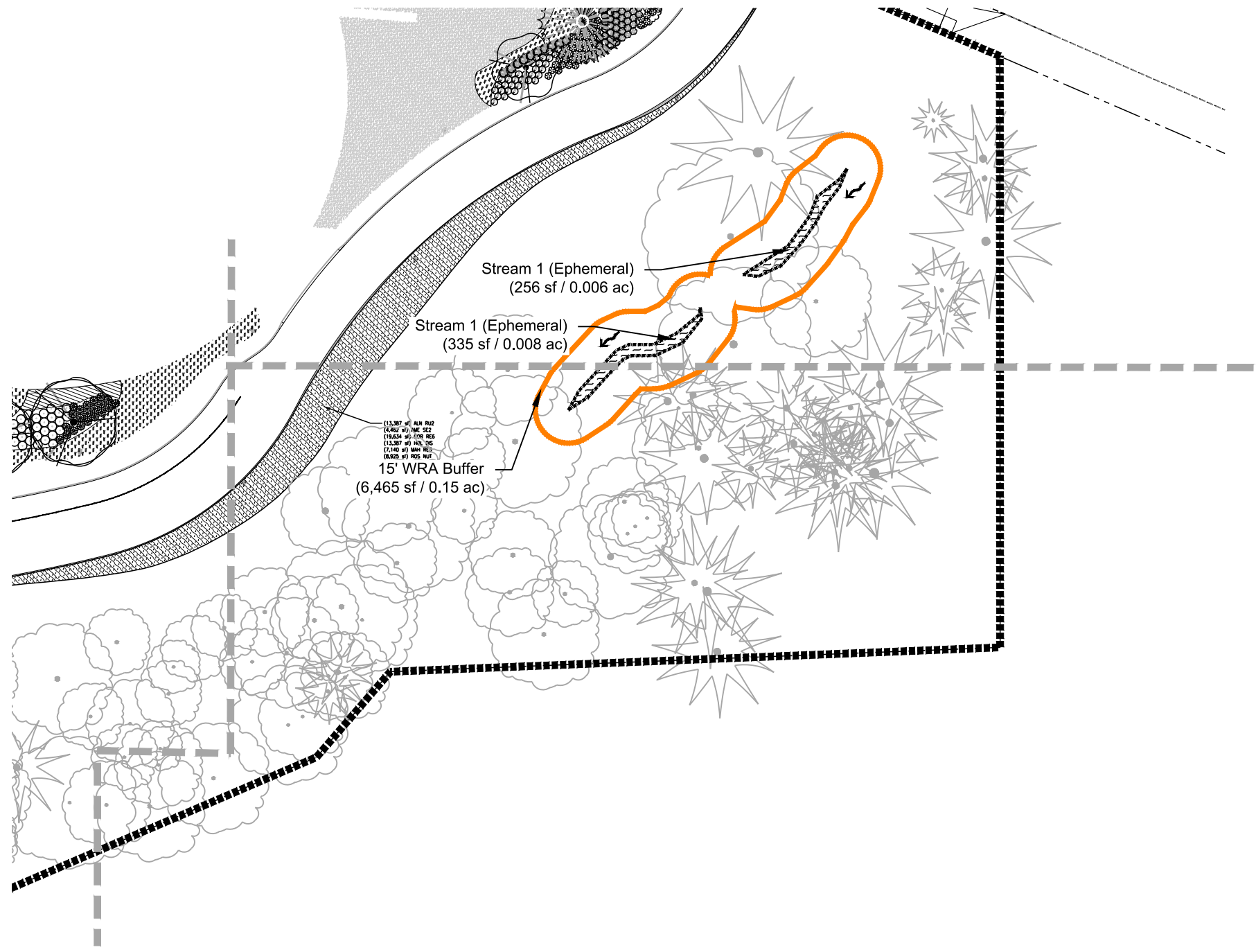


Base provided by Walker Macy.

Landscape Plan Details
 Dollar Street - West Linn, Oregon

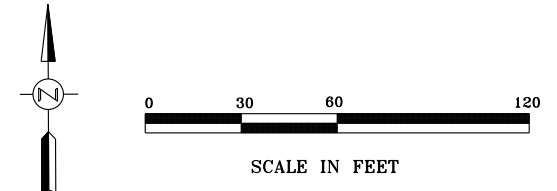
FIGURE
9J

3-5-2021



LEGEND

- Study Area Boundary (962,933 sf / 22.1 ac)
- Waters of the State/US (591 sf / 0.01 ac)
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- Other Impact in Tualatin River Protection Area (9,108 sf Total Impact)



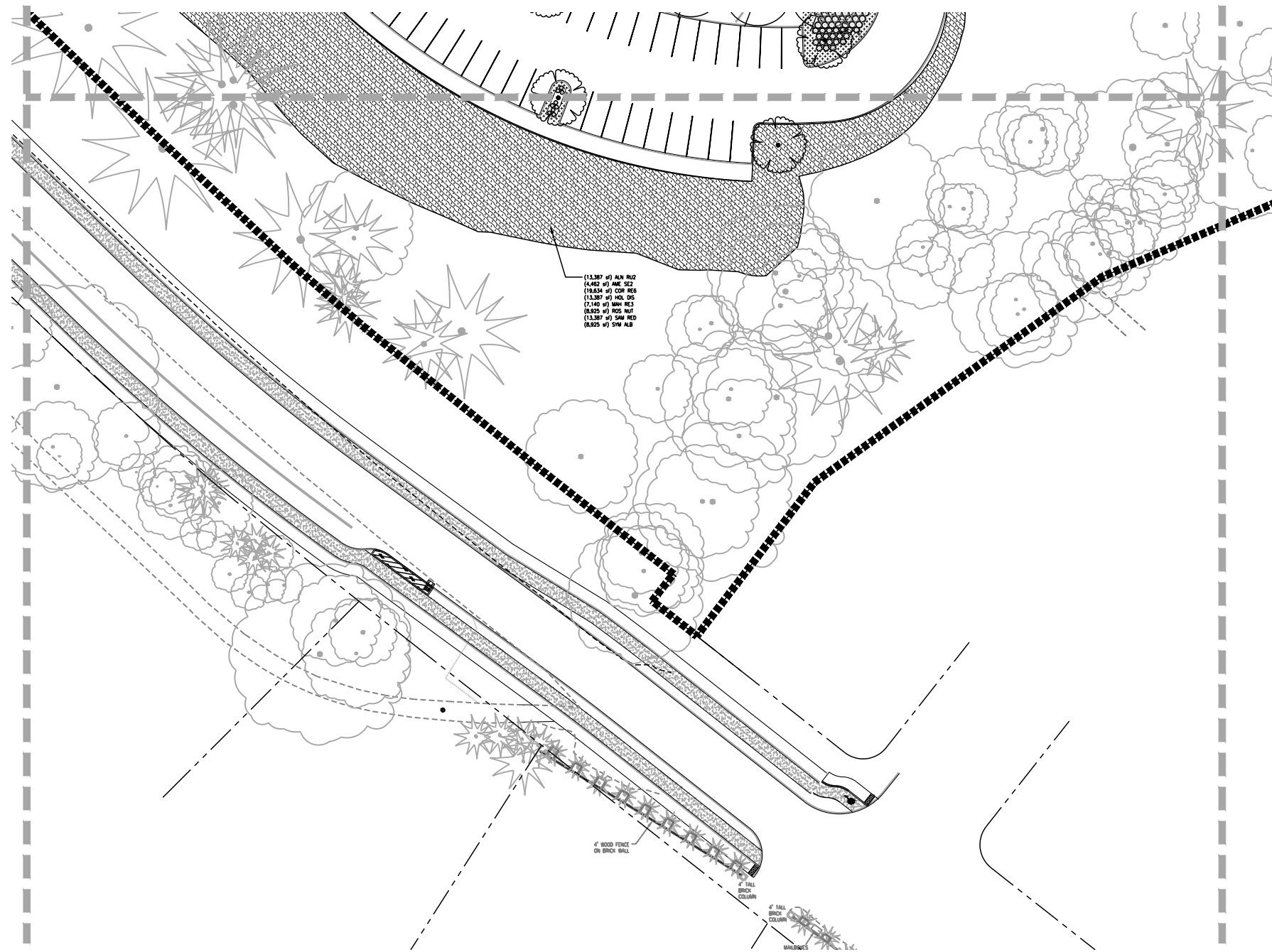
Base provided by Walker Macy.

Landscape Plan Details
Dollar Street - West Linn, Oregon

FIGURE
9K

3-5-2021

X:\Project Directories\6900\6960 Dollar Street West Linn\Autocad\Plot DWGs\HCA\Fig9-9k Planting.dwg, 3/5/2021 1:18:37 PM



(13,367 sf) ALN RW2
 (4,402 sf) AWE S22
 (19,634 sf) COR RES
 (13,367 sf) H2L S25
 (7,140 sf) MW RES
 (8,925 sf) H2S RW1
 (13,367 sf) SW RW2
 (8,925 sf) SW ALB

4" WOOD FENCE
 ON BRICK WALL

4" TALL
 BRICK
 COLUMN

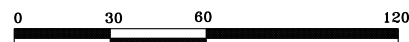
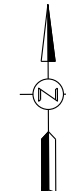
4" TALL
 BRICK
 COLUMN

4" TALL
 BRICK
 COLUMN

4" TALL
 BRICK
 COLUMN

LEGEND

- Study Area Boundary
(962,933 sf / 22.1 ac)
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(16,261 sf / 0.37 ac)
- Previously Disturbed Vegetation
- Moderate HCA Impact (3,889 sf)
- Other Impact in Tualatin River Protection Area
(9,108 sf Total Impact)



SCALE IN FEET

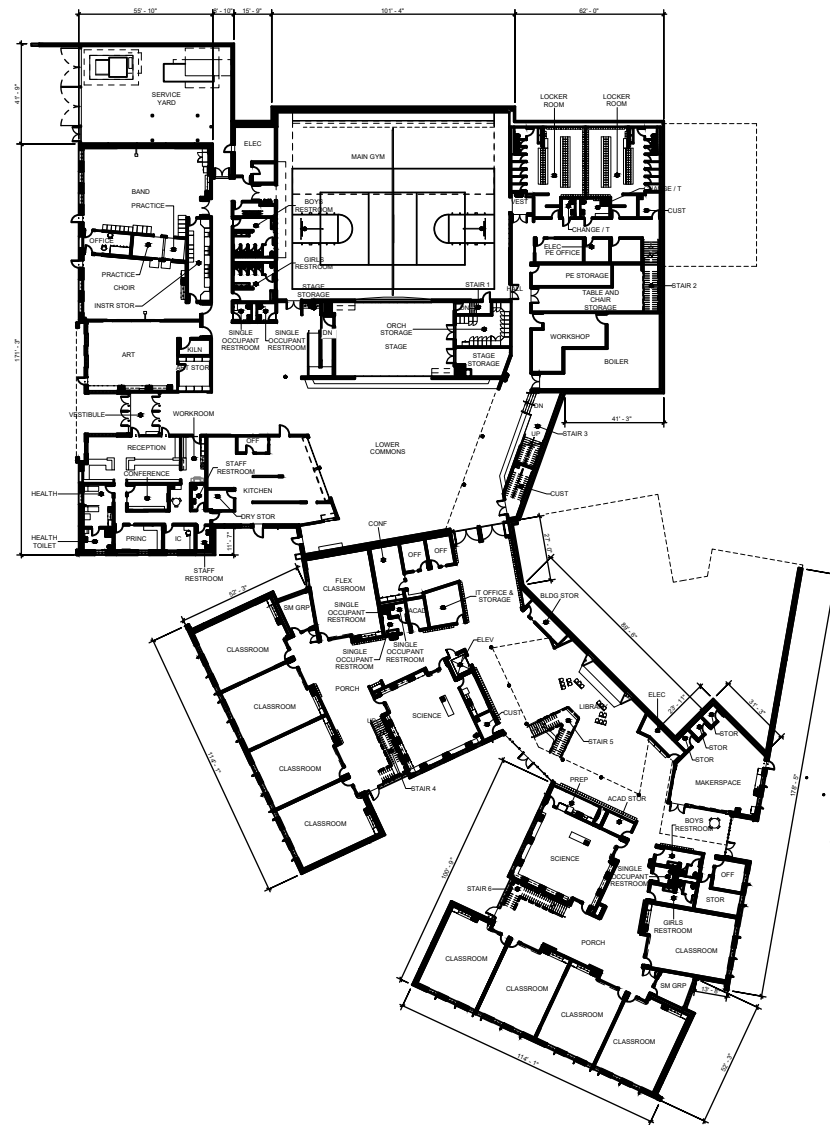


Base provided by Walker Macy.

Landscape Plan Details
 Dollar Street - West Linn, Oregon

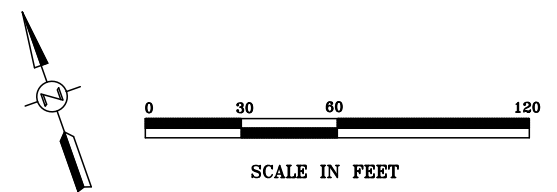
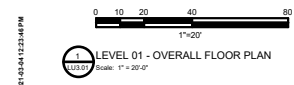
FIGURE
9L

3-5-2021



SUMMARY:

- SITE TOTAL NET AREA: 802,184 SQUARE FEET OR 21.4 ACRES
- BUILDING LOT COVERAGE: 77,670 SQUARE FEET
- EXCLUDING THE AREA WEST OF BRANDON PLACE FROM THE LOT COVERAGE STANDARDS, TOTAL SITE AREA IS 914,780 SQUARE FEET
- TOTAL LOT COVERAGE OF THE SITE IS 8.5 PERCENT
- TOTAL BUILDING FLOOR AREA: 110,972 SQUARE FEET
- MAXIMUM BUILDING HEIGHT: 38.5 1/2'

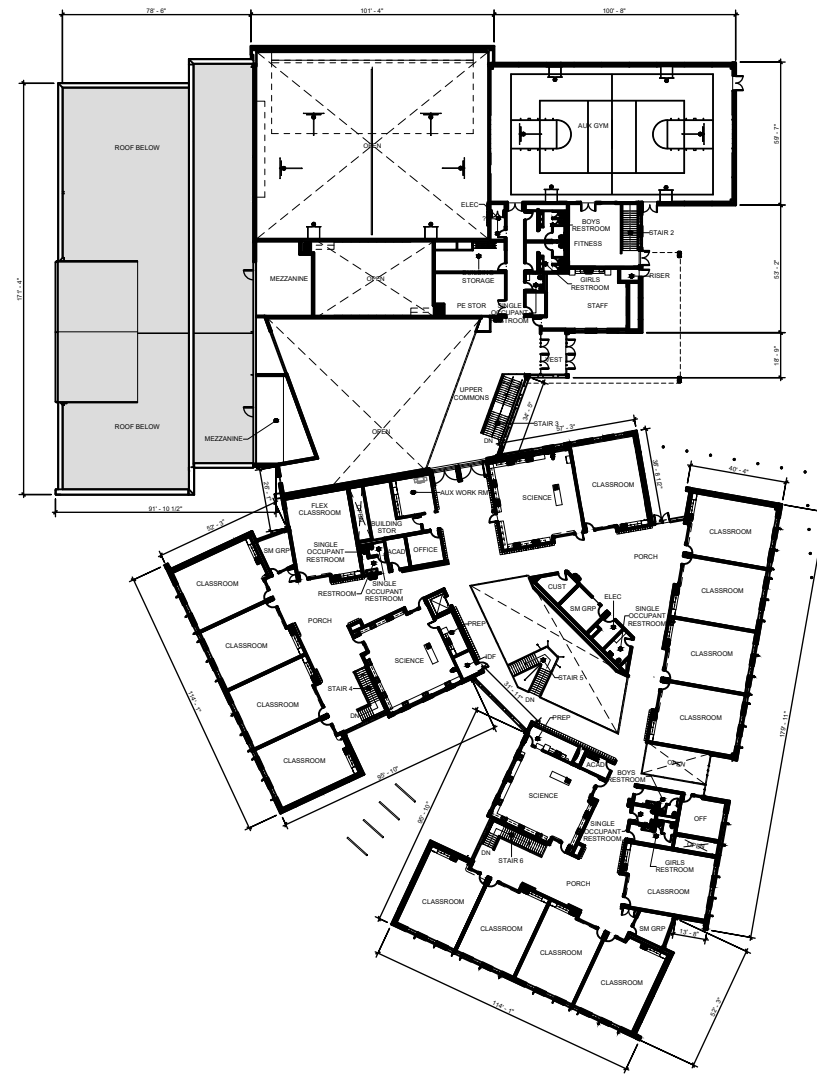


Base provided by IBI.

Architectural Plans
Dollar Street - West Linn, Oregon

FIGURE
10A

3-3-2021



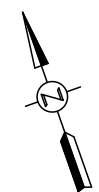
SUMMARY:

- SITE TOTAL NET AREA: 932,194 SQUARE FEET OR 21.4 ACRES
- BUILDING LOT COVERAGE: 77,670 SQUARE FEET
- EXCLUDING THE AREA WEST OF BRANDON PLACE FROM THE LOT COVERAGE STANDARDS, TOTAL SITE AREA IS 914,790 SQUARE FEET
- TOTAL LOT COVERAGE OF THE SITE IS 8.5 PERCENT
- TOTAL BUILDING FLOOR AREA: 110,972 SQUARE FEET
- MAXIMUM BUILDING HEIGHT: 38' 6" 1/2"

NO. 10B

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 1"=20'
 LEVEL 02 - OVERALL FLOOR PLAN
 Scale: 1"=20'-0"

Author

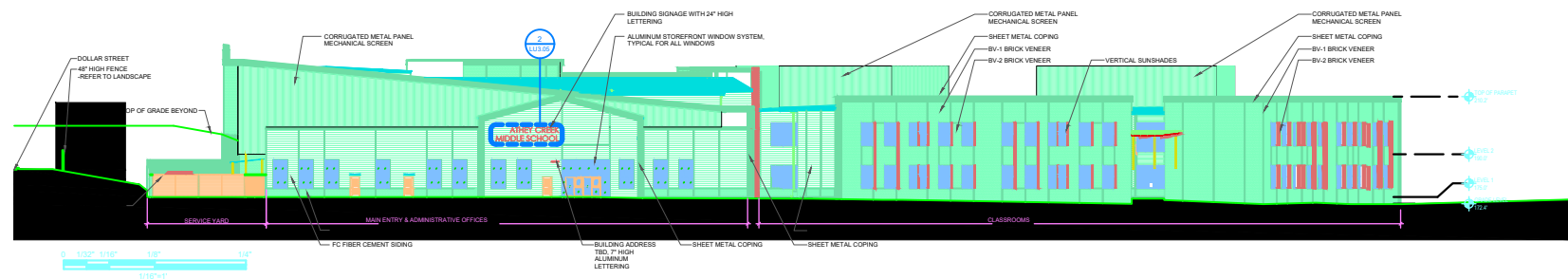


Base provided by IBI.

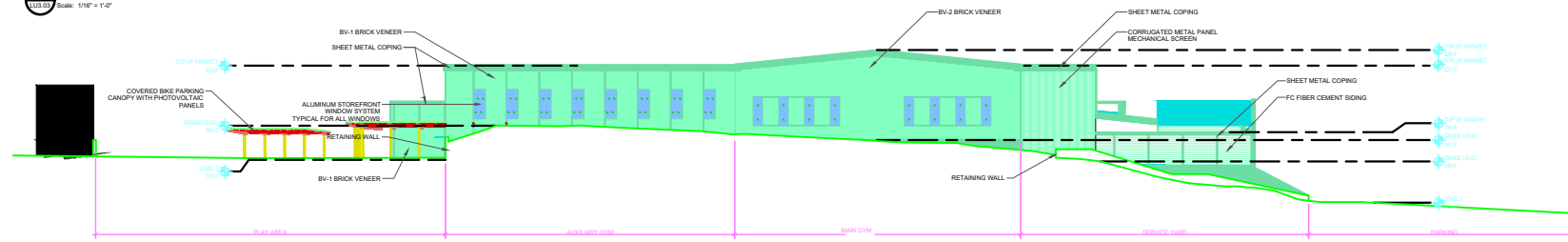
Architectural Plans
 Dollar Street - West Linn, Oregon

FIGURE
10B

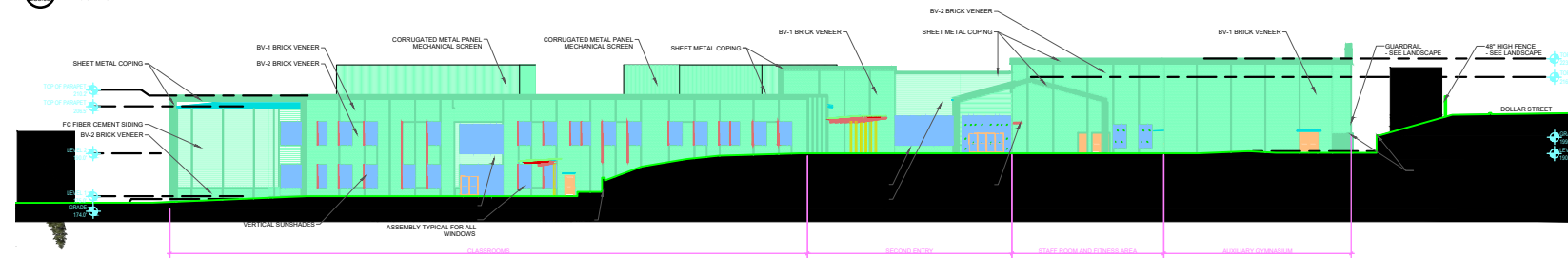
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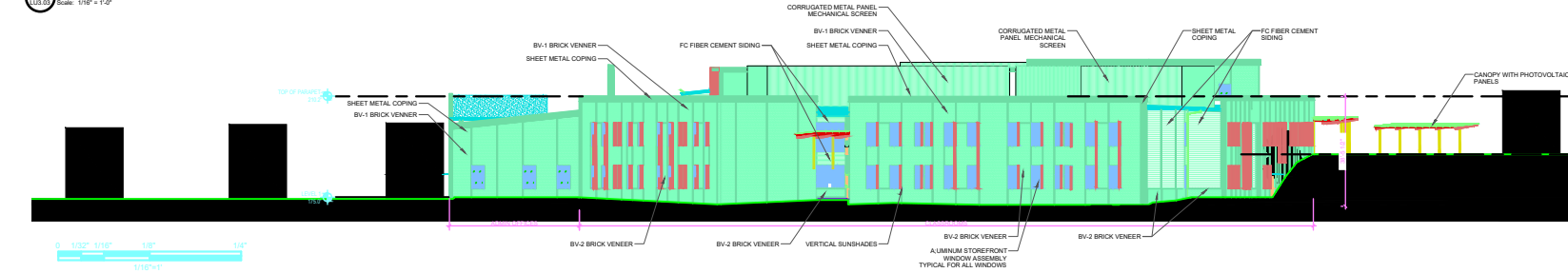
1 OVERALL BUILDING ELEVATION - WEST
Scale: 1/8" = 1'-0"



2 OVERALL BUILDING ELEVATION - NORTH
Scale: 1/8" = 1'-0"



3 OVERALL BUILDING ELEVATION - EAST
Scale: 1/8" = 1'-0"



4 OVERALL BUILDING ELEVATION - SOUTH
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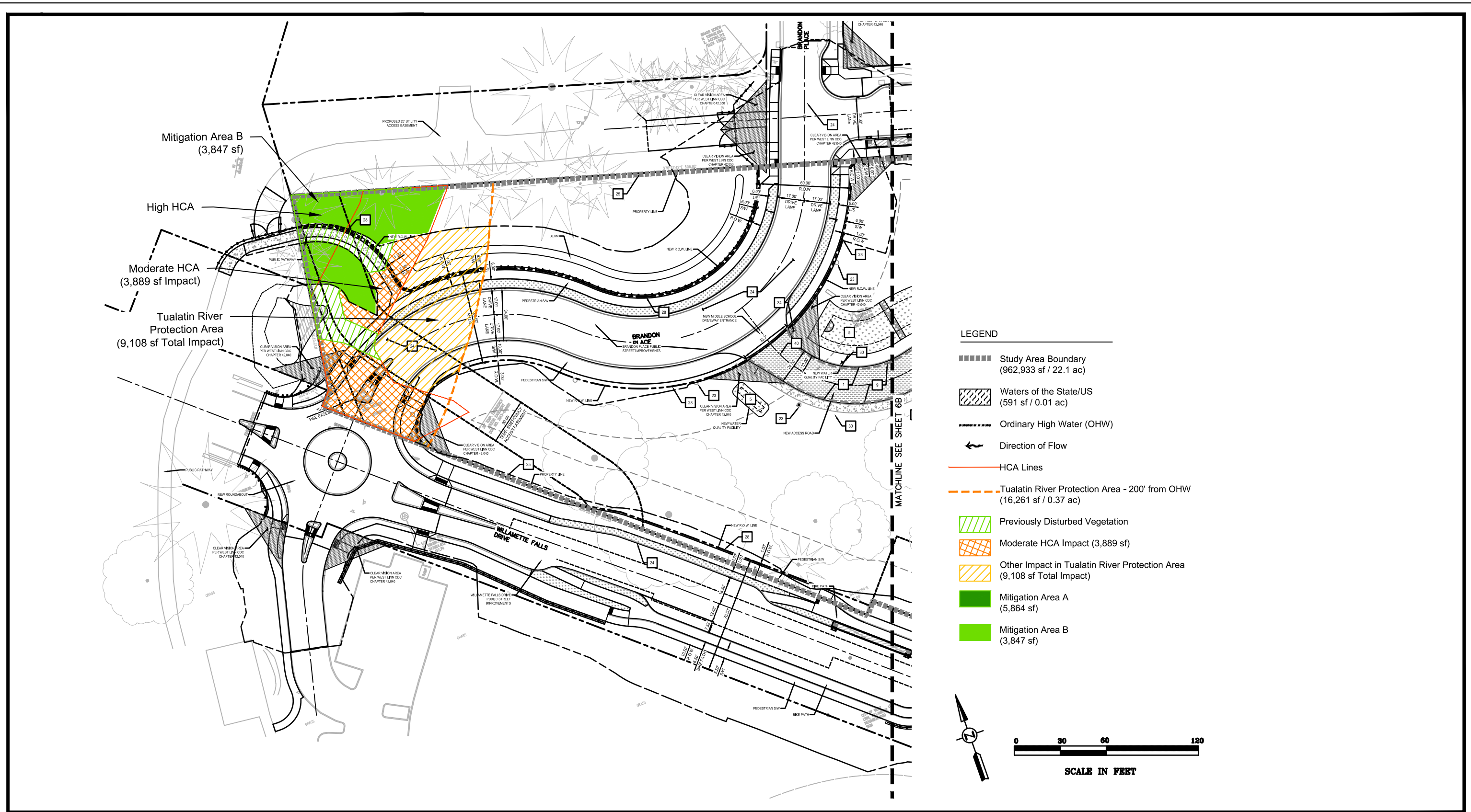


Base provided by IBI.

Architectural Plans
Dollar Street - West Linn, Oregon

FIGURE
10C

3-3-2021

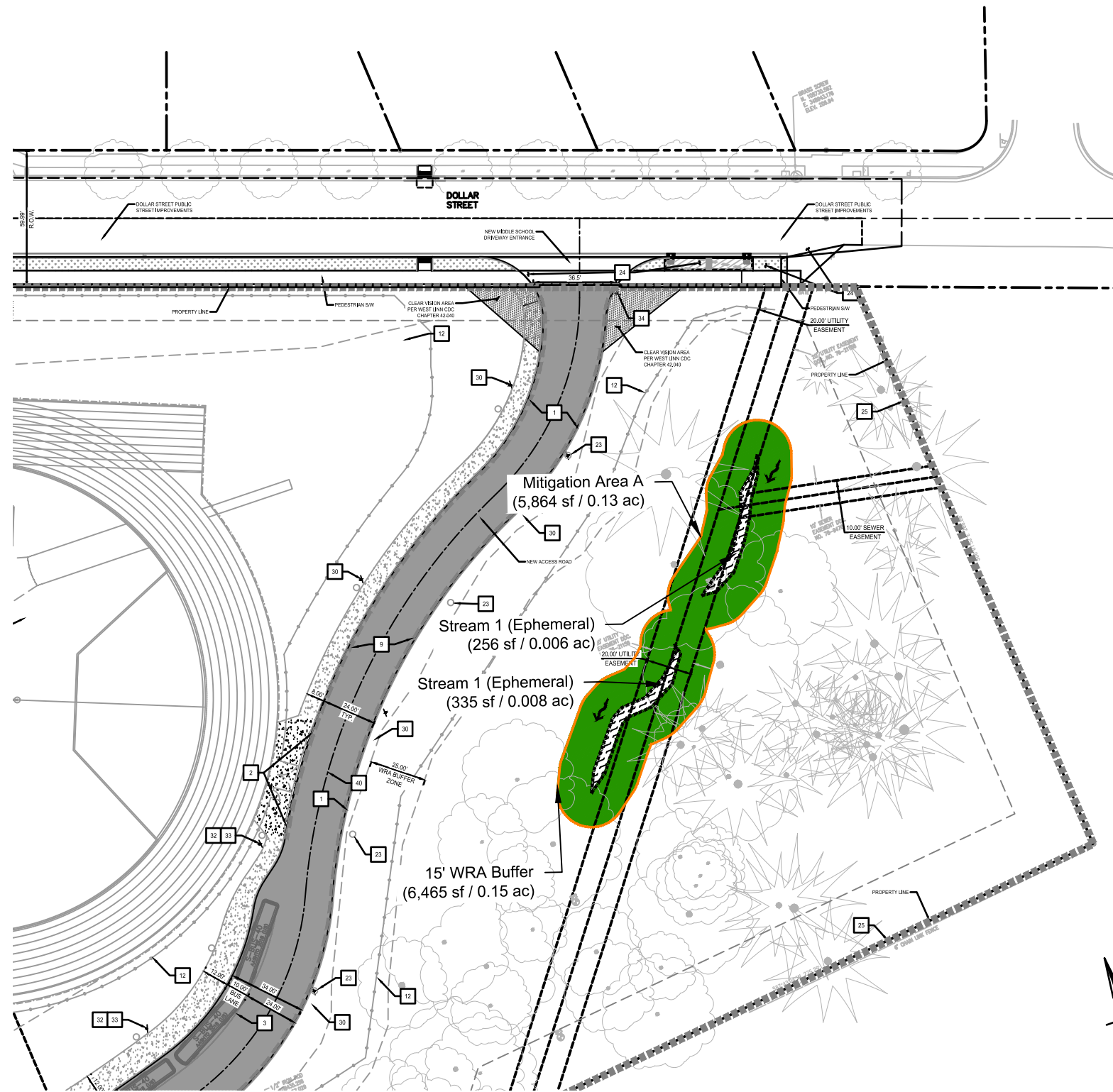


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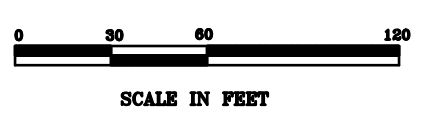
Mitigation Plan
Dollar Street - West Linn, Oregon

FIGURE 11A

3-11-2021



- LEGEND**
- Study Area Boundary (962,933 sf / 22.1 ac)
 - Waters of the State/US (591 sf / 0.01 ac)
 - Ordinary High Water (OHW)
 - Direction of Flow
 - HCA Lines
 - Tualatin River Protection Area - 200' from OH (16,261 sf / 0.37 ac)
 - Previously Disturbed Vegetation
 - Moderate HCA Impact (3,889 sf)
 - Other Impact in Tualatin River Protection Area (9,108 sf Total Impact)
 - Mitigation Area A (5,864 sf)
 - Mitigation Area B (3,847 sf)



Base provided by KPFF.

Mitigation Plan
Dollar Street - West Linn, Oregon
FIGURE 11B

3-11-2021

Mitigation Area A (6,465 sf) Planting List

Species	Common Name	Quantity	Stock Type	Plant Size
Trees				
<i>Acer macrophyllum</i>	Bigleaf maple	22	Container or field grown	½ in caliper
<i>Quercus garyana</i>	Oregon Oak	22	Container or field grown	½ in caliper
<i>Pseudotsuga menzieszii</i>	Douglas Fir	22	Container or field-grown	½ in caliper
Shrubs				
<i>Cornus alba</i>	Red-osier dogwood	65	1 gal.	12 in
<i>Lonicera involucrata</i>	Twinberry Honeysuckle	65	1 gal.	12 in
<i>Physocarpus capitatus</i>	Pacific ninebark	65	1 gal.	12 in
<i>Sambucus racemosa</i>	Red elderberry	65	1 gal.	12 in
<i>Symphoricarpos alba</i>	Snowberry	65	1 gal.	12 in
Herbaceous seed mix				
<i>Agrostis exarata</i>	Spike bentgrass	2.0 lbs/ac	Seed	n/a
<i>Bromus carinatus</i>	California brome	2.0 lbs/ac	Seed	n/a
<i>Deschampsia cespitosa</i>	Tufted hairgrass	3.0 lbs/ac	Seed	n/a
<i>Elymus glaucus</i>	Blue wildrye	3.0 lbs/ac	Seed	n/a
<i>Hordeum brachyantherum</i>	Meadow barley	2.0 lbs/ac	Seed	n/a

Mitigation Area B (2,194 sf) Planting List

Species	Common Name	Quantity	Stock Type	Plant Size
Trees				
<i>Acer macrophyllum</i>	Bigleaf maple	8	Container or field grown	½ in caliper
<i>Quercus garyana</i>	Oregon Oak	8	Container or field grown	½ in caliper
<i>Pseudotsuga menzieszii</i>	Douglas Fir	8	Container or field-grown	½ in caliper
Shrubs				
<i>Cornus alba</i>	Red-osier dogwood	22	1 gal.	12 in
<i>Lonicera involucrata</i>	Twinberry Honeysuckle	22	1 gal.	12 in
<i>Physocarpus capitatus</i>	Pacific ninebark	22	1 gal.	12 in
<i>Sambucus racemosa</i>	Red elderberry	22	1 gal.	12 in
<i>Symphoricarpos alba</i>	Snowberry	22	1 gal.	12 in
Herbaceous seed mix				
<i>Agrostis exarata</i>	Spike bentgrass	2.0 lbs/ac	Seed	n/a
<i>Bromus carinatus</i>	California brome	2.0 lbs/ac	Seed	n/a
<i>Deschampsia cespitosa</i>	Tufted hairgrass	3.0 lbs/ac	Seed	n/a
<i>Elymus glaucus</i>	Blue wildrye	3.0 lbs/ac	Seed	n/a
<i>Hordeum brachyantherum</i>	Meadow barley	2.0 lbs/ac	Seed	n/a



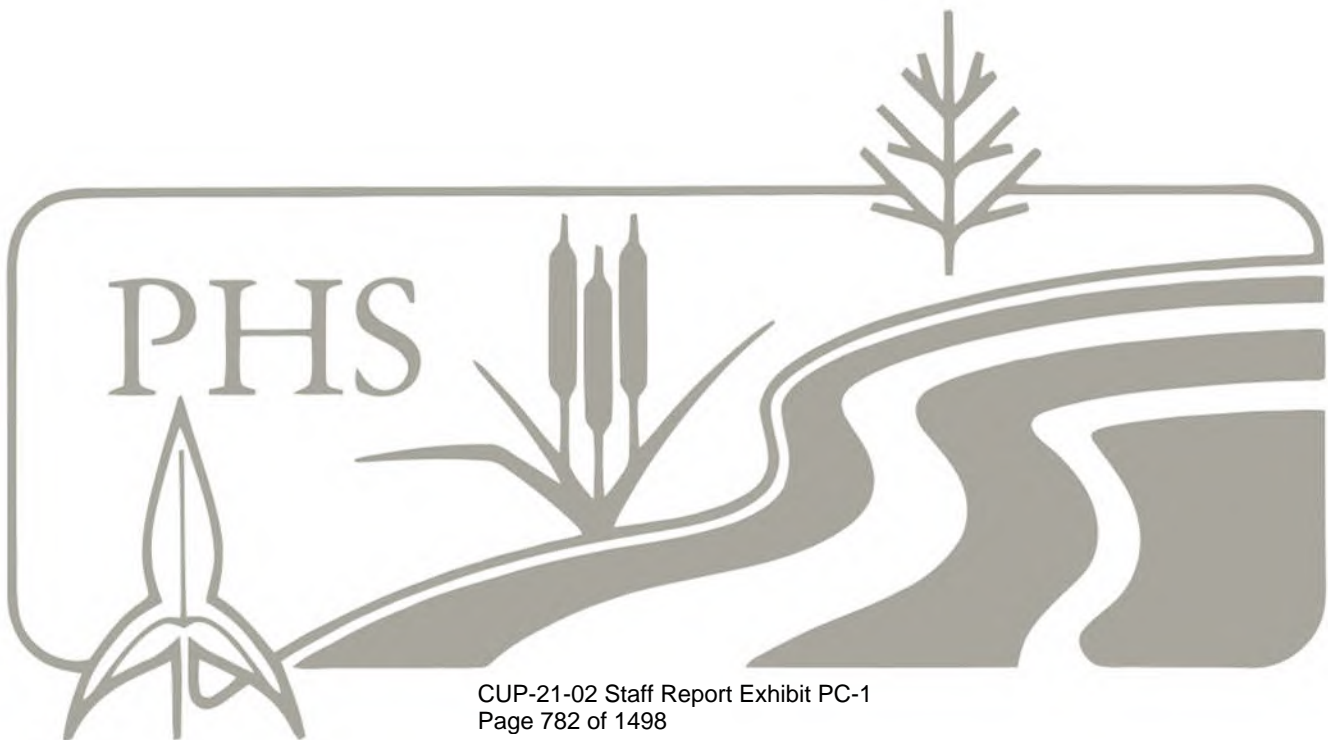
Plant List
Dollar Street - West Linn, Oregon

FIGURE
11C

3-11-2021

Attachment B

Drainage Plan Prepared By KPFF



Preliminary Drainage Report

Dollar Street Middle School

Prepared for: IBI

Prepared by: Nathan Patterson, PE

Project Engineer: Danielle Pruett, PE

January 2021 | KPFF Project #2000067



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Table of Contents

Project Overview 3

Purpose of this Report 3

Project Location and Zoning 3

Type of Development and Proposed Improvements 3

Watershed Description 4

Existing vs. Post Construction Conditions 4

Methodology 5

Proposed Stormwater Management Narrative 5

Analysis 6

Basin Summary 6

Facility Sizing for Water Quality 7

Conveyance 8

Engineering Conclusions 8

Operations and Maintenance 8

Tables and Figures

FIGURE 1: Site Vicinity Map 3

TABLE 1: Proposed Drainage Basin Summary 4

TABLE 2: Onsite Basin Area Breakdown 6

TABLE 3: Offsite Basin Area and Routing Summary 7

FIGURE 2: City of Portland Stormfilter ZPG Approvals 8

FIGURE 3: City of Portland Stormfilter PSORB Approvals 8

Appendices

Appendix A

Basin Maps

Appendix B

Preliminary Stormwater Details

Appendix C

Stormwater Calculations and Model Hydrographs

Appendix D

Supplemental Documents and Information

Appendix E

Operations and Maintenance Plan

Project Overview

Purpose of this Report

This report describes the stormwater management design strategies for the proposed development. The basis for this report is the City of West Linn Public Works Design Standards and the 2020 City of Portland Stormwater Management Manual (SWMM) and requirements outlined therein. The purpose of the proposed stormwater management facilities is to protect existing public stormwater infrastructure and to improve the overall health of the watershed.

Project Location and Zoning

The project property is located between Dollar Street and Willamette Falls Drive in West Linn, Oregon. The site extends from approximately the western end of Dollar Street to the edge of private property along Epperly Way. The predevelopment site zoning designation is R-10.



FIGURE 1: Site Vicinity Map

Type of Development and Proposed Improvements

The project includes development of a new West Linn-Wilsonville School District Middle School which will include new parking areas, play areas, a track and field, and site circulation improvements. The development will include half-street improvements along Dollar Street to the north of the project, and reconstruction of

Willamette Falls Drive to the south. An extension of Brandon Place will cross through the site and connect to Willamette Falls Drive.

Watershed Description

The site is located within the Tualatin River and Dollar Creek Drainage Basins as identified by the City of West Linn GIS.

Existing vs. Post Construction Conditions

The project is adjacent to the following existing stormwater infrastructure:

Tualatin River Drainage Basin:

- 24-inch storm sewer main along north side of Willamette Falls Drive.
- 12-inch public stormwater outfall to the Tualatin River at the end of Dollar Street.
- 12-inch public stormwater outfall to the Tualatin River via overland through Fields Bridge Park.
- 12-inch storm sewer along north side of Dollar Street (west of eastern intersection with River Heights Circle).
- Public stormwater pond north of the Willamette Falls Drive at Tualatin River Bridge.

Dollar Creek Drainage Basin:

- 18-inch public stormwater outfall to the Tualatin River via property west of Epperly Way.
- 12-inch storm sewer along north side of Dollar Street (east of eastern intersection with River Heights Circle).
- Surface conveyance ditch on eastern property line from Dollar Street toward Willamette Falls Drive.

The table below describes the outfall location for major onsite and offsite drainage basins. See Basin Maps and subsequent report sections for a more detailed subbasin analysis.

TABLE 1: Proposed Drainage Basin Summary

Proposed Major Basin	Outfall Location	Drainage Basin
Onsite Development (impervious, mixed)	12-inch Tualatin River north of bridge	Tualatin River
Onsite Eastern Slopes (non-impervious)	East Surface Conveyance Ditch	Dollar Creek
Onsite Southern Slopes (non-impervious)	24-inch Willamette Falls Drive Storm Main	Tualatin River
Willamette Falls Drive (northwest)	12-inch Tualatin River north of bridge	Tualatin River
Willamette Falls Drive (central)	12-inch Fields Bridge Park	Tualatin River
Willamette Falls Drive (southeast)	18-inch Main opposite Epperly Way	Dollar Creek
Brandon Place Extension	Public Storm Pond	Tualatin River
Dollar Street (west)	12-inch Dollar Street Storm Main	Tualatin River
Dollar Street (east)	East Surface Conveyance Ditch	Dollar Creek

Geotechnical Engineer Recommendations

GeoDesign, Inc. has provided the geotechnical report titled “Report of Geotechnical Engineering Services” for the project, dated October 20, 2020. The proposed design includes the engineer’s recommended foundation drainage, hard piped roof drainage, and slope drainage improvements for cement treated fill. Specifically, the methodology used to construct and provide drainage for the fill slopes facing Willamette

Falls Drive are unique for this project. An excerpt from the report's conclusions and recommendations are included in Appendix D.

Methodology

Proposed Stormwater Management Narrative

All surface stormwater generated by impervious areas will be collected and treated as described below. Although not required, the majority of developed pervious areas are also captured and treated due to the layout of the proposed improvements. Untreated areas include the fill slopes along the south and southwest sides of the development where slope drainage infrastructure is implemented as recommended by the geotechnical engineer. These collection systems will be connected to the public storm drain system in Willamette Falls Drive due to their lower elevations.

Detention and Flow Control

Both major basins identified in Table 1 drain to the Tualatin River, therefore no stormwater detention shall be required if adequate capacity to convey the 10-year storm is shown to exist or is provided with the development (Public Works Design Standard 2.0040.C.) Stormwater generated from the onsite improvements will utilize an existing outfall location north of the Tualatin River bridge. This line will be reconstructed in-place as needed to provide the additional capacity for the new development. Subsequent submittals will demonstrate the available capacity at each proposed point of connection for the public road improvements, as required.

Water Quality (Onsite)

The majority of stormwater generated by the proposed onsite improvements will be captured in a piped system and routed to a grassy swale parallel to the major driveway access off the Brandon Street Extension. By implementing a downstream treatment system, it is infeasible to hydraulically separate pervious areas from impervious areas, therefore the swale will be sized to treat all flows that enter it rather than for the required treatment of impervious flows only. This grassy swale is configured to meet the City of Portland BES geometric requirements using the Performance Approach and will provide a minimum of nine minutes of residence time. Check dams will be spaced at maximum 50-feet on center and will double as both steps in grade to follow the adjacent roadway and as flow spreaders to ensure the facility functions as designed. The access aisle parallel to the grassy swale will be treated by a small stormwater basin sized using the Portland BES PAC Calculator with a 25% increase in size per West Linn's standards.

Water Quality (Dollar Street)

Surface runoff from the southern half-street improvements is collected at flow through planter basins (FTP). Basins are sized using the Portland BES Presumptive Approach Calculator (PAC) with a 25% increase in size per West Linn's standards.

Water Quality (Brandon Place Extension)

Surface water collection is provided with curb inlets. These curb inlets daylight at a new outfall to an enlarged existing public storm basin north of the proposed roundabout. The enlargement of the existing storm basin will consider the tributary basin from the existing bridge and new roundabout and will be sized using the Portland BES PAC Calculator with a 25% increase in size per West Linn's standards.

Water Quality (Willamette Falls Drive)

Flow through planters are proposed in locations where the road cross section and grading allows for a planter strip. Flow through planters are sized using the Portland BES PAC Calculator with a 25% increase in size per West Linn’s standards. In locations where vegetated facilities are infeasible, Contech Stormfilter gutter inlets (SFCB) are proposed. The northern separated bike lane and sidewalk will, pending final selection of paving materials, either be mitigated by using pervious asphalt with underdrain in the bike lane or will shed to the roadway treatment facilities. The southern separated bike lane and sidewalk will shed surface runoff toward each other that will be collected at curb inlets located in the bike lane. This will create an informal gutter along the curb line separating the facilities. Treatment will be provided via a combination of either pervious asphalt, Stormfilter curb inlets, or by routing to another treatment facility. The final treatment design for these areas will be refined in subsequent submittals.

Analysis

Basin Summary

Individual basin maps for each public street frontage and for the onsite development are included in Appendix A. Summaries for onsite (Table 2) and public (Table 3) are below. Hydrographs for the onsite basins are also included in Appendix C along with design assumptions including time of concentration, curve numbers, and design storm rainfall data. Note that all onsite basins flow to the Tualatin River via the reconstructed outfall north of the Tualatin River bridge. The ultimate outfall or connection point for public basins are as shown below in Table 3.

TABLE 2: Onsite Basin Area Breakdown

Basin	Basin Area (sf)	% Impervious	WQ Peak Flow (cfs)	Receiving Facility
A	14,120	100	0.093	FTP-Onsite
B	77,000	100	0.506	Swale
C	50,915	100	0.335	Swale
D	32,675	100	0.215	Swale
E	98,990	100	0.651	Swale
F	42,620	100	0.280	Swale
G	100,645	0	0.030	Swale
H	22,030	0	0.006	Swale
I	101,140	0	0.030	Swale
J	49,600	0	0.015	Swale
K	5,120	0	0.002	Swale
Total	601,435		1.99*	

**Swale peak inflow is not a direct sum of peak flows due to peaks occurring at different times. See hydrographs in Appendix C.*

TABLE 3: Offsite Basin Area and Routing Summary

Basin	Basin Area (sf)	Receiving Facility	Ultimate Outfall or Connection Point
DOL-A	7,190	FTP-A	Brandon Place 12" Storm Main
DOL-B	10,360	FTP-B	Brandon Place 12" Storm Main
DOL-C	10,280	FTP-C	Brandon Place 12" Storm Main
DOL-D1	5,320	FTP-D1	WFD East 18" Outfall
DOL-D2	5,710	FTP-D2	WFD East 18" Outfall
DOL-E	8,485	FTP-E	WFD East 18" Outfall
BRA-A1	25,713	BASIN-A	Tualatin River North of Bridge Outfall
BRA-A2	21,675	BASIN-A	Tualatin River North of Bridge Outfall
WFD-N1	7,950	FTP-N1	Fields Bridge Park East Entry Outfall
WFD-S1	6,060	FTP-S1	Fields Bridge Park East Entry Outfall
WFD-N2A	4,000	FTP-N2A	Fields Bridge Park East Entry Outfall
WFD-S2A	4,150	FTP-S2A	Fields Bridge Park East Entry Outfall
WFD-N2B	4,610	FTP-N2B	Fields Bridge Park East Entry Outfall
WFD-S2B	4,005	FTP-S2B	Fields Bridge Park East Entry Outfall
WFD-N3	3,690	SFCB-N3	Fields Bridge Park East Entry Outfall
WFD-S3	3,590	SFCB-S3	Fields Bridge Park East Entry Outfall
WFD-N4	3,690	SFCB-N4	Fields Bridge Park East Entry Outfall
WFD-S4	4,450	FTP-S4	Fields Bridge Park East Entry Outfall
WFD-N5	1,585	FTP-N5	WFD East 18" Outfall
WFD-S5	2,605	FTP-S5	WFD East 18" Outfall
WFD-PED+BIKE NORTH	17,560	STORMFILTER CURB INLET/PERVIOUS PAVEMENT	Fields Bridge Park East Entry Outfall
WFD-PED+BIKE-SW	5,760	STORMFILTER CURB INLET/PERVIOUS PAVEMENT	Fields Bridge Park East Entry Outfall
WFD-PED+BIKE-SE	12,020	STORMFILTER CURB INLET/PERVIOUS PAVEMENT	Fields Bridge Park East Entry Outfall

Facility Sizing for Water Quality

Grassy Swale

Using the 1.99 cubic feet per second input as shown in Table 2, the swale bottom, longitudinal slope, and treatment flow depth is then adjusted to provide minimum 9-minute residence time for the peak flow of the water quality storm. See Appendix C for the grassy swale sizing calculations.

Flow Through Planters and Basins

To establish a conservative sizing factor, several basins ranging in size were ran through the City of Portland PAC Calculator. 25% basin vegetated area was then added to the City of Portland's minimum size per West Linn's standards. This demonstrated that using a 2% sizing factor (vegetated treatment area / total tributary area) provides the required pollutant removal. All Basin and FTP facilities are sized using this minimum 2% sizing factor. Individual reports for each of the fifteen planters and two basins will be provided in subsequent submittals to demonstrate all necessary requirements are met.

Stormfilter Catch Basin Inlets

Stormfilter cartridges are approved to treat specific peak flows or tributary areas. The 18-inch standard cartridge heights are proposed. ZPG media is proposed as it is the most cost-effective media and it allows single cartridge configurations for the project's basin areas. However, PSORB media is an alternate that may

be implemented if further design revisions increase basin areas to the point that multiple cartridge structures would be required. The following figures show the approved tributary basin areas for each media type. The preliminary design indicates single cartridge concrete gutter inlets are adequate to treat each basin assigned a Stormfilter Catch Basin (SFCB). Dual cartridge units may be required pending the final material selection of sidewalks and bike lanes.

Table 1. Contech StormFilter with ZPG Sizing to Meet City of Portland Pollution Reduction Requirements			
Cartridge Size/Stack Configuration	Cartridge Design Flow Rate (gpm/cartridge stack)	Maximum Drainage Area (acres/cartridge stack)	Maximum Drainage Area (square feet/cartridge stack)
12	5	0.065	2838
18	7.5	0.098	4257
27	11.3	0.147	6413

FIGURE 2: City of Portland Stormfilter ZPG Approvals

Table 1. Contech StormFilter with PhosphoSorb Sizing to Meet City of Portland Pollution Reduction Requirements			
Cartridge Size/Stack Configuration	Cartridge Design Flow Rate (gpm/cartridge stack)	Maximum Drainage Area (acres/cartridge stack)	Maximum Drainage Area (square feet/cartridge stack)
12	8.35	0.109	4739
18	12.53	0.163	7112
27	18.79	0.245	10665

FIGURE 3: City of Portland Stormfilter PSORB Approvals

Conveyance

The storm drainage for both the private and public improvements will be sized per West Linn Public Works Design Standards section 2.0013.C. Manning’s Equation will be used to verify pipe sizes, slopes, and velocities are within specification. The design storm shall be a minimum of the 10-year, 24-hour event as modeled using AutoCAD Storm and Sanitary Analysis 2020 using model inputs as required by the standards and outlined in this report. A time of concentration of 5-minutes will be used for all developed areas. Further analysis and modeling will be provided in subsequent versions of this report.

Engineering Conclusions

The stormwater system will be designed in accordance with the City of West Linn Public Works standards. The proposed stormwater facilities will meet the water quality requirements for the project site. The existing and new facilities and components will be shown to have adequate capacity to handle the required storm events. Therefore, the preliminary stormwater system design meets the intent of the City of West Linn requirements and should be approved as designed.

Operations and Maintenance

The Operations and Maintenance Plan will be included in the final version of this document.

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Appendix A

Basin Maps

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SHEET NOTES

1. STORMWATER BASINS SHOWN ARE PRELIMINARY. FURTHER CONSIDERATION OF SITE PAVING AND COMPONENTS WILL BE TAKEN IN FINAL DESIGN. PRELIMINARY CALCULATIONS RESULT IN CONSERVATIVELY LARGE WATER QUALITY AND CONVEYANCE FLOWS. THESE FLOWS ARE LIKELY TO DECREASE AS THE DESIGN IS REFINED.

KEY NOTES

BASIN ID	IMPERVIOUS AREA	PERVIOUS AREA	GRASS TO FTP-ON-SITE
A	14,100	0	FTP-ON-SITE
B	77,000	0	GRASSY SWALE
C	58,915	0	GRASSY SWALE
D	32,675	0	GRASSY SWALE
E	98,990	0	GRASSY SWALE
F	42,620	0	GRASSY SWALE
G	0	100,645	GRASSY SWALE
H	0	22,030	GRASSY SWALE
I	0	191,140	GRASSY SWALE
J	0	49,800	GRASSY SWALE
K	0	5120	GRASSY SWALE
GS TOTAL	302,200	278,535	
FTP-ON-SITE TOTAL	14,100	0	

SHEET LEGEND

	IMPERVIOUS BASIN AREA
	PERVIOUS BASIN AREA

CLIENT
West Linn-Wilsonville School District
 22210 SW Stafford Rd., Tualatin, OR 97062

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PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO:
 124738

DRAWN BY:
 SK

CHECKED BY:
 DP

PROJECT MGR:
 DP

APPROVED BY:
 DP

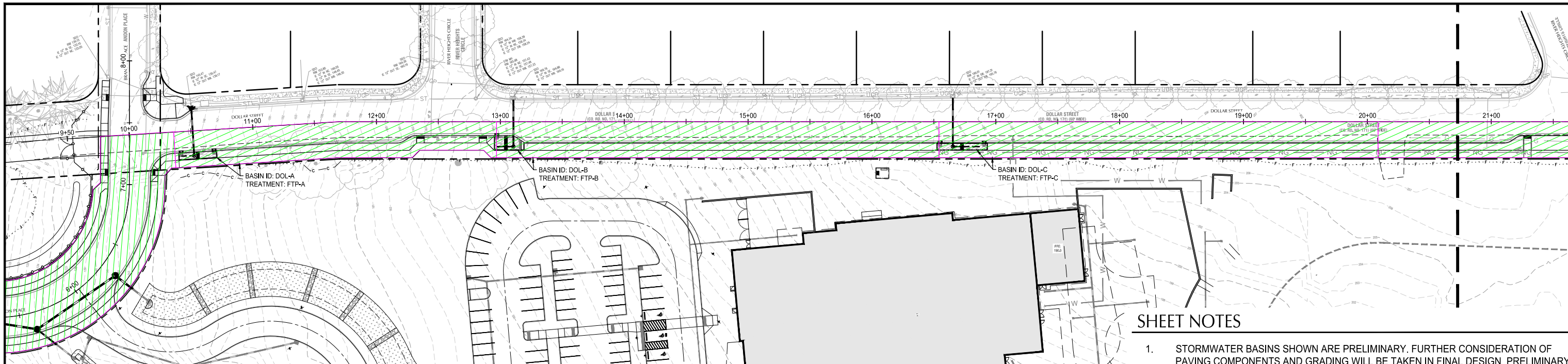
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PRELIMINARY BASIN MAP

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PRELIMINARY BASIN MAP - DOLLAR STREET

SCALE: 1" = 40'

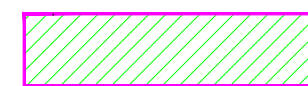
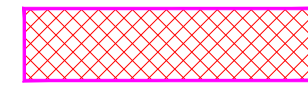
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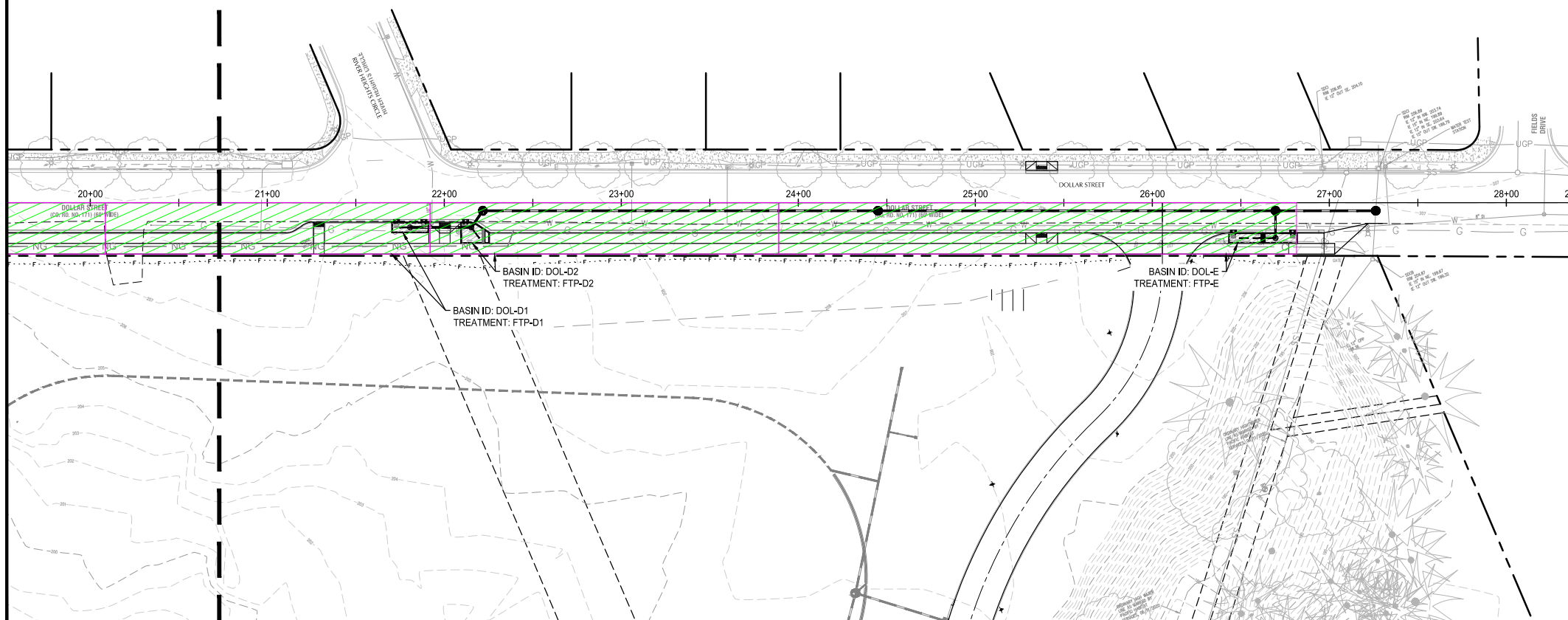
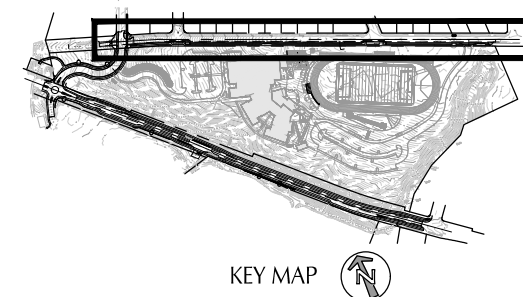
1. STORMWATER BASINS SHOWN ARE PRELIMINARY. FURTHER CONSIDERATION OF PAVING COMPONENTS AND GRADING WILL BE TAKEN IN FINAL DESIGN. PRELIMINARY CALCULATIONS RESULT IN CONSERVATIVELY LARGE WATER QUALITY AND CONVEYANCE FLOWS. THESE FLOWS ARE LIKELY TO DECREASE AS THE DESIGN IS REFINED.

BASIN SUMMARY

BASIN ID	IMPERVIOUS AREA	TREATED (Y/N)	DRAINS TO:
DOL-A	7,190	Y	FTP-A
DOL-B	10,360	Y	FTP-B
DOL-C	10,280	Y	FTP-C
DOL-D1	5,320	Y	FTP-D1
DOL-D2	5,710	Y	FTP-D2
DOL-E	8,485	Y	FTP-E

SHEET LEGEND

-  TREATED BASIN AREA
-  UNTREATED BASIN AREA



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REVISION	DATE	DESCRIPTION	BY



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West Linn, OR 97068

NEW MIDDLE SCHOOL AT DOLLAR STREET
 PUBLIC IMPROVEMENT PLANS

DOLLAR STREET DRIVE - PRELIMINARY BASIN MAP

SHEET NO.	
DOL	
SHEET	1 OF XX
RECORD NO.	XXXX-XX



SHEET NOTES

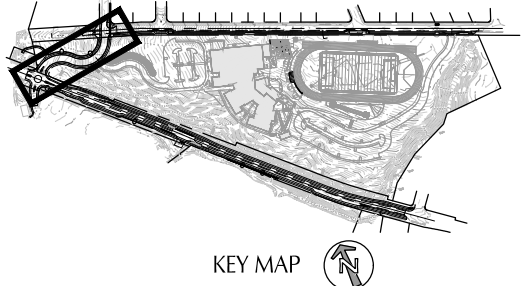
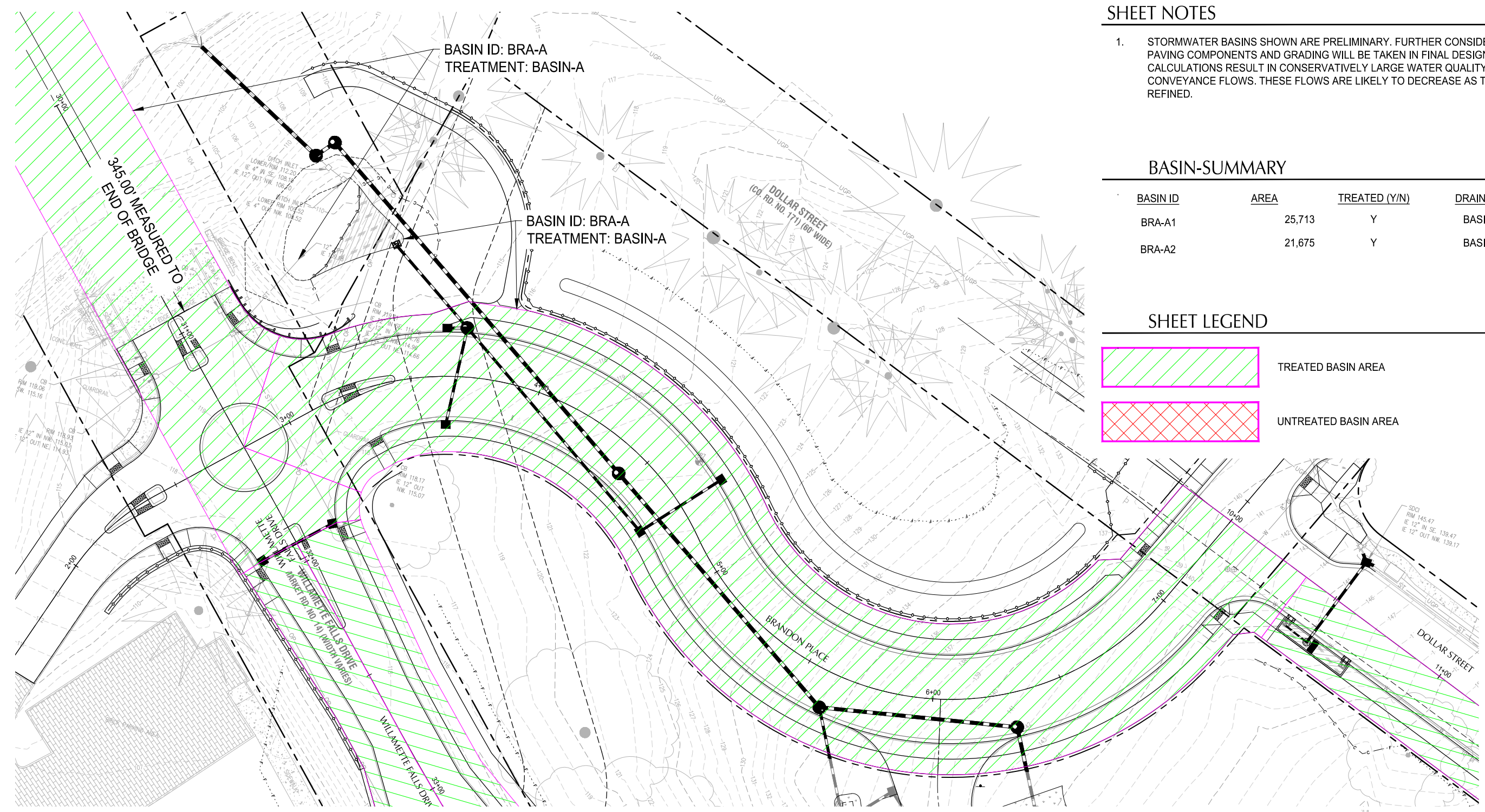
1. STORMWATER BASINS SHOWN ARE PRELIMINARY. FURTHER CONSIDERATION OF PAVING COMPONENTS AND GRADING WILL BE TAKEN IN FINAL DESIGN. PRELIMINARY CALCULATIONS RESULT IN CONSERVATIVELY LARGE WATER QUALITY AND CONVEYANCE FLOWS. THESE FLOWS ARE LIKELY TO DECREASE AS THE DESIGN IS REFINED.

BASIN-SUMMARY

BASIN ID	AREA	TREATED (Y/N)	DRAINS TO:
BRA-A1	25,713	Y	BASIN-A
BRA-A2	21,675	Y	BASIN-A

SHEET LEGEND

 TREATED BASIN AREA
 UNTREATED BASIN AREA



PRELIMINARY BASIN MAP - BRANDON STREET EXTENSION
SCALE: 1" = 20'

File: N:\cpl\2020\2000067-Dollar-Street-MS-CAD\EXHIBIT\2020\228-EXH-Basin-Map-PUB.dwg TAB: BRA
 Plotted: 1/20/21 at 0:30pm By: NPatterson

REVISION	DATE	DESCRIPTION	BY




 111 SW Fifth Ave., Suite 2600
 Portland, OR 97204
 O: 503.542.3860
 F: 503.224.4681
www.kpff.com
CUP-21-02 Staff Report Exhibit PC-1
 Page 797 of 1498

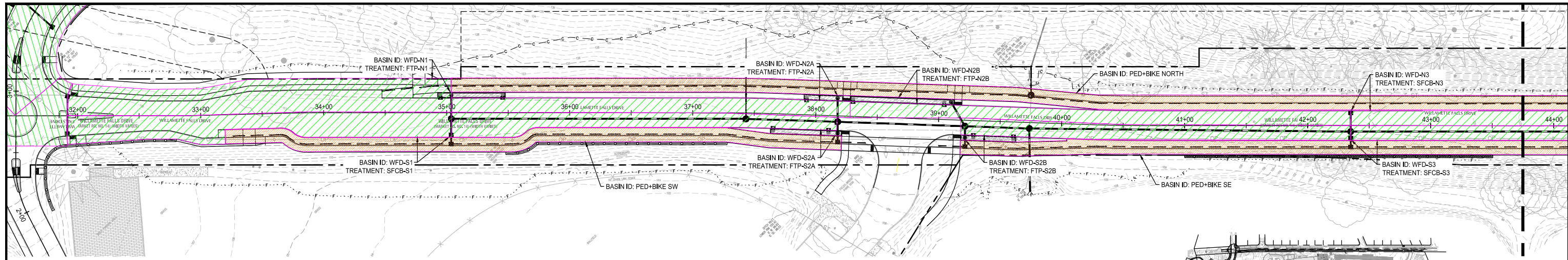
30% SUBMITTAL
 NOT FOR
 CONSTRUCTION

JOB No.:	2000067.00
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
PLOT DATE:	1/20/21 6:58pm
PLOTTED BY:	NPatterson
DWG NAME:	20201228-EXH-Basin-Map-PUB.dwg
TAB NAME:	BRA

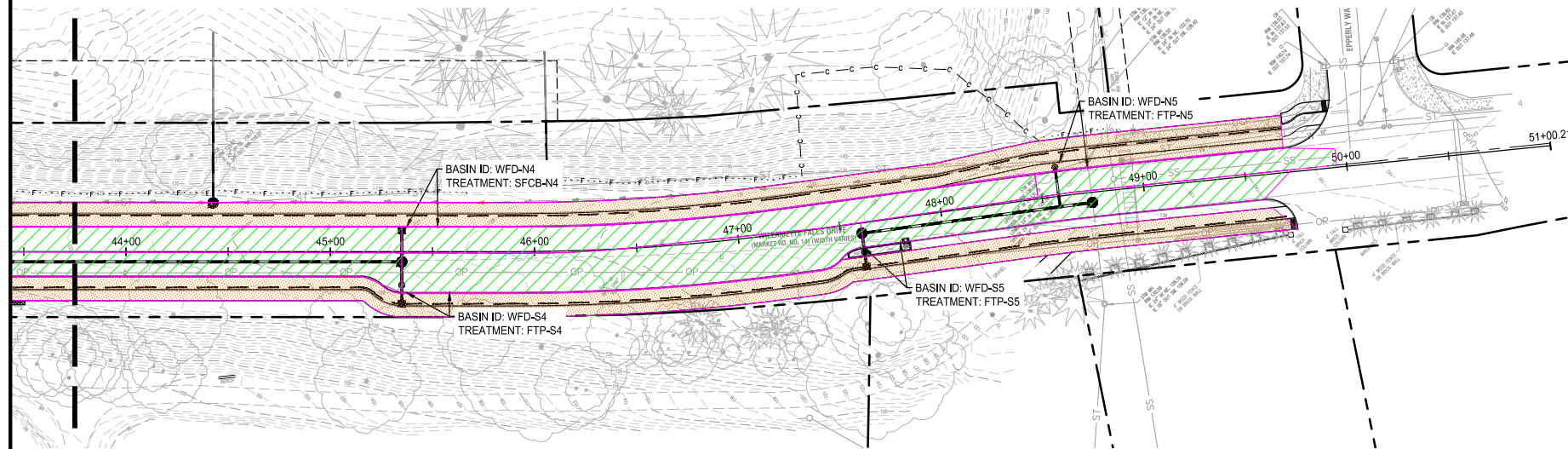
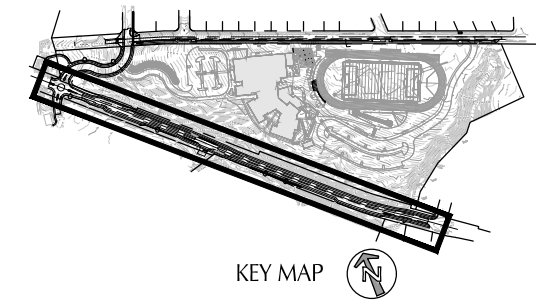
West Linn, OR 97068

NEW MIDDLE SCHOOL AT DOLLAR STREET
 PUBLIC IMPROVEMENT PLANS
WILLAMETTE FALLS DRIVE - PRELIMINARY BASIN MAP

BRA	
SHEET	1 OF XX
RECORD NO.	XXXXX-XX



PRELIMINARY BASIN MAP - WILLAMETTE FALLS DRIVE
SCALE: 1" = 40'



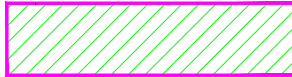


SHEET NOTES

1. STORMWATER BASINS SHOWN ARE PRELIMINARY. FURTHER CONSIDERATION OF PAVING COMPONENTS AND GRADING WILL BE TAKEN IN FINAL DESIGN. PRELIMINARY CALCULATIONS RESULT IN CONSERVATIVELY LARGE WATER QUALITY AND CONVEYANCE FLOWS. THESE FLOWS ARE LIKELY TO DECREASE AS THE DESIGN IS REFINED.
2. SEE ROADWAY TYPICAL SECTION FOR BIKE AND PED FACILITY DRAINAGE AND PERVIOUS PAVEMENT APPLICATIONS. PERVIOUS AREAS ARE CONSIDERED UNMANAGED. SOUTHERN SIDEWALK DRAINAGE IS COLLECTED AT CURB INLETS LOCATED IN THE BIKE LANE. TREATMENT TO BE PROVIDED VIA CURB INLETS AS FURTHER DEFINED IN SUBSEQUENT DESIGN SUBMITTALS.

BASIN SUMMARY

BASIN ID	IMPERVIOUS AREA	TREATED (Y/N)	DRAINS TO:
WFD-N1	7,950	Y	FTP-N1
WFD-S1	6,060	Y	SFCB-S1
WFD-N2A	4,000	Y	FTP-N2A
WFD-S2A	4,150	Y	FTP-S2A
WFD-N2B	4,610	Y	FTP-N2B
WFD-S2B	4,005	Y	FTP-S2B
WFD-N3	3,690	Y	SFCB-N3
WFD-S3	3,590	Y	SFCB-S3
WFD-N4	3,690	Y	SFCB-N4
WFD-S4	4,450	Y	FTP-S4
WFD-N5	1,585	Y	FTP-N5
WFD-S5	2,605	Y	FTP-S5
PED+BIKE NORTH	17,560		SEE NOTE 2
PED+BIKE SW	5,760		SEE NOTE 2
PED+BIKE SE	12,020		SEE NOTE 2

SHEET LEGEND

-  TREATED BASIN AREA
-  UNTREATED BASIN AREA
-  BIKE AND PEDESTRIAN FACILITY
SEE SHEET NOTE 2

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 Plotted: 1/20/21 at 3:29pm By: NPatterson
 22x34

REVISION	DATE	DESCRIPTION	BY



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JOB No.:	2000067.00
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
PLOT DATE:	1/20/21 5:29pm
PLOTTED BY:	NPatterson
DWG NAME:	20201228-EXH-Basin-Map-PUB.dwg
TAB NAME:	WFD

West Linn, OR 97068

NEW MIDDLE SCHOOL AT DOLLAR STREET
PUBLIC IMPROVEMENT PLANS

WILLAMETTE FALLS DRIVE - PRELIMINARY BASIN MAP

SHEET NO.

WFD

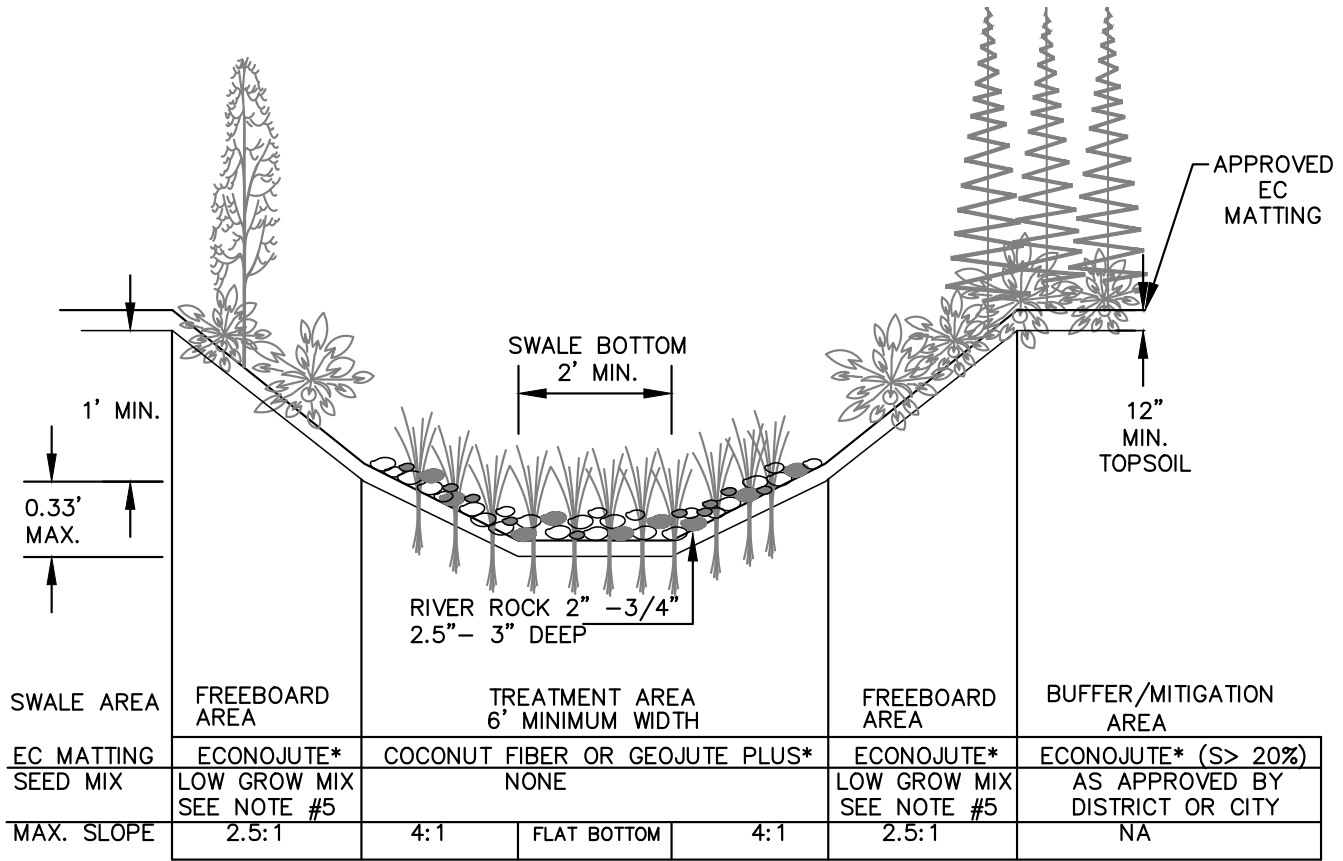
SHEET 1 OF XX
RECORD NO. XXXXX-XX

Appendix B

Preliminary Stormwater Details

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PRELIMINARY GRASSY SWALE DETAIL



* OR AS APPROVED

NOTES:

- REFER TO BES DESIGN & CONSTRUCTION STANDARDS, FOR LANDSCAPING REQUIREMENTS INCLUDING TREE PLACEMENT, TOPSOIL AND PLANTING SPECIFICATIONS.
- JUTE MATTING- GEOJUTE PLUS IN TREATMENT AREA, ECONOJUTE FOR ALL OTHER AREAS, OR SIMILIAR FABRICS. COCONUT FIBER IS ALSO ACCEPTABLE.
- 12-INCHES OF TOPSOIL SHALL BE PLACED THROUGHOUT THE WATER QUALITY TRACT.
- FREEBOARD AREA SEED MIX, DWARF TALL FESCUE 40%, DWARF PERENIAL RYE 30%, CREEPING RED FESCUE 25%, COLONIAL BENT GRASS 5%. APPLY AT A RATE OF 120# / ACRE.

CONSTRUCTION

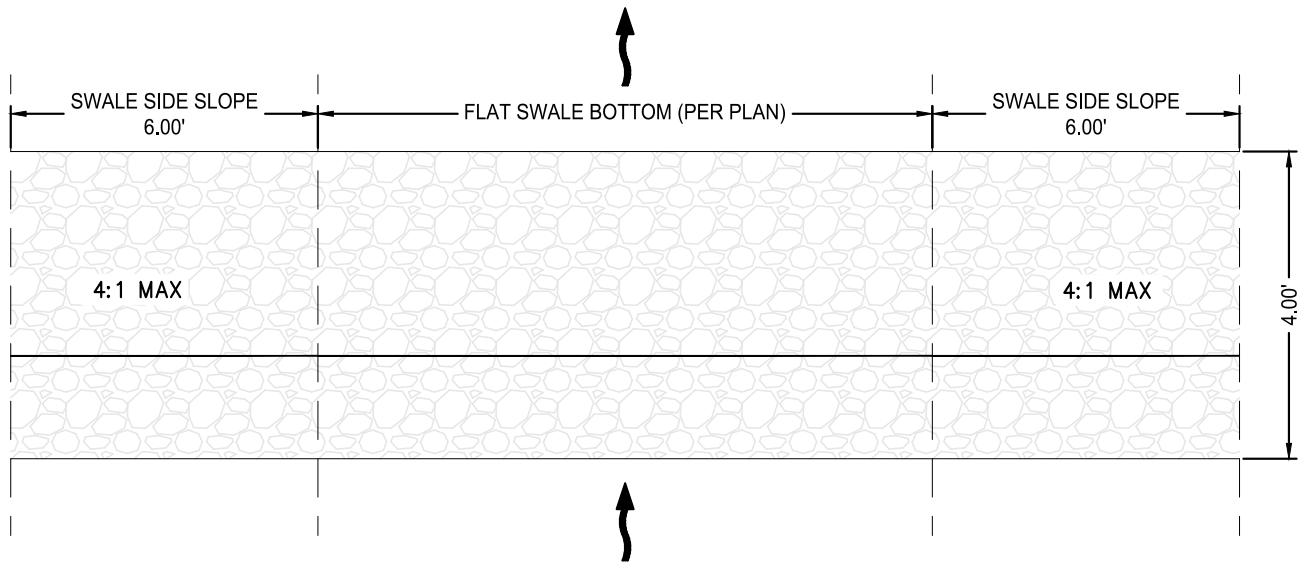
- Water Quality Swale shall be over-excavated and filled to final grade with 12-inch amended topsoil. Topsoil amendments shall be garden compost, not conventional fertilizer amendments.
- A biodegradable Erosion Control Matting shall be placed over the topsoil throughout the swale cross section, fabric shall be held in place in accordance with the manufacturer's installation requirements. Anchor spacing shall be based on 3 fps flow over the fabric.
 - Treatment area - high-density jute matting (Geojute Plus or other approved equal)
 - All other areas - low-density jute matting (EconoJute or other approved equal)
- 2.5-3 inches of 2"- $\frac{3}{4}$ " river run rock shall be placed over the matting evenly throughout the length and width of the swale.
- Plant materials shall be placed in accordance with the plan and plant table as shown on approved plans.
- The water quality swale treatment area plantings can be deemed "substantially complete" once active green growth has occurred to an average growth of 3" and plant density is an average of approx. 6 plants (minimum 1-inch plugs or equivalent) per square foot.

2

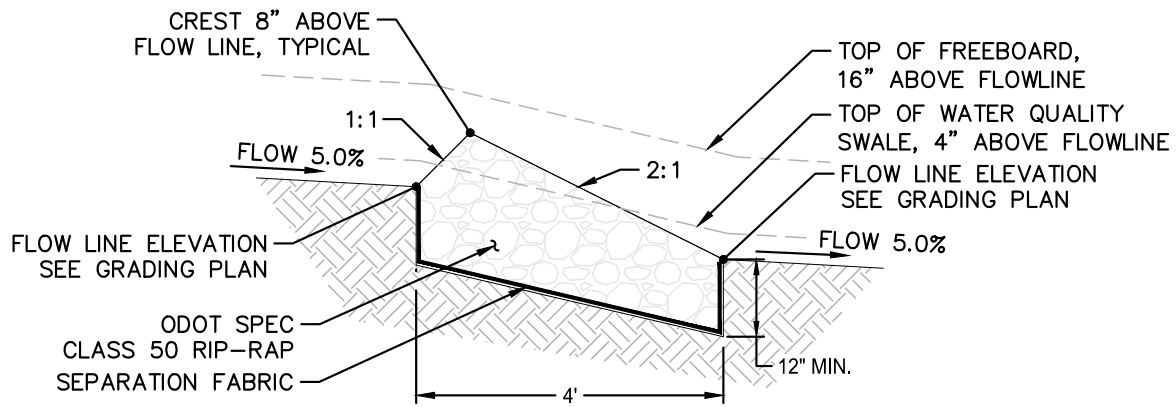
GRASSY SWALE

SCALE: NTS

**PRELIMINARY GRASSY
SWALE FLOW SPREADER
DETAIL**



TOP VIEW



SECTION A

NOTES

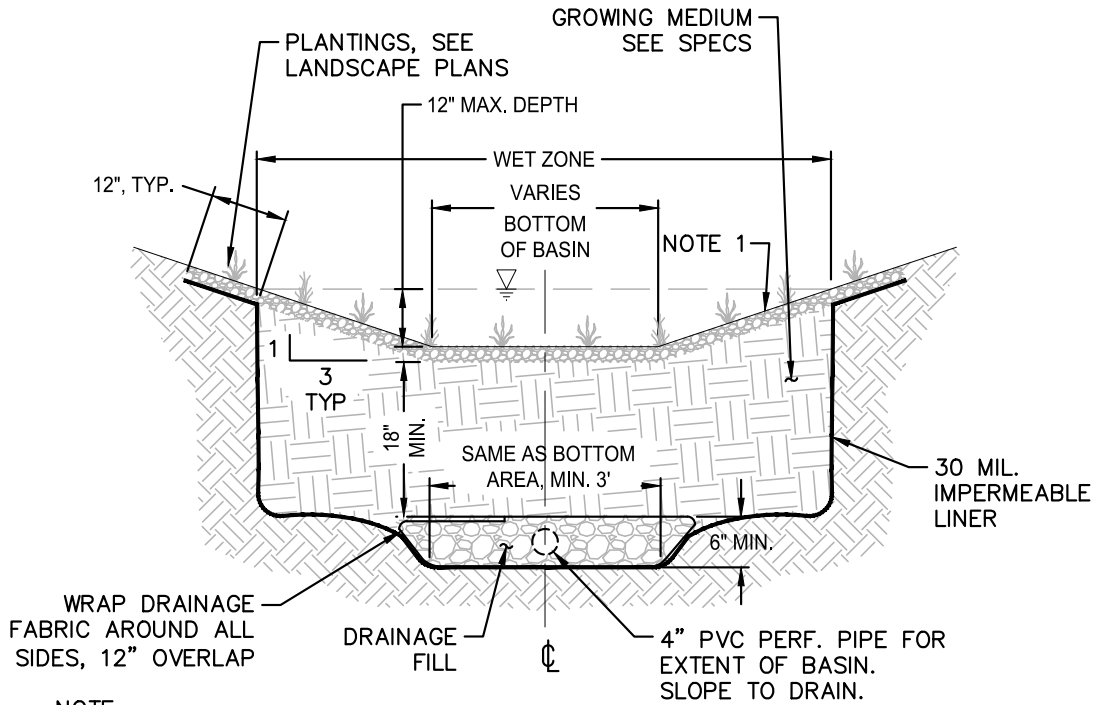
1. INSTALL RIP-RAP SPREADER ACROSS FULL WATER QUALITY SEGMENT OF SWALE
2. CREST OF BERM SHALL BE LEVEL AND UNIFORM ACROSS ENTIRE SECTION.
3. SEE GRADING PLAN FOR ELEVATION DROP ACROSS RIP RAP

4

RIP-RAP FLOW SPREADER AND CHECK DAM

SCALE: NTS

**PRELIMINARY TREATMENT
BASIN DETAIL**



NOTE:

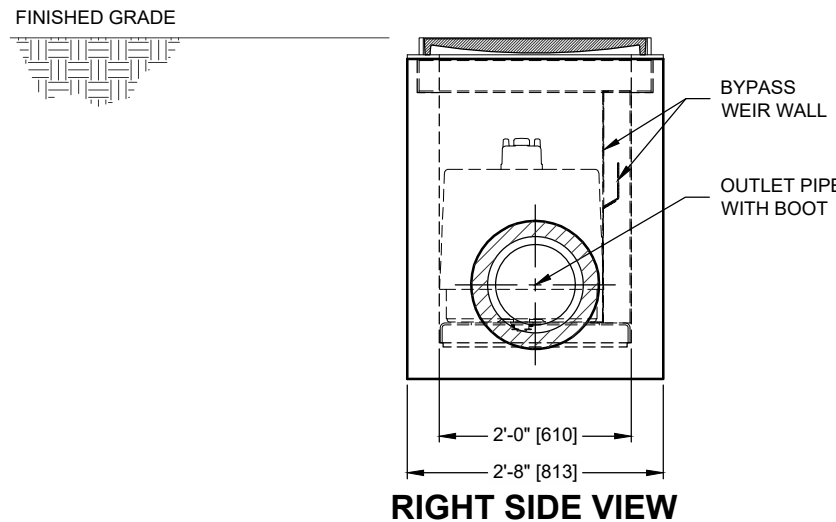
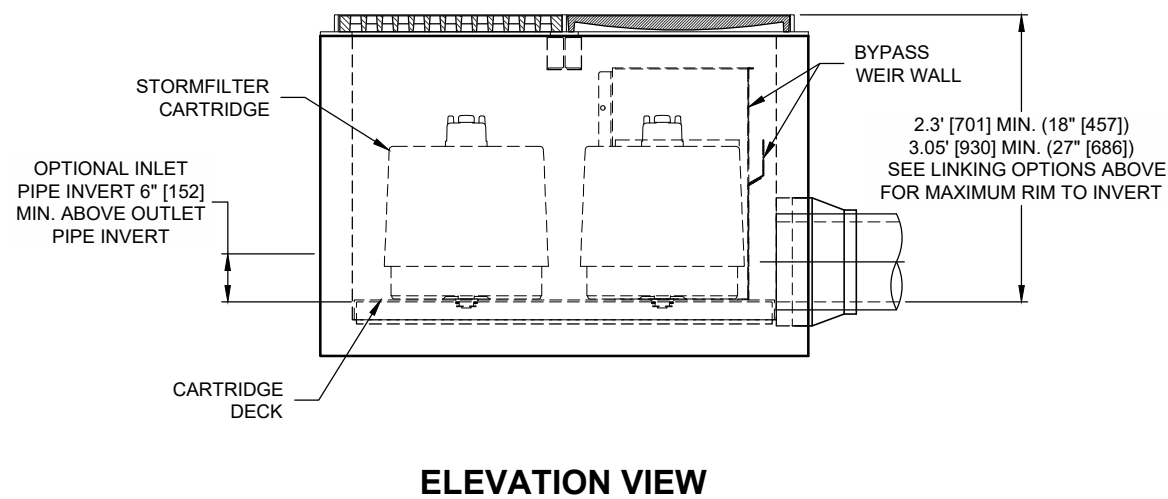
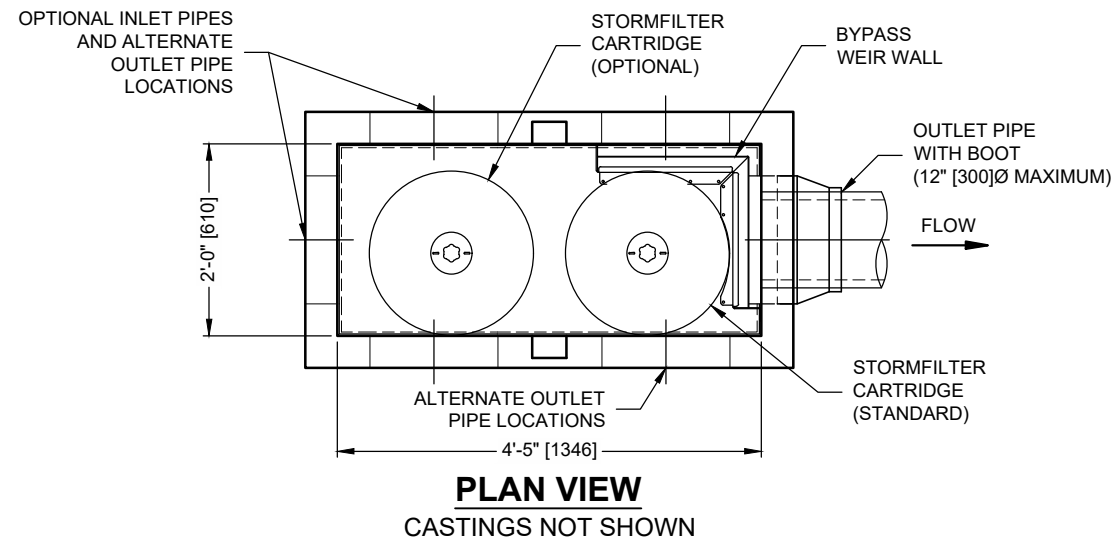
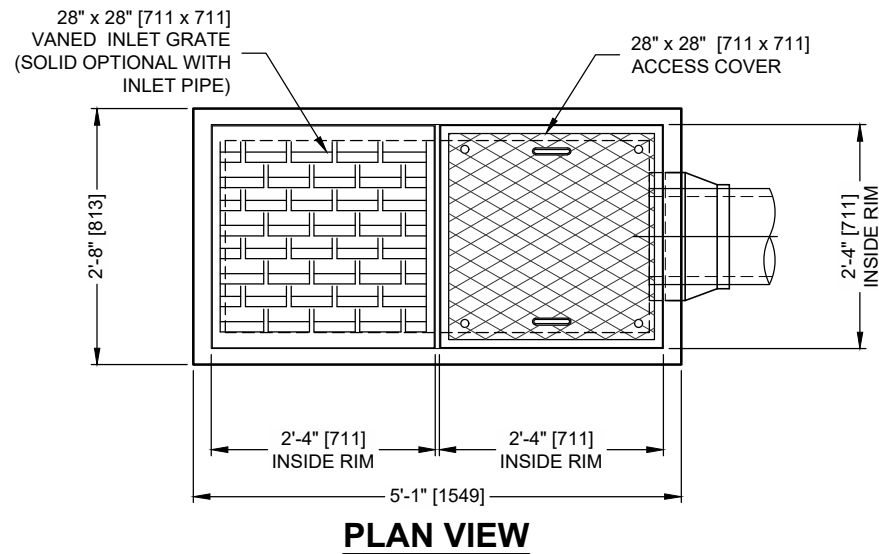
1. INSTALL GEOJUTE PLUS OR COCONUT FIBER MATTING, OR 2" THICK LAYER OF PEA GRAVEL OR OTHER NON-FLOATING MULCH AS APPROVED BY LANDSCAPE ARCHITECT.

1

TYP. VEGETATED FILTRATION BASIN (VFB)

SCALE: NTS

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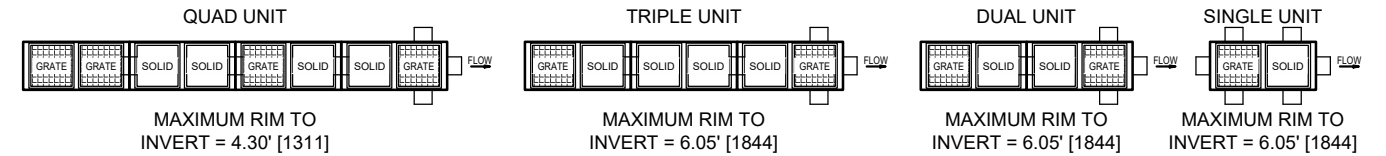
STORMFILTER DESIGN NOTES

- CONCRETE CATCHBASIN STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCAL APPROVALS
- PEAK CONVEYANCE CAPACITY IS 1.3 CFS
- CONCRETE CATCHBASIN STORMFILTER IS AVAILABLE WITH UP TO TWO (2), 18" [457] OR 27" [686] TALL CARTRIDGES
- UP TO 4 INDIVIDUAL UNITS MAY BE LINKED FOR AN ULTIMATE CAPACITY OF EIGHT (8) CARTRIDGES

CARTRIDGE SIZE (in. [mm])	27 [686]			18 [457]		
ACTIVATION HEAD (ft. [mm])	3.05 [930]			2.3 [701]		
SPECIFIC FLOW RATE (gpm/sf [L/s/m ²])	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.4]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.47]

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

LINKING OPTIONS SHOWN BELOW. FLEXIBLE INLET PIPE, GRATED AND SOLID COVER PLACEMENT. MAXIMUM HEIGHT FOR LINKED UNITS VARIES. CONTACT YOUR CONTECH REPRESENTATIVE FOR MORE INFORMATION



GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. ALTERNATE DIMENSIONS ARE MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
4. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
5. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES [178]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM [L/S]) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF [m²]).
8. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 0'-2" [51] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES

1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
3. CONTRACTOR TO PROVIDE AND INSTALL PIPES. MATCH PIPE INVERTS SHOWN ON PROJECT SPECIFIC DRAWINGS.
4. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
CARTRIDGE SIZE (27, 18)			
CARTRIDGE FLOW RATE			
MEDIA TYPE (PERLITE, ZPG, PSORB)			
NUMBER OF CARTRIDGES REQUIRED			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES/SPECIAL REQUIREMENTS:			

I:\COMMON\CAD\TREATMENT\10 STORMFILTER\40 STANDARD DRAWINGS\SF\FCB\FCB-C\DWGIN PROCESS\SF\FCB-C-DTL-NEW.DWG 11/24/2020 1:44 PM



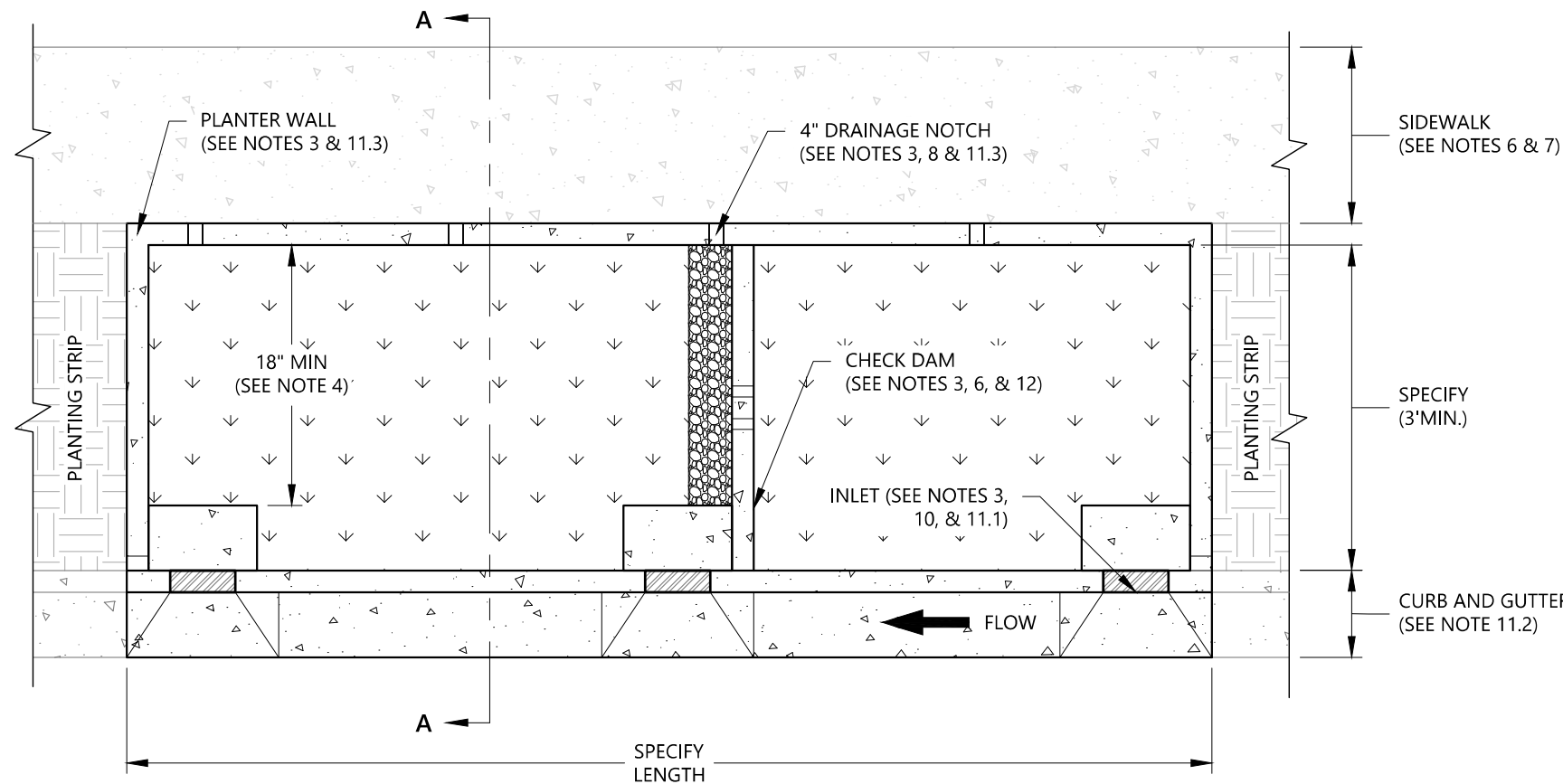
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,524,576; 5,707,527; 5,985,157; 6,027,639; 6,649,048; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.



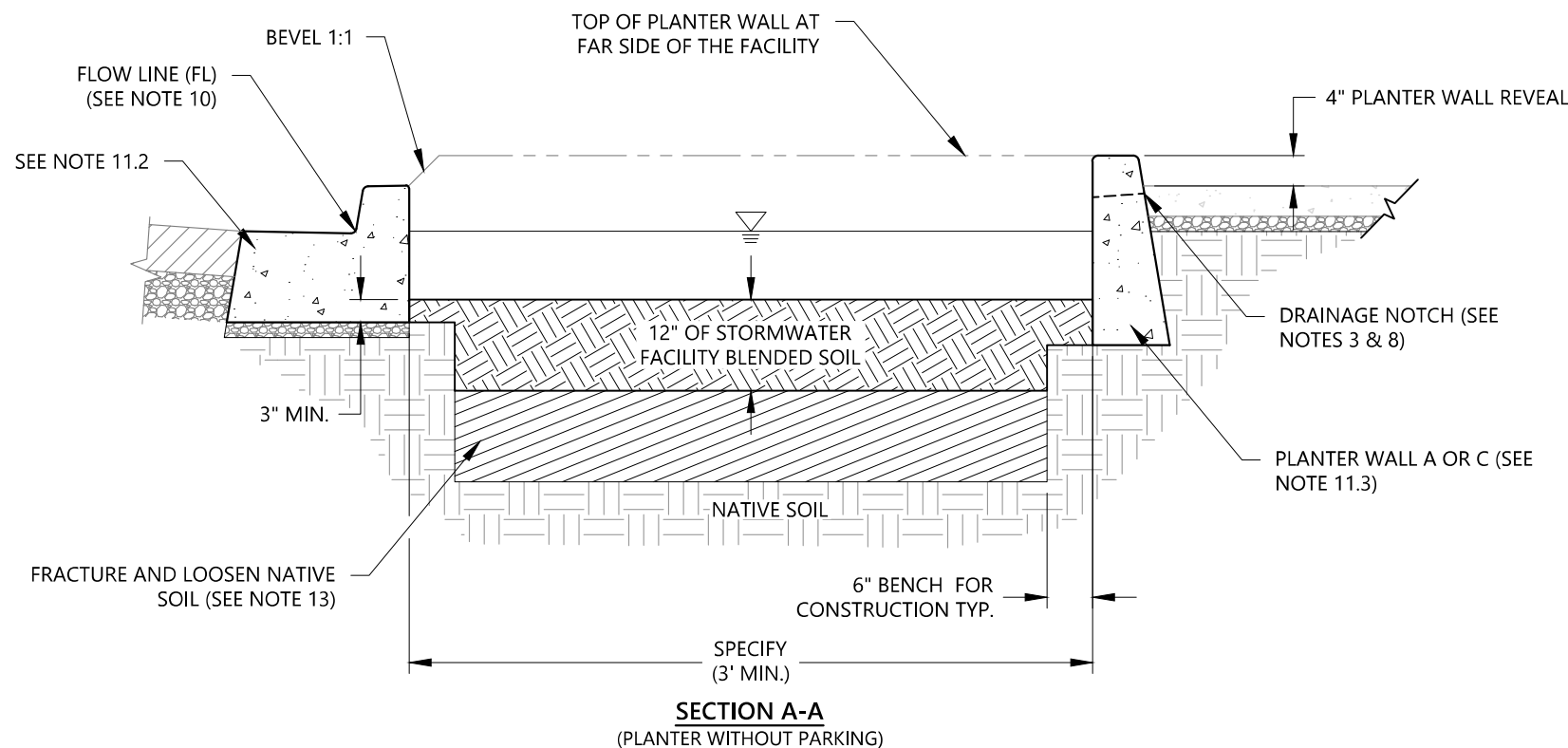
www.ContechES.com
11815 NE Glenn Widing Drive, Portland, OR 97220
800-548-4667 503-240-3393 800-561-1271 FAX

CONCRETE CATCHBASIN
STORMFILTER
STANDARD DETAIL

2020SWM - DETAILS.DWG 12/9/20 11:16 AM SPEREZ



PLAN VIEW
(PLANTER WITHOUT PARKING)



SECTION A-A
(PLANTER WITHOUT PARKING)

DESIGNER INFORMATION:

1. Adapt this plan and section view example to your engineered design. Maximize surface storage.
2. Area and depth of facility are based upon engineering calculations and right-of-way constraints.
3. Provide beginning and ending stations for each facility. Provide stationing and/or dimensions and elevations at each inlet, outlet, check dam, notch, and wall corner
4. If less than 18-in between splash pad and planter wall, then extend pad to wall.
5. Show liner, slotted pipe, 24" depth stormwater facility blended soil, and aggregate in section when used. Refer to SWMM detail SW-316: Stormwater Configuration Sections.
6. Sidewalk elevation must be set above check dam and inlet elevations to allow overflow to drain to street before sidewalk.
7. Detail assumes top-of-curb and top-of-sidewalk at approximately the same elevation. Modify detail if site conditions are different
8. Place drainage notch at low point in sidewalk. Space additional notches 6-ft apart.
9. Proposed utility lines to be located out of facility, or per details P-331, P-332, and P-333.
10. Depress gutter pan Flow Line (FL) 2-in to Bottom of Inlet (BI).

RELATED DETAILS AND RESOURCES:

11. City of Portland Standard Drawings:
 - 11.1. P-300: Concrete Inlet, Type Metal.
 - 11.2. P-540: Curbs, 18" Thickened Curb and Gutter typ. When adjacent to a bike lane use 12" Thickened Curb and Gutter.
 - 11.3. P-307: Planter Walls.
 - 11.4. P-332: Utility Coordination Water Service Line Slewing.
 - 11.5. P-333: Utility Coordination Water Asset Clearances.
12. Stormwater Management Details:
 - 12.1. SW-312: Check Dam - Infiltration Facility.
 - 12.2. SW-313: Check Dam - Infiltration Facility with Rock.
 - 12.3. SW-314: Check Dam - Partial Infiltration Facility with Weep Holes.
 - 12.4. SW-315: Check Dam - Lined Facility with Weep Holes.

CONSTRUCTION NOTES:

13. In facilities that are unlined, fracture and loosen soil - DO NOT TILL - to a depth of 12" below stormwater facility blended soil excavation before installing aggregates or blended soil.

IMPORTANT: Utility conflicts and existing conditions can create major design variables. Locate utilities and survey existing conditions prior to beginning design work and include information on design drawings.

The Portland Bureau of Transportation (PBOT), Portland Water Bureau (PWB), and Bureau of Environmental Services (BES) are responsible for the review and approval of Stormwater Swales in the public right of way. Stormwater facilities in Wellhead Protection Areas may require special containment measures as required by City Code 21.35.

For more information contact:
PBOT (503) 823-7884
BES (503) 823-7761
PWB (503) 823-7368
Urban Forestry (503) 823-8733



Bureau of Environmental Services
 CITY OF PORTLAND, OREGON
 2020 STORMWATER
 MANAGEMENT MANUAL

SWMM Detail Title

PLANTER - NO PARKING
PLAN AND SECTION VIEWS

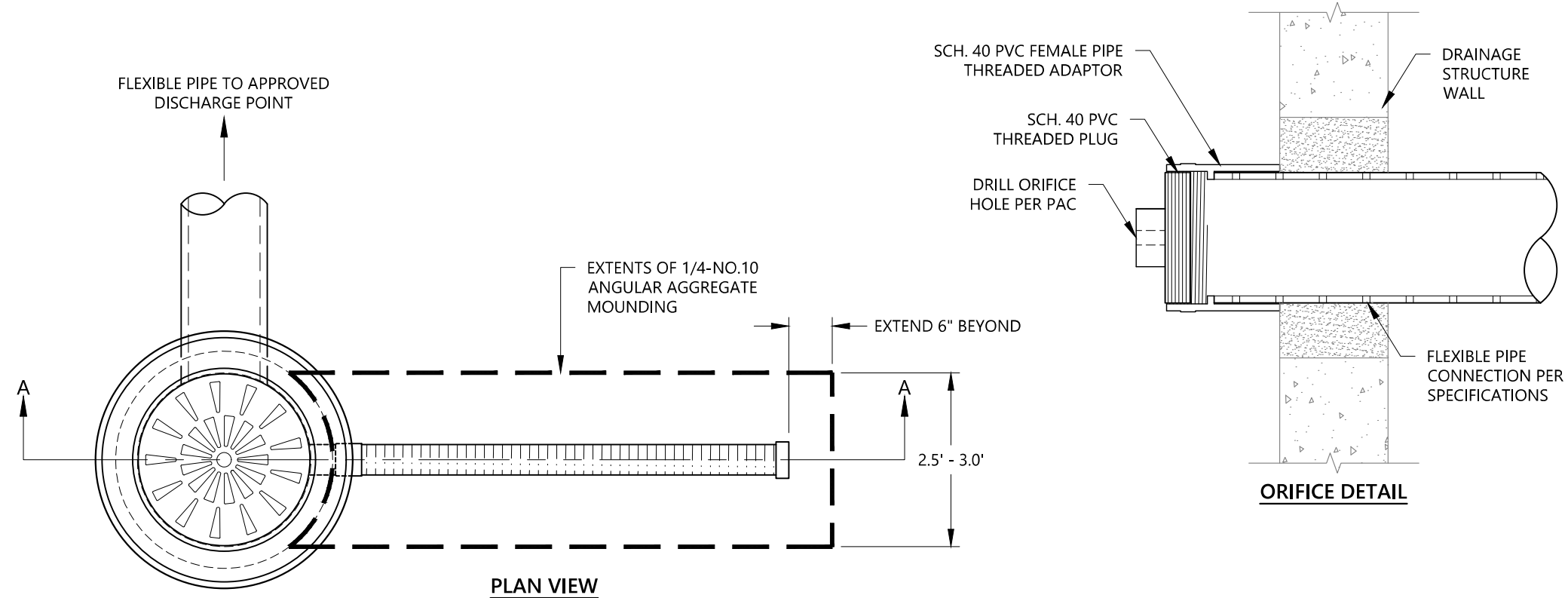
Effective Date: 12-14-2020

Calc. Book No.: N/A

Baseline Report Date: N/A

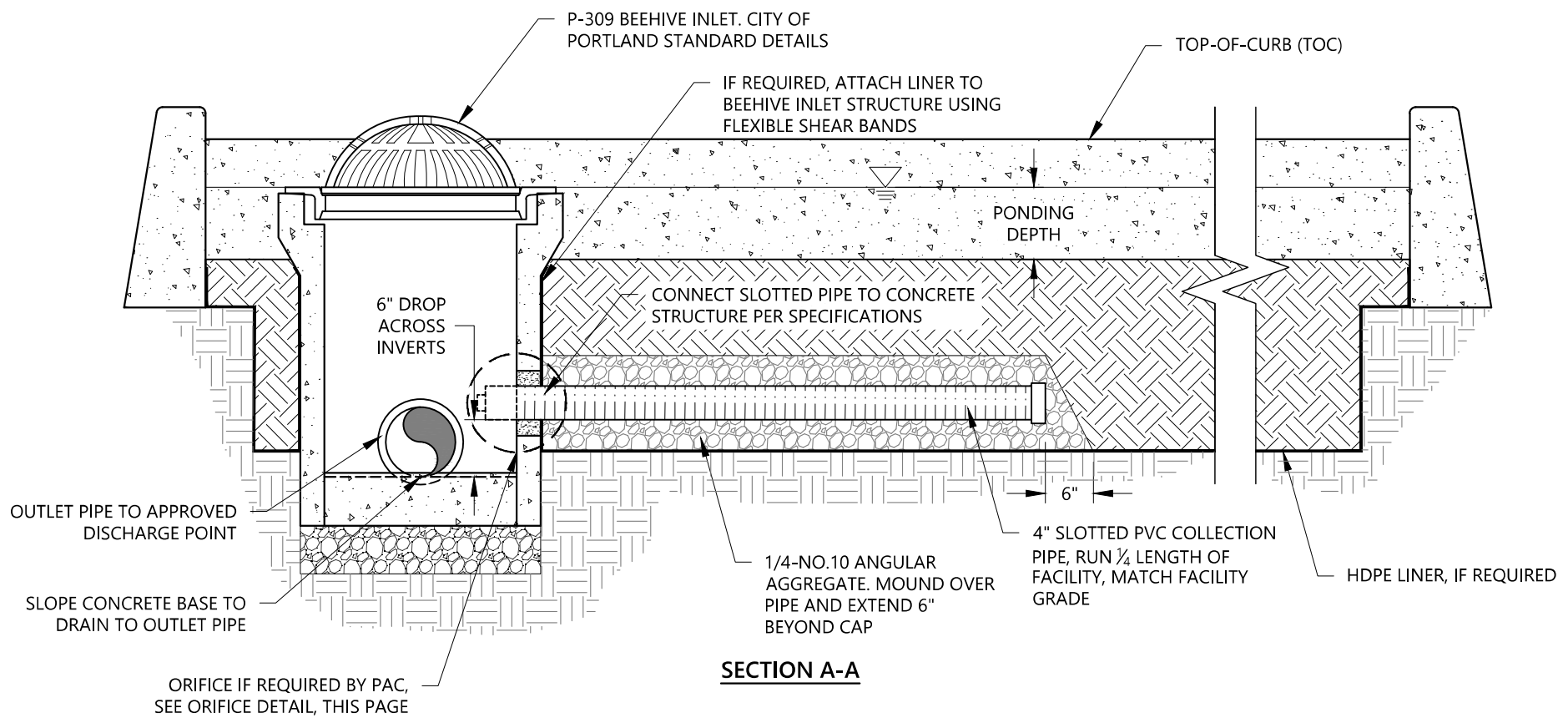
SWMM Detail No.

SW-301



DESIGNER INFORMATION:

1. EXAMPLE SHOWN IS FOR A LINED FACILITY. MODIFY DETAIL FOR UNLINED FACILITY.
2. IF CONNECTING TO A COMBINATION SEWER MAINTENANCE HOLE INSTALLTION OF A SWING-CHECK BACKWATER VALVE OR APPROVED EQUAL IS REQUIRED TO PREVENT ODOR EMISSIONS.
3. PRE-DRILL ORIFICE BEFORE INSTALLATION. SMOOTH AND/OR SAND ORIFICE REMOVING ROUGH EDGES. CLEAR PIPE OF ALL DEBRIS BEFORE INSTALLING ORIFICE CAP.



SECTION A-A

2020SWMM-DETAILS.DWG 12/9/20 11:16 AM SPEREZ



Bureau of Environmental Services
CITY OF PORTLAND, OREGON
2020 STORMWATER
MANAGEMENT MANUAL

SWMM Detail Title	
OVERFLOW CONFIGURATION BEEHIVE OVERFLOW STRUCTURE	
Effective Date: 12-14-2020	SWMM Detail No.
Calc. Book No.: N/A	SW-317
Baseline Report Date: N/A	

3.2.5.5 Grassy Swales



Grassy swales are grass channels designed primarily for conveying and treating stormwater runoff. Water quality treatment is provided as water moves horizontally through the swale and is filtered through the grass. Grassy swales can be designed to manage flow rates and volume if infiltration rates are adequate. They can be lined if infiltration is prohibited.

Design

Grassy swales must be designed under the Performance Approach.

Site Suitability: Grassy swales are appropriate for all soil types.

Setbacks: See [Section 2.2.4](#) for setback requirements.

Access: See access requirements in [Section 3.2.2.1](#).

Pollution Prevention: See pollution prevention requirements in [Section 3.2.2.1](#).

Sizing: The swale must be designed to treat runoff from the pollution reduction design storm intensity, using the following criteria:

- Maximum design velocity: 0.9 ft/s

- Minimum hydraulic residence time: 9 minutes (i.e., time for the design flow to pass through the swale)
- Manning n value: 0.25
- Maximum ponding depth: 4 inches unless otherwise approved (This is to maximize contact with the grass.)

It is recommended to allow high flows exceeding the pollution reduction design storm to bypass the grassy swale.

Swales without high-flow diversion devices must be sized to safely convey the 25-year storm event (peak 25-year, 5-minute intensity = 3.32 inches per hour), analyzed using the Rational Method. They must also meet the following criteria:

- Have a minimum of 4 inches of freeboard above the water surface.
- Maintain a maximum velocity through the facility of 3 ft/s.

The figures below provide minimum required dimensions (swale length and bottom width) given peak flow rates. The values are derived from the City’s [Sewer and Drainage Facilities Design Manual](#).

Figure 3-3. Swale Length at 1.5% Longitudinal Slope

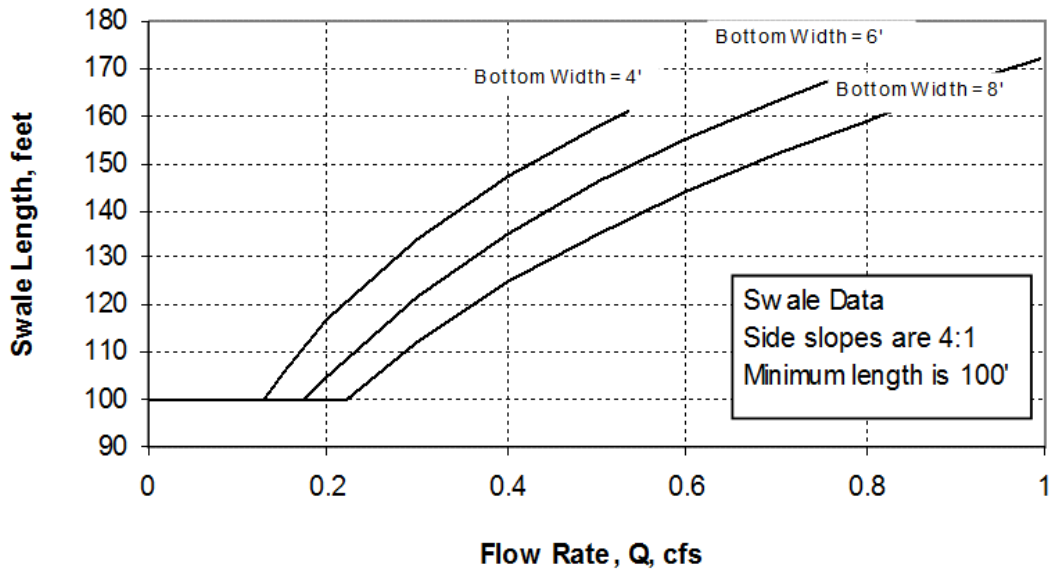


Figure 3-4. Swale Length at 3.0% Longitudinal Slope

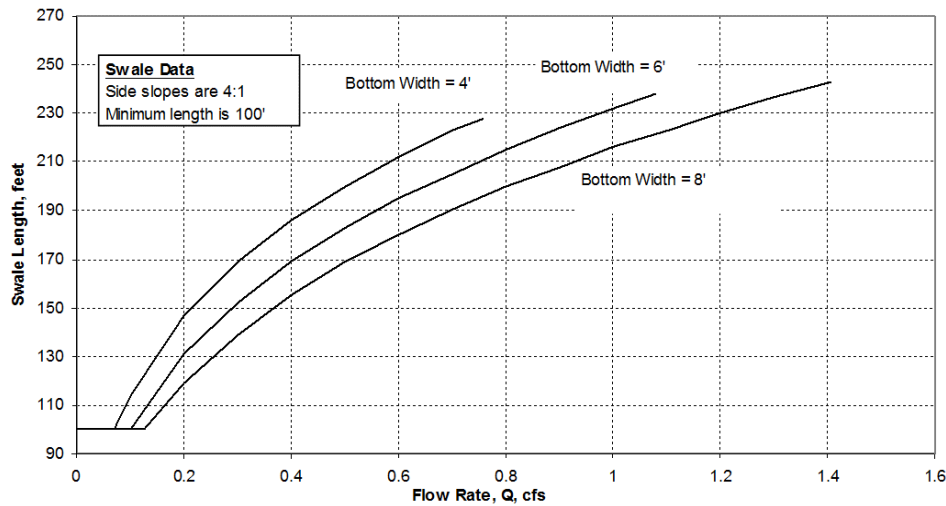
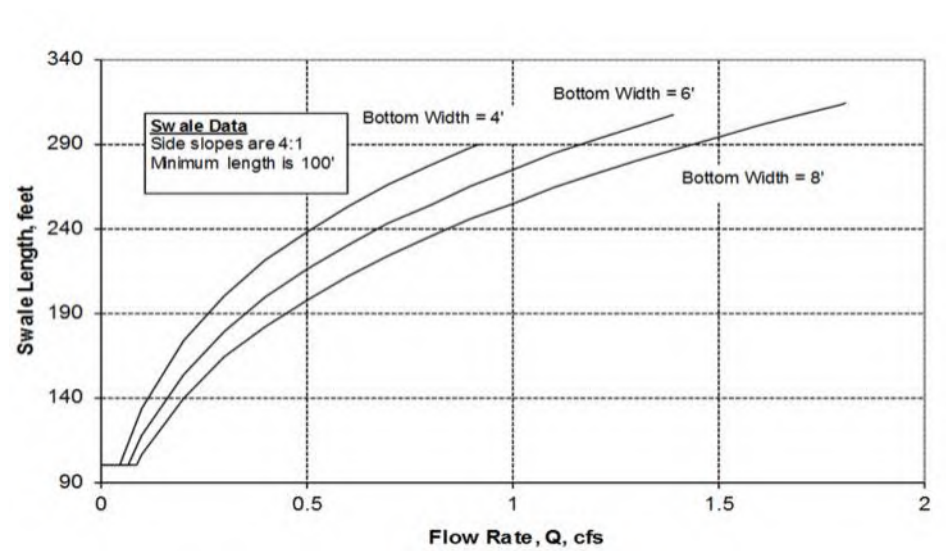


Figure 3-5. Swale Length at 5.0% Longitudinal Slope



Dimensions and Slopes: Minimize the depth of the swale and the steepness of the side slopes to avoid safety risks and prevent erosion within the facility. The bottom of the grassy swale must be smooth with a uniform longitudinal slope to minimize flow channelization. Grassy swales must also meet the following criteria:

All grassy swales:

- Minimum length: 100 ft
- Maximum side slopes: 4 horizontal to 1 vertical (4:1)

Grassy swales on private property:

- Minimum top width: 10 ft
- Minimum bottom width: 2 ft (must be flat)

Grassy swales on public property:

- Minimum top width: 12 ft
- Minimum bottom width: 4 ft (must be flat)

Flow Spreader: Install a flow-spreading device at the inlet to distribute flows evenly across the bottom of the swale. In swales with a bottom width greater than 6 ft, install a flow spreader at least every 50 ft.

Soil: Amend the native soils per the requirements for rain gardens if needed to support plant growth (see [Section 3.2.2.2](#)).

Vegetation: Plant the entire surface area of the grassy swale with native grass or swale seed mix to provide 100% coverage of both the swale bottom and the side slopes. For BES-maintained facilities, select native wildflowers and grasses that require minimal mowing (i.e., no more than once or twice annually). BES does not allow lawn-type areas in BES-maintained facilities and exceptions require BES approval. Grassy swales in environmental zones must meet requirements established by [PCC Title 33](#) for grass species in Environmental Zones.

BES may allow trees and shrubs in the flow path if the swale exceeds the length and widths specified. See [Section 3.5](#) for information about trees.

Construction Requirements

See standard construction requirements for bioretention facilities in [Section 3.2.2.2](#).

Seed native grass mixes in the swale flow path. Apply seed at the rates specified by the supplier. Plants must be established by the time the facility is completed and at least 3 months after seeding. Establish grasses as soon as possible after the swale is completed and before water is allowed to enter the facility. Do not allow entry of concentrated stormwater flows until the vegetation is fully established.

Unless vegetation is established prior to completion of construction, install biodegradable erosion control matting that is appropriate for low-velocity flows (approximately 1 ft/s) in the flow path before allowing water into the facility.

Appendix C

Stormwater Calculations and Model Hydrographs

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Design Storm

1.33 inches (SCS Type IA 24-hr storm distribution - 1/2 2-year)

Water Quality Grassy Swale

Tributary Basin Area: 580735 sf (Impervious+Pervious)
Convert to Acres: 13.332 ac

Portland BES SWMM: 2.3.4.11 Grassy Swale Criteria:

Minimum Residence Time "T": 9.00 min
Maximum Water Depth "y": 0.33 feet
Minimum Freeboard: 1.00 feet
Maximum Velocity "V": 0.90 ft/s (for WQ event)
Minimum Length "L": 100.00 feet
Minimum Slope "s": 0.0050 ft/ft
Minimum Bottom Width "b": 2.00 feet
Side Slope in Treatment Area "z": 4.00 zH:1V
Manning's coefficient "n": 0.25

Find Water Quality Flow Rate "Q" in cfs:
Q = 1.9900 cfs (see model hydrographs for peak inflow)

Assume $y=0.33$, $s=5.0\%$, Find b:
Required minimum b = 9.50 ft $b=(Qn)/(1.49*y^{1.67}*s^{0.5})$

Assume $b=16'$, Determine velocity V:
V = 0.35 fps $V=Q/A(\text{wetted})$ $A(\text{wetted}) = by + zy^2$ $A(\text{wetted})= 1.10 \text{ sf}$

Find Required Length for 9 minute Residence:
L = 188.00 ft $L=9(\text{min})*60(\text{s}) * V$ (fps)

Assume $L=250'$, time of concentration t:
t = 11.90 min $t = L / (V*60)$

Facility Proposed Design

Bottom width (ft) 16.00 ft
Design flow depth (ft) 0.33 ft
Slope (%) 5.00 %
WQ side slope (H:V) 4:1 H:V
Length (ft) 250.00 ft (includes a 4-ft energy dissipater and (4) 2-ft slope reducing riprap flow spreaders,
Time of Concentration (min) 11.90 min
Design velocity 0.35 fps (flow splitter MH negates need to meet max 2.0 fps for 25-yr storm)
Freeboard 1.00 ft (not required, as facility is protected from high flows)
Freeboard area side slope 3:1 H:V, max (2.5:1 allowable)

25-year High Flow Conveyance Check

Max V = 3.00 fps
Q(25-yr) = 9.11 cfs (see model hydrographs for peak inflow)
y(observed) = 0.60 ft (below top of freeboard of 1.33-ft)
V(observed) = 0.83 fps

Conclusion

The proposed grassy swale fully treats all water quality flows as specified by the City of Portland Stormwater Management Manual. All minimum and maximum criteria for the VGrassy Swale are met or surpassed. There is no high-flow bypass system for this swale, therefore the swale is shown to be designed to safely pass the 25-year storm event.

Project Description

File Name SSA-DD-LU.SPF

Project Options

Flow Units CFS
 Elevation Type Elevation
 Hydrology Method Santa Barbara UH
 Time of Concentration (TOC) Method SCS TR-55
 Link Routing Method Kinematic Wave
 Enable Overflow Ponding at Nodes YES
 Skip Steady State Analysis Time Periods YES

Analysis Options

Start Analysis On Jun 18, 2020 00:00:00
 End Analysis On Jun 19, 2020 00:00:00
 Start Reporting On Jun 18, 2020 00:00:00
 Antecedent Dry Days 0 days
 Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
 Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
 Reporting Time Step 0 00:05:00 days hh:mm:ss
 Routing Time Step 30 seconds

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Rain Gage-01	Time Series	1/2-2YR	Cumulative	inches	Oregon	Clackamas	2	1.33	SCS Type IA 24-hr

Subbasin Summary

SN	Subbasin ID	Area (ft ²)	Impervious Area (%)	Impervious Area Curve Number	Pervious Area Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	BASIN-A	14120.02	100.00	98.00	79.00	1.33	1.11	0.36	0.09	0 00:05:00
2	BASIN-B	77000.01	100.00	98.00	79.00	1.33	1.11	1.96	0.51	0 00:05:00
3	BASIN-C	50915.02	100.00	98.00	79.00	1.33	1.11	1.30	0.34	0 00:05:00
4	BASIN-D	32675.01	100.00	98.00	79.00	1.33	1.11	0.83	0.22	0 00:05:00
5	BASIN-E	98990.01	100.00	98.00	79.00	1.33	1.11	2.52	0.65	0 00:05:00
6	BASIN-F	42620.02	100.00	98.00	79.00	1.33	1.11	1.09	0.28	0 00:05:00
7	BASIN-G	100644.99	0.00	98.00	79.00	1.33	0.18	0.42	0.03	0 00:10:00
8	BASIN-H	22029.99	0.00	98.00	79.00	1.33	0.18	0.09	0.01	0 00:10:00
9	BASIN-I	101140.00	0.00	98.00	79.00	1.33	0.18	0.42	0.03	0 00:10:00
10	BASIN-J	49599.99	0.00	98.00	79.00	1.33	0.18	0.21	0.02	0 00:10:00
11	BASIN-K	5122.00	0.00	98.00	79.00	1.33	0.18	0.02	0.00	0 00:10:00

Node Summary

SN Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft ²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	FTP-ONSITE	Junction	106.00	120.00	0.00	0.00	0.09	106.00	0.00	14.00	0 00:00	0.00	0.00
2	GRASSY-SWALE	Junction	106.00	120.00	0.00	0.00	1.99	106.00	0.00	14.00	0 00:00	0.00	0.00

Combined peak inflow to Grassy Swale



Subbasin Hydrology

Subbasin : BASIN-A

Input Data

Area (ft²) 14120.02
 Impervious Area (%) 100.00
 Impervious Area Curve Number 98.00
 Pervious Area Curve Number 79.00
 Rain Gage ID Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (ft²)	Soil Group	Curve Number
Composite Area & Weighted CN	14120.02		98

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$

Where :

T_c = Time of Concentration (hr)
 n = Manning's roughness
 L_f = Flow Length (ft)
 P = 2 yr, 24 hr Rainfall (inches)
 S_f = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (S_f^{0.5}) (unpaved surface)
 V = 20.3282 * (S_f^{0.5}) (paved surface)
 V = 15.0 * (S_f^{0.5}) (grassed waterway surface)
 V = 10.0 * (S_f^{0.5}) (nearly bare & untilled surface)
 V = 9.0 * (S_f^{0.5}) (cultivated straight rows surface)
 V = 7.0 * (S_f^{0.5}) (short grass pasture surface)
 V = 5.0 * (S_f^{0.5}) (woodland surface)
 V = 2.5 * (S_f^{0.5}) (forest w/heavy litter surface)
 T_c = (L_f / V) / (3600 sec/hr)

Where:

T_c = Time of Concentration (hr)
 L_f = Flow Length (ft)
 V = Velocity (ft/sec)
 S_f = Slope (ft/ft)

Channel Flow Equation :

$$V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n$$

$$R = A_q / W_p$$

$$T_c = (L_f / V) / (3600 \text{ sec/hr})$$

Where :

T_c = Time of Concentration (hr)
 L_f = Flow Length (ft)
 R = Hydraulic Radius (ft)
 A_q = Flow Area (ft²)
 W_p = Wetted Perimeter (ft)
 V = Velocity (ft/sec)
 S_f = Slope (ft/ft)
 n = Manning's roughness

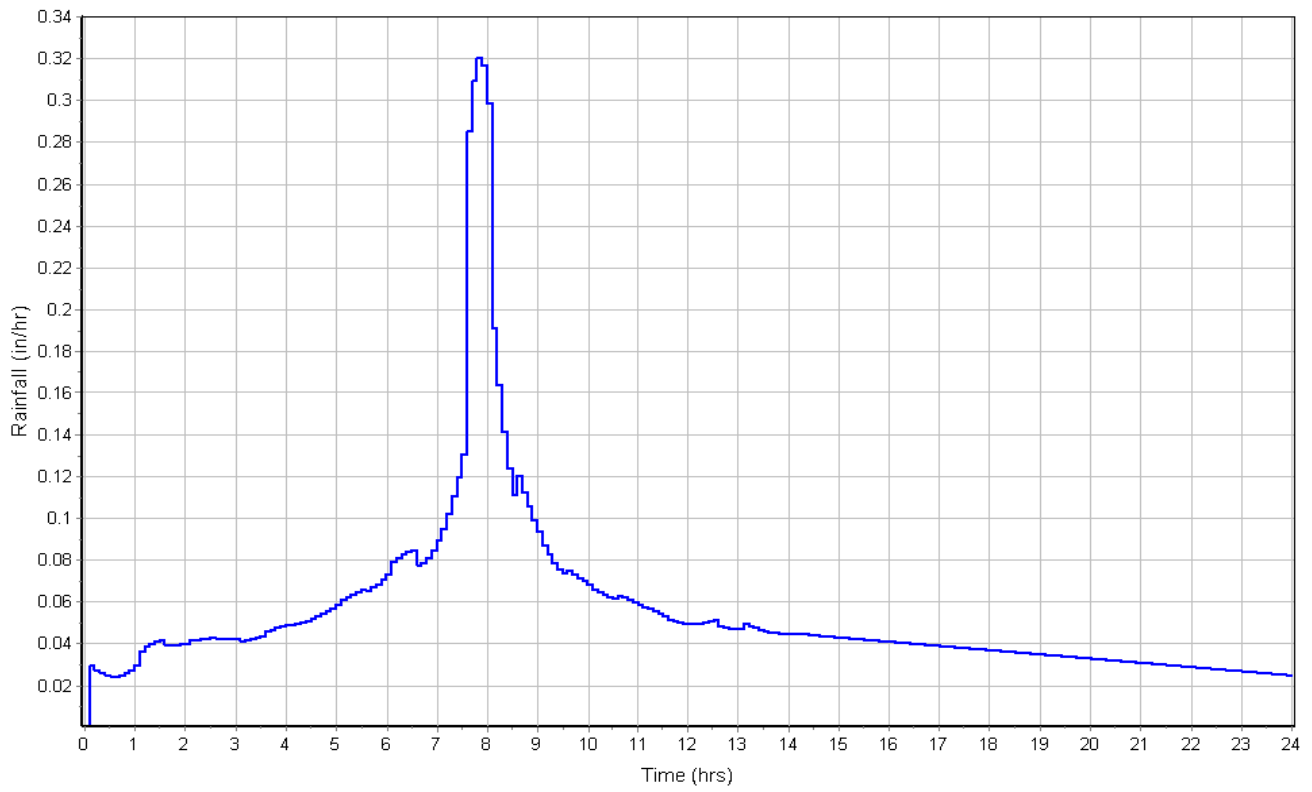
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

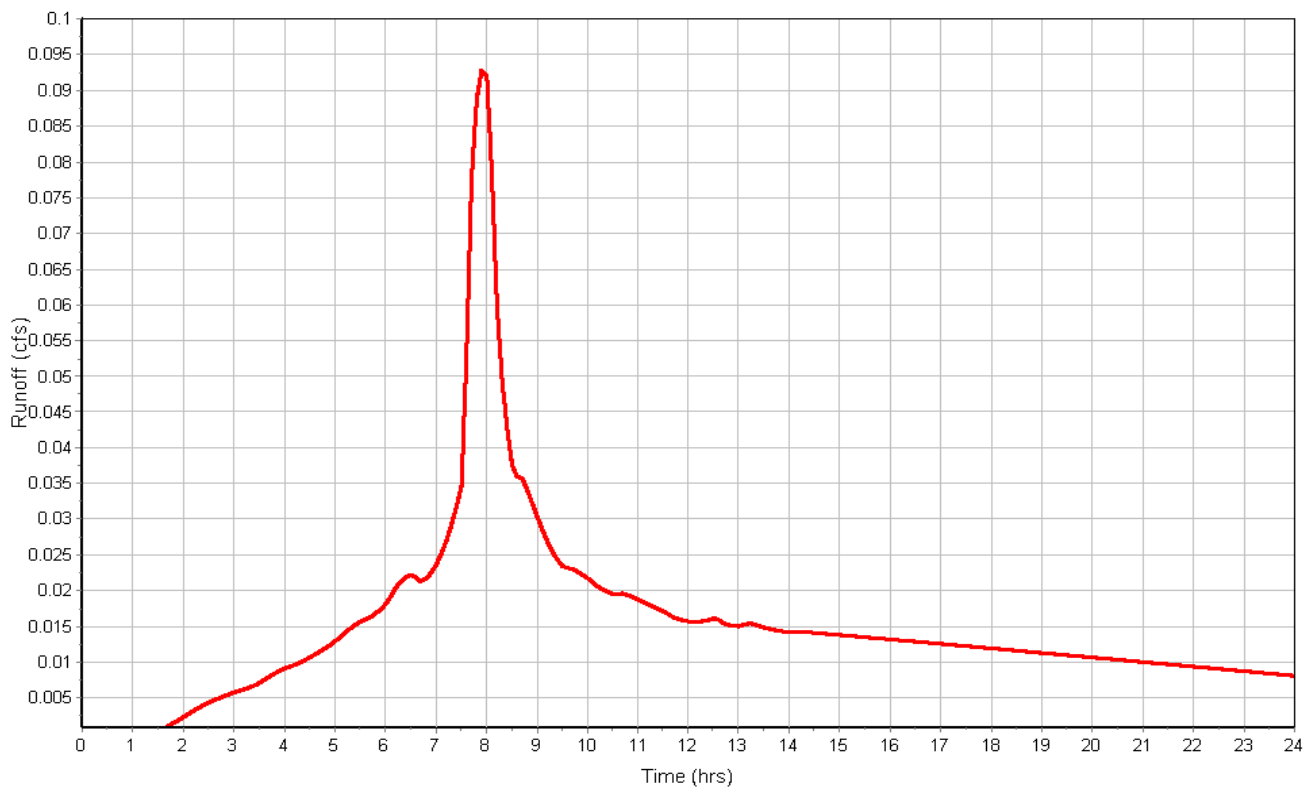
Total Rainfall (in) 1.33
 Total Runoff (in) 1.11
 Peak Runoff (cfs) 0.09
 Weighted Curve Number 98.00
 Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : BASIN-A

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : BASIN-B

Input Data

Area (ft²) 77000.01
Impervious Area (%) 100.00
Impervious Area Curve Number 98.00
Pervious Area Curve Number 79.00
Rain Gage ID Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (ft ²)	Soil Group	Curve Number
Composite Area & Weighted CN	77000.01		98

Time of Concentration

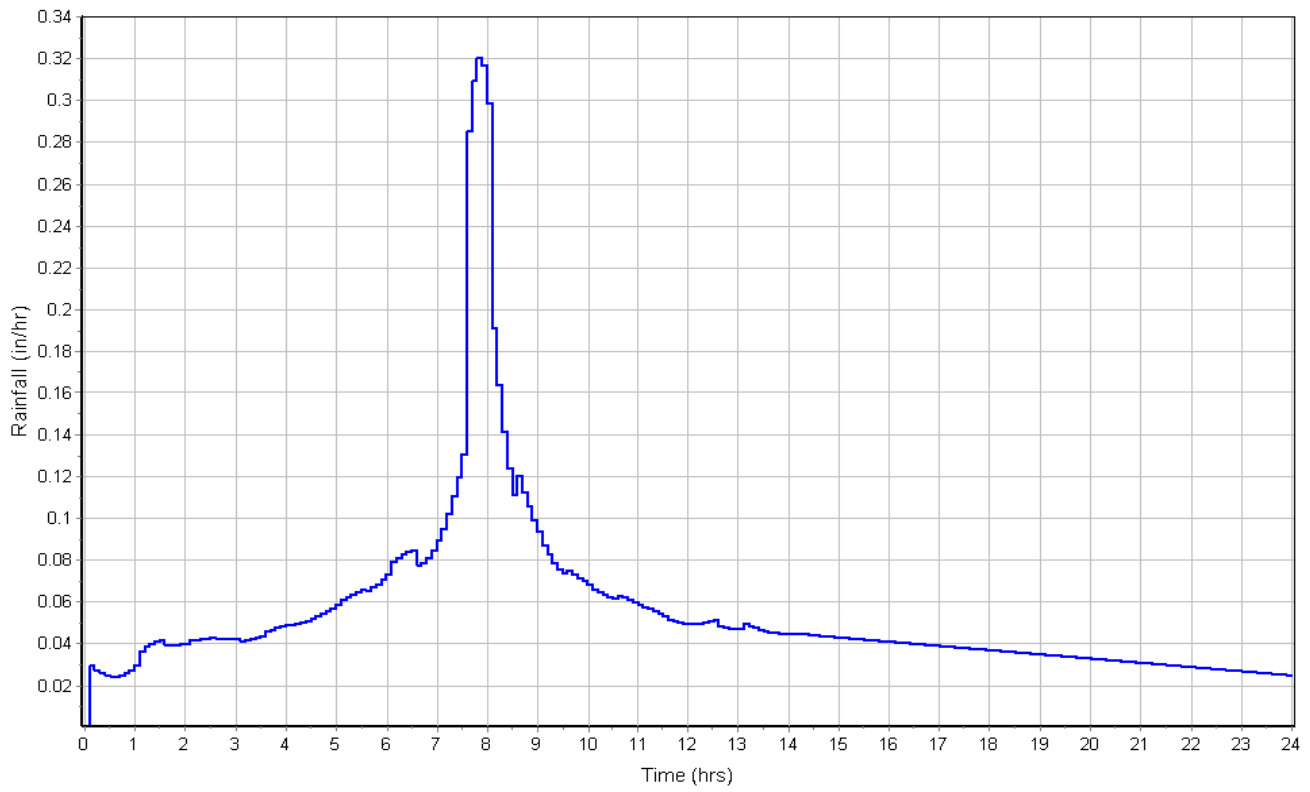
User-Defined TOC override (minutes): 5.00

Subbasin Runoff Results

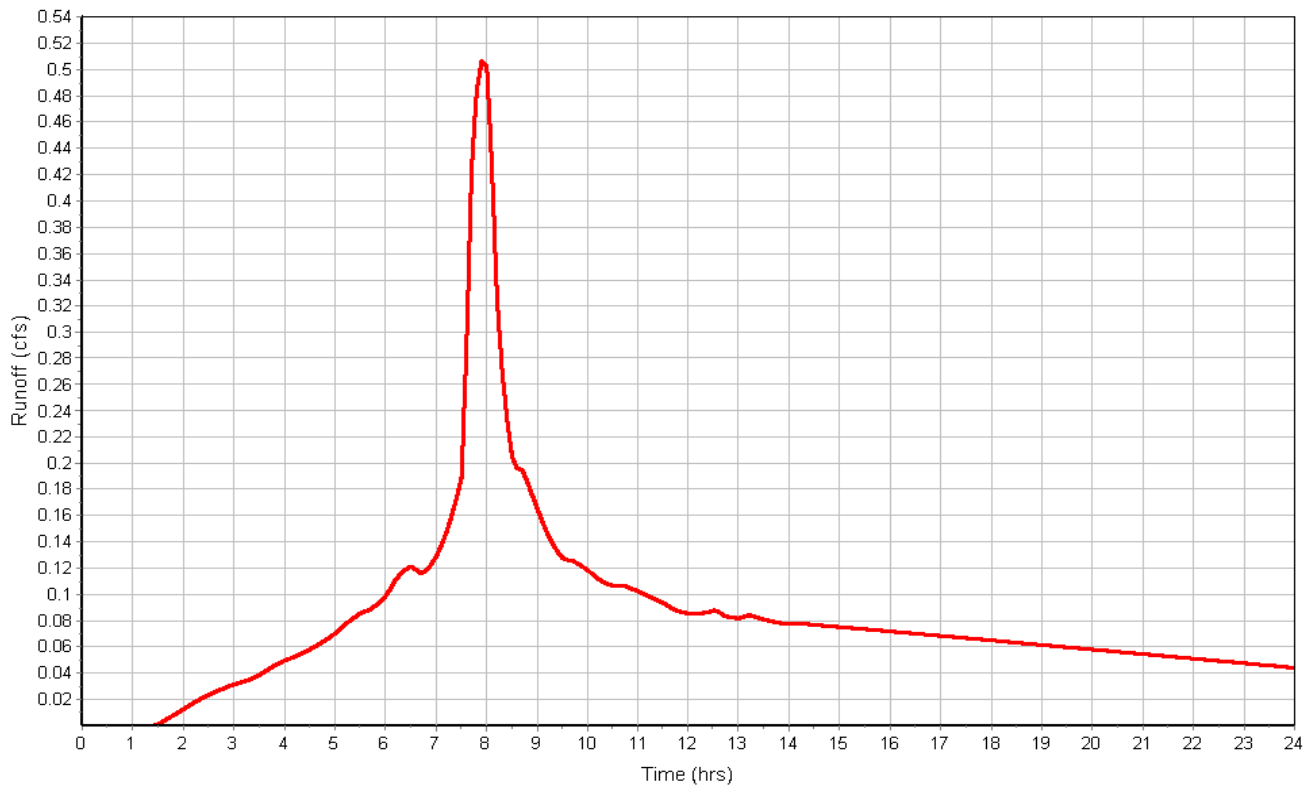
Total Rainfall (in) 1.33
Total Runoff (in) 1.11
Peak Runoff (cfs) 0.51
Weighted Curve Number 98.00
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : BASIN-B

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : BASIN-C

Input Data

Area (ft²) 50915.02
Impervious Area (%) 100.00
Impervious Area Curve Number 98.00
Pervious Area Curve Number 79.00
Rain Gage ID Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (ft²)	Soil Group	Curve Number
Composite Area & Weighted CN	50915.02		98

Time of Concentration

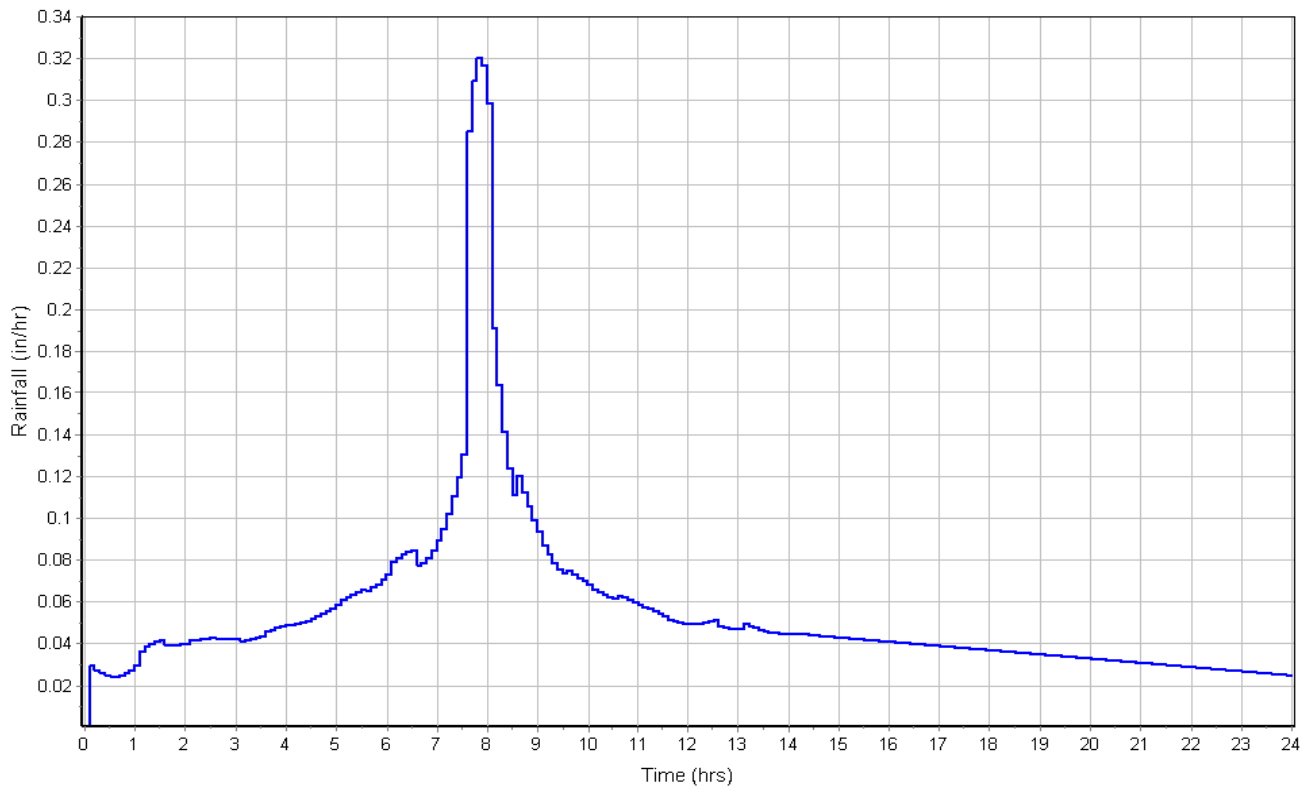
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

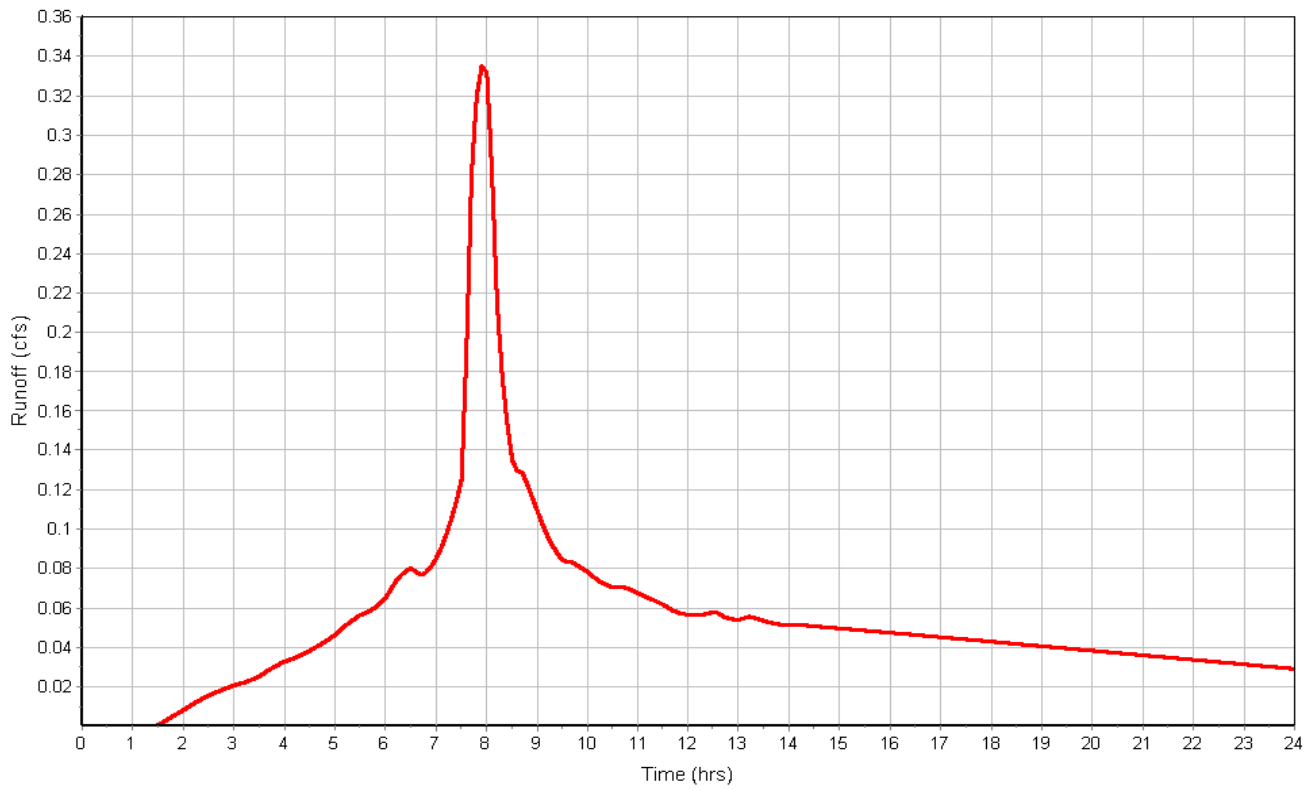
Total Rainfall (in) 1.33
Total Runoff (in) 1.11
Peak Runoff (cfs) 0.34
Weighted Curve Number 98.00
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : BASIN-C

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : BASIN-D

Input Data

Area (ft²) 32675.01
Impervious Area (%) 100.00
Impervious Area Curve Number 98.00
Pervious Area Curve Number 79.00
Rain Gage ID Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (ft²)	Soil Group	Curve Number
Composite Area & Weighted CN	32675.01		98

Time of Concentration

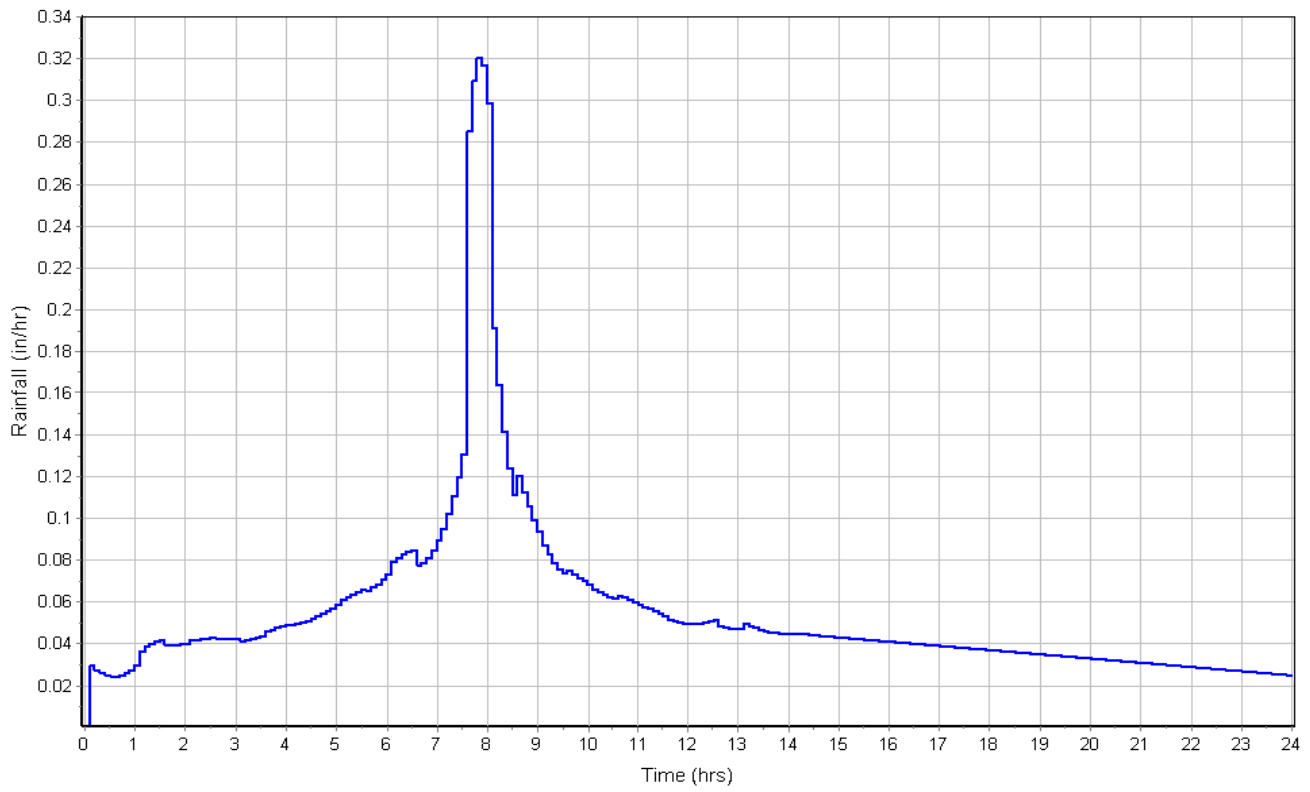
User-Defined TOC override (minutes): 5.00

Subbasin Runoff Results

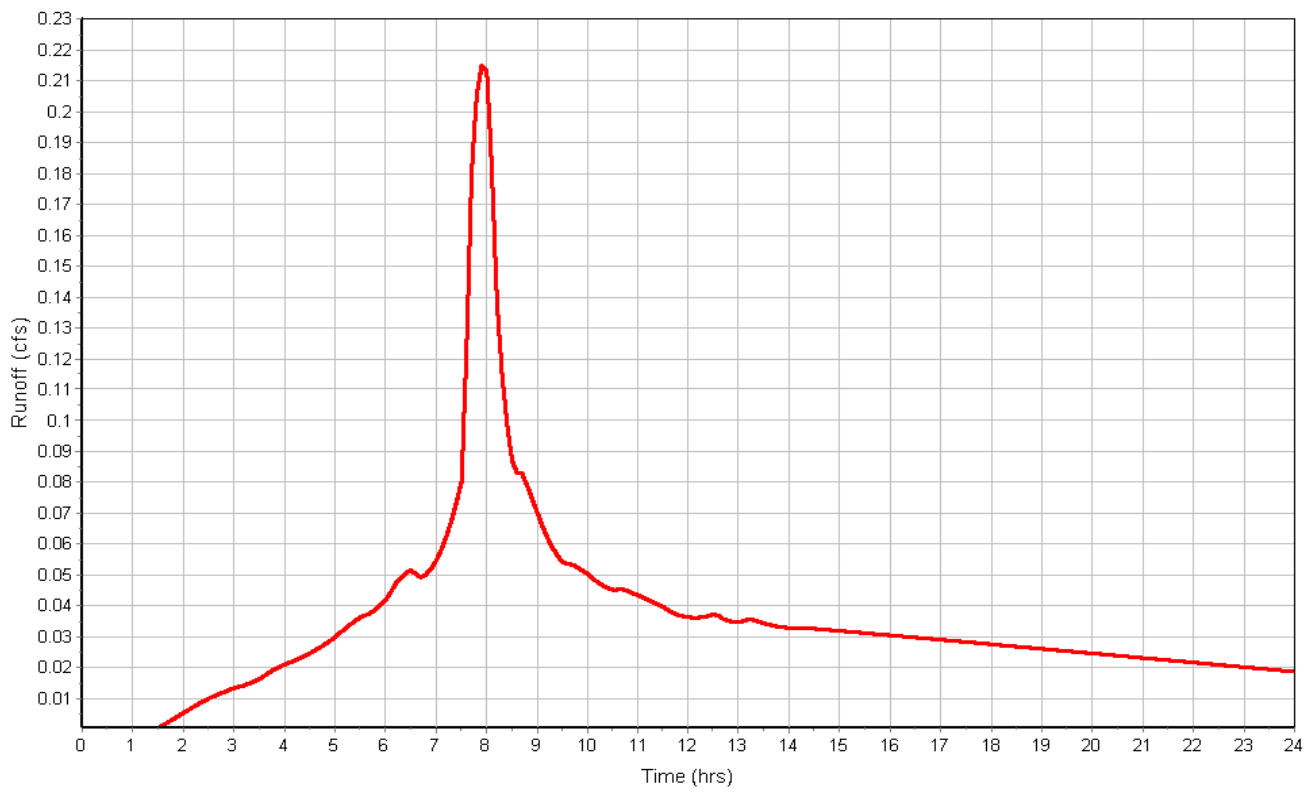
Total Rainfall (in) 1.33
Total Runoff (in) 1.11
Peak Runoff (cfs) 0.22
Weighted Curve Number 98.00
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : BASIN-D

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : BASIN-E

Input Data

Area (ft²) 98990.01
Impervious Area (%) 100.00
Impervious Area Curve Number 98.00
Pervious Area Curve Number 79.00
Rain Gage ID Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (ft ²)	Soil Group	Curve Number
Composite Area & Weighted CN	98990.01		98

Time of Concentration

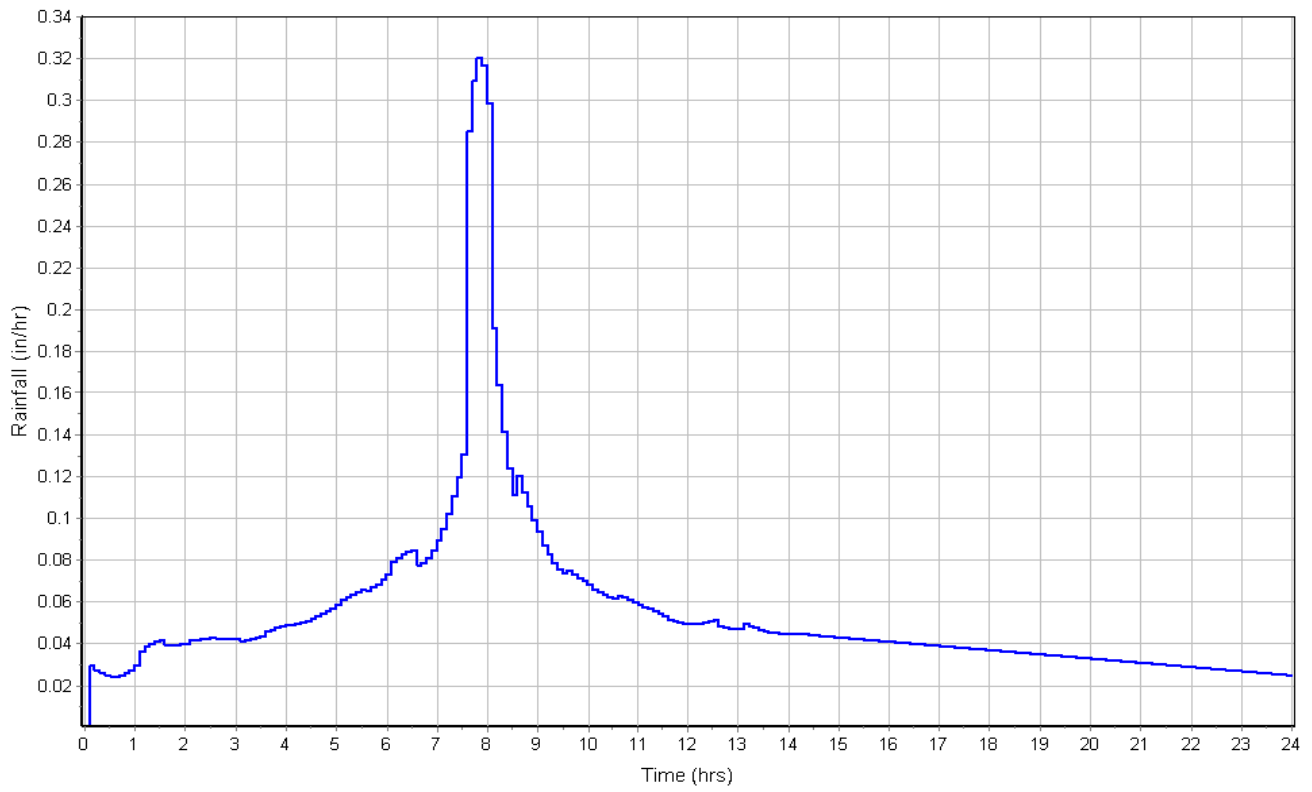
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

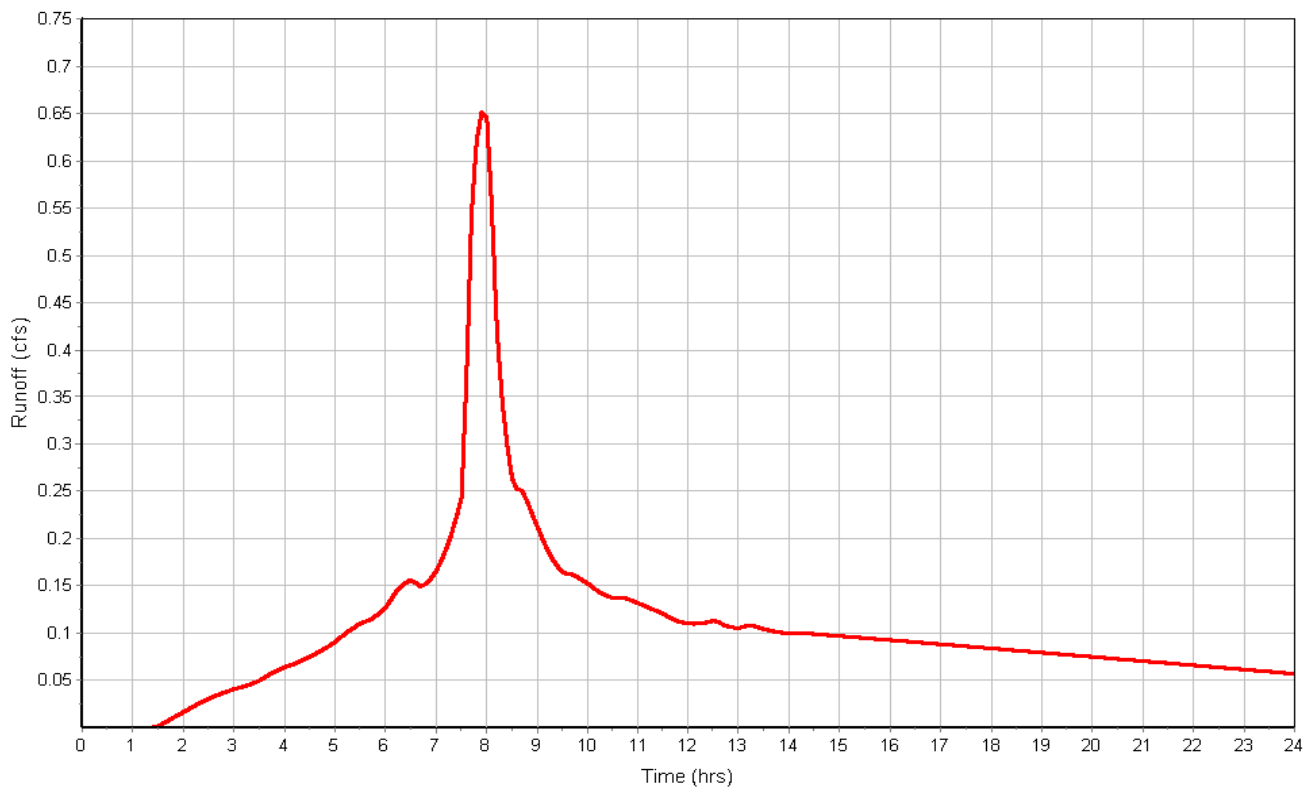
Total Rainfall (in) 1.33
Total Runoff (in) 1.11
Peak Runoff (cfs) 0.65
Weighted Curve Number 98.00
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : BASIN-E

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : BASIN-F

Input Data

Area (ft²) 42620.02
Impervious Area (%) 100.00
Impervious Area Curve Number 98.00
Pervious Area Curve Number 79.00
Rain Gage ID Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (ft ²)	Soil Group	Curve Number
Composite Area & Weighted CN	42620.02		98

Time of Concentration

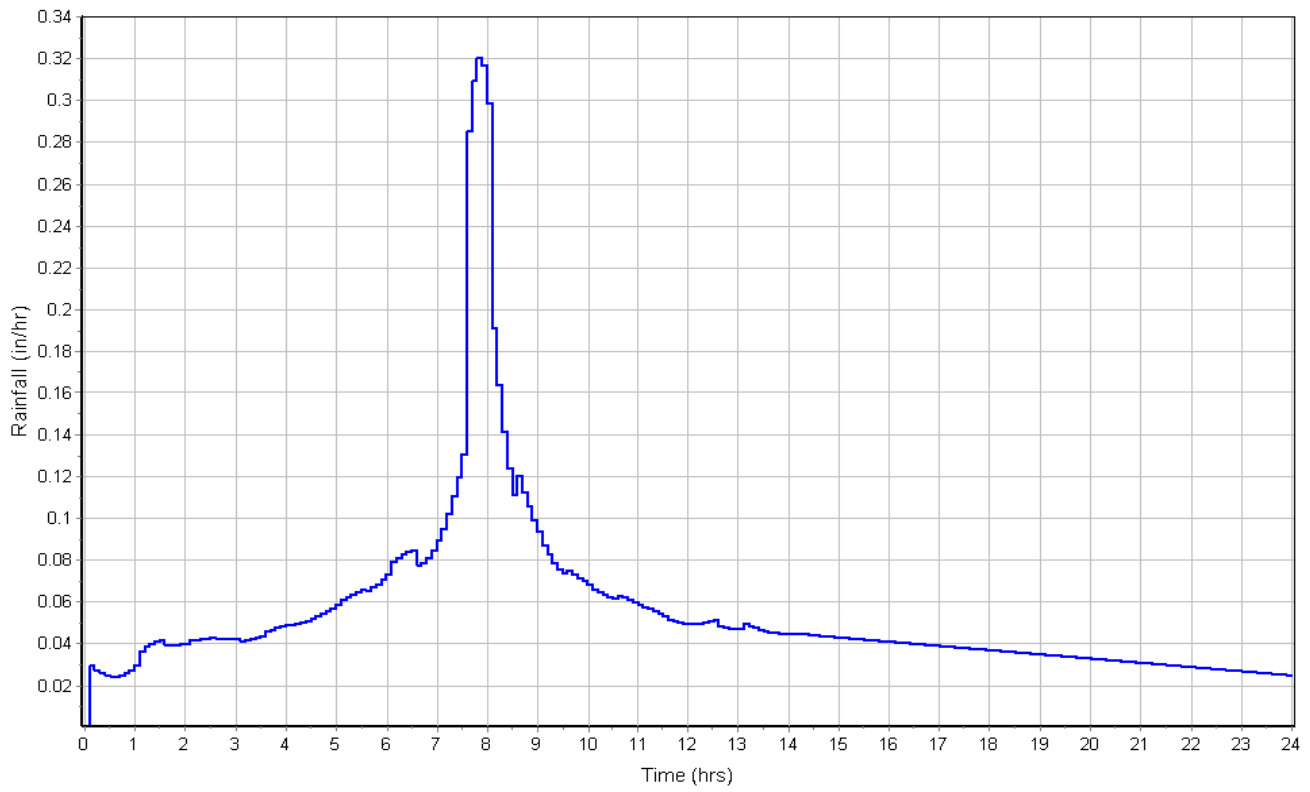
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

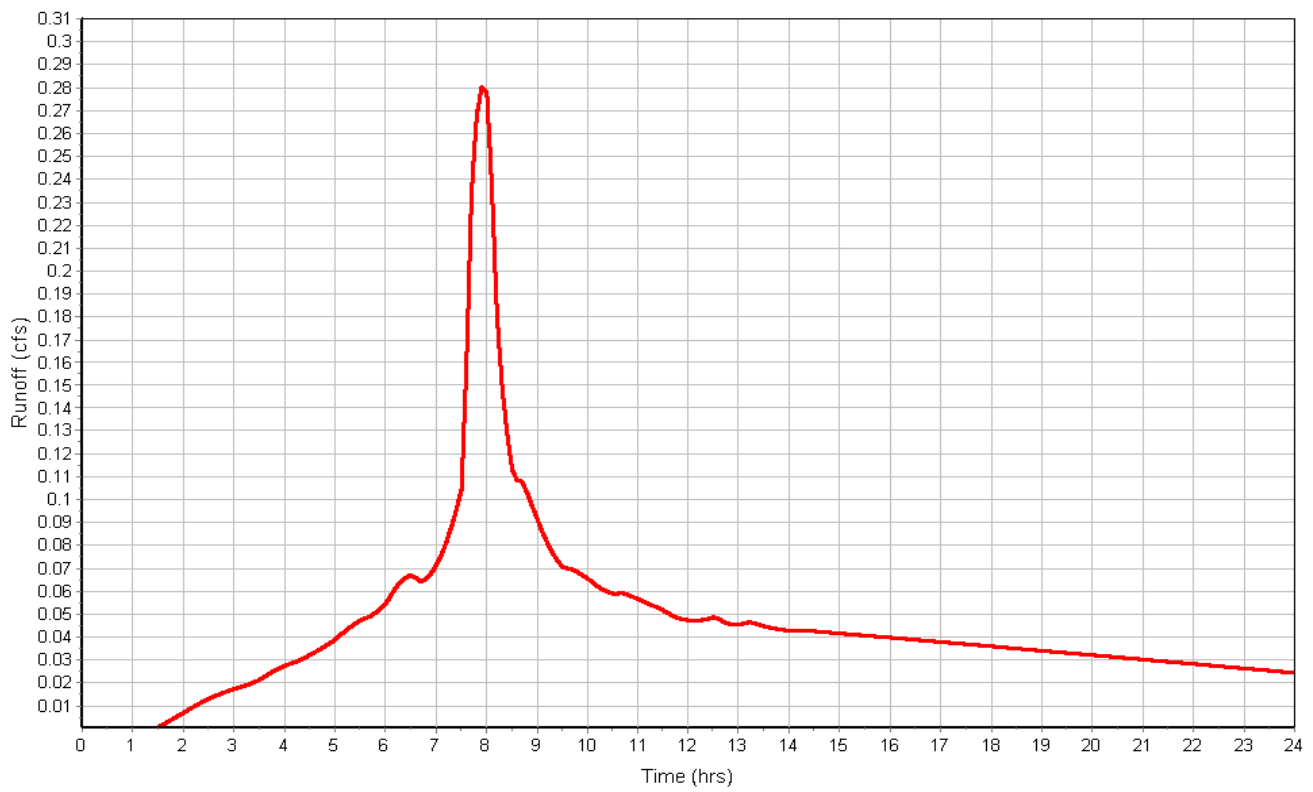
Total Rainfall (in) 1.33
Total Runoff (in) 1.11
Peak Runoff (cfs) 0.28
Weighted Curve Number 98.00
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : BASIN-F

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : BASIN-G

Input Data

Area (ft²) 100644.99
Impervious Area (%) 0.00
Impervious Area Curve Number 98.00
Pervious Area Curve Number 79.00
Rain Gage ID Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (ft ²)	Soil Group	Curve Number
Composite Area & Weighted CN	100644.99		79

Time of Concentration

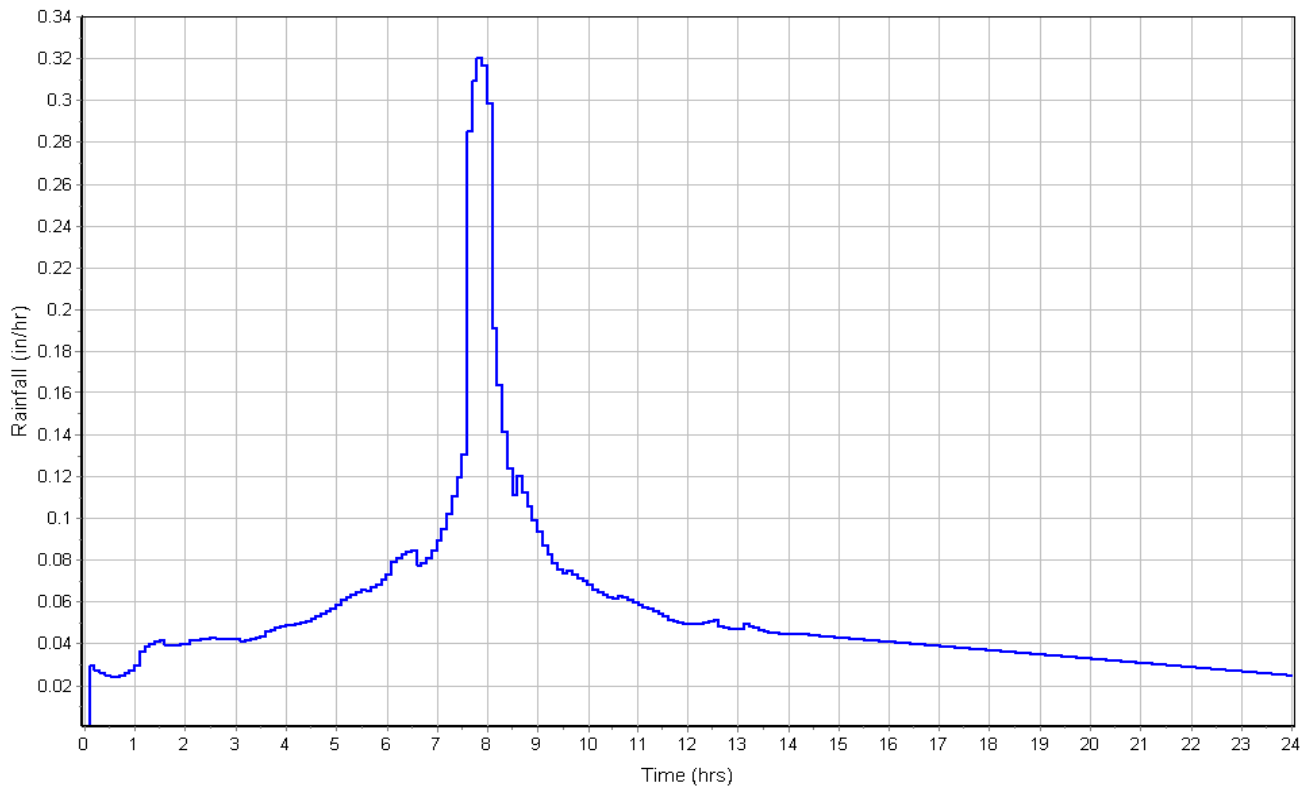
User-Defined TOC override (minutes): 10

Subbasin Runoff Results

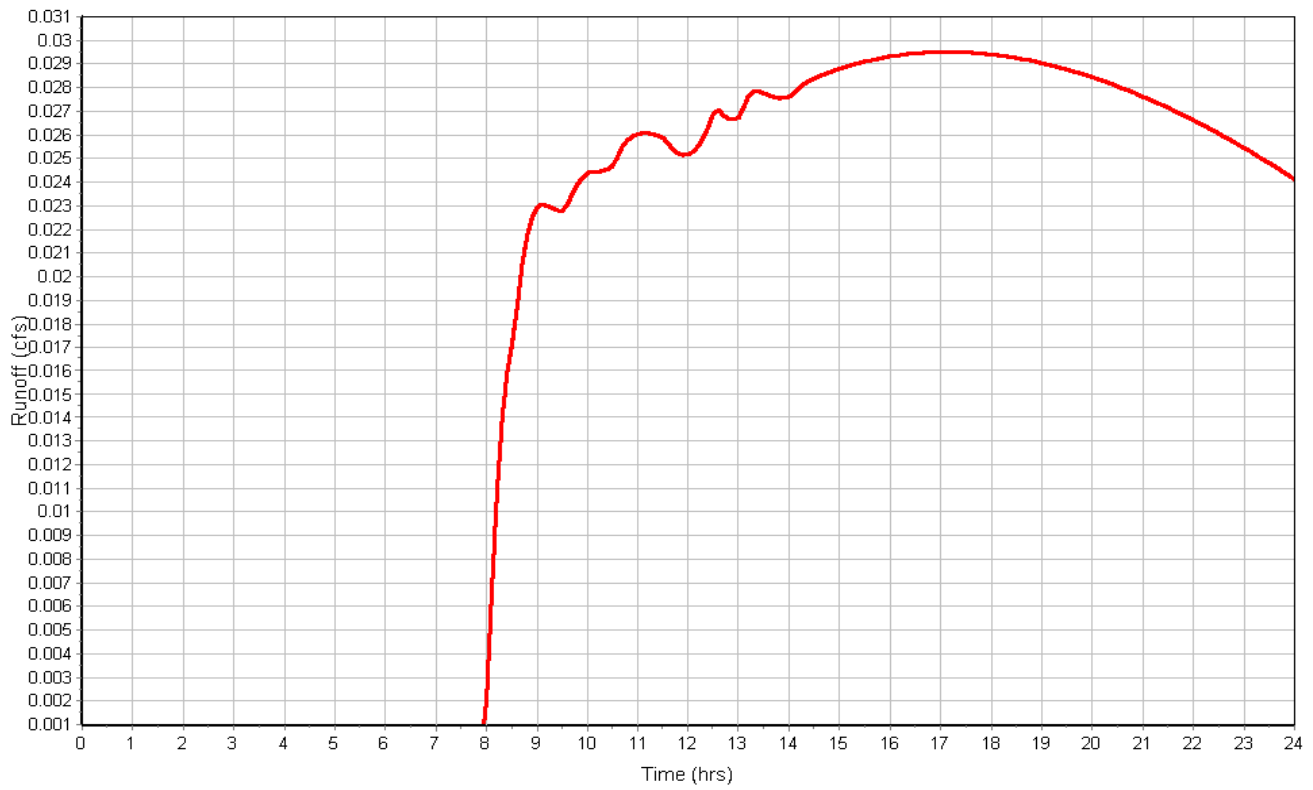
Total Rainfall (in) 1.33
Total Runoff (in) 0.18
Peak Runoff (cfs) 0.03
Weighted Curve Number 79.00
Time of Concentration (days hh:mm:ss) 0 00:10:00

Subbasin : BASIN-G

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : BASIN-H

Input Data

Area (ft²) 22029.99
Impervious Area (%) 0.00
Impervious Area Curve Number 98.00
Pervious Area Curve Number 79.00
Rain Gage ID Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (ft ²)	Soil Group	Curve Number
Composite Area & Weighted CN	22029.99		79

Time of Concentration

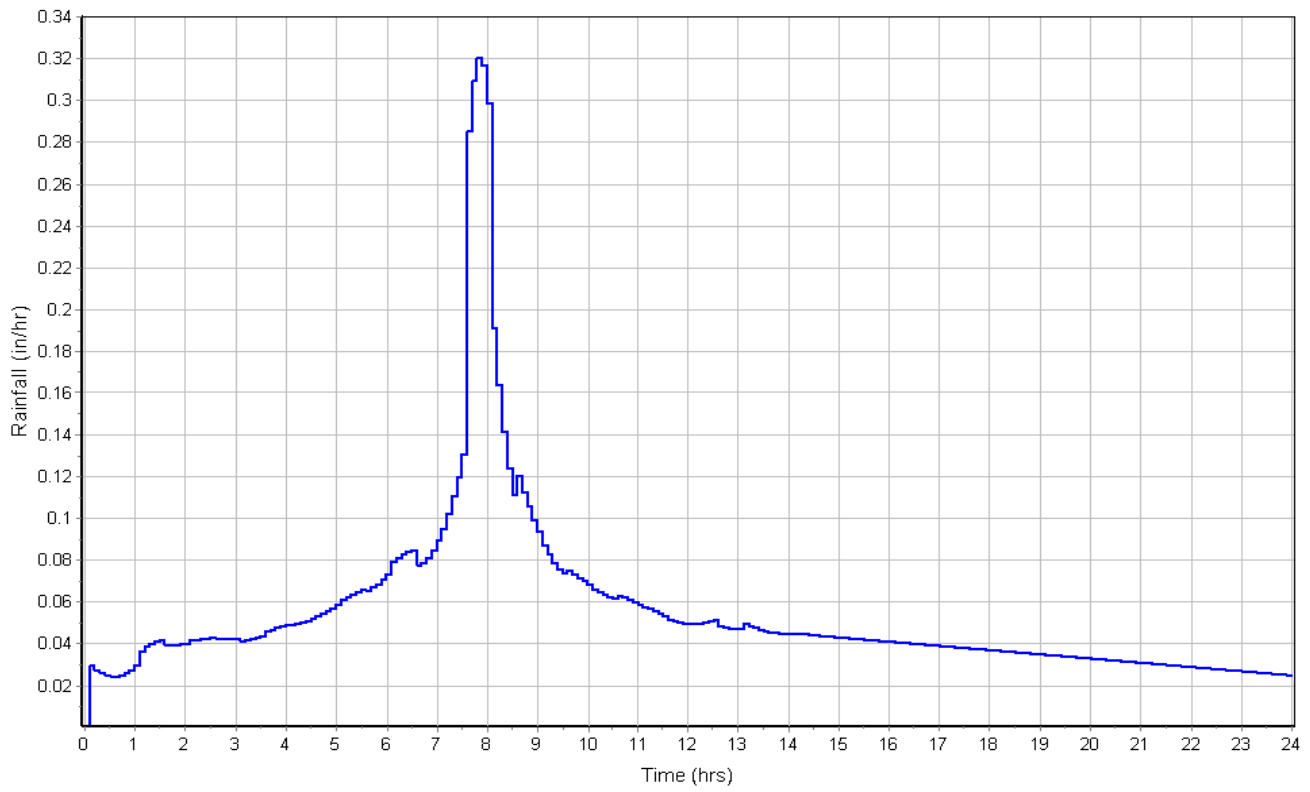
User-Defined TOC override (minutes): 10

Subbasin Runoff Results

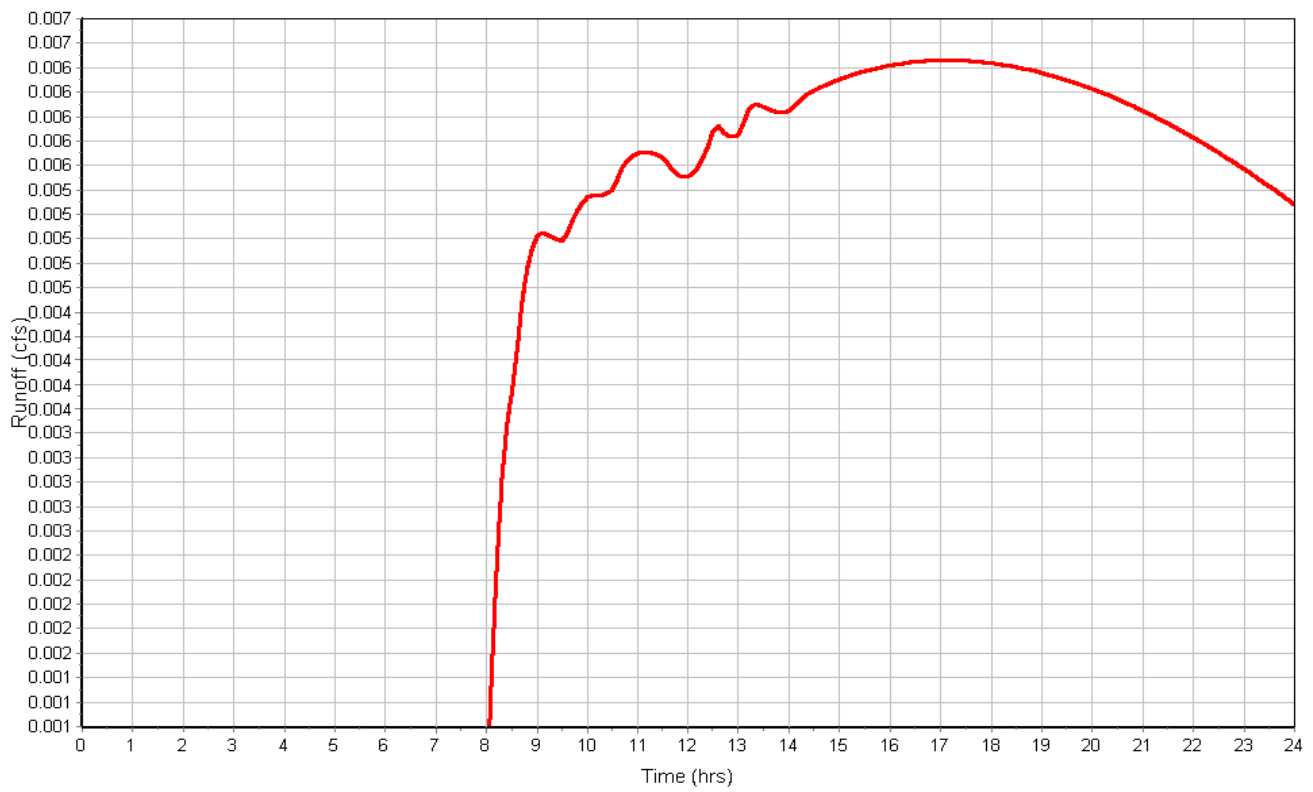
Total Rainfall (in) 1.33
Total Runoff (in) 0.18
Peak Runoff (cfs) 0.01
Weighted Curve Number 79.00
Time of Concentration (days hh:mm:ss) 0 00:10:00

Subbasin : BASIN-H

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : BASIN-I

Input Data

Area (ft²) 101140.00
Impervious Area (%) 0.00
Impervious Area Curve Number 98.00
Pervious Area Curve Number 79.00
Rain Gage ID Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (ft ²)	Soil Group	Curve Number
Composite Area & Weighted CN	101140.00		79

Time of Concentration

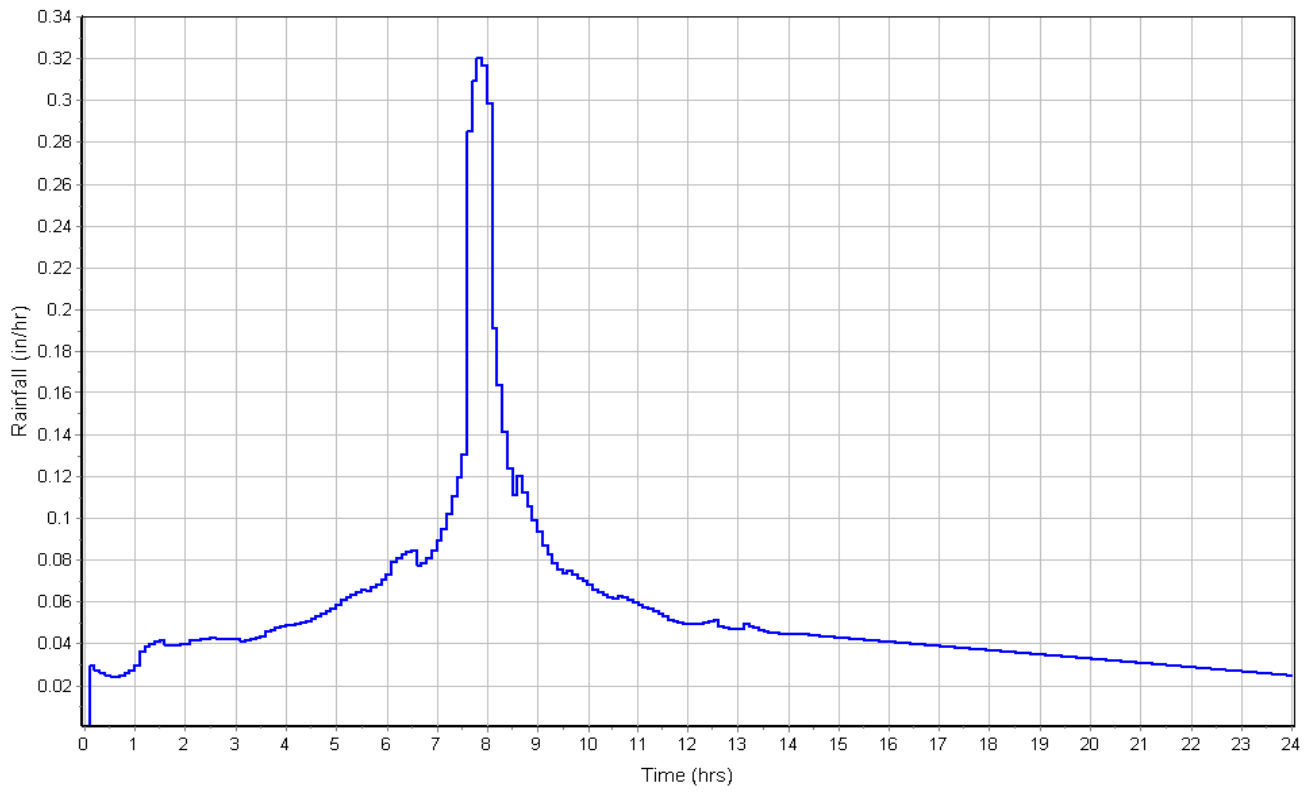
User-Defined TOC override (minutes): 10

Subbasin Runoff Results

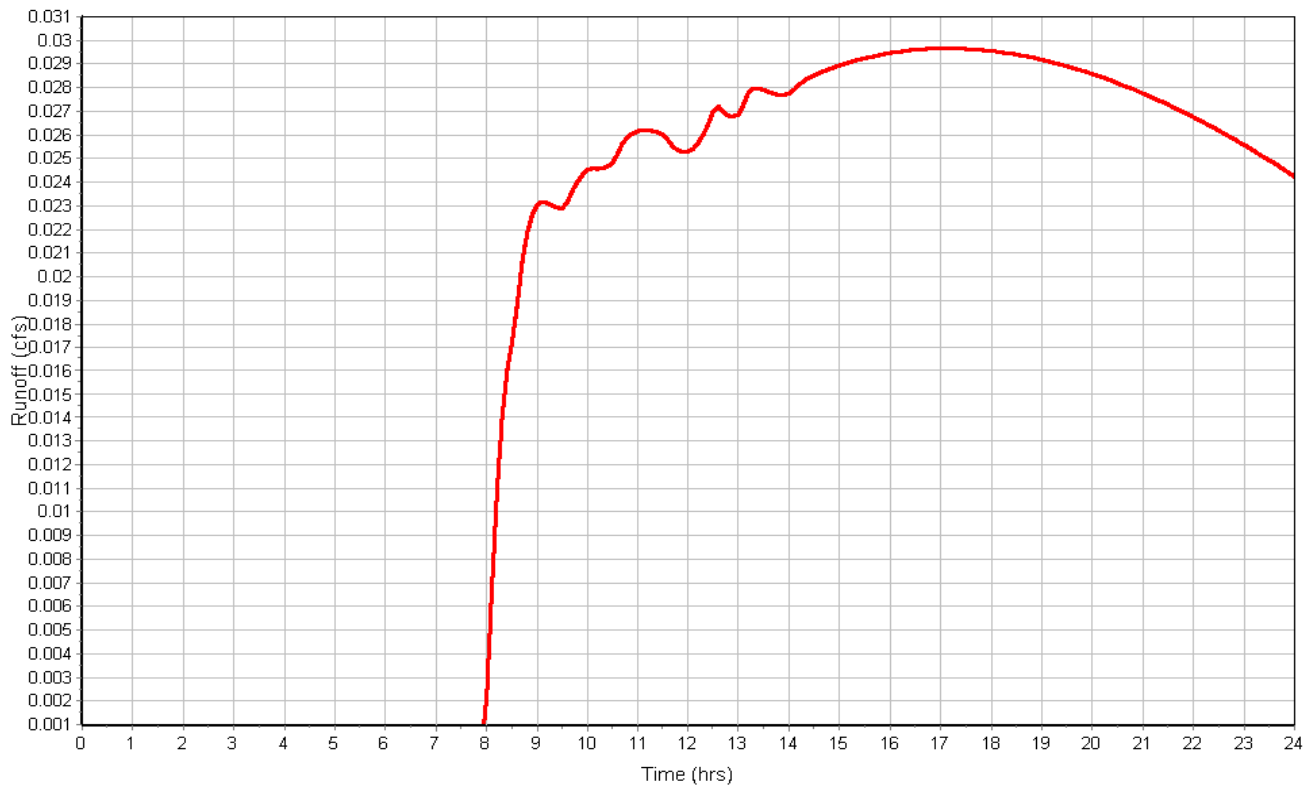
Total Rainfall (in) 1.33
Total Runoff (in) 0.18
Peak Runoff (cfs) 0.03
Weighted Curve Number 79.00
Time of Concentration (days hh:mm:ss) 0 00:10:00

Subbasin : BASIN-I

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : BASIN-J

Input Data

Area (ft²) 49599.99
Impervious Area (%) 0.00
Impervious Area Curve Number 98.00
Pervious Area Curve Number 79.00
Rain Gage ID Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (ft ²)	Soil Group	Curve Number
Composite Area & Weighted CN	49599.99		79

Time of Concentration

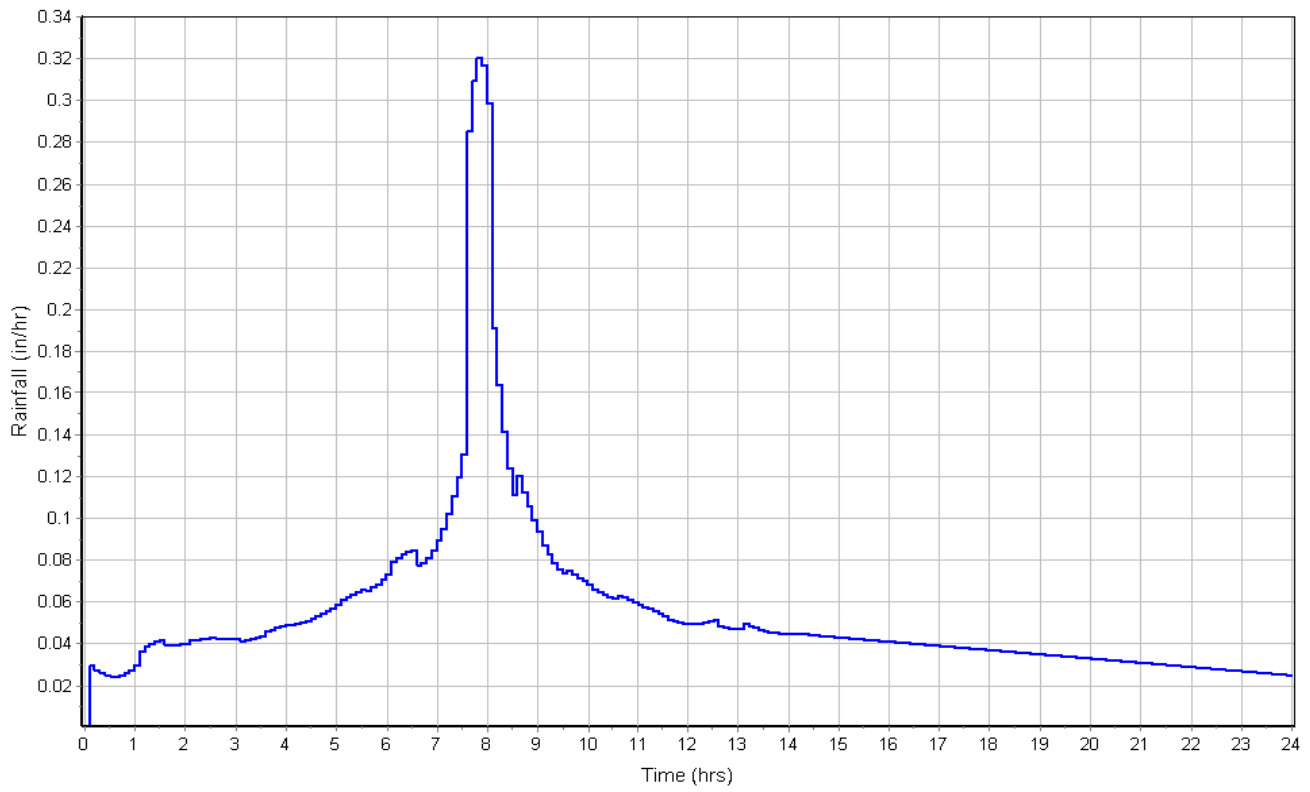
User-Defined TOC override (minutes): 10

Subbasin Runoff Results

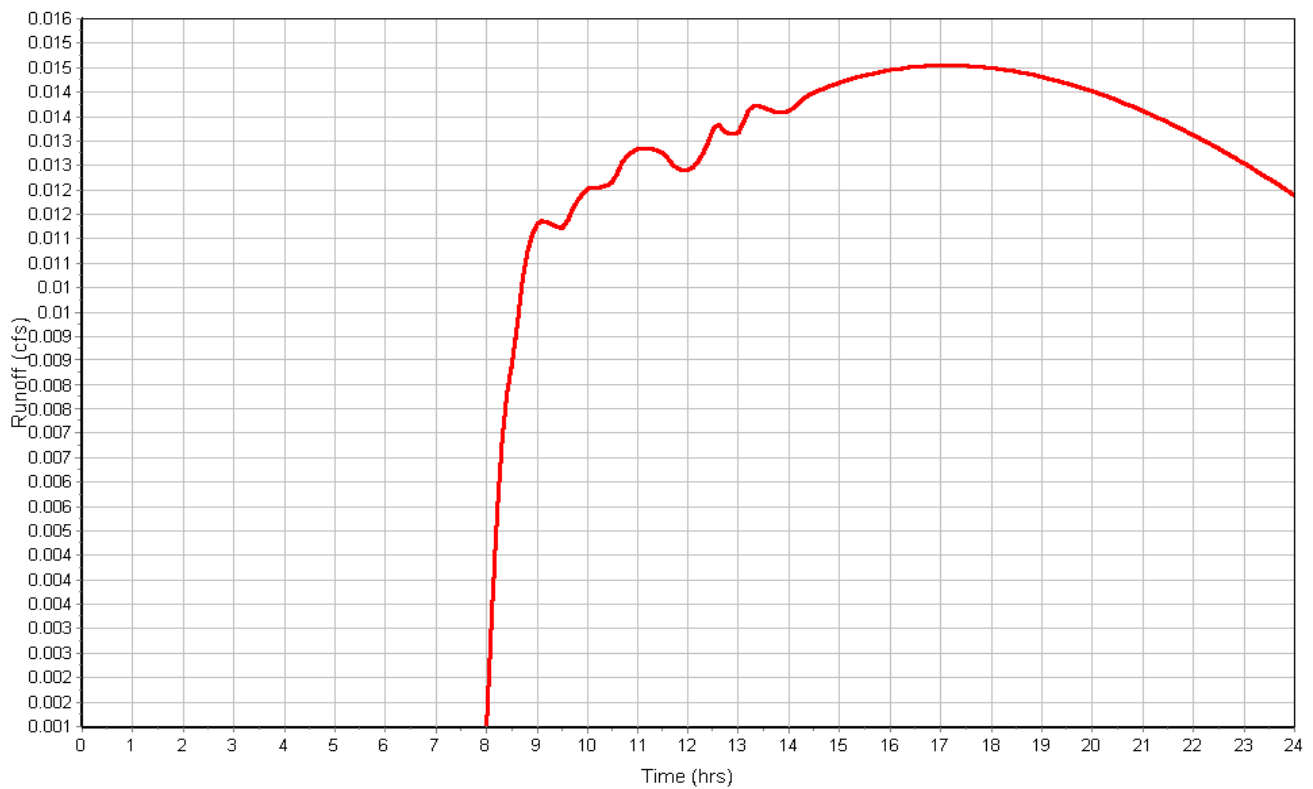
Total Rainfall (in) 1.33
Total Runoff (in) 0.18
Peak Runoff (cfs) 0.02
Weighted Curve Number 79.00
Time of Concentration (days hh:mm:ss) 0 00:10:00

Subbasin : BASIN-J

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : BASIN-K

Input Data

Area (ft²) 5122.00
Impervious Area (%) 0.00
Impervious Area Curve Number 98.00
Pervious Area Curve Number 79.00
Rain Gage ID Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (ft²)	Soil Group	Curve Number
Composite Area & Weighted CN	5122.00		79

Time of Concentration

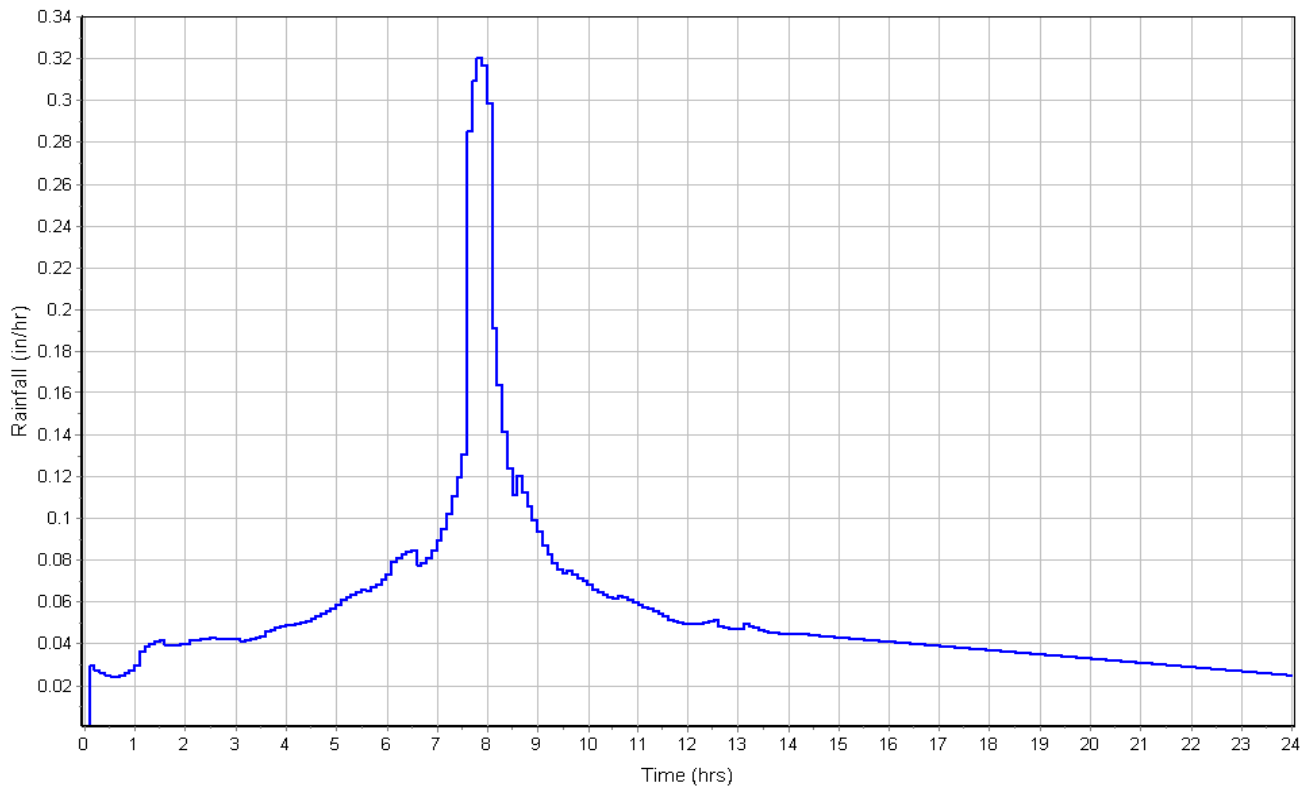
User-Defined TOC override (minutes): 10

Subbasin Runoff Results

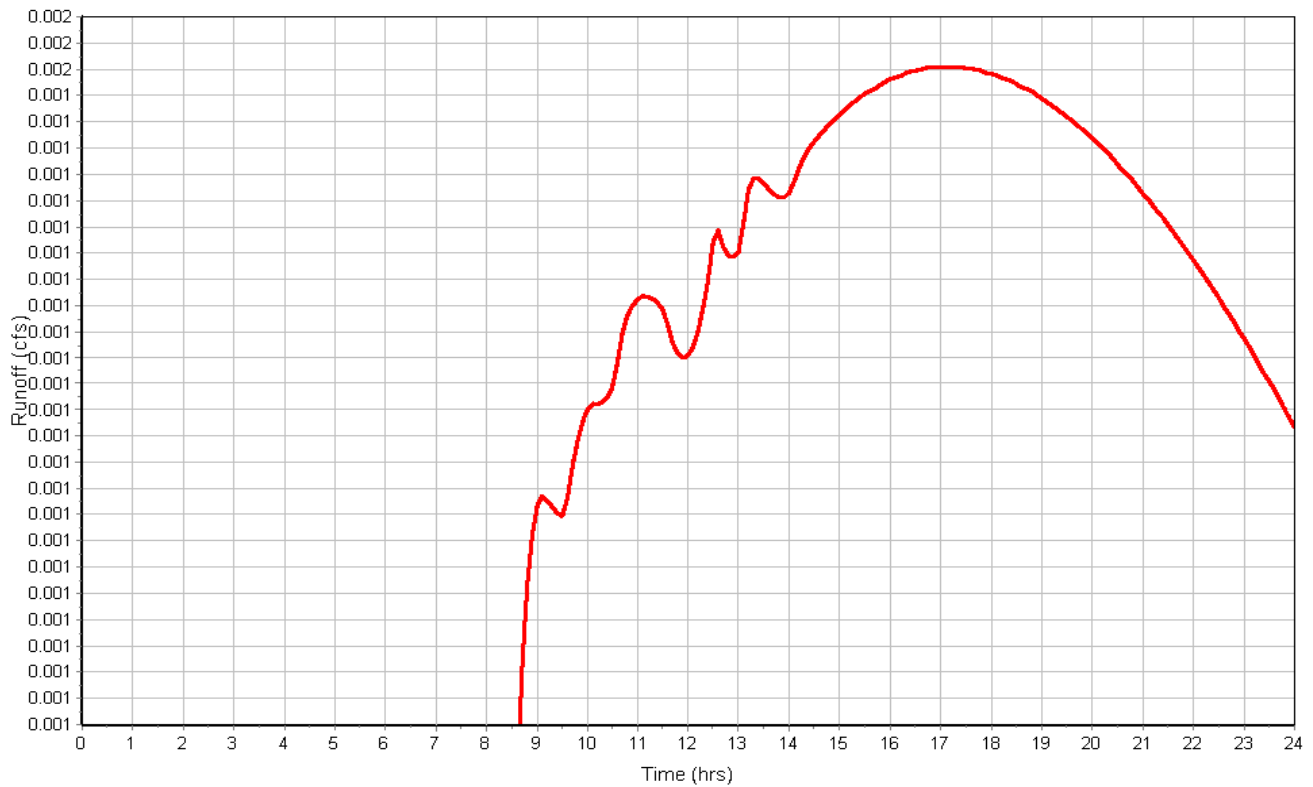
Total Rainfall (in) 1.33
Total Runoff (in) 0.18
Peak Runoff (cfs) 0.00
Weighted Curve Number 79.00
Time of Concentration (days hh:mm:ss) 0 00:10:00

Subbasin : BASIN-K

Rainfall Intensity Graph



Runoff Hydrograph



Appendix D

Supplemental Documents and Information

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View Soil Information By Use: All Uses

Printable Version | Add to Shopping Cart

Intro to Soils | Suitabilities and Limitations for Use | Soil Properties and Qualities | Soil Reports

Search

Properties and Qualities Ratings

Soil Chemical Properties
 Calcium Carbonate (CaCO3)
 Cation-Exchange Capacity (CEC-7)
 Effective Cation-Exchange Capacity (ECEC)
 Electrical Conductivity (EC)
 Gypsum
 pH (1 to 1 Water)
 Sodium Adsorption Ratio (SAR)

Soil Erosion Factors
 K Factor, Rock Free
 K Factor, Whole Soil
 T Factor
 Wind Erodibility Group
 Wind Erodibility Index

Soil Health Properties
 Soil Health - Available Water Capacity
 Soil Health - Bulk Density, One-Third Bar
 Soil Health - Organic Matter
 Soil Health - Sodium Adsorption Ratio (SAR)
 Soil Health - Soil Reaction (pH)
 Soil Health - Surface Texture

Soil Physical Properties
 Available Water Capacity
 Available Water Storage
 Available Water Supply, 0 to 100 cm
 Available Water Supply, 0 to 150 cm
 Available Water Supply, 0 to 25 cm
 Available Water Supply, 0 to 50 cm
 Bulk Density, One-Third Bar
 Linear Extensibility
 Liquid Limit
 Organic Matter
 Percent Clay
 Percent Sand
 Percent Silt
 Plasticity Index
 Saturated Hydraulic Conductivity (Ksat)
 Saturated Hydraulic Conductivity (Ksat), Standard Classes
 Surface Texture
 Water Content, 15 Bar
 Water Content, One-Third Bar

Soil Qualities and Features
 AASHTO Group Classification (Surface)
 AASHTO Group Index
 Depth to a Selected Soil Restrictive Layer
 Depth to Any Soil Restrictive Layer
 Drainage Class
 Frost Action
 Frost-Free Days

Hydrologic Soil Group

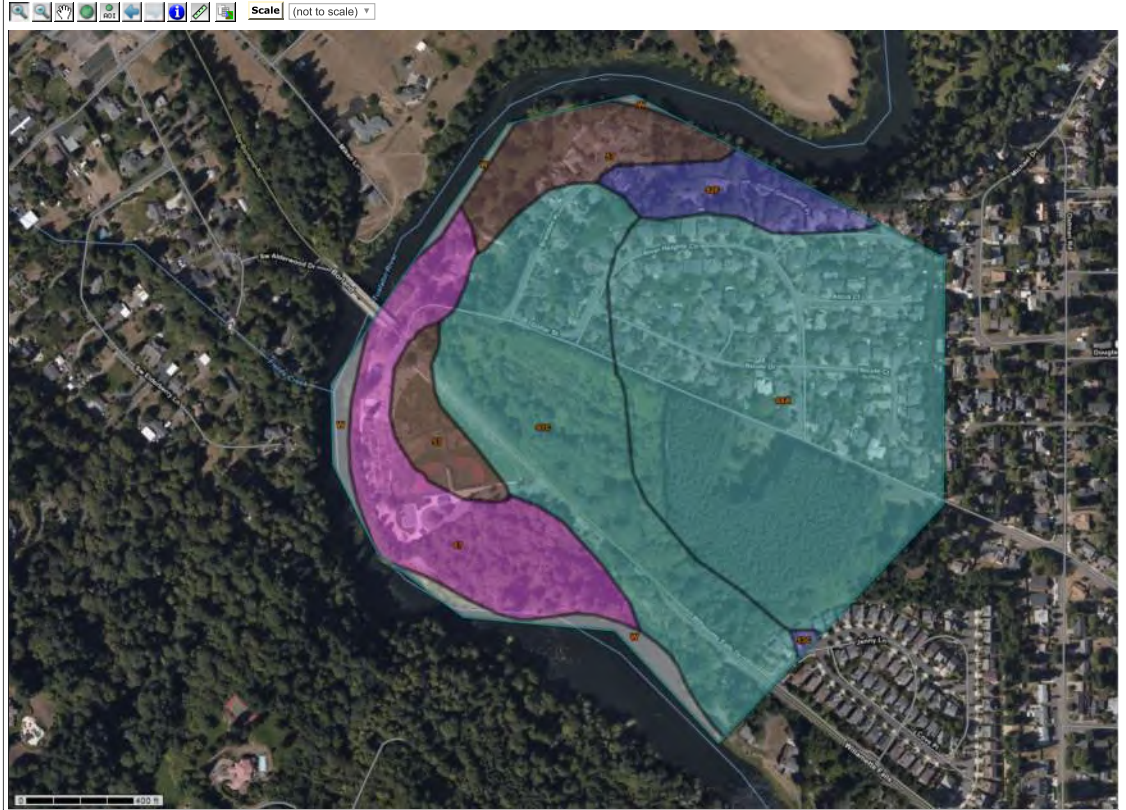
View Options
 Map
 Table
 Description of Rating
 Rating Options Detailed Description

Advanced Options
 Aggregation Method: Dominant Condition
 Component Percent Cutoff:
 Tie-break Rule: Lower Higher

Map Unit Name
 Parent Material Name
 Representative Slope
 Soil Slippage Potential
 Unified Soil Classification (Surface)

Water Features
 Depth to Water Table
 Flooding Frequency Class
 Ponding Frequency Class

Map - Hydrologic Soil Group



Warning: Soil Ratings Map may not be valid at this scale.
 You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were made at a particular scale and the level of detail shown in the resulting soil map are dependent on that map scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrast that would be shown at a more detailed scale.

Tables - Hydrologic Soil Group - Summary By Map Unit

Summary by Map Unit - Clackamas County Area, Oregon (OR610)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
53C	Latourell loam, 8 to 15 percent slopes	B	0.1	0.2%
57	McBee variant loam	B/D	8.2	9.6%
67	Newberg fine sandy loam	A	11.8	13.9%
88A	Willamette silt loam, wet, 0 to 3 percent slopes	C	35.2	41.5%
91C	Woodburn silt loam, 8 to 15 percent slopes	C	22.6	26.6%
92F	Xerochrepts and Haploxerolls, very steep	B	4.1	4.8%
W	Water		2.9	3.4%
Totals for Area of Interest			84.8	100.0%

Description - Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

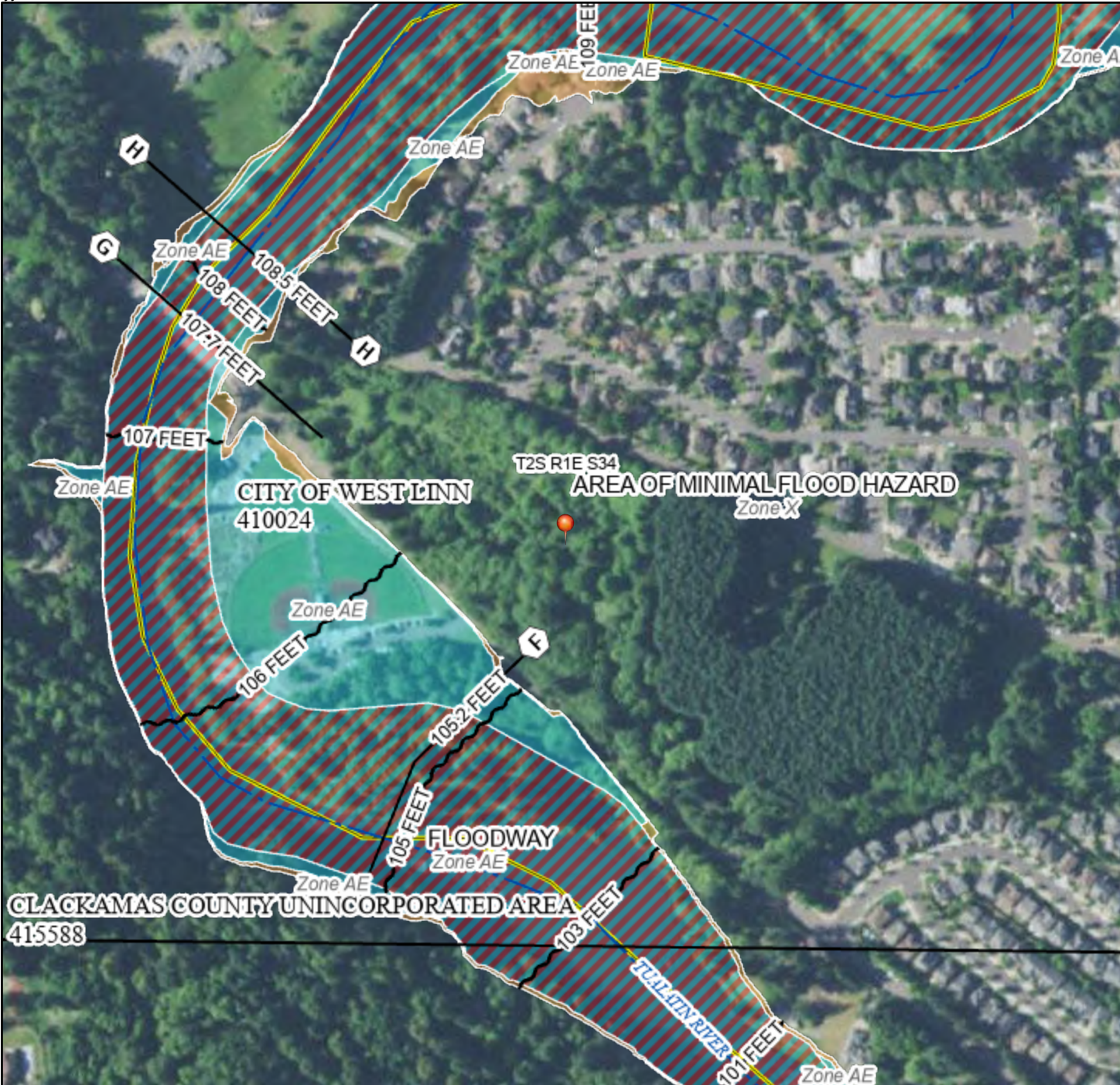
Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options - Hydrologic Soil Group

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher

ff 1



FHOG

4) 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

66-68	<ul style="list-style-type: none"> LWKRW %DVHJRRG OHYDVLRLQ % -FCH\$ 9 \$ LWK%RUFBVK -FCH\$ 9 \$ 9 \$ 6KODWRAJRRG
69-71	<ul style="list-style-type: none"> 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG
72-74	<ul style="list-style-type: none"> 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG
75-77	<ul style="list-style-type: none"> 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG
78-80	<ul style="list-style-type: none"> 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG
81-83	<ul style="list-style-type: none"> 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG
84-86	<ul style="list-style-type: none"> 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG
87-89	<ul style="list-style-type: none"> 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG
90-92	<ul style="list-style-type: none"> 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG
93-95	<ul style="list-style-type: none"> 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG
96-98	<ul style="list-style-type: none"> 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG
99-100	<ul style="list-style-type: none"> 6KODWRAJRRG 6KODWRAJRRG 6KODWRAJRRG

74LVBSFBDLHV ZLWKJW WDDGJG/IRU WKHXHR
 GLJWDD IOFRGEB/LI LW LV QRW YRLGDV GHFULEGEBORZ
 74HEDVSKRQFFBDLHV ZLWKJW EDVBS
 DFXUR WDDGJG/

74HIOFRGKQJGLQRUBMLRQLV GULYHGGLUHFWOIURVWK
 DVKRLWDLVYHZEYVLYLHV SURLGGE 74LVBS
 ZV HSRUWHGRQ DV 3 DGGGRV QRW
 UHOFRW FROQV RU DQGRQV VEVHXQV VRWKLVDVHDDG
 WLF 74H DGGHIFWL YHLQRUBMLRQB FROQRU
 EFRVSHUVHGGE QZGDVDRYHU WLF

74LVBSLHLV YRLGLI WKFRQRU RUHR WKHIROFRQJES
 HOFRQVGRQRW DSSDU EDVBSLBU IOFRGFRQDEHOV
 OHFGE VDDHEDU BSFUHDLRQDMV FRQLWALGQMLLHV
)SSQHO QEHU DGG)SHIFWL YHGVMH DSLBH/IRU
 XBSG DGGXRGUQLJGDVH DQGRV EHXVGRU
 UHKODWRAJRRG

Table 4. Results of Global Stability Analyses (continued)

Cross Section	Condition	FOS
Section D-D'	Existing Slope Conditions – Static	1.6
	Existing Slope Conditions – Seismic	1.1
	Proposed Slope Conditions – Static	1.6
	Proposed Slope Conditions – Seismic	1.2

Our analyses indicate the computed FOS's for existing and proposed slope conditions under static and seismic analyses satisfy the minimum FOS's for global stability. The FOS's for slope stability are greater than 1.5 and 1.1 for static and seismic conditions, respectively. However, localized areas of potential shallow instability (e.g., FOS less than 1.5 or 1.1 for static and seismic conditions, respectively) are present on the steep slopes located immediately above Willamette Falls Drive.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our subsurface explorations and engineering analyses, it is our opinion that the site can be developed as proposed. The primary geotechnical considerations for the project are summarized in the "Executive Summary." Our specific recommendations are provided in the following sections.

7.0 DESIGN

7.1 PERMANENT SLOPES

Permanent cut or fill slopes on the site should not exceed a gradient of 2H:1V, unless specifically evaluated for stability. Slopes that will be maintained by mowing should not be constructed steeper than 3H:1V. Footings, buildings, access roads, and pavement should be located at least 5 feet horizontally from the face of slopes. Slopes should be planted with appropriate vegetation to provide protection against erosion as soon as possible after grading. Surface water runoff should be collected and directed away from slopes to prevent water from running down the face of the slope.

7.2 DRAINAGE

7.2.1 Temporary Drainage

During grading at the site, the contractor should be made responsible for temporary drainage of surface water as necessary to prevent standing water and/or erosion at the working surface and drainage onto slopes. During rough and finished grading of the building site, the contractor should keep all footing excavations and building pads free of water.

7.2.2 Surface Drainage

We recommend connecting all roof drains to a tightline leading to storm drain facilities. Pavement surfaces and open space areas should be sloped such that surface water runoff is collected and routed to suitable discharge points. We also recommend sloping ground surfaces adjacent to the building away to facilitate drainage away from the building.

7.2.3 Keyway Drains

We recommend installing a subsurface drain to collect any perched water at the inside of the keyway cut for the fill slopes above Willamette Falls Drive. The drain should consist of a perforated drainpipe covered with a minimum 2-foot-wide and 2-foot-tall zone of drain rock wrapped in a drainage geotextile. Collected water should be routed in non-perforated line(s) to the stormwater system or to a suitable discharge at the base of the slope.

7.2.4 Cement-Amended Slope Drainage

We recommend installing drainage at the contact of relatively impervious cement-amended fill slopes and overlying topsoil to limit runoff onto the slopes below. Drainage should consist of angled strip drains pinned to the cement-amended slope on maximum spacings of 30 feet on-center and connected to minimum 2-foot-wide and 2-foot-deep zones of drain rock with perforated collector pipes. The surface of the cement-amended slopes should be roughened prior to placing the overlying topsoil. Water collected from the top of the cement-amended slopes should be routed in non-perforated line(s) to the stormwater system or a suitable discharge at the base of the slope. The collected water should not be connected to the perforated pipe for the subsurface keyway drain at the base of the fill.

7.2.5 Stormwater Infiltration Systems

We recommend locating any infiltration facilities below a 5H:1V projection from the base of any slopes and/or walls to limit the potential influence of groundwater on the stability of the slopes and walls. Any stormwater detention facilities within the 5H:1V projection from the base of slopes and/or walls should be lined to prevent infiltration near walls and slopes.

Infiltration testing was completed in explorations to evaluate the feasibility of shallow infiltration systems. The infiltration rate will depend on the fines content and consistency of the soil. Tested rates ranged from negligible to 1.5 inches per hour. The unfactored field rates in Table 1 can be used for design. It is the responsibility of the designer to include the appropriate FOS's for the systems.

We recommend that GeoDesign observe the soil conditions and complete confirmation testing during construction to verify the field rates meet the design rates. Due to the presence of variable fines content, it may be necessary to enlarge or deepen systems during construction. Furthermore, we recommend including a contingency to deepen infiltration systems or add additional infiltration systems in other portions of the site during construction if tested rates at the time of construction are unsuitable.

7.2.6 Foundation Drains

Where drains are not already required for embedded building walls, we recommend installing a perimeter foundation drain around the planned new building. The foundation drains should be constructed at a minimum slope of approximately ½ percent and drained by gravity to a suitable discharge. The perforated drainpipe should not be tied to a stormwater drainage system without backflow provisions. The foundation drains should consist of 4-inch-diameter, perforated drainpipe embedded in a minimum 2-foot-wide zone of crushed drain rock that extends up to 6 inches BGS and is wrapped in a drainage geotextile. The invert elevation of the drainpipe

should be installed below the base of imported granular fill and base rock for the building and at least 18 inches below the finish floor elevation. The drain rock and drainage geotextile should meet the requirements specified in the “Materials” section.

7.3 SEISMIC DESIGN CRITERIA

7.3.1 ASCE 7-16 Seismic Design Parameters

Since the school is classified as a special occupancy structure, SOSSC requires a site-specific seismic evaluation. Seismic design criteria for this project will be based on the 2019 SOSSC and ASCE 7-16. A site-specific seismic evaluation was completed, the results of which are presented in Appendix F.

7.3.2 Liquefaction and Lateral Spreading

Liquefaction is caused by a rapid increase in pore water pressure that reduces the effective stress between soil particles to near zero. Granular soil, which relies on interparticle friction for strength, is susceptible to liquefaction until the excess pore pressures can dissipate. In general, loose, saturated sand soil with low silt and clay content is the most susceptible to liquefaction. Saturated silty soil with low plasticity is moderately susceptible to liquefaction or cyclic failure under relatively higher levels of ground shaking. We did not encounter any significant amount of soil considered to be susceptible to liquefaction or cyclic failure at the site. Since the site is not near an open face with saturated conditions and has low susceptibility to liquefaction, lateral spreading is expected to be negligible at this site.

7.4 SHALLOW FOUNDATION RECOMMENDATIONS

7.4.1 General

Based on the results of our explorations and analysis, the proposed school building and other associated structures can be supported by conventional spread footings bearing on a minimum 3-inch-thick layer of crushed rock underlain by undisturbed native soil or structural fill overlying firm native soil. Foundations should not be established on undocumented fill, soft soil, or soil containing deleterious material. If present, this material should be removed and replaced with granular pads.

We recommend placing a minimum 3-inch-thick granular pad over the footing subgrades to protect from disturbance since the silt and silty subgrades will be prone to disturbance during wet weather and the sand or sandy subgrades will be prone to disturbance when dry. If granular pads greater than 6 inches thick are required for the removal of unsuitable materials below footings, the granular pads should extend 6 inches beyond the margins of the footings for every foot excavated below the base grade of the footing. The granular pads should consist of imported granular material, as defined in the “Structural Fill” section. The imported granular material for granular pads 1 foot thick or greater should be compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D1557, or until well-keyed, as determined by one of our geotechnical staff. We recommend that a member of our geotechnical staff observe prepared footing subgrades and granular pads.

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Appendix E

Operations and Maintenance Plan

The operations and maintenance plan will be included in the final version of this document.

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Attachment C

DSL Wetland Delineation Concurrence Letter





Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

January 4, 2021

West Linn Wilsonville School District
Attn: Remo Douglas, Capital Construction Program Manager
2755 SW Borland Road
Tualatin, OR 97062

Kate Brown
Governor

Bev Clarno
Secretary of State

Re: WD # 2020-0622 **Approved**
Wetland Delineation Report for the Dollar Street Site, West Linn,
Clackamas County; T2S R1E S34DC TLs 900 and 1001, and
S34C TL600

Tobias Read
State Treasurer

Dear Mr. Douglas:

The Department of State Lands has reviewed the wetland determination report prepared by Pacific Habitat Services, Inc. for the site referenced above. Based upon the information presented in the report, we concur that there are no jurisdictional wetlands or other waters of the state within the study area, as indicated on the attached Figure 6 and 6A. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the study area, one ephemeral stream was identified. Normally, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined). However, ephemeral streams are non-jurisdictional per OAR 141-085-0515(3); therefore, it is not subject to these state permit requirements.

This concurrence is based on information provided to the agency and is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. Federal or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or

complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact Chris Stevenson, the Jurisdiction Coordinator for Clackamas County at (503) 986-5246.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan". The signature is fluid and cursive, written in a professional style.

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

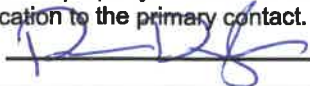
ec: Mike See, Pacific Habitat Services, Inc.
West Linn Planning Department (Maps enclosed for updating LWI)
Trey Fraley, Corps of Engineers
Michael De Blasi, DSL

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form must be included with any wetland delineation report submitted to the Department of State Lands for review and approval. A wetland delineation report submittal is not "complete" unless the fully completed and signed report cover form and the required fee are submitted. Attach this form to the front of an unbound report or include a hard copy of the completed form with a CD/DVD that includes a single PDF file of the report cover form and report (minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279**. A single PDF attachment of the completed cover from and report may be e-mailed to Wetland_Delineation@dsl.state.or.us. For submittal of PDF files larger than 10 MB, e-mail instructions on how to access the file from your ftp or other file sharing website. Fees can be paid by check or credit card. Make the check payable to the Oregon Department of State Lands. To pay the fee by credit card, call 503-986-5200.

<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address: Remo Douglas, Capital Construction Program Manager West Linn Wilsonville School District 2755 SW Borland Road Tualatin, OR 97062	Business phone # 503-799-6891 Mobile phone # (optional) E-mail: douglasr@wlv.k12.or.us
--	--

<input type="checkbox"/> Authorized Legal Agent, Name and Address:	Business phone # Mobile phone # E-mail:
--	---

I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.
 Typed/Printed Name: Remo Douglas Signature: 
 Date: 11-6-20 Special instructions regarding site access:

Project and Site Information (using decimal degree format for lat/long., enter centroid of site or start & end points of linear project)		
Project Name: Dollar St. Site West Linn	Latitude: 45.34842103,	Longitude: -122.67227190
Proposed Use: School Campus	Tax Map # 21E34C TL600 and 21E34DC Tls 900 and 1001	
Project Street Address (or other descriptive location):	Township 2S	Range 1E Section 34 QQ
840 Dollar St.	Tax Lot(s)	
City: West Linn	County: Clackamas	Waterway: River Mile:
	NWI Quad(s): Canby OR	

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Pacific Habitat Services, Inc. Attn: Mike See 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070	Phone # 503-570-0800 Mobile phone # E-mail: ms@pacifichabitat.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: <u>Michael See</u> Date: 11/9/2020	

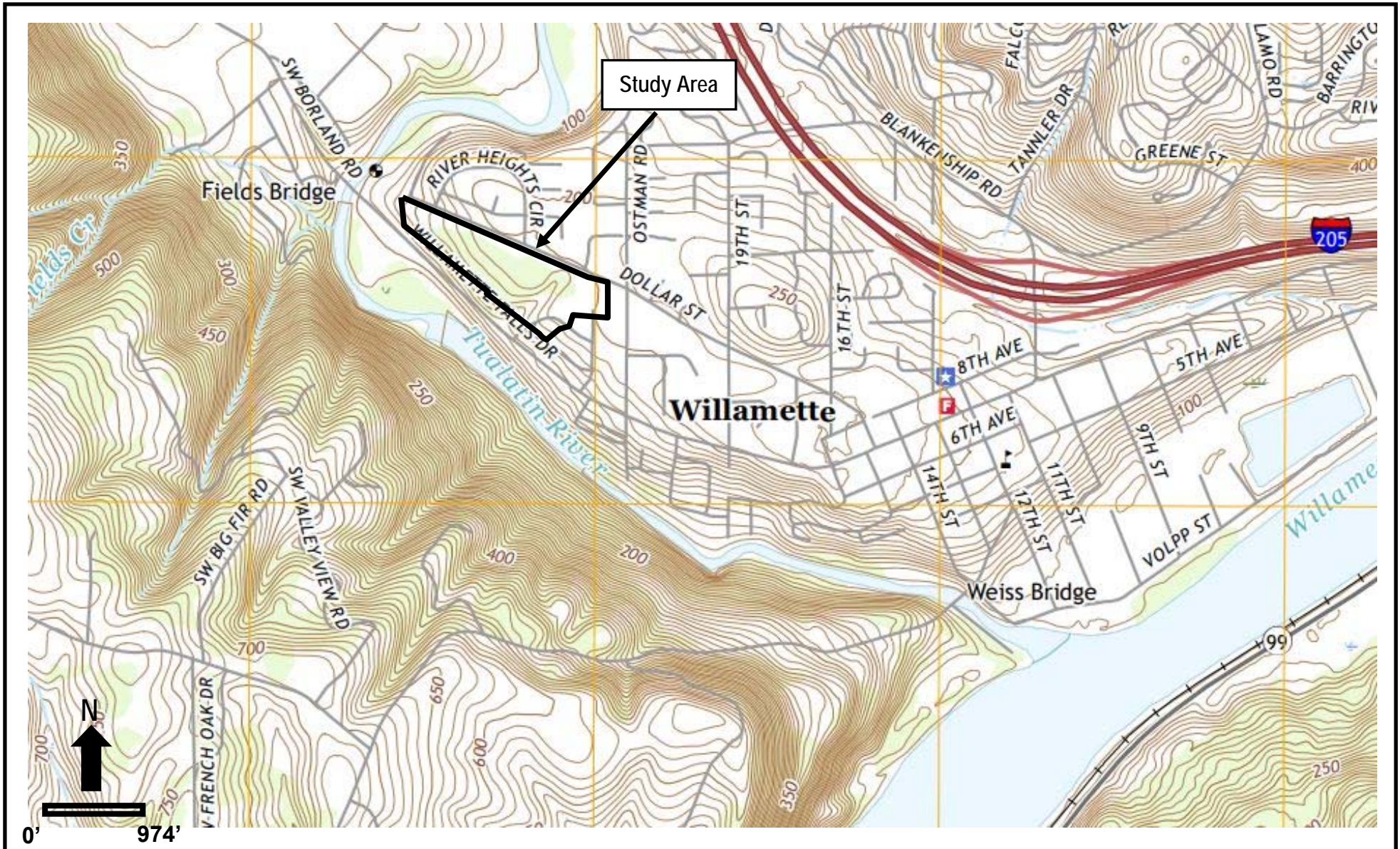
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Study Area size: 21.81 acres Total Wetland Acreage: 0.01ac/591sf

Check Box Below if Applicable:		Fees:	
<input type="checkbox"/> R-F permit application submitted	<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	<input type="checkbox"/> Industrial Land Certification Program Site
<input type="checkbox"/> Reissuance of a recently expired delineation	Previous DSL # _____ Expiration date _____	<input type="checkbox"/> Fee payment submitted \$	<input type="checkbox"/> Fee (\$100) for resubmittal of rejected report
Other Information:	Y N	<input type="checkbox"/> No fee for request for reissuance of an expired report	
Has previous delineation/application been made on parcel?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N		If known, previous DSL # _____
Does LWI, if any, show wetland or waters on parcel?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N		

For Office Use Only

DSL Reviewer: <u>CS</u>	Fee Paid Date: ___ / ___ / ___	DSL WD # <u>2020-0622</u>
Date Delineation Received: <u>11 / 17 / 20</u>	DSL Project # _____	DSL Site # _____
Scanned: <input checked="" type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL WN # _____	DSL App. # _____

Electronic Submittal

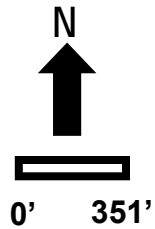
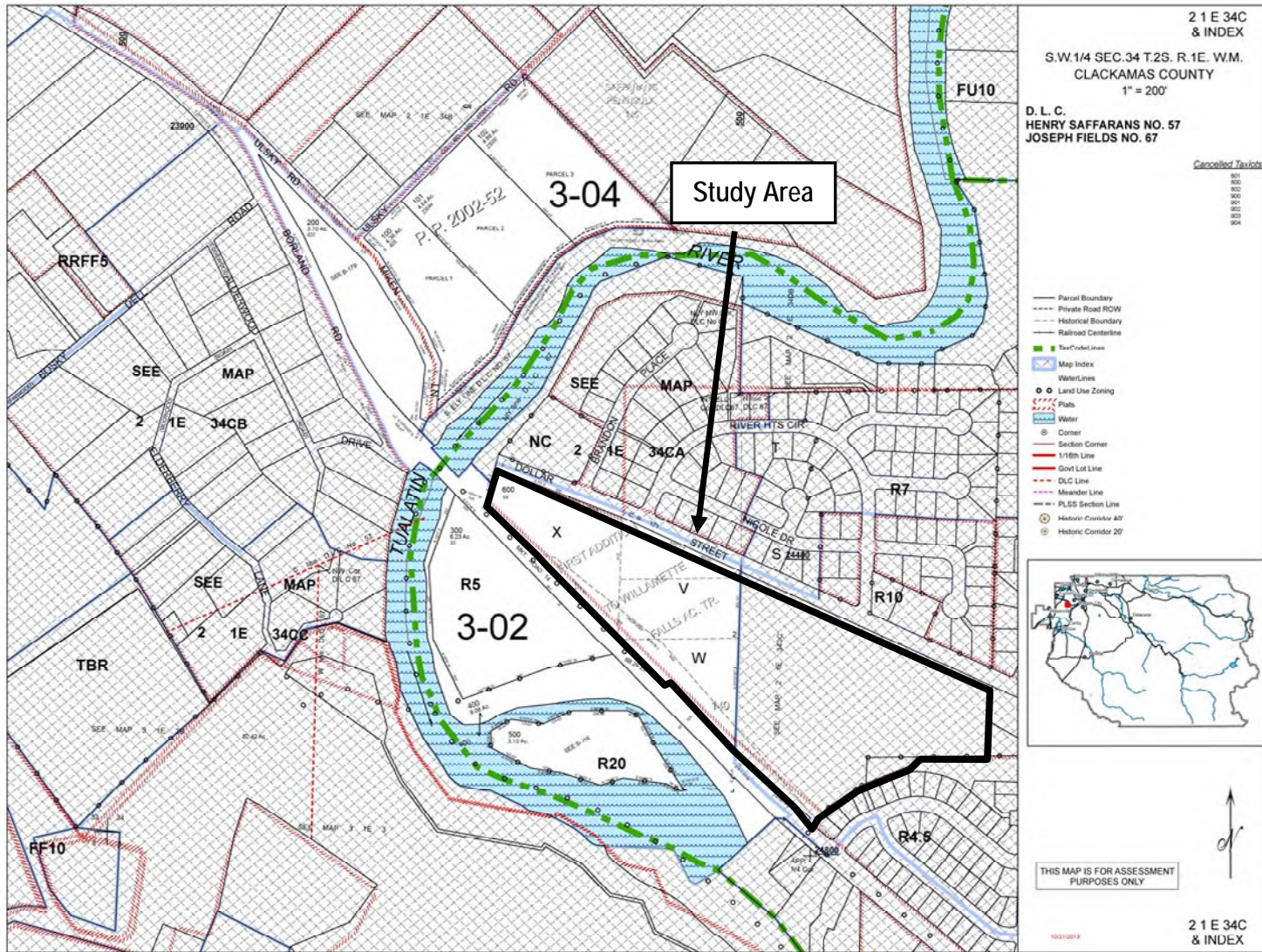


General Location and Topography
 Dollar Street West Linn School Siting - West Linn, Oregon
 United States Geological Survey (USGS) Canby, Oregon 7.5 quadrangle, 2020
 (viewer.nationalmap.gov/basic)

FIGURE
 1

#6960
 7/29/2020

 Pacific Habitat Services, Inc.
 9450 SW Commerce Circle, Suite 180
 Wilsonville, OR 97070

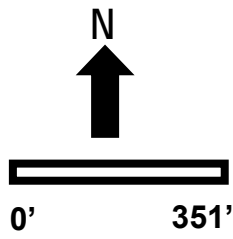
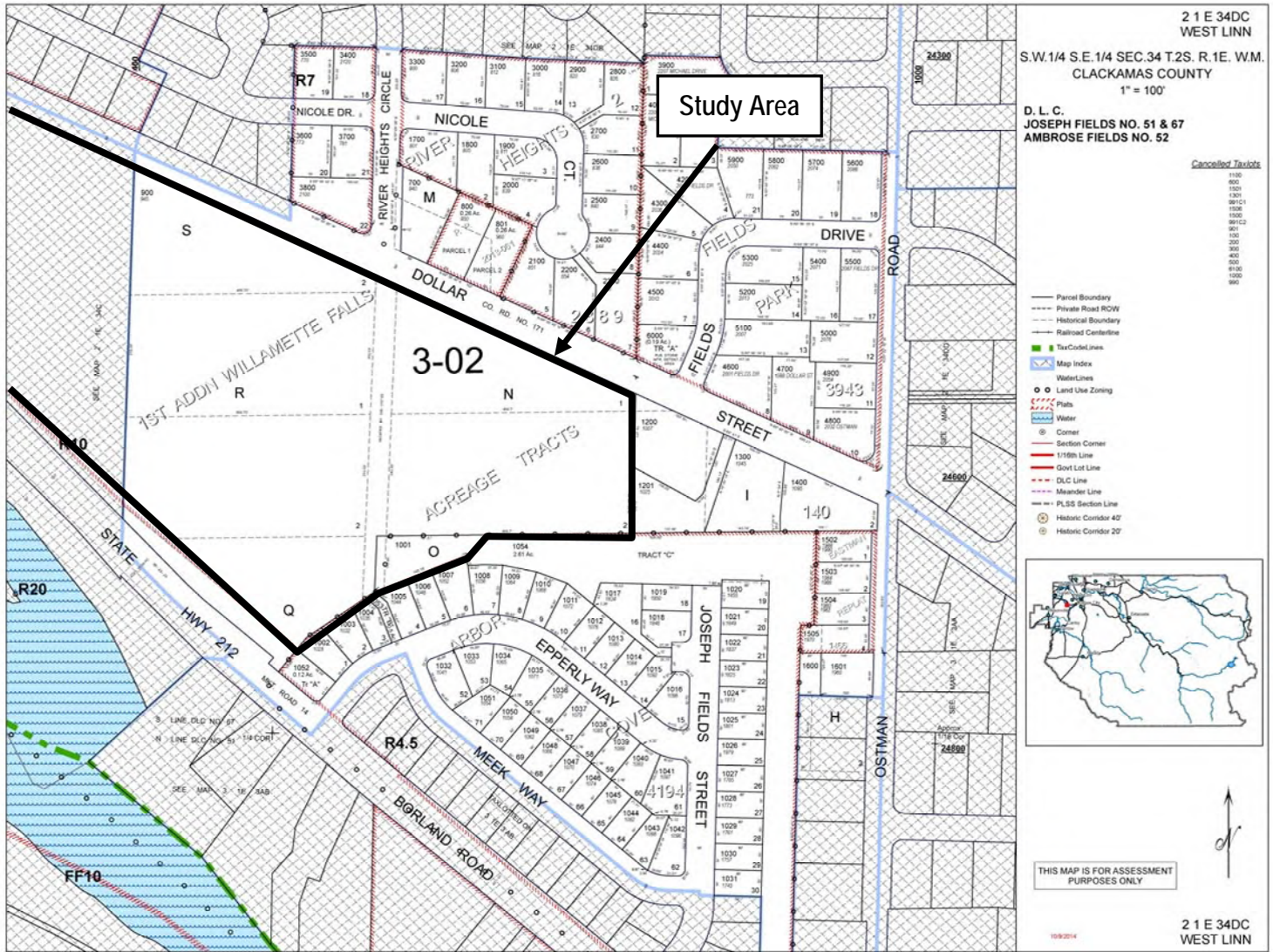


#6960
7/29/2020

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Tax Lot Map
Dollar Street West Linn School Siting - West Linn, Oregon
The Oregon Map (ormap.net)

FIGURE
2A

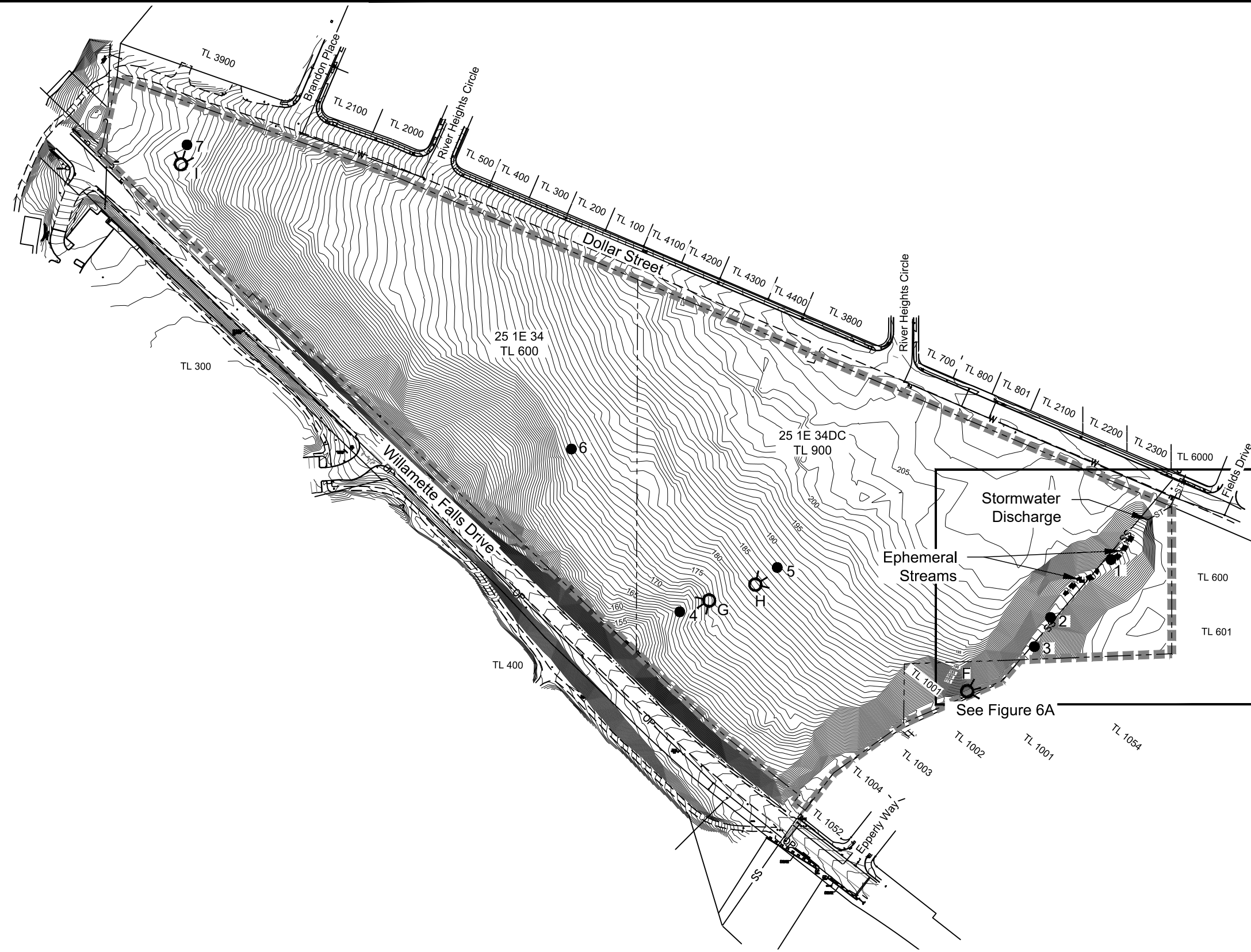


#6960
7/29/2020

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

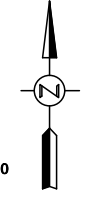
Tax Lot Map
Dollar Street West Linn School Siting - West Linn, Oregon
The Oregon Map (ormap.net)

FIGURE
2B



LEGEND

- ■ ■ ■ Study Area Boundary
(962,933 sf / 22.1 ac)
 - ▨ Waters of the State/US
(591 sf / 0.01 ac)
 - - - - Ordinary High Water (OHW)
 - ← Direction of Flow
 - Sample Point
 - 📷 Photo Point
 - Contours
 - - - Tax Lots
 - SS — Sanitary Sewer Line
 - ST — Stormwater Pipe
- 0 100 200 400
SCALE IN FEET



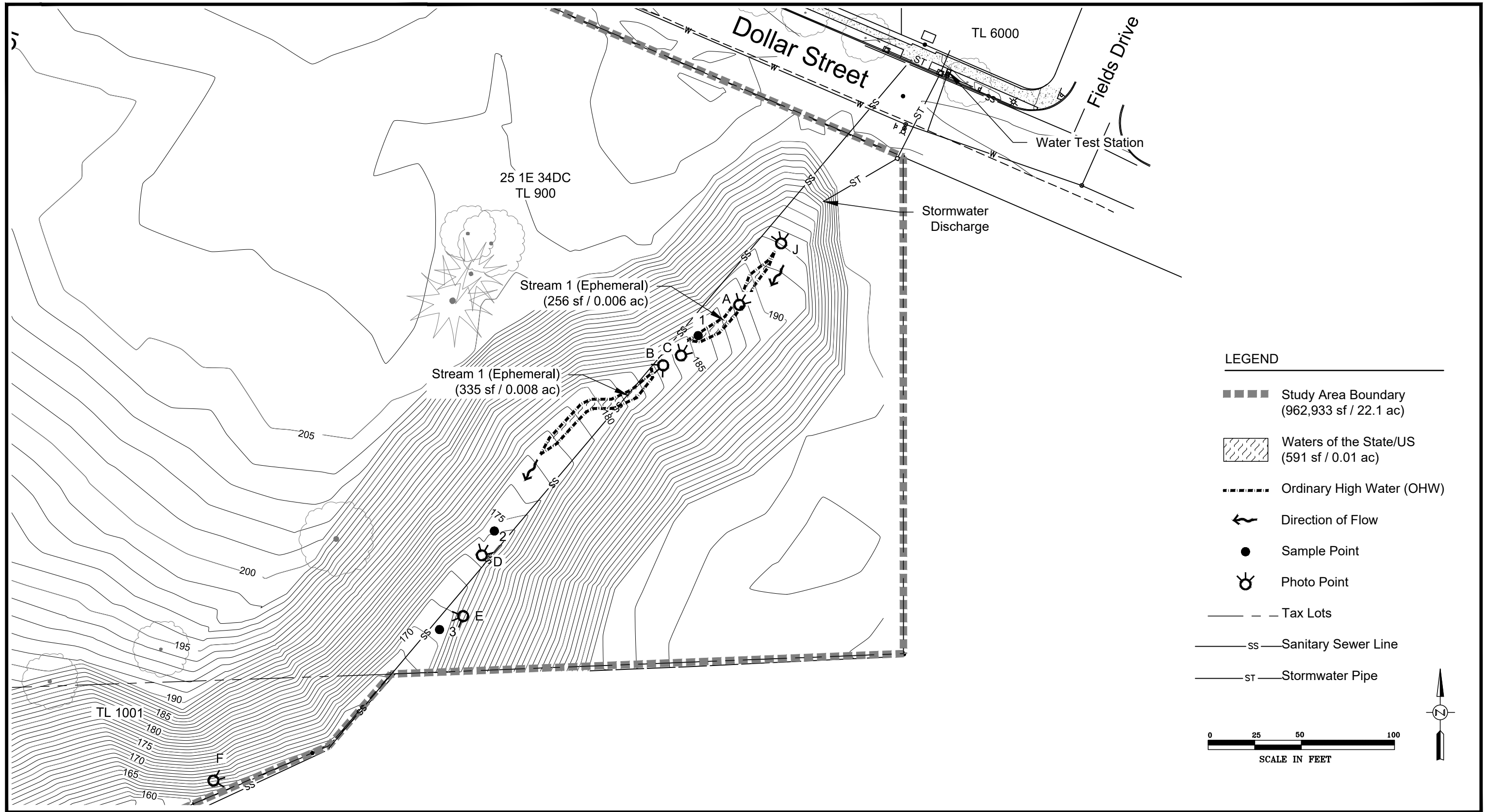
Survey includes Study Area boundary, provided by Compass Land Surveying. Survey and Sample point accuracy is sub-centimeter.

DSL WD # 2020-0622
Approval Issued 1/4/2021
Approval Expires 1/4/2026

Wetland Delineation
Dollar Street - West Linn, Oregon

FIGURE 6

9-17-2020



Survey including Study Area boundary, provided by Compass Land Surveying. Survey and Sample point accuracy is sub-centimeter.

Pacific Habitat Services, Inc.
 9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
 Phone: (503) 570-0800 Fax (503) 570-0855

DSL WD # 2020-0622
Approval Issued 1/4/2021
Approval Expires 1/4/2026

Wetland Delineation
 Dollar Street - West Linn, Oregon

FIGURE 6A

9-17-2020



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, Oregon 97070

Telephone number: (503) 570-0800 Fax number: (503) 570-0855

MEMORANDUM

Date: August 27, 2020

To: Angela Caffrey, Senior Construction Project Manager
West Linn Wilsonville School District
WLWV 2019 Capital Bond Program

From: Christie Galen, Senior Ecologist

Re: Bald Eagle and Raptor Assessment
West Linn School District Proposed School Site:
Willamette Falls Drive / Dollar Street
PHS # 6960

PROJECT BACKGROUND

Pacific Habitat Services, Inc. (PHS) was contracted by the West Linn School District to conduct a bald eagle assessment of a proposed school project site located east of Fields Bridge Park between Willamette Falls Drive and Dollar Street in West Linn, Clackamas County, Oregon. The purpose of this assessment was to address neighborhood concerns that a bald eagle was observed in the vicinity and might be nesting on the site. While on the property, PHS ornithologists also reviewed whether other raptors were nesting.

BALD EAGLE

Bald eagles (*Haliaeetus leucocephalus*) are common resident species in Oregon. They are associated with rivers and other large bodies of water where they fish and nest in close proximity. Two general bald eagle habitats are of primary concern: nesting and wintering.

Nesting

Bald eagles nest in large trees, such as Douglas fir (*Pseudotsuga menziesii*) and black cottonwood (*Populus balsamifera*), near open water. They build huge nests near the tops of sturdy mature trees.

Large trees are necessary to support their large, bulky nests, and also to provide unobstructed perches for seeking prey. Bald eagles have high nest site fidelity and return to a particular breeding

territory year after year. In Oregon, courtship begins in January; egg laying mid-February to late April; hatching late March to late May; and fledging late June to mid-August (Marshall et al 2003). Nests are reused multiple times.

Wintering

In winter, they often congregate at specific wintering sites that are generally close to open water and offer good perch trees and night roosts (Marshall et al 2003). Wintering areas offer an abundance of prey and carrion that are typically associated with large concentrations of waterfowl and/or large mammals.

The Bald and Golden Eagle Protection Act protects bald eagles and their nests; activities that could potentially harm them or their nests or identified winter roost sites require special permits issued through the U.S. Fish and Wildlife Service.

SURVEY METHODOLOGY

Two PHS ornithologists conducted a site visit during the bald eagle breeding season, on June 10 and 11, 2020. Every appropriate tree on the project site was scanned with binoculars to see if bald eagle, eagle sign, or bald eagle nests were present. The site was also viewed from the Fields Bridge Park to scan for nests and eagle activity. In addition to bald eagle nests, a survey was also conducted for other raptor nests.

RESULTS

The subject site is located near the confluence of the Tualatin and Willamette Rivers. Vegetation consists of a mixed coniferous/deciduous forest consisting of Douglas fir (*Pseudotsuga menziesii*), big leaf maple (*Acer macrophyllum*), and black cottonwood (*Populus balsamifera*). The understory has patches of native sword fern (*Polystichum munitum*) but is dominated by non-native species.

Trees that are large enough to provide potential nesting habitat for bald eagle are present on the periphery of the site, but their tops are intact with too many branches to provide sufficient eagle access. Their size and structure provide perching opportunities for bald eagles but are not suitable for bald eagle nesting. All of the trees were surveyed for nests and no nests were observed.

One adult bald eagle flew high over the vicinity of the site heading west. An osprey was observed hunting near the bridge adjacent to Fields Bridge Park, but no bald eagle flew by to harass it. If bald eagles were nesting in the grove, they would have chased the osprey away from the site.

The property was also reviewed for other raptors, including red-tailed hawks, Cooper's hawks, Osprey, barred owls, and great horned owls. No nests and no active use of the property was observed by these raptors.

SUMMARY

Bald eagles are not nesting on the project site; no nests or eagle sign was detected. Bald eagles might periodically perch in trees by the river or on site. Removing trees on the project site will not affect bald eagle nests. In addition, no other raptors (i.e. red-tailed hawks, Cooper's hawks, Osprey, barred owls, and great horned owls) were found to be nesting within the property.

Angela Caffrey, Project Manager
Bald Eagle Assessment – West Linn School District Project (Willamette Falls Drive / Dollar Street)
Pacific Habitat Services, Inc. / PHS #6960
August 27, 2020
Page 3

REFERENCES

Marshall, D.B., M.G. Hunter, and A.L. Contreras, Eds. 2003. *Birds of Oregon: A General Reference*. Oregon State University Press, Corvallis, OR. 768 pp.



West Linn – Wilsonville Schools

March 5, 2021

City of West Linn
Parks and Recreation Department
22500 Salamo Road
West Linn, OR 97068

ATTN: Ron Jones – City Arborist

Subject: New Middle School on Dollar Street – Tree Assessment

Dear Mr. Jones –

We met on the Dollar Street site last July with Remo Douglas, from WLWV School District, and Stephen Goetz, the Project Arborist. Since that time, our arborist has provided a more detailed tree chart of the 496 site trees that were assessed. A thorough review of site trees was done last summer, and a cursory review of the ravine trees occurred in the November of 2020. It is understood that the large “Christmas tree” area has not been included in any assessment, and that none of these trees are considered in tree count totals, or part of any significant tree designations.

The District and the Architects have made every effort to consider the topography of this site in the design of the new middle school. The design preserves as much of the existing green space areas as possible, while also adding densely vegetated buffers. I have compiled the following information for your review.

1. District Narrative surrounding Site Trees
2. Arborist’s Report – Stephen Goetz
3. Tree Tables – Totals of all trees and Significant trees
4. Significant Tree Exhibit
5. List of Significant Trees and Hazardous Trees
6. Tree Removal/Protection Plans – Walker Macy Landscape Architects
7. Complete Arborist Tree Chart – Stephen Goetz

It is the District’s intent to include the above listed items in the Land Use Application for the New Middle School. This information is transmitted to you separately to allow you to contemplate and confirm the significant tree designations as well as the removal and retention plans.

Sincerely

Angela Caffrey
Sr. Project Manager – WLWV School District



West Linn – Wilsonville Schools

Dollar Street Property – Tree Narrative

The District owned Dollar Street site is comprised of three tax lots totaling 22.11 acres. This acreage is bordered by Willamette Falls Drive to the South, the Tualatin River to the West, neighboring homes along Dollar Street to the North, and an existing ravine that separates Arbor Cove homes to the East. The property slopes in a southwesterly direction toward the river, providing expansive views for the future school. The design of the school incorporates the topography of the land by sinking the lower level of the building into the ground and providing a secondary entrance for students and staff from the upper level. (Reference Site Plan Exhibit A)

The site was historically used as farmland by two separate homesteads. The original Fields House, located to the west, and a second farm was placed centrally on the site. The second farm had a vast planting of fir trees which may have been for Christmas tree harvesting. This grove of fir trees encompasses 8.3 acres of the overall 22.11, equating to 36% of the site. This stand of trees is indicated on the site survey and all subsequent plans with an overall dripline that represents the entire 8.3 acres. This specific area is not included in any of the tree survey totals in response to confirming emails from the City that were issued in November 2019. Arborist consensus is that these trees are so closely planted that the area should be treated as a unit, and not classified as significant. (Reference Exhibit B – Historical Aerial photos)

The Project Arborist, Stephen Goetz, met with City Arborist Ron Jones, at the site on July 28th, 2020. The District intends to work in conjunction with the City to preserve green spaces where possible and to maintain the integrity of the natural landscape. It was noted that the healthiest trees are those at the perimeter which receive the most sunlight. This specifically occurs along Dollar Street, which will undergo half street improvements that incorporate a new sidewalk, landscape strip, and curb/gutter for parking spaces. (Reference Site Section Exhibit C) There is also an area of steeper Type II Land along a section Willamette Falls Drive. The trees along Dollar Street will need to be removed for right of way work, but there are sections along Willamette Falls Drive within the Type II Lands that will remain as greenspace.

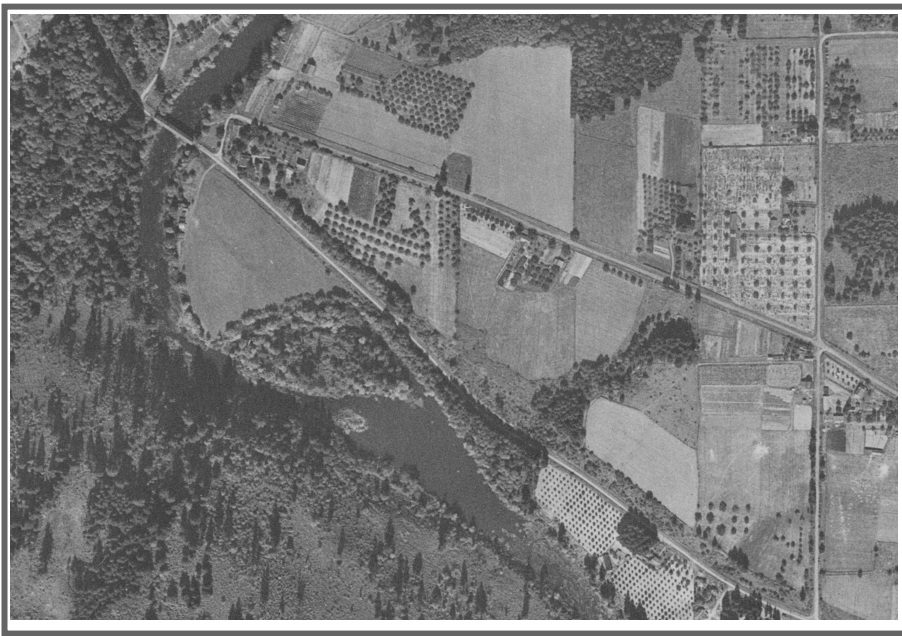
The Project Arborist has reviewed nearly 500 trees on site. The Arborist report designates a select number of these trees as hazardous. There are some trees within the greenspaces that will be removed due to health. It is the District's intent to leave the eastern ravine area, and as many other green spaces untouched, except for the removal of any hazardous trees within these areas.

Significant trees have been identified based on health and species, in conjunction with size. Selected Doug Firs are exceptionally large. Other species include Black Cottonwood, White Spruce, and Oregon Ash. The Arborist report, and associated graphics, outline 42 potentially significant trees with a 133,000sf canopy. Efforts have been put forth to preserve and protect approximately 40%-50% of these select trees.

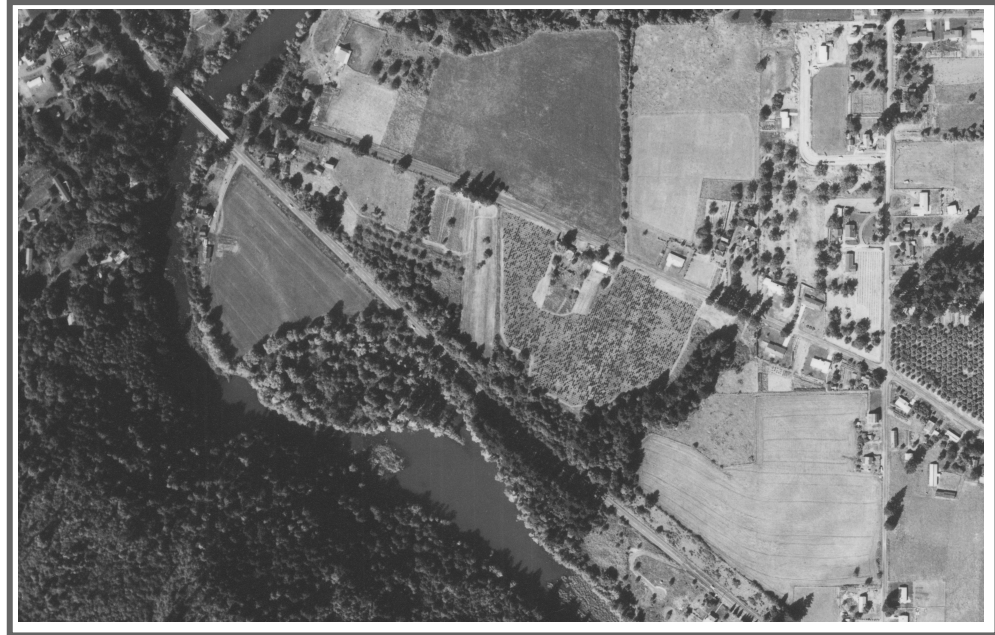
The design of the New Middle School site incorporates views of the green spaces, as well as added buffer areas to enhance the beauty of the original landscape. The aspects of the exterior of the building have been specifically chosen to recreate the wood and brick elements of the original homestead that resided on the site. Trees and landscape are an integral part of the overall design which will continue to shape the site and appearance of the building. New plantings in landscape and parking areas will include 235 trees. There will also be an additional 35 trees planted in restoration areas.



Exhibit "A" - Site Plan



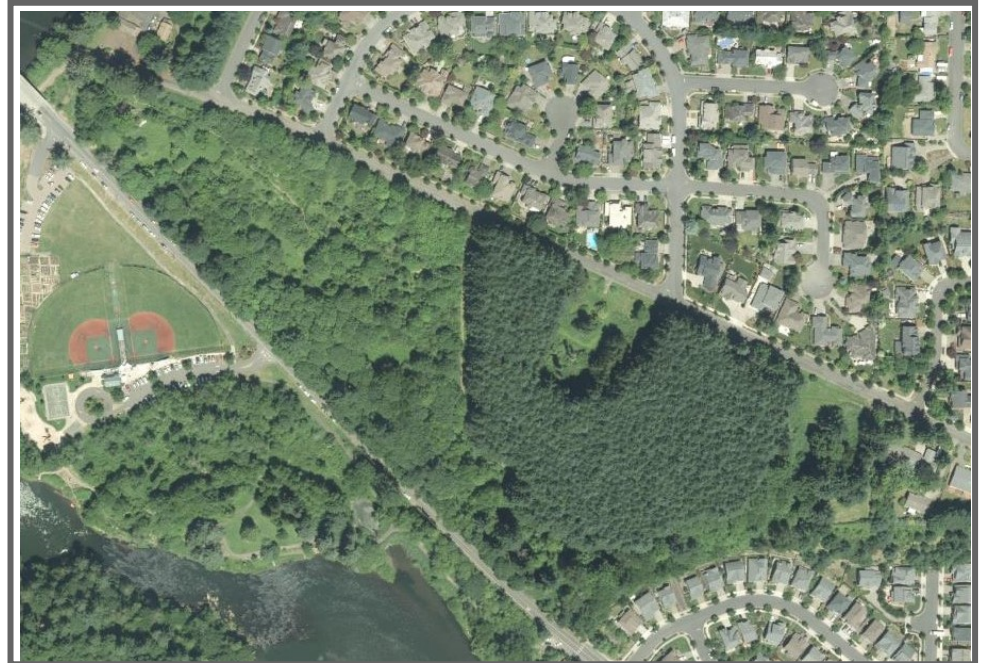
1936



1964



1998



2017

SITE SECTION

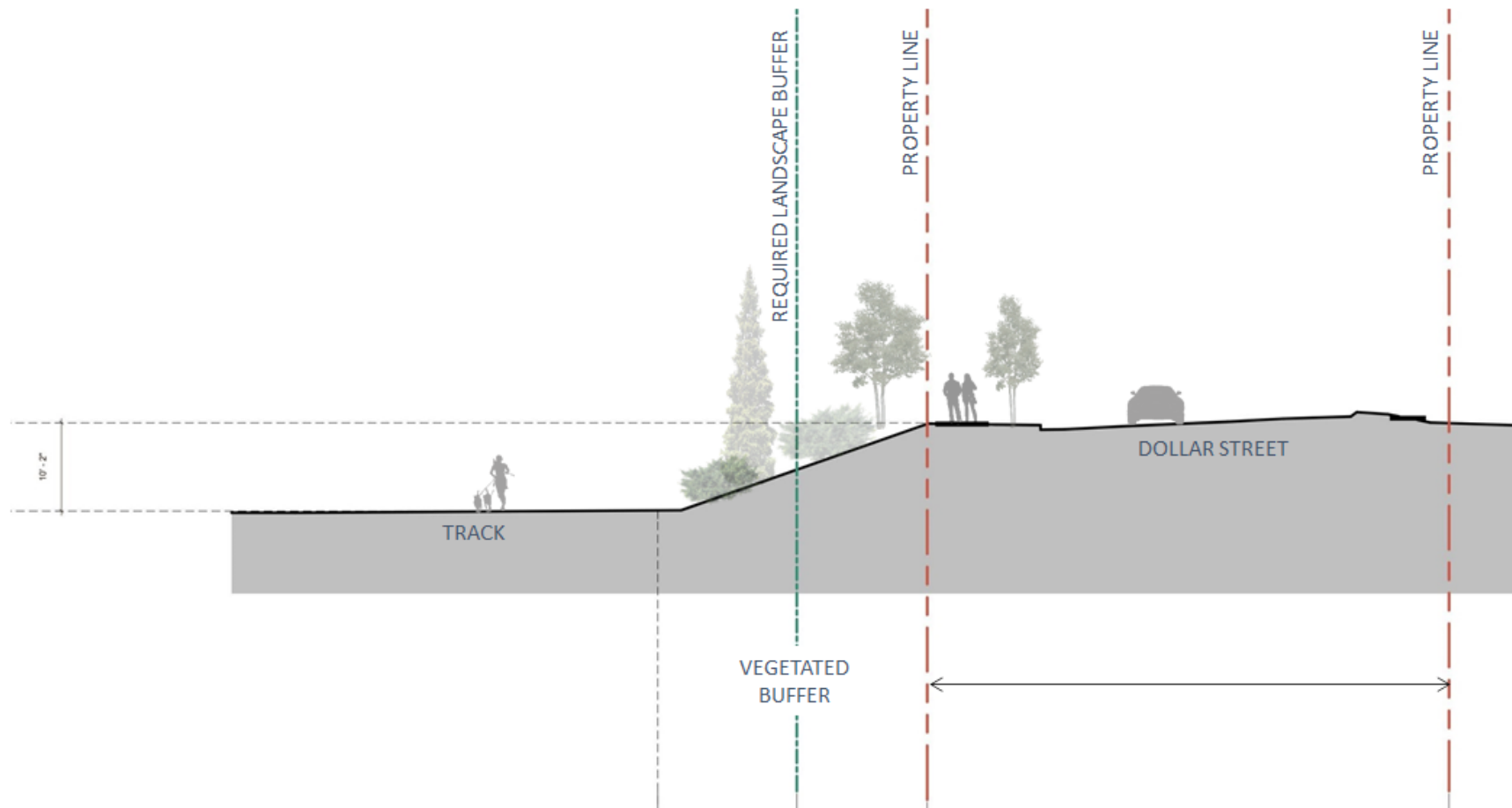


Exhibit "C" - Site Section at Dollar Street / Track



T H E P A C I F I C R E S O U R C E S G R O U P

March 1, 2021

Remo Douglas – WLWV Bond Program Manager
WLWV School District
2755 SW Borland Road
Tualatin, Oregon 97062

Subject: Arborist Report on Athey Creek Middle School Site

Dear Mr. Douglas,

I visited the Athey Creek Middle School site in June and again in November 2020 to observe the condition of trees on the main body of the site and on the ravine on the southeast end of the site. I also met with the City Arborist, Ron Jones on 7/28/20 to verify that my assessment was consistent with City requirements. My observations and recommendations are stated below.

EXISTING CONDITIONS

The topography includes gently sloping ground in the central and northern edge of the site and moderately steep to very steep slopes to the south and southeast. This site is moderately to densely wooded by predominantly native species including Douglas Fir, Western Red Cedar, Red Alder, Black Cottonwood and Bigleaf Maple. There are also introduced ornamental trees and other plants that were associated with former residences that have long since been removed. Most of the densely wooded portions of the site has fallen trees and other debris on the ground. This debris is covered to a depth of 2' to 6' by Blackberries, English Ivy, Sword Fern and other plants. Many of the trees throughout the site have English Ivy covering their trunks and, in some cases, well into the crown of some trees. As with other wooded sites in the region there are a substantial number of invasive or nuisance tree species, including English Holly and Bird Cherry.

This site also includes a large former Christmas tree farm in the central part of the site. Over time this farm became overgrown and is now a stand of medium to large diameter Douglas Fir trees spaced very close together. Dense stands of trees such as these become unstable and highly subject to wind throw when any trees on the edge of the stand are removed. These trees were not included on the tree location survey, not seen as significant and were not included in my assessment of the trees on site.

OBSERVATIONS & FINDINGS

The survey showing tree locations included only those trees 12" in diameter and larger. There are hundreds of additional trees below 12" in diameter on this site. I assessed 388 trees located on the main part of the site, an additional 6 trees on the north side of Dollar Street and I did review an additional 108 trees in the ravine seeking only those trees that might be of significance. Essentially all trees will remain undisturbed in the ravine on the southeast corner of the site. The Douglas Fir trees in the overgrown Christmas tree farm were not included in my assessment. The assessed trees are listed in the accompanying chart. The majority of the trees on site have partial crowns due to crowding and most are in fair to good health. Those with obvious defects or problems have been noted and the defects or problems are listed in the comment section of the chart. Many of the trees assessed have bases and trunks that are densely covered with English Ivy which may be obscuring defects or problems, making some trees poor candidates for retention. These defects or problems will not become apparent until clearing takes place, the Ivy is removed and the trunks and bases of the trees are exposed. In many areas, the dense growth of Ivy and Himalayan Blackberry has suppressed the growth of native plants and is covering fallen trees and branches. The Ivy covered debris makes traversing some areas on the site very difficult. Removing the Ivy and Blackberries can improve growing conditions for any trees that are retained and allow more desirable native plants to recolonize the areas where existing trees are retained.

A number of species on site are susceptible to changes in growing conditions. Typically, the more mature and larger the tree is the less it is able to adapt to the changes that development can bring. For example, Red Alder and Bigleaf Maple are highly intolerant of changes in growing conditions. Douglas Fir is moderately tolerant as is Western Red Cedar and Bird Cherry. As a general rule the most effective way to retain intolerant species is to include them in large groups where the area remains relatively undisturbed, as is being proposed on this site. Younger trees, of which there are many in the areas shown for retention, are more adaptable to changes in growing conditions and their long-term survival is more likely.

The accompanying chart contains 42 trees that are considered significant by the project team. The Tree Preservation and Removal Plan proposes to retain 19 significant trees that comprise 45% of the total. The accompanying Tree Preservation & Removal plan prepared by Walker Macy shows the locations of those significant trees that are proposed to be retained. The tree protection areas on the plans contain many more trees that are less than 12" in diameter that will also be retained. The City's Development Code requires the retention of 20% of the significant trees on the site. Barring the discovery of any adverse conditions that may affect the number of significant trees being retained, the project proposes to exceed the City's 20% requirement, by retaining 45% of the significant trees.

RECOMMENDATIONS

Tree Protection

Tree protection fencing should be placed in the locations shown on sheets L1001 and L1002 prepared by Walker Macy. Since there are many trees on the site that do not show up on the survey, the exact location of the tree protection fencing will be adjusted in the field when a determination is made by the Project Arborist to determine additional trees to retain or remove. The goal being to retain as many trees as possible that will be safe to leave standing, have a good chance for long-term survival and will be landscape assets. Because of the need to field adjust the location of the tree protection fencing and the need to enter the tree protection area to clear debris and invasive plants fencing that can be moved without destroying it, fencing that is easy to relocate is recommended. I recommend that tree protection should consist of 4' orange construction fencing staked every 8' to 12' which is much more adaptable to the steep slopes on this site. Once clearing and tree removal is completed and the tree protection fencing is installed, any work taking place within the tree protection area should be planned ahead and approved by the Project Arborist. If there is a need to take down any of the fencing to allow construction to proceed, it should be replaced at the end of each workday.

Construction Operations

On a site like this where much of the site is moderately to steeply sloped and where usable space needs to be flat or gently sloped, a great deal of raising and lowering grades will be required to develop the site. During rough grading where cuts are made to lower grades thereby exposing roots of trees to remain, the Project Arborist will be consulted regarding any necessary root cutting and repair. The Project Arborist will also determine if trees that suffer significant root loss should be retained.

In areas where grades are raised by placing more than 4" of fill inside or within 10' to 15' of a tree's drip line, root loss may occur due to lack of soil aeration. The Project Arborist will make periodic inspections of the site during construction to assess the impact on trees being retained and will recommend measures to ensure survival.

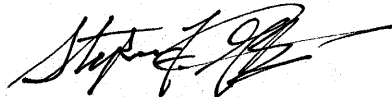
Some of the trees to be retained contain dead stems or limbs (deadwood). Any trees containing deadwood near or above any area with expected use, including sidewalks, pathways, sports fields or other use areas should have the deadwood removed before finish grading and landscape installation to avoid damaging the new plant material. Where appropriate, to reduce liability from future falling branches and to better assess subtle changes in tree health, monitoring tree health for several years after construction is complete is recommended. For any trees that are retained that experience significant root loss during construction, I also recommend observing the ground at the base of trees for signs of instability during periods of high winds and heavy rains that saturate soil.

During the landscape construction phase of the project, placing soil, trenching for irrigation, excavating to construct walks or pathways, seeding or placing sod and installing other plant material within the tree protection areas on the site should be coordinated with the Project Arborist to avoid inadvertent damage to trees to be retained.

Once construction nears completion, the Project Arborist's Final Report should be generated to address mitigating the adverse effects of tree removal, root loss, reversing soil compaction, and other issues.

This completes my report. If any additional information, which would effect these observations or recommendations, becomes available I would welcome the opportunity to consider it and revise this report accordingly. I hope I have addressed all the issues you asked about, but if I omitted any information or if you have any questions please do not hesitate to contact me. Thank you.

Sincerely yours,



Stephen F. Goetz, Principal
American Society of Consulting Arborists Reg #260
American Society of Landscape Architects, Oregon Lic. #80
Society of American Foresters

SG:mac

ARBORIST DISCLOSURE STATEMENT: Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance their health and beauty and to attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice. Trees and other plant life are living, changing organisms affected by innumerable factors beyond our control. Trees fail in ways and because of conditions we do not fully understand. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree. Conditions are often hidden within the trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, for any specific period or when a tree or its parts may fail. Further, remedial treatments, as with any treatment or therapy, cannot be guaranteed. Treatment, pruning, bracing and removal of trees may involve considerations beyond the scope of the arborists skills and usual services such as the boundaries of properties, property ownership, site lines, neighbor disputes and agreements and other issues. Therefore, arborists cannot consider such issues unless complete and accurate information is disclosed in a timely fashion. Then, the arborist can be expected, reasonably, to rely upon the completeness and accuracy of the information provided. Trees can be managed but not controlled. To live near trees, regardless of their condition, is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

HAZARD/HAZARD POTENTIAL: For the purposes of this evaluation and/report, hazard/hazard potential refers to a tree or tree part that presents a threat to humans, livestock, vehicles, structures, landscape features or other entity of civilization from uprooting, falling, breaking or growth development (e.g., roots). While all large landscape trees in proximity to such targets present some degree of hazard regardless of their condition, such inherent hazard is not intended as within this definition and its usage in this evaluation and report.

INSPECTION LIMITATIONS: The inspection of these trees consisted solely of a visual inspection from the ground. While more thorough techniques are available for inspection and evaluation, they were neither requested nor considered necessary or appropriate at this time. As trees and other plant life are living, changing organisms effected by innumerable factors beyond our control, The Pacific Resources Group and it's personnel offer no guarantees, stated or implied, as to tree, plant or general landscape safety, health, condition or improvement, beyond that specifically stated in writing in accepted contracts.

New Athey Creek Middle School Dollar Street Property Tree Totals

Total Site Trees Surveyed	388
Total Ravine Trees - Semi Reviewed	108
Total Trees	496

Total Site Trees Scheduled for Removal	187
<i>Includes Hazardous Trees</i>	65
<i>Includes Potential Hazardous</i>	5
<i>Potential tree removal at ravine trenching area</i>	9
Total Trees N Side of WFD beyond property Line	56
Total Trees for Removal	243

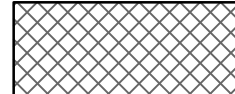
Total Significant Trees	42
Total Significant Trees to Remain	19
Percentage of Significant Trees Retained	45%


Total Existing Significant Tree/Cluster (sq. ft.)	133,233
Total Significant Tree/Cluster to Remain (sq. ft)	76,116
Percentage of Significant Trees SF Retained	57%

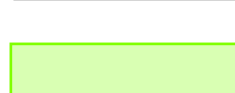
Total All Trees	496
Total Proposed Removal	243
Percentage of Trees to Remain*	48%

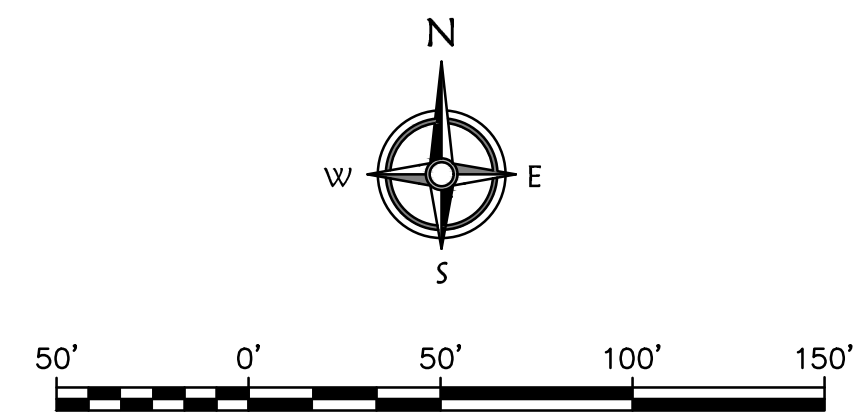
* Tree Retention totals per current grading plans. Existing site conditions may warrant an adjustment to these totals. Any variations will remain within code requirements and be approved by City and Project arborists. Changes to be documented at time of construction, and tables to be updated accordingly.



Type II  >25% to <35%

Type I  >35%

Area to remain untouched 



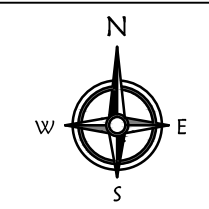
Scale: 1" = 50'
SEE SHEET 3 FOR TREE LIST

Total Significant Trees	42
Total Significant Trees to Remain	19
Percentage of Significant Trees Retained	45%
Total Existing Significant Tree/Cluster (sq. ft.)	133,233
Total Significant Tree/Cluster to Remain (sq. ft.)	76,116
Percentage of Significant Trees SF Retained	57%

CONTINUED ON SHEET 2

kpff
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.224.4681
www.kpff.com

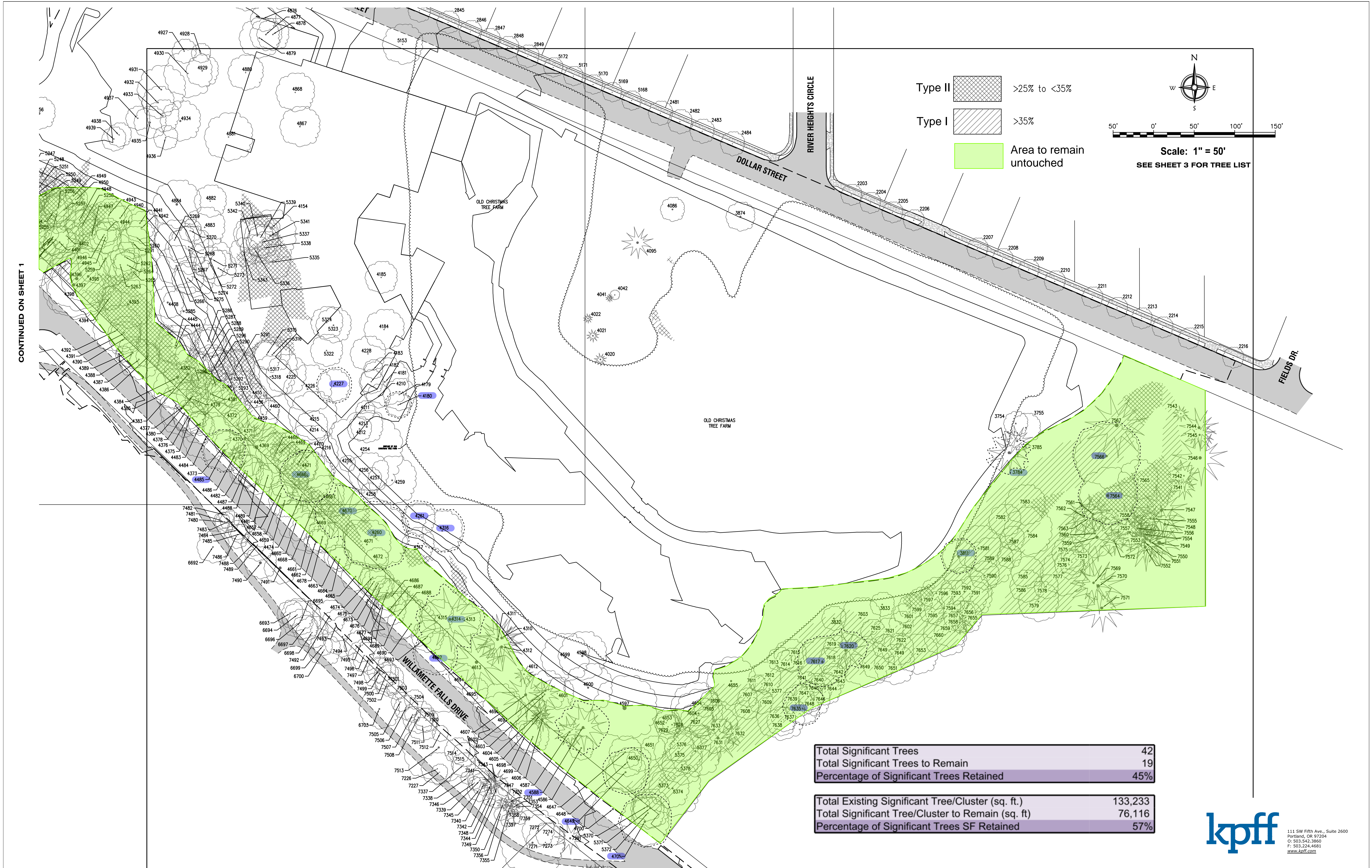
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DATE	NO.	REVISION	PLAN	8313 Trees.dwg		



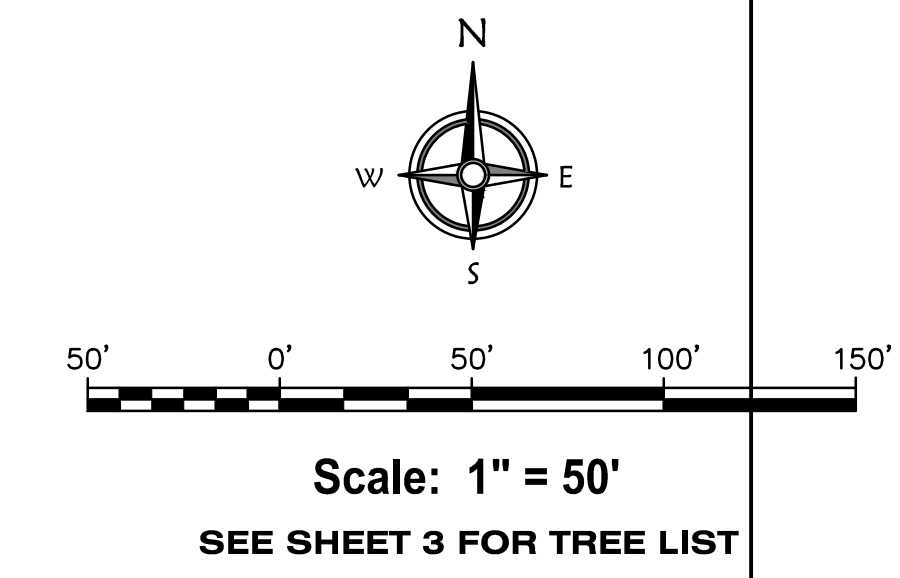
COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

WEST LINN-WILSONVILLE SCHOOL DISTRICT
22210 SW STAFFORD ROAD
TUALATIN, OREGON 97062

TREE MAP
FOR THE PROPOSED ATHEY CREEK MIDDLE SCHOOL
DOLLAR STREET, WEST LINN, OREGON



- Type II >25% to <35%
- Type I >35%
- Area to remain untouched

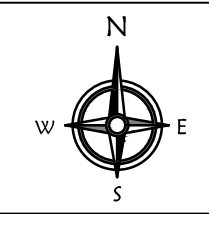


CONTINUED ON SHEET 1

Total Significant Trees	42
Total Significant Trees to Remain	19
Percentage of Significant Trees Retained	45%

Total Existing Significant Tree/Cluster (sq. ft.)	133,233
Total Significant Tree/Cluster to Remain (sq. ft.)	76,116
Percentage of Significant Trees SF Retained	57%

NOV. 2020	1	ADDITIONAL TREES	DRAWN	MMM	CHECK	JMC
DATE	NO.	REVISION	PLAN	8313 Trees.dwg		



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 4107 SE International Way, Suite 705
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WEST LINN-WILSONVILLE SCHOOL DISTRICT
 22210 SW STAFFORD ROAD
 TUALATIN, OREGON 97062

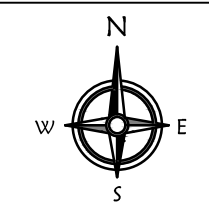
TREE MAP
 FOR THE PROPOSED ATHEY CREEK MIDDLE SCHOOL
 DOLLAR STREET, WEST LINN, OREGON

kpff
 111 SW Fifth Ave., Suite 2600
 Portland, OR 97204
 O: 503.542.3860
 F: 503.224.4681
www.kpff.com

TREE LIST

Table with 4 columns: ID, Species, Height, Diameter. Lists trees 2203-4022 with details like MAPLE 8", 15' DL, etc.

Metadata table with columns: DRAWN, CHECK, SCALE, DATE, REVISION, NO., DATE.



COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

WEST LINN-WILSONVILLE SCHOOL DISTRICT
22210 SW STAFFORD ROAD
TUALATIN, OREGON 97062

TREE LIST
FOR THE PROPOSED ATHEY CREEK MIDDLE SCHOOL
DOLLAR STREET, WEST LINN, OREGON

WLWV New Middle School Site - Significant Hazardous Tree List

Remove /Hazard	Significant	Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
X	1	5125	30	Bigleaf Maple	60 x 70	Excellent	Few & minor or correctable defects	Multiple stems at 18' with a nearly full 7/8 crown and good leaf size and annual twig growth
X	2	5126	24	Bigleaf Maple	60 x 70	Excellent	Few & minor or correctable defects	2 stems at 10' with a nearly full 7/8 crown and good leaf size and annual twig growth
X	3	5122	30, 14, 8, 7	Cascara	50 x 85	Excellent	Moderate & non-correctable defects	Very large tree for species, 10 stems at 5' with good leaf size and annual twig growth.
X	4	5015	14	Bigleaf Maple	25 x 45	Excellent	Sound, no obvious defects or problems	Full crown with average leaf size and annual twig growth. Light amount fine deadwood. Nice specimen.
	5	3445	34	Douglas Fir	45 x 100+	Fair	Few & minor or correctable defects	Full upper crown, partial lower crown due to crowding. Some fine deadwood with below average annual twig growth.
	6	3811	32	Black Cottonwood	45 x 90	Fair	Few & minor or correctable defects	Full crown with good leaf size and annual twig growth. Some large deadwood to remove. Prune to improve structure if retained.
X	7	4180	12	Red Alder	25 x 50	Fair	Few & minor or correctable defects	Full crown with below average leaf size and annual twig growth. Small amount of medium deadwood to remove.
	8	4314	34	Douglas Fir	40 x 100+	Fair	Few & minor or correctable defects	Full upper crown, partial lower crown due to crowding with below average annual twig growth. Some large deadwood to remove. Tagged with #4315
	9	4588	34	Douglas Fir	35 x 100+	Fair	Few & minor or correctable defects	Full asymmetric crown due to crowding with below average annual twig growth. Moderate amount of medium deadwood in lower crown to remove.
X	10	4874	12	Bigleaf Maple	28 x 55	Fair	Few & minor or correctable defects	Full asymmetric crown with slight swoop in trunk at 12' and having below average leaf size and annual twig growth. Moderate amount of fine deadwood.
X	11	4875	16	Bigleaf Maple	35 x 65	Fair	Few & minor or correctable defects	Full asymmetric crown and having below average leaf size and annual twig growth. Moderate amount of fine deadwood.
X	12	4876	13	Bigleaf Maple	35 x 65	Fair	Few & minor or correctable defects	Full asymmetric crown and having below average leaf size and annual twig growth. Moderate amount of fine deadwood.

WLWV New Middle School Site - Significant Hazardous Tree List

Remove /Hazard	Significant	Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
X	13	5293	17	Bigleaf Maple	30 x 80	Fair	Few & minor or correctable defects	Partial 3/4 crown due to crowding with good leaf size and annual twig growth. Moderate amount of fine deadwood.
	14	3450	14	White Spruce	14 x 75	Good	Few & minor or correctable defects	Slightly less than full crown due to crowding. Some fine deadwood from shading with good annual twig growth.
X	15	3874	12, 12, 6	Sitka Willow	32 x 45	Good	Few & minor or correctable defects	Full crown with average leaf size and annual twig growth. Light amount fine deadwood.
X	16	4227	16	Red Alder	35 x 70	Good	Few & minor or correctable defects	Full crown with good leaf size and annual twig growth. Large amount of large deadwood to remove. Prune to improve structure if retained.
X	17	4256	12	Bigleaf Maple	45 x 60	Good	Few & minor or correctable defects	Nearly full crown with good leaf size and annual twig growth. Small amount of medium to fine deadwood.
	18	4260	30, 24, 20, 16	Bigleaf Maple	80 x 80	Good	Few & minor or correctable defects	Very large wide partial 7/8 crown with 4 stems at 2'. Average leaf size and annual twig growth with some medium to large deadwood. Prune to improve structure if retained.
X	19	4261	12	Red Alder	20 x 60	Good	Few & minor or correctable defects	Partial crown due to crowding with average leaf size and annual twig growth with light dead wood.
X	20	4316	16	Red Alder	45 x 60	Good	Few & minor or correctable defects	Nearly full crown with good leaf size and annual twig growth. Small amount of deadwood.
X	21	4403	30	Bigleaf Maple	55 x 90	Good	Few & minor or correctable defects	Part of tree 4404. Nearly full asymmetric trunk & crown if off balance to south with good leaf size and annual twig growth.
	22	4485	42	Black Cottonwood	45 x 90	Good	Few & minor or correctable defects	Partial 2/3 crown due to crowding with good leaf size and annual twig growth. Some light deadwood and sits on top of steep bank.
	23	4649	22	Oregon Ash	35 x 80	Good	Few & minor or correctable defects	Nearly full dense crown with good leaf size and annual twig growth. Large amount medium to fine deadwood in crown. Prune to improve structure if retained.
	24	4666	28, 24	Bigleaf Maple	60 x 80	Good	Few & minor or correctable defects	2 stems at ground. Full crown with good leaf size and annual twig growth and moderate amount of medium to large deadwood to remove.
	25	4670	40	Douglas Fir	60 x 100+	Good	Few & minor or correctable defects	amount of large deadwood in lower crown. Prune to improve structure if retained.

WLWV New Middle School Site - Significant Hazardous Tree List

Remove /Hazard	Significant	Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments	
X		26	4692	24	Bigleaf Maple	45 x 70	Good	Few & minor or correctable defects	Nearly full crown with good leaf size and annual twig growth. Small amount of deadwood. Off balance with all weight toward street. Prune to improve structure if retained.
X		27	4697	20	Bigleaf Maple	60 x 85	Good	Few & minor or correctable defects	Partial crown due to crowding with good leaf size and annual twig growth. Sets on steep bank and off balance with all weight to street. Some medium to fine deadwood.
		28	4701	54	Black Cottonwood	50 x 90	Good	Few & minor or correctable defects	Nearly full asymetric crown with good leaf size and annual twig growth. Large amount of medium to large deadwood. Prune to improve structure if retained.
X		29	4867	16, 15, 12, 7, 6	Bigleaf Maple	50 x 70	Good	Few & minor or correctable defects	Full symmetrical crown with good leaf size and annual twig growth. Moderate amount of fine deadwood. Multiple stems at 2'. Prune to improve structure if
X		30	4991	20	Red Alder	35 x 70	Good	Few & minor or correctable defects	Nearly full crown with good leaf size and annual twig growth. Small amount of deadwood.
X		31	4992	12	Red Alder	30 x 70	Good	Few & minor or correctable defects	Partial 1/3 crown due to crowding with average leaf size and annual twig growth. Light deadwood.
X		32	4994	20	Bigleaf Maple	40 x 70	Good	Few & minor or correctable defects	Full asymetric crown due to crowding with average annual twig growth. Moderate amount of medium to large deadwood in lower crown. Prune to improve structure if retained. Nice specimen.
		33	5008	12	Bigleaf Maple	25 x 60	Good	Few & minor or correctable defects	Partial crown due to crowding with average annual twig growth
X		34	5010	22	Bigleaf Maple	40 x 85	Good	Few & minor or correctable defects	Full crown, 4 stems at 7' with included bark and good leaf size and annual twig growth. Prune to improve structure if retained.
		35	5017	24	Black Walnut	65 x 70	Good	Few & minor or correctable defects	Large open crown with average leaf size and annual twig growth. Large amount of very large deadwood to remove. Prune to improve structure if retained.
		36	5294	16	Bigleaf Maple	40 x 75	Good	Few & minor or correctable defects	Partial 2/3 crown due to crowding with average twig growth. Some large deadwood to remove.
X		37	5296	22	Bigleaf Maple	28 x 75	Good	Few & minor or correctable defects	Full asymetric crown due to crowding with average annual twig growth. Moderate amount of medium deadwood in lower crown. Prune to improve structure if retained.

WLWV New Middle School Site - Significant Hazardous Tree List

Remove /Hazard	Significant	Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
	38	7564	36	Bigleaf Maple	40 x 70	Good	Few & minor or correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood. Prune to improve structure if retained.
	39	7566	28, 20, 18, 16	Bigleaf Maple	40 x 70	Good	Few & minor or correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood. Prune to improve structure if retained.
	40	7617	32	Douglas Fir	60 x 100+	Good	Few & minor or correctable defects	Nearly full crown due to crowding with average annual twig growth. Large side stem should be removed to improve it's structure
	41	7620	32	Douglas Fir	60 x 100+	Good	correctable defects	side stem should be removed to improve it's structure
	42	7635	17"	Black Cottonwood	30 x 90	Good	Few & minor or correctable defects	Full crown good annual twig growth
1		4258	16	Red Alder	15 x 70	Poor	Major defects or problems	Small thin crown with average leaf size but below average annual twig growth. Light amount of deadwood, but is a poor specimen. DO NOT PRESERVE
2		3755	20	Bigleaf Maple	Dead	Dead	Hazard	Dead tree is a HAZARD REMOVE
3		4650	22	Red Alder		Dead	Hazard	Dead tree. HAZARD REMOVE
4		5287	15	Red Alder	18'	Dead	Hazard	Dead tree is a HAZARD REMOVE
5		4313	13, 13	Red Alder	30 x 65	Dying	Dying	2 stems at ground, one stem dead other is dying. Poor specimen. DO NOT PRESERVE.
6		4408	14	Red Alder	10 x 45	Dying	Hazard	Nearly dead tree. HAZARD REMOVE
7		4672	16, 16	Red Alder	30 x 65	Dying	Hazard	2 stems at ground with poor connection. Partial crown, but most of crown is dead and internal decay is likely. HAZARD REMOVE
8		3676	18, 16, 14	Bigleaf Maple	30 x 85	Fair	Hazard	3 stems at 2', largest stem is hollow with extensive decay. Also decay at base making stem connection unsafe. HAZARD REMOVE
9		4379	12	Bigleaf Maple	20 x 50	Poor	Dying	leaf size and annual twig growth. Some large deadwood. Poor specimen. DO NOT PRESERVE
10		4315	20, 12	Red Alder	35 x 75	Poor	Hazard	Extensive decay and large cavity at base make tree unstable. HAZARD REMOVE
11		4586	20	Red Alder	35 x 60	Poor	Hazard	Partial crown due to crowding. 2 stems at 12' one has a dead top. There is a large cavity and extensive decay at base. Tree is not stable. HAZARD REMOVE
12		4599	20	Red Alder	30 x 60	Poor	Hazard	Main stem is mostly dead and decayed. HAZARD REMOVE

WLWV New Middle School Site - Significant Hazardous Tree List

Remove /Hazard	Significant	Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
13		5216	24	Bigleaf Maple	20 x 75	Poor	Hazard	One of 3 stems remain, two toppled due to decay at base. Partial 1/4 crown with all weight toward street. HAZARD REMOVE
14		3444	16	European White Birch	30 x 65	Poor	Major defects or problems	Partial 1/2 crown due to crowding. Dead top, with poor annual twig growth and below average leaf size. Tree leans to north at 15°. Poor specimen. Do Not Preserve.
15		3559	12, 12	Grey or Balsam Poplar	30 x 25	Poor	Major defects or problems	Partial crown. Tree leans to east at 45° with good leaf size and annual twig growth. A poor specimen
16		3594	16	Bird Cherry	25 x 65	Poor	Major defects or problems	Partial 1/3 crown due to crowding. North side of crown is defoliated and may be dead. Tree leans to west at 10°. Poor specimen. DO NOT PRESERVE.
17		3679	40	Douglas Fir	45 x 100+	Poor	Major defects or problems	Very thin partial lower crown due to crowding with full upper crown. 2 stems at 7' with poor twig growth. Large amount of large deadwood to remove if retained. May improve with care.
18		3680	14	Bird Cherry	30 x 70	Poor	Major defects or problems	Partial 1/2 thin crown with lots of fine deadwood throughout crown. Poor specimen. DO NOT PRESERVE
19		3683	36	Douglas Fir	35 x 100+	Poor	Major defects or problems	Partial very thin lower crown and full upper crown due to crowding. Poor annual twig growth and large amount of large deadwood to remove if retained. May improve with care.
20		No Tag 4041	16	Noble Fir	10 x 60	Poor	Major defects or problems	Partial very small crown in top 12' of tree, rest is defoliated. Very poor specimen. DO NOT PRESERVE
21		4042	12	Apple	20 x 20	Poor	Major defects or problems	Part of crown is dead, but living portion has average leaf size and annual twig growth. Large amount of deadwood in crown and some internal decay in
22		4086	20	Mountain Ash	25 x 25	Poor	Major defects or problems	Full crown with very poor leaf size and no twig growth. Largely defoliated and dying back from branch tips back indicating declining health. Poor specimen. DO NOT PRESERVE
23		4255	14	Red Alder	15 x 70	Poor	Major defects or problems	Very small thin crown is partially defoliated with below average leaf size and annual twig growth. Poor specimen. DO NOT PRESERVE
24		4371	20	Douglas Fir	25 x 60	Poor	Major defects or problems	Subdominant with badly deformed crown, lower crown is dead with little live upper crown. Very poor specimen. DO NOT PRESERVE
25		4382	14	Bigleaf Maple	10 x 60	Poor	Major defects or problems	Subdominant tree with partial 1/4 crown due to crowding with below average leaf size and annual twig growth. Some deadwood. Poor specimen. DO NOT PRESERVE
26		4383	38	Douglas Fir	30 x 100+	Poor	Major defects or problems	Partial 1/3 crown due to crowding with large deadwood in lower and upper crown. Fungal fruiting bodies (Conks) on trunk indicate presence of White Speckled Rot in trunk. Monitor tree health if retained.

WLWV New Middle School Site - Significant Hazardous Tree List

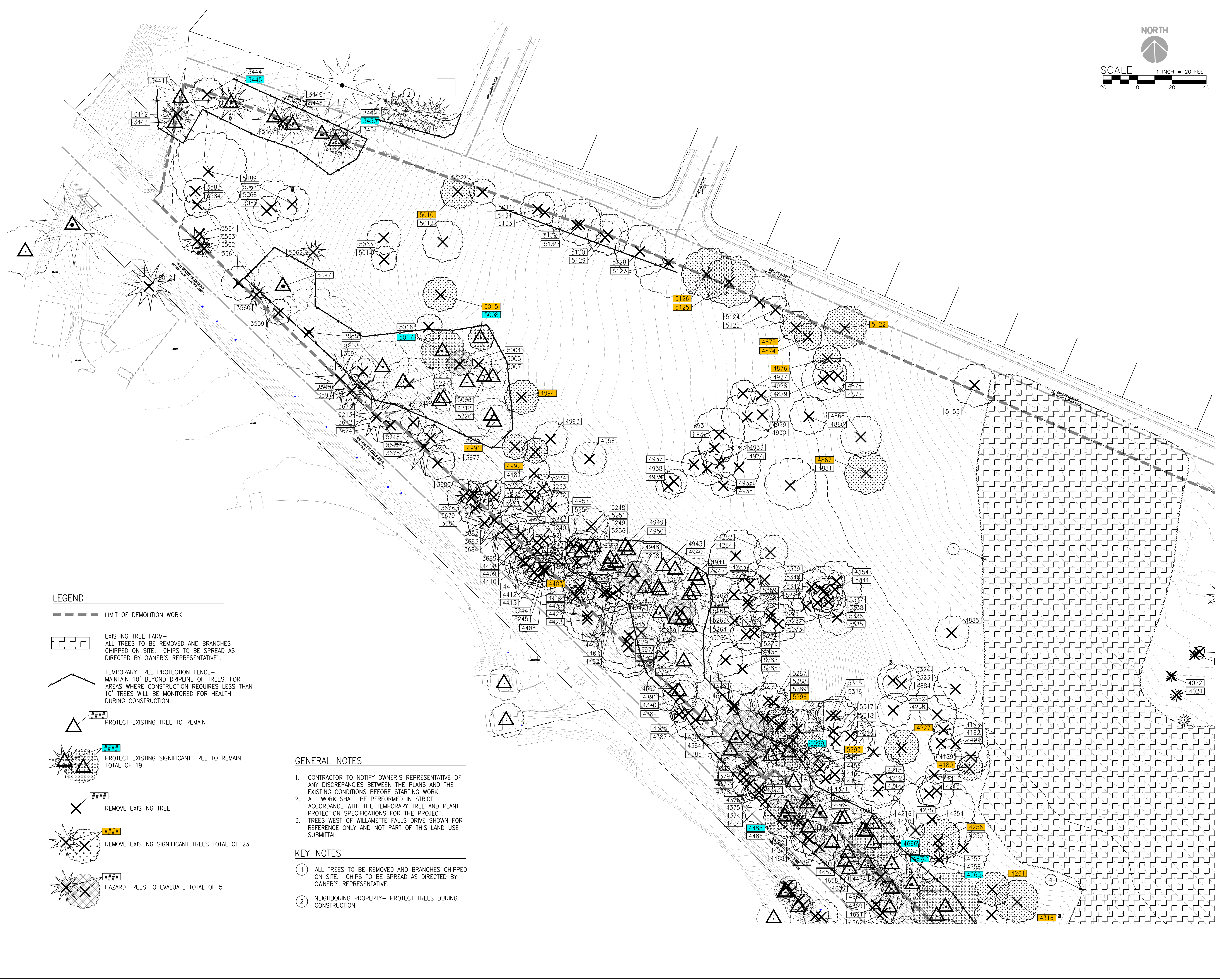
Remove /Hazard	Significant	Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
27		4410	18	Red Alder	25 x 50	Poor	Major defects or problems	Leans over street at 30°. Top broken out at 50' with below average leaf and twig. Very poor specimen. DO NOT PRESERVE
28		4422	20	Red Alder	30 x 65	Poor	Major defects or problems	Partial crown due to crowding, leans over street from top of steep bank and has poor leaf size and annual twig growth. Large amount of medium to large deadwood throughout crown. Poor specimen. DO NOT PRESERVE
29		4423	16	Red Alder	30 x 65	Poor	Major defects or problems	Partial crown due to crowding, leans over street from top of steep bank and has poor leaf size and annual twig growth. Large amount of medium to large deadwood throughout crown. Poor specimen. DO NOT PRESERVE
30		4486	12	Douglas Fir	10 x 30	Poor	Major defects or problems	Subdominant tree with partial crown due to crowding and with below average annual twig growth. Poor specimen. DO NOT PRESERVE
31		4598	28	Red Alder	30 x 90	Poor	Major defects or problems	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to large deadwood. Poor specimen. DO NOT PRESERVE
32		4612	16	Douglas Fir	25 x 35	Poor	Major defects or problems	Subdominant tree with partial crown, deformed top and below average annual twig growth. Poor specimen. DO NOT PRESERVE
33		4647	16	Red Alder	30 x 65	Poor	Major defects or problems	Partial crown with top dying back and moderate amount of large, medium and fine deadwood. Poor specimen. DO NOT PRESERVE
34		4648	20	Red Alder	25 x 65	Poor	Major defects or problems	Partial crown with top dying back and moderate amount of large, medium and fine deadwood. Poor specimen. DO NOT PRESERVE
35		4689	20	Red Alder	30 x 75	Poor	Major defects or problems	Nearly full crown with below average leaf size and annual twig growth. On steep bank with weight toward street and large amount of fine deadwood. Extremely heavy Ivy coverage. Poor specimen. DO NOT PRESERVE
36		4690	20	Red Alder	30 x 70	Poor	Major defects or problems	bank with weight toward street and small amount of fine deadwood. Extremely heavy Ivy coverage. Poor specimen. DO NOT PRESERVE
37		4691	12	Red Alder	20 x 60	Poor	Major defects or problems	Partial crown due to crowding with poor leaf size and annual twig growth. Poor specimen. DO NOT PRESERVE
38		4693	18	Red Alder	20 x 70	Poor	Major defects or problems	Partial crown due to crowding, off balance and heavy to street with poor leaf size and annual twig growth. Some large deadwood. Poor specimen. DO NOT PRESERVE
39		4868	12, 11, 11	Bigleaf Maple	48 x 60	Poor	Major defects or problems	3 codominant stems with included bark at 2' with full very thin crown and poor leaf size and annual twig growth. May improve with care if retained.
40		5011	12	Scouler Willow	15 x 25	Poor	Major defects or problems	Dead top with large amount of deadwood in down. Below average leaf and annual twig growth. Poor specimen. DO NOT PRESERVE

WLWV New Middle School Site - Significant Hazardous Tree List

Remove /Hazard	Significant	Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
41		5129	14	Bird Cherry	30 x 40	Poor	Major defects or problems	Partial crown due to crowding with poor leaf size and annual twig growth. Poor specimen. DO NOT PRESERVE
42		5153	14, 12	Bird Cherry	25 x 45	Poor	Major defects or problems	Partial thin crown due to crowd with 2 stems at 3' with included bark. Poor leaf size and upper crown is wilting. Poor specimen. DO NOT PRESERVE
43		5212	28	Bird Cherry	30 x 65	Poor	Major defects or problems	Partial 1/3 crown due to crowding with below average annual twig growth. Moderate amount of medium deadwood. Poor specimen. DO NOT PRESERVE
44		5258	12, 12, 6	Bigleaf Maple	25 x 70	Poor	Major defects or problems	3 stems at 1'. One stem dead and other has a small partial crown due to crowding. Average leaf size and annual twig growth. Prune to remove dead stem and improve structure.
45		5286	16	Red Alder	20 x 65	Poor	Major defects or problems	Partial 1/3 crown due to crowding and leans to north at 15°. Poor leaf size and annual twig growth plus structural problems. Poor specimen. DO NOT PRESERVE
46		5315	13	Bird Cherry	20 x 65	Poor	Major defects or problems	Partial 1/4 crown due to crowding with below average annual twig growth. Moderate amount of medium to fine deadwood. Crown is half defoliated. Poor specimen. DO NOT PRESERVE
47		5316	15, 13	Bird Cherry	35 x 75	Poor	Major defects or problems	and annual twig growth and some large deadwood to remove. One stem mostly defoliated. Poor specimen. DO NOT PRESERVE
48		5322	14	Bird Cherry	20 x 60-	Poor	Major defects or problems	Partial 3/4 crown due to crowding with poor leaf size and annual twig growth. 80% defoliated. Poor specimen. DO NOT PRESERVE
49		5337	13	Bird Cherry	20 x 80	Poor	Major defects or problems	Partial small crown due to crowding and nearly completely defoliated upper crown. Lots of medium to fine deadwood. Poor specimen. DO NOT PRESERVE
50		3442	32	Sitka Spruce	35 x 100+	Poor	Moderate & non-correctable defects	to clear powerlines. Moderate amount of medium to fine deadwood to remove. Below average annual twig growth indicates health problems or decline.
51		4154	16	Bird Cherry	20 x 50	Poor	Moderate & non-correctable defects	Partial 1/2 thin crown due to crowding. Large amount of fine deadwood in crown. Leans to west at 7°. Poor specimen. DO NOT PRESERVE
52		4225	16	Bird Cherry	30 x 75	Poor	Moderate & non-correctable defects	Partial 7/8 crown due to crowding with a large amount of medium to large deadwood to remove. Below average leaf size and annual twig growth. Defoliated at top.
53		4387	16	Red Alder	25 x 60	Poor	Moderate & non-correctable defects	Partial thin crown due to crowding is off balance toward street and is perched at top of steep bank. Below average annual twig growth and leaf size. Lots of fine deadwood throughout crown indicates declining health. Poor specimen. DO NOT PRESERVE

WLWV New Middle School Site - Significant Hazardous Tree List

Remove /Hazard	Significant	Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
54		4662	12	Bigleaf Maple	15 x 60	Poor	Moderate & non-correctable defects	Partial 1/8 crown due to crowding, off balance with all weight toward street and with average leaf size and annual twig growth. Large amount of large deadwood throughout crown. Poor specimen. DO NOT PRESERVE
55		5004	14	Bigleaf Maple	35 x 65	Poor	Moderate & non-correctable defects	Partial 2/3 crown due to crowding with average twig growth. Some large deadwood to remove. May improve with care.
56		5262	14	Bigleaf Maple	18 x 75	Poor	Moderate & non-correctable defects	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to fine deadwood to remove.
57		5336	12	Red Alder	18 x 80	Poor	Moderate & non-correctable defects	Small thin crown with below average leaf size and annual twig growth. Lots of fine deadwood throughout crown indicates declining health. May improve with care.
58		5338	12	Bird Cherry	25 x 75	Poor	Moderate & non-correctable defects	Partial 1/4 crown due to crowding with average leaf size and annual twig growth. Lots of medium to fine deadwood. May improve with care.
59		5339	12	Bird Cherry	20 x 60	Poor	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of deadwood on interior. May improve with care.
60		5005	14	English Walnut	30 x 40	Very Poor	Dying	Nearly dead with partial crown due to crowding. Very large deadwood. HAZARD REMOVE
61		5189	36	Elm species	100 x 110	Very Poor	Dying	Major deadwood throughout and dying back. Poor specimen. DO NOT PRESERVE
62		3561	48	Grey or Balsam Poplar	55 x 40	Very Poor	Hazard	Top is mostly dead and tree is dying. HAZARD REMOVE
63		3451	30	Douglas Fir	25 x 100+	Very Poor	Major defects or problems	Partial very thin crown with very poor annual twig growth is a clear sign of declining health. Health may improve with care.
64		3684	14	Douglas Fir	20 x 90	Very Poor	Major defects or problems	Thin partial 1/8th crown due to crowding. Several conks on trunk may indicate internal decay. Very poor specimen. DO NOT PRESERVE
65		4927	12	Bird Cherry	30 x 70	Very Poor	Major defects or problems	Toppling over due to weak rooting and heavy Ivy infestation. Poor specimen. DO NOT PRESERVE

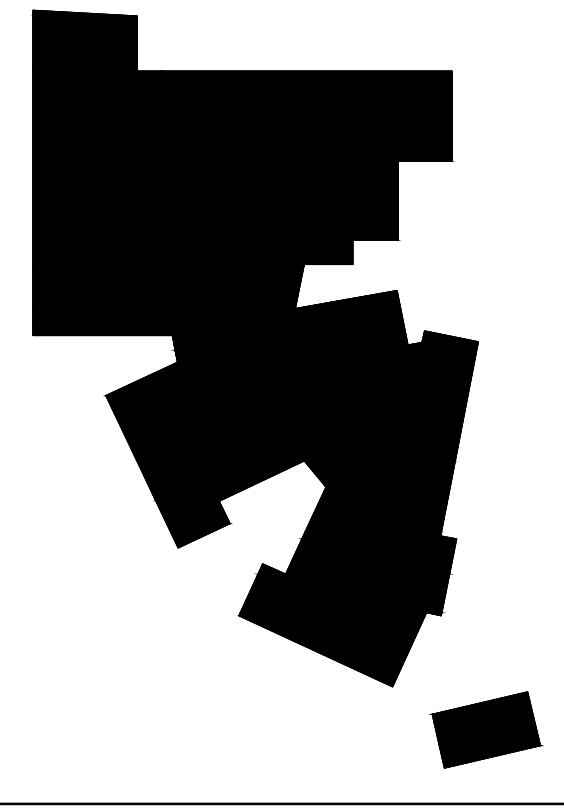


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NO.	DESCRIPTION	DATE
A	LAND USE	2021-02-12

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 111 SW Oak Street, Suite 200
 PORTLAND, OR 97204
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SEAL

PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO:
124738

DRAWN BY: WM
 PROJECT MGR: IA
 SHEET TITLE:
TREE REMOVAL PLAN

SHEET NUMBER
L1001

ISSUE
B

LEGEND

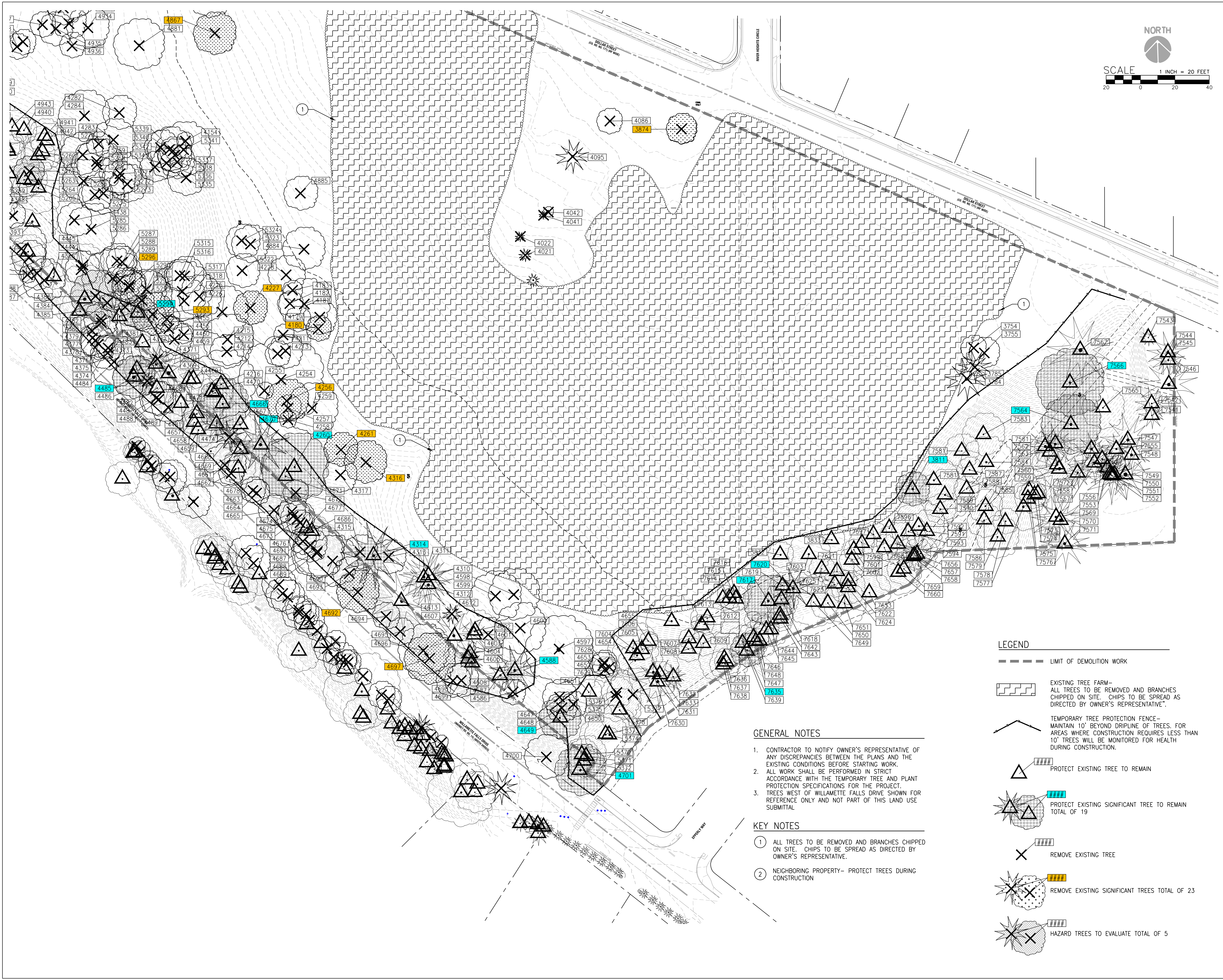
- LIMIT OF DEMOLITION WORK
- EXISTING TREE FARM- ALL TREES TO BE REMOVED AND BRANCHES CHIPPED ON SITE. CHIPS TO BE SPREAD AS DIRECTED BY OWNER'S REPRESENTATIVE.
- TEMPORARY TREE PROTECTION FENCE- MAINTAIN 10' BEYOND DRIPLINE OF TREES. FOR AREAS WHERE CONSTRUCTION REQUIRES LESS THAN 10' TREES WILL BE MONITORED FOR HEALTH DURING CONSTRUCTION.
- PROTECT EXISTING TREE TO REMAIN
- PROTECT EXISTING SIGNIFICANT TREE TO REMAIN TOTAL OF 19
- REMOVE EXISTING TREE
- REMOVE EXISTING SIGNIFICANT TREES TOTAL OF 23
- HAZARD TREES TO EVALUATE TOTAL OF 5

GENERAL NOTES

1. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
2. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE TEMPORARY TREE AND PLANT PROTECTION SPECIFICATIONS FOR THE PROJECT.
3. TREES WEST OF WILLAMETTE FALLS DRIVE SHOWN FOR REFERENCE ONLY AND NOT PART OF THIS LAND USE SUBMITTAL

KEY NOTES

- ① ALL TREES TO BE REMOVED AND BRANCHES CHIPPED ON SITE. CHIPS TO BE SPREAD AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ② NEIGHBORING PROPERTY- PROTECT TREES DURING CONSTRUCTION

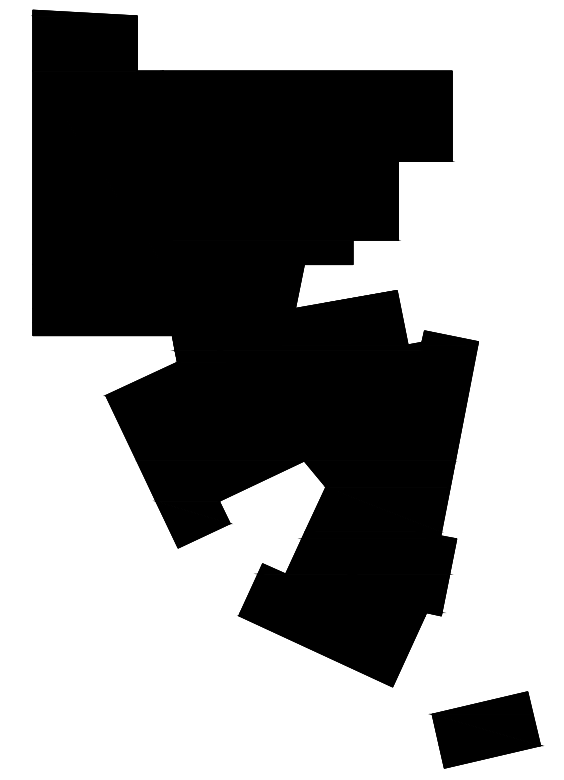


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ISSUES	NO.	DESCRIPTION	DATE
A	LAND USE		2021-02-12

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PROJECT
New Athey Creek Middle School
 945 Dollar Street
 West Linn, OR 97068

PROJECT NO:
124738

DRAWN BY: WM	CHECKED BY: IA
PROJECT MGR: IA	APPROVED BY:

SHEET TITLE
TREE REMOVAL PLAN

SHEET NUMBER L1002	ISSUE B
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- LEGEND**
- LIMIT OF DEMOLITION WORK
 - EXISTING TREE FARM - ALL TREES TO BE REMOVED AND BRANCHES CHIPPED ON SITE. CHIPS TO BE SPREAD AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - TEMPORARY TREE PROTECTION FENCE - MAINTAIN 10' BEYOND DRIFLINE OF TREES. FOR AREAS WHERE CONSTRUCTION REQUIRES LESS THAN 10' TREES WILL BE MONITORED FOR HEALTH DURING CONSTRUCTION.
 - PROTECT EXISTING TREE TO REMAIN
 - PROTECT EXISTING SIGNIFICANT TREE TO REMAIN TOTAL OF 19
 - REMOVE EXISTING TREE
 - REMOVE EXISTING SIGNIFICANT TREES TOTAL OF 23
 - HAZARD TREES TO EVALUATE TOTAL OF 5

GENERAL NOTES

1. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
2. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE TEMPORARY TREE AND PLANT PROTECTION SPECIFICATIONS FOR THE PROJECT.
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KEY NOTES

- ① ALL TREES TO BE REMOVED AND BRANCHES CHIPPED ON SITE. CHIPS TO BE SPREAD AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ② NEIGHBORING PROPERTY - PROTECT TREES DURING CONSTRUCTION

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
2836	22	Red Alder	50 x 75	Fair	Moderate & non-correctable defects	Nearly full 7/8 crown with average leaf size and annual twig growth. Moderate amount of large deadwood to remove. Tree was tagged but not on original survey.
3441	48	Sitka Spruce	75 x 100+	Fair	Moderate & non-correctable defects	Partial lower crown due to clearance for power lines, full upper crown. Moderate amount of medium to fine deadwood with average annual twig growth.
3442	32	Sitka Spruce	35 x 100+	Poor	Moderate & non-correctable defects	Small 1/4 partial crown due to crowding. Lower crown on west side removed to clear powerlines. Moderate amount of medium to fine deadwood to remove. Below average annual twig growth indicates health problems or decline.
3443	36	Sitka Spruce	50 x 100+	Fair	Moderate & non-correctable defects	Partial 3/4 crown due to crowding. Moderate amount of fine deadwood with average annual twig growth.
3444	16	European White Birch	30 x 65	Poor	Major defects or problems	Partial 1/2 crown due to crowding. Dead top, with poor annual twig growth and below average leaf size. Tree leans to north at 15°. Poor specimen. Do Not Preserve.
3445	34	Douglas Fir	45 x 100+	Fair	Few & minor or correctable defects	Full upper crown, partial lower crown due to crowding. Some fine deadwood with below average annual twig growth.
3446	60	Douglas Fir	60 x 100+	Fair	Moderate & non-correctable defects	Large full but somewhat thin crown with below average annual twig growth. Health may be improved with care.
3447	12	Douglas Fir	18 x 70	Fair	Moderate & non-correctable defects	Subdominant tree with small partial crown due to crowding. Poor specimen. Do Not Preserve.
3448	24, 22, 18	Western Red Cedar	45 x 100	Good	Moderate & non-correctable defects	3 stems at 4' with full dense crown and good leaf and annual twig growth. Moderate amount of medium deadwood. Remove 1 stem and prune to improve structure if retained.
3449	56	Douglas Fir	40 x 100+	Fair	Moderate & non-correctable defects	Full thin crown with below average annual twig growth. Has a fair amount of large deadwood to remove. Health may improve with care.
3450	14	White Spruce	14 x 75	Good	Few & minor or correctable defects	Slightly less than full crown due to crowding. Some fine deadwood from shading with good annual twig growth.
3451	30	Douglas Fir	25 x 100+	Very Poor	Major defects or problems	Partial very thin crown with very poor annual twig growth is a clear sign of declining health. Health may improve with care.
3559	12, 12	Grey or Balsam Poplar	30 x 25	Poor	Major defects or problems	Partial crown. Tree leans to east at 45° with good leaf size and annual twig growth. A poor specimen

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
3560	28	Norway Spruce	58 x 70	Good	Moderate & non-correctable defects	Partial 3/4 crown due to crowding. Swoop in trunk where top broke out and has regrown. Large amount of medium to fine deadwood to remove. Good annual twig growth. Prune to improve structure.
3561	48	Grey or Balsam Poplar	55 x 40	Very Poor	Hazard	Top is mostly dead and tree is dying. HAZARD REMOVE
3562	15, 14, 13, 8, 5	Australian Monkey Puzzle/Bunya Tree	20 x 90	Fair	Moderate & non-correctable defects	5 stems at 3', partial crown due to crowding. Average annual twig growth. Unusual species, but poor specimen.
3563	20	Deodar Cedar	18 x 65	Fair /Poor	Moderate & non-correctable defects	Partial 1/8 crown due to crowding. Lean toward street at 10° with moderate amount of fine deadwood throughout crown. Poor annual twig growth.
3564	16	Black Walnut	50 x 75	Fair	Moderate & non-correctable defects	Nearly full 7/8 crown with average leaf and twig growth last year. Large amount of large, medium and fine deadwood should be removed and along with delayed leaf out, indicates some health issues. Some structural issues, prune to improve structure.
3583	12	Elm Species (Wych or Scotch Elm)	22 x 70	Fair	Moderate & non-correctable defects	Partial crown due to crowding with some medium to fine deadwood. Very late leafing out. Below average annual twig growth. Prune to improve structure.
3584	12, 12	Elm Species (Wych or Scotch Elm)	22 x 70	Fair	Moderate & non-correctable defects	Partial lower crown and full upper crown due to crowding in lower crown. Very late leafing out. Average annual twig growth.
3585	48, 18, 16, 12	Bigleaf Maple	100 x 90	Fair	Moderate & non-correctable defects	Very large, wide spreading, nearly full asymmetric crown with major structural problems. Decay in some of the smaller stems. Prune to improve structure if retained.
3590	32, 10	Douglas Fir	50 x 100+	Fair	Moderate & non-correctable defects	Partial lower crown and full upper, with small side stem and below average annual twig growth.
3591	22	Douglas Fir	25 x 90	Fair	Moderate & non-correctable defects	Partial 1/4 crown due to crowding with below average annual twig growth.
3594	16	Bird Cherry	25 x 65	Poor	Major defects or problems	Partial 1/3 crown due to crowding. North side of crown is defoliated and may be dead. Tree leans to west at 10°. Poor specimen. DO NOT PRESERVE.
3672	36	Douglas Fir	35 x 100+	Good	Moderate & non-correctable defects	Partial 3/4 lower crown and full upper. Good annual twig growth.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
3673	28, 24	Bigleaf Maple	60 x 80	Fair	Moderate & non-correctable defects	2 stems at 3', wide asymmetric partial crown due to crowding. Moderate amount of large deadwood to remove. Average leaf size and annual twig growth.
3674	20, 10	Bird Cherry	25 x 50	Fair	Moderate & non-correctable defects	Partial asymmetric crown due to crowding. Off balance with all weight toward street with average leaf size and annual twig growth. Fair amount of fine deadwood in crown. Poor specimen. DO NOT PRESERVE
3675	56	Douglas Fir	35 x 100+	Good	Moderate & non-correctable defects	Partial 1/2 lower crown due to crowding, full upper crown with average annual twig growth.
3676	18, 16, 14	Bigleaf Maple	30 x 85	Fair	Hazard	3 stems at 2', largest stem is hollow with extensive decay. Also decay at base making stem connection unsafe. HAZARD REMOVE
3677	30, 24, 24	Bigleaf Maple	60 x 80	Good	Moderate & non-correctable defects	3 stems at 4.5', very wide partial crown due to crowding and off balance toward street. Moderate amount of medium to large deadwood in crown to remove. Average leaf size and annual twig growth.
3678	16, 16, 12, 12, 12, 11, 10, 6	Bigleaf Maple	50 x 85	Good	Moderate & non-correctable defects	8 stump sprouts at 1', 2 are dead and broken off. Moderate amount of medium to large deadwood to remove if retained. Average to above leaf size and annual twig growth.
3679	40	Douglas Fir	45 x 100+	Poor	Major defects or problems	Very thin partial lower crown due to crowding with full upper crown. 2 stems at 7' with poor twig growth. Large amount of large deadwood to remove if retained. May improve with care.
3680	14	Bird Cherry	30 x 70	Poor	Major defects or problems	Partial 1/2 thin crown with lots of fine deadwood throughout crown. Poor specimen. DO NOT PRESERVE
3681	14	Bigleaf Maple	20 x 60	Fair	Major defects or problems	Partial 1/3 crown is off balance with all weight toward street. Tree is perched on edge of steep bank making stability questionable. Poor Specimen. DO NOT PRESERVE
3682	16, 14	Bigleaf Maple	25 x 65	Fair	Major defects or problems	Partial 1/3 crown due to crowding. Subdominant tree is off balance with all weight toward street and contains moderate amount of large deadwood over street. Poor specimen. DO NOT PRESERVE
3683	36	Douglas Fir	35 x 100+	Poor	Major defects or problems	Partial very thin lower crown and full upper crown due to crowding. Poor annual twig growth and large amount of large deadwood to remove if retained. May improve with care.
3684	14	Douglas Fir	20 x 90	Very Poor	Major defects or problems	Thin partial 1/8th crown due to crowding. Several conks on trunk may indicate internal decay. Very poor specimen. DO NOT PRESERVE
3685	12, 12	Bigleaf Maple	20 x 80	Fair	Moderate & non-correctable defects	2 stems at ground, partial crown due to crowding. Crown off balance with all weight toward street and tree is perched at top of steep bank making stability questionable. Poor specimen. DO NOT PRESERVE

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
3754	18, 16, 12	Bigleaf Maple	35 x 60	Fair	Moderate & non-correctable defects	Partial 1/2 asymmetric crown due to crowding with average leaf size and annual twig growth. Light amount of medium to fine deadwood to remove.
3755	20	Bigleaf Maple	Dead	Dead	Hazard	Dead tree is a HAZARD REMOVE
3784	36	Douglas Fir	40 x 100+	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Large amount of large deadwood in lower crown. Prune to improve structure.
3785	24	Douglas Fir	30 x 100+	Fair	Moderate & non-correctable defects	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to large deadwood to remove.
3811	32	Black Cottonwood	45 x 90	Fair	Few & minor or correctable defects	Full crown with good leaf size and annual twig growth. Some large deadwood to remove. Prune to improve structure if retained.
3811 B	16	Bigleaf Maple	35 x 70	Fair	Moderate & non-correctable defects	Partial 3/4 crown due to crowding with good leaf size and annual twig growth. Large amount of medium to large deadwood to remove.
3832	22	Bigleaf Maple	30 x 65	Good	Moderate & non-correctable defects	Partial 1/2 asymmetric crown due to crowding with average leaf size and annual twig growth. Light amount of medium to fine deadwood to remove.
3833	16	Bigleaf Maple	30 x 60	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Large amount of large deadwood in lower crown. Prune to improve structure.
3874	12, 12, 6	Sitka Willow	32 x 45	Good	Few & minor or correctable defects	Full crown with average leaf size and annual twig growth. Light amount fine deadwood.
Tag 4020	16	Norway Spruce	12 x 75	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of deadwood on interior. Poor specimen. DO NOT PRESERVE
Tag 4021	16	Norway Spruce	12 x 75	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of deadwood on interior. Poor specimen. DO NOT PRESERVE
Tag 4022	14	Norway Spruce	12 x 75	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of deadwood on interior. Poor specimen. DO NOT PRESERVE
Tag 4041	16	Noble Fir	10 x 60	Poor	Major defects or problems	Partial very small crown in top 12' of tree, rest is defoliated. Very poor specimen. DO NOT PRESERVE
4042	12	Apple	20 x 20	Poor	Major defects or problems	Partial asymmetric crown due to crowding. Off balance with all weight to east. Part of crown is dead, but living portion has average leaf size and annual twig growth. Large amount of deadwood in crown and some internal decay in trunk. Poor specimen. DO NOT PRESERVE

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4086	20	Mountain Ash	25 x 25	Poor	Major defects or problems	Full crown with very poor leaf size and no twig growth. Largely defoliated and dying back from branch tips back indicating declining health. Poor specimen. DO NOT PRESERVE
4095	30	Norway Spruce	30 x 85	Good	Moderate & non-correctable defects	Partial lower crown and full upper crown due to crowding in lower crown. Good annual twig growth. Moderate amount of medium to fine deadwood on interior and one side to remove.
4154	16	Bird Cherry	20 x 50	Poor	Moderate & non-correctable defects	Partial 1/2 thin crown due to crowding. Large amount of fine deadwood in crown. Leans to west at 7°. Poor specimen. DO NOT PRESERVE
4179	14	Red Alder	20 x 65	Fair	Moderate & non-correctable defects	Partial crown 1/2 due to crowding with below average leaf size and annual twig growth. Large amount of medium to fine deadwood to remove.
4180	12	Red Alder	25 x 50	Fair	Few & minor or correctable defects	Full crown with below average leaf size and annual twig growth. Small amount of medium deadwood to remove.
4181	20	Bigleaf Maple	30 x 70	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and twig growth. Swoop in trunk and moderate amount of medium to large deadwood to remove. Prune to improve structure if retained.
4182	12	Bigleaf Maple	20 x 75	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and twig growth. Moderate amount of medium to large deadwood to remove.
4183	20	Bigleaf Maple	40 x 75	Fair	Moderate & non-correctable defects	Partial 7/8 crown due to crowding with moderate amount of medium to large deadwood to remove. Average leaf size and annual twig growth.
4184	23, 20, 14, 12	Bigleaf Maple	45 x 75	Good	Moderate & non-correctable defects	4 stems at 3', splits into 6 stems at 6' with full crown and good leaf size and annual twig growth. Small amount of medium to fine deadwood in crown. Prune to improve structure if retained.
4185	14, 13, 12	Bigleaf Maple	35 x 65	Good	Moderate & non-correctable defects	3 stems at 2' with partial 1/3 crown due to crowding. Average leaf size and annual twig growth with some medium to fine deadwood in crown.
4210	12, 11, 10	Bigleaf Maple	20 x 75	Fair	Moderate & non-correctable defects	3 stems at 1', partial 1/4 crown due to crowding with average leaf size and annual twig growth. Moderate amount of large deadwood to remove.
4211	12	Bigleaf Maple	16 x 75	Fair	Moderate & non-correctable defects	Partial 1/4 crown due to crowding with below average annual twig growth. Moderate amount of medium to fine deadwood.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4212	16, 12	Bigleaf Maple	40 x 75	Fair	Moderate & non-correctable defects	2 stems at 1', nearly full 7/8 crown with good leaf and twig growth last year. Moderate amount of large, medium and fine deadwood should be removed. Some structural issues, prune to improve structure.
4213	22	Bigleaf Maple	35 x 70	Fair	Moderate & non-correctable defects	Leans east at 7°, partial 1/2 crown due to crowding with average leaf size and annual twig growth. Moderate amount of medium to large deadwood to remove.
4214	16	Bigleaf Maple	20 x 75	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with below average annual twig growth. Some large deadwood to remove.
4215	20, 12	Bigleaf Maple	50 x 80	Good	Moderate & non-correctable defects	2 stems at 4', partial crown due to crowding with average leaf size and annual twig growth. Large amount of large deadwood to remove. Prune to improve structure if retained.
4216	16, 10	Bigleaf Maple	40 x 75	Good	Moderate & non-correctable defects	2 stems at 3', wide asymmetric partial crown due to crowding. Moderate amount of large deadwood to remove. Average leaf size and annual twig growth.
4225	16	Bird Cherry	30 x 75	Poor	Moderate & non-correctable defects	Partial 7/8 crown due to crowding with a large amount of medium to large deadwood to remove. Below average leaf size and annual twig growth. Defoliated at top.
4226	20	Bigleaf Maple	30 x 70	Fair	Moderate & non-correctable defects	Partial 3/4 crown due to crowding. Large amount of large deadwood to remove with average annual twig growth.
4227	16	Red Alder	35 x 70	Good	Few & minor or correctable defects	Full crown with good leaf size and annual twig growth. Large amount of large deadwood to remove. Prune to improve structure if retained.
4228	14, 12	Bigleaf Maple	22 x 70	Fair	Moderate & non-correctable defects	2 stems at 1.5', small partial crown due to crowding. Average leaf size and annual twig growth. Large amount of medium to fine deadwood to remove in upper crown.
4254	22	Bigleaf Maple	35 x 65	Good	Moderate & non-correctable defects	Leans east at 15° with partial 1/2 lower and full upper crown due to crowding. Below average leaf size and annual twig growth. Moderate amount of medium to large deadwood to remove.
4255	14	Red Alder	15 x 70	Poor	Major defects or problems	Very small thin crown is partially defoliated with below average leaf size and annual twig growth. Poor specimen. DO NOT PRESERVE
4256	12	Bigleaf Maple	45 x 60	Good	Few & minor or correctable defects	Nearly full crown with good leaf size and annual twig growth. Small amount of medium to fine deadwood.
4257	12	Red Alder	20 x 60	Fair	Major defects or problems	Leans east at 20° with a partial 3/4 crown due to crowding. Below average leaf size and annual twig growth. Poor specimen. DO NOT PRESERVE

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4258	16	Red Alder	15 x 70	Poor	Major defects or problems	Small thin crown with average leaf size but below average annual twig growth. Light amount of deadwood, but is a poor specimen. DO NOT PRESERVE
4259	14	Red Alder	30 x 70	Good	Few & minor or correctable defects	Nearly full crown with below average leaf size and annual twig growth. Moderate amount of fine deadwood.
4259 B	14	Bird Cherry	30 x 60	Fair	Moderate & non-correctable defects	Leans south at 15° with average leaf size and annual twig growth. Some fine deadwood. Growing from base of tree 4259.
4260	30, 24, 20, 16	Bigleaf Maple	80 x 80	Good	Few & minor or correctable defects	Very large wide partial 7/8 crown with 4 stems at 2'. Average leaf size and annual twig growth with some medium to large deadwood. Prune to improve structure if retained.
4261	12	Red Alder	20 x 60	Good	Few & minor or correctable defects	Partial crown due to crowding with average leaf size and annual twig growth with light dead wood.
4310	32	Douglas Fir	30 x 100+	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with below average annual twig growth. Moderate amount of medium deadwood to remove.
4311	34	Douglas Fir	30 x 100+	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with below average annual twig growth. Moderate amount of medium deadwood to remove.
4312	34	Douglas Fir	30 x 100+	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with below average annual twig growth. Moderate amount of medium to large deadwood to remove and prune to improve structure if retained.
4313	13, 13	Red Alder	30 x 65	Dying	Dying	2 stems at ground, one stem dead other is dying. Poor specimen. DO NOT PRESERVE.
4314	34	Douglas Fir	40 x 100+	Fair	Few & minor or correctable defects	Full upper crown, partial lower crown due to crowding with below average annual twig growth. Some large deadwood to remove. Tagged with #4315
4315	20, 12	Red Alder	35 x 75	Poor	Hazard	2 stems at 2', smaller stem leans toward street and larger stem is dying back. Extensive decay and large cavity at base make tree unstable. HAZARD REMOVE
4316	16	Red Alder	45 x 60	Good	Few & minor or correctable defects	Nearly full crown with good leaf size and annual twig growth. Small amount of deadwood.
4317	12	Red Alder	30 x 60	Good	Moderate & non-correctable defects	Partial asymmetric crown due to crowding with good leaf size and annual twig growth. Some fine deadwood.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4369	58	Douglas Fir	70 x 100+	Fair	Moderate & non-correctable defects	Partial 1/3 lower and full upper crown due to crowding. Thin crown with poor annual twig growth and large amount of large deadwood to remove. Prune to remove deadwood and improve structure. May improve with care if retained.
4370	36	Douglas Fir	45 x 100+	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with below average annual twig growth. Moderate amount of medium to large deadwood to remove.
4371	20	Douglas Fir	25 x 60	Poor	Major defects or problems	Subdominant with badly deformed crown, lower crown is dead with little live upper crown. Very poor specimen. DO NOT PRESERVE
4372	12	Bird Cherry	20 x 80	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and twig growth. Small amount of fine deadwood.
4373	14	Bigleaf Maple	20 x 70	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with below average annual twig growth. Moderate amount of medium deadwood to remove.
4374	16	Bigleaf Maple	30 x 65	Fair	Moderate & non-correctable defects	Partial crown due to crowding, off balance and heavy to street with average leaf size and annual twig growth. Some light deadwood.
4375	14	Bigleaf Maple	20 x 40	Fair	Moderate & non-correctable defects	Subdominant tree with small partial crown due to crowding. Below average leaf size and annual twig growth with some large deadwood. Poor specimen. DO NOT PRESERVE
4376	14	Red Alder	20 x 60	Fair	Moderate & non-correctable defects	Partial 1/3 crown is off balance with all weight toward street. Average leaf and annual twig growth with some light deadwood. Tree is perched on edge of steep bank.
4377	14	Bigleaf Maple	30 x 75	Fair	Moderate & non-correctable defects	Partial crown is off balance with all weight toward street. Average leaf and annual twig growth with some large deadwood. Tree is perched on steep bank.
4378	20	Bigleaf Maple	30 x 75	Fair	Moderate & non-correctable defects	Partial 1/8 crown due to crowding, off balance with all weight toward street and with average leaf size and annual twig growth. Moderate amount of large deadwood throughout crown.
4379	12	Bigleaf Maple	20 x 50	Poor	Dying	Subdominant tree with partial crown due to crowding and with below average leaf size and annual twig growth. Some large deadwood. Poor specimen. DO NOT PRESERVE
4380	14, 14	Bigleaf Maple	40 x 70	Fair	Moderate & non-correctable defects	Small 1/8 partial crown due to crowding. 2 stems at ground, off balance with all weight toward street. Poor specimen. DO NOT PRESERVE

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4381	18	Bigleaf Maple	30 x 80	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with good leaf size and annual twig growth. Leans to southwest at 7° Some small deadwood to remove.
4382	14	Bigleaf Maple	10 x 60	Poor	Major defects or problems	Subdominant tree with partial 1/4 crown due to crowding with below average leaf size and annual twig growth. Some deadwood. Poor specimen. DO NOT PRESERVE
4383	38	Douglas Fir	30 x 100+	Poor	Major defects or problems	Partial 1/3 crown due to crowding with large deadwood in lower and upper crown. Fungal fruiting bodies (Conks) on trunk indicate presence of White Speckled Rot in trunk. Monitor tree health if retained.
4384	42	Douglas Fir	40 x 100+	Good	Moderate & non-correctable defects	Partial 2/3 crown due to crowding with average twig growth. Some large deadwood to remove.
4385	20, 18, 10, 8, 8, 7, 7, 7	Bigleaf Maple	45 x 70	Fair	Moderate & non-correctable defects	Partial crown 1/2 due to crowding with average leaf size and annual twig growth. Crown is off balance with all weight toward street. Some large deadwood to remove if retained.
4386	16	Bigleaf Maple	25 x 75	Fair	Moderate & non-correctable defects	Thin partial crown due to crowding. Moderate amount of medium to large deadwood to remove. Below average leaf size and annual twig growth.
4387	16	Red Alder	25 x 60	Poor	Moderate & non-correctable defects	Partial thin crown due to crowding is off balance toward street and is perched at top of steep bank. Below average annual twig growth and leaf size. Lots of fine deadwood throughout crown indicates declining health. Poor specimen. DO NOT PRESERVE
4388	22	Bigleaf Maple	25 x 75	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding, off balance with all weight over street. Average leaf size and annual twig growth. Prune to improve structure if retained.
4389	12	Bigleaf Maple	30 x 80	Fair	Moderate & non-correctable defects	2 stems at 6' with included bark. Partial crown is off balance with all weight toward street and average leaf size and annual twig growth. Prune to improve structure if retained.
4390	16, 16	Bigleaf Maple	30 x 90	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. 2 stems at 2'. Moderate amount of deadwood. Prune to improve structure if retained.
4391	18, 16, 7	Bigleaf Maple	30 x 80	Fair	Moderate & non-correctable defects	3 stems at 2', partial crown due to crowding and off balance with all weight toward street. Average leaf size and annual twig growth. Prune to improve structure if retained.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4392	20, 20	Bigleaf Maple	30 x 80	Fair	Moderate & non-correctable defects	2 stems at 3', asymmetric partial crown due to crowding. Moderate amount of deadwood to remove. Average leaf size and annual twig growth. Prune to improve structure.
4393	28	Bigleaf Maple	35 x 90	Good	Moderate & non-correctable defects	Partial 1/2 asymmetric crown due to crowding with average leaf size and annual twig growth. Large dead stubs and some medium to fine deadwood to remove. Prune to improve structure.
4394	12	Bigleaf Maple	20 x 75	Fair	Major defects or problems	Partial 1/8 crown due to crowding, off balance with all weight toward street and with average leaf size and annual twig growth. Large amount of large deadwood throughout crown. Poor specimen. DO NOT PRESERVE
4395	32	Bigleaf Maple	50 x 90	Good	Moderate & non-correctable defects	Partial crown due to crowding. Large cavity at 10' indicates tree is hollow with internal decay. 2 stems at 18' with moderate amount of medium to large deadwood. Check for amount of sound wood and prune to improve structure if retained.
4396	42	Douglas Fir	40 x 100+	Fair	Moderate & non-correctable defects	Partial 2/3 crown due to crowding with average twig growth. Large amount of fine deadwood. Prune to improve structure if retained.
4397	18, 16	Bigleaf Maple	40 x 75	Fair	Moderate & non-correctable defects	2 stems at ground. Partial 3/4 crown due to crowding, off balance with all weight toward street. Tree sits at top of steep bank with good leaf size and annual twig growth. Many structural problems so prune to improve structure if retained.
4398		NO TREE - Part of 4397			NO TREE - Part of 4397	One of two stems making up tree 4397.
4399	14	Bigleaf Maple	20 x 50	Fair	Moderate & non-correctable defects	Partial symmetrical crown due to crowding is off balance with all weight to south toward street. Average leaf size and annual twig growth with moderate amount of medium to large deadwood. Prune to improve structure if retained.
4400	20	Bigleaf Maple	30 x 75	Fair	Moderate & non-correctable defects	Partial asymmetric crown due to crowding with average leaf size and annual twig growth. 2 stems at 25' with all weight to south and toward street. Prune to improve structure if retained.
4401	22	Bigleaf Maple	28 x 75	Fair	Moderate & non-correctable defects	Partial asymmetric crown due to crowding with average leaf size and annual twig growth. 2 stems at 25' with all weight to south and toward street. Prune to improve structure if retained.
4402	14	Bigleaf Maple	20 x 80	Good	Moderate & non-correctable defects	Nearly full small crown with average leaf size and annual twig growth.
4403	30	Bigleaf Maple	55 x 90	Good	Few & minor or correctable defects	Part of tree 4404. Nearly full asymmetric trunk & crown if off balance to south with good leaf size and annual twig growth.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4404	18	Bigleaf Maple	20 x 70	Fair	Moderate & non-correctable defects	Part of tree 4403. Partial crown is part of tree. Stem leans to south at 15° that cannot be balanced. This is part of the tree is a poor specimen and should be removed.
4405	14	Douglas Fir	25 x 75	Fair	Moderate & non-correctable defects	Partial crown due to crowding and leans to south at 5° with below average annual twig growth.
4406	16, 16, 13, 12, 8	Bigleaf Maple	40 x 75	Good	Moderate & non-correctable defects	5 stems at 2' and partial crown due to crowding. Below average leaf size and annual twig growth with large amount of dead wood. Prune to improve structure and remove deadwood if retained.
4407	14	Bigleaf Maple	20 x 90	Good	Moderate & non-correctable defects	Nearly full crown, first branch at 50' with good leaf size and annual twig growth.
4408	14	Red Alder	10 x 45	Dying	Hazard	Nearly dead tree. HAZARD REMOVE
4409	12	Bigleaf Maple	20 x 30	Fair	Major defects or problems	Leans at 45° over street from steep bank. Subdominant tree is a poor specimen. DO NOT PRESERVE
4410	18	Red Alder	25 x 50	Poor	Major defects or problems	Leans over street at 30°. Top broken out at 50' with below average leaf and twig. Very poor specimen. DO NOT PRESERVE
4411	14	Bigleaf Maple	20 x 65	Fair	Major defects or problems	Partial crown due to crowding, is perched on top of steep bank and leans over street at 20° to 30°. Poor specimen. DO NOT PRESERVE
4412	12	Bigleaf Maple	20 x 65	Fair	Major defects or problems	Partial crown due to crowding, is perched on top of steep bank and leans over street at 20° to 30°. Poor specimen. DO NOT PRESERVE
4413	14	Bigleaf Maple	25 x 65	Fair	Major defects or problems	Partial crown due to crowding, is perched on top of steep bank and leans over street at 20° to 30°. Poor specimen. DO NOT PRESERVE
4422	20	Red Alder	30 x 65	Poor	Major defects or problems	Partial crown due to crowding, leans over street from top of steep bank and has poor leaf size and annual twig growth. Large amount of medium to large deadwood throughout crown. Poor specimen. DO NOT PRESERVE
4423	16	Red Alder	30 x 65	Poor	Major defects or problems	Partial crown due to crowding, leans over street from top of steep bank and has poor leaf size and annual twig growth. Large amount of medium to large deadwood throughout crown. Poor specimen. DO NOT PRESERVE
4438	30, 24	Bigleaf Maple	50 x 90	Good	Moderate & non-correctable defects	2 stems at 1', partial crown due to crowding with large dead stubs, cavity with some apparent internal decay suspected. Good leaf and annual twig growth. Inspect for amount of sound wood in trunk and prune to improve structure if retained.
4444	14	Bigleaf Maple	30 x 50	Fair	Major defects or problems	Partial crown due to crowding, leans to west at 15°, subdominant tree with average leaf size and twig growth. Poor specimen. DO NOT PRESERVE

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4445	20	Bigleaf Maple	30 x 75	Good	Moderate & non-correctable defects	Partial 3/4 crown due to crowding with good leaf size and annual twig growth. Moderate amount of large deadwood to remove.
4455	14, 14, 13	Bigleaf Maple	30 x 70	Fair	Moderate & non-correctable defects	3 stems at ground, partial 1/2 crown due to crowding with average leaf size and twig growth. Some structural problems. Prune to remove 1 stem, improve structure and remove deadwood if retained.
4456	14, 7	Bigleaf Maple	30 x 80	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and annual twig growth. Some structural problems could be improved by pruning and removal of smaller stem if tree is retained.
4459	16	Bigleaf Maple	20 x 70	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and twig growth. Moderate amount of medium to large deadwood to remove.
4460	16	Red Alder	25 x 70	Fair	Moderate & non-correctable defects	Partial 7/8 crown due to crowding with below average leaf size and annual twig growth. Some fine deadwood.
4468	18	Bigleaf Maple	35 x 80	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with good leaf size and annual twig growth. Light fine deadwood.
4469	16	Bigleaf Maple	25 x 75	Fair	Moderate & non-correctable defects	Partial 1/4 crown due to crowding with average leaf size and annual twig growth. Some light medium to fine deadwood.
4470	26	Bigleaf Maple	60 x 75	Good	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average leaf size and annual twig growth. Moderate amount of medium to large deadwood. Prune to improve structure if retained.
4471	12	Bigleaf Maple	20 x 70	Fair	Moderate & non-correctable defects	Small subdominant crown with average leaf size and annual twig growth. Small amount of fine deadwood.
4474	18	Western Red Cedar	20 x 70	Good	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Light amount of fine deadwood in lower crown.
4481	12	Bigleaf Maple	25 x 65	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average leaf size and annual twig growth. Moderate amount of medium to large deadwood. Sits at top of steep bank and is off balance with all weight toward street.
4482	14	Bigleaf Maple	20 x 75	Fair	Moderate & non-correctable defects	Partial 1/4 crown due to crowding with average leaf size and annual twig growth. Some light medium to fine deadwood.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4483	16	Bigleaf Maple	20 x 70	Fair	Major defects or problems	Partial crown due to crowding and is off balance with all weight toward street. Some find dead wood. Poor specimen. DO NOT PRESERVE
4484	16, 14, 13	Bigleaf Maple	30 x 65	Fair	Moderate & non-correctable defects	3 stems at 1' with partial thin crown due to crowding. Sits at edge of steep bank and is off balance. Average leaf and annual twig growth. Poor specimen. DO NOT PRESERVE
4485	42	Black Cottonwood	45 x 90	Good	Few & minor or correctable defects	Partial 2/3 crown due to crowding with good leaf size and annual twig growth. Some light deadwood and sits on top of steep bank.
4486	12	Douglas Fir	10 x 30	Poor	Major defects or problems	Subdominant tree with partial crown due to crowding and with below average annual twig growth. Poor specimen. DO NOT PRESERVE
4487	14	Bigleaf Maple	20 x 60	Fair	Moderate & non-correctable defects	Partial 1/4 crown due to crowding with average leaf size and annual twig growth. Some light medium to fine deadwood. Crown off balance with all weight toward street.
4488	14	Bigleaf Maple	20 x 60	Fair	Moderate & non-correctable defects	Partial 1/4 crown due to crowding with average leaf size and annual twig growth. Some light medium to fine deadwood. Crown off balance with all weight toward street.
4489	18, 16	Bigleaf Maple	30 x 65	Fair	Moderate & non-correctable defects	2 stems at 2' with partial 1/4 crown due to crowding and average leaf size and annual twig growth. Some light medium to fine deadwood. Crown off balance with all weight toward street.
4586	20	Red Alder	35 x 60	Poor	Hazard	Partial crown due to crowding. 2 stems at 12' one has a dead top. There is a large cavity and extensive decay at base. Tree is not stable. HAZARD REMOVE
4587	20	Douglas Fir	20 x 100+	Fair	Moderate & non-correctable defects	Partial 1/3 lower crown with full upper crown. Below average annual twig growth with small amount of medium to fine deadwood.
4588	34	Douglas Fir	35 x 100+	Fair	Few & minor or correctable defects	Full asymmetric crown due to crowding with below average annual twig growth. Moderate amount of medium deadwood in lower crown to remove.
4597	54	Black Cottonwood	50 x 90	Good	Few & minor or correctable defects	Full asymmetric crown due to crowding with average annual twig growth. Moderate amount of medium to large deadwood in lower crown. Prune to improve structure if retained.
4598	28	Red Alder	30 x 90	Poor	Major defects or problems	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to large deadwood. Poor specimen. DO NOT PRESERVE
4599	20	Red Alder	30 x 60	Poor	Hazard	Main stem is mostly dead and decayed. HAZARD REMOVE
4600	24	Red Alder	30 x 75	Fair	Major defects or problems	Full asymmetric crown due to crowding. Leans to northeast at 40° with average leaf size and annual twig growth. Poor specimen. DO NOT PRESERVE

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4601	18	Red Alder	20 x 65	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average leaf size and annual twig growth with light dead wood.
4602	22	Red Alder	25 x 65	Fair	Moderate & non-correctable defects	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to large deadwood to remove.
4603	16	Douglas Fir	20 x 80	Fair	Moderate & non-correctable defects	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to large deadwood.
4604	12	Douglas Fir	20 x 80	Fair	Moderate & non-correctable defects	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to large deadwood.
4605	12	Douglas Fir	20 x 80	Fair	Moderate & non-correctable defects	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to large deadwood.
4606	24	Douglas Fir	30 x 100+	Fair	Moderate & non-correctable defects	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to large deadwood.
4607	36	Douglas Fir	50 x 100+	Fair	Moderate & non-correctable defects	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to large deadwood.
4612	16	Douglas Fir	25 x 35	Poor	Major defects or problems	Subdominant tree with partial crown, deformed top and below average annual twig growth. Poor specimen. DO NOT PRESERVE
4613	42	Douglas Fir	36 x 100+	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth
4647	16	Red Alder	30 x 65	Poor	Major defects or problems	Partial crown with top dying back and moderate amount of large, medium and fine deadwood. Poor specimen. DO NOT PRESERVE
4648	20	Red Alder	25 x 65	Poor	Major defects or problems	Partial crown with top dying back and moderate amount of large, medium and fine deadwood. Poor specimen. DO NOT PRESERVE
4649	22	Oregon Ash	35 x 80	Good	Few & minor or correctable defects	Nearly full dense crown with good leaf size and annual twig growth. Large amount medium to fine deadwood in crown. Prune to improve structure if retained.
4650	22	Red Alder		Dead	Hazard	Dead tree. HAZARD REMOVE
4651	14	Red Alder	25 x 60	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average leaf size and annual twig growth. Moderate amount of fine deadwood.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4652	12	Red Alder	20 x 60	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average leaf size and annual twig growth. Moderate amount of fine deadwood.
4653	12	Red Alder	20 x 60	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average leaf size and annual twig growth. Leans west at 10°. Moderate amount of fine deadwood.
4654	20	Bigleaf Maple	50 x 75	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and twig growth. Moderate amount of medium to large deadwood to remove.
4654 B	20	Black Cottonwood	30 x 90	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average leaf and annual twig growth. Moderate amount of medium deadwood to remove.
4654 C	20	Douglas Fir	25 x 100+	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood.
4654 D	20, 20	Douglas Fir	40 x 75	Fair	Moderate & non-correctable defects	2 stems at 2'. Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood.
4655	24	Bird Cherry	60 x 75	Fair	Moderate & non-correctable defects	Partial 3/4 crown due to crowding with average leaf size and annual twig growth. Large amount of medium deadwood. Prune to improve structure if retained.
4657	14	Bigleaf Maple	20 x 60	Fair	Moderate & non-correctable defects	Partial crown due to crowding is off balance with all weight to street. Is perched on top of steep bank and has below average leaf size and annual twig growth with a moderate amount of medium to fine deadwood.
4658	12	Bigleaf Maple	20 x 60	Fair	Moderate & non-correctable defects	Partial crown due to crowding is off balance with all weight to street. Is perched on top of steep bank and has below average leaf size and annual twig growth with a moderate amount of medium to fine deadwood.
4659	18	Bigleaf Maple	30 x 65	Fair	Moderate & non-correctable defects	Partial crown due to crowding is off balance with all weight to street. Is perched on top of steep bank and has below average leaf size and annual twig growth with a moderate amount of medium to fine deadwood.
4660	18	Bigleaf Maple	30 x 65	Good	Moderate & non-correctable defects	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to fine deadwood to remove.
4661	24	Bigleaf Maple	30 x 80	Fair	Moderate & non-correctable defects	Partial crown due to crowding is off balance with all weight to street. Is perched on top of steep bank and has below average leaf size and annual twig growth with a moderate amount of medium to fine deadwood.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4662	12	Bigleaf Maple	15 x 60	Poor	Moderate & non-correctable defects	Partial 1/8 crown due to crowding, off balance with all weight toward street and with average leaf size and annual twig growth. Large amount of large deadwood throughout crown. Poor specimen. DO NOT PRESERVE
4663	20	Bigleaf Maple	20 x 70	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of large to fine deadwood to remove.
4664	18	Bigleaf Maple	15 x 70	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of large to fine deadwood to remove.
4665	18	Bigleaf Maple	28 x 75	Fair	Moderate & non-correctable defects	Partial crown due to crowding is off balance with all weight to street. Is perched on top of steep bank and has average leaf size and annual twig growth with a light amount of medium to fine deadwood.
4666	28, 24	Bigleaf Maple	60 x 80	Good	Few & minor or correctable defects	2 stems at ground. Full crown with good leaf size and annual twig growth and moderate amount of medium to large deadwood to remove.
4667	28, 15	Bigleaf Maple	60 x 85	Good	Moderate & non-correctable defects	2 stems at 4', Very large asymmetric nearly full crown with good leaf size and annual twig growth. Some large deadwood to remove. Prune to improve structure if retained.
4668	16	Douglas Fir	22 x 60	Fair	Major defects or problems	Subdominant with partial 1/4 crown due to crowding is off balance with all weight toward street. Moderate amount of deadwood. Poor specimen. DO NOT PRESERVE
4669	28	Douglas Fir	25 x 100+	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and twig growth. Moderate amount of medium to large deadwood to remove.
4670	40	Douglas Fir	60 x 100+	Good	Few & minor or correctable defects	Nearly full crown due to crowding with average annual twig growth. Major amount of large deadwood in lower crown. Prune to improve structure if retained.
4671	20, 20, 20	Bigleaf Maple	60 x 80	Good	Moderate & non-correctable defects	3 stems at 4' with partial 2/3 crown due to crowding. Average leaf size and annual twig growth and large amount of medium to large deadwood. Prune to improve structure if retained.
4672	16, 16	Red Alder	30 x 65	Dying	Hazard	2 stems at ground with poor connection. Partial crown, but most of crown is dead and internal decay is likely. HAZARD REMOVE
4673	16	Bigleaf Maple	20 x 65	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average leaf and annual twig growth. Off balance with all weight toward street. Moderate amount of medium deadwood to remove.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4674	14	Bigleaf Maple	20 x 65	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average leaf and annual twig growth. Off balance with all weight toward street. Moderate amount of medium deadwood to remove.
4675	14	Bigleaf Maple	20 x 65	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average leaf and annual twig growth. Off balance with all weight toward street. Moderate amount of medium deadwood to remove.
4676	16	Bigleaf Maple	20 x 65	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average leaf and annual twig growth. Off balance with all weight toward street. Moderate amount of medium deadwood to remove.
4677	20	Red Alder	18 x 65	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average leaf and annual twig growth. Off balance with all weight toward street. Moderate amount of medium deadwood to remove.
4678	14	Bigleaf Maple	35 x 75	Good	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and twig growth. Small amount of fine deadwood.
4686	14	Bigleaf Maple	20 x 65	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average leaf and annual twig growth. Off balance with all weight toward street. Moderate amount of medium deadwood to remove.
4687	16	Red Alder	20 x 75	Fair	Moderate & non-correctable defects	Nearly full crown with average leaf size and annual twig growth. On steep bank with weight toward street and small amount of fine deadwood. Extremely heavy coverage by English Ivy which should be removed.
4688	20	Red Alder	30 x 75	Fair	Moderate & non-correctable defects	Nearly full crown with average leaf size and annual twig growth. On steep bank with weight toward street and small amount of fine deadwood. Extremely heavy coverage by English Ivy which should be removed.
4689	20	Red Alder	30 x 75	Poor	Major defects or problems	Nearly full crown with below average leaf size and annual twig growth. On steep bank with weight toward street and large amount of fine deadwood. Extremely heavy Ivy coverage. Poor specimen. DO NOT PRESERVE
4690	20	Red Alder	30 x 70	Poor	Major defects or problems	Nearly full crown with average leaf size and annual twig growth. On steep bank with weight toward street and small amount of fine deadwood. Extremely heavy Ivy coverage. Poor specimen. DO NOT PRESERVE
4691	12	Red Alder	20 x 60	Poor	Major defects or problems	Partial crown due to crowding with poor leaf size and annual twig growth. Poor specimen. DO NOT PRESERVE
4692	24	Bigleaf Maple	45 x 70	Good	Few & minor or correctable defects	Nearly full crown with good leaf size and annual twig growth. Small amount of deadwood. Off balance with all weight toward street. Prune to improve structure if retained.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4693	18	Red Alder	20 x 70	Poor	Major defects or problems	Partial crown due to crowding, off balance and heavy to street with poor leaf size and annual twig growth. Some large deadwood. Poor specimen. DO NOT PRESERVE
4694	14	Red Alder	16 x 35	Fair	Moderate & non-correctable defects	Partial crown due to crowding with good leaf size and annual twig growth. Sets on steep bank and off balance with all weight to street. Some medium to fine deadwood.
4695	12, 12, 12	Bigleaf Maple	30 x 45	Fair	Moderate & non-correctable defects	Partial crown due to crowding with good leaf size and annual twig growth. Sets on steep bank and off balance with all weight to street. Some medium to fine deadwood.
4696	20	Bigleaf Maple	50 x 85	Good	Moderate & non-correctable defects	Partial crown due to crowding with good leaf size and annual twig growth. Sets on steep bank and off balance with all weight to street. Some medium to fine deadwood.
4697	20	Bigleaf Maple	60 x 85	Good	Few & minor or correctable defects	Partial crown due to crowding with good leaf size and annual twig growth. Sets on steep bank and off balance with all weight to street. Some medium to fine deadwood.
4698	12, 12, 12	Bigleaf Maple	30 x 80	Good	Moderate & non-correctable defects	Nearly full crown with good leaf size and annual twig growth. Small amount of deadwood. On steep bank with all weight toward street.
4699	16	Bigleaf Maple	30 x 85	Good	Moderate & non-correctable defects	Nearly full crown with good leaf size and annual twig growth. Small amount of deadwood. On steep bank with all weight toward street.
4700	28	Bigleaf Maple	26 x 80	Good	Moderate & non-correctable defects	Nearly full asymmetric crown with 2 codominant stems at 16', perched on top of steep bank. Prune to improve structure if retained.
4701	54	Black Cottonwood	50 x 90	Good	Few & minor or correctable defects	Nearly full asymmetric crown with good leaf size and annual twig growth. Large amount of medium to large deadwood. Prune to improve structure if retained.
4867	16, 15, 12, 7, 6	Bigleaf Maple	50 x 70	Good	Few & minor or correctable defects	Full symmetrical crown with good leaf size and annual twig growth. Moderate amount of fine deadwood. Multiple stems at 2'. Prune to improve structure if retained.
4868	12, 11, 11	Bigleaf Maple	48 x 60	Poor	Major defects or problems	3 codominant stems with included bark at 2' with full very thin crown and poor leaf size and annual twig growth. May improve with care if retained.
4874	12	Bigleaf Maple	28 x 55	Fair	Few & minor or correctable defects	Full asymmetric crown with slight swoop in trunk at 12' and having below average leaf size and annual twig growth. Moderate amount of fine deadwood.
4875	16	Bigleaf Maple	35 x 65	Fair	Few & minor or correctable defects	Full asymmetric crown and having below average leaf size and annual twig growth. Moderate amount of fine deadwood.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4876	13	Bigleaf Maple	35 x 65	Fair	Few & minor or correctable defects	Full asymmetric crown and having below average leaf size and annual twig growth. Moderate amount of fine deadwood.
4877	16	Bigleaf Maple	23 x 65	Fair	Moderate & non-correctable defects	2 stems at 8' with partial crown due to crowding. Average leaf size and annual twig growth.
4878	14	Bigleaf Maple	20 x 65	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average leaf size and annual twig growth. Moderate amount of fine deadwood.
4879	16, 12	Bigleaf Maple	50 x 75	Fair	Moderate & non-correctable defects	Partial 3/4 crown due to crowding with 2 stems at 6' and splits to 3 stems at 10' with included bark. Some medium deadwood. Prune to improve structure if retained.
4881	14, 14, 13, 12, 11	Bigleaf Maple	60 x 80	Good	Moderate & non-correctable defects	5 stems at ground, full crown with below average leaf size and annual twig growth. Moderate amount of medium to fine deadwood. Prune to improve structure if retained.
4882	16, 12	Bigleaf Maple	20 x 70	Good	Moderate & non-correctable defects	2 stems with included bark at 3' and partial 1/2 crown due to crowding. Good leaf size and annual twig growth with moderate amount of large deadwood to remove.
4883	16, 13, 12	Red Alder	35 x 70	Good	Moderate & non-correctable defects	3 stems at ground with partial 2/3 crown due to crowding. Good leaf size and annual twig growth. Some medium to large deadwood.
4884	30, 26	Bigleaf Maple	70 x 80	Fair	Moderate & non-correctable defects	2 stems at 3' with full large crown and average leaf size and annual twig growth. Large amount of medium to large deadwood. Prune to improve structure if retained.
4927	12	Bird Cherry	30 x 70	Very Poor	Major defects or problems	Toppling over due to weak rooting and heavy Ivy infestation. Poor specimen. DO NOT PRESERVE
4928	12	Bigleaf Maple	24 x 65	Good	Moderate & non-correctable defects	Nearly full crown with average leaf size and annual twig growth. Extremely heavy coverage by English Ivy which should be removed.
4929	16	Bigleaf Maple	40 x 70	Fair	Moderate & non-correctable defects	Full crown with average leaf size and annual twig growth. Light amount fine deadwood. Heavy Ivy infestation to remove.
4930	12	Bigleaf Maple	15 x 55	Fair	Major defects or problems	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood. Poor specimen. DO NOT PRESERVE
4931	18	Bigleaf Maple	30 x 70	Good	Moderate & non-correctable defects	Partial 3/4 crown due to crowding with good leaf size and annual twig growth. Light amount of large deadwood to remove.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4932	18	Bigleaf Maple	25 x 65	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood.
4933	18	Bigleaf Maple	30 x 75	Good	Moderate & non-correctable defects	Partial 2/3 crown due to crowding with good leaf size and annual twig growth. Some light deadwood.
4934	24, 20	Bigleaf Maple	70 x 80	Good	Moderate & non-correctable defects	2 stems at 3' with partial 3/4 crown due to crowding. Good leaf size and annual twig growth and moderate amount of medium to fine deadwood.
4935	20	Bigleaf Maple	40 x 70	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average leaf size and annual twig growth. Moderate amount of large deadwood. Prune to improve structure if retained.
4936	14	Bigleaf Maple	25 x 70	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and annual twig growth.
4937	18, 14, 12	Bigleaf Maple	50 x 70	Fair	Moderate & non-correctable defects	3 stems at ground with partial 1/3 crown due to crowding. Off balance to northwest with average leaf size and annual twig growth. Moderate amount of fine deadwood. Prune to improve structure if retained.
4938	12	Bigleaf Maple	25x 60	Fair	Major defects or problems	Partial 1/3 crown due to crowding with average leaf size and annual twig growth. 2 stems at 5' are codominant with included bark. Poor specimen. DO NOT PRESERVE
4939	15, 15	Bigleaf Maple	45 x65	Fair	Moderate & non-correctable defects	2 stems at 30" with a nearly full asymmetric crown. Below average leaf size and annual twig growth. Light amount medium to fine deadwood.
4940	23, 16, 7	Bigleaf Maple	30 x 70	Fair	Moderate & non-correctable defects	3 stems at ground with partial crown due to crowding. Average leaf size and annual twig growth and some large deadwood to remove.
4941	16, 12	Bigleaf Maple	40 x 70	Fair	Moderate & non-correctable defects	2 stems at ground with partial 1/2 crown due to crowding. Average leaf size and annual twig growth and some large deadwood to remove. Prune to improve structure if retained.
4942	18, 16	Bigleaf Maple	35 x 70	Fair	Moderate & non-correctable defects	2 stems at 2' with partial 2/3 crown due to crowding and average leaf size and annual twig growth. Some light medium to fine deadwood. Prune to improve structure if retained.
4943	18, 18, 11	Bigleaf Maple	35 x 90	Good	Moderate & non-correctable defects	3 stems at ground with nearly full crown and average leaf size and annual twig growth.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
4944	20, 12	Bigleaf Maple	15 x 70	Fair	Moderate & non-correctable defects	Very small and narrow crown due to crowding with average leaf size and annual twig growth. Light deadwood.
4945 4946	18, 12	Bigleaf Maple	30 x 90	Good	Moderate & non-correctable defects	2 stems at ground form single tree. Partial 1/2 crown due to crowding. Average leaf size and annual twig growth with some medium deadwood to remove.
4947	14, 13, 12, 12,	Bigleaf Maple	35 x 90	Fair	Moderate & non-correctable defects	4 stems at ground with partial crown due to crowding. Average leaf size and annual twig growth with some deadwood. Prune to improve structure if retained.
4948	14, 13, 10	Bigleaf Maple	30 x 90	Fair	Moderate & non-correctable defects	3 stems at ground with partial crown due to crowding. Average leaf size and annual twig growth and some large deadwood to remove. Severe Ivy infestation to remove.
4949	18, 18	Bigleaf Maple	40 x 75	Fair	Moderate & non-correctable defects	2 stems at ground with partial 1/2 crown due to crowding. Average leaf size and annual twig growth and some large deadwood to remove. Prune to improve structure if retained.
4950	13	Bigleaf Maple	20 x 65	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and twig growth. Moderate amount of medium to large deadwood to remove.
4956	36, 20, 12	Bigleaf Maple	60 x 70	Good	Moderate & non-correctable defects	growth with some medium to fine deadwood in crown. Prune to improve structure if retained.
4957	16, 14	Bigleaf Maple	35 x 70	Fair	Moderate & non-correctable defects	2 stems at 4', partial 2/3 crown due to crowding with average leaf size and annual twig growth. Large amount of large deadwood to remove. Prune to improve structure if retained.
4991	20	Red Alder	35 x 70	Good	Few & minor or correctable defects	Nearly full crown with good leaf size and annual twig growth. Small amount of deadwood.
4992	12	Red Alder	30 x 70	Good	Few & minor or correctable defects	Partial 1/3 crown due to crowding with average leaf size and annual twig growth. Light deadwood.
4993	18, 14	Bigleaf Maple	35 x 70	Good	Moderate & non-correctable defects	2 stems at 2' with nearly full crown and good leaf size and annual twig growth. Smaller stem has cavity with possible internal decay. Some medium deadwood to remove. Prune and inspect to improve structure if retained.
4994	20	Bigleaf Maple	40 x 70	Good	Few & minor or correctable defects	Full asymmetric crown due to crowding with average annual twig growth. Moderate amount of medium to large deadwood in lower crown. Prune to improve structure if retained. Nice specimen.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
5004	14	Bigleaf Maple	35 x 65	Poor	Moderate & non-correctable defects	Partial 2/3 crown due to crowding with average twig growth. Some large deadwood to remove. May improve with care.
5005	14	English Walnut	30 x 40	Very Poor	Dying	Nearly dead with partial crown due to crowding. Very large deadwood. HAZARD REMOVE
5006	16	Bigleaf Maple	25 x 60	Fair	Moderate & non-correctable defects	Partial 3/4 crown due to crowding with good leaf size and annual twig growth. Moderate amount of fine deadwood. Nice specimen.
5007	12	Bigleaf Maple	20 x 60	Fair	Moderate & non-correctable defects	Partial 1/4 crown due to crowding with average leaf size and annual twig growth. Some light medium to fine deadwood.
5008	12	Bigleaf Maple	25 x 60	Good	Few & minor or correctable defects	Partial crown due to crowding with average annual twig growth
5010	22	Bigleaf Maple	40 x 85	Good	Few & minor or correctable defects	Full crown, 4 stems at 7' with included bark and good leaf size and annual twig growth. Prune to improve structure if retained.
5011	12	Scouler Willow	15 x 25	Poor	Major defects or problems	Dead top with large amount of deadwood in down. Below average leaf and annual twig growth. Poor specimen. DO NOT PRESERVE
5012	14, 12	Black Walnut	24 x 60	Fair	Moderate & non-correctable defects	2 stems at 1' with full asymmetric crown and below average leaf size and annual twig growth. Prune to improve structure if retained.
5013	24	Bigleaf Maple	40 x 85	Good	Moderate & non-correctable defects	Full crown, 6 stem union at 7' with below average leaf and annual twig growth. Prune to improve structure if retained.
5014	12	Bigleaf Maple	25 x 45	Fair	Moderate & non-correctable defects	4 stems with included bark at 9' with average leaf size and annual twig growth. Possible internal decay in wound at base. Prune and inspect to improve structure if retained.
5015	14	Bigleaf Maple	25 x 45	Excellent	Sound, no obvious defects or problems	Full crown with average leaf size and annual twig growth. Light amount fine deadwood. Nice specimen.
5016	13	Bird Cherry	25 x 65	Fair	Moderate & non-correctable defects	Partial 2/3 crown due to crowding. Moderate amount of medium to fine deadwood and severe Ivy infestation to remove.
5017	24	Black Walnut	65 x 70	Good	Few & minor or correctable defects	Large open crown with average leaf size and annual twig growth. Large amount of very large deadwood to remove. Prune to improve structure if retained.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
5062	18	Norway Spruce	25 x 30	Good	Major defects or problems	Topped with multiple regrown tops. Poor specimen. DO NOT PRESERVE
5067	12, 8	Common Hawthorn	40 x 25	Fair	Major defects or problems	2 large dead stems at base and exposed decay. Partial asymmetric crown leans east at 60°. Poor specimen. DO NOT PRESERVE
5068	28	Black Walnut	50 x 70	Fair	Moderate & non-correctable defects	Full asymmetric crown with average leaf size and annual twig growth. Prune to improve structure and remove deadwood if retained.
5069	12	Elm species	16 x 50	Good	Moderate & non-correctable defects	Partial crown due to crowding with average leaf size and annual twig growth with light dead wood.
5122	30, 14, 8, 7	Cascara	50 x 85	Excellent	Moderate & non-correctable defects	Very large tree for species, 10 stems at 5' with good leaf size and annual twig growth.
5123	16	Bigleaf Maple	30 x 65	Fair	Moderate & non-correctable defects	Partial 2/3 thin crown due to crowding with below average leaf size and annual twig growth. Very light amount of deadwood. May improve with care.
5124	34	Scouler Willow	60 x 60	Good	Moderate & non-correctable defects	Nearly full crown with good leaf size and annual twig growth. Small amount of deadwood. Off balance with all weight toward street. Prune to improve structure if retained.
5125	30	Bigleaf Maple	60 x 70	Excellent	Few & minor or correctable defects	Multiple stems at 18' with a nearly full 7/8 crown and good leaf size and annual twig growth
5126	24	Bigleaf Maple	60 x 70	Excellent	Few & minor or correctable defects	2 stems at 10' with a nearly full 7/8 crown and good leaf size and annual twig growth
5127	58	Bigleaf Maple	80 x 80	Good	Moderate & non-correctable defects	Full asymmetric crown with 3 stems at 8' and has average leaf size and annual twig growth. Some large deadwood and the large stem to south is too heavy. Prune to improve structure if retained.
5128	18, 16, 15, 14	Bigleaf Maple	50 x 70	Fair	Moderate & non-correctable defects	4 stems at 3' with partial asymmetric 2/3 crown due to crowding. Off balance to southwest with some medium to large deadwood. Prune to improve structure if retained.
5129	14	Bird Cherry	30 x 40	Poor	Major defects or problems	Partial crown due to crowding with poor leaf size and annual twig growth. Poor specimen. DO NOT PRESERVE
5130	13, 10	Bigleaf Maple	25 x 60	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Off balance with all weight to south. Prune to improve structure if retained.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
5131 5132	24, 16, 15, 14, 13, 13, 12	Bigleaf Maple	70 x 80	Good	Moderate & non-correctable defects	7 stems at 3' with wide partial asymmetric crown with good leaf size and annual twig growth. Prune to improve structure if retained. Single tree misidentified as 2 separate trees.
5133	18	Bigleaf Maple	48 x 65	Good	Moderate & non-correctable defects	Nearly full asymmetric crown due to crowding is off balance and all weight to street. Good leaf size and annual twig growth. Prune to improve structure if retained.
5153	14, 12	Bird Cherry	25 x 45	Poor	Major defects or problems	Partial thin crown due to crowd with 2 stems at 3' with included bark. Poor leaf size and upper crown is wilting. Poor specimen. DO NOT PRESERVE
5189	36	Elm species	100 x 110	Very Poor	Dying	Major deadwood throughout and dying back. Poor specimen. DO NOT PRESERVE
5197	36	Bigleaf Maple	70 x 90	Good	Moderate & non-correctable defects	Full crown with 3 stems & included bark at 15'. Average leaf size and annual twig growth. Moderate amount of medium to fine deadwood to remove.
5210	24	Bigleaf Maple	50 x 80	Good	Moderate & non-correctable defects	Nearly full asymmetric 7/8 crown due to crowding with average leaf size and annual twig growth. Leans to north at 7° and some medium to fine deadwood. Prune to improve structure if retained.
5212	28	Bird Cherry	30 x 65	Poor	Major defects or problems	Partial 1/3 crown due to crowding with below average annual twig growth. Moderate amount of medium deadwood. Poor specimen. DO NOT PRESERVE
5213	18	Bigleaf Maple	20 x 65'	Fair	Moderate & non-correctable defects	Partial 3/4 crown due to crowding with average leaf size and annual twig growth. Large amount of medium deadwood. Prune to improve structure if retained.
5216	24	Bigleaf Maple	20 x 75	Poor	Hazard	One of 3 stems remain, two toppled due to decay at base. Partial 1/4 crown with all weight toward street. HAZARD REMOVE
5219	14, 14, 12, 8, 6	Bird Cherry	45 x 75	Fair	Moderate & non-correctable defects	5 stems at ground with partial asymmetric crown due to crowding. Average leaf and annual twig growth with lots of medium to fine deadwood in crown. Prune to improve structure if retained.
5220		NO TREE FOUND ALDER 12"	15'	NO TREE	NO TREE	NO TREE
5225	14	Red Alder	20 x 65	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood. Prune to improve structure if retained.
5226	12	Red Alder	20 x 65	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and annual twig growth. Light deadwood.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
5227	18	Red Alder	35 x 65	Fair	Moderate & non-correctable defects	Partial 3/4 due to crowding. Below average leaf size and annual twig growth with a large amount of medium to large deadwood. Prune to improve structure.
5231	17, 8	Bigleaf Maple	35 x 75	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood. Prune to improve structure if retained.
5232	12	Bigleaf Maple	20 x 60	Fair	Moderate & non-correctable defects	Partial 2/3 crown due to crowding with good leaf size and annual twig growth. Some light deadwood.
5233	12	Bigleaf Maple	15 x 60	Fair	Moderate & non-correctable defects	Partial 1/4 crown due to crowding with average leaf size and annual twig growth. Some medium to deadwood.
5234	12	Bigleaf Maple	20 x 60	Good	Moderate & non-correctable defects	Partial symmetrical crown with average leaf size and annual twig growth. Crook in trunk at 12'.
5235	16, 12	Bigleaf Maple	45 x 70	Good	Moderate & non-correctable defects	2 stems at 1' with partial 3/4 crown due to crowding and good leaf size and annual twig growth. Some medium to fine deadwood to remove.
5236	15	Bigleaf Maple	20 x 80	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood. Poor specimen. DO NOT PRESERVE
5237	17	Bigleaf Maple	24 x 80	Fair	Moderate & non-correctable defects	Partial crown due to crowding with medium to large deadwood to be removed. Average leaf size and annual twig growth.
5240	14, 12	Bigleaf Maple	30 x 75	Fair	Moderate & non-correctable defects	2 stems at 1' with partial 1/2 crown due to crowding. Below average leaf size and annual twig growth.
5241	12	Bigleaf Maple	20 x 75	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of large to fine deadwood to remove.
5242	13, 10	Bigleaf Maple	20 x 75	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of medium to large deadwood to remove.
5243	12	Bigleaf Maple	18 x 75	Fair	Major defects or problems	Partial 1/8 crown due to crowding with average leaf size and annual twig growth. Part of a dense group of trees. Large amount of large deadwood throughout crown. Poor specimen. DO NOT PRESERVE

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
5244	16	Bigleaf Maple	24 x 75	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood. Prune to improve structure if retained.
5245	13, 12	Bigleaf Maple	22 x 75	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood. Prune to improve structure if retained.
5246	16	Bigleaf Maple	22 x 85	Fair	Moderate & non-correctable defects	Partial 3/4 crown due to crowding with good leaf size and annual twig growth. Moderate amount of large deadwood to remove.
5247	24	Bigleaf Maple	60 x 80	Good	Moderate & non-correctable defects	Partial 2/3 crown due to crowding with good leaf size and annual twig growth. Some light deadwood to remove. Prune to improve structure if retained.
5248	15, 14	Bigleaf Maple	40 x 75	Fair	Moderate & non-correctable defects	2 stems at ground with partial crown due to crowding. Average leaf size and annual twig growth and some large deadwood to remove. Prune to improve structure if retained.
5249	15	Bigleaf Maple	30 x 70	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of medium to large deadwood to remove.
5250	16	Bigleaf Maple	35 x 70	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and twig growth. Moderate amount of medium to large deadwood to remove.
5251	12	Bigleaf Maple	25 x 70	Fair	Moderate & non-correctable defects	Partial 1/4 crown due to crowding with average leaf size and annual twig growth. Some light medium to fine deadwood.
5252	12	Bigleaf Maple	25 x 60	Fair	Moderate & non-correctable defects	Partial 3/4 crown due to crowding with good leaf size and annual twig growth. Moderate amount of large deadwood to remove.
5253	12	Bigleaf Maple	25 x 60	Fair	Moderate & non-correctable defects	Partial 2/3 crown due to crowding with good leaf size and annual twig growth. Some light deadwood to remove. Prune to improve structure if retained.
5254	12	Bigleaf Maple	20 x 70	Fair	Moderate & non-correctable defects	Partial 3/4 crown due to crowding with average leaf size and annual twig growth. Moderate amount of medium deadwood.
5255	16	Bigleaf Maple	24 x 70	Fair	Moderate & non-correctable defects	Partial 2/3 crown due to crowding. Moderate amount of medium to fine deadwood to remove.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
5256	14	Red Alder	25 x 70	Good	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average leaf size and annual twig growth. Light deadwood.
5257	16	Bigleaf Maple	40 x 70	Good	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood. Prune to improve structure if retained.
5258	12, 12, 6	Bigleaf Maple	25 x 70	Poor	Major defects or problems	3 stems at 1'. One stem dead and other has a small partial crown due to crowding. Average leaf size and annual twig growth. Prune to remove dead stem and improve structure.
5259	26	Bigleaf Maple	45 x 75	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Large swoop in lower trunk. Light amount of fine deadwood in lower crown.
5260	15, 10	Bigleaf Maple	22 x 90	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of medium to large deadwood to remove.
5261	14	Bigleaf Maple	20 x 90	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of medium to large deadwood to remove.
5262	14	Bigleaf Maple	18 x 75	Poor	Moderate & non-correctable defects	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to fine deadwood to remove.
5263	14	Bigleaf Maple	20 x 80	Fair	Moderate & non-correctable defects	Small full crown due to crowding with average leaf size and annual twig growth.
5264	13	Bigleaf Maple	18 x 80	Fair	Moderate & non-correctable defects	Small full crown due to crowding with average leaf size and annual twig growth.
5265	24, 22, 20, 12, 12, 10	Bigleaf Maple	30 x 90	Fair	Moderate & non-correctable defects	6 stems at ground from old stump with partial crown due to crowding. Average leaf size and annual twig growth with some medium to large deadwood. Prune to improve structure if retained.
5266	22, 18, 14	Bigleaf Maple	60 x 90	Good	Moderate & non-correctable defects	3 stems at ground with nearly full crown and average leaf size and annual twig growth. Moderate amount of large deadwood and large stubs. Prune to improve structure and remove deadwood.
5267	22, 8	Bigleaf Maple	30 x 90	Good	Moderate & non-correctable defects	2 stem as 3' with partial crown due to crowding. Average leaf size and annual twig growth. Prune to improve structure if retained.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
5268	20, 16	Bigleaf Maple	35 x 90	Good	Moderate & non-correctable defects	growth. Some medium deadwood to remove. Prune and inspect to improve structure if retained.
5269	16, 14	Bigleaf Maple	30 x 90	Good	Moderate & non-correctable defects	2 stems at 2' with partial crown due to crowding and good leaf size and annual twig growth. Some medium deadwood to remove. Prune and inspect to improve structure if retained.
5270	12	Red Alder	18 x 40	Fair	Moderate & non-correctable defects	Partial 1/2 very narrow crown due to crowding with average leaf size and below average annual twig growth. Some large deadwood in lower crown to remove.
5271 5272	24, 18	Bigleaf Maple	30 x 80	Good	Moderate & non-correctable defects	2 stems at ground, nearly full crown with good leaf size and annual twig growth. Some medium to large deadwood. Prune to improve structure if retained.
5273	18, 11	Bigleaf Maple	22 x 55	Fair	Moderate & non-correctable defects	2 stems at ground with partial 1/4 crown due to crowding. Good leaf size and annual twig growth. Remove smaller stem and prune to improve structure if retained.
5274	20, 18, 14	Bigleaf Maple	50 x 90	Good	Moderate & non-correctable defects	3 stems at 4.5' with partial crown due to crowding and average leaf and annual twig growth. Prune to improve structure if retained.
5275	15	Bigleaf Maple	20 x 90	Fair	Moderate & non-correctable defects	Partial 2/3 crown due to crowding with average twig growth. Large amount of fine deadwood. Prune to improve structure if retained.
5285	26, 12	Bigleaf Maple	30 x 90	Fair	Moderate & non-correctable defects	2 stems at 5' with partial crown due to crowding. Leans east at 7° with below average leaf and annual twig growth. Prune to improve structure if retained.
5286	16	Red Alder	20 x 65	Poor	Major defects or problems	Partial 1/3 crown due to crowding and leans to north at 15°. Poor leaf size and annual twig growth plus structural problems. Poor specimen. DO NOT PRESERVE
5287	15	Red Alder	18'	Dead	Hazard	Dead tree is a HAZARD REMOVE
5288	27	Bigleaf Maple	35 x 75	Good	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Swoop in trunk with moderate amount of medium to fine deadwood. Prune to improve structure if retained.
5289	13	Bigleaf Maple	18 x 75	Fair	Moderate & non-correctable defects	Small partial crown due to crowding with below average leaf size and annual twig growth. Moderate amount of medium to large deadwood to remove.
5290	17	Bigleaf Maple	30 x 60	Fair	Moderate & non-correctable defects	Partial crown due to crowding with below average annual twig growth. Moderate amount of medium to fine deadwood to remove. Leans to north at 20°.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
5291	12	Bigleaf Maple	24 x 45	Fair	Moderate & non-correctable defects	Subdominant tree with partial 1/8 crown due to crowding with below average leaf size and annual twig growth. Some deadwood.
5292	26	Bigleaf Maple	35 x 75	Good	Moderate & non-correctable defects	Nearly full asymmetric 7/8 crown due to crowding with average leaf size and annual twig growth. Some medium to fine deadwood. Prune to improve structure if retained.
5293	17	Bigleaf Maple	30 x 80	Fair	Few & minor or correctable defects	Partial 3/4 crown due to crowding with good leaf size and annual twig growth. Moderate amount of fine deadwood.
5294	16	Bigleaf Maple	40 x 75	Good	Few & minor or correctable defects	Partial 2/3 crown due to crowding with average twig growth. Some large deadwood to remove.
5295	16	Bigleaf Maple	22 x 75	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Swoop in trunk with moderate amount of medium to fine deadwood. Prune to improve structure if retained.
5296	22	Bigleaf Maple	28 x 75	Good	Few & minor or correctable defects	Full asymmetric crown due to crowding with average annual twig growth. Moderate amount of medium deadwood in lower crown. Prune to improve structure if retained.
5315	13	Bird Cherry	20 x 65	Poor	Major defects or problems	Partial 1/4 crown due to crowding with below average annual twig growth. Moderate amount of medium to fine deadwood. Crown is half defoliated. Poor specimen. DO NOT PRESERVE
5316	15, 13	Bird Cherry	35 x 75	Poor	Major defects or problems	2 stems at ground with partial 1/2 crown due to crowding. Average leaf size and annual twig growth and some large deadwood to remove. One stem mostly defoliated. Poor specimen. DO NOT PRESERVE
5317	24, 14	Bird Cherry	50 x 75	Good	Moderate & non-correctable defects	2 stems at 1' with partial 3/4 crown due to crowding and good leaf size and annual twig growth. Some medium to fine deadwood to remove. Prune to improve structure.
5318	17, 17	Bigleaf Maple	35 x 75	Fair	Major defects or problems	2 stems at 1' with partial 1/2 crown due to crowding. Average leaf size and annual twig growth. Large stem has cavity from 0' to 6', is hollow with internal decay. POTENTIAL HAZARD REMOVE
5322	14	Bird Cherry	20 x 60-	Poor	Major defects or problems	Partial 3/4 crown due to crowding with poor leaf size and annual twig growth. 80% defoliated. Poor specimen. DO NOT PRESERVE
5323	17	Bigleaf Maple	40 x 70	Good	Moderate & non-correctable defects	Partial 3/4 crown due to crowding with below average leaf size and annual twig growth. Moderate amount of medium deadwood. Prune to improve structure if retained.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
5324	12, 12	Bigleaf Maple	20 x 65	Fair	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with good leaf size and annual twig growth. Light fine deadwood.
5335	18	Bigleaf Maple	45 x 75	Fair	Moderate & non-correctable defects	Full asymmetric crown and having below average leaf size and annual twig growth. Large amount of medium to fine deadwood on west side of tree. Prune to improve structure if retained.
5336	12	Red Alder	18 x 80	Poor	Moderate & non-correctable defects	Small thin crown with below average leaf size and annual twig growth. Lots of fine deadwood throughout crown indicates declining health. May improve with care.
5337	13	Bird Cherry	20 x 80	Poor	Major defects or problems	Partial small crown due to crowding and nearly completely defoliated upper crown. Lots of medium to fine deadwood. Poor specimen. DO NOT PRESERVE
5338	12	Bird Cherry	25 x 75	Poor	Moderate & non-correctable defects	Partial 1/4 crown due to crowding with average leaf size and annual twig growth. Lots of medium to fine deadwood. May improve with care.
5339	12	Bird Cherry	20 x 60	Poor	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of deadwood on interior. May improve with care.
5340	17	Bird Cherry	45 x 80	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Light amount of fine deadwood.
5341	24	Bigleaf Maple	60 x 80	Good	Moderate & non-correctable defects	Partial 2/3 crown due to crowding with average twig growth. Light amount of fine deadwood. Prune to improve structure if retained.
5342	14	Bigleaf Maple	40 x 80	Good	Moderate & non-correctable defects	Partial 7/8 crown due to crowding with average leaf size and annual twig growth. Off balance to west and large amount of medium to fine deadwood. Prune to improve structure if retained.
5343	15	Red Alder	30 x 80	Good	Moderate & non-correctable defects	Partial asymmetric 3/4 crown due to crowding with good leaf size and annual twig growth. Some light fine deadwood in crown. Prune to improve structure if retained.
5370	20	Black Cottonwood	30 x 80	Good	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to large deadwood. Prune to improve structure if retained.
5371	21	Black Cottonwood	24 x 80	Good	Moderate & non-correctable defects	Partial 1/3 crown due to crowding with average annual twig growth. Moderate amount of medium to large deadwood. Prune to improve structure if retained.

West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
5372	16	Black Cottonwood	30 x 80	Fair	Moderate & non-correctable defects	Partial crown due to crowding with average annual twig growth. Moderate amount of deadwood on interior. Prune to improve structure if retained.
5373	18	Bird Cherry	30 x 80	Fair	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood. Top is defoliated indicating health issue. May improve with care. Prune to improve structure and remove deadwood if retained.
5374	24	Bird Cherry	30 x 65	Good	Moderate & non-correctable defects	Partial 1/2 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood. Top is defoliated indicating health issue. May improve with care. Prune to improve structure and remove deadwood if retained.
5375	20, 19, 12	Bird Cherry	45 x 80	Good	Moderate & non-correctable defects	3 stems at ground with partial 3/4 crown due to crowding with good leaf size and annual twig growth. Some fine deadwood and defoliation in upper crown. May improve with care. Prune to improve structure if retained.
5376	13	Bird Cherry	24 x 75	Fair	Moderate & non-correctable defects	Partial small asymmetrical crown due to crowding with average leaf size and annual twig growth. Some light deadwood.
5377	24	Bigleaf Maple	50 x 80	Fair	Moderate & non-correctable defects	Partial 2/3 crown due to crowding with below average leaf size and annual twig growth. Large amount of medium to large deadwood to remove. Prune to improve structure if retained.
5378	17	Bird Cherry	25 x 45	Fair	Major defects or problems	Partial crown due to crowding and leans south at 45°. Below average leaf and annual twig growth. Poor specimen. DO NOT PRESERVE
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West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
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West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
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West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
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West Linn Middle School Site - Revised Tree Assessment

Tree No.	Dia. Inches	Species	Crown Width/Ht in Feet	Health	Condition	Comments
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Note - Many of the trees have their trunks and lower crowns covered in English Ivy which may be obscuring defects in trees. Many areas also have dense English Ivy covering the ground and suppressing regeneration of native plants. Ivy removal from trees and ground surface is strongly recommended.



Memo

To: Rebecca Grant, Kate Barbaria, IBI
From: Tobin Cooley, P.E.
Date: February 25, 2021 (rev.4)
RE: West Linn Wilsonville new Middle School Noise

Noise from equipment, busses, operations, and after school sports at the new middle school have been analyzed with respect to the sound transmitted to adjacent neighborhoods. We have also measured the ambient sound levels at the closest residential receivers to establish a baseline understanding of the current neighborhood sound. Generally, sound from the new school will be at or below the neighborhood ambient sound levels, with the exception of momentary vehicle travel noise from Dollar Street to the site, and some short-term playfield noises such as whistles or cheering.

Summary of Noise Sources

The new middle school noise sources have been identified as:

1. Delivery trucks
2. School Busses
3. Garbage truck
4. Trash compactor
5. Generator
6. HVAC rooftop units
7. After school sports

Delivery Truck Frequency

Per the District, delivery truck frequency is as follows:

- Sysco tractor-trailer delivers once per week, typically on Wednesdays during school hours
- Box truck milk delivery once per week during school hours
- Recycling once per week, and garbage truck once per 2-3 weeks
- District shuttling of dry kitchen items in a box truck typically once per week during school hours

As a result of the once-per-week deliveries, truck noise will be present for a short time on specific days. The Sysco and garbage trucks are larger vehicles, whereas the other two vehicle sources are small box trucks with significantly lower sound levels.

Truck Sound Levels

While moving, a large tractor-trailer traveling on the property is approximately 75 dBA at a distance of 50', whereas a box truck is 62 dBA at 50'. At idle, a box truck is about 52 dBA at a distance of 50' and a large truck is 65 dBA at a distance of 50'. The calculated sound levels at the nearest neighbors are described as follows, for each delivery (note that noise is calculated only when on the school property, since vehicle noise on a public street is exempted).

4949 S. Macadam Ave
Suite 22
Portland, OR 97239
503-241-5255

600 Stewart Street
Suite 300
Seattle, WA 98101
206-223-1390

Sysco and Garbage Trucks

The larger trucks for deliveries and garbage removal enter the site along Dollar Street, and travel to the delivery dock or garbage area, which are located behind a 12' concrete wall. The trucks will create momentary noise at the property entry up to 65 dBA at the nearest receiver property line, then as they proceed along the school driveway will produce 55 dBA at the nearest receiver during the short time it takes to travel to the dock. The truck then parks behind the concrete barrier, which results in sound levels of 42 dBA or less at the nearest residential receiver.

Box Trucks

The box trucks also enter the site along the new Brandon Place connector either from Willamette falls drive or Dollar Street and will travel to the kitchen delivery dock. The trucks will create momentary noise at the entry up to 58 dBA at the nearest receiver property line, then as it proceeds along the school driveway will produce 42 dBA at the nearest receiver during travel to the delivery area. The truck then parks behind the concrete barrier, which results in sound levels of 38 dBA or less at the nearest residential receiver.

School Busses

The school busses arrive around 8:55 AM, drop students off, and leave the site. They then arrive again at 3:15 for pickup. The busses will enter the site at the main entrance along Dollar Street, and travel to the bus area on the North side of the new school. There is a strict no idling policy, so busses will be turned off (no noise) once at the loading area. The busses will create momentary noise at the entry up to 62 dBA at the nearest receiver property line, then as they proceed along the school driveway the sound levels can be up to 59 dBA with multiple busses along the driveway.

Trash Compaction

The trash compactor is typically run one time per day for less than 5 minutes. Since the compactor is located behind the concrete barrier at the loading dock, noise levels are expected to be less than 40 dBA at the nearest residences.

Generator

The generator is for emergency power outage use only. Testing of the generator will occur once per week for approximately one hour. Since the generator is behind a tall concrete wall and the generator includes a Level 2 sound reducing outdoor enclosure and critical sound grade muffler, the sound level at the nearest residence is calculated to be 61 dBA.

Rooftop HVAC Equipment

Noise from the HVAC rooftop equipment is calculated to be less than 48 dBA at the nearest residences. Barriers on the roof around the equipment as well sound reduction over distance significantly reduce the sound levels.

Playfield Sound from Sports

Playfield sound levels vary by sport and use, with typical anticipated average game noise predicted to be 45-50 dBA at the closest residences on Dollar Street, and short-term peaks from whistles or yelling being up to 60 dBA. The schedule of use is from after school until up to 10:00 PM, and includes weekends during the day until 10:00 PM as well. We reviewed a detailed sports activity log from 2018/2019 at Rosemont Ridge MS, which indicates a total use of 1523 hours during this school year period. The

primary concentration of use was from 4:00 PM to approximately 8:00-10:00 PM for school team practices.

Ambient Sound Levels in the Neighborhood

We measured the ambient sound levels along Dollar Street during typical weekday school hours. The sound levels are consistent with a typical quiet suburban neighborhood, with traffic noise along Willamette Falls Drive and neighborhood streets being the primary sources. Sound levels were in the range of 41 to 55 dBA during the measurement periods, with an average of 44 dBA.

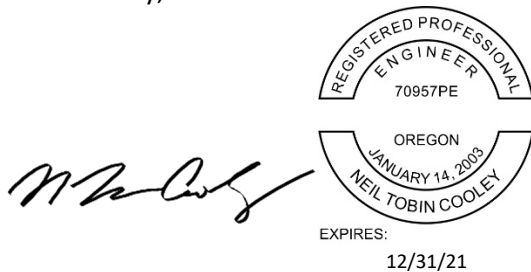
Discussion

Sound from moving and idling trucks and building service operations on the north side the building, such as trash compaction, will be greatly reduced as a result of the distance of the school roadway from Dollar Street (moving vehicles) and the concrete barrier at the loading area (idling vehicles and trash compactor). The loading area concrete wall is designed to reduce sound to the homes along Dollar Street by creating an acoustical “shadow zone”.

The rooftop HVAC equipment is similarly blocked from transfer to the neighborhood via surrounding barriers. With the exception of the brief initial travel of busses and trucks on to the property at the entry points, sound levels from the new middle school operations will be below current neighborhood ambient sound levels.

For after school and weekend sports activities on the playfield, the sound levels will be variable depending on the sport/use, from below ambient sound in the neighborhood to clearly audible whistles and shouting for short periods.

Please feel free to call or email me with any questions.
Tobin Cooley, P.E.



President, Listen Acoustics, Inc.