



City Council Agenda

Mayor
Christine Lundberg

City Council
Sean VanGordon, Ward 1
Hillary Wylie, Ward 2
Sheri Moore, Ward 3
Dave Ralston, Ward 4
Marilee Woodrow, Ward 5
Joe Pishioneri, Ward 6

City Manager:
Gino Grimaldi
City Recorder:
Amy Sowa 541.726.3700

City Hall
225 Fifth Street
Springfield, Oregon 97477
541.726.3700
Online at www.springfield-or.gov

The meeting location is wheelchair-accessible. For the hearing-impaired, an interpreter can be provided with 48 hours notice prior to the meeting. For meetings in the Council Meeting Room, a "Personal PA Receiver" for the hearing impaired is available. To arrange for these services, call 541.726.3700.

Meetings will end prior to 10:00 p.m. unless extended by a vote of the Council.

All proceedings before the City Council are recorded.

April 4, 2016

6:30 p.m. Work Session
Jesse Maine Room

*(Council work sessions are reserved for discussion between Council, staff and consultants;
therefore, Council will not receive public input during work sessions.
Opportunities for public input are given during all regular Council meetings)*

CALL TO ORDER

ROLL CALL - Mayor Lundberg ____, Councilors VanGordon ____, Wylie ____, Moore ____, Ralston ____, Woodrow ____, and Pishioneri ____.

- 1. 2016 HOME Project Proposal.
[Erin Fifield] (15 Minutes)

ADJOURNMENT

7:00 p.m. Regular Meeting
Council Meeting Room

CALL TO ORDER

ROLL CALL - Mayor Lundberg ____, Councilors VanGordon ____, Wylie ____, Moore ____, Ralston ____, Woodrow ____, and Pishioneri ____.

PLEDGE OF ALLEGIANCE

SPRINGFIELD UPBEAT

1. Mayor's Recognition
 - a. Child Abuse Prevention Month Proclamation.
[Mayor Lundberg] (05 Minutes)

CONSENT CALENDAR

2. Claims
3. Minutes
 - a. February 16, 2016 – Regular Meeting
 - b. February 22, 2016 – Work Session
 - c. March 21, 2016 – Regular Meeting
4. Resolutions
 - a. RESOLUTION NO. 1 – A RESOLUTION TO ACCEPT CITY PROJECT P21108-2; CITY HALL PLAZA RENOVATION.
5. Ordinances
6. Other Routine Matters
 - a. Authorize the City Manager to Execute a Purchase and Sale Agreement with John and Christa Brombaugh, Trustees of the John and Christa Brombaugh Revocable Trust for Property Located at 17-03-34-41-00800.

MOTION: APPROVE/REJECT THE CONSENT CALENDAR

ITEMS REMOVED FROM THE CONSENT CALENDAR

PUBLIC HEARINGS - Please limit comments to 3 minutes. Request to speak cards are available at both entrances. Please present cards to City Recorder. Speakers may not yield their time to others.

1. Annexation of Territory to the City of Springfield – Annex 0.93 Acres of Property Located at 597 and 687 Aspen Street, Springfield.
[Andy Limbird] (15 Minutes)

ORDINANCE NO. 1 – AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF SPRINGFIELD, AND WILLAMALANE PARK AND RECREATION DISTRICT; AND WITHDRAWING THE SAME TERRITORY FROM THE RAINBOW WATER AND FIRE DISTRICT AND DECLARING AN EMERGENCY.

MOTION: ADOPT/NOT ADOPT ORDINANCE NO. 1.

2. Amend the Springfield Development Code to Regulate the Time, Place and Manner by which Land and Buildings may be used to Produce, Process, Sell Wholesale and Sell Retail Recreational Marijuana and Recreational Marijuana Products.
[Greg Mott/Jim Donovan] (30 Minutes)

ORDINANCE NO. 2 – AN ORDINANCE AMENDING THE SPRINGFIELD DEVELOPMENT CODE SECTION 3.2-310 AND 3.2-410 ADDING VARIOUS RECREATONAL MARIJUANA BUSINESSES TO SPECIFIC COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS; SECTION 4.7-177 ADDING DEVELOPMENT STANDARDS APPLICABLE TO RECREATIONAL MARIJUANA BUSINESSES; SECTIONS 3.2-210, 3.2-415, 3.2-610, AND 3.4-255 PROHIBITING RECREATIONAL MARIJUANA BUSINESSES; SECTION 6.1-110 ADDING APPLICABLE DEFINITONS; ADOPTING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

NO ACTION REQUESTED. FIRST READING ONLY.

3. Licensing Fee for Recreational Marijuana Businesses.
[Mary Bridget Smith] (10 Minutes)

RESOLUTION NO. 2 – A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SPRINGFIELD AMENDING THE MASTER FEES AND CHARGES SCHEDULE AS ESTABLISHED BY THE SPRINGFIELD MUNICIPAL CODE TO INCLUDE BUSINESS LICENSE FEES FOR RETAIL AND NON-RETAIL RECREATIONAL MARIJUANA BUSINESSES.

MOTION: ADOPT/NOT ADOPT RESOLUTION NO. 2.

4. Liquor License Endorsements for the Renewal Period of 2016-2017.
[Sophia Seban] (10 Minutes)

MOTION: 1. GRANT; 2. NO RECOMMENDATIONS; 3. DO NOT GRANT UNLESS (APPLICANT DEMONSTRATES COMMITMENT TO OVERCOME LISTED CONCERNS); OR 4. DENY THE LIQUOR LICENSE ENDORSEMENTS FOR THE RENEWAL PERIOD OF 2016-2017.

BUSINESS FROM THE AUDIENCE - **Limited to 20 minutes. Please limit comments to 3 minutes. Request to Speak cards are available at both entrances. Please present cards to City Recorder. Speakers may not yield their time to others.**

COUNCIL RESPONSE

CORRESPONDENCE AND PETITIONS

BIDS

ORDINANCES

1. An Ordinance Amending Chapter 6, Vehicles and Traffic, Adding Section 6.112 to the Springfield Municipal Code, Unlawful Transfer on Vehicular Portion of the Right-of-Way.
[Tim Doney/Mary Bridget Smith] (15 Minutes)

ORDINANCE NO. 3 – AN ORDINANCE AMENDING CHAPTER 6, VEHICLES AND TRAFFIC, ADDING SECTION 6.112 TO THE SPRINGFIELD MUNICIPAL CODE, UNLAWFUL TRANSFER ON VEHICULAR PORTION OF THE RIGHT-OF-WAY.

MOTION: ADOPT/NOT ADOPT ORDINANCE NO. 3.

BUSINESS FROM THE CITY COUNCIL

1. Committee Appointments
2. Business from Council
 - a. Committee Reports
 - b. Other Business

BUSINESS FROM THE CITY MANAGER

1. Strategizing for Long-Term Fiscal Health.
[Bob Duey] (05 Minutes)

MOTION: ADOPT UPDATED VERSIONS OF THREE CITY FINANCIAL POLICIES THAT INCLUDE A RESERVE POLICY, A REVENUE POLICY AND AN ACCOUNTING, AUDIT AND FINANCIAL REPORTING POLICY.

2. Other Business

BUSINESS FROM THE CITY ATTORNEY

ADJOURNMENT

AGENDA ITEM SUMMARY**SPRINGFIELD
CITY COUNCIL****Meeting Date:** 4/4/2016
Meeting Type: Work Session
Staff Contact/Dept.: Erin Fifield/DPW
Staff Phone No: 541-726-2302
Estimated Time: 15 min
Council Goals: Encourage Economic Development and Revitalization through Community Partnerships

ITEM TITLE: 2016 HOME PROJECT PROPOSAL

ACTION REQUESTED: Discuss and approve the use of Federal HOME funds for St. Vincent de Paul's Main on Main proposal for new construction of a new 35-unit affordable housing development at 10th and Main St.

ISSUE STATEMENT: The Eugene-Springfield HOME Consortium's 2016 Housing Request for Proposals (RFP) received four applications for affordable housing development and acquisition, one of which is in Springfield. This application was reviewed by an Evaluation Committee, which recommended the proposal for allocation. Springfield City Council is being asked for their approval of the project moving forward. The Intergovernmental Governing Board will make the final decisions for use of HOME funds based on the decisions of the Evaluation Committee and respective City Councils.

ATTACHMENTS: ATT1: CBM HOME PROJECT PROPOSAL

**DISCUSSION/
FINANCIAL
IMPACT:** Springfield has about \$700,000 in HOME funds available to allocate. Through the 2016 HOME RFP, the Consortium received one proposal for a project in Springfield. This proposal was from St. Vincent de Paul to build 35 new affordable housing units at 10th and Main St, next to the Afiya apartments. St. Vincent de Paul is requesting \$600,000 in HOME funds.

MEMORANDUM

City of Springfield

Date: 4/4/2016**To:** Gino Grimaldi**COUNCIL****From:** Anette Spickard, DPW Director
Erin Fifield, Community Development Analyst**BRIEFING****Subject:** 2016 HOME Project Proposals**MEMORANDUM****ISSUE:**

The Eugene-Springfield HOME Consortium's 2016 Housing Request for Proposals (RFP) received four applications for affordable housing development and acquisition, one of which is in Springfield. This application was reviewed by an Evaluation Committee, which recommended the proposal for allocation. Springfield City Council is being asked for their approval of the project moving forward. The Intergovernmental Governing Board will make the final decisions for use of HOME funds based on the decisions of the Evaluation Committee and respective City Councils.

COUNCIL GOALS/**MANDATE:**

Encourage Economic Development and Revitalization through Community Partnerships

BACKGROUND:

The HOME Investment Partnership (HOME) Program is a federal program administered by the U.S. Department of Housing and Urban Development (HUD) to expand affordable housing opportunities for low-income persons. Since 1992, the cities of Eugene and Springfield have received the federal HOME funding allocation as a unified HOME Consortium, with a targeted percentage of funds to be awarded to each jurisdiction.

Each year, the Eugene-Springfield HOME Consortium receives approximately \$1 million to put toward affordable housing acquisition and development. As in years past, there are additional prior year funds available for allocation. For Springfield, approximately \$700,000 is available to be allocated.

As a result of the HOME Consortium restructure in 2015, HOME Consortium funds for use in Springfield are now being administered by Eugene as the Lead Agency. This is the second year that Eugene and Springfield released the Housing RFP together. The HOME Consortium received four proposals for this RFP: one proposal for new development in Springfield, one proposal for new development in Eugene, and two proposals for acquisition-rehabilitation in Eugene.

Under the HOME Consortium IGA, the RFP applications are first reviewed by an Evaluation Committee. The committee scores each proposal, and makes a recommendation as to whether each Project is suitable for funding. The proposals in each jurisdiction also go to each City Council for their recommendation. Final funding decisions and project prioritization are made by the HOME Consortium Governing Board, which considers the recommendations from both the Evaluation Committee and the City Councils.

2016 HOME Request for Proposals:

The HOME Consortium Evaluation Committee is made up of City of Springfield Councilor VanGordon, City of Eugene Councilor Pryor, CDAC member Mike Heckerd, and Leah Callahan, a real estate analyst at Duncan and Brown. They met on March 9th and March 15th to discuss the proposals. All four proposals were deemed “Acceptable” and were recommended for funding by the Evaluation Committee.

The Governing Board is composed of the Eugene and Springfield Mayors, one Springfield City Councilor, and one Eugene City Councilor, the latter two of which are also on the Evaluation Committee. The Governing Board is scheduled to meet and approve funding allocations on May 2, 2016. As there is still prior year funding available for each jurisdiction, the proposals do not have to compete against each other for funds. Instead, the Governing Board – made up of each City Council can decide whether to use part of their prior year allocation of funds toward their respective proposed project.

Summary of St. Vincent de Paul (SVDP)’s Main on Main proposal:

- Location is at 1062 and 1072 Main Street, right next to Afiya Apartments.
- SVDP is requesting \$600,000 in HOME funds (plus an additional \$15,000 estimated for staff costs)
- The project is for construction of 35 new units of affordable housing, including 7 units for individuals with a developmental disability. A 9-unit apartment building will be demolished, and all current residents will be permanently relocated.
- The project will be a four-story building consisting of 35 one bedroom units and community spaces. There will be 1 ADA unit on each floor.
- This is a collaboration between Springfield Church of the Brethren, Brethren Community Services, Mainstream Housing Incorporated, and SVDP
- Income restrictions for tenants will be set at the following limits:
 - 35 units with income limits at 50% AMI (area median income)
 - 7 rental assistance vouchers are available to ensure 7 units will pay only 30% of their income in rent
- The location is next to an LTD bus stop options, near Downtown Springfield, jobs, commercial areas, and schools.
- SVDP and Mainstream Housing will coordinate services related to tenant screening, leasing, move-in, case management for those tenants with a developmental disability, and the Residential Service program on the property.
- SVDP is an experienced owner of affordable housing.

Project costs include demolition and new construction. SVDP plans to apply for tax credits and additional funding through Oregon Housing and Community Services (OHCS). Additionally, a community member has bequeathed \$50,000 to Brethren Community Services specifically for the development of affordable housing at this site.

For the nine tenants that will need to be relocated due to demolition of the building, rental assistance will be provided by SVDP, as required by HUD.

Total project costs:	\$7,453,817
SVDP requested HOME funds:	\$ 600,000 (8% of total cost)
Other resources:	\$6,853,817
Staff delivery costs:	\$ 15,000

The application is available for Council review.

RECOMMENDED ACTION: Discuss and approve the use of Federal HOME funds for St. Vincent de Paul's Main on Main proposal for new construction of a new 35-unit affordable housing development at 10th and Main St.

Child Abuse Prevention Month Proclamation

Protecting Children Is Everyone's Business: Get Involved!

Whereas, the public cares deeply about child abuse, and a majority report that child abuse is a very important moral issue to them;

Whereas, preventing child abuse and neglect is a community problem that depends on involvement among people throughout the community.

Whereas, child abuse and neglect not only directly harm children, but also increases the likelihood of long-term physical and mental health problems, alcohol and substance abuse, continued family violence and criminal behavior;

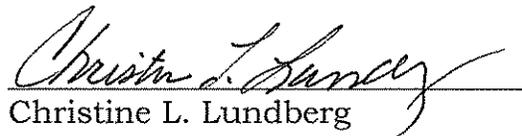
Whereas, child maltreatment occurs when people find themselves in stressful situations, without community resources, and don't know how to cope;

Whereas, child abuse and neglect can be reduced by making sure each family has the support they need in raising their children in a safe, nurturing environment;

Whereas, effective child abuse prevention programs succeed because of partnerships created among social service agencies, schools, faith communities, civic organizations, law enforcement agencies and the business community;

Therefore, I do hereby proclaim April as Child Abuse Prevention Month and call upon all citizens, community agencies, faith groups, medical facilities, and businesses to increase their participation in our efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.




Christine L. Lundberg
Mayor

AGENDA ITEM SUMMARY

Meeting Date: 4/4/2016
Meeting Type: Regular Meeting
Staff Contact/Dept.: Amy Sowa
Staff Phone No: 541-726-3700
Estimated Time: Consent Calendar
Council Goals: Mandate

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE:COUNCIL MINUTES

ACTION**REQUESTED:** By motion, approval of the attached minutes.

ISSUE**STATEMENT:** The attached minutes are submitted for Council approval.

ATTACHMENTS:

Minutes:

- a. February 16, 2016 – Regular Meeting
 - b. February 22, 2016 – Work Session
 - c. March 21, 2016 – Regular Meeting
-

**DISCUSSION/
FINANCIAL
IMPACT:**None.

City of Springfield
Regular Meeting

MINUTES OF THE REGULAR MEETING OF
THE SPRINGFIELD CITY COUNCIL HELD
TUESDAY FEBRUARY 16, 2016

The City of Springfield Council met in regular session in the Council Chambers, 225 Fifth Street, Springfield, Oregon, on Tuesday, February 16, 2016 at 7:00 p.m., with Mayor Lundberg presiding.

ATTENDANCE

Present were Mayor Lundberg and Councilors VanGordon, Wylie, Moore, Ralston, Woodrow and Pishioneri. Also present were City Manager Gino Grimaldi, Assistant City Manager Jeff Towery, City Attorney Mary Bridget Smith, City Recorder Amy Sowa and members of the staff.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Lundberg.

SPRINGFIELD UPBEAT

CONSENT CALENDAR

1. Claims

- a. Approval of the January 2016, Disbursements for Approval.

2. Minutes

- a. February 1, 2016 – Regular Meeting

3. Resolutions

- a. RESOLUTION NO. 2016-02 – A RESOLUTION TO ACCEPT CITY PROJECT P31024; OSPREY PARK PUBLIC IMPROVEMENT PROJECT (PIP), RAINBOW BOULEVARD.

4. Ordinances

- a. ORDINANCE NO. 6344 – AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF SPRINGFIELD, AND WILLAMALANE PARK AND RECREATION DISTRICT; AND WITHDRAWING THE SAME TERRITORY FROM THE WILLAKENZIE RURAL FIRE PROTECTION DISTRICT.

5. Other Routine Matters

- a. Authorize City Manager to Negotiate and Execute a Contract with PacificSource Health Plans, in the Amount of \$905,000 to Provide 2016 Third Party Administrative Services for City Self-funded Medical/Rx/Vision Insurance.
- b. Approval of Liquor License Application for Nails Now, Located at 3000 Gateway Street, Suite 804, Springfield, Oregon.

- c. Approval of Liquor License Application for Hayden Bridge Tap House, Located at 1910 Marcola Road, Springfield, Oregon.
- d. Authorize City Manager to Sign a Contract Amendment with Life Flight Network, Inc. for Critical Care Ambulance Transports in ASA #5 Extending the Current Agreement for Three Months.

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR VANGORDON TO APPROVE THE CONSENT CALENDAR. THE MOTION PASSED WITH A VOTE OF 6 FOR AND 0 AGAINST.

ITEMS REMOVED

PUBLIC HEARINGS - Please limit comments to 3 minutes. Request to speak cards are available at both entrances. Please present cards to City Recorder. Speakers may not yield their time to others.

1. Adoption of Amended Stormwater System Development Charge Project List.

RESOLUTION NO. 2016-03 – A RESOLUTION OF THE CITY OF SPRINGFIELD COUNCIL ADOPTING A REVISED LIST OF CAPITAL IMPROVEMENTS TO BE FUNDED BY STORMWATER SYSTEMS DEVELOPMENT CHARGES.

Ken Vogeney, Emergency Management Manager, presented the staff report on this item.

On April 19, 2010, the Council adopted Resolution No. 10-17, which adopted the City's current Stormwater SDC Project List. At that time, the City had not identified the existing and potential stormwater public outfall locations to the Willamette River to support redevelopment of Glenwood. On September 8, 2015, Council adopted Ordinance No. 6341 amending the Metro Plan and PFSP to add three potential public stormwater outfall locations in Glenwood. Staff proposes that these three potential outfall projects be added to the Stormwater SDC Project List so that they will be eligible for Stormwater Improvement SDC funding when they are constructed.

In addition to the three potential stormwater outfall projects, staff has identified three existing public stormwater outfalls that would likely need to be modified to support redevelopment in Glenwood. Staff recommends adding these three outfall improvement projects to the Stormwater SDC Project List as well.

Adding these six projects does increase the maximum rate that the City could collect for Stormwater Improvement SDCs. The potential Stormwater Improvement SDC rate increase from adding these six projects to the Project List is \$0.00646 per square foot of impervious surface when applying the current Stormwater SDC Methodology. For a typical single family lot with 2,700 square feet of impervious area, the additional Stormwater Improvement SDC would be \$17.44. Staff recommends that the Stormwater Improvement SDC rate not be adjusted at this time to reflect the addition of these outfall projects.

A notice concerning the proposed additions to the Project List and advising of the public hearing was mailed to all parties listed on the City's SDC Interested Parties List on January 14, 2016.

Mayor Lundberg opened the public hearing.

No one appeared to speak.

Mayor Lundberg closed the public hearing.

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR WYLIE TO APPROVE RESOLUTION NO. 2016-03. THE MOTION PASSED WITH A VOTE OF 6 FOR AND 0 AGAINST.

BUSINESS FROM THE AUDIENCE

1. Mark Cosby, Marcola, OR. Mr. Cosby said he was interested in the article in the Register Guard regarding panhandling. He referred to the Preamble of the Constitution and said he saw now difference between those filling the boot for charities and others getting money. If you are going to commit to prohibiting one, in all fairness it should apply to everyone. The Fire Department could go into a parking lot (for the Fill the Boot campaign). He is pro-officer and pro-fire department, but has seen an imbalance between the public and private sector.

COUNCIL RESPONSE

CORRESPONDENCE AND PETITIONS

1. Correspondence from Springfield Public Schools Regarding the 2016 Springfield Cesar Chavez Celebration.

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR WYLIE TO ACCEPT THE CORRESPONDENCE FOR FILING. THE MOTION PASSED WITH A VOTE OF 6 FOR AND 0 AGAINST.

BIDS

ORDINANCES

BUSINESS FROM THE CITY COUNCIL

1. Committee Appointments
2. Business from Council
 - a. Committee Reports
 - i. Councilor Moore said she attended the Blacks in Government dinner a week ago. Dr. Dexter Gordon was a great speaker and it was a very nice event.

Councilor Pishioneri said he was pleased to be able to give the welcome for the dinner.
 - ii. Councilor Wylie asked for a report on the United Front trip to Washington DC.

Mayor Lundberg said the meeting with the NOAA (National Oceanic and Atmospheric Administration) did not go well. They are proposing rules regarding steelhead and salmon

which would severely impact Springfield and other communities near a river. A proposed development would have some level of uncertainty because the Department of Fish and Wildlife (DFW) has not set the rules. They did not speak directly to them, but had the Federal Emergency Management Agency (FEMA) and Department of Land Conservation and Development (DLCD) talk to them. The regional person said their goal is to restrict development. This is a big concern and they didn't feel they had a good voice at that meeting. Our staff is working diligently on that issue as are other jurisdictions.

Mayor Lundberg also reported that they have been working to get Glenwood called Springfield for the purpose of the post office and zip code. The postal service did offer an alternative to allow Glenwood residents to go by either Eugene or Springfield and to have one zip code of 97403. One issue is that if there is a street name in both Glenwood and Eugene it could be confusing. The postal service was more congenial, but made no promises.

Mayor Lundberg said they met and talked about the Investing in Manufacturing Communities Partnership (IMCP) Program with both Federal and State representatives. She said Charlie Brash was very excited about the food sector and advanced wood products and talked about buildings with cross laminated timber (CLT). At this time, Riddle has the only mill in the country that produces CLT which means our region could be the premier CLT producer in the country or the world at large. They met with Senator Wyden and representatives from Oregon State University, University of Oregon, and Springfield Public Schools (Sue Rieke-Smith) about how we could use our forests in an environmental way and produce a product that could be shipped out of state. It was a very good meeting.

- iii. Councilor Pishioneri reported on the Metropolitan Wastewater Management Commission (MWMC) meeting. He said they were authorized to pay off revenue bonds early, causing a substantial debt reduction. They will also refinance at 2% for 10 years, rather than 20. Doing these things will bring down the reserves, but they will still remain healthy. The savings could result in keeping rates flat. Three new videos which targeted families and young people were developed regarding MWMC. The videos will be on all agency websites, and on air as a public service announcement (PSA). Shawn Krueger was hired as the pre-treatment supervisor.
- iv. Councilor Woodrow said she had the opportunity to attend the kick-off for the new building at the Child Center. They have been in existence since 1971 and are a vital resource in the community. They are expanding to help more families and children. They have a dedicated staff who are caring and concerned for everyone they work with. It is a regional resource.

Councilor Wylie said she used to work with the Child Center when she was director of Willamette Family. They are a wonderful resource for parents with very challenging children and we are fortunate to have this resource available.

b. Other Business

BUSINESS FROM THE CITY MANAGER

BUSINESS FROM THE CITY ATTORNEY

ADJOURNMENT

The meeting was adjourned 7:17 p.m.

Minutes Recorder Amy Sowa

Christine L. Lundberg
Mayor

Attest:

City Recorder

MINUTES OF THE WORK SESSION MEETING OF
THE SPRINGFIELD CITY COUNCIL HELD
MONDAY FEBRUARY 22, 2016

The City of Springfield Council met in a work session in the Jesse Maine Meeting Room, 225 Fifth Street, Springfield, Oregon, on Monday February 22, 2016 at 5:30 p.m., with Mayor Lundberg presiding.

ATTENDANCE

Present were Mayor Lundberg and Councilors VanGordon, Wylie, Moore, Ralston, Woodrow and Pishioneri. Also present were City Manager Gino Grimaldi, Assistant City Manager Jeff Towery, City Attorney Mary Bridget Smith, City Recorder Amy Sowa and members of the staff.

1. Historic Commission Interviews.

Mark McCaffery, Planner, presented the staff report on this item.

There are four vacancies on the seven-member Historic Commission as a result of two term expirations and two resignations. After a 3-month recruitment period that closed on February 8, 2016, the Department received applications from Kristina Koenig and Mackenzie Karp.

The vacancies on the Historic Commission are a result of term expirations for Commissioners Dannie Helm and Kuri Gill, and the resignation of Commissioners Vincent Martorello and Kerry Barbero.

Qualifications for membership on the Historic Commission include expertise in the fields of architecture, history, architectural history, planning, or archeology; residency within the Metro Plan boundaries; or as residents, electors, or property owners within Springfield. In addition, the Council shall solicit recommendations for appointment from Willamalane and School District #19 (Municipal Code Section 2.502). The School District declined to recommend appointees to fill these vacancies; Willamalane recommended applicant Kristina Koenig to fill the vacancy created by Commissioner Martorello's resignation. Ms. Koenig has a Master's degree in Architecture and Community and Regional Planning, is a resident of Springfield and is employed by Willamalane. Ms. Karp has a Master's degree in Architectural History, resides in Eugene and is employed by NEDCO in Downtown Springfield.

State and Federal funding of the City's historic preservation activities stipulate that a majority of the Commissioners have professional qualifications in a field related to historic preservation. Two current members and both applicants possess these qualifications and also meet or partially meet the qualifications and standards set forth by the National Park Service regarding commissions.

Springfield Municipal Code Section 2.506 states that any vacancy shall be filled for the unexpired portion of the term of the member creating the vacancy, and Section 2.504 states that appointed members shall hold office for four years with the terms staggered to provide overlapping and continuity. The candidate appointed for a first term is eligible to serve for four years beginning on the date of appointment by City Council, currently scheduled for March 7, 2016. The candidate appointed to fill Commissioner Martorello's vacancy is eligible to serve the remaining portion of this term, which expires on February 2, 2018.

Mr. McAffery introduced himself to the Council and said he was the new staff liaison to the Historic Commission.

Councilor Ralston asked if the City was still continuing to recruit since only two applicants had applied for four positions.

Mr. McCaffery said they would re-open the process once this process was complete.

The Council introduced themselves and interviewed the applicants: Kristina Koenig and Mackenzie Karp.

1. Describe your professional and personal experience as it relates to your desire to become a Historic Commissioner. (Councilor Wylie)
2. What is it about Springfield's history that interests you most? (Councilor Ralston)
3. Have you attended a Historic Commission meeting? If so, what were your impressions? (Councilor Pishioneri)
4. Why are you interested in serving on the Historic Commission? (Councilor Woodrow)
5. Describe your familiarity with the City's historic resources. (Councilor VanGordon)
6. What initiatives are you interested in working on if you are appointed as a Commissioner? (Councilor Moore)

Ms. Koenig asked the Council what they want to see and receive from the Historic Commission members.

Ms. Karp asked what the Council had as a general vision for the Historic Commission.

Council responded to their questions.

The Council discussed the qualifications of the applicants and decided to appoint both applicants.

2. Proposed Format and Process for City Manager Evaluation.

Greta Utecht, Human Resources Director, presented the staff report on this item.

The City Manager's evaluation is due and staff proposes that the new form be used by Council and the Mayor this year. It does not require raters to write long narrative review statements, but provides for individual comments should the rater wish to provide them. It attempts to address most, if not all, dimensions of a City Manager's responsibilities. However, there are additional spaces on the form in order that Council might add any additional indicators they believe are missing.

After review and discussion of the form itself, and assuming Council is supportive of its use, staff will finalize it and redistribute it to Council and Mayor, who will have 2 weeks to complete it. Upon receiving all completed evaluation forms from Council, the Human Resources director will tabulate the scores and summarize all comments on one master document. In the meantime, the City Manager will complete his own self-evaluation, using the form and providing a narrative statement in response to Question 1 on page 6 of the form.

In an executive session on April 18, the City Council and Mayor will discuss the City Manager's performance. On that same evening in regular session, the Human Resources manager will present information regarding city manager compensation to the Mayor and Council for their deliberation.

Councilor Woodrow asked where they might be able to add future goals or expectations.

Ms. Utecht noted there was a place on the last page. She will reformat it so it is clear which part is for the Council to fill out and which part is for the City manager to fill out.

Councilor Woodrow said sometimes the goals and expectations come out of the full environment of the CMO and another staff member. She asked if there was a place to identify that.

Ms. Utecht said there is a section on the last page under "City Manager's Self-Evaluation" for the Council to fill out. She will reformat this page so questions #2 and #3 are at the end of the Mayor and Council portion of the evaluation, and #1 thru #5 are at the end of the City Manager's self-evaluation.

Councilor Woodrow said there are times when their goal for the City Manager also involves the City Manager's Office (CMO) and other staff. She asked if there was a place to incorporate that piece.

Ms. Utecht said Question #4 under Element D asks if the CMO is effective and meeting the community needs. She said they could add another element or another question in that section. If the departments aren't responding it reflects on the City Manager. Element D would be their opportunity to include additional comments about how the CMO or other departments, in general work together to meet the goals established.

Councilor Ralston said he liked the format and felt it covered all of the areas. If the Council has a particular goal, they could write them in the blank spaces in Section A.

Ms. Utecht said that was a great idea

Councilor Pishioneri asked if the ratings were looked at individually or holistically per element.

Ms. Utecht explained how she would compile the ratings to provide average scores per item and overall. It will not include names, but only scores. She gave an example. There is another 360 evaluation that will also be used by staff. Council will see those scores as well.

Councilor Moore asked for clarification on Question 1 under Element B.

Ms. Utecht said part of career development and growth is to have staff present to the Council. If there is an issue that comes up, the City Manager would work to build a good relationship between staff and the Council so they could be more effective.

Mr. Grimaldi said he sees it differently. The Mayor and Council set the policies for the City and staff supports those policies. In order to accomplish Council's goals and objectives, staff needs to work as a team.

Councilor asked about Question 7 in Element E, "Professional Leadership: Seeks roles in local and regional organizations". She is thinking that many of the staff are involved in regional organizations

because it's not possible for the City Manager to do it all. She asked if it could be restated that it is not just him personally.

Councilor Wylie said there has been a formal goal for the City Manager to be involved in civic activities. She did not want to lose that aspect.

Councilor Pishioneri said he wants to know what the City Manager is involved with, so feels this question is appropriate. It is also important to note that other staff are involved. Both deserve ratings.

Councilor Moore said she felt Questions 1 and 2 under Element F: External Stakeholder Relations referred to Councilor Wylie's concern.

Following further discussion, it was decided to make the following changes:

- Element E: Change #7 to "Seeks visible leadership roles in local and regional organizations on behalf of the City". (focused on the City Manager)
- Element E: Add #9 "Supports staff in their endeavors in organizational leadership activities"

Councilor VanGordon asked if they could consider flipping the scoring so the higher number is 5. He referred to the definitions at the bottom of page 1 and said they would need to collectively discuss the results. He is not sure why the results are anonymous, and he is fine listing his name.

Councilor Moore said she would prefer to leave it anonymous in case there are concerns with future City Manager's.

Ms. Utecht said the Councilors could let Gino know individually what they said if they wanted him to know.

Councilor VanGordon asked if they could move the two questions from Element G to Element B. He asked if the Council could get the results from the 360 evaluations before they start their evaluations.

Ms. Utecht said doing that would push the evaluation date several weeks out.

Councilor Pishioneri said he would also like to see the City Manager's self-evaluation prior to doing their evaluation.

Ms. Utecht said she could get it out to staff, calculate the results, and send it out to the Mayor and Council with the revised form around March 16. She will send out the form and they can start working on it. She will get the results of the 360 to Council before they submit their results. The City Manager could finish his self-evaluation in narrative form by mid-March.

Mayor Lundberg said the goals will come from the evaluation. Somewhere they have to decide what to evaluate next year and set the groundwork for what they want worked on.

Councilor Wylie said often the evaluation stems from the job description.

Mr. Grimaldi said the elements that have been developed outline what he needs to be doing.

ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

Minutes Recorder – Amy Sowa

Christine L. Lundberg
Mayor

Attest:

Amy Sowa
City Recorder

City of Springfield
Regular Meeting

MINUTES OF THE REGULAR MEETING OF
THE SPRINGFIELD CITY COUNCIL HELD
MONDAY MARCH 21, 2016

The City of Springfield Council met in regular session in the Council Chambers, 225 Fifth Street, Springfield, Oregon, on Monday, March 21, 2016 at 7:00 p.m., with Mayor Lundberg presiding.

ATTENDANCE

Present were Mayor Lundberg and Councilors VanGordon, Moore, Ralston, Woodrow and Pishioneri. Also present were City Manager Gino Grimaldi, Assistant City Manager Jeff Towery, City Attorney Mary Bridget Smith, City Recorder Amy Sowa and members of the staff.

Councilor Wylie was absent (excused).

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Lundberg.

SPRINGFIELD UPBEAT

CONSENT CALENDAR

1. Claims

- a. Approval of February 2016, Disbursements for Approval.

2. Minutes

- a. February 8, 2016 – Work Session
- b. February 16, 2016 – Work Session

3. Resolutions

4. Ordinances

- a. ORDINANCE NO. 6345 – AN ORDINANCE AMENDING THE SPRINGFIELD MUNICIPAL CODE SECTION 5.300 REGARDING SALE AND DISTRIBUTION OF TOBACCO, TOBACCO PRODUCTS, AND INHALANT DELIVERY SYSTEMS TO MINORS.
- b. ORDINANCE NO. 6346 – AN ORDINANCE AMENDING THE SPRINGFIELD MUNICIPAL CODE SECTION 7.450 and 7.452 REGARDING TOBACCO AND INHALANT DELIVERY SYSTEM VENDING.
- c. ORDINANCE NO. 6347 – AN ORDINANCE AMENDING CHAPTER 5, “PUBLIC PROTECTION” SECTION 5.104 “MISDEMEANORS AND VIOLATIONS – STATE STATUTES ADOPTED” OF THE SPRINGFIELD MUNICIPAL CODE (SMC) TO ADOPT BY REFERENCE, OREGON REVISED STATUTES (ORS) CHAPTERS 161, 162, 163, 164, 165, 166, 167, 181, 471, 475 AND ORS 480.110 TO 480.160 THEREBY ADOPTING STATE ORS CRIMINAL STATUTES.

- d. ORDINANCE NO. 6348 – AN ORDINANCE AMENDING CHAPTER 2, “GOVERNMENT AND ADMINISTRATION” SECTION 2.005 “TERRITORY - WARDS” OF THE SPRINGFIELD MUNICIPAL CODE (SMC) TO ADOPT LEGISLATIVE CHANGES REGARDING SIZE OF PRECINCTS

5. Other Routine Matters

- a. Allow Construction Activities Outside of the Hours of 7am and 6pm, in Order to Complete Construction Activities in Association with the Repair of a Leaking Water Service at 3693 East Game Farm Road.
- b. Approve the Amendments to the Budget Committee Bylaws.

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR VANGORDON TO APPROVE THE CONSENT CALENDAR. THE MOTION PASSED WITH A VOTE OF 5 FOR AND 0 AGAINST (1 ABSENT – WYLIE).

ITEMS REMOVED

PUBLIC HEARINGS - Please limit comments to 3 minutes. Request to speak cards are available at both entrances. Please present cards to City Recorder. Speakers may not yield their time to others.

1. Amend the Springfield Development Code to Regulate the Time, Place and Manner by Which Land and Buildings may be Used to Produce, Process, Sell Wholesale and Sell Retail Recreational Marijuana and Recreational Marijuana Products.

ORDINANCE NO. 5 – AN ORDINANCE AMENDING THE SPRINGFIELD DEVELOPMENT CODE SECTION 3.2-310 AND 3.2-410 ADDING VARIOUS RECREATIONAL MARIJUANA BUSINESSES TO SPECIFIC COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS; SECTION 4.7-177 ADDING DEVELOPMENT STANDARDS APPLICABLE TO RECREATIONAL MARIJUANA BUSINESSES; AND SECTIONS 3.2-210, 3.2-415, 3.2-610, AND 3.4-255 PROHIBITING RECREATIONAL MARIJUANA BUSINESSES; ADOPTING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (FIRST READING)

Jim Donovan, Planning Supervisor, presented the staff report on this item.

The proposed amendments to the Springfield Development Code are the result of 3 work sessions and a single public hearing of the Planning Commission. These proposals regulate the time; place; and manner by which land and buildings may be used and occupied for purposes of producing, processing, selling wholesale and selling retail recreational marijuana and recreational marijuana products. These regulations include relevant statutory requirements for setbacks from schools and other licensed marijuana businesses; identify specific zoning districts where these various uses are permitted; and identify specific zoning districts or locations where these various uses are prohibited.

The Springfield City Council conducted a work session on November 9, 2015 to begin consideration of new land use regulations for state licensed medical and recreational marijuana business activities. Council directed staff to work with the Planning Commission to research the zoning issues and recommend a package of code revisions for Council review and adoption. The code proposal was developed with Planning Commission, industry and public input prior to the Planning Commission

recommendation of approval to City Council. The City Council may approve, amend or extend review of the recommended code amendments prior to adoption scheduled for April 4, 2016.

Mr. Donovan reviewed the uses and the special standards associated with the different uses as outlined in Attachment 2 of the agenda packet. He noted that Springfield does not permit retail outlets to co-locate with any of the industrial uses. While referencing item number 4 regarding setbacks to parks, he noted that he had attended a Willamalane Board Meeting to explain the buffers. The Board was comfortable with the buffer. It exempts the trails at this point. He described the two tier approach to indoor growth and the different tiers for outdoor growth.

Mr. Donovan said staff finds an adequate basis within the criteria of approval to adopt whichever package of time, place and manner the Council may choose.

Councilor VanGordon asked about Section G, Planning Review, and under what situations MDS would be utilized for a marijuana related business.

Mr. Donovan said if someone had a retail facility that was fully developed or had a recent site plan approval, staff would exercise the MDS provisions and address the requirements of recreational marijuana. It would give staff a chance to verify buffers.

Councilor VanGordon asked if that would be for any commercial building, or only if moving a marijuana related business to another marijuana related business.

Mr. Donovan said staff would look for the triggers for change of occupancy or a different category.

Mayor Lundberg opened the public hearing.

1. Bob Keefer, Willamalane Parks and Recreation District Superintendent, Springfield, OR. Mr. Keefer said the Willamalane Board met with Mr. Donovan who explained the complexity of this issue in relation to parks. What is unique about Springfield is the combination of school parks working together to site public facilities together. So many of our parks are already within the 1000 foot buffer of the State statute for schools. The 500 foot buffer didn't have a great impact on that provision, but gave the buffer they want. The Board appreciated being able to comment and authorize Mr. Keefer to provide a letter to the Council recommending the Council support the proposal.
2. Karl Mueller, Springfield, OR. Mr. Mueller said he was here on behalf of his client who opposes a portion of the ordinance. They oppose the prohibition of marijuana production facilities in the LMI (Light Medium Industrial) zone and asked the Council to consider allowing production of marijuana in the LMI zone. They believe the meaningful operating characteristics and impacts of a marijuana production facility are similar to the uses allowed in the LMI zone than those allowed in the HI (Heavy Industrial) or SHI (Special Heavy Industrial) zones. He did not see an explanation in any of the materials why any of the zones were selected for prohibition. He found in a Director interpretation as submitted by Wave Holding, LLC, a statement that, "The range of industrial activities is generally broad, but there is an emphasis on production being a phase or two beyond raw material conversion. Marijuana production "growing" is not consistent with the production uses anticipated in this zone, nor is there the expectation of the conversion of raw bulk shipments to finished product." He feels interpretation of the LMI zone is in error and the ordinance should not be codified by the City in this form. The statement that "growing is not consistent with the production use anticipated

in the zone” is conclusory, without articulate support and not supported by the evidence in the record. Part of the challenge is that growing, trimming and harvesting marijuana doesn’t fit entirely neatly within any of the industrial zones, but their position is that manufacturing indoor marijuana and the impacts associated with that production is far more similar to the uses and impacts allowed in the LMI zone than those in the HI and SHI zones. He read from the section on LMI in the Springfield Development Code, and noted the term “generally involved (in the secondary processing)”. There is no requirement that uses are always involved in secondary processing or that precludes the primary processing of materials or the production of said materials in the LMI zone.

Mayor Lundberg said she would ask Mr. Donovan to clarify his concerns so Council can discuss it further.

3. Dan Larsen, Springfield, OR. Mr. Larsen said marijuana is against federal law and any rules and regulations the Council enacts would also be against federal law.
4. Kris McAlister, Springfield, OR. Mr. McAlister said the Planning Commission did their job well and he felt the elected leadership and City leadership has been open to conversations about this topic. He felt that being more inclusive in the coming year would be beneficial to try to understand that Springfield stands on its own and does not follow other communities. There are things in this plan that he does not agree with, but he feels it is a good step in the right direction. He would like to make sure they separate recreational from medical marijuana in all of their processes. Each individual has their own needs that need to be considered.
5. Jessi Preston, Springfield, OR. Ms. Preston said the decisions made here will affect how big business looks at our community and whether or not they want to come in and bring money into our community.

Mayor Lundberg closed the public hearing.

NO ACTION REQUESTED. FIRST READING ONLY.

Mayor Lundberg asked Mr. Donovan to address the testimony on LMI.

Mr. Donovan said when working with the Planning Commission, they considered some of the olfactory impacts of large marijuana grows. He described the size of the grows they considered and how they determined the square footage. In considering those potential impacts, and from concerns from people living near small grows where there is a substantial olfactory impact, it was necessary to use the average person reasonable test approach of having both size and distance limitations, and having them located in HI districts where olfactory impacts are anticipated from large operations. Using those three factors and addressing the processing of raw materials may fit better with the HI zone.

Mr. Towery noted that Mr. Mueller provided his testimony in writing, which would be provided to the Council and City Attorney.

Councilor Pishioneri said he personally disagreed with the use of marijuana and intoxicants, but as an elected official he must represent the people. He also represents people who are in business or trying to start a business in Springfield, and this is a business venture. He would like to propose eliminating the over and above state standards for buffers for retail sales of marijuana so everyone is on the same

playing field. Current regulations do not regulate how many bars or restaurants can be located within 1000 feet. This is a buffer on business which he disagrees with, and feels we should treat all businesses the same. He asked that they strike anything over and above state law in regards to retail sales buffers.

Councilor Ralston asked if there was an example he could show on the map.

Councilor Pishioneri said it would leave only the state buffers for schools and many of our parks are protected by that buffer.

Mayor Lundberg said the way it is currently written, two retail businesses could not locate next to each other.

Councilor Pishioneri reiterated that he opposes the use of intoxicants, but he has a responsibility to the people of the community. This is about being open for business in Springfield. If it is a legal business, we should be open for all businesses.

Councilor Ralston said he agreed. Putting restrictions on legal businesses is being biased.

Mr. Donovan said the buffers were considered by the Planning Commission, and were based on restrictions of medical marijuana dispensaries.

Ms. Smith confirmed that they were talking about resale outlets only, the 1000 foot buffer from other recreational marijuana retail businesses. There is also a proposed 50 foot buffer separately a marijuana retail outlet from residential districts or 500 feet from parks.

Councilor Pishioneri said he wanted it to conform to State law.

Mr. Donovan said during the Planning Commission discussions they looked at perpetuating the State system, and had the support of the existing business community for recreational and medical marijuana. The Planning Commission discussed the balance in being business friendly. After thoughtful discussion, the Planning Commission and staff recommendation is to stay with the State regulations regarding school and dispensary buffers of 1000 feet. The 50 foot buffer to residential is not in the State statute, nor is the separation from parks.

Councilor Pishioneri confirmed that he wanted the 1000 foot buffer between retail businesses to be removed. He is fine leaving the 50 foot residential buffer and the 500 foot park buffer.

Councilor Moore said zoning restrictions are much easier to remove than to add. Since we don't have a history of dealing with recreational marijuana businesses, she would like to see the buffer kept in the ordinance and revisiting it in a year to see if they should be lifted.

Councilor Woodrow said she is fine with Councilor Pishioneri's proposal. We don't currently restrict other businesses from locating next to each other. They need to be fair and treat all businesses the same. She feels the businesses will sort themselves out.

Councilor VanGordon agreed and said if they just look at them as businesses, they should be treated like other businesses. He is supportive of removing the 1000 foot buffer between businesses, especially since we don't have a good explanation of why it was added.

Mayor Lundberg said she was fine either way. She would like to see the information about the LMI zone and why it should be allowed. If we are business friendly, we need to be consistently business friendly. This is a first reading so there is time to make changes.

Councilor Ralston said the issue he sees is the odor and we haven't had to deal with that in the past. Normally uses in the LMI zone don't cause an odor. If there was a way to resolve that, he would be fine removing buffers.

Mayor Lundberg said she would like to get all information and arguments for and against the buffer before having a final discussion and making a decision.

Mr. Donovan said staff would look at location of LMI zones proximate directly to LDR zones. They will also look at indoor and outdoor. It may take a modification of the HI or LMI zoning district which may require more time.

Mayor Lundberg asked that when they come back to discuss this, he identify LMI, HI and SHI so they can see them in groupings and how many there are.

Councilor Pishioneri asked that staff also check exhaust air treatment modification and how effective that might be to mitigate the odor.

Mr. Donovan said in addition to location and zoning regulations, staff will look at some of the mitigation techniques as well.

Councilor VanGordon said information on the mitigation techniques will be helpful. There are a lot of residential areas, especially in his ward, that are adjacent to LMI zones.

Ms. Smith said they could bring this forward on April 4 for another first reading. Council could make a motion and take a vote on the retail to retail buffer, and staff could have that prepared for April 4. Staff will also do the research on the industrial zoning and bring that information.

Mr. Donovan said due to public involvement, he would recommend another public hearing be held regarding the 1000 foot buffers.

IT WAS MOVED BY COUNCILOR PISHIONERI WITH A SECOND BY COUNCILOR WOODROW TO CHANGE ORDINANCE NO. 5 UNDER THE HEADING OF RETAIL TO STRIKE THE STATEMENT OF THE 1000 FOOT BUFFER FOR THE SEPARATION OF RECREATIONAL MARIJUANA RETAIL BUSINESSES FROM ALL OTHER MARIJUANA RETAIL OUTLETS. THE MOTION PASSED WITH A VOTE OF 5 IN FAVOR AND 0 OPPOSED (1 ABSENT – WYLIE).

Mayor Lundberg said this would come back for another public hearing.

2. Business License Regulations for Recreational Marijuana Businesses.

ORDINANCE NO. 6 – AN ORDINANCE ADDING SECTIONS 7.1100-7.1104 TO CHAPTER 7 OF THE SPRINGFIELD MUNICIPAL REGARDING RECREATIONAL MARIJUANA BUSINESSES (FIRST READING)

Mary Bridget Smith, City Attorney, presented the staff report on this item.

Under House Bill 3400 (2015), local governments may pass ordinances relating to and governing the production, use, sale, and licensing of recreational marijuana. The City seeks to adopt reasonable regulations governing recreational marijuana businesses in the City of Springfield.

Council is in the process of considering development code amendments adopting land use regulations for medical and recreational marijuana businesses. Medical marijuana dispensaries are currently required to obtain a business license from the City under SMC 7.600 et seq, but there is no such requirement for recreational marijuana businesses. City staff recommends that recreational marijuana business regulations be adopted at the same time as the associated land use regulations in order to prevent a gap during which these businesses are allowed under the development code, but not regulated by the municipal code.

The attached ordinance is modeled after the medical marijuana dispensary regulations, with modifications as appropriate under state law for recreational marijuana businesses. The ordinance accomplishes the following:

- Creates definitions for regulation
- Requires recreational marijuana businesses to obtain a business license, pay a fee and abide by adopted regulations; creates separate licenses and fees for retail and non-retail businesses (i.e. processors, producers, wholesalers).
- Requires all employees to undergo a background check
- New recreational marijuana businesses shall locate in accordance with state regulations and local zoning regulations
- Precludes minors on site except where allowed under state regulations.
- Requires compliance with the City sign ordinance
- Requires compliance with the City alarm code (alarm systems are required under OLCC regulation)
- Sets hours of operation (consistent with OLCC regulations for retail sales).
- Precludes free distribution
- Precludes public consumption on site.

Mayor Lundberg opened the public hearing.

1. Dan Larsen, Springfield, OR. Mr. Larsen recommended that the City Council not give any marijuana dispensaries permission to sell within the City limits. It is in violation of Federal law to allow this to happen.
2. Kris McAlister, Springfield, OR. Mr. McAlister said there are two documents the Council may want to consider – the Ogden memorandum and the Cole Memorandum which give clear instructions on how businesses, if by motion of the members of the State to do certain things regarding cannabis, there are ways to do it and ways not to do it. These documents are great for setting up our system. He has issues with businesses, especially those selling both medicinal and recreational marijuana, being refrained from giving away free items, especially for those in hospice and low-income. As those are not set by a cap, these are open to the free market and people's health is a high commodity.

Mayor Lundberg closed the public hearing.

NO ACTION REQUESTED. FIRST READING ONLY.

Ms. Smith noted an error in the agenda item summary stating an emergency clause. This ordinance does not have an emergency clause and will come back for a second reading.

3. Amendments to Medical Marijuana Business Regulations.

ORDINANCE NO. 6349 – AN ORDINANCE AMENDING THE SPRINGFIELD MUNICIPAL CODE SECTION 7.601, DEFINITIONS, AND 7.603, OPERATIONAL REQUIREMENTS, REGARDING MEDICAL MARIJUANA DISPENSARIES, AND DECLARING AN EMERGENCY.

Mary Bridget Smith, City Attorney, presented the staff report on this item.

Under SB 1531 (2014) local governments may impose “reasonable regulations” on dispensaries. The City has determined that current state regulation of dispensaries under HB 3400 (2015) is consistent with City policy. The City seeks to amend its medical marijuana regulations to be consistent with State regulation of the packaging and labeling of marijuana, conditions under which minors are allowed in dispensaries, and the definitions of marijuana under state law.

HB 3400 (2015) mandates that the State adopt labeling regulations and regulations requiring child-resistant safety packaging for marijuana and marijuana items. Due to these new state labeling and packaging regulations, municipal regulation of packaging and labeling is no longer necessary to enforce City policy. Under OAR 333-008-1220, adopted pursuant to HB 3400 (2015), all useable marijuana and marijuana items must be labeled with the following information:

- The amount of THC and CBD potency
- The weight of flowers or plant material, or weight or volume of usable marijuana in the packaged finished product for marijuana items
- Test batch number and date tested
- Who performed the testing
- A label for flowers or useable plant material describing the strain
- A warning label for edibles which states: “**WARNING: MEDICINAL PRODUCT – KEEP OUT OF REACH OF CHILDREN**” in bold font and a size that is larger than the font size of the other printing on the label.

After HB 3400 passed, medical marijuana statutes were renumbered. Accordingly, references to ORS chapter 475 need to be updated to the new statute numbers in chapter 475B. In addition, HB 3400 corrected an error in the definition of “marijuana” that previously miscategorized the plant family of Cannabis, and the correct definition should be incorporated into the Municipal Code.

The proposed ordinance also repeals the prohibition against minors entering any portion of a dispensary, as result of feedback to City from dispensary stakeholders. Areas where usable marijuana is located would remain off-limits to minors by OHA regulations; this ordinance would not affect minors in recreational retail businesses.

These regulations will become effective immediately if adopted under emergency procedures.

Mayor Lundberg opened the public hearing.

1. Dan Larsen, Springfield, OR. Mr. Larsen reminded Council of the people who have been endangered and hurt with marijuana. Recently, a house blew up when someone was

processing it for the oil. It is a threat to the community and his neighbors. He feels the Council doesn't have our children's best interests in mind. There are overdoses when children get ahold of marijuana products. They need to look at the laws. Dispensing and use of marijuana is against federal law and Springfield is going against what is in that law. He can't understand how they can continue processing and giving permission for a drug which is intoxicating and damaging to young people, causing brain damage. It's like selling drugs to support schools.

2. Jessi Preston, Springfield, OR. Ms. Preston referred to the provision of allowing children in the dispensary and said it is the same as taking your child with you to the pharmacy. It is just as safe. There are many laws in place so there is no one using it at the site. The establishment should be a safe environment if it is following all of the regulations.
3. Kris McAlister, Springfield, OR. Mr. McAlister thanked the City for the adjustment to the lobbyist. Children should not be left in vehicles while people wait in line to get their legally obtained cannabis. Having these rules and having an engagement with these people will allow the community to understand the real dangers. He asked that when they consider the legality of this product, they make sure there are safe places in our community for product to be dropped off to be blasted, which is currently illegal by our State without a permit. Part of the issue includes not being done through medical blasting, but through consumers trying to make their own medicine avoiding costs and regulations. These are people who are not going to follow the rules anyway. He asked that the City look at options where we can have safe areas for people to go, or incentives for businesses to come here and put the burden into the hands of people who are trained to make the system as compliant with federal law where possible, state law, and engaging with the people as they are, not as we want them to be.

Mayor Lundberg closed the public hearing.

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR VANGORDON TO ADOPT ORDINANCE NO. 6349. THE MOTION PASSED WITH A VOTE OF 5 FOR AND 0 AGAINST (1 ABSENT – WYLIE).

4. Master Fees and Charges Schedule – Spring 2016 Update.

RESOLUTION NO. 2016-05 – A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SPRINGFIELD ADOPTING A MASTER FEES AND CHARGES SCHEDULE FOR FEES, CHARGES, RATES, PERMITS AND LICENSES AS ESTABLISHED BY THE SPRINGFIELD MUNICIPAL CODE, FIRE CODE, AND BUILDING CODE.

Bob Duey, Finance Director, presented the staff report on this item.

Mr. Duey said this is a follow-up from the work session held Monday, March 14 in which they discussed adjusting the Master Fee Schedule. The packet includes information describing all of the changes under consideration that are not just based on a cost of living adjustment (COLA) change. The full Master Fee Schedule is also included in the packet and includes those changes as well as the COLA changes. He referred to the manufactured dwelling park license which they evened out to make it more consistent and uniform. They changed the name of the Commercial Plan Check fee, which is now the Fire Code Plan Check fee. He noted other changes discussed last week, including the Building Fees which were recommended by the State.

Mayor Lundberg opened the public hearing.

No one appeared to speak.

Mayor Lundberg closed the public hearing.

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR VANGORDON TO APPROVE RESOLUTION NO. 2016-05. THE MOTION PASSED WITH A VOTE OF 5 FOR AND 0 AGAINST (1 ABSENT – WYLIE).

BUSINESS FROM THE AUDIENCE

1. Dan Larsen, Springfield, OR. Mr. Larsen spoke regarding the ordinance related to panhandling and the fines for giving items to those in the roadway. Living in Springfield for 20 years, he goes through the intersection at Gateway and Beltline often. There are often panhandlers at that site, and he has witnessed near accidents at that location several times. He has seen cars stop even at green lights in order to give, nearly causing rear-end collisions. He feels it is an unsafe situation having panhandlers soliciting drivers. The other issue is the trash left behind by the panhandlers. Other cities have similar ordinances in Oregon, and they also have it in Boise, ID where his daughter lives. He asked the Council to pass the ordinance.
2. Michael Carrigan, Eugene, OR. Mr. Carrigan is staff support for the Springfield Shelter Rights Alliance, a program of Springfield Alliance for Equality and Respect (SAFER). He thanked the City for their role in creating the G Street Oasis project. It is a wonderful collaboration and helps scores of families in Springfield. He spoke regarding rest stops in Eugene and would like to propose those in Springfield. Square One Village in Eugene has been incredibly successful and a model to the world. At the last Eugene City Council meeting, the Council voted unanimously to authorize the rest stops for another year. He felt rest stops would work well in Springfield, too, and don't cost the cities or county any money. They are supported by the people that run and support them.

Mr. Carrigan said he is mainly here to speak in opposition of the ordinance banning panhandling on public roadways. The ordinance is unneeded and unfair, and that there are existing statutes that address reckless driving and impeding traffic. For many unhoused folks, especially single men, asking for donations on a street corner is how they survive. It is wrong to make it more difficult for concerned drivers to help out those in need. He referred to a non-housed veteran who goes to 'work' everyday on a corner in Eugene and makes just enough to get by. He doesn't want to make it more difficult for those trying to earn money or those wishing to help.

3. Sue Sierralupe, Eugene, OR. Ms. Sierralupe said her business is located in Springfield. She was raised in a very religious family that taught her that volunteer work is an obligation, not an option. Happily, she gains much from her volunteer work, donating her free time to Lane County Master Gardener's Association, Mt. Pisgah Arboretum, and Occupy Medical. There are a myriad of jobs she can perform, the majority of them center on education, problem solving, public outreach, and non-glamorous jobs that involve cleaning products. The non-profits that she volunteers for survive through public support, just as the unhoused citizens do. Some volunteers she serves with feel begging is beneath them, but if she does not ask the organizations will cease to exist. This is also true for the unhoused who need a place to ask for money or supplies legally. She can assure them that anyone who tells you that service organizations such as hers are up to the task of keeping the economically destitute in this

country or county afloat is lying. They are overwhelmed and don't have the staff or resources to handle the job. Our unhoused patients at Occupy Medical often come for medical attention caused by exposure and malnutrition. They know and use the charity resources yet, they are hungry, cold and weary. Usually, cash in hand means they can rent a hotel room, buy groceries or a tarp. None of us in this community are fooled by the line that panhandling is a traffic concern. Handing something out a car window does not endanger anyone. Asking for help is wise. Do not outlaw kindness, people need to give.

4. Kris McAlister, Springfield, OR. Mr. McAlister asked Council to consider some alternatives when it comes to code enforcement within our community. We all live in our own bubbles and sometimes find other people's yard or cars problematic. Currently, we have an anonymous complaint system where people can't face their accusers, and are often the only ones in their neighborhood being warned. He asked that they consider how they have solved other problems. Several years ago we did not have a coordinated volunteer program, and now we have a paid city staffer with a great program. He suggested we consider having an ombudsman who reaches out if there is a complaint, allows it to be resolved before a warning letter or a paper trail is started.
5. Dakota Weitman, Springfield, OR. Mr. Weitman spoke regarding the panhandling ordinance. The City Council has decided to phrase this as a public safety issue and in doing so is criminalizing the act of goodwill. Without substantial evidence that there is a public safety concern, he asked why they were intent on creating an undue conflict that will only make citizens feel as though they need to look over their shoulder to see if their generous acts will instead be viewed as a criminal one. This conflict extends to private businesses that should not have to deal with pedestrians and vehicles taking up spaces in their parking lots to transfer funds. The City Council is putting an undue burden on those of us who have done nothing wrong in an attempt to clean up the area. He is 100% for making our streets safer, but thinks we should tackle real issues such as distracted driving, well lit streets and crosswalks, all of which would benefit everyone rather than a select few. Without substantial evidence for public safety concern, he contends that the City Council does not intend in actively listening to the public on this issue, but instead are feeling a legal obligation to public comment before moving forward with their own pre-determined agenda. He urged the City Council to treat their elected position with more respect.

COUNCIL RESPONSE

CORRESPONDENCE AND PETITIONS

BIDS

ORDINANCES

1. An Ordinance Amending Chapter 6, Vehicles and Traffic, Adding Section 6.112 to the Springfield Municipal Code, Unlawful Transfer on Vehicular Portion of the Right-of-Way.

ORDINANCE NO. 8 – AN ORDINANCE AMENDING CHAPTER 6, VEHICLES AND TRAFFIC, ADDING SECTION 6.112 TO THE SPRINGFIELD MUNICIPAL CODE, UNLAWFUL TRANSFER ON VEHICULAR PORTION OF THE RIGHT-OFWAY (FIRST READING)

Tim Doney, Chief of Police, and Mary Bridget Smith, City Attorney, presented the staff report on this item.

The revised ordinance would prohibit motor vehicles from stopping in the roadway for the purpose of transferring property to pedestrians and does not exempt situations where drivers or passengers donate to persons asking for charitable contributions under a pedestrian activity permit. Council had asked for some additional information which he will be providing. He noted that transfer of property is not a crime, but would be illegal if passed by the Council. It would be similar to a traffic violation and people could not be arrested or have a criminal history.

Chief Doney reported on statistics related to accidents attributed to this type of activity at intersections. There are dozens, if not hundreds of accidents and this would require a labor intensive hand search and staff was unable to do that in time for this meeting. He spoke with the motor officers on the traffic team asking them of any recent accidents where transfer was a contributing factor. They did not, however mentioned that it was a safety issue due to traffic being impeded when this activity occurs, especially at busy intersections. They do, on occasion, cite people under Oregon Revised Statutes related to traffic such as impeding traffic. The City Attorney prepared a memo that outlined some of the specifics in reference to impeding traffic. The other ORS that was quoted by the officers was improper position upon a highway. They are both Class D state traffic infractions with a minimum fine of \$60 and maximum fine of \$250, with the presumptive standing fine of \$110. Between January of 2015 and present date, they have issued 9 citations in the City for impeding traffic and 19 citations for improper position upon a highway. During that time period, there have been 49 crashes in the City that involved an automobile and pedestrian, resulting in 8 fatalities, accounting for about 10-11% of the statewide fatalities. Two weeks ago, Chief Doney observed the intersection of Beltline and Gateway. In a 20-minute period, he observed one gentleman soliciting from at least three vehicles in the roadway and one did impeded traffic. When talking to people in the department, one of the employees mentioned that they had been involved in a car accident in Eugene in which cars in front of them had stopped to make a donation and was rear-ended.

Chief Doney said per Council direction, the exemption for charities was removed. This does not stop the act of giving or being benevolent, but moves it outside of the roadway to a safe location. When he worked in Medford where they had a similar ordinance, he found that the signage helped to move the transfer of property out of the roadway. It didn't stop it, but moved it to an adjacent property where the property owners didn't have an issue with it.

Chief Doney also noted that under the proposed ordinance, the maximum fine was \$50, substantially less than the presumptive fine by state statute.

Councilor Pishioneri explained the presumptive fine.

Mayor Lundberg thanked staff for making the changes to the ordinance.

Councilor Ralston said he was opposed to taking out the exemption. He noted that the Mayor said she would not sign this if they left the exemption in the ordinance, yet the City Council makes the decision.

Mayor Lundberg said she just wouldn't sign it.

Councilor Ralston said the exemption is for those that get permits and are just out one a year. He didn't have a problem.

Mr. Grimaldi said if the Mayor did not want to sign it would go into effect without a signature.

Councilor Pishioneri said there was a process where it could be brought back for further consideration. He agreed that groups that had proper permits and cones, etc. could be made safe.

Mayor Lundberg said it was not only the firefighters, there are other groups.

Councilor Woodrow said she is in favor of removing the exemption. She has appreciated the fundraising efforts of firefighters, but has also seen traffic safety issues even with the precautions they take. She feels it is necessary to be fair. We are looking at this as a safety issue and not targeted to a specific group. If this is to go forward as a safety issues, which she believes it is, it needs to apply to everyone. If people want to fundraise or panhandle, it needs to be off the street so there are no issues.

Councilor VanGordon asked if there had been discussions with the firefighters about the exemption being pulled.

Ms. Smith said she spoke to them originally to find out their process. They didn't talk about the details about their position on the ordinance.

Councilor VanGordon said without that discussion, they don't know if it would be a hardship for them. He asked what the non-profit groups that get a permit are required to do besides have insurance.

Ms. Smith said for the pedestrian activity permit, there is a definition for soliciting contributions for a non-profit. They are required to wear reflective clothing, have signs, have insurance, and get the permit ahead of time. Even with those things in place, they are not supposed to impede traffic out in the roadway.

Councilor VanGordon asked if those with a permit could be cited for impeding traffic.

Ms. Smith said she believed they could. When she spoke to the Oregon Department of Transportation (ODOT) permit tech, she was told that when the permit is approved, it is not a license to go out and be unsafe in the roadway. The Statute where the pedestrian activity permit comes in is a pedestrian statute.

Councilor VanGordon asked if a driver stopped to give to a permitted charity and impeded traffic, they could be cited.

Ms. Smith said potentially. The impeding traffic violation is very broad. The proposed unlawful transfer ordinance is a prohibition against that activity.

Councilor VanGordon said he is comfortable moving forward with the ordinance in general because it is a safety issue. The citation for this ordinance is quite a bit less than the Statute of impeding traffic. He agrees it's more consistent to say it is not allowed for anyone, but the firefighters are a great partner and he doesn't want to impact them. He would be comfortable leaving the exemption out, and then hearing from the firefighters and other non-profits. He asked Chief Doney if the officers had noticed the same safety risk with non-profits as they did with individuals.

Councilor Woodrow said if they are going to consider the hardship on non-profits, he also needs to consider the hardship on the panhandlers. It needs to be consistent and fair across the board. Her career

is in social service so she is not immune to what it is happening. She felt they couldn't make an exception for non-profits.

Mayor Lundberg said when the firefighters are out soliciting they are not out there as firefighters, but as solicitors. They are basing this on safety and to her it is black and white. If it is based on safety, either no one is allowed to do it or everyone is allowed to do it. The non-profits will find other ways to raise funds if this is no longer an option. People can be on the sidewalk asking people to pull into a parking lot to give. She felt the grocery stores and businesses may appreciate helping in that way.

Councilor Moore said she asked Mitham Clement, head of the local Salvation Army, if they could set aside one day a month for bell ringers to collect money outside grocery stores to give to those in need. We are a very creative group of people and there are other ways to make it (donating) easier, but in an area that's controlled.

Ms. Smith said this is a first reading so no action is requested. She will do some additional research on the firefighter's position. They will bring it back to the next Regular Meeting for a vote.

BUSINESS FROM THE CITY COUNCIL

1. Committee Appointments

a. Budget Committee Appointments.

Bob Duey, Finance Director, presented the staff report on this item.

Three vacancies have occurred on the City's Budget Committee due to the term expirations of members from the Ward 3, Ward 5 and Ward 6 positions. Each full term of the Budget Committee is for a 3-year period, with the positions staggered to have two vacancies occur every December.

After interviews on March 17th, Council members directed staff to prepare for the appointment of Nathan Mischel for Ward 3, Victoria Doyle for Ward 5 and Diana Alldredge for Ward 6.

The City's charge for the Budget Committee states as a qualifier 6 members from the Council and 6 citizens by Ward (Citizen members may not be officers, agents or employees of the City, per ORS 294.336(4)).

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR VANGORDON TO APPOINT NATHAN MISCHEL TO SERVE A 1-YEAR TERM ON THE BUDGET COMMITTEE FOR WARD 3 WITH A TERM TO EXPIRE DECEMBER 31, 2016. THE MOTION PASSED WITH A VOTE OF 5 FOR AND 0 AGAINST (1 ABSENT – WYLIE).

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR VANGORDON TO APPOINT VICTORIA DOYLE TO SERVE A 3-YEAR TERM ON THE BUDGET COMMITTEE FOR WARD 5 WITH A TERM TO EXPIRE DECEMBER 31, 2018. THE MOTION PASSED WITH A VOTE OF 5 FOR AND 0 AGAINST (1 ABSENT – WYLIE).

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR VANGORDON TO APPOINT DIANA ALLDREDGE TO SERVE A 3-YEAR TERM ON THE BUDGET COMMITTEE FOR WARD 6 WITH A TERM TO EXPIRE DECEMBER 31, 2018. THE MOTION PASSED WITH A VOTE OF 5 FOR AND 0 AGAINST (1 ABSENT – WYLIE).

- b. Historic Commission Appointments.

Mark McCaffery, Planner, presented the staff report on this item.

The Springfield Historic Commission has four vacancies; two term expirations and two resignations. The two vacant positions created by term expiration will be filled with four-year terms. The two vacant positions created by resignations will be filled for the unexpired portion of each term. The appointment schedule is designed to maintain expertise and institutional knowledge by overlapping appointments.

The Historic Commission is authorized and guided by provisions contained in Chapter 2 of the City's Municipal Code. The Code authorizes the Mayor and City Council to fill unexpired portions of commissioner terms upon resignation and appoint new members using staggered term membership. The Code also requires the Council to solicit recommendations from the Willamalane Park and Recreation District and Lane County School District #19 (Springfield schools). The City received three applications for the four vacancies duly noticed. The Council interviewed Ms. Koenig and Ms. Karp at the February 22, 2016 Work Session and interviewed Mr. Siegle at the March 14, 2016 Work Session. Ms. Koenig is a Willamalane employee who was recommended by Willamalane to succeed Vincent Martorello's term as a commissioner. The appointment of Ms. Koenig to fill the unexpired portion of Commissioner Vincent Martorello's term and appointment of Ms. Karp and Mr. Siegle to fill the four-year term vacancies would be consistent with the Council's post-interview assessment of each candidate.

Appointments to the Historic Commission must be confirmed during a Regular Session by motion and a vote of the City Council.

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR VANGORDON TO APPOINT KRISTINA KOENIG TO THE HISTORIC COMMISSION TO SERVE THE UNEXPIRED PORTION OF COMMISSIONER VINCENT MARTORELLO'S TERM, WHICH EXPIRES FEBRUARY 2, 2018. THE MOTION PASSED WITH A VOTE OF 5 FOR AND 0 AGAINST (1 ABSENT – WYLIE).

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR VANGORDON TO APPOINT MACKENZIE KARP AND JONATHAN SIEGLE TO THE HISTORIC COMMISSION FOR FOUR-YEAR TERMS EXPIRING ON MARCH 20, 2020. THE MOTION PASSED WITH A VOTE OF 5 FOR AND 0 AGAINST (1 ABSENT – WYLIE).

2. Business from Council

BUSINESS FROM THE CITY MANAGER

1. Approval to Lease/Purchase One (1) Fire Pumper.

Joe Zaludek, Deputy Fire Chief, presented the staff report on this item.

Fire & Life Safety (FLS) is seeking approval to lease purchase one (1) fire pumper for front-line service.

The current 75' ladder truck is a 2001 E-One that has exceeded its' reliable lifespan and is in need of replacement. This apparatus has operated as a first-out engine at fire station #14 (4765 Main Street station), in east Springfield for the past 15 years. This is the second aerial apparatus in the Springfield fleet.

This request is to replace the existing 75' ladder with a pumper. This will reduce purchase costs, and save on maintenance costs long term. Eugene has an aerial apparatus in reserve that is already being used by Springfield when needed as per IGA.

The E-One apparatus currently has approximately 108,000 miles. Increasing maintenance costs and general wear and tear on this apparatus make replacement of it a high priority. This is the last of the five (5) first out apparatus to be replaced. Three (3) pumpers were replaced in 2010 and the 100' Pierce aerial platform in 2013.

Cooperative purchasing language in an existing Fire-Rescue Group Purchasing Contract with Pierce Manufacturing was available to procure this new Pierce Velocity Pumper. The City is using a five year lease purchase option, based on the significant cost of the apparatus. The first two payments on the lease could come from the Vehicle & Equipment Replacement Fund (Fund 713). In years 3-5 funds currently dedicated to fire engine/pumper leases could be used to make the \$127,628 per year payments.

This is an identical pumper to the most recent City of Eugene pumper purchases and represents the joint equipment standard for Eugene Springfield Fire. Additionally, efficiencies are gained by having all of the equipment and supplies in the exact same place when providing emergency response services – seconds count. Pierce's price represents a good value for the investment, and will maintain interoperability with Eugene Fire's current/future apparatus plans.

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR VANGORDON TO AUTHORIZE THE CITY MANAGER TO SIGN A CONTRACT TO LEASE PURCHASE ONE (1) FIRE PUMPER FROM PIERCE MANUFACTURING, INC. FOR AN AMOUNT NOT TO EXCEED \$593,108.00. THE MOTION PASSED WITH A VOTE OF 5 FOR AND 0 AGAINST (1 ABSENT – WYLIE).

IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR VANGORDON TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A 5-YEAR, TAX EXEMPT, LEASE PURCHASE AGREEMENT WITH PNC EQUIPMENT FINANCE TO FINANCE THE PUMPER. THE MOTION PASSED WITH A VOTE OF 5 FOR AND 0 AGAINST (1 ABSENT – WYLIE).

2. Other Business

BUSINESS FROM THE CITY MANAGER

BUSINESS FROM THE CITY ATTORNEY

ADJOURNMENT

The meeting was adjourned 8:36 p.m.

Minutes Recorder Amy Sowa

Christine L. Lundberg
Mayor

Attest:

City Recorder

AGENDA ITEM SUMMARY

Meeting Date: 4/4/2016
Meeting Type: Regular Meeting
Staff Contact/Dept.: Jeff Paschall/Public Works
Staff Phone No: 726-1674
Estimated Time: Consent Calendar
Council Goals: Maintain and Improve Infrastructure and Facilities

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE: ACCEPTANCE OF PROJECT P21108-2; CITY HALL PLAZA RENOVATION.

ACTION REQUESTED: Adopt or reject the following resolution:

A RESOLUTION TO ACCEPT CITY PROJECT P21108-2; CITY HALL PLAZA RENOVATION.

ISSUE STATEMENT: The work on this project has been completed by Classic Design and Construction LLC, and final inspection, paperwork and approval has been completed by City Staff. The Project is now ready for City Council to formally accept the work.

ATTACHMENTS: 1. Resolution

**DISCUSSION/
FINANCIAL
IMPACT:** This project was for the removal of the existing City Hall plaza and landscaping followed with reconstruction of a new plaza. In general this contract included new concrete plaza and sidewalk paving, a concrete base for rubber safety surfacing around the fountain, and new expanded planting beds. The new plaza upgraded the appearance, condition, and usability of the area while at the same time reducing the amount of site storm water runoff. The contractor supplied all preparation, installation, supplies, equipment, materials and cleanup necessary to complete the work. City Operations staff is completing other related work including the rubber safety surfacing, seating areas, tree installations and landscaping as a cost saving measure.

The Council authorized budget for this project from City Building Preservation Funds in the amount of \$87,000.00 in account 420-73880-850268. The project was designed and bid with all received bids exceeding the budgeted amount. Those bids were rejected and staff adjusted the project scope and rebid the project. The low bid this time from Classic Design and Construction LLC was \$94,450.00 and staff was able to use other project savings to fund the additional funds needed.

All work done under this contract has been completed for the bid amount and inspected by the City Engineer and found to be satisfactory.

RESOLUTION NO. _____

Acceptance

WHEREAS, work on the improvement described below has been fully completed and has been duly inspected by the City Engineer of the City of Springfield:

P21108-2 CITY HALL PLAZA RENOVATION, and

WHEREAS, said work was found to be in conformance with the terms of the contract now on file in the City Recorder's office; and,

WHEREAS, it is the recommendation of the City Engineer that this improvement project be accepted and permanently included in the improvement maintenance program of the City of Springfield.

NOW THEREFORE BE IT RESOLVED as follows:

- 1) The Common Council of the City of Springfield does hereby accept for future maintenance the above-described project and accepts said improvement from the contractor involved.
- 2) This resolution shall take effect upon adoption by the Council and approval by the Mayor.

Adopted by the Common Council of the City of Springfield, Oregon, this 4th day of April, 2016.

Adopted by a vote of ____ for and ____ against.

Mayor

ATTEST:

City Recorder

REVIEWED & APPROVED AS
TO FORM

Joseph J. Leahy
DATE: January 1, 2008
OFFICE OF CITY ATTORNEY
CITY OF SPRINGFIELD

AGENDA ITEM SUMMARY

Meeting Date: 4/4/2016
Meeting Type: Regular Meeting
Staff Contact/Dept.: Courtney Griesel/CMO
Staff Phone No: 541-736-7132
Estimated Time: Consent Calendar
Council Goals: Encourage Economic Development and Revitalization through Community Partnerships

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE: PURCHASE AND SALE AGREEMENT FOR PROPERTY

ACTION REQUESTED: Approve/not approve the following motion:
Authorize the City Manager to execute a Purchase and Sale Agreement with John and Christa Brombaugh, Trustees of the John and Christa Brombaugh Revocable Trust for property located at 17-03-34-41-00800.

ISSUE STATEMENT: The proposed purchase of property at tax lot 17-03-34-41-00800 has been negotiated for a cash purchase price of \$650,000. Staff recommends that the City purchase the property to promote the future redevelopment of the Glenwood Riverfront Area.

ATTACHMENTS: Attachment 1 – Purchase and Sale Agreement
Attachment 2 – Phase I Environmental Site Assessment
Attachment 3 – Property Map

**DISCUSSION/
FINANCIAL
IMPACT:** Tax lot 800 is currently unincorporated and occupied by one residential tenant and one industrial tenant. The property is with the Glenwood Refinement Plan Phase I redevelopment area and zoned as Commercial Mixed-Use. The property includes 1.51 acres on a single tax lot with approximately one acre of land considered developable (remaining acreage is located within greenway setback areas or future right-of-way).

The attached purchase and sale agreement outlines a total cash purchase price of \$650,000 with additional terms to include;

- An estimated further reduction in price of \$12,000 reflects the cost of environmental clean-up on the basis of a Phase I ESA report received by the City of Springfield from representative of the property owner. The report, dated February 16, 2016, was performed by Tree of Life Environmental, LLC and is included as Attachment 2,
- Commitment by the City/SEDA to reasonably maintain existing tenants in place for 12 months at current rent rates,
- Commitment by the City/SEDA to provide seller the difference between \$650,000 cash price and any sale price above \$650,000 within the next 36 months to specifically named entities, less any City/SEDA costs arising from or associated with the improving and selling of the property, and
- Any value above the \$650,000 cash purchase price, identified in a property owner obtained appraisal, will be considered a charitable donation.

Glenwood Urban Renewal funds are currently available and the purchase will not require outside borrowing.

COMMERCIAL ASSOCIATION OF REALTORS® OREGON/SW WASHINGTON
PURCHASE AND SALE AGREEMENT AND RECEIPT FOR EARNEST MONEY
(Oregon Commercial Form)

AGENCY ACKNOWLEDGMENT

Buyer shall execute this Acknowledgment concurrent with the execution of the Agreement below and prior to delivery of that Agreement to Seller. Seller shall execute this Acknowledgment upon receipt of the Agreement by Seller, even if Seller intends to reject the Agreement or make a counter-offer. In no event shall Seller's execution of this Acknowledgment constitute acceptance of the Agreement or any terms contained therein.

Pursuant to the requirements of Oregon Administrative Rules (OAR 863-015-0215), both Buyer and Seller acknowledge having received the Oregon Real Estate Agency Disclosure Pamphlet, and by execution below acknowledge and consent to the agency relationships in the following real estate purchase and sale transaction as follows:

(a) Seller Agent: John Brown of Evans, Elder & Brown, Inc. firm (the "Selling Firm") is the agent of (check one):
 Buyer exclusively; Seller exclusively; both Seller and Buyer ("Disclosed Limited Agency").

(b) Buyer Agent: of firm (the "Buying Firm") is the agent of (check one):
 Buyer exclusively; Seller exclusively; both Seller and Buyer ("Disclosed Limited Agency").

JB
M.B.

If the name of the same real estate firm appears in both Paragraphs (a) and (b) above, Buyer and Seller acknowledge that a principal broker of that real estate firm shall become the Disclosed Limited Agent for both Buyer and Seller, as more fully set forth in the Disclosed Limited Agency Agreements that have been reviewed and signed by Buyer, Seller and the named real estate agent(s).

ACKNOWLEDGED

Buyer: (print) City of Springfield, a municipal corporation of the State of Oregon by Gino Grimaldi, City Manager
(sign) _____ Date: _____

Buyer: (print) _____ (sign) _____ Date: _____

Seller: (print) John and Christa Brombaugh Revocable Trust by John and Christa Brombaugh, Trustees or
Successor Trustees (sign) John Brombaugh Date: 8 March 2016

Seller: (print) _____ (sign) Christa Brombaugh Date: 8 March 2016

[No further text appears on this page.]

PURCHASE AND SALE AGREEMENT AND RECEIPT FOR EARNEST MONEY

This PURCHASE AND SALE AGREEMENT AND RECEIPT FOR EARNEST MONEY (this "Agreement") is accepted, made and entered into on the later of the two dates shown beneath the parties' signatures on the signature page attached hereto (the "Execution Date"):

BETWEEN: John and Christa Brombaugh, Trustees or Sucessor Trustee of the John and Christa Brombaugh Revocable Trust ("Seller")
Address: 2932 Wingate Street, Eugene, OR 97408
Home Phone: 541-484-0733
Office Phone: 541-914-6272
Fax No.:
E-Mail: jborgans@interserv.com; chbrombaugh@yahoo.com

AND: City of Springfield, a municipal corporation of the State of Oregon ("Buyer")
Address: Attn: Courtney Griesel
225 Fifth Street, Springfield, OR 97477
Office Phone: 541-726-3700
Fax No.: 541-726-2363
E-Mail: cgriesel@springfield-or.gov

1. Purchase and Sale.

1.1 Generally. In accordance with this Agreement, Buyer agrees to buy and acquire from Seller, and Seller agrees to sell to Buyer the following, all of which are collectively referred to in this Agreement as the "Property." (a) the real property and all improvements thereon generally described or located in Glenwood in the City of Springfield, County of Lane, Oregon also known as 325 and 295 N. Brooklyn Street, Eugene, Oregon 97403-2315, Map Identification and Tax Lot No., on the date of execution of this agreement, 17-03-34-41-00800 legally described on Exhibit A, attached hereto (the "Real Estate"), including all of Seller's right, title and interest in and to all fixtures, appurtenances, and easements thereon or related thereto; (b) all of Seller's right, title and interest, if any, in and to any and all lease(s) to which the Real Estate is subject (each, a "Lease"); and (c) any and all personal property located on and used in connection with the operation of the Real Estate and owned by Seller (the "Personal Property"). If there are any Leases, see Section 21.1, below. The occupancies of the Property pursuant to any Leases are referred to as the "Tenancies" and the occupants thereunder are referred to as "Tenants." If there is any Personal Property, see Section 21.2, below.

1.2 Purchase Price. The purchase price is composed of Cash for the Property and additional Contingent Consideration(s) based on the occurrence of certain specific events. The Cash purchase price for the Property shall be Six Hundred and Fifty Thousand dollars (\$650,000.00). The Cash shall be adjusted, as applicable, by the net amount of credits and debits to Seller's account at Closing (defined below) made by Escrow Holder pursuant to the terms of this Agreement. The Purchase Price shall be payable as follows:

1.2.1 Earnest Money Deposit.

(a) Within Three (3) days of the Execution Date, Buyer shall deliver into Escrow (as defined herein), for the account of Buyer, \$50,000.00 as earnest money (the "Earnest Money") in the form of:

[] Promissory note (the "Note"); [X] Check; or [] Cash or other immediately available funds.

Handwritten signature/initials in the bottom right corner.

50 (b) The purchase and sale of the Property shall be accomplished through an escrow (the
51 "Escrow") that Seller has established or will establish with Evergreen Land Title Company (Springfield Office) (the
52 "Escrow Holder") within 3 days after the Execution Date. Except as otherwise provided in this Agreement: (i) any
53 interest earned on the Earnest Money shall be considered to be part of the Earnest Money; (ii) the Earnest Money
54 shall be non-refundable upon satisfaction or waiver of all Conditions as defined in Section 2.1; and (iii) the Earnest
55 Money shall be applied to the Purchase Price at Closing.

56
57 1.2.2 Balance of Cash Price. Buyer shall pay the balance of the Cash Price at Closing by
58 cash by City of Springfield check or other immediately available funds; or Other: ___.

59
60 1.2.3 Additional Contingent Consideration(s).

61 (a) Seller may obtain an appraisal of Seller's Property from a MAI appraiser. Said
62 appraisal will be obtained not less than 30 (Thirty) days after Closing. In the event that the appraisal determines a
63 real market value of the Property at the time of the Closing in excess of \$650,000.00, Buyer will acknowledge Seller
64 for Seller's non-cash charitable donation to the City of Springfield in the amount of the difference between the sale
65 price of \$650,000 and the appraised value. In the event of any such donation, Seller is solely responsible for
66 obtaining the appraisal and for its reporting, interaction and compliance with federal and state tax statutes and
67 regulations.

68
69 (b) Buyer will allow existing tenants to remain on the Property for not less than 12
70 months after closing provided that such tenants are in compliance with their month-to-month tenancies.

71
72 (c) If Buyer subsequently conveys the Property to any third-party identified in the letter
73 attached as Exhibit G including Glenwood H&CC Development, LLC and/or Confederated Tribes of the Coos, Lower
74 Umpqua and Siuslaw Indians, other tribes described therein, or any successors thereof or entity controlled thereby
75 within the next 36 months for a Cash Price that is higher than the \$650,000 Cash Price set out in Section 1.2 of this
76 Agreement, Buyer agrees to pay the Seller the difference between the subsequent Cash Sale Price and the
77 \$650,000 Cash Price of this Agreement, after subtracting all actual City costs arising from or associated with the
78 improving and selling the Property by the City. Those costs include, but are not limited to, broker fees, annexation
79 fees, installation of infrastructure, planning fees, engineering, surveying, and construction of infrastructure and
80 improvements. In the event of such payment, Seller is solely responsible for the effect, if any, on the non-cash
81 charitable donation specified in Section 1.2.3(a) under federal and state tax regulations. If Buyer has provided Seller
82 with a receipt for the donation specified in Sections 1.2.3(a), Buyer will provide Seller with an amended receipt
83 reflecting any payment made by Buyer under this Section 1.2.3(c). Buyer's future conveyance, if any, and the Cash
84 Sale Price of such conveyance is solely within the discretion of Buyer.

85
86 1.3 Section 1031 Like-Kind Exchange. Each party acknowledges that either party (as applicable, the
87 "Exchanging Party") may elect to engage in and affect a like-kind exchange under Section 1031 of the Internal
88 Revenue Code of 1986, as amended, involving the Property (or any legal lot thereof) (a "1031 Exchange"). The non-
89 exchanging party with respect to a 1031 Exchange is referred to herein as the "Cooperating Party." Buyer and Seller
90 each hereby agrees to reasonably cooperate with the other in completing each such 1031 Exchange; provided,
91 however, that such cooperation shall be at the Exchanging Party's sole expense and shall not delay the Closing for
92 the Property. Accordingly, the Exchanging Party may assign the Exchanging Party's rights with respect to the
93 Property (or any legal lot thereof) to a person or entity for the purpose of consummating a 1031 Exchange
94 ("Intermediary"), provided that such assignment does not delay the Closing for the Property (or applicable legal lot
95 thereof), or otherwise reduce or diminish the Exchanging Party's liabilities or obligations hereunder. Such
96 assignment by the Exchanging Party shall not release the Exchanging Party from the obligations of the Exchanging
97 Party under this Agreement. The Cooperating Party shall not suffer any costs, expenses or liabilities for cooperating
98 with the Exchanging Party and shall not be required to take title to the exchange property. The Exchanging Party
99 agrees to indemnify, defend and hold the Cooperating Party harmless from any liability, damages and costs arising
100 out of the 1031 Exchange.

101
102 2.1 Buyer's obligation to purchase the Property is conditioned on the following:
103

- 104 None;
105 Within 60 days of the Execution Date, Buyer's approval of the results of (collectively, the
106 "General Conditions"): (a) the Property inspection described in Section 3 below; (b) the
107 document review described in Section 4 below; and (c) (describe any other condition) ___;
108 Within ___ days of the Execution Date, Buyer's receipt of confirmation of satisfactory financing
109 (the "Financing Condition"); and/or
110 Other ___ [Other conditions must be specifically identified]. See Exhibit F attached hereto and
111 incorporated herein by reference.

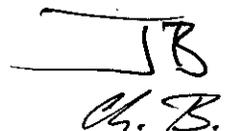
112 The General Conditions, Financing Conditions or any other Conditions noted shall be defined as "Conditions."
113

114 2.2 If, for any reason in Buyer's sole discretion, Buyer has not timely given written waiver of the
115 Conditions set forth in Section 2.1, or stated in writing that such Conditions have been satisfied, by notice given to
116 Seller within the time periods for such conditions set forth above, this Agreement shall be deemed automatically
117 terminated, the Earnest Money shall be promptly returned to Buyer, and thereafter, except as specifically provided to
118 the contrary herein, neither party shall have any further right or remedy hereunder.
119

120 3. Property Inspection. Seller shall permit Buyer and its agents, at Buyer's sole expense and risk, to enter
121 the Property at reasonable times after reasonable prior notice to Seller and after prior notice by Seller to the Tenants
122 as required by the applicable Leases, if any, to conduct any and all inspections, tests, and surveys concerning the
123 structural condition of the improvements, all mechanical, electrical and plumbing systems, hazardous materials, pest
124 infestation, soils conditions, wetlands, Americans with Disabilities Act compliance, zoning, and all other matters
125 affecting the suitability of the Property for Buyer's intended use and/or otherwise reasonably related to the purchase
126 of the Property including the economic feasibility of such purchase. If the transaction contemplated in this Agreement
127 fails to close for any reason (or no reason) as a result of the act or omission of Buyer or its agents, Buyer shall
128 promptly restore the Property to substantially the condition the Property was in prior to Buyer's performance of any
129 inspections or work. Buyer shall indemnify, hold harmless, and defend Seller from all liens, costs, and expenses,
130 including reasonable attorneys' fees and experts' fees, arising from or relating to Buyer's entry on and inspection of
131 the Property. This agreement to indemnify, hold harmless, and defend Seller shall survive Closing or any termination
132 of this Agreement.
133

134 4. Seller's Documents. Within 5 days after the Execution Date, Seller shall deliver to Buyer or Buyer's
135 designee, legible and complete copies of the following documents, including without limitation, a list of the Personal
136 Property, and other items relating to the ownership, operation, and maintenance of the Property to the extent now in
137 existence and to the extent such items are or come within Seller's possession or control: ___.
138

139 5. Title Insurance. Within 5 days after the Execution Date, Seller shall cause to be delivered to Buyer a
140 preliminary title report from the title company (the "Title Company") selected by Seller (the "Preliminary Report"),
141 showing the status of Seller's title to the Property, together with complete and legible copies of all documents shown
142 therein as exceptions to title ("Exceptions"). Buyer shall have 30 days after receipt of a copy of the Preliminary
143 Report and Exceptions within which to give notice in writing to Seller of any objection to such title or to any liens or
144 encumbrances affecting the Property. Within 10 days after receipt of such notice from Buyer, Seller shall give
145 Buyer written notice of whether it is willing and able to remove the objected-to Exceptions. Without the need for
146 objection by Buyer, Seller shall, with respect to liens and encumbrances that can be satisfied and released by the
147 payment of money, eliminate such exceptions to title on or before Closing. Within 10 days after receipt of such
148 notice from Seller (the "Title Contingency Date"), Buyer shall elect whether to: (i) purchase the Property subject to
149 those objected-to Exceptions which Seller is not willing or able to remove; or (ii) terminate this Agreement. If Buyer
150 fails to give Seller notice of Buyer's election, then such inaction shall be deemed to be Buyer's election to terminate
151 this Agreement. On or before the Closing Date (defined below), Seller shall remove all Exceptions to which


U. B.

152 Buyer objects and which Seller agrees, or is deemed to have agreed, Seller is willing and able to remove. All
153 remaining Exceptions set forth in the Preliminary Report and those Exceptions caused by or agreed to by Buyer shall
154 be deemed "Permitted Exceptions." It is understood that the termination of that certain unrecorded Option
155 Agreement disclosed by Memorandum of Option to Purchase recorded July 16, 2015, Recorder's Reception No.
156 2015-035114, Lane County Oregon Deeds and Records is a condition or contingency to Buyer's obligation to
157 purchase under Section 2.1 of this Agreement and the provisions of this Section 5 including, specifically, the time
158 limitations do not apply to that condition or contingency.
159

160 6. Default; Remedies. Notwithstanding anything to the contrary contained in this Agreement, in the event
161 Buyer fails to deposit the Earnest Money in Escrow strictly as and when contemplated under Section 1.2.1 above,
162 Seller shall have the right at any time thereafter, but prior to Buyer's deposit of the Earnest Money to Escrow, to
163 terminate this Agreement and all further rights and obligations hereunder by giving written notice thereof to Buyer. If
164 the conditions, if any, to Buyer's obligation to consummate this transaction are satisfied or waived by Buyer and
165 Buyer fails, through no fault of Seller, to close on the purchase of the Property, Seller's sole remedy shall be to retain
166 the Earnest Money paid by Buyer. In the event Seller fails, through no fault of Buyer, to close the sale of the
167 Property, Buyer shall be entitled to pursue any remedies available at law or in equity, including without limitation, the
168 return of the Earnest Money paid by Buyer or the remedy of specific performance. In no event shall either party be
169 entitled to punitive or consequential damages, if any, resulting from the other party's failure to close the sale of the
170 Property.
171

172 7. Closing of Sale.
173

174 7.1 Buyer and Seller agree the sale of the Property shall be consummated, in Escrow, on or before
175 ___ or 5 days after the conditions set forth in Sections 2.1, 3, 4 and 5 have been satisfied or waived in writing by
176 Buyer (the "Closing" or the "Closing Date"). The sale of the Property shall be deemed closed when the document(s)
177 conveying title to the Property is/are delivered and recorded and the Purchase Price is disbursed to Seller.
178

179 7.2 At Closing, Buyer and Seller shall deposit with the Escrow Holder all documents and funds
180 required to close the transaction in accordance with the terms of this Agreement. At Closing, Seller shall
181 deliver a certification in a form provided by the Escrow Holder confirming whether Seller is or is not a "foreign person"
182 as such term is defined by applicable law and regulations.
183

184 7.3 At Closing, Seller shall convey fee simple title to the Property to Buyer by statutory warranty
185 deed or ___ (the "Deed"). At Closing, Seller shall cause the Title Company to deliver to Buyer a standard ALTA
186 form owner's policy of title insurance (the "Title Policy") in the amount of the Purchase Price insuring fee simple title
187 to the Property in Buyer subject only to the Permitted Exceptions and the standard preprinted exceptions contained in
188 the Title Policy. Seller shall reasonably cooperate in the issuance to Buyer of an ALTA extended form policy of title
189 insurance. Buyer shall pay any additional expense resulting from the ALTA extended coverage and any
190 endorsements required by Buyer.
191

192 8. Closing Costs; Prorations. Seller shall pay the premium for the Title Policy, provided, however, if Buyer
193 elects to obtain an ALTA extended form policy of title insurance and/or any endorsements, Buyer shall pay the
194 difference in the premium relating to such election. Seller and Buyer shall each pay one-half (1/2) of the escrow fees
195 charged by the Escrow Holder. Any excise tax and/or transfer tax shall be paid in accordance with the local custom
196 determined by the Title Company and applicable law. Real property taxes for the tax year of the Closing,
197 assessments (if a Permitted Exception), personal property taxes, rents and other charges arising from existing
198 Tenancies paid for the month of Closing, interest on assumed obligations, and utilities shall be prorated as of the
199 Closing Date. If applicable, prepaid rents, security deposits, and other unearned refundable deposits relating to
200 Tenancies shall be assigned and delivered to Buyer at Closing. Seller Buyer N/A shall be responsible for
201 payment of all taxes, interest, and penalties, if any, upon removal of the Property from any special assessment or
202 program.

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9. Possession. Seller shall deliver exclusive possession of the Property, subject to the Tenancies (if any) existing as of the Closing Date, to Buyer on the Closing Date or ___.

10. Condition of Property. Seller represents that Seller has received no written notices of violation of any laws, codes, rules, or regulations applicable to the Property ("Laws"). Seller represents that, to the best of Seller's knowledge without specific inquiry, Seller is not aware of any such violations or any concealed material defects in the Property. Unless caused by Buyer, Seller shall bear all risk of loss and damage to the Property until Closing, and Buyer shall bear such risk at and after Closing. Except for Seller's representations set forth in this Section 10 and the attached Exhibit E, Buyer shall acquire the Property "AS IS" with all faults and Buyer shall rely on the results of its own inspection and investigation in Buyer's acquisition of the Property. It shall be a condition of Buyer's Closing obligation that all of Seller's representations and warranties stated in this Agreement are materially true and correct on the Closing Date. Seller's representations and warranties stated in this Agreement shall survive Closing for one (1) year.

11. Operation of Property. Between the Execution Date and the Closing Date, Seller shall continue to operate, maintain and insure the Property consistent with Seller's current operating practices. After Buyer has satisfied or waived the conditions to Buyer's obligation to purchase the Property, and the Earnest Money is non-refundable, Seller may not, without Buyer's prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed, enter into: (a) any new leases or occupancy agreements for the Property; (b) any material amendments or modification agreements for any existing leases or occupancy agreements for the Property; or (c) any service contracts or other agreements affecting the Property that are not terminable at the Closing.

12. Assignment. Assignment of this Agreement: is PROHIBITED; is PERMITTED, without consent of Seller; is PERMITTED ONLY UPON Seller's written consent; is PERMITTED ONLY IF the assignee is an entity owned and controlled by Buyer. **Assignment is PROHIBITED, if no box is checked.** If Seller's written consent is required for assignment, such consent may be withheld in Seller's reasonable discretion. In the event of a permitted assignment, Buyer shall remain liable for all Buyer's obligations under this Agreement.

13. Arbitration. IF AND ONLY IF THIS SECTION IS INITIALED BY EACH OF BUYER AND SELLER, THE FOLLOWING SHALL APPLY TO THIS AGREEMENT:

ANY CONTROVERSY, CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE BREACH THEREOF SHALL BE RESOLVED BY ARBITRATION IN LANE COUNTY, OREGON PURSUANT TO ALL APPLICABLE RULES THEN IN EFFECT IN LANE COUNTY, OREGON, AND JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATOR MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF AND SHALL CONSTITUTE A FINAL ADJUDICATION OF ALL MATTERS SUBMITTED TO ARBITRATION. THE ARBITRATOR SHALL HAVE BROAD AUTHORITY TO FASHION AN EQUITABLE REMEDY, INCLUDING THE AUTHORITY TO AWARD SPECIFIC PERFORMANCE.



THE PARTIES SHALL SELECT A SINGLE ARBITRATOR WITHIN TEN (10) DAYS OF THE DATE A WRITTEN DEMAND FOR ARBITRATION IS RECEIVED BY EITHER PARTY FROM THE OTHER. IN THE EVENT THE PARTIES FAIL TO SELECT AN ARBITRATOR WITHIN SAID 10-DAY PERIOD, EITHER PARTY MAY MAKE IMMEDIATE APPLICATION TO THE LANE COUNTY CIRCUIT COURT FOR THE APPOINTMENT OF AN ARBITRATOR. THE PARTIES AGREE TO BE BOUND BY THE COURT'S APPOINTMENT OF AN ARBITRATOR.

Initials of Buyer

JB Ch.B.
Initials of Seller

JB
Ch.B.

303 14. Attorneys' Fees. In the event a suit, action, arbitration, or other proceeding of any nature whatsoever,
304 including without limitation any proceeding under the U.S. Bankruptcy Code, is instituted, or the services of an
305 attorney are retained, to interpret or enforce any provision of this Agreement or with respect to any dispute relating to
306 this Agreement, the prevailing or non-defaulting party shall be entitled to recover from the losing or defaulting party its
307 attorneys', paralegals', accountants', and other experts' fees and all other fees, costs, and expenses actually incurred
308 in connection therewith (the "Fees"). In the event of suit, action, arbitration, or other proceeding, the amount of Fees
309 shall be determined by the judge or arbitrator, shall include all costs and expenses incurred on any appeal or review,
310 and shall be in addition to all other amounts provided by law.

311
312 15. Statutory Notice. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A
313 FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE
314 LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR
315 SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS
316 DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
317 PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER
318 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS
319 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
320 OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
321 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING
322 DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED
323 LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT
324 OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE
325 ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND
326 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,
327 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

328
329 16. Cautionary Notice About Liens. UNDER CERTAIN CIRCUMSTANCES, A PERSON WHO
330 PERFORMS CONSTRUCTION-RELATED ACTIVITIES MAY CLAIM A LIEN UPON REAL PROPERTY AFTER A
331 SALE TO THE PURCHASER FOR A TRANSACTION OR ACTIVITY THAT OCCURRED BEFORE THE SALE. A
332 VALID CLAIM MAY BE ASSERTED AGAINST THE PROPERTY THAT YOU ARE PURCHASING EVEN IF THE
333 CIRCUMSTANCES THAT GIVE RISE TO THAT CLAIM HAPPENED BEFORE YOUR PURCHASE OF THE
334 PROPERTY. THIS INCLUDES, BUT IS NOT LIMITED TO, CIRCUMSTANCES WHERE THE OWNER OF THE
335 PROPERTY CONTRACTED WITH A PERSON OR BUSINESS TO PROVIDE LABOR, MATERIAL, EQUIPMENT
336 OR SERVICES TO THE PROPERTY AND HAS NOT PAID THE PERSONS OR BUSINESS IN FULL.

337
338 17. Brokerage Agreement. For purposes of Sections 14 and 17 of this Agreement, the Agency
339 Acknowledgement on page 1 this Agreement is incorporated into this Agreement as if fully set forth herein. Seller
340 agrees to pay a commission to Selling Firm in the amount of either: ___ percent (___%) of the Purchase Price or
341 \$___. Seller shall cause the Escrow Holder to deliver to Selling Firm the real estate commission on the Closing
342 Date or upon Seller's breach of this Agreement, whichever occurs first. If the Earnest Money is forfeited by Buyer
343 and retained by Seller in accordance with this Agreement, in addition to any other rights the Selling Firm and Buying
344 Firm may have, the Selling Firm and shall be entitled to the lesser of: (i) fifty percent (50%) of the Earnest Money; or
345 (ii) the commission agreed to above, and Seller hereby assigns such amount to the Selling Firm and the Buying Firm.

346
347 18. Notices. Unless otherwise specified, any notice required or permitted in, or related to this Agreement
348 must be in writing and signed by the party to be bound. Any notice will be deemed delivered: (a) when personally
349 delivered; (b) when delivered by facsimile or electronic mail transmission (in either case, with confirmation of
350 delivery); (c) on the day following delivery of the notice by reputable overnight courier; or (d) on the day following
351 delivery of the notice by mailing by certified or registered U.S. mail, postage prepaid, return receipt requested; and in
352 any case shall be sent by the applicable party to the address of the other party shown at the beginning of this

Handwritten signature and initials, possibly "J.B." and "A.B.", in black ink.

353 Agreement, unless that day is a Saturday, Sunday, or federal or Oregon State legal holiday, in which event such
354 notice will be deemed delivered on the next following business day.
355

356 19. Miscellaneous. Time is of the essence of this Agreement. If the deadline under this Agreement for
357 delivery of a notice or performance of any obligation is a Saturday, Sunday, or federal or Oregon State legal holiday,
358 such deadline will be deemed extended to the next following business day. The facsimile and/or electronic mail
359 transmission of any signed document including this Agreement in accordance with Section 18 shall be the same as
360 delivery of an original. At the request of either party, the party delivering a document by facsimile and/or electronic
361 mail will confirm such transmission by signing and delivering to the other party a duplicate original document. This
362 Agreement may be executed in counterparts, each of which shall constitute an original and all of which together shall
363 constitute one and the same Agreement. This Agreement contains the entire agreement and understanding of the
364 parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous
365 agreements between them. Without limiting the provisions of Section 12 of this Agreement, this Agreement shall be
366 binding upon and shall inure to the benefit of Buyer and Seller and their respective successors and assigns. Solely
367 with respect to Sections 14 and 17, Selling Firm and Buying Firm are third party beneficiaries of this Agreement. The
368 person signing this Agreement on behalf of Buyer and the person signing this Agreement on behalf of Seller each
369 represents, covenants and warrants that such person has full right and authority to enter into this Agreement and to
370 bind the party for whom such person signs this Agreement to its terms and provisions. Neither this Agreement nor a
371 memorandum hereof shall be recorded unless the parties otherwise agree in writing.
372

373 20. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the
374 State of Oregon, apart from choice of law provisions. The parties agree that the Circuit Court for the County of Lane,
375 State of Oregon, or the Federal District Court of the State of Oregon (Eugene) is the sole and proper forum for
376 resolving any disputes involving this Agreement, any breach of this Agreement, or relating to its subject matter. The
377 Parties agree to submit themselves to the jurisdiction of such courts without challenge to the jurisdiction of these
378 courts. This Agreement shall not be construed more favorably to Buyer due to the preparation of this Agreement by
379 Buyer's counsel. The headings and subheadings in this Agreement are for convenience, do not form a part of this
380 Agreement, and shall not be used in construing this Agreement.
381

382 21. Lease(s) and Personal Property.

383 21.1 Leases.

384 21.1.1 If required by Buyer or Buyer's lender and provided for in such Tenant's Lease, Seller
385 shall use commercially reasonable efforts to deliver to Buyer, at least 5 days (three (3) if not filled in) before the
386 Closing Date, a Tenant estoppel certificate, reasonably acceptable to Buyer, pertaining to each Lease at the Property
387 in effect as of the Closing Date (each, a "Tenant Estoppel"). Such Tenant Estoppels shall be dated no more than 15
388 days (fifteen (15) if not filled in) prior to the Closing Date and shall certify, among other things: (a) that the Lease
389 is unmodified and in full force and effect, or is in full force and effect as modified, and stating the modifications;
390 (b) the amount of the rent and the date to which rent has been paid; (c) the amount of any security deposit held by
391 Seller; and (d) that neither party is in default under the Lease or if a default by either party is claimed, stating the
392 nature of any such claimed default. If Seller has not obtained Tenant Estoppels from all Tenants of the Property,
393 then Seller shall execute and deliver to Buyer a Tenant Estoppel with respect to any such Lease setting forth the
394 information required by this Section 21.1 and confirming the accuracy thereof.
395
396
397

398 21.1.2 If applicable, the assignment of the Lease(s) by Seller, and assumption of the Lease(s) by
399 Buyer shall be accomplished by executing and delivering to each other through Escrow an Assignment of Lessor's
400 Interest under Lease substantially in the form of Exhibit B attached hereto (the "Assignment").
401

402 21.2 Personal Property. If applicable, Seller shall convey all Personal Property to Buyer by
403 executing and delivering to Buyer at Closing through Escrow (as defined below), a Bill of Sale substantially in the



404 form of Exhibit C attached hereto (the "Bill of Sale"). A list of such Personal Property shall be attached to the Bill of
405 Sale.
406

407 22. Residential Lead-Based Paint Disclosure. IF THE PROPERTY CONSISTS OF RESIDENTIAL
408 HOUSING BUILT PRIOR TO 1978, BUYER AND SELLER MUST COMPLETE THE LEAD-BASED PAINT
409 DISCLOSURE ADDENDUM ATTACHED HERETO AS EXHIBIT D.
410

411 23. Addenda; Exhibits. The following named addenda and exhibits are attached to this Agreement and
412 incorporated within this Agreement:

- 413 Exhibit A – Legal Description of Property **[REQUIRED]**
- 414 Exhibit B – Assignment of Lessor's Interest under Lease (if applicable)
- 415 Exhibit C – Bill of Sale (if applicable)
- 416 Exhibit D – Lead Paint Disclosure Addendum (if applicable)
- 417 Exhibit E – AS IS Exceptions (if applicable)
- 418 Exhibit F – Conditions and Contingency
- 419 X Exhibit G- Letter identifying entities relating to resale proceeds set forth in Section 1.2.3 (c)

420
421 24. Time for Acceptance. If Seller does not return to Buyer a signed and dated version of this Agreement
422 on or before 5:00 PM Pacific Time on ___, then the Earnest Money shall be promptly refunded to Buyer and
423 thereafter, neither party shall have any further right or obligation hereunder.
424

425 25. OFAC Certification. The Federal Government, Executive Order 13224, requires that business persons
426 of the United States not do business with any individual or entity on a list of "Specially Designated nationals and
427 Blocked Persons" - that is, individuals and entities identified as terrorists or other types of criminals. Buyer
428 hereinafter certifies that:
429

430 25.1 It is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation
431 named by any Executive Order or the United States Treasury Department as a terrorist, specially designated national
432 and/or blocked person, entity, nation, or transaction pursuant to any law, order, rule, or regulation that is enforced or
433 administered by the Office of Foreign Assets Control; and
434

435 25.2 It has not executed this Agreement, directly or indirectly on behalf of, or instigating or
436 facilitating this Agreement, directly or indirectly on behalf of, any such person, group, entity, or nation.
437

438 Buyer hereby agrees to defend, indemnify, and hold harmless Seller from and against any and all claims, damages,
439 losses, risks, liabilities, and expenses (including attorney's fees and costs) arising from or related to any breach of
440 the foregoing certification. This certification by Buyer and agreement to indemnify, hold harmless, and defend Seller
441 shall survive Closing or any termination of this Agreement.
442

443 **Buyer Signature:** _____ **Date:** _____
444

445 26. Survivability. The representations and warranties contained in Section 1.2.3 of this Agreement shall
446 survive the Close of Escrow and all agreements contained herein shall survive the Close of Escrow to the extent
447 such agreements are not performed before or in connection with the Close of Escrow.
448

449 **CONSULT YOUR ATTORNEY. THIS DOCUMENT HAS BEEN PREPARED FOR SUBMISSION TO YOUR**
450 **ATTORNEY FOR REVIEW AND APPROVAL PRIOR TO SIGNING. NO REPRESENTATION OR**
451 **RECOMMENDATION IS MADE BY THE COMMERCIAL ASSOCIATION OF REALTORS® OREGON/SW**
452 **WASHINGTON OR BY THE REAL ESTATE AGENTS INVOLVED WITH THIS DOCUMENT AS TO THE LEGAL**
453 **SUFFICIENCY OR TAX CONSEQUENCES OF THIS DOCUMENT.**
454

454 THIS FORM SHOULD NOT BE MODIFIED WITHOUT SHOWING SUCH MODIFICATIONS BY REDLINING,
455 INSERTION MARKS, OR ADDENDA.

456
457 Buyer City of Springfield, a municipal corporation of the State of Oregon
458 By Gino Grimaldi
459 Title City Manager
460 Date _____, 2016

461
462 Seller Acceptance. By execution of this Agreement, Seller agrees to sell the Property on the terms and conditions in
463 this Agreement.

464
465 Seller John and Christa Brombaugh Revocable Trust
466 By John and Christa Brombaugh
467 Title Trustees or Successor Trustee
468 Date 8 March, 2016

469 8 March 2016 
470 

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CRITICAL DATE LIST:

The last party to execute this Agreement shall complete the information below (the "Critical Date List"), initial where indicated, and return a copy of the same to the other party for such party's review. This Critical Date List is for reference purposes only and, in the event of a conflict between this Critical Date List and the Agreement, the terms of the Agreement shall prevail.

	DATE:
• Execution Date (Introductory paragraph):	___
• Earnest Money due date (Section 1.2.1(a)):	___
• Seller shall open Escrow with the Escrow Holder (Section 1.2.1(a)):	Before ___
• Seller shall deliver Seller's documents to Buyer (Section 4):	Within ___ days after the Execution Date
• Seller shall deliver Preliminary Report to Buyer (Section 5):	Within ___ days after the Execution Date
• Buyer's title objection notice due to Seller (Section 5):	Within ___ days after receipt of the Preliminary Report
• Seller's title response due to Buyer (Section 5):	Within ___ days after receipt of Buyer's title objection notice
• Title Contingency Date (Section 5):	Within ___ days after receipt of Seller's title response
• Expiration date for satisfaction of General Conditions (Section 2.1):	Within ___ days of the Execution Date
• Expiration date for satisfaction of Financing Condition (Section 2.1):	Within ___ days of the Execution Date
• By this date, Buyer must deliver the notice to proceed contemplated in Section 2.2.	Within ___ days of the Execution Date
• Closing Date (Section 7.1):	___

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479

Initials of Buyer: ___ Initials of Seller: ___
Initials of Buyer: ___ Initials of Seller: ___

Handwritten initials: JB

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Commencing at a point 695 feet North of a point 5.215 chains South 78° 30 East of a point 2.49 chains South of the Northwest corner of the Dan McVey Donation Land Claim No. 82 in Section 34, Township 17 South, Range 3 West of the Willamette Meridian; run thence West 128 feet; thence North to the left bank of the Willamette River; thence North 78° East along said left bank to a point due North of the point of beginning; thence South to the point of beginning, in Lane County, Oregon.

ALSO: Commencing at a point, which point is found by beginning at the Northwest corner of the Dan McVey Donation Land Claim No. 82 in Section 34, Township 17 South, Range 3 West of the Willamette Meridian, Oregon, running South 2.49 chains; thence South 78-1/2° East along the North line of the County Road 5.21-1/2 chains; thence North 645 feet, from which point of commencement run thence North 50 feet; thence West 218 feet; thence South 50 feet; thence Ease to the place of commencement, being 128 feet, more or less, all in Lane County, Oregon.

JB
Mr. B.

EXHIBIT B

1 RECORDING REQUESTED BY ___ AND ___
2 WHEN RECORDED MAIL TO:
3 Company: ___
4 Address: ___
5 City, State, Zip ___

7 ASSIGNMENT OF RENTAL AGREEMENT

8
9 THIS ASSIGNMENT OF RENTAL AGREEMENT (this "Assignment") is made and entered into as of this ___
10 day of ___, by and between John and Christa Brombaugh Revocable Living Trust, by John and Christa
11 Brombaugh, Trustees or Successor Trustee, ("Assignor"), and City of Springfield, a municipal corporation of the
12 state of Oregon ("Assignee").

13
14 RECITALS

15
16 This Assignment is entered into on the basis of and with respect to the following facts, agreements and
17 understandings:

18
19 A. On 9/14/1999, Assignor, as "Lessor," and William J. Baker, as "Lessee," entered into a certain
20 Lease, pursuant to which said Lessor leased to said Lessee certain real property in the City of Springfield, County of
21 Lane, State of Oregon, known as 295 N. Brooklyn Street (the "Premises"), which Premises are a portion of the
22 property more particularly described on Exhibit A, attached hereto and made part hereof by this reference (the
23 "Property"). Said Lease is hereinafter referred to as the "Lease."

24
25 B. By an instrument dated of even date herewith and recorded prior to this instrument, Assignor sold and
26 conveyed its fee interest in and to the Property to Assignee and, in conjunction therewith, Assignor agreed to assign
27 its interest as Lessor under the Lease to Assignee and Assignee agreed to assume the obligations of the Lessor
28 under the Lease, all as more particularly set forth in this Assignment.

29
30 NOW, THEREFORE, for good and valuable consideration, including the mutual covenants and agreements
31 set forth herein, Assignor and Assignee agree as follows:

32
33 1. Assignment. Assignor hereby sells, assigns, grants, transfers and sets over to Assignee, its heirs,
34 personal representatives, successors and assigns, all of Assignor's right, title and interest as Lessor under the
35 Lease.

36
37 2. Acceptance of Assignment and Assumption of Obligations. Assignee hereby accepts the
38 assignment of the Lessor's interest under the Lease and, for the benefit of Assignor, assumes and agrees faithfully to
39 perform all of the obligations which are required to be performed by the Lessor under the Lease on or after the
40 Effective Date (defined below).

41
42 3. Effective Date. The effective date of this Assignment and each and every provision hereof is and
43 shall be ___ (the "Effective Date"). (If no dated is identified, the Effective Date shall be the date the deed from
44 Assignor to Assignee is recorded.)

45
46 4. Assignor's Indemnity of Assignee. Assignor hereby agrees to defend (with counsel reasonably
47 satisfactory to Assignee) and indemnify Assignee, its heirs, personal representatives, successors and assigns, and
48 each of them, from and against any and all claims, suits, demands, causes of action, actions, liabilities, losses,
49 damages, costs and expenses (including attorneys' fees) arising out of or resulting from any act or omission

Acknowledgment for Assignor

101
102
103 STATE OF OREGON)
104) ss.
105 County of Lane)

106
107 This instrument was acknowledged before me this _____ day of _____, 2016, by John and Christa
108 Brombaugh Revocable Trust by John and Christa Brombaugh Trustees or Successor Trustee_____.

109
110
111 _____
112 Notary Public for Oregon
113 Printed Name: _____
114 My Commission Expires: _____

Acknowledgment for Assignee

115
116
117
118
119 STATE OF OREGON)
120) ss.
121 County of Lane)

122
123 This instrument was acknowledged before me this _____ day of _____, 2016, by Gino Grimaldias City
124 Manager of City of Springfield.

125
126
127 _____
128 Notary Public for Oregon
129 Printed Name: _____
130 My Commission Expires: _____



EXHIBIT C
BILL OF SALE

1
2
3
4
5 John and Christa Brombaugh Revocable Trust by John and Christa Brombaugh as Trustees or Successor
6 Trustee ("Seller"), for good and valuable consideration, the receipt and sufficiency of which are hereby
7 acknowledged, does hereby bargain, transfer, convey and deliver to City of Springfield, a municipal corporation of
8 the state of Oregon, ("Buyer"), its successors and/or assigns:

9
10 All of the personal property owned by Seller (collectively, "Personal Property") located in or on the real
11 property located at 325 and 295 N. Brooklyn Street in the City of Springfield, County of Lane, State of
12 Oregon, which Personal Property is more particularly described on Schedule 1 attached hereto and
13 incorporated herein by reference.

14
15 Seller hereby covenants with Buyer that said Personal Property is free and clear of and from all
16 encumbrances, security interests, liens, mortgages and claims whatsoever and that Seller is the owner of and has
17 the right to sell same. Seller, on behalf of itself and its successors, does hereby warrant and agree to defend the title
18 in and to said Personal Property unto Buyer, its successors or assigns against the lawful claims and demands of all
19 persons claiming by or through Seller.

20
21 IT IS UNDERSTOOD AND AGREED THAT BUYER HAS EXAMINED THE PERSONAL PROPERTY
22 HEREIN SOLD AND THAT THIS SALE IS MADE "AS IS, WHERE IS" AND SELLER DISCLAIMS ANY EXPRESS
23 OR IMPLIED WARRANTY OTHER THAN THE WARRANTY OF TITLE SET FORTH ABOVE, AS TO THE
24 PERSONAL PROPERTY INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF
25 MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

26
27 Buyer and Seller agree that this Bill of Sale shall be effective upon the delivery thereof by Seller to Buyer.

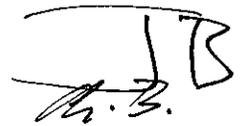
28
29 IN WITNESS WHEREOF, the parties have caused this Bill of Sale to be executed this _____ day of
30 February, 2016.

31
32 SELLER:

33
34 
35 _____
36 John and Christa Brombaugh Revocable Trust by John and
37 Christa Brombaugh as Trustees or Successor Trustee

38
39 BUYER:

40
41
42 _____
43 City of Springfield, a municipal corporation of the state of
44 Oregon



1 EXHIBIT D
2 LEAD-BASED PAINT DISCLOSURE ADDENDUM
3 (TO BE COMPLETED IF THE PROPERTY CONSISTS OF RESIDENTIAL HOUSING BUILT PRIOR TO 1978)
4

5 Seller and Buyer are parties to that certain Commercial Association of Realtors® Oregon / SW Washington Purchase
6 and Sale Agreement and Receipt for Earnest Money (Oregon Commercial Form) dated ____, 20__ (the "Purchase
7 Agreement") for the sale of the Property described therein. Capitalized terms used in this addendum without
8 definition shall have the meanings given them in the Purchase Agreement. Except as expressly modified by this
9 addendum and any other addendum to the Purchase Agreement executed by Buyer and Seller, the Purchase
10 Agreement is unmodified. This addendum and the Purchase Agreement may not be modified except in a writing
11 signed by both Seller and Buyer.

12 LEAD WARNING STATEMENT

13 EVERY PURCHASER OF ANY INTEREST IN RESIDENTIAL REAL PROPERTY ON WHICH A RESIDENTIAL
14 DWELLING WAS BUILT PRIOR TO 1978 IS NOTIFIED THAT SUCH PROPERTY MAY PRESENT EXPOSURE TO
15 LEAD FROM LEAD-BASED PAINT THAT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD
16 POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL
17 DAMAGE, INCLUDING LEARNING DISABILITIES, REDUCED INTELLIGENCE QUOTIENT, BEHAVIORAL
18 PROBLEMS AND IMPAIRED MEMORY. LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT
19 WOMEN. THE SELLER OF ANY INTEREST IN RESIDENTIAL REAL PROPERTY IS REQUIRED TO PROVIDE
20 THE BUYER WITH ANY INFORMATION ON LEAD-BASED PAINT HAZARDS FROM RISK ASSESSMENTS OR
21 INSPECTIONS IN THE SELLER'S POSSESSION AND NOTIFY THE BUYER OF ANY KNOWN LEAD-BASED
22 PAINT HAZARDS. A RISK ASSESSMENT OR INSPECTION FOR POSSIBLE LEAD-BASED PAINT HAZARDS IS
23 RECOMMENDED PRIOR TO PURCHASE.
24

25 AGENT'S ACKNOWLEDGMENT

26 Seller Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and Agent is aware of
27 his/her responsibility to ensure compliance.
28

29 SELLER'S DISCLOSURE

30 .1 Presence of lead-based paint and/or lead-based paint hazards (check one below):
31

32 Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing (explain).
33
34 _____
35 _____

36 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
37

38 .2 Records and reports available to Seller (check one below):
39

40 Seller has provided Buyer with all available records and reports relating to lead-based paint and/or lead-based
41 paint hazards in the housing (list documents below):
42
43 _____
44 _____

45 Seller has no reports or records relating to lead-based paint and/or lead-based paint hazards in the housing.
46
47

Handwritten initials: JTB
N.B.

48 The following parties have reviewed the information above and certify, to the best of their knowledge, that the
49 information they provided is true and accurate. A photocopy of this completed LEAD-BASED PAINT DISCLOSURE
50 ADDENDUM, together with a copy of any documents listed in Section 2 of Seller's Disclosure above, may be treated
51 as an original.

Seller Agent _____ Date _____ ← Seller _____ Date _____ ←
Selling Firm _____ Seller _____ Date _____ ←

52
53 BEFORE BUYER IS OBLIGATED TO PURCHASE THIS PROPERTY UNDER ANY PURCHASE AND SALE
54 AGREEMENT, BUYER'S AND SELLER'S SIGNATURES ARE REQUIRED ON THE FORM BELOW.

55
56 BUYER'S ACKNOWLEDGMENT

57 .1 Buyer has received copies of all information listed above in Section 2 of Seller's Disclosure of
58 this form.

59
60 .2 Buyer has received the pamphlet "Protect Your Family from Lead in Your Home."

61
62 .3 Buyer has (check one below):

63 Elected a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or
64 inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards, providing Buyer the
65 right to rescind the Purchase Agreement by written notice to Seller no later than the end of such agreed upon 10 day
66 period if Buyer is not satisfied in Buyer's sole discretion with the results of such risk assessments or inspection, as
67 applicable. Buyer and Seller hereby agree the ten (10) day period described in the preceding sentence shall begin
68 ___ and end ___. Buyer's failure to provide written notice of Buyer's election to rescind the Purchase Agreement to
69 Seller on or before ___, 20__ shall be deemed a waiver of Buyer's right to rescind as provided in this addendum.
70 If Buyer timely elects to rescind the Purchase Agreement as provided herein, the Earnest Money shall be returned to
71 Buyer, together with any interest thereon.

72 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
73 lead-based paint hazards.

Buyer _____ Date _____ ←

Buyer _____ Date _____ ←

74
75 CERTIFICATION OF ACCURACY

76
77 This section must be signed by Buyer before Seller signs lines below. The following parties have reviewed
78 the information and certify, to the best of their knowledge, that the information they provided herein is true and
79 accurate.

Buyer _____ Date _____ ← Seller _____ Date _____ ←

Buyer _____ Date _____ ← Seller _____ Date _____ ←

Buyer Agent _____ Date _____ ← Seller Agent _____ Date _____ ←

Buying Firm _____ Seller Firm _____

80

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE
--

EXHIBIT E
AS IS EXCEPTIONS

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None

M.B. *JB*

EXHIBIT F

The sale of this Property and the obligation to purchase said Property is contingent upon the following further conditions. This list supplements the list set forth in Section 2.1.

1. Termination of the unrecorded Option Agreement between John and Christa Brombaugh as Trustees of the John and Christa Brombaugh Revocable Trust, Owner, and South Bank, LLC, c/o Greg Vik, Optionee, as disclosed by Memorandum of Option to Purchase recorded July 26, 2015, Recorder's Reception No. 2015-035114, Lane County Oregon Deeds and Records. Documentation terminating that Option satisfactory to Buyer and satisfactory to Evergreen Land Title Company sufficient to remove such Option as an exception from the title must be recorded in Lane County Oregon Deeds and Records.
2. Approval of this purchase by Springfield Economic Development Agency.
3. The completion of a Level I or Level II environmental analysis or both as may be determined by Buyer and Buyer's satisfaction with the results of that environmental analysis.

Handwritten signature and initials, possibly 'A.B.' and 'JB', written in black ink.

EXHIBIT G

GLENWOOD H&CC DEVELOPMENT, LLC

Allen Lonstron
Development Consultant
1738 Praslin Street
Eugene, OR 97402
heiallen@comcast.net
C 541.520.6613
F 541.357.5639

Thursday, January 28, 2016

To: John and Christa Brombaugh

From: Allen Lonstron

Re: Property Purchase

Dear John and Christa,

We hope your holiday visit with your daughter and family is everything you could have wished for. Please let us know when it would be good for you to get together with us after you've had a chance to recover from your journey home.

Following up on our visit last month, we believe we have a very good plan in place to move the Glenwood development to fruition. When we met in last month we discussed the possibilities of financial involvement by American Indian Tribal entities. Let me go into some detail.

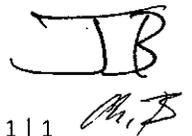
Part of that involves a special Bureau of Indian Affairs Section-17 90% loan guarantee available to qualified Tribal Entities, which will complete out Equity Funding Gap. That's one very key piece to complete our overall funding puzzle.

The other piece is one that more directly pertains to you and is not dependant on obtaining the BIA loan guarantee.

Bob Garcia is a member of the CLUSI (Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians). Over the years Bob has steered the CLUSI through much of their economic endeavors including the development and operation of the very successful Three Rivers Casino and Hotel in Florence and a Casino they opened in Coos Bay last year.

We've been working with Bob for over a year on various projects that the CLUSI are interested in pursuing, including a 107 room addition to their Three Rivers Casino Hotel in Florence and a possible new boutique hotel at Hollering Place in Coos Bay.

Bob has also been instrumental in developing the BIA Section 17 funding program and a separate plan that would enable either the CLUSI or one of several other Indian Tribal entities the ability to



1 | 1

GLENWOOD H&CC DEVELOPMENT, LLC

Allen Lonstron
Development Consultant
1738 Praslin Street
Eugene, OR 97402
heiallen@comcast.net
C 541.520.6613
F 541.357.5639

participate as our development partner in Glenwood. Their particular contribution would be the purchase of both your property and the Karotko property. In addition, they would provide the funding required for the remaining predevelopment work. Again, this is separate from the BIA sponsored loan program that will complete the equity funding for the hotel & conference center. Nor is it dependant on realization of any additional project financing at all.

The process requires a sequence of approaches in order of Tribal precedence protocol. The first will naturally be the CLUSI, of which Bob Garcia is a prominent member. Our initial approach will be a presentation to the CLUSI Tribal Council on Wednesday night, February 17th.

This will, no doubt, require some follow up and deliberation time in order for them to make an informed decision, however, we will advise them that time is of the essence and explain why. We will also let them know that we are coming to them first as proper protocol requires but that we will need an up or down decision by a specific date so that if they decide against participation, we have time to move on before our window closes.

We'll need Bob's guidance to let us know how quickly this can possibly get approved, so that we can set a realistic deadline. The timing issue is somewhat sensitive. We don't want them to feel that we are trying to rush them into something. We just have to present a clear picture of the opportunity and why there is a specific window.

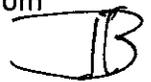
We have an all day planning secession with Bob in Florence on Saturday the 6th to prep for the presentation.

As I understand it, once the seed is planted with the CLUSI and they have their opportunity to deliberate, we move on to the Grand Ronde (who Bob has already made aware of the project), followed by the Cow Creek, then the Yurok, then, possibly, by the Poarch, if it goes that far. The reason I bring up all of the possibilities is that the process may take until May or June to receive a firm commitment.

The agreed upon purchase price for your property was \$ 900,000. All but \$ 100,000 of this to be paid by the closing date. The \$ 100,000 balance to be paid in equal annual installments over five years.

If you agree to stay the course with us to closing, we will increase the purchase price by \$100,000 to an even \$1,000,000.

As indicated, we are looking for a commitment from the Tribal entity by no later than May or June. I don't know how soon the actual funding will be available to close, probably a few short months from

 
2 | 2

GLENWOOD H&CC DEVELOPMENT, LLC

Allen Lonstron
Development Consultant
1738 Praslin Street
Eugene, OR 97402
heiallen@comcast.net
C 541.520.6613
F 541.357.5639

commitment, but we should certainly be able to require a reasonable non refundable earnest money deposit with the commitment, the amount of which is something we should agree upon as soon as you'd like to get together to discuss it. Please let us know when you would like to do that.

In the meantime, safe and pleasant travels!

Ch. B.




Environmental Site Assessment



Brombaugh Property

295 & 325 N. Brooklyn Street
Eugene, OR 97403

February 16, 2016

Tree-of-Life Environmental, LLC
2450 Birch Lane, Eugene, OR 97403
E-Mail: TreeofLife3@comcast.net
Phone / Fax: (541) 485-0930



Environmental Site Assessment

Brombaugh Property

295 & 325 N. Brooklyn Street
Eugene, OR 97473

Client Name: John & Christa Brombaugh
2932 Wingate Street
Eugene, OR 97408

Interested Party:

Property Owner: John & Christa Brombaugh Revocable Trust
2932 Wingate Street
Eugene, OR 97408

Prepared By: Donald K. Martin, PWS, EPI
Tree-of-Life Environmental, LLC
2450 Birch Lane
Eugene, Oregon 97403
(541) 510-9700

Standard Utilized: ASTM E 1527 - 13

Tree-of-Life Environmental, LLC



2450 Birch Lane, Eugene, OR 97403
E-Mail: TreeofLife3@comcast.net
Phone/Fax (541) 485-0930
Cellular (541) 510-9700

February 15, 2016

John & Christa Brombaugh
2932 Wingate Street
Eugene, OR 97408

RE: 295 & 325 North Brooklyn St., Eugene, OR
Map 17-03-34-41, Lot 800
Lane County, OR 97473

Dear Mr. & Mrs. Brombaugh;

Tree-of-Life Environmental, LLC is pleased to submit this Phase 1 Environmental Site Assessment for the above-referenced property. The undertaking of this work constitutes *all appropriate inquiry* for the purposes of CERCLA's *innocent landowner defense*. Sufficient work was performed to identify obvious *recognized environmental conditions*, or sources of potential environmental liability associated with the Property.

This report is intended for the exclusive use of you and any interested parties identified on page (i). The contents of this report should not be relied on by any unauthorized parties or for any other purpose than is stated herein. The findings are based on conditions existing at the time of our site work and should not be relied upon to represent conditions later.

This Phase 1 Environmental Site Assessment was conducted using the standards detailed in the American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process E1527-13. The recommended "shelf life" of this Environmental Site Assessment is 180 days and may be used during this period, or less time if material changes occur.

We trust this report satisfies your immediate needs relative to this project. Tree-of-Life Environmental, LLC appreciates the opportunity to be of service to you. Please review this report at a suitable time and contact the undersigned if you have any questions or comments.

Sincerely,

A blue ink handwritten signature, appearing to read 'DM', written over a horizontal line.

Donald K. Martin, PWS, EPI
Tree-of-Life Environmental, LLC

ToL

Phase I Environmental Site Assessment

Brombaugh Property
295 & 325 North Brooklyn St., Eugene, OR
Map 17-03-34-41, Lot 800
Lane County, OR 97473

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 part 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. This report complies with American Society for Testing and Materials (ASTM) standard practice for Environmental Site Assessments (ESAs), described in ASTM document E 1527-13.

The material and data in this ESA were prepared under the supervision and direction of the undersigned.

Tree-of-Life Environmental, LLC



Donald K. Martin
Environmental Scientist

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1 INTRODUCTION

1.1 Purpose

John Brombaugh retained Tree-of-Life Environmental, LLC (ToL) to conduct a Phase I Environmental Site Assessment (ESA) for 295 & 325 North Brooklyn Street, Eugene, owned by John & Christa Brombaugh Revocable Trust. The purpose of this Phase I ESA was to inquire into the past uses of the subject property, herein called the Site, and the practices that may have led to a *recognized environmental condition* (REC). *Recognized environmental condition* means the presence or likely presence of any hazardous substances or petroleum products on a site under conditions that indicate an existing release, a past release, or a material threat of a release, of any hazardous substances or petroleum products into structures on a site or into the ground, groundwater, or surface water of a site. Adding the prefix "controlled" to REC indicates that certain limitations or controls are in place that significantly reduce the level of concern to negligible, but if the controls were to be removed, would elevate the finding to a REC. The term is not intended to include *de-minimis* conditions that generally do not present a material risk of harm and that generally would not be the subject of an enforcement action. ToL understands the findings of this study will be used to determine the level of environmental risk related to potential sale of the Site.

1.2 Scope of Work

The scope of work was to conduct a Phase I ESA consistent with the requirements of the American Society of Testing and Materials (ASTM) standard practice for Phase I ESAs, described in ASTM document E 1527-13. The Phase I ESA involved the following principal tasks:

- Reviewing pertinent state and federal regulatory agency databases and available public records.
- Reviewing historical aerial photographs and maps.
- Visiting the Site to observe current conditions, both on the Site and on the adjacent properties, and to verify information obtained from the database search, photograph review, and personal interviews.
- Reviewing published information on the Site's environmental setting.

- Interviewing available Site owners, tenants, or persons familiar with the Site, as necessary.
- Conducting a Vapor Encroachment Screen in accordance with ASTM E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions

1.3 Information Sources

Information was obtained from published reports, public agency lists and files, personal interviews, and a review of aerial photographs. ToL reviewed federal and state government agency databases using the Oregon Department of Environmental Quality's Facility Profiler and select environmental databases provided by Environmental Data Resources to research listings for hazardous materials facilities within the prescribed ASTM minimum search distance from the Site. ToL reviewed files and pertinent maps regarding Site history, zoning, planning, and Site development as well as title information available from the Lane County Tax Assessor and Lane County Recorder's Office. A search was also made of Sanborn Fire Insurance maps and historical city directories for reference to the Site and neighboring properties. ToL personnel toured the Site and surrounding area to observe current land use and Site conditions, and to verify information obtained from other sources.

1.4 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. ToL believes that the information obtained from the record review and the interviews concerning the site is reliable. However, ToL cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The ASTM methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the client with information relating to the Property.

Significant assumptions pertaining to the Site include:

- (1) Five years is an acceptable data gap when researching past uses of the Site;
- (2) The depth to groundwater at the Site is approximately 5 feet below ground surface (bgs).
- (3) The reported groundwater flow direction in the area of the Site is to the north.

1.5 Data Gaps

No significant data gaps were identified in this Phase I ESA.

1.6 Exceptions and Deletions

There were no exceptions or deletions to the standard practice for Phase I ESAs as described in ASTM Practice E 1527-13.

1.7 User Reliance

This Phase I ESA was prepared for the exclusive use of the client and interested parties identified on page (i). The reason this ESA is being conducted is to qualify for a Landowner Liability Protection (LLP) to CERCLA liability and to aid the buyer in assessing risk associated with the property. The client and identified interested parties may rely upon this report when making decisions about the environmental conditions at the Site. The ASTM standard considers information in Phase I reports valid for 180 days.

2 SITE DESCRIPTION

2.1 Location and Legal Description

The subject property is located at 295 & 325 North Brooklyn Street, Lane County, OR, Map 17-03-34-41, Lot 800 (Figure 1, Site Location). Primary vehicular access is from Franklin Boulevard by travelling approximately 900 feet north on Brooklyn Street. It comprises one lot of approximately 1.58 acres. See Appendix A, Plat Map.

2.2 Site and Vicinity General Characteristics

The Site is located in an unincorporated area of Lane County. Photographs of surrounding properties may be observed in Appendix B. According to the Lane County Interactive Metro Zoning Map, the Site is zoned Mixed Use zone. The surrounding properties are the same zoning.

The purpose of the Commercial Mixed Use zone is to provide for flexible commercial or high density residential development opportunities.

2.3 Current Use of the Site,

The Site contains two structures. An 8,400 square foot light industrial woodwork shop (325 N. Brooklyn St.) is situated alongside the Willamette River, and a 1,566 square foot house is located near the south end of the lot. The woodwork shop is used to produce architectural wood carvings and the house has a residential tenant.

2.4 Description of Structures

The 1930 house is wood frame and wood lap siding with an asphalt composition roof.

The 2-storey woodwork shop is steel frame and truss construction with sheet metal cladding and roof, built in 1979. Exterior walls and the roof are insulated with fiberglass bats. The main floor is wood. The second floor is supported by steel girders and framed with 2x10 joists and tongue and groove flooring. Office space on the second floor is framed by stud walls and drywall.

2.5 Current Use of the Surrounding Properties

The properties to the east and west are vacant and undeveloped other than a storage shed inside a fenced enclosure on the property to the west. The east and west lots have few trees and are mostly covered by grass that is kept mowed. Adjacent properties to the south are residential. Farther south, along Franklin Boulevard, are commercial facilities involved with farm & ranch rolling stock sales and repair, and vintage automobile restoration.

2.6 Physical Setting

This section describes the physical Site setting and characteristics including topography, surface drainage, and the general geologic and hydrogeologic conditions at, or adjacent to, the Site.

2.6.1 Topography and Drainage

The Site is relatively flat and very slightly sloping toward the river. It has an elevation of approximately 440 feet at the north and south ends and 436 feet in the center relative to the National Geodetic Vertical Datum of 1929 (NGVD29). There is also a small depressed area (435 feet) in the center of the property. The areas of the Site not covered with structures are forested or are graveled, so the precipitation percolates directly into the soil.

The Site is not within a mapped wetland. The northern one-third of the Site containing the woodwork shop is within a Federal Emergency Management Agency (FEMA) 100-year Flood Hazard Zone. The remainder of the Site is within a 500-year flood Hazard Zone. The Willamette River borders the north end of the Site.

2.6.2 Geologic and Hydrogeologic Conditions

The subject site is located in the upper Willamette River Basin between the Coast and Cascade Ranges, in the Pacific Border physiographic province. The subject site is situated in an area known to contain younger unconsolidated alluvial deposits consisting of assorted coarse gravel and sand with some silt. It is clean and pervious at most places along the Willamette and McKenzie Rivers. It yields moderate to large quantities of water to wells.

According to records obtained from the Oregon Water Resources well records, static groundwater on the adjacent properties to the north is at a depth of approximately 10 feet below ground surface (bgs). Since the ground surface slopes down with proximity

to the river, ToL expects a depth to groundwater on the Site of about 5 feet. No public water wells are reported to be in the 1-mile search radius of the Site.

According to USGS Water-Level Map of 1970, the regional groundwater surface gradient is to the northwest (Appendix C). According to local topographic maps, the surface of the Site is sloping approximately two percent to the north. Assuming the groundwater gradient is a subdued replica of surface topography, the groundwater flow at the *Site* also likely flows to the north.

According to the National Resource Conservation Service Web Soil Survey the Site contains Newberg-Urban land complex (96) on most of the Site. Along the east side at the north end of the Property is Newberg fine sandy loam (95). The southwest corner of the Site contains Cloquato-Urban land complex (30).

Newberg-Urban land complex is found on flood plains, and is composed of 40 percent relatively undisturbed Newberg fine sandy loam, 10 percent disturbed Newberg fine sandy loam, and 35 percent Urban land. The components of this unit are so intricately intermingled that it was not practical to map them separately at the scale used. Included in this unit are small areas of Camas, Chehalis, Cloquato, and McBee soils. Included areas make up about 15 percent of the total acreage.

The disturbed Newberg soil has been covered by as much as 40 inches of fill material or has had as much as 30 inches of the original profile removed by cutting or grading. The fill material commonly is from adjacent areas of Newberg, Chehalis, Cloquato, Camas, and McBee soils that have been cut or graded. The characteristics of the disturbed areas are highly variable.

Urban land consists of areas where the soils are largely covered by concrete, asphalt, buildings, or other impervious surfaces that obscure or alter the soils so that identification is not feasible.

This unit is used mainly for urban development. It is also used for yards, parks, and open areas around and between buildings. The main limitations are the hazard of flooding and the moderately rapid permeability. In summer, irrigation is required for lawn grasses, shrubs, vines, shade trees, and ornamental trees. Newberg-Urban land complex does not contain hydric soil.

Newberg fine sandy loam is a deep, somewhat excessively drained soil on flood plains and bottom lands. It formed in recent alluvium. Slope is 0 to 3 percent. Areas are elongated or irregular in shape and are 3 to 100 acres or more in size. The vegetation in areas not cultivated is mainly Douglas-fir, grand fir, Oregon white oak, bigleaf maple, black cottonwood, shrubs, and grasses.

Typically, the surface layer is dark brown fine sandy loam about 14 inches thick. The substratum to a depth of 65 inches is dark brown fine sandy loam and coarse sandy loam. In some areas the surface layer is loam.

Included in this unit are small areas of Camas, Chehalis, Cloquato, and McBee soils. Included areas make up about 15 percent of the total acreage. Permeability of this Newberg soil is moderately rapid. This soil does not meet the requirements for a hydric soil.

Cloquato-Urban land complex is a deep, well-drained soil formed in recent alluvium on flood plains with up to 3 percent slopes, and usually elongated in shape.

This unit is 40 percent undisturbed Cloquato, silt loam, 5 percent disturbed Cloquato silt loam, and 40 percent Urban land. The components of this unit are so intricately intermingled that it was not practical to map them separately at the scale used.

Typically, the surface layer is very dark grayish brown silt loam about 14 inches thick. The next layer is very dark grayish brown silt loam about 19 inches thick. The upper 17 inches of the substratum is dark brown silt loam, and the lower part to a depth of 60 inches or more is multicolored sand. Permeability of this Cloquato soil is moderate.

Included in this unit are small areas of Chapman, Chehalis, McBee, and Newberg soils. Included areas make up about 15 percent of the total acreage.

The disturbed Cloquato soil has been covered by as much as 40 inches of fill material or has had as much as 30 inches of the original profile removed by cutting or grading. The fill material is commonly from adjacent areas of Cloquato, Chehalis, Chapman, Newberg, or McBee soils that have been cut or graded. The characteristics of the disturbed areas are highly variable.

Urban land consists of areas where the soils are largely covered by concrete, asphalt, buildings, or other impervious surfaces that obscure or alter the soils so that identification is not feasible.

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3 SITE RECONNAISSANCE

On May 26, 2015 and again on February 6, 2016 ToL personnel conducted reconnaissance visits to observe the current condition and use of the Site and adjoining properties. The objective of the reconnaissance was to document the condition of the property with photographs and to observe conditions that may indicate the likelihood of *recognized environmental conditions*. Pertinent photographs are included in Appendix B.

3.1 Methodology and Limiting Conditions

The Site reconnaissance included physically and visually observing the Site to the extent not obstructed by overgrowth of vegetation, bodies of water, adjacent buildings, or other obstacles. This included walking the periphery of the Site as well as the periphery of all structures on the Site, and the Site was viewed from all adjacent public thoroughfares.

3.2 Site Observations

The Site is comprised of two distinctly different areas based on current use and history. The southern portion of the Site contains a wood-framed house with a pitched, composition shingle roof. The building is approximately 85 years old but the exterior appears to be in good repair. The grounds surrounding the house are grass, with a few ferns and shrubs in various areas. An unidentified 3-inch cast iron pipe protrudes out of the ground near the southern edge of the clearing. A metal storage shed sits near the edge of the clearing on the east side. A heating oil tank sits on a stand on a concrete slab beside the house on the east side.

A 36-year old metal-framed woodwork shop is situated near the north end of the Site. It is in good repair. The grounds around the building are mostly clear of undergrowth except on the west side, where blackberries are abundant. A gravel road enters the Site near the southwest corner and continues to the woodwork shop. The balance of the Site is covered with trees and shrubs with blackberry and grass understory.

3.2.1 Domestic Well

The Site does not have a registered domestic water well.

3.2.2 Septic System

The Site is not connected to Eugene's or Springfield's sanitary systems and an on-site septic system was observed. A 1000-gallon septic tank lies buried approximately ten feet southeast and the southeast corner of the woodworking shop, with the drainfield to the south of the tank. A second on-site septic system related to the house was not located, but is apparently east of the house.

3.2.3 Polychlorinated Biphenyls

No leaking electrical transformers were observed on the Site.

The EPA uses the following definitions related to the use of PCBs in electrical equipment:

Non-PCB Transformer - contains oil/dielectric fluid with less than 50 ppm PCB

PCB-Contaminated - contains oil/dielectric fluid with ≥ 50 ppm and < 500 ppm PCB.

PCB Transformer - contains oil/dielectric fluid with ≥ 500 ppm PCB.

In the event of a release, the EPA has established clean-up levels under TSCA for high occupancy area soil at 1.0 ppm PCB.

3.2.4 Underground Storage Tanks

No evidence of current or former underground storage tanks was observed on the Site.

3.2.5 Aboveground Storage Tanks

An aboveground heating oil tank is sitting on a stand outside the east side of the house. The connections all appear tight and no leakage or spillage was observed.

3.2.6 Stained or Stressed Vegetation

No evidence was observed during the reconnaissance of the Site of any stained or stressed vegetation. No significant evidence of stained or stressed vegetation was observed on adjacent properties.

4 USER PROVIDED INFORMATION

This section summarizes information provided by the owners. An Environmental Questionnaire was completed by John Brombaugh, owner of the Site, and the User Questionnaire was completed by Gregory Vik of Southbank LLC, as the "User" of the report (Appendix C, Documentation).

4.1 Title Records

A Preliminary Title Report for the Site was reviewed by Gregory Vik. Title records did not document any liens.

4.2 Environmental Liens or Activity and Land Use Limitations

John Brombaugh and Gregory Vik were not aware of any environmental liens or land use limitations recorded against the Site. No liens were acknowledged on the Environmental Questionnaire or the User Questionnaire (Appendix C). The User is satisfied no liens are recorded against the property.

4.3 Specialized Knowledge

John Brombaugh and Gregory Vik have no specialized knowledge about the Site.

4.4 Valuation Reduction for Environmental Issues

John Brombaugh and Gregory Vik are not aware of any valuation reduction due to environmental conditions associated with the Site.

4.5 Reason for Performing the Phase I ESA

The reason this ESA is being conducted is to qualify for a Landowner Liability Protection (LLP) to CERCLA liability and to aid the buyer in assessing risk associated with the property.

5 INTERVIEWS

An interview was conducted with the owner of the Site, John Brombaugh. Mr. Brombaugh stated that when he purchased the property in 1977 there was a small house that was built in 1920 and the remnants of an old filbert orchard on the Site. In 1979 he built the present shop. He operated a pipe organ building business in the shop until closing it in 2005. He described the pipe-making operation as starting with lead that was melted in a furnace inside an attached shed on the north side of the shop. The melted lead was then poured through a spreader onto a marble table to create a sheet, which was later formed into tubes by rolling around a mandrel and soldering the joint. The pipes were washed in a long trough which drained into the 1000-gallon septic tank. Mr. Brombaugh stated that no lead sanding or grinding of lead was done.

SITE ENVIRONMENTAL WORK

In June of 2015 Tree of Life Environmental conducted a cleanup of the lead casting shed and surrounding soil. The casting shed was HEPA vacuumed and pressure washed. Lead debris, wash water, and obviously contaminated soil from the perimeter of the shed was analyzed and placed in a DOT-approved 55-gallon drum and disposed under permit at the Lane County Hazardous Waste Depot. The underlying soil was analyzed and results (182 ppm) show it is well below the most stringent residential Risk-Based Concentration of 400 ppm. Documentation may be viewed in Figure 4 and Appendix C.

The sediment in the bottom of the septic tank located to the southeast of the shed was analyzed and contains 12,200 ppm lead and other heavy metals (lab results are in Appendix C). The soil below the perforated pipes in the drainfield was sampled and does not contain elevated levels of lead. Results range from 5.38 ppm to 6.68 ppm lead in four samples collected. The typical regional background levels for the south Willamette Valley as published by the Oregon Department of Environmental Quality is 28 ppm (Appendix C). These results indicate that the present low volume of effluent passing through the septic system is not enough to cause the lead sediment to migrate into the drainfield. The septic tank was subsequently stabilized by treating it with the addition of twenty gallons of 50% sodium hydroxide in September, followed by incremental additions of aluminum sulfate (50% solution) beginning in November for a total of 55 gallons by March, 2016, to reduce the likelihood of lead in the effluent.

ToL

6 RECORDS REVIEW

This section summarizes information gathered from maps, aerials, directories, local agency records and databases of federal and state environmental regulatory agencies.

6.1 Historical Use Information on the Site and Adjoining Properties

ToL investigated the historical use of the Site and surrounding area utilizing information available from the following specific sources:

- Sanborn Fire Insurance Maps.
- Historical Aerial Photographs.
- Historical City Directories Search.
- Fire Department Records.
- Property Ownership Records.

In accordance with Section 8.3 of ASTM document E 1527-13, ToL attempted to identify “all obvious uses of the property from the present, back to the property’s first use, or back to 1940, whichever is earlier”. The reasonably obtainable data related to this Site was available back to 1936 (see below), at which time it was in rural residential or agricultural use.

6.1.1 Sanborn Fire Insurance Maps

The Sanborn Fire Insurance Map Library was searched for maps of the Target Property and the area is not covered by fire insurance maps. Fire insurance maps were primarily used by insurance underwriters to determine the risk involved in insuring individual buildings in urban areas against loss due to fire. Research for available fire insurance maps is conducted in order to obtain additional information regarding previous land use at a site and its adjacent properties. See the Sanborn Fire Insurance Map Report confirming no coverage in Appendix D.

6.1.2 Historical Aerial Photographs

ToL personnel reviewed historical aerial photographs for the years 1936, 1944, 1952, 1960, 1968, 1979, 2000, 2005, and 2015 in order to help determine historical land use practices for the Site and the surrounding area. Historical aerial photographs were provided by the University of Oregon Libraries. Copies of the available aerial photographs reviewed for this report are presented in Appendix E. The following text summarizes the results of the aerial photograph review.

1936, 1944, and 1952 The subject property and surrounding properties are in rural residential and agricultural use, with several small orchards on neighboring properties. The small house near the southern end of the Site is in place. Two rows of crop trees are in the northern portion. The south bank of the Willamette River was 300 feet north of the north property line in 1936 and 1944, and had eroded back to approximately 50 feet from the property line by 1952.

1960 and 1968 The subject property is now mostly covered by tree canopy and many of the neighboring properties to the south and southwest are divided into residential lots with houses. The adjacent property to the east appears to be stockpiling rows of something like short logs or lumber. A few commercial facilities are observed along Franklin Blvd.

1979 The present woodwork shop on the Site is in place in the northern quadrant. The remainder of the Site and surrounding properties to the east and west remains the same as in 1968, but the properties to the south and southwest contain some commercial or light industrial facilities.

2000, 2005 and 2012 The Site and surrounding properties remain the same as they were in 1979.

6.1.3 Historical City Directories Review

ToL personnel reviewed historical directory information provided in order to assess past land use practices related to the Site and surrounding properties (Appendix F). The Cole's Information Services directories from 1992, 1995, 1999, 2003, 2008, and 2013, Johnson's City Directory for 1954, 1964 and 1968, and Polk's City Directory for 1938 and 1942 were searched. North Brooklyn Street appeared in all directories, but the woodwork shop address is only recorded between 1999 and 2003. The house is shown from 1964 onwards as a residential occupant. The remainder of North Brooklyn Street is shown as residential use for all years. Concord Street, one block west of North Brooklyn Street, is residential until 1964, then a mix of residential and commercial or light industrial since then.

6.1.4 Property Ownership Records

The User has arranged for the Preliminary Title Report to be reviewed, which include the property ownership records available from the Lane County Recorders Office. Deed records show the property is owned by John & Christa Brombaugh Revocable Trust.

6.1.5 Fire Records

ToL searched the Lane Regional Fire Protection Fire Marshall's and the State Fire Marshall's archives for incidents involving hazardous substances, tanks, or fires at the Site. No incidents have been reported since the database's creation in 1985.

6.1.6 Local Agency Records

Lane County permit records contain figures depicting the layout of the septic systems for the house and the shop (Appendix C). No other building permits were recorded.

6.1.7 Summary of Past Land Use of the Site and Surrounding Properties

The review of the city directories and historic aerial photographs indicate the property was in rural residential and light industrial use from at least 1936 until 2015. Surrounding properties began developing commercial and light industrial facilities between 1960 and 1968.

6.2 Standard and Supplemental Environmental Record Sources

6.2.1 Standard Environmental Records

The following standard environmental records databases are maintained by a variety of public agencies. The agencies responsible for maintaining these databases and an explanation of the information contained in these databases are provided in the EDR Report (Appendix G).

FEDERAL

- National Priority List (NPL)
- Proposed National Priority List Sites (Proposed NPL)
- Federal Superfund Liens (NPL LIENS)

- National Priority List Deletions (Delisted NPL)
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- Federal Facility Site Listing (FEDERAL FACILITY)
- CERCLIS No Further Remedial Action Planned (CERC-NFRAP)
- Corrective Action Report (CORRACTS)
- RCRA - Transporters, Storage and Disposal (RCRA-TSDF)
- Resource Conservation and Recovery Act Large Quantity Generators (RCRA-LQG)
- Resource Conservation and Recovery Act Small Quantity Generators (RCRA-SQG)
- RCRA – Conditionally Exempt Small Quantity Generator (RCRA-CESQG)
- Engineering Controls Sites List (US ENG CONTROLS)
- Sites with Institutional Controls (US INST CONTROL)
- Land Use Control Information System (LUCIS)
- Emergency Response Notification System (ERNS)

STATE

- Environmental Cleanup Site Information System Database (ESCI)
- The Leaking Underground Storage Tank Database (LUST)
- Aboveground Storage Tank Database (AST)
- Oregon Confirmed Release List (OR CRL)
- Solid Waste Facilities List (SWF/LF)
- Leaking Underground Storage Tanks on Indian Land (INDIAN LUST)
- Underground Storage Tanks on Indian Land (INDIAN UST)
- FEMA Underground Storage Tanks List (FEMA UST)
- Engineering Controls Recorded at ESCI Sites (ENG CONTROLS)
- Institutional Controls Recorded at ESCI Sites (INST CONTROLS)
- Voluntary Cleanup Priority Listing (INDIAN VCP)
- State and Tribal Brownfields Projects (BROWNFIELDS)
- Voluntary Cleanup Program Sites (VCP)

Environmental Cleanup Site Information System Database (ECSI)

The Environmental Cleanup Site Information System (ECSI) database is maintained by the state of Oregon Department of Environmental Quality (DEQ) and records sites that are, or may be, contaminated and may require cleanup. The Site was not listed in the ECSI database. Eleven ECSI facilities were identified within a one-mile search radius of the Site. ToL has only elaborated below on any facilities that, based upon their location in relation to the Site and the general groundwater flow direction in this area, have the potential to adversely impact the Site. Additional information pertaining to each of the ECSI listed facilities is available in the EDR report in Appendix G.

- NONE

The following facilities are listed in the ECSI database as having No-Further-Action status, or being situated cross-gradient or down-gradient from the Site so they do not constitute *recognized environmental conditions*. These facilities are unlikely to pose an environmental threat to the Site based upon their location in relation to the Site and the general groundwater flow direction in the vicinity of these facilities. Additional information pertaining to each of the ECSI listed facilities is available in Appendix G.

FACILITY	ADDRESS	COMMENT
SHELL STATION 121228	4197 FRANKLIN BLVD	No Further Action
AUTOMATIC HEAT CO.	3675 FRANKLIN BLVD.	Confirmed release – down gradient
CHAMBER OF COMMERCE	101 S A ST.	No Further Action
MYRMO & SONS	3600 FRANKLIN BLVD.	No Further Action
EL-JAY FACTORY #1	3440 FRANKLIN BLVD.	No Further Action
BORDEN INC SPRINGFIELD	470 S 2ND ST	No Further Action
FARWEST STEEL CORP	2001 HENDERSON AVE	No Further Action
BOOTH-KELLY	303 S 5TH ST	No Further Action
D. L. ROSS	4912 FRANKLIN BLVD.	No Further Action
SCHOOL DISTRICT 19	875 N 7TH ST	No Further Action
STATE MOTOR POOL	3000 FRANKLIN BLVD.	No Further Action

Leaking Underground Storage Tank Database

The Leaking Underground Storage Tank Database (LUST) database is maintained by the DEQ and inventories LUST incidents. Twenty-two LUST facilities were identified within ½-mile of the Site. The Site was not listed in the LUST database. ToL has only elaborated those facilities that, based upon their location in relation to the Site and the general groundwater flow direction in this area, have the ability to adversely impact the Site. Additional information pertaining to each of the LUST listed facilities is available in the EDR report (Appendix G).

FACILITY	ADDRESS	COMMENT
HEATING OIL TANK	4190 FRANKLIN BLVD	Active - Soil Matrix

ToL

The following facilities are listed in the LUST database as having been cleaned up to the satisfaction of the Oregon DEQ, or they are down gradient or cross gradient from the Site, so they do not constitute *recognized environmental conditions*. These facilities are unlikely to pose an environmental threat to the Site based upon their location in relation to the Site and the general groundwater flow direction in the vicinity of these facilities. Additional information pertaining to each of the LUST listed facilities is available in Appendix G.

FACILITY	ADDRESS	COMMENT
SUNNY GLENWOOD	4105 FRANKLIN	No Further Action
FOSTER POWER SAW CO	4258 FRANKLIN BLVD	No Further Action
HEATING OIL TANK	4206 FRANKLIN BLVD	No Further Action
4197 FRANKLIN BLVD.	4197 FRANKLIN BLVD	No Further Action
U-HAUL CENTER	4400 FRANKLIN BLVD	No Further Action
HEATING OIL TANK	671 LEVEL LANE	No Further Action
HEATING OIL TANK	687 LEVEL LN	No Further Action
WILLAMETTE GRAYSTONE INC.	3700 FRANKLIN BLVD	No Further Action
NORM DAHLQUIST TEXACO	112 MAIN ST	No Further Action
AUTOMATIC HEAT	3675 FRANKLIN BLVD	No Further Action
SPRINGFIELD RR DEPOT	111 - 427 S A ST	No Further Action
MORGAN-NICOLAI CO.	117 S A STREET	No Further Action
SPRINGFIELD CLEANERS	204 MAIN ST	No Further Action
SPRINGFIELD, CITY OF	SOUTH A & MILL ST	No Further Action
JIM MCKEE MOBILE HOMES	4521 FRANKLIN BLVD	No Further Action
JENSEN DRILLING COMPANY	1775 HENDERSON AVE	No Further Action
CASE POWER EQUIPMENT	3521 FRANKLIN BLVD	No Further Action
LES' SERVICE CENTER	255 S A STREET	No Further Action
STRETCH AND SEW INC	3895 E 19TH	No Further Action
CEDAR RAPIDS INC	3440 FRANKLIN BLDG	Active, down gradient
BOOTH-KELLY	303 S 5TH ST	No Further Action

Additional Environmental Records

The following standard environmental records databases are maintained by a variety of public agencies. The agencies responsible for maintaining these databases and an explanation of the information contained in these databases are provided in the EDR Report (Appendix G).

- US Brownfields List (US BROWNFIELDS)
- RCRA – Non Generators (RCRA NON_GEN)
- Torres Martinez Reservation Illegal Dump Sites (DEBRIS REGION 9)
- Open Dump Inventory (ODI)

- Old Closed SW Disposal Sites (HIST LF)
- Report on the Status of Open Dumps on Indian Lands (INDIAN ODI)
- Clandestine Drug Labs (US CDL)
- Columbia Slough (AOCONCERN)
- Uninhabitable Drug Lab Properties (CDL)
- National Clandestine Laboratory Register (US HIST CDL)
- CERCLA Lien Information (LIENS 2)
- Land Use Control Information System (LUCIS)
- Hazardous Materials Information Reporting System (HMIRS)
- Spill Database (SPILLS)
- Incident and Accident Data (DOT OPS)
- Department of Defense Sites (DOD)
- Formerly Used Defence Sites (FUDS)
- Superfund (CERCLA) Consent Decrees (CONSENT)
- Records Of Decision (ROD)
- Uranium Mill Tailings Sites (UMTRA)
- Mines Master Index File (MINES)
- Toxic Chemical Release Inventory System (TRIS)
- Toxic Substances Control Act (TSCA)
- FIFRA/TSCA Tracking System (FTTS)
- FIFRA/TSCA Tracking System Administrative Case Listing (HIST FTTS)
- Section 7 Tracking Systems (SSTS)
- Integrated Compliance Information System (ICIS)
- PCB Activity Database System (PADS)
- Material Licensing Tracking System (MLTS)
- Radiation Information Database (RADINFO)
- Facility Index System/Facility Registry System (FINDS)
- RCRA Administrative Action Tracking System (RAATS)
- Underground Injection Control Program (UIC)
- The Oregon Manifest Information Database (OR MANIFEST)
- Hazmat/Incidents (OR HAZMAT)

- Wastewater Permits Database (NPDES)
- Oregon Title V Facility Listing (AIRS)
- Hazardous Substances Information Survey (HSIS)
- Indian Reservations (INDIAN RESERV)
- State Coalition for Remediation of Drycleaners Listing (SCRD DRYCLEANERS)
- Drycleaning facilities in Oregon (DRYCLEANERS)
- PCB Transformer Registration Database (PCB TRANSFORMER)
- Coal Combustion Residues Surface Impoundments List (COAL ASH EPA)
- Steam-Electric Plan Operation Data (COAL ASH DOE)
- Financial Assurance Information Listing (FINANCIAL ASSURANCE)
- Coal Ash Disposal Sites Listing (COAL ASH)

EDR PROPRIETARY LISTINGS

- Manufactured Gas Plants

The following supplemental databases indicated listings of concern within the specified search distances from the Site.

- NONE

6.2.2 Water Well Search

The Oregon State Well Information System's Water Resource Department (WRD) Well Log Query was searched. The database identified no water wells on the Site. Many monitoring wells are found on neighboring properties to the south. Domestic water wells are found on several neighboring properties along Concord St. No USGS wells or Public Water System wells are in the immediate vicinity.

EDR US Hist Auto Stat: Historical Automobile 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

ToL

data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed four additional service station sites.

SUNNY GLENWOOD

4105 FRANKLIN

A LUST cleanup is listed as No Further Action

7 VAPOR ENCROACHMENT SCREEN

A Vapor Encroachment Screen (VES) was conducted in accordance with ASTM E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. In Tier I of the VES it was determined that no chlorinated volatile organics have been released into soil and/or groundwater on properties within the 1,760-foot ASTM area of concern.

A leaking heating oil tank at 4190 Franklin Boulevard (625' upgradient of the Site) had a diesel release sometime prior to 1996. While no petroleum-contaminated soil was removed from the site, the release is confined to the soil matrix, and has not been entrained in the groundwater. This investigation has determined that petroleum hydrocarbon contaminants have not been released into soil and/or groundwater on properties within the 528-foot ASTM area of concern. The VES passes at the Tier I level.

8 FINDINGS, OPINION, AND CONCLUSION

8.1 Findings and Opinion

The Findings and Opinion section of this report summarizes known or suspected environmental conditions associated with the Site, which may include *recognized environmental conditions*, *controlled recognized environmental conditions*, *historical recognized environmental conditions*, and *de-minimis* conditions, and discusses ToL's opinions of the impact on the Site of known, or suspect, environmental conditions.

The subject property is located at 295 & 325 North Brooklyn Street, Lane County, OR, Map 17-03-34-41, Lot 800 and owned by the John & Christa Brombaugh Revocable Trust. The Site occupies 1.58 acres and contains an 8,400 square foot woodwork shop and a 1,566 square foot house. Depth to groundwater at the Site is reported to be approximately 5 feet bgs. Based on surface topography, groundwater flow direction in the vicinity of the Site is assumed to be to the northwest, with local flow to the north, toward the river.

- A septic tank and drain field is located southeast of the shop. This tank contains stabilized sediment containing a lead concentration of 12,200 parts per million. The soil below the drainfield leach pipes have normal background levels of lead typical of the area. Tree of Life Environmental recommends this tank be pumped and cleaned, and the contents disposed as HAZMAT. Until this tank is cleaned the use of the system should not be increased above the present approximate volume of thirty gallons per day. This is based on the fact that at this level of use the drainfield soil was not impacted. Should usage increase above present threshold, lead may be flushed through the system into the drainfield soil. This situation constitutes a *recognized environmental condition*.
- Eleven ECSI listings were found and all of them are either NFA, down gradient, or cross gradient of the Site. Based on the distance and groundwater gradient in the area these listings are not considered *recognized environmental conditions*.
- Twenty-two LUST listings are located inside the one-half mile search radius. Twenty-one of them are listed as No-Further-Action or are down-gradient. One listing at 4190 Franklin Boulevard (at the corner of North Brooklyn) is active. However, the release is heating oil and is confined to the soil matrix,

ToL

so is not prone to migrate beyond the immediate vicinity of the tank. These listings do not constitute *recognized environmental conditions*. No action in relation to these listings is recommended.

- A second septic tank is located east of the house with the drainfield to the south of the house. While this situation is not a *recognized environmental condition* because there is no evidence that contaminants are involved, it is a business risk, and could attract some expense to decommission.
- The Tier I Vapor Encroachment Screen (see Section 7) has determined that a Vapor Encroachment Condition is unlikely to exist at the Site.

8.2 Conclusion

Tree of Life Environmental, LLC performed a Phase I ESA in conformance with the scope and limitations of ASTM E 1527-13 of the property located at 295 & 325 North Brooklyn Street, Lane County, OR (Map 17-03-34-41, Lot 800), the Site. Any exceptions to, or deletions from, this practice are described in Section 1.6 of this report. This assessment has revealed evidence of *recognized environmental conditions* with the Property:

The septic tank to the northeast of the shop contains lead-contaminated sediment. The present low use has not caused lead to migrate into the drainfield. Chemical treatment was implemented to precipitate lead out of solution and further reduce the potential of contamination passing into the drainfield. This tank needs to be pumped and cleaned, and the contents disposed as HAZMAT, constituting a *recognized environmental condition*.

No further recommendations or studies, including Phase II Environmental Site Assessments, are warranted on this Site.

9 LIMITATIONS

The purpose of an environmental assessment is to reasonably evaluate the potential for or actual impact of past practices on a given site area. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. The environmental assessment contains professional opinions as to the environmental issues of concern and/or additional actions which may be addressed to the property. In rendering its professional opinion, we warrant that services provided hereunder were performed, within the limits described, consistent with current generally accepted environmental consulting principles and practices. No other warranty, express or implied, is made. The following paragraphs discuss the assumptions and parameters under which such an opinion is rendered.

No investigation is thorough enough to exclude the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not therefore be construed as a guarantee of the absence of such materials on the site, but rather as the result of the services performed within the scope, limitations, and cost of the work performed.

Any opinions or recommendations, or both presented apply to site conditions existing when services were performed. We are unable to report on or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces. We assume no responsibility for conditions we were not authorized to investigate, or conditions not generally recognized as environmentally unacceptable when services were performed.

Environmental conditions may exist at the site that cannot be identified by visual observation. Where the scope of services was limited to observations made during site reconnaissance, interviews, review of readily available reports and literature or any combination, any conclusions or recommendations or both are necessarily based in part on information supplied by others, the accuracy or sufficiency of which we may not have independently reviewed.

Except where there is express concern of our client, or where specific environmental contaminants have been previously reported by others, naturally occurring toxic substances, potential environmental contaminants inside buildings, or contaminant concentrations that are not of current environmental concern may not be reflected in this document.

We are not responsible for any potential impact of changes in applicable environmental standards, practices or regulations following the issuance of an NFA letter or following the performance of services, on the conclusions or recommendations, or both, of the study.

Services hereunder were performed consistent with our agreement and understanding with, and solely for the use of, our client. Opinions and recommendations are intended for the client, purpose, site, location, time frame, and project parameters indicated. We are not responsible for subsequent separation, detachment, or partial use of this document. Any reliance on this report by a third party shall be at such party's sole risk.

10 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

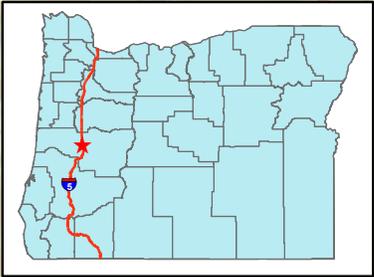
The principal author of this ESA is Donald K. Martin. Mr. Martin holds a Bachelor of Science degree in Environmental Science from Royal Roads University in Victoria, British Columbia, Canada. He has over 19 years experience in both the private and public sector. Mr. Martin has conducted more than 70 Phase I ESAs in Oregon. Additional project activities have included wetland delineations, asbestos inspections lead surveys, conceptual site models, GIS/GPS mapping and geoprocessing, Removal-Fill Permits, stream restoration and erosion control, mold inspections, environmental investigations (sick building syndrome), native vegetation establishment and invasive species control, environmental regulatory compliance, incident response plans, environmental monitoring and sampling, remedial investigations.

Mr. Martin has the following registrations and certifications relevant to the environmental field:

- Asbestos Inspector – Asbestos Hazard Emergency Response Act (AHERA) Accredited
- Professional Wetland Scientist
- Oregon Streamflow Duration Assessment
- Advanced Soils and Hydrology for Wetland Delineators
- Wetland Plants of the Pacific Northwest
- AHERA Asbestos Management Planner
- Lead-Based Paint Inspector
- Oregon Rapid Wetland Assessment Protocol
- Institute of Professional Environmental Practice - EPI designation
- Society of Wetland Scientists, Northwest Chapter

APPENDIX A

FIGURES



Source: LCOG tax map, OpenStreetMap



LEGEND

■ Target Property



Brombaugh Property

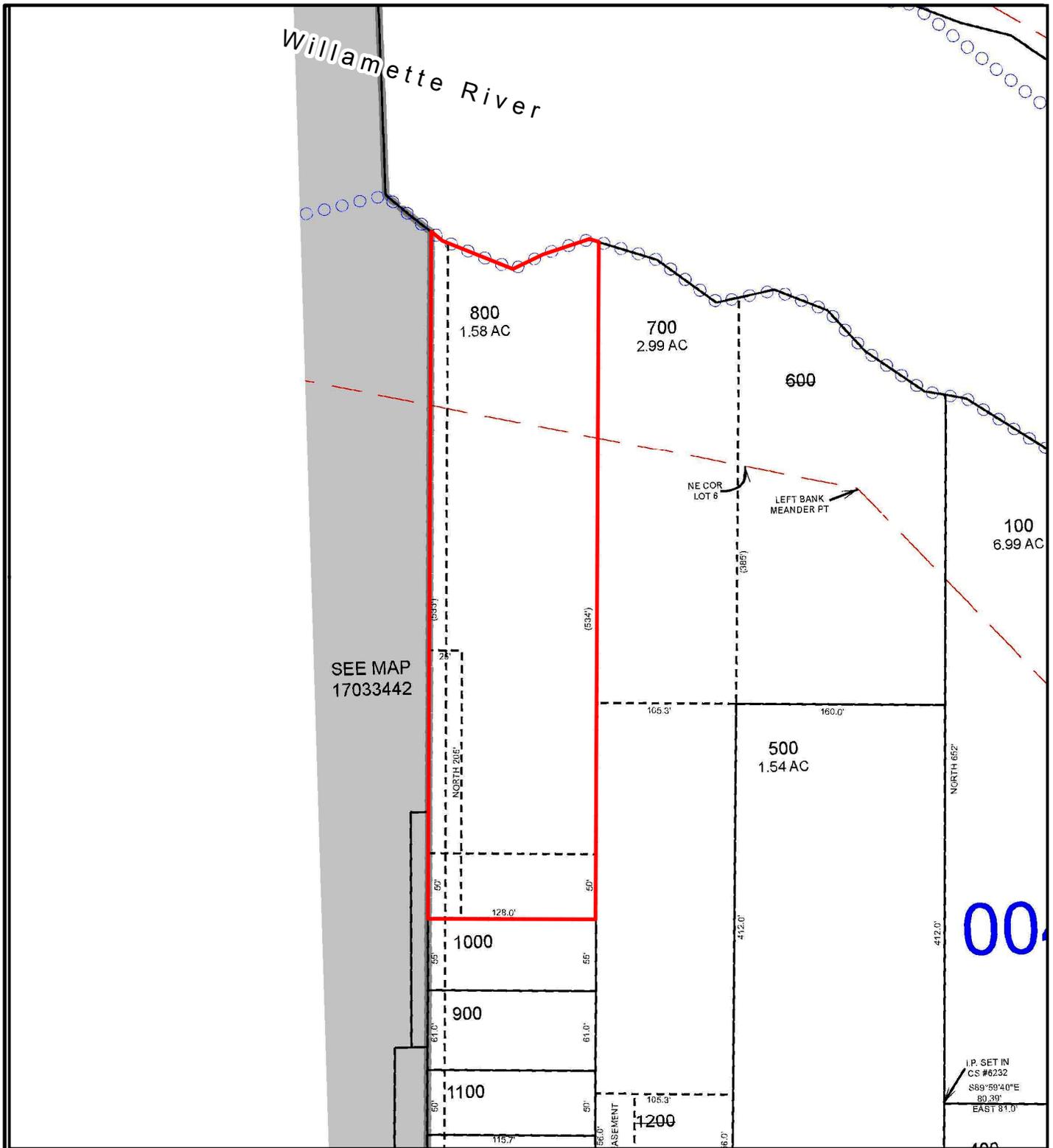
Map 17-03-34-41, Lot 800
Lane County, Oregon

Figure 1
Site Location



DRAWN BY	DKM	DATE DRAWN	3/15/16
----------	-----	------------	---------

SCALE 1 inch = 2 miles



Source: LCOG tax map



LEGEND

- Surrounding Lots
- Target Property



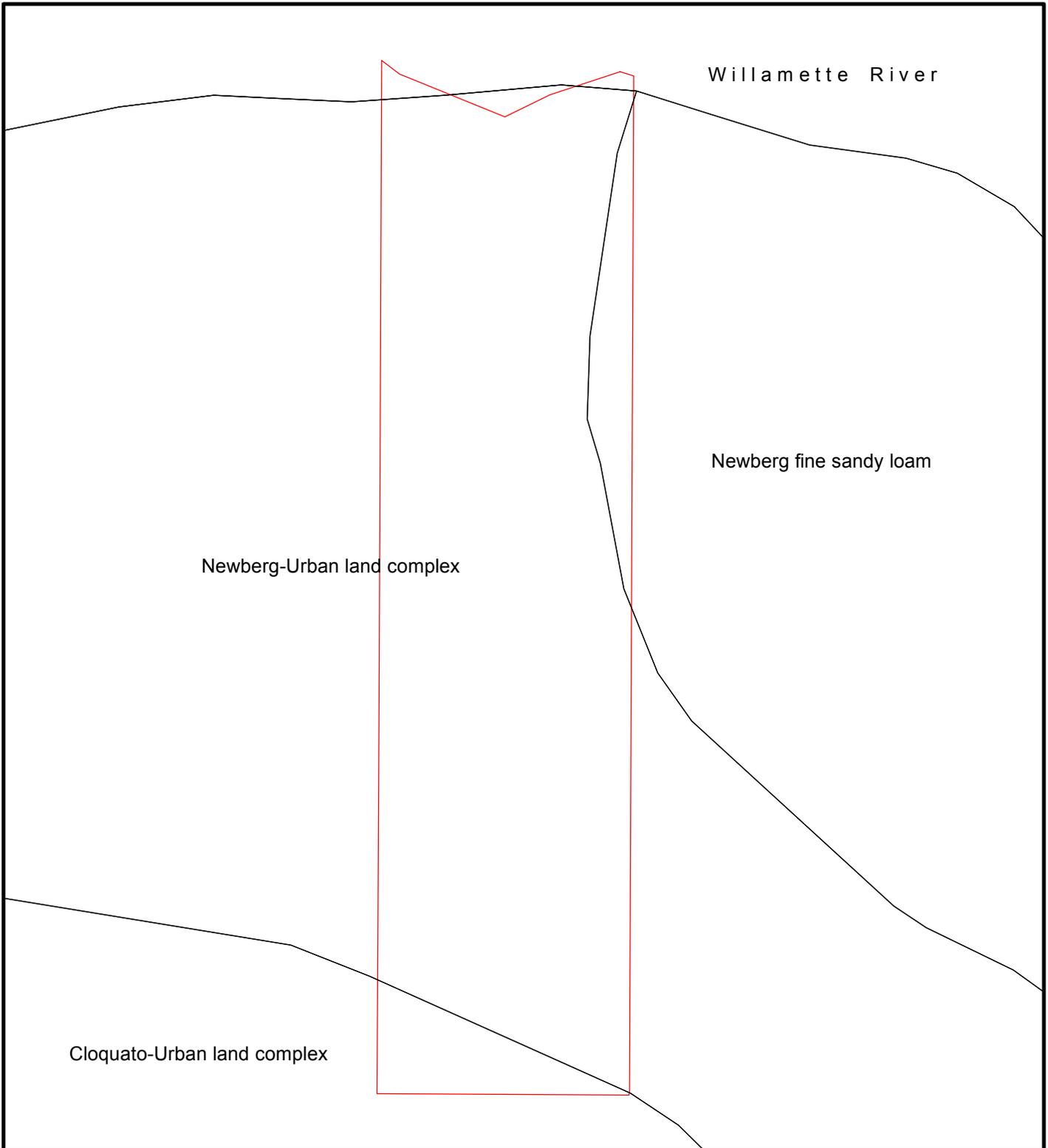
Brombaugh Property

Map 17-03-34-41, Lot 800
Lane County, Oregon

Figure 2
Plat Map



DRAWN BY	DKM	DATE DRAWN	3/15/16
SCALE		1 inch = 150 feet	



Source: LCOG tax map, NRCS Soil Survey



LEGEND

 Target Property



Brombaugh Property

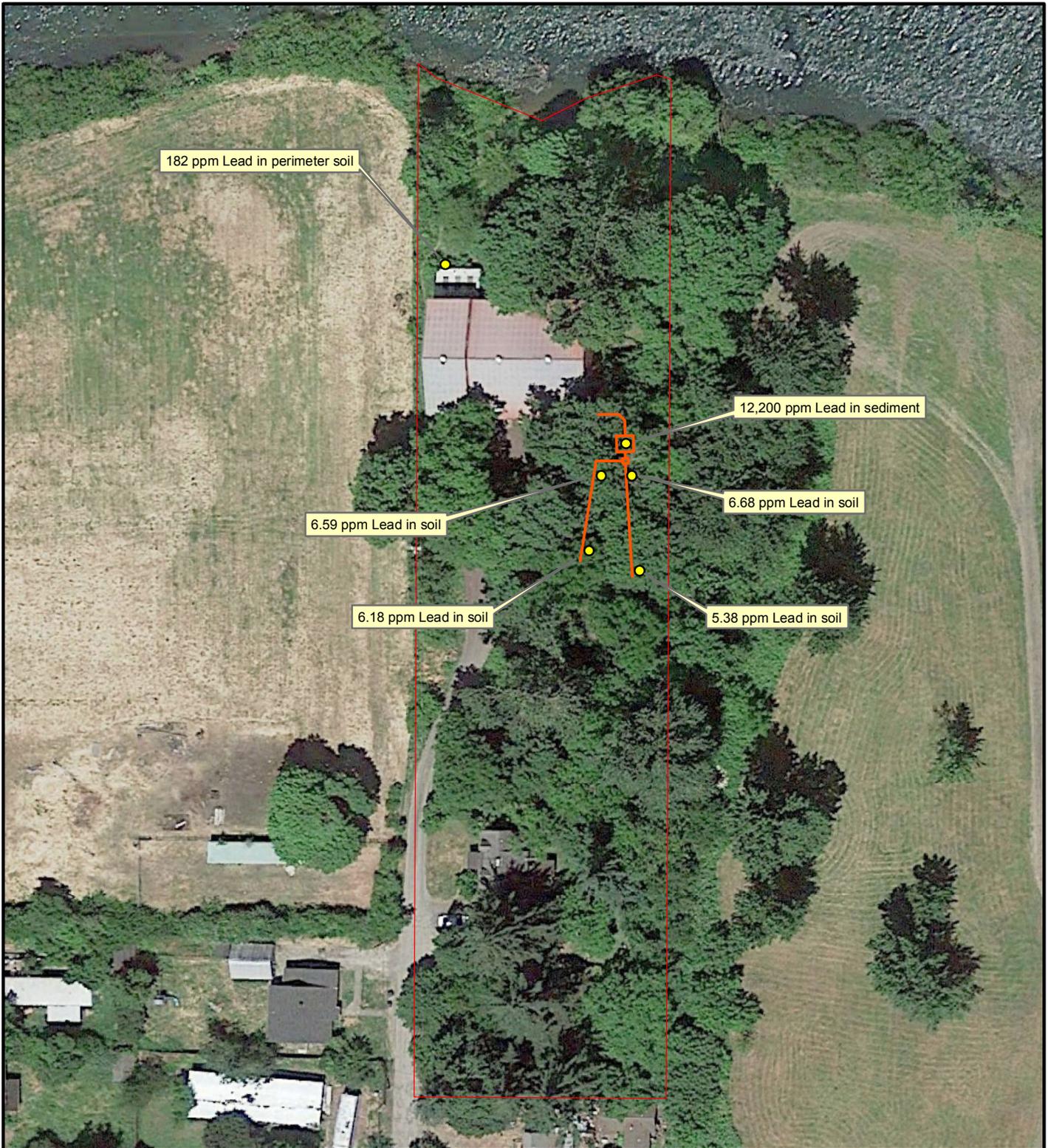
Map 17-03-34-41, Lot 800
Lane County, Oregon

Figure 3
Soils Map

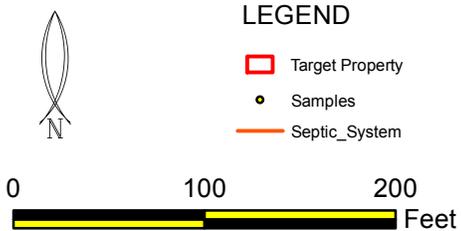


DRAWN BY DKM	DATE DRAWN 3/15/16
-----------------	-----------------------

SCALE 1 inch = 100 feet



Source: LCOG tax map, 2015 Google Earth Pro



- LEGEND**
- Target Property
 - Samples
 - Septic_System

Brombaugh Property

Map 17-03-34-41, Lot 800
Lane County, Oregon

Sample Plan



DRAWN BY	DKM	DATE DRAWN	3/15/16
----------	-----	------------	---------

SCALE	1 inch = 100 feet
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APPENDIX B

SITE RECONNAISSANCE PHOTOGRAPHS

APPENDIX C

RELEVANT DOCUMENTS

ENVIRONMENTAL SITE ASSESSMENT – Screening Questionnaire

Date: 27 April 2015

Site Name: Brombaugh property Address: 325 N. Brooklyn, Eugene OR 97403

Name of Signer: Tolye Brombaugh Relationship: owner

	Yes	No	Unk
1a. Is the Property currently used for an industrial purpose?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1b. Is any <i>adjoining</i> property currently used for an industrial purpose?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2a. Do you have knowledge or evidence the Property has an industrial history ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2b. Do you have knowledge or evidence any <i>adjoining</i> property has an industrial history ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Is the Property currently used for fuel storage or dispensing, automotive or engine repair, commercial printing, dry cleaning, photo developing, trucking or bus depot, painting or auto body, chrome plating, chemical storage or mixing, mine or mineral processing, as a junkyard, landfill, or as a waste treatment, storage, disposal, processing, or recycling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3b. Same question as 3a, but for historical use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4a. Same question as 3a, for any current use of <i>adjoining</i> property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4b. Same question as 3a, but for historical use of <i>adjoining</i> property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5a. Are there currently damaged or discarded batteries, or pesticides, paints, or other chemicals in individual containers of >5 gallons, or 50 gallons in the aggregate, stored or used on the Property or at the facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5b. Same question, for in the past ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6a. Are there currently any above-ground or underground tanks or industrial drums (≥ 55 gal) or sacks of chemicals located on the Property?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6b. Same question, for in the past ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7a. Has fill material been brought onto the Property that originated from a contaminated site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7b. Has fill material been brought onto the Property that originated from an unknown source?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8a. Are there currently any pits, ponds, or lagoons located on the Property in connection with waste treatment or water disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8b. Same question, for in the past ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9a. Is there currently any stained soil on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9b. Same question, for in the past ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10a. Are there currently any registered above or underground storage tanks located on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10b. Same question, for in the past ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground, or in or adjacent to any structure located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11b. Same question, for in the past ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site Name: <u>Broubaugh property @ 325 N Brooklyn</u>	Yes	No	Unk
12b. Same question, for in the past ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Are there active or abandoned water wells on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14a. If the Property is served by a private well or non-public water system, have contaminants have been identified in the well or system that exceeds guidelines applicable to the water system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14b. If so, has the well been designated as contaminated by any government environmental/health agency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Do you have any knowledge of environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the Property or any facility located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16a. Are there currently any hazardous substances or petroleum products on the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16b. Same question, for in the past ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17a. Do you have knowledge of any environmental site assessment of the Property or facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17b. Did the assessment recommend further investigation of the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Do you have knowledge of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum product on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19a. Does the Property discharge industrial wastewater onto the ground and/or into a storm water system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19b. Does the Property discharge industrial wastewater onto the ground and/or into a sanitary water system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Have any hazardous substances or petroleum products, unidentified waste materials, tires, batteries, or any other waste materials been spilled or dumped above grade, buried and/or burned on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Is there a transformer, a capacitor or hydraulic equipment that contains or may contain PCBs on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22a. Is there, or has there ever been, a septic system, septic tank, dry well or leach field present on the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22b. If present do floor drains or shop sinks currently drain to septic system, dry well or leach field?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22b. If present have floor drains or shop sinks historically drained to septic system, dry well or leach field?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Are there presently or have there ever been railroad spurs or tracks located on or adjacent to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Are there presently or have there ever been ground water monitoring wells on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Has the Property ever been examined using subsurface borings, trenching, geoprobe or soil sampling?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Is the Property served by underground utilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. Have herbicides, pesticides or fertilizer products been used on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Have radioactive materials been used, stored or disposed on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Has a radon examination been made at the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30. Are you aware of asbestos containing materials on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31. Do you know of any current or past storage or disposal of biomedical waste on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Signature: John Broubaugh

Tree-of-Life Environmental, LLC

an Oregon limited liability company

E-mail, or FAX TO: 541-485-0930

ASTM E 1527 - 13

USER QUESTIONNAIRE

User Name: South Bank LLC

Property: _____
Phone: 541-501-5007

Relationship: Seller/Buyer/Owner/Bank

INTRODUCTION

In order to qualify for one of the Landowner Liability Protections (LLPs)³⁵ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments")³⁵, the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens filed or recorded against the Site in land title records or judicial records (40 CFR 312.25). Are you aware of any environmental cleanup liens against the property, filed or recorded under federal, tribal, state or local law?

No

(2.) Activity and Use Limitations (AUL) in place on the Site, or filed or recorded in land title or judicial records (40 CFR 312.26). Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the user of this ESA 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 that you would have specialized knowledge of the chemicals and processes used by this type of business?

NO

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

The purchase price being paid for this property reasonably reflects the fair market value of the property.

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user, Do you know the past uses of the property? organ manufacture

Do you know of specific chemicals that are present or once were present at the property? NO
Do you know of 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? NO

(6.) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the user of this ESA, 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? not aware of any indicators of the likely presence of contamination at the property

Signature of User: *[Signature]*
Gregory Vike, South Bank LLC

Date: 5.19.15

35 Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements" Guide) issued on March 6, 2003.

“USER” RESPONSIBILITY UNDER ASTM 1527-13

3.2.93 *user*—the party seeking to use Practice E 1527-13 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, a lender, or a property manager (or an owner of property if he ordered the Phase I).

6. User’s Responsibilities

6.1 *Scope*—The purpose of this section is to describe tasks **to be performed by the user** that will help identify the possibility of recognized environmental conditions (REC) in connection with the property. These tasks do not require the technical expertise of an environmental professional (EP) and are **generally not performed by EPs** performing a Phase I Environmental Site Assessment.

6.2 *Review Title and Judicial Records for Environmental Liens or Activity and Use Limitations (AULs)*—Reasonably ascertainable recorded land title records and lien records that are filed under federal, tribal, state, or local law should be reviewed to identify environmental liens or activity and use limitations, if any, that are currently recorded against the property. Environmental liens and activity and use limitations that are imposed by judicial authorities may be recorded or filed in judicial records, and, where applicable, such records should be reviewed. Any environmental liens or activity and use limitations so identified shall be reported to the EP conducting a Phase I Environmental Site Assessment. Unless added by a change in the scope of work to be performed by the EP, this practice does not impose on the EP the responsibility to undertake a review of recorded land title records and judicial records for environmental liens or activity and use limitations. **The user should either (1) engage a title company to undertake a review (SORT or Preliminary Report) of reasonably ascertainable recorded land title records and lien records for environmental liens or activity and use limitations currently recorded against or relating to the**

property, YES NO , OR Initial *R*
(2) **negotiate such an engagement of a title company or title professional as an addition to the scope of work to be performed by the EP** YES NO , Initial *Q*

6.2.1 *Reasonably Ascertainable*—Environmental liens or activity and use limitations that are recorded or filed any place other than recorded land title records are not considered to be reasonably ascertainable.

6.3 *Specialized Knowledge or Experience of the User*—If the user is aware of any specialized knowledge or experience that is material to RECs in connection with the property, it is the user’s responsibility to communicate any information based on such specialized knowledge or experience to the EP. The user should do so before the EP conducts the site reconnaissance.

6.4 *Actual Knowledge of the User*—If the user has actual knowledge of any environmental lien or AULs encumbering the property or in connection with the property, it is the user’s responsibility to communicate such information to the EP. The user should do so before the EP conducts the site reconnaissance.

6.5 *Reason for Significantly Lower Purchase Price*—In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The user should try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property were not contaminated, and make a written record of such explanation. Among the factors to consider will be the information that becomes known to the user pursuant to the Phase I Environmental Site Assessment. This standard does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property.

6.6 *Commonly Known or Reasonably Ascertainable Information*—If the user is aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to RECs in connection with the property, it is the user’s responsibility to communicate such information to the EP. The user should do so before the EP conducts the site reconnaissance.

6.7 *Other*—Either the user shall make known to the EP the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the EP shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report. In addition to satisfying one of the requirements to qualify for an LLP to CERCLA liability, another reason for performing a Phase I Environmental Site Assessment might include the need to understand potential environmental conditions that could materially impact the operation of the business associated with the parcel of commercial real estate. The user and the EP may also need to modify the scope of services performed under this practice for special circumstances, including, but not limited to, operating industrial facilities or large tracts of land (large areas or corridors).

EXPLANATION

- MONITORING WELL
- COMPLIANCE POINT
- WATER LEVEL CONTOUR (INTERVAL .2 FEET)
DASHED WHERE INFERRED
DATA FROM APRIL 23, 1991
- GENERAL DIRECTION OF
GROUNDWATER FLOW

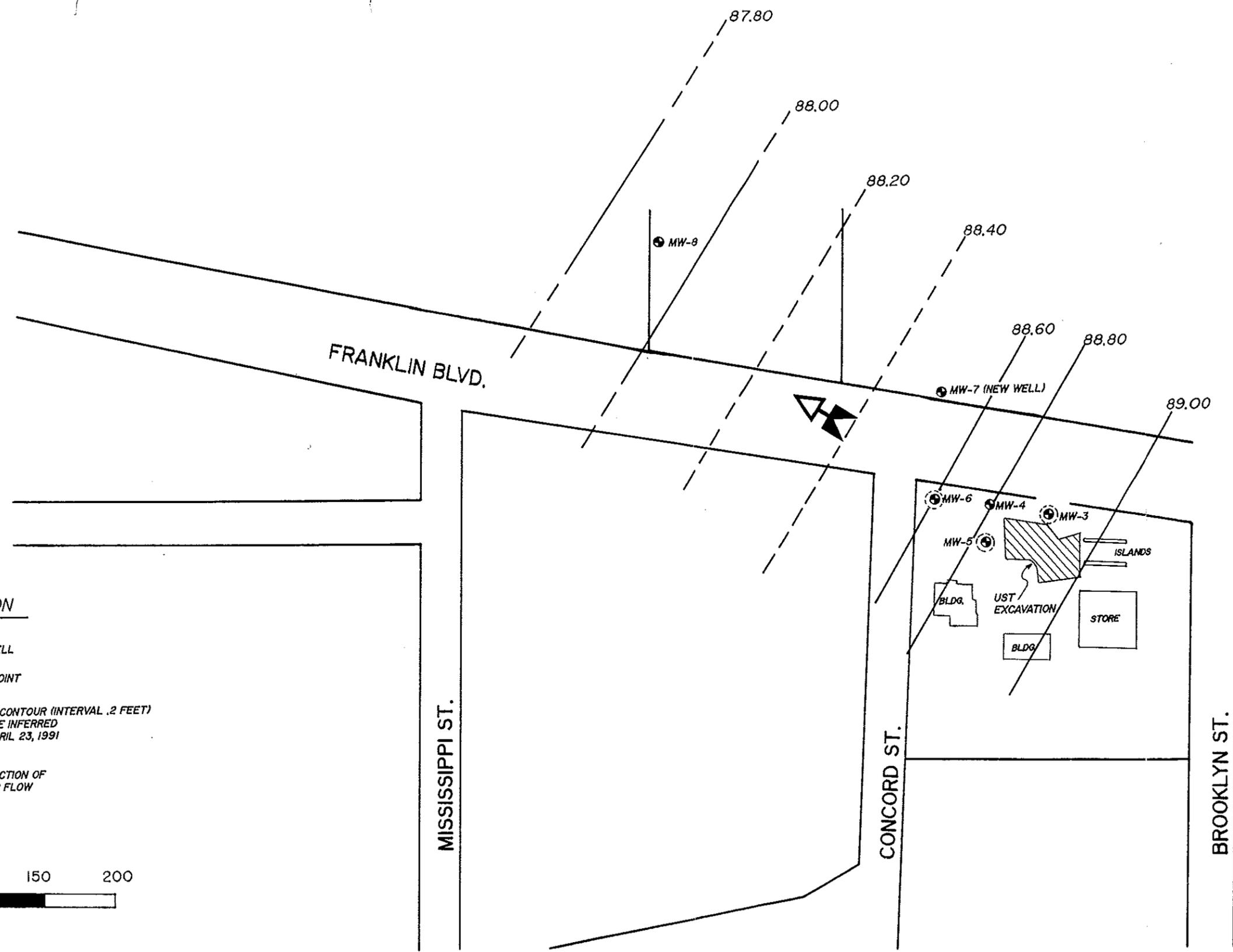
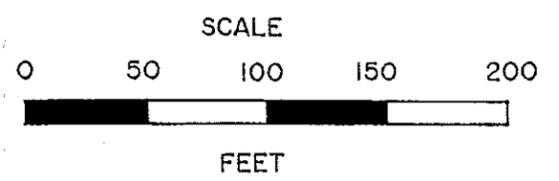
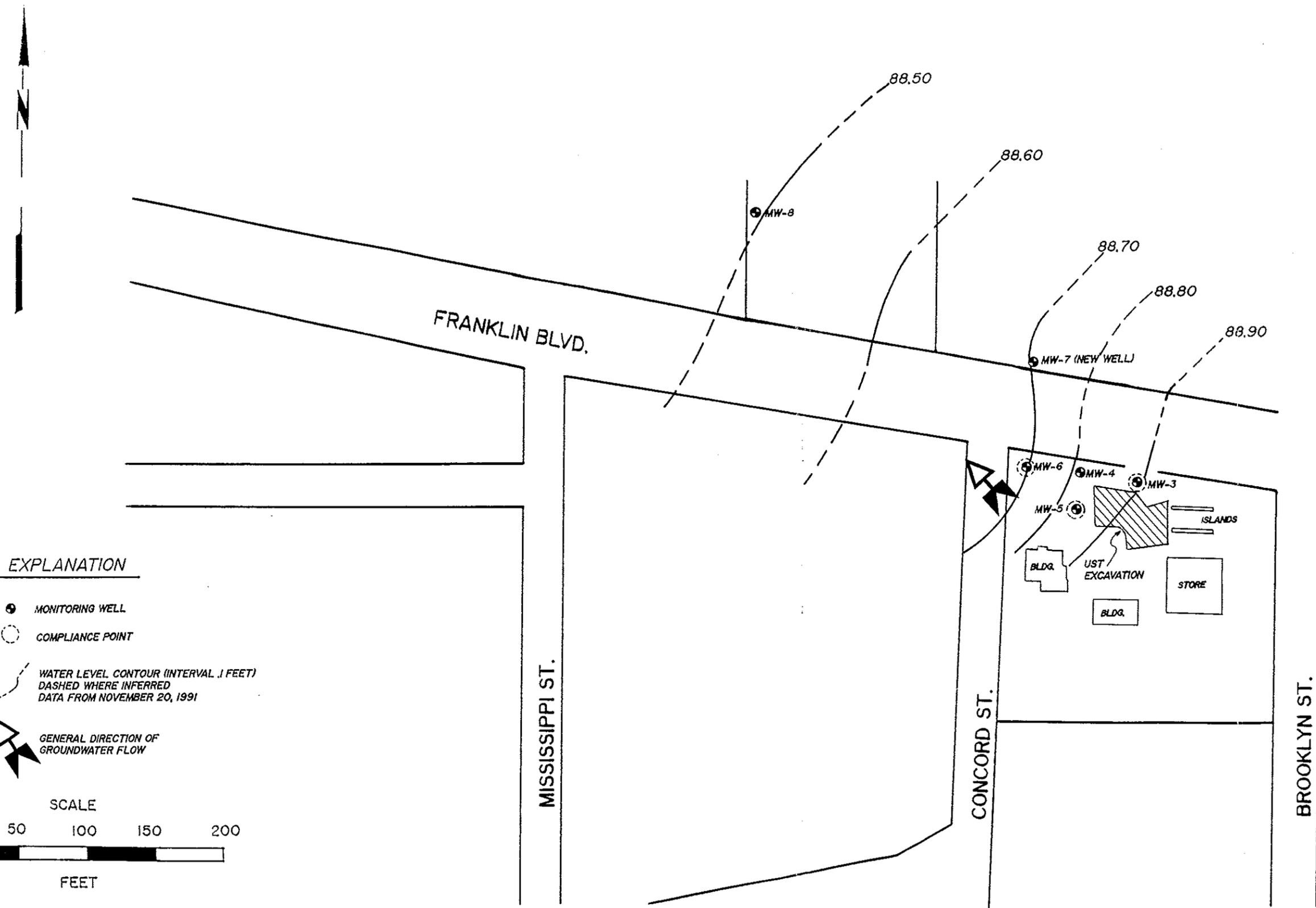


FIGURE 4

SITE PLAN (FORMER SUNNY SERVICE STATION) 4105 FRANKLIN BLVD. EUGENE, OREGON		Job Code: SUNY 01
	Bergeson-Boese & Associates Hydro-Geotechnical Research 2560 Frontier Drive Eugene, Oregon 97401 503-484-9484	Scale: AS NOTED Design: Drawn: RLB Checked: BER Date: 12/10/90



EXPLANATION

- MONITORING WELL
- COMPLIANCE POINT

— WATER LEVEL CONTOUR (INTERVAL 1 FEET)
 - - - DASHED WHERE INFERRED
 DATA FROM NOVEMBER 20, 1991

▲ GENERAL DIRECTION OF
 GROUNDWATER FLOW

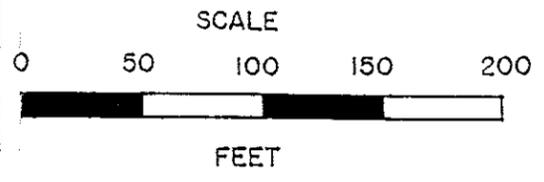


FIGURE 5

SITE PLAN (FORMER SUNNY SERVICE STATION) 4105 FRANKLIN BLVD. EUGENE, OREGON		Job Code: SUNY 01
	Bergeson-Boese & Associates Hydro-Geotechnical Research 2560 Frontier Drive Eugene, Oregon 97401 503-484-9484	Scale: AS NOTED Design: Drawn: RLJ Checked: BEN Date: 12/10/90

Apex Labs

12232 S.W. Garden Place
Tigard, OR 97223
503-718-2323 Phone
503-718-0333 Fax

Wednesday, June 17, 2015

Don Martin
Tree Of Life Environmental
2450 Birch Ln
Eugene, OR 97403

RE: Brombaugh / [none]

Enclosed are the results of analyses for work order A5F0291, which was received by the laboratory on 6/9/2015 at 8:00:00AM.

Thank you for using Apex Labs. We appreciate your business and strive to provide the highest quality services to the environmental industry.

If you have any questions concerning this report or the services we offer, please feel free to contact me by email at: dthomas@apex-labs.com, or by phone at 503-718-2323.

DRAFT REPORT

The results provided in this report are PRELIMINARY and are subject to change based on subsequent analysis, QC validation or final data review. Please use these results with the understanding that they may have not been finalized by the laboratory

Tree Of Life Environmental

2450 Birch Ln
Eugene, OR 97403

Project: **Brombaugh**

Project Number: [none]
Project Manager: Don Martin

Reported:
06/17/15 11:20

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
1 (Soil)	A5F0291-01	Soil	06/08/15 08:00	06/09/15 08:00
2 (Sed)	A5F0291-02	Solid	06/08/15 09:00	06/09/15 08:00
3 (Water)	A5F0291-03	Water	06/08/15 10:00	06/09/15 08:00

DRAFT REPORT

The results provided in this report are PRELIMINARY and are subject to change based on subsequent analysis, QC validation or final data review. Please use these results with the understanding that they may have not been finalized by the laboratory

Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: [none]
 Project Manager: Don Martin

Reported:
 06/17/15 11:20

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
2 (Sed) (A5F0291-02)			Matrix: Solid					
Batch: 5060447								
Arsenic	ND	---	5.41	mg/kg	50	06/15/15 11:59	EPA 6020A	R-04
Barium	176	---	5.41	"	"	"	"	Q-42
Cadmium	2.38	---	1.08	"	"	"	"	
Chromium	32.4	---	5.41	"	"	"	"	Q-42
Mercury	1.95	---	0.433	"	"	"	"	Q-42
Selenium	ND	---	10.8	"	"	"	"	R-04
Silver	5.14	---	1.08	"	"	"	"	
2 (Sed) (A5F0291-02RE1)			Matrix: Solid					
Batch: 5060447								
Lead	12200	---	10.8	mg/kg	500	06/15/15 14:21	EPA 6020A	
3 (Water) (A5F0291-03)			Matrix: Water					
Batch: 5060428								
Arsenic	4.50	---	1.00	ug/L	1	06/15/15 17:59	EPA 6020A	
Barium	45.2	---	1.00	"	"	"	"	
Cadmium	10.3	---	0.200	"	"	"	"	
Chromium	7.50	---	2.00	"	"	"	"	
Mercury	0.180	---	0.0800	"	"	"	"	
Selenium	ND	---	1.00	"	"	"	"	
Silver	0.267	---	0.200	"	"	"	"	
3 (Water) (A5F0291-03RE1)			Matrix: Water					
Batch: 5060428								
Lead	3130	---	2.00	ug/L	10	06/15/15 22:52	EPA 6020A	

DRAFT REPORT

The results provided in this report are PRELIMINARY and are subject to change based on subsequent analysis, QC validation or final data review. Please use these results with the understanding that they may have not been finalized by the laboratory

Tree Of Life Environmental

2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**

Project Number: [none]
 Project Manager: Don Martin

Reported:
 06/17/15 11:20

ANALYTICAL SAMPLE RESULTS

TCLP Extraction by EPA 1311

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
1 (Soil) (A5F0291-01)			Matrix: Soil		Batch: 5060387			
TCLP Extraction	PREP	---		N/A	1	06/11/15 17:55	EPA 1311	

DRAFT REPORT

The results provided in this report are PRELIMINARY and are subject to change based on subsequent analysis, QC validation or final data review. Please use these results with the understanding that they may have not been finalized by the laboratory

Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: [none]
 Project Manager: Don Martin

Reported:
 06/17/15 11:20

ANALYTICAL SAMPLE RESULTS

TCLP Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
1 (Soil) (A5F0291-01)			Matrix: Soil					
Batch: 5060421								
Arsenic	ND	---	0.100	mg/L	5	06/12/15 16:02	1311/6020A	
Barium	0.648	---	0.500	"	"	"	"	
Cadmium	ND	---	0.0500	"	"	"	"	
Chromium	ND	---	0.100	"	"	"	"	
Mercury	ND	---	0.00400	"	"	"	"	
Selenium	ND	---	0.100	"	"	"	"	
Silver	ND	---	0.0500	"	"	"	"	
1 (Soil) (A5F0291-01RE1)			Matrix: Soil					
Batch: 5060421								
Lead	182	---	0.500	mg/L	50	06/12/15 17:04	1311/6020A	

DRAFT REPORT

The results provided in this report are PRELIMINARY and are subject to change based on subsequent analysis, QC validation or final data review. Please use these results with the understanding that they may have not been finalized by the laboratory

Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: [none]
 Project Manager: Don Martin

Reported:
 06/17/15 11:20

QUALITY CONTROL (QC) SAMPLE RESULTS

DRAFT: Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5060428 - EPA 3015A						Water						
Blank (5060428-BLK1)						Prepared: 06/12/15 14:30 Analyzed: 06/15/15 12:41						
EPA 6020A												
Arsenic	ND	---	1.00	ug/L	1	---	---	---	---	---	---	---
Barium	ND	---	1.00	"	"	---	---	---	---	---	---	---
Cadmium	ND	---	0.200	"	"	---	---	---	---	---	---	---
Chromium	ND	---	1.00	"	"	---	---	---	---	---	---	---
Lead	ND	---	0.200	"	"	---	---	---	---	---	---	---
Mercury	ND	---	0.0800	"	"	---	---	---	---	---	---	---
Selenium	ND	---	2.00	"	"	---	---	---	---	---	---	---
Silver	ND	---	0.200	"	"	---	---	---	---	---	---	---
LCS (5060428-BS1)						Prepared: 06/12/15 14:30 Analyzed: 06/15/15 12:44						
EPA 6020A												
Arsenic	55.5	---	1.00	ug/L	1	55.6	---	100	80-120%	---	---	---
Barium	54.7	---	1.00	"	"	"	---	98	"	---	---	---
Cadmium	54.3	---	0.200	"	"	"	---	98	"	---	---	---
Chromium	56.7	---	1.00	"	"	"	---	102	"	---	---	---
Lead	54.7	---	0.200	"	"	"	---	98	"	---	---	---
Mercury	1.04	---	0.0800	"	"	1.11	---	94	"	---	---	---
Selenium	26.0	---	2.00	"	"	27.8	---	94	"	---	---	---
Silver	26.7	---	0.200	"	"	"	---	96	"	---	---	---

DRAFT REPORT

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Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: [none]
 Project Manager: Don Martin

Reported:
 06/17/15 11:20

QUALITY CONTROL (QC) SAMPLE RESULTS

DRAFT: Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5060447 - EPA 3051A						Solid						
Blank (5060447-BLK1)						Prepared: 06/15/15 08:42 Analyzed: 06/15/15 11:53						
EPA 6020A												
Arsenic	ND	---	1.00	mg/kg	10	---	---	---	---	---	---	---
Barium	ND	---	1.00	"	"	---	---	---	---	---	---	---
Cadmium	ND	---	0.200	"	"	---	---	---	---	---	---	---
Chromium	ND	---	1.00	"	"	---	---	---	---	---	---	---
Lead	ND	---	0.200	"	"	---	---	---	---	---	---	---
Mercury	ND	---	0.0800	"	"	---	---	---	---	---	---	---
Selenium	ND	---	2.00	"	"	---	---	---	---	---	---	---
Silver	ND	---	0.200	"	"	---	---	---	---	---	---	---
LCS (5060447-BS1)						Prepared: 06/15/15 08:42 Analyzed: 06/15/15 11:56						
EPA 6020A												
Arsenic	53.0	---	1.00	mg/kg	10	50.0	---	106	80-120%	---	---	---
Barium	50.6	---	1.00	"	"	"	---	101	"	---	---	---
Cadmium	51.2	---	0.200	"	"	"	---	102	"	---	---	---
Chromium	51.7	---	1.00	"	"	"	---	103	"	---	---	---
Lead	52.9	---	0.200	"	"	"	---	106	"	---	---	---
Mercury	0.964	---	0.0800	"	"	1.00	---	96	"	---	---	---
Selenium	26.6	---	2.00	"	"	25.0	---	107	"	---	---	---
Silver	24.1	---	0.200	"	"	"	---	96	"	---	---	---
Duplicate (5060447-DUP1)						Prepared: 06/15/15 08:42 Analyzed: 06/15/15 12:02						
QC Source Sample: 2 (Sed) (A5F0291-02)												
EPA 6020A												
Arsenic	ND	---	5.41	mg/kg	50	---	2.76	---	---	***	40%	---
Barium	214	---	5.41	"	"	---	176	---	---	20	40%	---
Cadmium	2.49	---	1.08	"	"	---	2.38	---	---	4	40%	---
Chromium	19.8	---	5.41	"	"	---	32.4	---	---	48	40%	Q-04
Mercury	1.39	---	0.433	"	"	---	1.95	---	---	33	40%	---
Selenium	ND	---	10.8	"	"	---	9.04	---	---	***	40%	---
Silver	4.06	---	1.08	"	"	---	5.14	---	---	24	40%	---

DRAFT REPORT

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Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: [none]
 Project Manager: Don Martin

Reported:
 06/17/15 11:20

QUALITY CONTROL (QC) SAMPLE RESULTS

DRAFT: Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5060447 - EPA 3051A						Solid						
Duplicate (5060447-DUP2)						Prepared: 06/15/15 08:42 Analyzed: 06/15/15 14:24						
QC Source Sample: 2 (Sed) (A5F0291-02RE1)												
EPA 6020A												
Lead	10400	---	10.8	mg/kg	500	---	12200	---	---	17	40%	Q-16
Matrix Spike (5060447-MS1)						Prepared: 06/15/15 08:42 Analyzed: 06/15/15 12:05						
QC Source Sample: 2 (Sed) (A5F0291-02)												
EPA 6020A												
Arsenic	60.0	---	5.27	mg/kg	50	52.8	2.76	108	75-125%	---	---	
Barium	188	---	5.27	"	"	"	176	23	"	---	---	Q-04
Cadmium	59.8	---	1.05	"	"	"	2.38	109	"	---	---	
Chromium	193	---	5.27	"	"	"	32.4	304	"	---	---	Q-04
Mercury	2.44	---	0.422	"	"	1.05	1.95	46	"	---	---	Q-04
Selenium	32.5	---	10.5	"	"	26.3	9.04	89	"	---	---	
Silver	30.7	---	1.05	"	"	"	5.14	97	"	---	---	
Matrix Spike (5060447-MS2)						Prepared: 06/15/15 08:42 Analyzed: 06/15/15 14:26						
QC Source Sample: 2 (Sed) (A5F0291-02RE1)												
EPA 6020A												
Lead	8140	---	10.5	mg/kg	500	52.8	12200	-7770	75-125%	---	---	Q-04, Q-16

DRAFT REPORT

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Tree Of Life Environmental	Project: Brombaugh	
2450 Birch Ln	Project Number: [none]	Reported:
Eugene, OR 97403	Project Manager: Don Martin	06/17/15 11:20

QUALITY CONTROL (QC) SAMPLE RESULTS

DRAFT: TCLP Extraction by EPA 1311

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5060387 - EPA 1311 (TCLP)						Soil						
Blank (5060387-BLK1)						Prepared: 06/11/15 17:55 Analyzed: 06/11/15 17:55						
EPA 1311												
TCLP Extraction	PREP	---		N/A	1	---	---	---	---	---	---	

DRAFT REPORT

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Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: [none]
 Project Manager: Don Martin

Reported:
 06/17/15 11:20

QUALITY CONTROL (QC) SAMPLE RESULTS

DRAFT: TCLP Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5060421 - EPA 1311/3015						Soil						
Blank (5060421-BLK1)						Prepared: 06/12/15 10:46 Analyzed: 06/12/15 13:30						
1311/6020A												
Arsenic	ND	---	0.100	mg/L	5	---	---	---	---	---	---	TCLP
Barium	ND	---	0.500	"	"	---	---	---	---	---	---	TCLP
Cadmium	ND	---	0.0500	"	"	---	---	---	---	---	---	TCLP
Chromium	ND	---	0.100	"	"	---	---	---	---	---	---	TCLP
Lead	ND	---	0.0500	"	"	---	---	---	---	---	---	TCLP
Mercury	ND	---	0.00400	"	"	---	---	---	---	---	---	TCLP
Selenium	ND	---	0.100	"	"	---	---	---	---	---	---	TCLP
Silver	ND	---	0.0500	"	"	---	---	---	---	---	---	TCLP
LCS (5060421-BS1)						Prepared: 06/12/15 10:46 Analyzed: 06/12/15 13:42						
1311/6020A												
Arsenic	2.46	---	0.100	mg/L	5	2.50	---	99	80-120%	---	---	TCLP
Barium	2.60	---	0.500	"	"	"	---	104	"	---	---	TCLP
Cadmium	2.55	---	0.0500	"	"	"	---	102	"	---	---	TCLP
Chromium	2.48	---	0.100	"	"	"	---	99	"	---	---	TCLP
Lead	2.53	---	0.0500	"	"	"	---	101	"	---	---	TCLP
Mercury	0.0478	---	0.00400	"	"	0.0500	---	96	"	---	---	TCLP
Selenium	2.38	---	0.100	"	"	2.50	---	95	"	---	---	TCLP
Silver	1.21	---	0.0500	"	"	1.25	---	97	"	---	---	TCLP

DRAFT REPORT

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Tree Of Life Environmental 2450 Birch Ln Eugene, OR 97403	Project: Brombaugh Project Number: [none] Project Manager: Don Martin	Reported: 06/17/15 11:20
--	--	------------------------------------

SAMPLE PREPARATION INFORMATION

Total Metals by EPA 6020 (ICPMS)

Prep: EPA 3015A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 5060428							
A5F0291-03	Water	EPA 6020A	06/08/15 10:00	06/12/15 14:30	45mL/50mL	45mL/50mL	1.00
A5F0291-03RE1	Water	EPA 6020A	06/08/15 10:00	06/12/15 14:30	45mL/50mL	45mL/50mL	1.00

Prep: EPA 3051A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 5060447							
A5F0291-02	Solid	EPA 6020A	06/08/15 09:00	06/15/15 08:42	0.462g/50mL	0.5g/50mL	1.08
A5F0291-02RE1	Solid	EPA 6020A	06/08/15 09:00	06/15/15 08:42	0.462g/50mL	0.5g/50mL	1.08

TCLP Extraction by EPA 1311

Prep: EPA 1311 (TCLP)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 5060387							
A5F0291-01	Soil	EPA 1311	06/08/15 08:00	06/11/15 17:55	100g/2000mL	100g/2000mL	NA

TCLP Metals by EPA 6020 (ICPMS)

Prep: EPA 1311/3015

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 5060421							
A5F0291-01	Soil	1311/6020A	06/08/15 08:00	06/12/15 10:46	5mL/50mL	5mL/50mL	1.00
A5F0291-01RE1	Soil	1311/6020A	06/08/15 08:00	06/12/15 10:46	5mL/50mL	5mL/50mL	1.00

DRAFT REPORT

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Tree Of Life Environmental

2450 Birch Ln
Eugene, OR 97403

Project: **Brombaugh**

Project Number: [none]
Project Manager: Don Martin

Reported:
06/17/15 11:20

Notes and Definitions

Qualifiers:

- Q-04 Spike recovery and/or RPD is outside control limits due to a non-homogeneous sample matrix.
- Q-16 Reanalysis of an original Batch QC sample.
- Q-42 Matrix Spike and/or Duplicate analysis was performed on this sample. % Recovery or RPD for this analyte is outside laboratory control limits. (Refer to the QC Section of Analytical Report.)
- R-04 Reporting levels elevated due to dilution necessary for analysis.
- TCLP This batch QC sample was prepared with TCLP or SPLP fluid from preparation batch 5060387.

Notes and Conventions:

- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit
- NR Not Reported
- dry Sample results reported on a dry weight basis. Results listed as 'wet' or without 'dry' designation are not dry weight corrected.
- RPD Relative Percent Difference
- MDL If MDL is not listed, data has been evaluated to the Method Reporting Limit only.
- WMSC Water Miscible Solvent Correction has been applied to Results and MRLs for volatiles soil samples per EPA 8000C.
- Batch QC Unless specifically requested, this report contains only results for Batch QC derived from client samples included in this report. All analyses were performed with the appropriate Batch QC (including Sample Duplicates, Matrix Spikes and/or Matrix Spike Duplicates) in order to meet or exceed method and regulatory requirements. Any exceptions to this will be qualified in this report. Complete Batch QC results are available upon request. In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) is analyzed to demonstrate accuracy and precision of the extraction and analysis.
- Blank Policy Apex assesses blank data for potential high bias down to a level equal to 1/2 the method reporting limit (MRL), except for conventional chemistry and HCID analyses which are assessed only to the MRL. Sample results flagged with a B or B-02 qualifier are potentially biased high if they are less than ten times the level found in the blank for inorganic analyses or less than five times the level found in the blank for organic analyses.
- For accurate comparison of volatile results to the level found in the blank; water sample results should be divided by the dilution factor, and soil sample results should be divided by 1/50 of the sample dilution to account for the sample prep factor.
- Results qualified as reported below the MRL may include a potential high bias if associated with a B or B-02 qualified blank. B and B-02 qualifications are not applied to J qualified results reported below the MRL.
- QC results are not applicable. For example, % Recoveries for Blanks and Duplicates, % RPD for Blanks, Blank Spikes and Matrix Spikes, etc.
- *** Used to indicate a possible discrepancy with the Sample and Sample Duplicate results when the %RPD is not available. In this case, either the Sample or the Sample Duplicate has a reportable result for this analyte, while the other is Non Detect (ND).

DRAFT REPORT

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Tree Of Life Environmental
2450 Birch Ln
Eugene, OR 97403

Project: **Brombaugh**
Project Number: [none]
Project Manager: Don Martin

Reported:
06/17/15 11:20

CHAIN OF CUSTODY

APEX LABS 12232 S.W. Garden Place, Tigard, OR 97223 Ph: 503-718-2323 Fax: 503-718-0333 Lab: APEX CDC: 06

Tree of Life Environmental, LLC Project Name: Brombaugh Project: treeoflife3@comcast.net
 Contact: Donald K. Martin Project Mgr: 541-510-9700 Fax: 541-510-9700

Address: 2450 Birch Lane, Eugene, OR 97403

Sample ID: 1 DATE: 6-8-15 TIME: 0800 MATRIX: Soil

Site Location: OR WA Other: _____

LAB ID #	DATE	TIME	MATRIX	# OF CONTAINERS	ANALYSIS REQUEST
1	6-8-15	0800	Soil		PCB (10)
2	6-8-15	0800	Soil		PCRA Metals (5)
3	6-8-15	1000	Air		PCRA Metals (5)
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Apex Labs

12232 S.W. Garden Place
Tigard, OR 97223
503-718-2323 Phone
503-718-0333 Fax

Wednesday, July 8, 2015

Don Martin
Tree Of Life Environmental
2450 Birch Ln
Eugene, OR 97403

RE: Brombaugh / 2

Enclosed are the results of analyses for work order A5F078Z, which was received by the laboratory on 6/25/2015 at 1:25:00PM.

Thank you for using Apex Labs. We appreciate your business and strive to provide the highest quality services to the environmental industry.

If you have any questions concerning this report or the services we offer, please feel free to contact me by email at: dthomas@apex-labs.com, or by phone at 503-718-2323.

DRAFT REPORT

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Tree Of Life Environmental
2450 Birch Ln
Eugene, OR 97403

Project: **Brombaugh**
Project Number: 2
Project Manager: Don Martin

Reported:
07/08/15 12:37

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
1	A5F0787-01	Soil	06/22/15 13:30	06/25/15 13:25
2	A5F0787-02	Soil	06/22/15 14:00	06/25/15 13:25
3	A5F0787-03	Soil	06/22/15 14:30	06/25/15 13:25
4	A5F0787-04	Soil	06/22/15 15:00	06/25/15 13:25
5	A5F0787-05	Soil	06/22/15 13:00	06/25/15 13:25
6	A5F0787-06	Water	06/22/15 13:15	06/25/15 13:25

DRAFT REPORT

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Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: 2
 Project Manager: Don Martin

Reported:
 07/08/15 12:37

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
1 (A5F0787-01) Matrix: Soil								
Batch: 5060840								
Arsenic	4.91	---	1.24	mg/kg dry	10	07/02/15 01:59	EPA 6020A	
Barium	146	---	1.24	"	"	"	"	
Chromium	16.5	---	4.95	"	"	"	"	
Lead	6.68	---	0.248	"	"	"	"	
Mercury	ND	---	0.0990	"	"	"	"	
Selenium	ND	---	2.48	"	"	"	"	
Silver	ND	---	0.248	"	"	"	"	
1 (A5F0787-01RE1) Matrix: Soil								
Batch: 5060840								
Cadmium	0.334	---	0.248	mg/kg dry	10	07/02/15 13:42	EPA 6020A	
2 (A5F0787-02) Matrix: Soil								
Batch: 5060840								
Arsenic	5.21	---	1.25	mg/kg dry	10	07/02/15 02:13	EPA 6020A	
Barium	155	---	1.25	"	"	"	"	
Chromium	16.4	---	4.99	"	"	"	"	
Lead	5.38	---	0.250	"	"	"	"	
Mercury	ND	---	0.0999	"	"	"	"	
Selenium	ND	---	2.50	"	"	"	"	
Silver	ND	---	0.250	"	"	"	"	
2 (A5F0787-02RE1) Matrix: Soil								
Batch: 5060840								
Cadmium	0.275	---	0.250	mg/kg dry	10	07/02/15 13:51	EPA 6020A	
3 (A5F0787-03) Matrix: Soil								
Batch: 5060840								
Arsenic	5.58	---	1.30	mg/kg dry	10	07/02/15 02:18	EPA 6020A	
Barium	165	---	1.30	"	"	"	"	
Chromium	19.2	---	5.19	"	"	"	"	
Lead	6.59	---	0.259	"	"	"	"	
Mercury	ND	---	0.104	"	"	"	"	
Selenium	ND	---	2.59	"	"	"	"	
Silver	ND	---	0.259	"	"	"	"	
3 (A5F0787-03RE1) Matrix: Soil								
Batch: 5060840								
Cadmium	0.324	---	0.259	mg/kg dry	10	07/02/15 13:55	EPA 6020A	

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Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: 2
 Project Manager: Don Martin

Reported:
 07/08/15 12:37

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
4 (A5F0787-04) Matrix: Soil								
Batch: 5060840								
Arsenic	5.96	---	1.35	mg/kg dry	10	07/02/15 02:22	EPA 6020A	
Barium	169	---	1.35	"	"	"	"	
Chromium	21.2	---	5.40	"	"	"	"	
Lead	6.18	---	0.270	"	"	"	"	
Mercury	ND	---	0.108	"	"	"	"	
Selenium	ND	---	2.70	"	"	"	"	
Silver	ND	---	0.270	"	"	"	"	
4 (A5F0787-04RE1) Matrix: Soil								
Batch: 5060840								
Cadmium	ND	---	0.270	mg/kg dry	10	07/02/15 14:00	EPA 6020A	
5 (A5F0787-05) Matrix: Soil								
Batch: 5060840								
Arsenic	ND	---	1.20	mg/kg dry	10	07/02/15 02:27	EPA 6020A	
Barium	161	---	1.20	"	"	"	"	
Cadmium	8.82	---	0.239	"	"	"	"	
Chromium	9.31	---	4.79	"	"	"	"	
Lead	2630	---	2.39	"	100	07/02/15 08:00	"	
Mercury	1.79	---	0.0958	"	10	07/02/15 02:27	"	
Selenium	4.09	---	2.39	"	"	"	"	
Silver	2.20	---	0.239	"	"	"	"	
6 (A5F0787-06) Matrix: Water								
Batch: 5060838								
Lead	18500	---	4.50	ug/L	10	06/30/15 02:11	EPA 6020A	
6 (A5F0787-06RE1) Matrix: Water								
Batch: 5060838								
Arsenic	8.35	---	4.50	ug/L	2	06/30/15 17:27	EPA 6020A	
Barium	2900	---	4.50	"	"	"	"	
Cadmium	19.8	---	0.900	"	"	"	"	
Chromium	59.0	---	18.0	"	"	"	"	
Mercury	6.04	---	0.360	"	"	"	"	
Selenium	18.4	---	9.00	"	"	"	"	
Silver	13.0	---	0.900	"	"	"	"	

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Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: 2
 Project Manager: Don Martin

Reported:
 07/08/15 12:37

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
1 (A5F0787-01)			Matrix: Soil		Batch: 5060845			
% Solids	86.5	---	1.00	% by Weight	1	06/30/15 09:34	EPA 8000C	
2 (A5F0787-02)			Matrix: Soil		Batch: 5060845			
% Solids	84.3	---	1.00	% by Weight	1	06/30/15 09:34	EPA 8000C	
3 (A5F0787-03)			Matrix: Soil		Batch: 5060845			
% Solids	81.7	---	1.00	% by Weight	1	06/30/15 09:34	EPA 8000C	
4 (A5F0787-04)			Matrix: Soil		Batch: 5060845			
% Solids	82.1	---	1.00	% by Weight	1	06/30/15 09:34	EPA 8000C	
5 (A5F0787-05)			Matrix: Soil		Batch: 5060845			
% Solids	92.2	---	1.00	% by Weight	1	06/30/15 09:34	EPA 8000C	

DRAFT REPORT

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Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: 2
 Project Manager: Don Martin

Reported:
 07/08/15 12:37

QUALITY CONTROL (QC) SAMPLE RESULTS

DRAFT: Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5060838 - EPA 3015A						Water						
Blank (5060838-BLK1)						Prepared: 06/29/15 09:19 Analyzed: 06/30/15 01:20						
EPA 6020A												
Arsenic	ND	---	2.00	ug/L	1	---	---	---	---	---	---	---
Barium	ND	---	1.00	"	"	---	---	---	---	---	---	---
Cadmium	ND	---	0.200	"	"	---	---	---	---	---	---	---
Chromium	ND	---	4.00	"	"	---	---	---	---	---	---	---
Lead	ND	---	0.200	"	"	---	---	---	---	---	---	---
Mercury	ND	---	0.0800	"	"	---	---	---	---	---	---	---
Selenium	ND	---	1.00	"	"	---	---	---	---	---	---	---
Silver	ND	---	0.200	"	"	---	---	---	---	---	---	---
LCS (5060838-BS1)						Prepared: 06/29/15 09:19 Analyzed: 06/30/15 01:39						
EPA 6020A												
Arsenic	53.8	---	2.00	ug/L	1	55.6	---	97	80-120%	---	---	---
Barium	53.6	---	1.00	"	"	"	---	96	"	---	---	---
Cadmium	56.6	---	0.200	"	"	"	---	102	"	---	---	---
Chromium	52.0	---	4.00	"	"	"	---	94	"	---	---	---
Lead	56.6	---	0.200	"	"	"	---	102	"	---	---	---
Mercury	1.11	---	0.0800	"	"	1.11	---	100	"	---	---	---
Selenium	29.0	---	1.00	"	"	27.8	---	104	"	---	---	---
Silver	28.9	---	0.200	"	"	"	---	104	"	---	---	---

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Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: 2
 Project Manager: Don Martin

Reported:
 07/08/15 12:37

QUALITY CONTROL (QC) SAMPLE RESULTS

DRAFT: Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5060840 - EPA 3051A						Soil						
Blank (5060840-BLK1)						Prepared: 06/29/15 09:58 Analyzed: 07/02/15 01:23						
EPA 6020A												
Arsenic	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	---
Barium	ND	---	1.00	"	"	---	---	---	---	---	---	---
Cadmium	ND	---	0.200	"	"	---	---	---	---	---	---	---
Chromium	ND	---	4.00	"	"	---	---	---	---	---	---	---
Lead	ND	---	0.200	"	"	---	---	---	---	---	---	---
Mercury	ND	---	0.0800	"	"	---	---	---	---	---	---	---
Selenium	ND	---	2.00	"	"	---	---	---	---	---	---	---
Silver	ND	---	0.200	"	"	---	---	---	---	---	---	---
LCS (5060840-BS1)						Prepared: 06/29/15 09:58 Analyzed: 07/02/15 01:27						
EPA 6020A												
Arsenic	48.0	---	1.00	mg/kg wet	10	50.0	---	96	80-120%	---	---	---
Barium	50.5	---	1.00	"	"	"	---	101	"	---	---	---
Cadmium	49.0	---	0.200	"	"	"	---	98	"	---	---	---
Chromium	49.7	---	4.00	"	"	"	---	99	"	---	---	---
Lead	51.8	---	0.200	"	"	"	---	104	"	---	---	---
Mercury	1.08	---	0.0800	"	"	1.00	---	108	"	---	---	---
Selenium	24.5	---	2.00	"	"	25.0	---	98	"	---	---	---
Silver	24.9	---	0.200	"	"	"	---	100	"	---	---	---
Duplicate (5060840-DUP1)						Prepared: 06/29/15 09:58 Analyzed: 07/02/15 02:04						
QC Source Sample: 1 (A5F0787-01)												
EPA 6020A												
Arsenic	4.90	---	1.24	mg/kg dry	10	---	4.91	---	---	0.3	40%	
Barium	144	---	1.24	"	"	---	146	---	---	1	40%	
Chromium	15.5	---	4.96	"	"	---	16.5	---	---	7	40%	
Lead	5.98	---	0.248	"	"	---	6.68	---	---	11	40%	
Mercury	ND	---	0.0992	"	"	---	0.0525	---	---	***	40%	
Selenium	ND	---	2.48	"	"	---	ND	---	---	---	40%	
Silver	ND	---	0.248	"	"	---	ND	---	---	---	40%	

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Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: 2
 Project Manager: Don Martin

Reported:
 07/08/15 12:37

QUALITY CONTROL (QC) SAMPLE RESULTS

DRAFT: Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5060840 - EPA 3051A						Soil						
Duplicate (5060840-DUP2)						Prepared: 06/29/15 09:58 Analyzed: 07/02/15 13:46						
QC Source Sample: 1 (A5F0787-01RE1)												
EPA 6020A												
Cadmium	ND	---	0.248	mg/kg dry	10	---	0.334	---	---	***	40%	Q-16
Matrix Spike (5060840-MS1)						Prepared: 06/29/15 09:58 Analyzed: 07/02/15 02:09						
QC Source Sample: 1 (A5F0787-01)												
EPA 6020A												
Arsenic	65.7	---	1.26	mg/kg dry	10	63.3	4.91	96	75-125%	---	---	
Barium	213	---	1.26	"	"	"	146	107	"	---	---	
Cadmium	62.8	---	0.253	"	"	"	0.198	99	"	---	---	
Chromium	78.6	---	5.06	"	"	"	16.5	98	"	---	---	
Lead	68.3	---	0.253	"	"	"	6.68	97	"	---	---	
Mercury	1.36	---	0.101	"	"	1.26	0.0525	104	"	---	---	
Selenium	29.7	---	2.53	"	"	31.6	ND	94	"	---	---	
Silver	31.8	---	0.253	"	"	"	ND	101	"	---	---	

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Tree Of Life Environmental	Project: Brombaugh	
2450 Birch Ln	Project Number: 2	Reported:
Eugene, OR 97403	Project Manager: Don Martin	07/08/15 12:37

QUALITY CONTROL (QC) SAMPLE RESULTS

DRAFT: Percent Dry Weight

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5060845 - Total Solids (Dry Weight)							Soil					

No Client related Batch QC samples analyzed for this batch. See notes page for more information.

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Tree Of Life Environmental

2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**

Project Number: 2
 Project Manager: Don Martin

Reported:
 07/08/15 12:37

SAMPLE PREPARATION INFORMATION

Total Metals by EPA 6020 (ICPMS)

Prep: EPA 3015A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 5060838							
A5F0787-06	Water	EPA 6020A	06/22/15 13:15	06/29/15 09:19	20mL/50mL	45mL/50mL	2.25
A5F0787-06RE1	Water	EPA 6020A	06/22/15 13:15	06/29/15 09:19	20mL/50mL	45mL/50mL	2.25

Prep: EPA 3051A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 5060840							
A5F0787-01	Soil	EPA 6020A	06/22/15 13:30	06/29/15 09:58	0.467g/50mL	0.5g/50mL	1.07
A5F0787-01RE1	Soil	EPA 6020A	06/22/15 13:30	06/29/15 09:58	0.467g/50mL	0.5g/50mL	1.07
A5F0787-02	Soil	EPA 6020A	06/22/15 14:00	06/29/15 09:58	0.475g/50mL	0.5g/50mL	1.05
A5F0787-02RE1	Soil	EPA 6020A	06/22/15 14:00	06/29/15 09:58	0.475g/50mL	0.5g/50mL	1.05
A5F0787-03	Soil	EPA 6020A	06/22/15 14:30	06/29/15 09:58	0.472g/50mL	0.5g/50mL	1.06
A5F0787-03RE1	Soil	EPA 6020A	06/22/15 14:30	06/29/15 09:58	0.472g/50mL	0.5g/50mL	1.06
A5F0787-04	Soil	EPA 6020A	06/22/15 15:00	06/29/15 09:58	0.451g/50mL	0.5g/50mL	1.11
A5F0787-04RE1	Soil	EPA 6020A	06/22/15 15:00	06/29/15 09:58	0.451g/50mL	0.5g/50mL	1.11
A5F0787-05	Soil	EPA 6020A	06/22/15 13:00	06/29/15 09:58	0.453g/50mL	0.5g/50mL	1.10

Percent Dry Weight

Prep: Total Solids (Dry Weight)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 5060845							
A5F0787-01	Soil	EPA 8000C	06/22/15 13:30	06/29/15 11:38	1N/A/1N/A	1N/A/1N/A	NA
A5F0787-02	Soil	EPA 8000C	06/22/15 14:00	06/29/15 11:38	1N/A/1N/A	1N/A/1N/A	NA
A5F0787-03	Soil	EPA 8000C	06/22/15 14:30	06/29/15 11:38	1N/A/1N/A	1N/A/1N/A	NA
A5F0787-04	Soil	EPA 8000C	06/22/15 15:00	06/29/15 11:38	1N/A/1N/A	1N/A/1N/A	NA
A5F0787-05	Soil	EPA 8000C	06/22/15 13:00	06/29/15 11:38	1N/A/1N/A	1N/A/1N/A	NA

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Tree Of Life Environmental

2450 Birch Ln
Eugene, OR 97403

Project: **Brombaugh**

Project Number: 2
Project Manager: Don Martin

Reported:
07/08/15 12:37

Notes and Definitions

Qualifiers:

Q-16 Reanalysis of an original Batch QC sample.

Notes and Conventions:

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis. Results listed as 'wet' or without 'dry' designation are not dry weight corrected.

RPD Relative Percent Difference

MDL If MDL is not listed, data has been evaluated to the Method Reporting Limit only.

WMSC Water Miscible Solvent Correction has been applied to Results and MRLs for volatiles soil samples per EPA 8000C.

Batch QC Unless specifically requested, this report contains only results for Batch QC derived from client samples included in this report. All analyses were performed with the appropriate Batch QC (including Sample Duplicates, Matrix Spikes and/or Matrix Spike Duplicates) in order to meet or exceed method and regulatory requirements. Any exceptions to this will be qualified in this report. Complete Batch QC results are available upon request. In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) is analyzed to demonstrate accuracy and precision of the extraction and analysis.

Blank Policy Apex assesses blank data for potential high bias down to a level equal to 1/2 the method reporting limit (MRL), except for conventional chemistry and HCID analyses which are assessed only to the MRL. Sample results flagged with a B or B-02 qualifier are potentially biased high if they are less than ten times the level found in the blank for inorganic analyses or less than five times the level found in the blank for organic analyses.

For accurate comparison of volatile results to the level found in the blank; water sample results should be divided by the dilution factor, and soil sample results should be divided by 1/50 of the sample dilution to account for the sample prep factor.

Results qualified as reported below the MRL may include a potential high bias if associated with a B or B-02 qualified blank. B and B-02 qualifications are not applied to J qualified results reported below the MRL.

--- QC results are not applicable. For example, % Recoveries for Blanks and Duplicates, % RPD for Blanks, Blank Spikes and Matrix Spikes, etc.

*** Used to indicate a possible discrepancy with the Sample and Sample Duplicate results when the %RPD is not available. In this case, either the Sample or the Sample Duplicate has a reportable result for this analyte, while the other is Non Detect (ND).

DRAFT REPORT

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Tree Of Life Environmental
 2450 Birch Ln
 Eugene, OR 97403

Project: **Brombaugh**
 Project Number: 2
 Project Manager: Don Martin

Reported:
 07/08/15 12:37

CHAIN OF CUSTODY

APEX LABS COC _____ of _____
 Lab # **A5E0187**

12232 S.W. Garden Place, Tigard, OR 97223 Ph: 503-718-2323 Fax: 503-718-0333
 Tree of Life Environmental, LLC Donald K. Martin Project Name: **Boys & Girls** Project # **2**
 Address: 2450 Birch Lane, Eugene, OR 97403 Project Mgr: **Boys & Girls** Email: **treeoflife3@comcast.net**
 Number: 541-510-9700 Fax: _____

Submitted by: **Don Martin**

SAMPLE ID	LAB ID #	DATE	TIME	MATRIX	# OF CONTAINERS	ANALYSIS REQUEST	
						Priority Metals (13)	Other
1		6/22	1:30	Soil	1	✓	
2		"	1:40	Soil	1	✓	
3 *		"	1:52	Soil	1	✓	
4 *		"	1:50	Soil	1	✓	
5		"	1:50	Soil	1	✓	
6		"	1:15	Air	1	✓	

ANALYSIS REQUEST

Priority Metals (13): RCM Metals (8): BBT Chems: BBT PCBs: BBT SINE PAHs: BBT VOCs: BBT HAP VOCs: BBT RBDN VOCs: BTEX: NVTM-DX: NVTM-CX: NVTM-ICED:

Matrix: _____

Normal Turn Around Time (TAT) = 5-10 Business Days

TAT Requested (circle): 34 HR 48 HR 72 HR
 4 DAY 5 DAY Other: _____

RECEIVED BY: **Don Martin** RECEIVED BY: **Don Martin**
 Signature: _____ Date: **6/24/15** Signature: _____ Date: **6-25-15**
 Printed Name: _____ Printed Name: _____
 Company: **Apex** Company: **Apex**

DRAFT REPORT

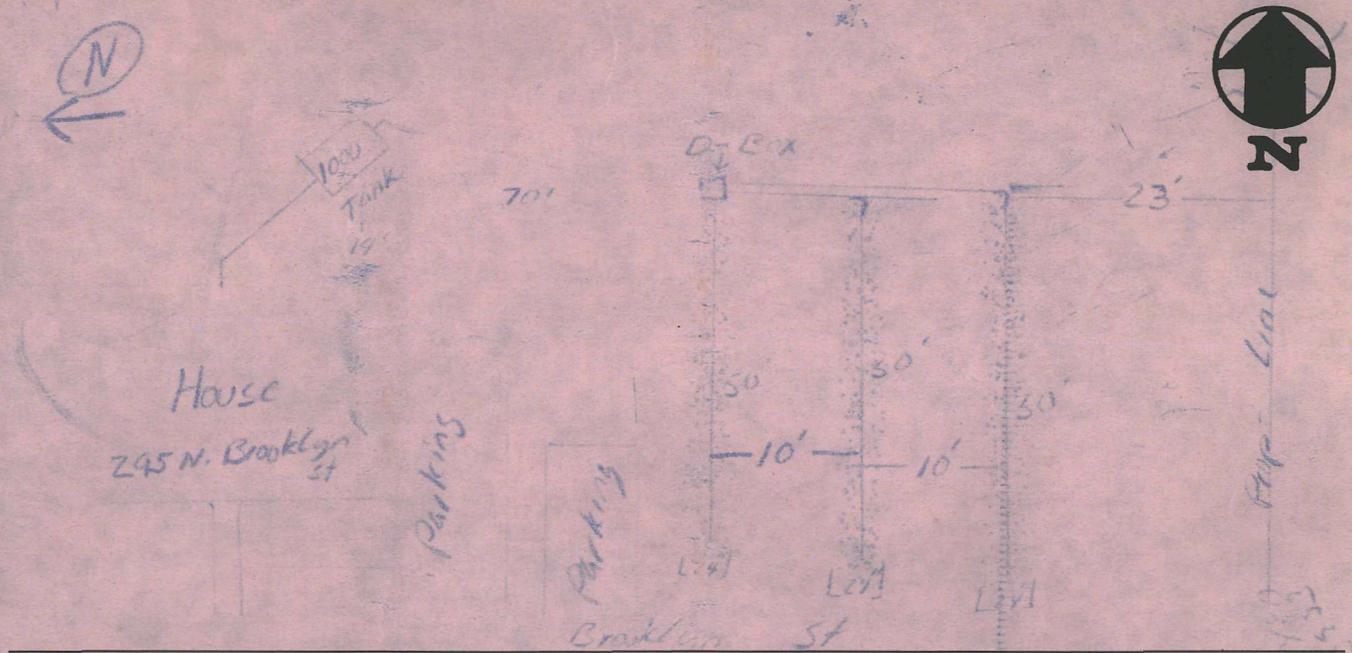
The results provided in this report are PRELIMINARY and are subject to change based on subsequent analysis, QC validation or final data review. Please use these results with the understanding that they may have not been finalized by the laboratory

MUST BE IN BLACK INK

Permit No. 851-91 Twnshp. 17 Range 03 Section 34.41 Tax Lot 100
 Standard System Alternative System (Specify Type) _____
 Job Location (Street Address) 295 N. Brooklyn St Eugene
 Supdivision/Partition # _____ Parcel _____ Lot _____ Block _____

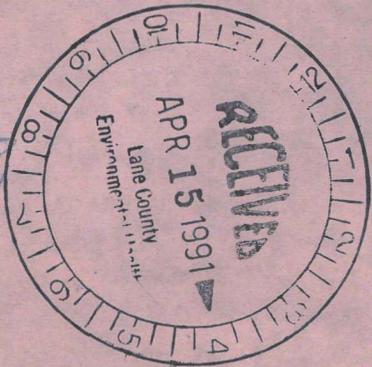
DETAIL SYSTEM PLOT PLAN AS CONSTRUCTED

Scale _____ " = _____'



Installer Dean Smith (Title as shown on DEQ license)
 Telephone 503-265-1654
 License No. _____
 Bonding Company _____
 If Installed by Owner— (Signature of Licensee)
 Date 7-12-91
 Applicant's Name & Address (Signature of Owner)
Dean Smith
1053 Summerfield Dr
Eugene, OR 97404

VICINITY MAP



USE BLACK INK ONLY

FOR INSTALLER'S USE: Trench Depth 36" Gravel Depth Below Tile 12" to 13"
 Tank Capacity 1000 gal Manufacturer _____
 Measured Distance from Well to Tank none From Drainfield no Total Length of Lines 150'

COMPLETE THE FOLLOWING IF A PUMP WAS USED ON THIS INSTALLATION:
 I (installer's name) _____ certify that a (Mfg.) _____ (Model No.) _____ Pump
 and Mercury Float Switch (Mfg. and No.) _____ have been installed with this sewage installation.

Signature _____ Date 4-12-91

FOR SANITARIAN'S USE ONLY: System Approved System Disapproved Needs Correction

COMMENTS: _____
 _____ System Corrected Date _____
 System Capacity _____ gal./day Signature _____ Date 4-23-91

INSTALLATION RECORD & CERTIFICATE OF SATISFACTORY COMPLETION When signed by the County Sanitarian, this certificate is evidence as per ORS 454.665 of satisfactory completion of a subsurface sewage disposal system at the above location.

To request inspection of this form to: Lane County Environmental Health Services, located in the basement of the Public Service Building, 125 E. 8th Avenue, Eugene, OR 97401.

584
R3W, WM
TRS, TL 17-~~34.41~~-34.41-810

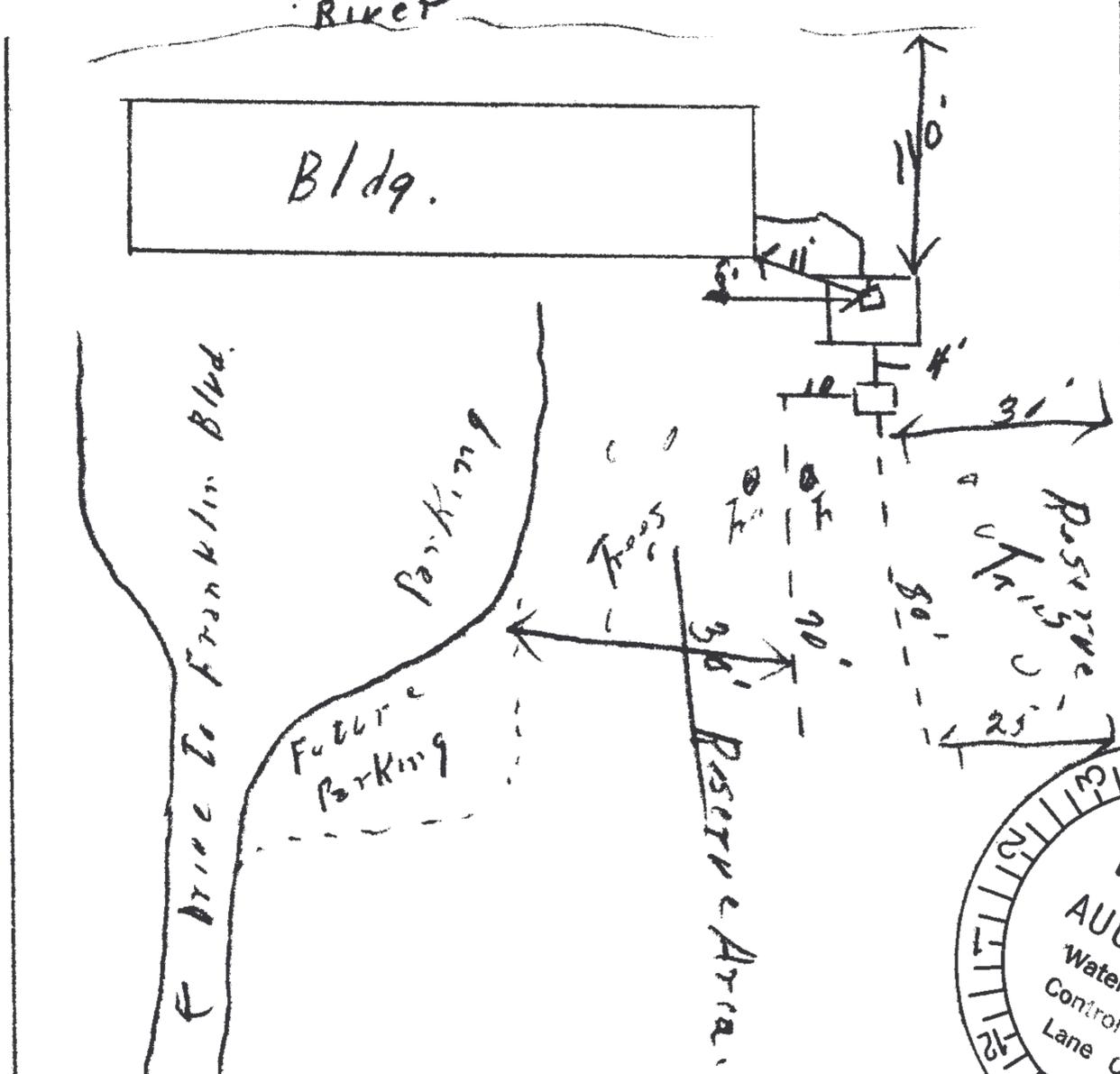
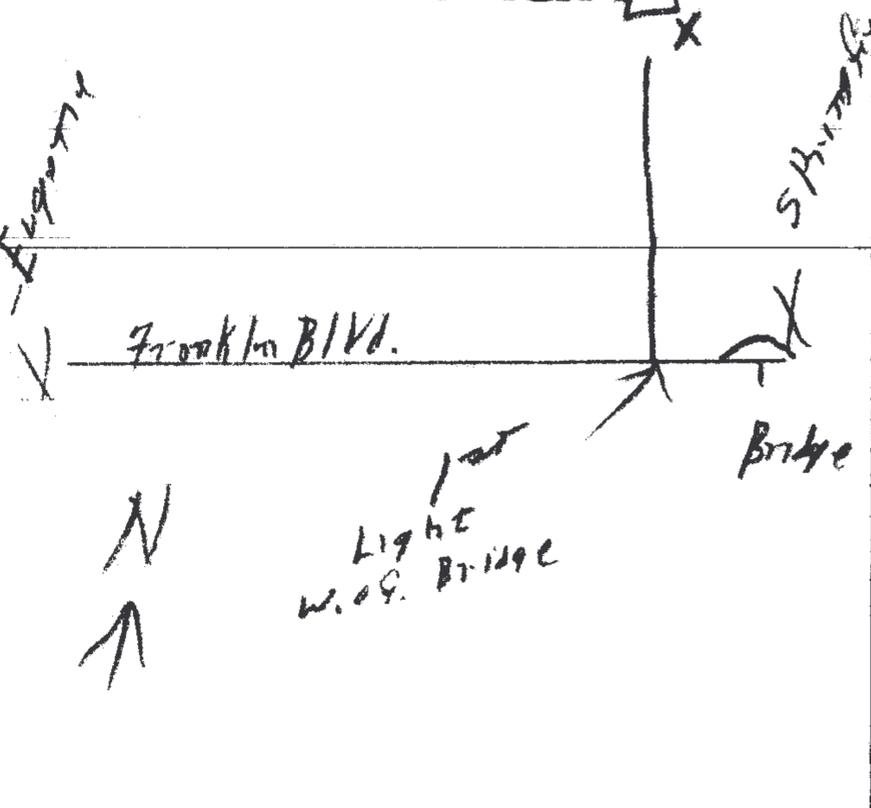
325
295 Brooklyn St Eugene OR
Subdivision _____ Lot _____ Block _____

Plot Plan

FOR SANITARIAN'S USE ONLY: System Approved System Disapproved Needs Correction
COMMENTS:

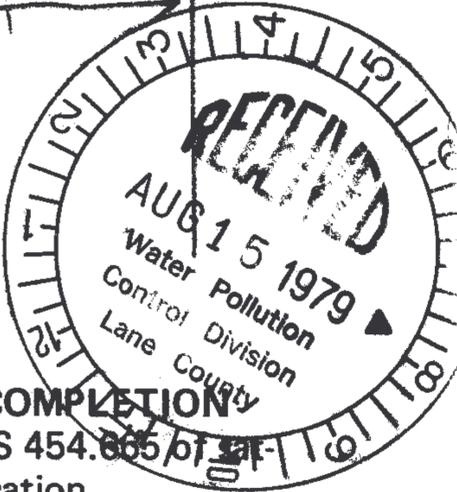
Signature: *[Signature]* Date: 16 Aug 79

FOR INSTALLER'S USE: Trench Depth _____ Filler Depth Below Tile 6"
Tank Capacity 1000 Manufacturer Allied Tank
Measured distance to well from tank Hand Note from drainfield None
River



Installer J Earl Long
By [Signature] DATE 8-14-79
Applicant's Name/Mailing Address
John Braitmbaugh & Assoc.
2932 W. 11th St
Eugene 97401
BP# LC-824-79

Scale:



INSTALLATION RECORD AND CERTIFICATE OF SATISFACTORY COMPLETION
When signed by the County Sanitarian, this certificate is evidence as per ORS 454.865 of satisfactory completion of a subsurface sewage disposal system at the above location.

Return this form to: Permit Processing Section, Department of Environmental Management, Public Service Building, 125 East 8th Avenue, Eugene 97401



RE: Citizen Service
Septic Tank and Disposal Field
Twp. 17 R. 03 Sec.34.41 Tax Lot# 800

Dear Mr. Brombaugh & Assoc.

You have just acquired a treatment system to dispose of your domestic waste water, as authorized by construction permit # 824-79. The design and installation activities complete governmental requirements to assure that the system was installed in accordance with State requirements.

The length of time your system will function properly is equally dependent on the attention and maintenance you provide. The pamphlet, provided by Lane County, will assist you in performing the types of maintenance that will minimize premature system failure.

The diagram is specific for the system serving your structure, and depicts your waste disposal system. To facilitate cleaning and maintenance, the homeowner should have a diagram of the septic tank system showing location of the house, septic tank manholes, piping and soil absorption system. We recommend that this information remain with this structure, and that it be presented to a new owner should you sell in the future.

We support healthy and environmentally sound waste disposal methods through proper design and installation. Through the use of this pamphlet, we hope you will provide the types of maintenance necessary for proper operation. Do not hesitate to contact Water Pollution Control Division at 687-4061 if you have any questions or require assistance relative to your waste disposal system.

Sincerely,

ROY L. BURNS, R.S., DIRECTOR
WATER POLLUTION CONTROL DIVISION

RLB/tcb

* Enclosure

Background Levels of Metals in Soils for Cleanups

Background

To help improve assessment and eventual cleanup of metals-contaminated sites in Oregon, the Oregon Department of Environmental Quality Cleanup Program has prepared a data table specifying regional default background concentrations of various metals in Oregon soils.

DEQ compiled a statewide database for naturally occurring metals in soil and calculated summary statistics for 16 of these metals including lead, arsenic and mercury. It also calculated background metals concentrations, including the 95 percent upper prediction limit, using methods consistent with U.S. Environmental Protection Agency policy and guidance for 10 separate regions in Oregon (see Figure 1). These data and the statistical values derived from them will replace previous background metals concentrations in use by the DEQ Cleanup Program.

Why the new background data is important

DEQ analyzed and compiled the background metals data to:

- Better distinguish the sources of metals contamination on cleanup sites
- Reduce the burden of sampling and analytical costs for sites with metals contamination
- Refine and improve previous guidance on background metals concentrations
- Enable better comparisons of site data to background concentrations for naturally occurring contaminants

How DEQ gathered the data

DEQ compiled roughly 230,000 data points representing about 5,100 individual sampling locations statewide. For the 16 metals statistically analyzed, it calculated data minimums, maximums, means, percentiles, tolerance limits and prediction limits to characterize typical metals concentrations in soils within each individual region. The data came from a compilation of 10 individual databases from state (Department of Geology and Mineral Industries, DEQ), federal (U.S. Geological Survey, U.S. Department of Agriculture, Natural Resources Conservation Service), and academic (Portland State University) sources generated during geochemical, soil and mining exploration

investigations and several environmental cleanup sites. DEQ has posted a technical report summarizing the development of the background values at

<http://www.deq.state.or.us/lq/pubs/docs/cu/DebORbackgroundMetal.pdf>.

Updated values may now be used

These updated metals background values may now be applied on project-specific decision making for cleanup work in Oregon. The values in Table 1 of this fact sheet replace previous statewide background values contained in a 2002 DEQ memorandum subsequently incorporated into Appendix B of DEQ's Guidance for Assessing Bioaccumulative Chemicals of Concern in Sediment and into Table 1 of DEQ's Human Health Risk Assessment Guidance.

Applicability

DEQ has established background soil concentrations for 16 metals (antimony, arsenic, barium, beryllium, cadmium, chromium, copper, lead, manganese, mercury, nickel, selenium, silver, thallium, vanadium and zinc) in 10 regions across the state. These data can be used to:

- Determine whether the metals are present in site soil at concentrations exceeding estimates of background
- Identify whether or not these metals should be retained as chemicals of potential concern or chemicals of potential ecological concern in the DEQ cleanup process.

Use of regional default background concentrations

The regional default background concentrations for metals in soils presented in Table 1 represent the 95 percent upper prediction limit for 16 metals in 10 regions of Oregon. The numbers can be used by comparing the maximum detected concentration from a site database with the default background concentration for the appropriate region. If the maximum detected concentration is less than the default value, then that metal is not present in site soil above background levels and that metal is not a chemical of potential concern or potential ecological concern.



State of Oregon
Department of
Environmental
Quality

Land Quality Division
Environmental
Cleanup Program
811 SW 6th Avenue
Portland, OR 97204
Phone: (503) 229-6258
(800) 452-4011
Fax: (503) 229-6954
Contact: Annette Dietz
www.oregon.gov/DEQ

DEQ may develop additional guidance describing alternate methods to evaluate background samples such as statistical comparative screening techniques, hypothesis testing or application of geochemical evaluation techniques, in the future.

Alternate sources of background values

DEQ recognizes that at some sites it may be appropriate to use background values other than the regional default background metals concentrations. Any of the following options may be used to define natural background concentrations for metals at cleanup sites:

- 1) Site-specific background evaluations (i.e., a background evaluation done on un-impacted areas of similar soil type at or in the immediate vicinity of the subject site)
- 2) Site-specific background evaluations previously completed in the site's vicinity
- 3) DEQ regional default background concentrations

Transboundary soil transport

As shown in Figure 1 and Table 1, background levels for metals can vary from one region to the next. DEQ project managers need to carefully evaluate site-specific requirements when selecting a cleanup remedy including a "clean" soil cap by specifying background concentrations for the region where the facility is located in the Record of Decision.

DEQ Solid Waste makes determinations regarding soil that qualifies as "clean fill" for other circumstances. Contact Bill Mason, (541) 687-7427, for more information about the definition of clean fill.

Disclaimer

This document provides information and technical assistance to the public and DEQ employees about DEQ's Cleanup Program. This information should be interpreted and used in a manner fully consistent with the state's environmental cleanup laws and implementing rules. This document does not constitute rulemaking by the Oregon Environmental Quality Commission and may not be relied on to create a right or benefit, substantive or procedural, enforceable at law or in equity, by any person, including DEQ employees. DEQ may take action at variance with this guidance.

For more information

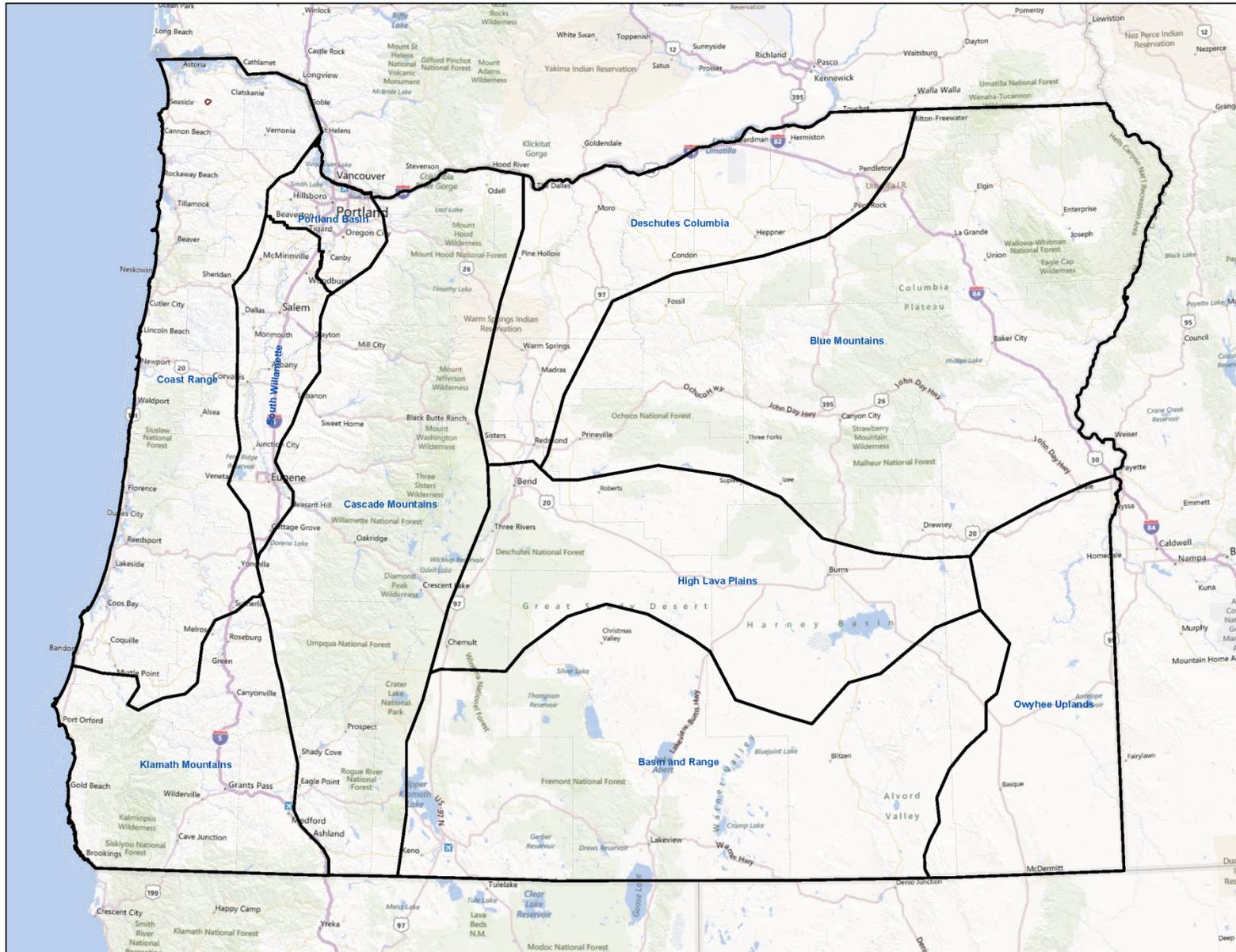
Contact Annette Dietz, DEQ Cleanup Program coordinator, Portland, 503-229-6258, or call toll-free in Oregon at 800-452-4011, ext. 6258.

Alternative formats

Alternative formats of this document can be made available. Contact DEQ's Office of Communications and Outreach, Portland, for more information at 503-229-5696, or call toll-free in Oregon at 800-452-4011, ext. 5696. People with hearing impediments may call 711.

Background Levels of Metals in Soils for Cleanups

Figure 1. Regional Boundaries for Default Background Metals Concentrations in Soil



Background Levels of Metals in Soils for Cleanups

Table 1. Regional Default Background Concentrations for Metals in Soil
State of Oregon

All concentrations in mg/kg

Metal	Basin and Range	Blue Mountains	Cascade Range	Coast Range	Deschutes - Columbia Plateau	High Lava Plains	Klamath Mountains	Owyhee Uplands	South Willamette Valley	Portland Basin
Antimony	0.86 (a)	N/A (c)	0.67 (a)	0.55 (a)	1.3 (a)	0.35 (a)	0.59 (a)	N/A (d)	0.39 (a)	0.56 (b)
Arsenic	12 (a)	14 (a)	19 (a)	12 (b)	6.8 (b)	7.2 (a)	12 (a)	17 (a)	18 (b)	8.8 (b)
Barium	790 (b)	950 (b)	630 (b)	840 (b)	700 (b)	790 (b)	630 (b)	970 (b)	730 (b)	790 (b)
Beryllium	2.4 (a)	2.6 (a)	2.1 (a)	2.8 (a)	2.6 (a)	2.6 (a)	1.4 (a)	2.0 (b)	2.6 (a)	2.0 (b)
Cadmium	0.81 (a)	0.69 (a)	0.54 (a)	0.54 (a)	0.40 (a)	0.78 (a)	0.52 (a)	N/A (c)	1.6 (a)	0.63 (a)
Chromium	100 (b)	190 (b)	200 (b)	240 (b)	170 (b)	140 (b)	890 (b)	120 (b)	100 (b)	76 (b)
Copper	110 (b)	120 (b)	73 (b)	100 (a)	29 (b)	62 (b)	110 (b)	50 (b)	140 (b)	34 (b)
Lead	29 (a)	21 (a)	34 (a)	34 (a)	18 (b)	21 (b)	36 (a)	30 (a)	28 (a)	79 (b)
Manganese	1600 (b)	1800 (b)	2100 (b)	2100 (b)	1300 (b)	1500 (b)	3000 (b)	1200 (b)	2900 (b)	1800 (b)
Mercury	0.28 (a)	1.4 (a)	0.24 (a)	0.11 (a)	0.040 (a)	0.060 (a)	0.17 (a)	0.75 (a)	0.070 (a)	0.23 (b)
Nickel	66 (b)	92 (b)	110 (a)	160 (b)	78 (b)	75 (b)	630 (b)	53 (b)	50 (b)	47 (b)
Selenium	0.41 (a)	0.93 (a)	0.52 (a)	1.5 (a)	0.46 (a)	0.54 (a)	0.80 (a)	0.49 (a)	0.68 (a)	0.71 (a)
Silver	0.42 (a)	0.51 (a)	0.17 (a)	0.41 (a)	0.82 (a)	0.68 (a)	0.16 (a)	2.2 (a)	0.33 (a)	0.82 (a)
Thallium	0.22 (a)	N/A (c)	2.8 (a)	5.4 (a)	4.6 (a)	0.21 (a)	0.31 (a)	N/A (d)	5.7 (a)	5.2 (a)
Vanadium	270 (b)	400 (b)	280 (b)	260 (b)	300 (b)	220 (b)	290 (b)	190 (b)	370 (b)	180 (b)
Zinc	130 (b)	160 (b)	170 (b)	140 (b)	130 (b)	140 (b)	140 (b)	120 (b)	200 (b)	180 (b)

Notes:

Data generated with ProUCL, Version 4.1.00

N/A = Not available

UPL = Upper prediction limit

(a) = 95% Kaplan-Meier UPL (t)

(b) = 95% UPL

(c) = Not Enough Samples

(d) = No Data

APPENDIX D

SANBORN FIRE INSURANCE MAPS



Brombaugh Property

325 N. Brooklyn St

Eugene, OR 97403

Inquiry Number: 4294508.3

May 14, 2015

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

5/14/15

Site Name:

Brombaugh Property
325 N. Brooklyn St
Eugene, OR 97403

Client Name:

Tree of Life Environmental, LLC
2450 Birch Lane
Eugene, OR 97403-0000



EDR Inquiry # 4294508.3

Contact: Don Martin

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Tree of Life Environmental, LLC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Brombaugh Property
Address: 325 N. Brooklyn St
City, State, Zip: Eugene, OR 97403
Cross Street:
P.O. # NA
Project: Brombaugh Property
Certification # 767A-4F1E-BF1E



Sanborn® Library search results
Certification # 767A-4F1E-BF1E

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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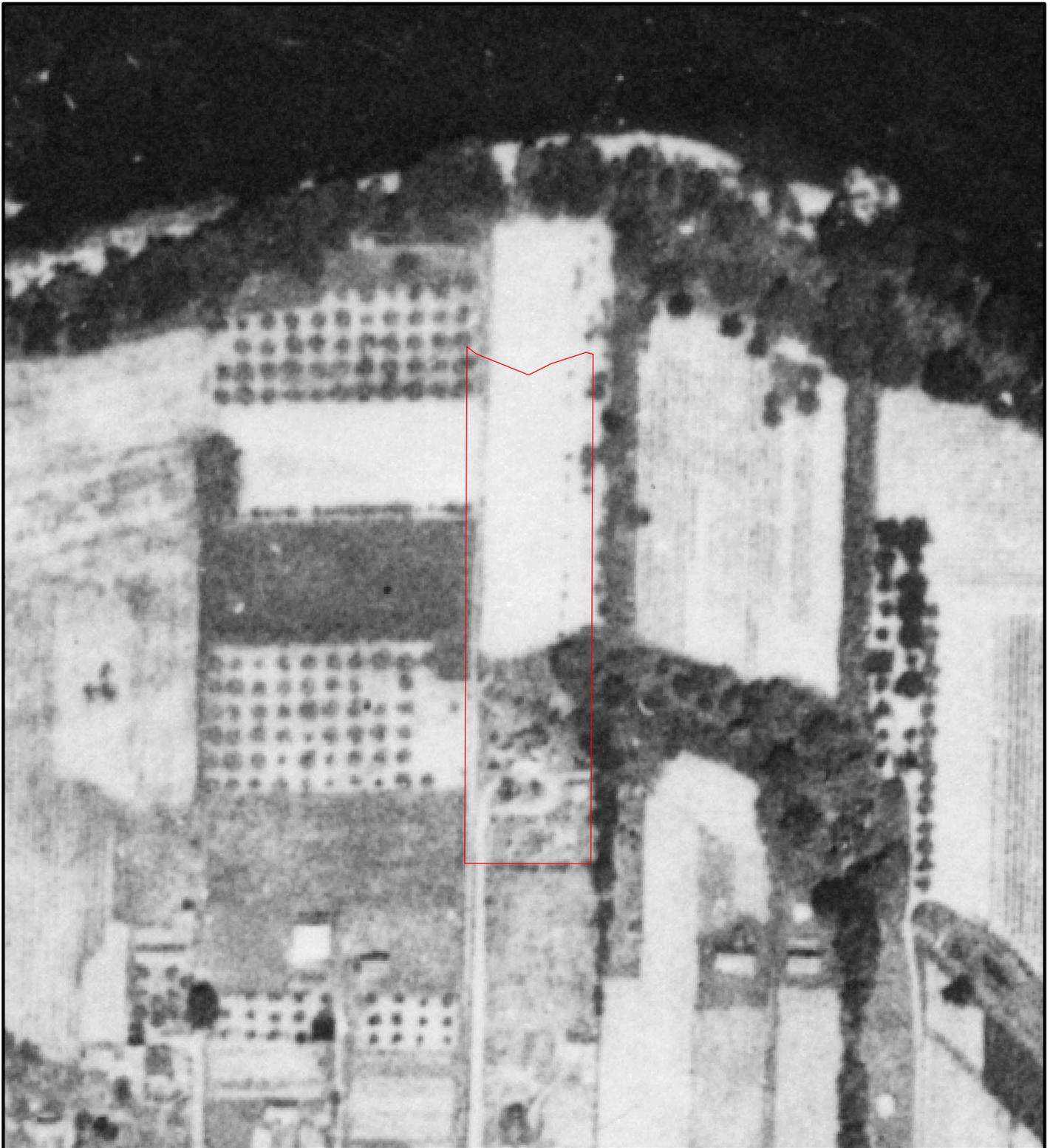
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APPENDIX E
HISTORICAL AERIAL PHOTOGRAPHS



Source: LCOG tax map, UofO Map Library1952



LEGEND

 Target Property

0 100 200 300 400 500
 Feet

Brombaugh Property

Map 17-03-34-41, Lot 800
 Lane County, Oregon

1936 Aerial



DRAWN BY DKM

DATE DRAWN 3/15/16

SCALE 1 inch = 200 feet



Source: LCOG tax map, UofO Map Library1944



LEGEND

 Target Property

0 100 200 300 400 500
 Feet

Brombaugh Property

Map 17-03-34-41, Lot 800
 Lane County, Oregon

1944 Aerial



DRAWN BY DKM

DATE DRAWN 3/15/16

SCALE 1 inch = 200 feet



Source: LCOG tax map, UofO Map Library1952



LEGEND

 Target Property

0 100 200 300 400 500
 Feet

Brombaugh Property

Map 17-03-34-41, Lot 800
 Lane County, Oregon

1952 Aerial



DRAWN BY DKM

DATE DRAWN 3/15/16

SCALE 1 inch = 200 feet



Source: LCOG tax map, 1960 NAIP



LEGEND

 Target Property



Brombaugh Property

Map 17-03-34-41, Lot 800
Lane County, Oregon

1960 Aerial



DRAWN BY DKM

DATE DRAWN 3/15/16

SCALE 1 inch = 250 feet



Source: LCOG tax map, 1968 NAIP



LEGEND

 Target Property



Brombaugh Property

Map 17-03-34-41, Lot 800
Lane County, Oregon

1968 Aerial



DRAWN BY DKM

DATE DRAWN 3/15/16

SCALE 1 inch = 200 feet



Source: LCOG tax map, 1979 NAIP



LEGEND

 Target Property



Brombaugh Property

Map 17-03-34-41, Lot 800
Lane County, Oregon

1979 Aerial



DRAWN BY DKM

DATE DRAWN 3/15/16

SCALE 1 inch = 200 feet



Source: LCOG tax map, 2000 NAIP



LEGEND

 Target Property

0 100 200 300 400 500
 Feet

Brombaugh Property

Map 17-03-34-41, Lot 800
 Lane County, Oregon

2000 Aerial



DRAWN BY DKM

DATE DRAWN 3/15/16

SCALE 1 inch = 200 feet



Source: LCOG tax map, 2005 NAIP



LEGEND

 Target Property



Brombaugh Property

Map 17-03-34-41, Lot 800
Lane County, Oregon

2005 Aerial



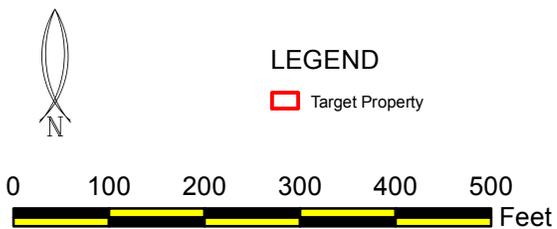
DRAWN BY DKM

DATE DRAWN 3/15/16

SCALE 1 inch = 200 feet



Source: LCOG tax map, 2015 Google Earth Pro



LEGEND

 Target Property

Brombaugh Property

Map 17-03-34-41, Lot 800
Lane County, Oregon

2005 Aerial



DRAWN BY	DKM	DATE DRAWN	3/15/16
----------	-----	------------	---------

SCALE 1 inch = 200 feet

APPENDIX F

HISTORICAL CITY DIRECTORIES

Brombaugh Property

325 N. Brooklyn St
Eugene, OR 97403

Inquiry Number: 4294508.5
May 15, 2015

The EDR-City Directory Image Report

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.

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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.

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>
2013	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2003	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1968	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Johnson's City Directory
1964	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Johnson's City Directory
1954	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Johnson's City Directory
1942	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1938	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

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FINDINGS

TARGET PROPERTY STREET

325 N. Brooklyn St
Eugene, OR 97403

Year CD Image Source

N BROOKLYN ST

2013	pg A1	Cole Information Services	
2008	pg A3	Cole Information Services	
2003	pg A5	Cole Information Services	
1999	pg A7	Cole Information Services	
1995	pg A9	Cole Information Services	
1992	pg A11	Cole Information Services	
1968	pg A13	Johnson's City Directory	
1964	pg A15	Johnson's City Directory	
1954	pg A17	Johnson's City Directory	
1942	-	Polk's City Directory	Street not listed in Source
1938	-	Polk's City Directory	Street not listed in Source

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
<u>N CONCORD ST</u>			
2013	pg. A2	Cole Information Services	
2008	pg. A4	Cole Information Services	
2003	pg. A6	Cole Information Services	
1999	pg. A8	Cole Information Services	
1995	pg. A10	Cole Information Services	
1992	pg. A12	Cole Information Services	
1968	pg. A14	Johnson's City Directory	
1964	pg. A16	Johnson's City Directory	
1954	pg. A18	Johnson's City Directory	
1942	-	Polk's City Directory	Street not listed in Source
1938	-	Polk's City Directory	Street not listed in Source

City Directory Images

N BROOKLYN ST 2013

200	HEATHER LAMB
249	GILBERT SLOVARP
255	BRENDA DOONEY
259	OCCUPANT UNKNOWN
286	CHRISTINA QUERBACK
288	JOLEENE ALCANTAR
295	SHRODER BAKER

N CONCORD ST 2013

207	OCCUPANT UNKNOWN
247	MICHAEL HUEY
	OCCUPANT UNKNOWN
267	DYLAN BRAGG
277	DEBBIE RAMSEY

N BROOKLYN ST 2008

249	GILBERT SLOVARP
255	OCCUPANT UNKNOWN
259	DONALD KNEE
	STEVEN KINGSLEY
269	PAHOS MORNINGSTAR
286	CHRISTINA QUERBACK
288	MARK ARTEMENKO
295	WILLIAM BAKER

N CONCORD ST 2008

207	OCCUPANT UNKNOWN
247	OCCUPANT UNKNOWN
267	DYLAN BRAGG
277	D RAMSEY

N BROOKLYN ST 2003

249	GILBERT SLOVARP
255	ISRAEL VAZQUEZ
	ISRAEL VAZQUEZ
259	ISRAEL VACQUEZ
	STEVEN KINGSLEY
286	OCCUPANT UNKNOWN
288	LISA ARTEMENKO
325	JOHN BROMBAUGH & ASSOCS
	OCCUPANT UNKNOWN

N CONCORD ST 2003

207	AUTO DELIGHT
247	C SHILLING
267	JESSICA BRAGG
277	OCCUPANT UNKNOWN



-

N BROOKLYN ST 1999

249 GILBERT SLOVARP
255 OCCUPANT UNKNOWN
259 STEVEN KINGSLEY

N CONCORD ST 1999

267 ANNA MAURO
277 A FRY



-

N BROOKLYN ST 1995

325 JOHN BROMBAUGH & ASSOC

N CONCORD ST 1995

207 IN TIME MFG
247 WATTS, JOY L
267 DECKARD, JULIE



-

N BROOKLYN ST 1992

200	ABC AMUSEMENTS
249	SLOVARP, GILBERT
295	FARRELL, JANE L
325	BROMBAUGH JOHN&ASSC

N CONCORD ST 1992

207 EMERALD GRILLE CO
INTIME MFG
267 WRIGHT, CYRSTAL

N BROOKLYN ST 1968

1745	Sweitz Milton Painting Contr..	726-7729Δ
1745	Sweitz Milton EⓈ.....	726-7729Δ
1745	Sweitz Susan.....	726-7729Δ
1760	Rowley H PⓈ.....	726-8007Δ

**BROOKLYN AV NORTH - N OFF FRANKLIN
BLVD AT ABOUT THE 4100 BLK**

(0562)

ZONE 97403

154	Henry Samuel.....	726-7154Δ
154	Kurtz Henry.....	726-7154Δ
249	No Information	
255	Waldrip Donald V.....	726-7967Δ
259	No Information	
269	Information Refused	
288	Bellew RayⓈ.....	726-7098Δ
295	Anderson PaulⓈ.....	726-7971Δ
298	Vacant	

**BROOKLYN AV SOUTH - S OFF FRANKLIN
BLVD AT ABOUT THE 4100 BLK(0567)**

ZONE 97403

1450	Pay N Pak	
1450	Leach LueⓈ.....	726-7986Δ
1450	Leach Robert L.....	726-7986Δ
1450	Leach William L.....	726-7986Δ
1460	Storage	

Phone 344-1452

58 E. Broadway Eugene, Or

N CONCORD ST 1968

4165 Kennedy Roland EⓈ..... 688-8189Δ
 4170 Kolehn Edward JⓈ..... 689-0657Δ
 4175 Peterson Leland BⓈ..... 689-1457Δ
 4180 Pickit Stephen ZⓈ..... 688-8295Δ
 4185 Olson Florentine R MrsⓈ..... 689-0327Δ

ECHO HOLLOW INTERSECTS

CONCORD ST NORTH - LOCATED IN GLENWOOD WEST OF BRIDGE ON MAIN BETWEEN BROOKLYN & 16TH (0862)

ZONE 97403

206 Pietros Pizza Parlor Ofc
 207 Western Patch Mfg Co 726-7321Δ
 210 Cook James E
 265 Vacant
 277 Vacant
 287 Vacant

CONCORD ST SOUTH - S OFF FRANKLIN BLVD (0867)

ZONE 97403 - 1400-1899

1475 Crocker Clark CⓈ..... 726-7805Δ
 1497 Sanders Ofa M Mrs..... 726-7453Δ
 1525 Scott Will EⓈ..... 726-8060Δ
 1533 Anderson Paul H..... 726-7977Δ
 1609 Roblver Ray MⓈ..... 726-7920Δ
 1703 Chritiansen Marie Mrs

N BROOKLYN ST 1964

AT 99 SOUTH
PHONE
-3359



& AVENUE GUIDE
BROADWAY WEST (Con't)
1391 Hall K L @ 345-6448Δ(2)
1392 Woods Jennie N Mrs @ 345-0478Δ(1)
TAYLOR INTERSECTS
1407 Coe Orenia J Mrs @ 344-1559Δ(1)
1417 House W L 342-4269Δ(5)
1418 Davenport D B 343-0206Δ(5)
1422 Green R F @ 344-8845Δ(5)
1431 Simmons Lillian Mrs @ 345-7269Δ(1)
Simmons C N @ 345-7269Δ(6)
1432 Rasmussen G D @ 345-6387Δ(2)
1445 Vacant
1452 Waggoner Harold @ 344-1106Δ(2)
1462 Koch D V @ 343-5367Δ(4)
1467 Sherwin Dorothy Mrs @ 345-6715Δ(1)
1476 No Information
FILLMORE INTERSECTS
CHAMBERS INTERSECTS (23)
1710 Vacant
1735 Hesterlee M E 342-4629Δ(2)
1736 Blatchley P G (6)
1740 Zentner Celestina Mrs @ 345-3158Δ(1)
1741 Wagenknecht W L (3)
1745 Starks D D 344-3132Δ(5)
1760 Johnson D R 343-4471Δ(6)
1777 Olson Emma (3)
1780 Robinson V L (4)
1790 Staats H M @ 343-5291Δ(2)
GRANT INTERSECTS
1830 Thompson Cora Mrs @ 343-7491Δ(1)
1833 Under Constn
1850 Wills Wm (1)
1856 Church of Christ
HAYES INTERSECTS
1907 Bush G D 345-0856Δ(1)
1912 Hoffman H J @ (5)
1921 Adney R F (3)
2000 McCracken Bros Mtr Freight
2345 Willamette Glass Co 342-2447Δ
2350 McDonald Candy Corp 345-1531Δ
2380 Graybar Elec Co 344-2224Δ

BROOKDALE COURT

1681 Jordan E R
1740 Pierce W F
1745 Sweitz M E Painting Contr
726-7729Δ

BROOKLYN NORTH

150 Vacant
152 Vacant
154 Clingenpeel F J (4)
200 Vacant
249 Edwards C R 726-7440Δ(4)
255 Newkirk R L (4)
259 Newkirk R B (2)
259½ Brown Berniece V Mrs
726-7739Δ
269 Irish C M (1)
286 Vacant
288 Coggins Donald @ 726-7282Δ(3)
295 Anderson P E @ 726-7971Δ(4)
298 Leadford E S 726-7479Δ(6)

693
BROOKLYN SOUTH
1450 Pay & Pak 726-7986Δ
Leach Lue @ 726-7986Δ(2)
1460 Payne G E @ (5)
1470 Vacant
1475 Smith L F @ 726-7907Δ(2)
1476 Muller F A (4)
1511 Cassill Lettie Mrs @ 726-7791Δ(1)
Cassill R E
1520 Pearce Cora B Mrs (1)
1530 Sanders Ronald J (5)
1540 Thompson D E @ 726-7892Δ(7)
1545 Jerusalem Church of God in Christ
1555 Mack C B (2)
1580 Lloyd Jane H Mrs @ (1)
1601 Graham E R (2)
1603 Pickens Rose 726-7893Δ(1)
Buffington Harold 726-7893Δ(1)
1607 Moore Eddie 726-7135Δ(2)
1620 Powell Rose K Mrs @ 726-7970Δ(1)
1655 Griffin Aca @ (1)
1689 #1 Bostic E M @ 726-7483Δ(1)
#2 Leone F D (1)
#3 Hooker Gladys M (1)
Hooker S K (1)
1690 Reed Z L @ (7)

BROOKWOOD STREET

4722 Under Constn
4730 Peterson R J @ 343-2671Δ(7)
4735 Under Constn
4742 Under Constn
4745 Under Constn
4752 Under Constn
4755 Under Constn
4762 Under Constn
4765 Under Constn
4775 Under Constn
4782 Under Constn
4795 Hanson A L @ 345-0694Δ(4)
4800 Under Constn
4810 Under Constn
4815 Under Constn
4825 Under Constn
4830 Under Constn
4840 Under Constn
4845 Under Constn
4846 Under Constn
4848 Under Constn

BROTHERTON STREET (72)

30 Conley J D 688-3658Δ(5)
32 Vacant

BRYCELER DRIVE (60)

3215 Beck J E @ 343-3700Δ(5)
3220 Gustina G H @ 343-7109Δ(7)
3232 Balzhiser J K @ 343-1443Δ(4)
3248 Hoffman P J @ 343-3767Δ(5)
3260 O'Reilly E V @ 344-7755Δ(3)
3265 Blickenstaff R D @ 343-3580Δ(4)
3272 Bascom Livonia H Mrs @ 345-5368Δ(1)

EMPLOYMENT SERVICE

PHONE 343-9228 GRACE HENDERSON, OWNER

ARTS
-1521
MACHINE SHOP • TRUCK SHOP • SPECIALIZED PARTS
OREGON
BLVD.

PHONE EUGENE
344-5231

Anywhere in Oregon

P. O. BOX 51
1160 GRANT

N CONCORD ST 1964

4175 Peterson L B© 345-9685△
(6)

4180 Pickit S Z© 345-9631△(2)

4185 Olson Florentine R Mrs©
345-1735△(5)

CONCORD ST NORTH

Located in Glenwood West of
bridge on Main between
Brooklyn & 16th

206 Vacant

207 Snyder D C© 726-7321△(5)

210 Sebree T E© 726-7382△(2)

220 VanDeneck J F (2)

265 Burlington J L (4)

266 Smith F L© (1)

287 Roark P A 726-7719△(3)

CONCORD ST SOUTH

S off Franklin Blvd

1497 Sanders Ofa M Mrs 726-
7453△(1)

1525 Scott W E© 726-8060△(2)

1533 Vacant

1555 Larsen L H 726-7572△(2)

1609 Roblyer R M© 726-7920△
(4)

1612 No Information

✓ -

N BROOKLYN ST 1954

GRANT INTERSECTS
 1830 Bakken O J*4-9734(4)
 1850 Kethcart Vernon D(4)
 1856 Church

HAYES INTERSECTS
 1907 Short Melvin M 5-3565(3)*
 1912 Bixler Melvin A*5-0911(5)

BROOKLYN AVE NORTH
 Located in Glenwood
 Suburb west of City Limits

45-1/2 Nelson W J*(4)
 121 Carpenter Andrew*(2)
 148 Fog Allen J 4-3022(2)
 152 Johnson Lester M(2)
 2) 154 Palmer Ray(2)
 195 Williams Clara *5-8045(1)
 Moore Oscar(5)
 205 Hawkins Rollin L*(5)
 249 McSwane R L(3)
 255 Morris Tony 4-1257(2)
 259 Clevenger E D(1)
 288 Gans M L*5-0691(3)
 295 Paasche S*4-8278(3)
 298 Baker Gordon B*(5)

BROOKLYN AVE SOUTH
 Located In Glenwood
 1450 Walsh D W 5-6477(4)
 1460 Newman H F*5-8239(2)
 1470 Vacant
 1475 Smith L F*5-8342(2)
 1476 Goddard F T 4-5804(4)
 1520 Borges John*(1)
 1530 Sanders Ronald J(4)

N CONCORD ST 1954

	
GUIDE	PAGE 762
COLUMBIA ST (CONT'D)	CONCORD AVE (CONT'D)
1970-1/2 Wechter Bruce	Farley J T 3-2919(4)
1991 Henriksen H M*4-3430(3)	Spencer A R 5-9638(4)
1991-1/2 Johnson Frank A	Brewster W(3)
1992 Newton F W 4-7318(1)	Jones D 5-9656(4)
FAIRMOUNT INTERSECTS	Lindsay C C 4-4056(4)
UNOPENED TO E 22ND	Williamson O A 5-8281(4)
2003 Schulz I F*4-1684(4)	Craiger E R 5-4647(4)
2226 Quill W M*3-3760(5)	Peterson L B 5-8190(6)
2248 White L A*4-7450(2)	Pickit S Z 5-9631(2)
2270 Burton F M*4-0370(3)	Burt R H(3)
2298 Morse Roy M*5-3555(4)	Johnson K A 5-6648(2)
2304 Slinkard C E*4-3465(2)	
Newton Harley L 5-2401(5)	CONCORD ST SOUTH
McKibben O 4-3465(2)	Located in Glenwood west of
2311 Hart Roberta 4-5155(1)	bridge on Main; between
2314 Smith B H Jr*5-5223(4)	Brooklyn & 16th
2327 Millhollen L F Jr*4-2189(5)	206 Hampel O L*3-1078(4)
2343 Robe H L*(2)	210 Mathews Thos F*4-1711(5)
2359 Vacant	No# Mathews Juanita(1)
2375 Akers H J*5-7580(4)	247 Vaughn Mabel(1)
2379 Vacant	Kelly W M*(2)
2395 Janes W D 4-0590(3)	266 Radich Jack M(6)
E 24TH INTERSECTS	267 Merriman S J*4-3435(4)
2406 Nissen R W*4-1564(2)	287 Adams G O*5-0030(8)
2410 Smith M*4-0110(2)	293 Rose A J4-7420(5)
2425 Newman E L*4-5444(4)	1497 Gordon E A(2)
2434 Albertson L Mrs*4-1516(1)	Larsen L H 5-0429(2)
Beidler M D 4-1516(1)	1609 Roblyer R M*5-0676(5)
2437 Farque F J*4-0781(4)	1612 Tolleson C L 5-6195(3)
2444 Johnson F J*4-3666(2)	1703 Miller D O*4-7265(1)
2458 Kimmel Don G*4-2642(2)	1711 Heard Melvin L(5)
2473 Jones W A*5-1759(2)	1715 Averill B C*3-1319(4)
2483 Moon R L*5-1278(2)	1727 Hayes W S*5-2609(5)
2490 Christenson Dr Ralph P	1730 Holden A J*5-9692(2)
2495 Beall C 4-8490(2)	1751 Olson C*(1)
JAMES INTERSECTS	1803 Keeling F E 4-9446(6)
E 25TH INTERSECTS	4106 Button Guy W 3-2253(3)
2513 Atwell H L*4-4076(2)	
2520 Vik Albert*5-9647(2)	CONCORD ST
2523 Straub Tom J 4-7374(1)	3425 Johnson Mgt R*5-1329(1)
Brown L 4-7374*(2)	3455 Brockman A C*5-1428(2)
2540 Hale M D*5-3682(4)	3785 Carr Waldo F
2570 Young D W*4-7711(5)	3800 Dunning Jess L*5-3522(6)
2581 Appel W H 4-5796(3)	
2584 Crandall J M*4-9549(3)	COOPER
E 26TH INTERSECTS	Off Roosevelt -- Off Cleveland
2615 Warren A R*5-5869(2)	
2641 Gordinier C F*5-5548(2)	CORLISS LANE
2644 Openshaw H G*5-6740(2)	Off Owosso Drive
2685 Schleicher C P*5-9203(4)	38 Vacant
REED INTERSECTS	48 Walker L*4-0062(4)
2700 Laurelwood Golf Shop 3-	54 Krause G F*5-7635(4)
1915	66 Posvar C*5-0235(4)
Laurelwood Club House	90 Jensen H L 5-2572(4)
4-3016	
CONCORD AVE	CORUM
East of Echo Hollow	Off Norkenzie
	112 Anderson R H Jr

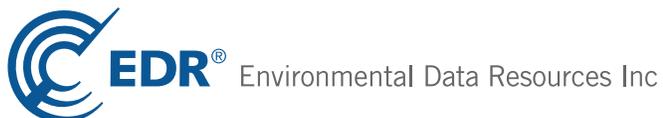
APPENDIX G
ENVIRONMENTAL DATABASE RECORDS

Brombaugh Property

325 N. Brooklyn St
Eugene, OR 97403

Inquiry Number: 4294508.2s
May 14, 2015

The EDR Radius Map™ Report with GeoCheck®



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

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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) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

325 N. BROOKLYN ST
EUGENE, OR 97403

COORDINATES

Latitude (North): 44.0472000 - 44° 2' 49.92"
Longitude (West): 123.0324000 - 123° 1' 56.64"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 497404.3
UTM Y (Meters): 4876899.5
Elevation: 436 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 44123-A1 EUGENE EAST, OR
Most Recent Revision: 1986

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120707
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
325 N. BROOKLYN ST
EUGENE, OR 97403

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1		207 N CONCORD ST	EDR US Hist Auto Stat	Higher	296, 0.056, SW
A2	RAMSEY-WAITE CO.	4258 FRANKLIN BLVD	RCRA NonGen / NLR	Higher	671, 0.127, SSE
A3	FOSTER POWER SAW CO	4258 FRANKLIN BLVD	OR LUST, OR UST	Higher	671, 0.127, SSE
B4		4190 FRANKLIN BLVD	EDR US Hist Auto Stat	Higher	696, 0.132, South
B5	HEATING OIL TANK	4190 FRANKLIN BLVD	OR LUST	Higher	696, 0.132, South
B6	HEATING OIL TANK	4206 FRANKLIN BLVD	OR LUST	Higher	799, 0.151, South
7	FLETCHER RENT ALL	4340 FRANKLIN BLVD	OR UST	Higher	801, 0.152, SSE
B8	RAMSEY-WAITE CO INC	4102 FRANKLIN BLVD	OR UST	Higher	839, 0.159, SSW
B9	SUNNY GLENWOOD	4105 FRANKLIN	OR LUST	Higher	869, 0.165, South
B10		4105 FRANKLIN BLVD	EDR US Hist Auto Stat	Higher	869, 0.165, South
B11		4151 FRANKLIN BLVD	EDR US Hist Auto Stat	Higher	875, 0.166, South
C12		4197 FRANKLIN BLVD	EDR US Hist Auto Stat	Higher	956, 0.181, South
C13	4197 FRANKLIN BLVD.	4197 FRANKLIN BLVD	OR LUST, OR UST	Higher	956, 0.181, South
C14	SHELL STATION 121228	4197 FRANKLIN BLVD	RCRA NonGen / NLR, OR MANIFEST, OR ECSI	Higher	956, 0.181, South
D15	U HAUL FRANKLIN BLVD	4400 FRANKLIN BLVD	RCRA-CESQG, FINDS	Higher	1088, 0.206, SSE
D16	U-HAUL CENTER OF FRA	4400 FRANKLIN BLVD	OR LUST, OR UST	Higher	1088, 0.206, SSE
D17	U-HAUL CO OF OREGON	4400 FRANKLIN BLVD	OR AST, OR HAZMAT, OR HSIS	Higher	1088, 0.206, SSE
C18		1511 BROOKLYN ST	EDR US Hist Auto Stat	Higher	1144, 0.217, South
C19	TUMBLE WEED EXPRESS	1511 BROOKLYN ST	OR AST, OR HSIS	Higher	1144, 0.217, South
E20		3855 FRANKLIN BLVD	EDR US Hist Auto Stat	Higher	1187, 0.225, SW
E21	WALKER, WILLIAM W	3815 FRANKLIN BLVD	OR UST	Higher	1295, 0.245, SW
F22	HEATING OIL TANK	671 LEVEL LANE	OR LUST	Higher	1306, 0.247, NNE
F23	HEATING OIL TANK	687 LEVEL LN	OR LUST	Higher	1348, 0.255, NNE
24	WILLAMETTE GRAYSTONE	3700 FRANKLIN BLVD.	OR LUST, OR UST, OR AST, OR MANIFEST, OR HSIS	Higher	1447, 0.274, WSW
25	NORM DAHLQUIST TEXAC	112 MAIN ST	OR LUST, OR UST	Higher	1518, 0.287, ESE
26	THE BIG "B" TIRE STO	3709 FRANKLIN BLVD	OR SWF/LF, OR Financial Assurance	Higher	1616, 0.306, WSW
G27	AUTOMATIC HEAT COMPA	3675 FRANKLIN BLVD	OR LUST, OR UST	Higher	1756, 0.333, WSW
G28	AUTOMATIC HEAT CO.	3675 FRANKLIN BLVD.	OR HAZMAT, OR ECSI, OR CRL	Higher	1756, 0.333, WSW
H29	CITY OF SPRINGFIELD	101 S A ST.	OR UIC, OR ECSI	Higher	1783, 0.338, ESE
H30	SPRINGFIELD RR DEPOT	111 - 427 S A ST	OR LUST	Higher	1807, 0.342, ESE
H31	MORGAN-NICOLAI CO.	117 S A STREET	OR LUST	Higher	1821, 0.345, ESE
32	SPRINGFIELD CLEANERS	204 MAIN ST	RCRA-CESQG, CA LUST, CA UST, CA HAZNET	Higher	1955, 0.370, East
H33	SPRINGFIELD, CITY OF	SOUTH A & MILL ST	OR LUST	Higher	1960, 0.371, ESE
34	MYRMO & SONS INC	3600 FRANKLIN BLVD	OR UST, OR HSIS, OR ECSI	Lower	2002, 0.379, West
35	JIM MCKEE MOBILE HOM	4521 FRANKLIN BLVD	OR LUST, OR UST	Higher	2154, 0.408, SSE
36	JENSEN DRILLING COMP	1775 HENDERSON AVE	OR LUST, OR UST	Higher	2370, 0.449, SW
37	CASE POWER & EQUIPME	3521 FRANKLIN BLVD	OR LUST, OR UST	Higher	2434, 0.461, WSW
38	LES' SERVICE CENTER	255 S A STREET	OR LUST	Higher	2489, 0.471, ESE
39	STRETCH AND SEW INC	3895 E 19TH	OR LUST, OR UST	Higher	2586, 0.490, SSW

MAPPED SITES SUMMARY

Target Property Address:
 325 N. BROOKLYN ST
 EUGENE, OR 97403

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
140	CEDAR RAPIDS INC	3440 FRANKLIN BLDG	OR LUST	Lower	2626, 0.497, West
141	EL-JAY FACTORY #1	3440 FRANKLIN BLVD.	OR AST, OR INST CONTROL, OR VCP, OR HSIS, OR ECSI	Lower	2626, 0.497, West
42	BORDEN INC SPRINGFIE	470 S 2ND ST	CERC-NFRAP, RCRA-LQG, OR AST, OR MANIFEST, OR...	Higher	2696, 0.511, SE
43	FARWEST STEEL CORPOR	2001 HENDERSON AVE	OR UST, OR VCP, OR NPDES, OR ECSI	Higher	3445, 0.652, SSW
44	BOOTH-KELLY	303 S 5TH ST	OR LUST, OR UST, OR ECSI	Higher	3730, 0.706, ESE
45	D. L. ROSS	4912 FRANKLIN BLVD.	OR VCP, OR ECSI	Higher	4078, 0.772, SSE
46	SPRINGFIELD SCHOOL D	875 N 7TH ST	OR VCP, OR HSIS, OR ECSI	Higher	4500, 0.852, ENE
47	STATE MOTOR POOL (PR	3000 BLOCK OF FRANKL	OR VCP, OR ECSI	Higher	4749, 0.899, WSW

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

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

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-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
LUCIS..... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

State and tribal leaking storage tank lists

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

EXECUTIVE SUMMARY

State and tribal registered storage tank lists

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

State and tribal institutional control / engineering control registries

OR ENG CONTROLS..... Engineering Controls Recorded at ESCI Sites

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

OR BROWNFIELDS..... Brownfields Projects

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
OR AOCONCERN..... Columbia Slough
OR CDL..... Uninhabitable Drug Lab Properties
US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
OR SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees

EXECUTIVE SUMMARY

ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
US MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
OR DRYCLEANERS.....	Drycleaning Facilities
OR AIRS.....	Oregon Title V Facility Listing
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
OR COAL ASH.....	Coal Ash Disposal Sites Listing
PRP.....	Potentially Responsible Parties
2020 COR ACTION.....	2020 Corrective Action Program List
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
LEAD SMELTERS.....	Lead Smelter Sites
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR US Hist Cleaners.....	EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS 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. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

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.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-CESQG: 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). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 12/09/2014 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>U HAUL FRANKLIN BLVD</i>	<i>4400 FRANKLIN BLVD</i>	<i>SSE 1/8 - 1/4 (0.206 mi.)</i>	<i>D15</i>	<i>18</i>

State- and tribal - equivalent CERCLIS

OR CRL: Sites that are or may be contaminated and may require cleanup.

A review of the OR CRL list, as provided by EDR, and dated 02/17/2015 has revealed that there is 1 OR CRL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>AUTOMATIC HEAT CO.</i> Facility Status: Site Investigation recommended (SI) Facility Id: 1266	<i>3675 FRANKLIN BLVD.</i>	<i>WSW 1/4 - 1/2 (0.333 mi.)</i>	<i>G28</i>	<i>37</i>

OR 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 OR ECSI list, as provided by EDR, and dated 04/01/2015 has revealed that there are 11 OR ECSI sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SHELL STATION 121228</i> Investigation: No Further Action State ID Number: 501	<i>4197 FRANKLIN BLVD</i>	<i>S 1/8 - 1/4 (0.181 mi.)</i>	<i>C14</i>	<i>12</i>
<i>AUTOMATIC HEAT CO.</i> Investigation: Listed on the CRL/Inventory State ID Number: 1266	<i>3675 FRANKLIN BLVD.</i>	<i>WSW 1/4 - 1/2 (0.333 mi.)</i>	<i>G28</i>	<i>37</i>
<i>CITY OF SPRINGFIELD</i> Investigation: No Further Action State ID Number: 1904	<i>101 S A ST.</i>	<i>ESE 1/4 - 1/2 (0.338 mi.)</i>	<i>H29</i>	<i>47</i>
<i>BORDEN INC SPRINGFIE</i> Investigation: No Further Action State ID Number: 827	<i>470 S 2ND ST</i>	<i>SE 1/2 - 1 (0.511 mi.)</i>	<i>42</i>	<i>71</i>
<i>FARWEST STEEL CORPOR</i> Investigation: No Further Action State ID Number: 1099	<i>2001 HENDERSON AVE</i>	<i>SSW 1/2 - 1 (0.652 mi.)</i>	<i>43</i>	<i>111</i>

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BOOTH-KELLY Investigation: No Further Action State ID Number: 208	303 S 5TH ST	ESE 1/2 - 1 (0.706 mi.)	44	120
D. L. ROSS Investigation: No Further Action State ID Number: 4734	4912 FRANKLIN BLVD.	SSE 1/2 - 1 (0.772 mi.)	45	125
SPRINGFIELD SCHOOL D Investigation: No Further Action State ID Number: 2093	875 N 7TH ST	ENE 1/2 - 1 (0.852 mi.)	46	127
STATE MOTOR POOL (PR) Investigation: No Further Action State ID Number: 2316	3000 BLOCK OF FRANKL	WSW 1/2 - 1 (0.899 mi.)	47	134
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MYRMO & SONS INC Investigation: No Further Action State ID Number: 855	3600 FRANKLIN BLVD	W 1/4 - 1/2 (0.379 mi.)	34	58
EL-JAY FACTORY #1 Investigation: No Further Action State ID Number: 540	3440 FRANKLIN BLVD.	W 1/4 - 1/2 (0.497 mi.)	I41	65

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

OR SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Environmental Quality's Closure & Regular Solid Waste Active Disposal Permits database.

A review of the OR SWF/LF list, as provided by EDR, and dated 01/26/2015 has revealed that there is 1 OR SWF/LF site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE BIG "B" TIRE STO Permit Status: Active Facility Id: 112179	3709 FRANKLIN BLVD	WSW 1/4 - 1/2 (0.306 mi.)	26	36

State and tribal leaking storage tank lists

OR 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 OR LUST list, as provided by EDR, and dated 01/06/2015 has revealed that there are 21 OR LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOSTER POWER SAW CO Cleanup Complete: 12/15/1992 Facility ID: 20-90-4306	4258 FRANKLIN BLVD	SSE 1/8 - 1/4 (0.127 mi.)	A3	9

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HEATING OIL TANK Facility ID: 20-96-7067	4190 FRANKLIN BLVD	S 1/8 - 1/4 (0.132 mi.)	B5	9
HEATING OIL TANK Cleanup Complete: 09/11/2001 Facility ID: 20-01-6519	4206 FRANKLIN BLVD	S 1/8 - 1/4 (0.151 mi.)	B6	10
SUNNY GLENWOOD Cleanup Complete: 01/03/1992 Facility ID: 20-88-4014	4105 FRANKLIN	S 1/8 - 1/4 (0.165 mi.)	B9	10
4197 FRANKLIN BLVD. Cleanup Complete: 12/08/2009 Facility ID: 20-06-1971	4197 FRANKLIN BLVD	S 1/8 - 1/4 (0.181 mi.)	C13	11
U-HAUL CENTER OF FRA Cleanup Complete: 02/06/1995 Facility ID: 20-94-7028	4400 FRANKLIN BLVD	SSE 1/8 - 1/4 (0.206 mi.)	D16	20
HEATING OIL TANK Cleanup Complete: 09/19/2006 Facility ID: 20-06-1578	671 LEVEL LANE	NNE 1/8 - 1/4 (0.247 mi.)	F22	29
HEATING OIL TANK Cleanup Complete: 01/18/2007 Facility ID: 20-06-1751	687 LEVEL LN	NNE 1/4 - 1/2 (0.255 mi.)	F23	29
WILLAMETTE GRAYSTONE Cleanup Complete: 01/29/1992 Facility ID: 20-91-4245	3700 FRANKLIN BLVD.	WSW 1/4 - 1/2 (0.274 mi.)	24	29
NORM DAHLQUIST TEXAC Cleanup Complete: 03/11/2003 Facility ID: 20-00-7030	112 MAIN ST	ESE 1/4 - 1/2 (0.287 mi.)	25	36
AUTOMATIC HEAT COMPA Cleanup Complete: 10/11/1995 Facility ID: 20-90-4141 Facility ID: 20-95-7033	3675 FRANKLIN BLVD	WSW 1/4 - 1/2 (0.333 mi.)	G27	37
SPRINGFIELD RR DEPOT Cleanup Complete: 06/29/2007 Facility ID: 20-89-4199	111 - 427 S A ST	ESE 1/4 - 1/2 (0.342 mi.)	H30	53
MORGAN-NICOLAI CO. Cleanup Complete: 01/04/1990 Facility ID: 20-90-4127	117 S A STREET	ESE 1/4 - 1/2 (0.345 mi.)	H31	53
SPRINGFIELD CLEANERS SPRINGFIELD, CITY OF Cleanup Complete: 06/29/2007 Facility ID: 20-89-4076	204 MAIN ST SOUTH A & MILL ST	E 1/4 - 1/2 (0.370 mi.) ESE 1/4 - 1/2 (0.371 mi.)	32 H33	53 58
JIM MCKEE MOBILE HOM Cleanup Complete: 07/12/1991 Facility ID: 20-91-4142	4521 FRANKLIN BLVD	SSE 1/4 - 1/2 (0.408 mi.)	35	62
JENSEN DRILLING COMP Cleanup Complete: 05/05/1999 Facility ID: 20-99-7020	1775 HENDERSON AVE	SW 1/4 - 1/2 (0.449 mi.)	36	63
CASE POWER & EQUIPME Cleanup Complete: 05/09/1995 Facility ID: 20-91-4202	3521 FRANKLIN BLVD	WSW 1/4 - 1/2 (0.461 mi.)	37	63

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LES' SERVICE CENTER Cleanup Complete: 11/21/1989 Facility ID: 20-89-4118	255 S A STREET	ESE 1/4 - 1/2 (0.471 mi.)	38	64
<i>STRETCH AND SEW INC</i> Cleanup Complete: 03/17/1999 Facility ID: 20-93-4071	<i>3895 E 19TH</i>	<i>SSW 1/4 - 1/2 (0.490 mi.)</i>	<i>39</i>	<i>64</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CEDAR RAPIDS INC Facility ID: 20-90-4317	3440 FRANKLIN BLDG	W 1/4 - 1/2 (0.497 mi.)	I40	64

State and tribal registered storage tank lists

OR UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's UST List on Disk.

A review of the OR UST list, as provided by EDR, and dated 01/06/2015 has revealed that there are 6 OR UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>FOSTER POWER SAW CO</i> Facility ID: 10504	<i>4258 FRANKLIN BLVD</i>	<i>SSE 1/8 - 1/4 (0.127 mi.)</i>	<i>A3</i>	<i>9</i>
FLETCHER RENT ALL Facility ID: 2024	4340 FRANKLIN BLVD	SSE 1/8 - 1/4 (0.152 mi.)	7	10
RAMSEY-WAITE CO INC Facility ID: 4674	4102 FRANKLIN BLVD	SSW 1/8 - 1/4 (0.159 mi.)	B8	10
<i>4197 FRANKLIN BLVD.</i> Facility ID: 8139	<i>4197 FRANKLIN BLVD</i>	<i>S 1/8 - 1/4 (0.181 mi.)</i>	<i>C13</i>	<i>11</i>
<i>U-HAUL CENTER OF FRA</i> Facility ID: 4454	<i>4400 FRANKLIN BLVD</i>	<i>SSE 1/8 - 1/4 (0.206 mi.)</i>	<i>D16</i>	<i>20</i>
WALKER, WILLIAM W Facility ID: 2297	3815 FRANKLIN BLVD	SW 1/8 - 1/4 (0.245 mi.)	E21	29

OR AST: The Aboveground Storage Tank database contains registered ASTs. The data comes from the list of ASTs reported to the Office of State Fire Marshal.

A review of the OR AST list, as provided by EDR, and dated 03/16/2015 has revealed that there are 2 OR AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>U-HAUL CO OF OREGON</i> Facility Id: 020527	<i>4400 FRANKLIN BLVD</i>	<i>SSE 1/8 - 1/4 (0.206 mi.)</i>	<i>D17</i>	<i>21</i>
<i>TUMBLE WEED EXPRESS</i> Facility Id: 097730	<i>1511 BROOKLYN ST</i>	<i>S 1/8 - 1/4 (0.217 mi.)</i>	<i>C19</i>	<i>27</i>

EXECUTIVE SUMMARY

State and tribal institutional control / engineering control registries

OR INST CONTROL: Sites with Engineering or Institutional Controls.

A review of the OR INST CONTROL list, as provided by EDR, and dated 04/01/2015 has revealed that there is 1 OR INST CONTROL site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
EL-JAY FACTORY #1 Site Id: 540	3440 FRANKLIN BLVD.	W 1/4 - 1/2 (0.497 mi.)	I41	65

State and tribal voluntary cleanup sites

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

A review of the OR VCP list, as provided by EDR, and dated 03/31/2015 has revealed that there is 1 OR VCP site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
EL-JAY FACTORY #1 ECS Site ID: 540	3440 FRANKLIN BLVD.	W 1/4 - 1/2 (0.497 mi.)	I41	65

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: 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.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/09/2014 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RAMSEY-WAITE CO.	4258 FRANKLIN BLVD	SSE 1/8 - 1/4 (0.127 mi.)	A2	8
SHELL STATION 121228	4197 FRANKLIN BLVD	S 1/8 - 1/4 (0.181 mi.)	C14	12

OR MANIFEST: Hazardous waste manifest information.

A review of the OR MANIFEST list, as provided by EDR, and dated 12/31/2013 has revealed that there is 1 OR MANIFEST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL STATION 121228 Status: SQG Status: CEG Status: Small quantity generator EPA Id: ORQ000024790	4197 FRANKLIN BLVD	S 1/8 - 1/4 (0.181 mi.)	C14	12

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: 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.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 7 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	207 N CONCORD ST	SW 0 - 1/8 (0.056 mi.)	1	8
Not reported	4190 FRANKLIN BLVD	S 1/8 - 1/4 (0.132 mi.)	B4	9
Not reported	4105 FRANKLIN BLVD	S 1/8 - 1/4 (0.165 mi.)	B10	11
Not reported	4151 FRANKLIN BLVD	S 1/8 - 1/4 (0.166 mi.)	B11	11
Not reported	4197 FRANKLIN BLVD	S 1/8 - 1/4 (0.181 mi.)	C12	11
Not reported	1511 BROOKLYN ST	S 1/8 - 1/4 (0.217 mi.)	C18	26
Not reported	3855 FRANKLIN BLVD	SW 1/8 - 1/4 (0.225 mi.)	E20	28

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>
WELLS FARGO PROPERTY-EA MOCK INVES	OR LUST

OVERVIEW MAP - 4294508.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Oil & Gas pipelines from USGS

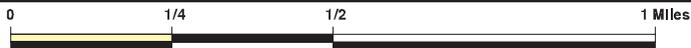
100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern



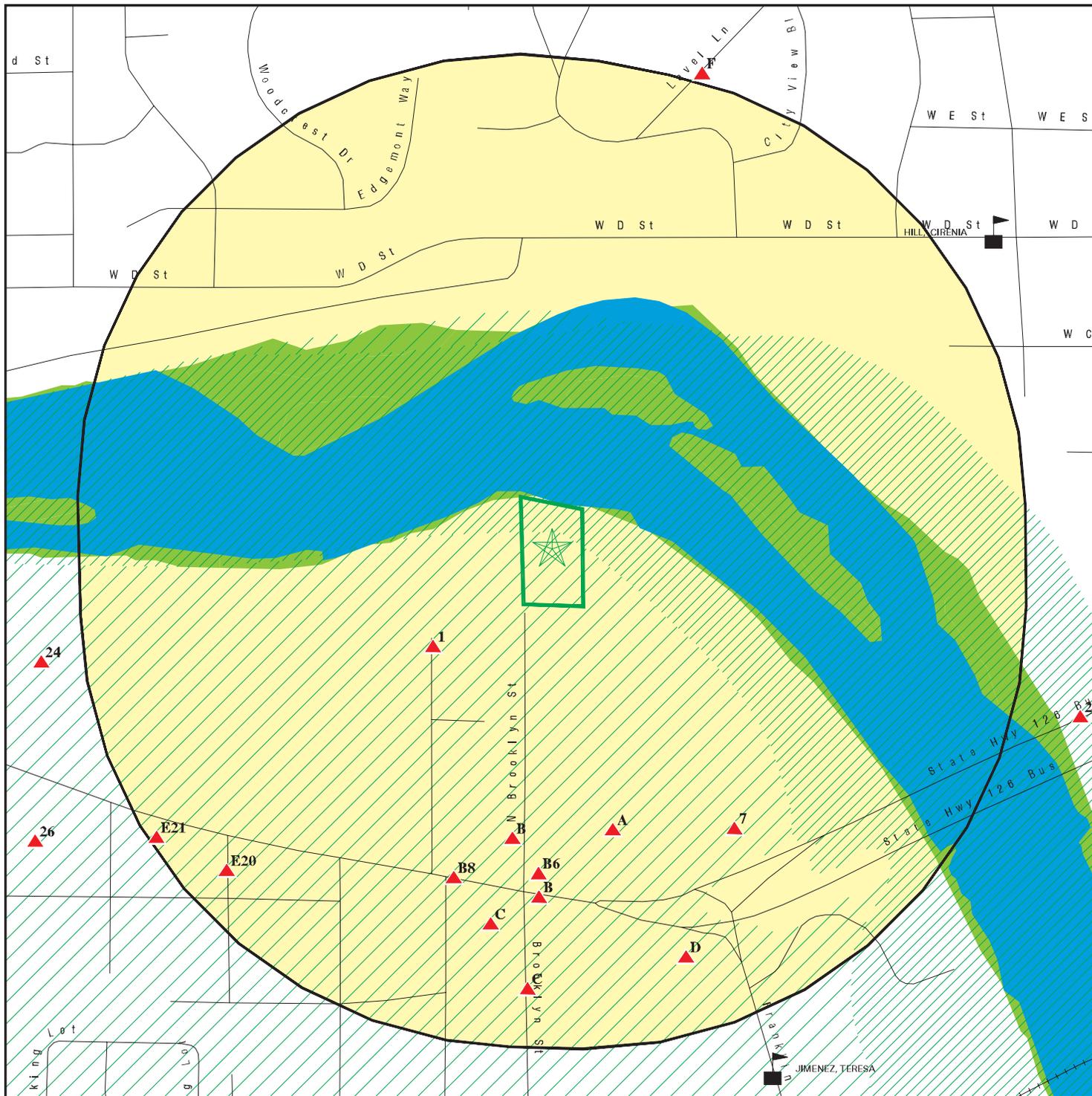
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Brombaugh Property
 ADDRESS: 325 N. Brooklyn St
 Eugene OR 97403
 LAT/LONG: 44.0472 / 123.0324

Attachment 2, Page 130 of 355

CLIENT: Tree of Life Environmental, LLC
 CONTACT: Don Martin
 COUNTY #: 4294508.2S
 DATE: May 14, 2015 12:30 pm

DETAIL MAP - 4294508.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

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: Brombaugh Property
 ADDRESS: 325 N. Brooklyn St
 Eugene OR 97403
 LAT/LONG: 44.0472 / 123.0324

Attachment 2, Page 11 of 355

CLIENT: Tree of Life Environmental, LLC
 CONTACT: Don Martin
 INQUIRY #: 4294508.2S
 DATE: May 14, 2015 12:30 pm

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	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	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-CESQG	0.250		0	1	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
OR CRL	1.000		0	0	1	0	NR	1
OR ECSI	1.000		0	1	4	6	NR	11
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
OR SWF/LF	0.500		0	0	1	NR	NR	1
<i>State and tribal leaking storage tank lists</i>								
OR LUST	0.500		0	7	14	NR	NR	21
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
OR UST	0.250		0	6	NR	NR	NR	6

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
OR AST	0.250		0	2	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
OR ENG CONTROLS	0.500		0	0	0	NR	NR	0
OR INST CONTROL	0.500		0	0	1	NR	NR	1
State and tribal voluntary cleanup sites								
OR VCP	0.500		0	0	1	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
OR BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
OR HIST LF	0.500		0	0	0	NR	NR	0
OR SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
OR AOCONCERN	1.000		0	0	0	0	NR	0
OR CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
OR SPILLS	TP		NR	NR	NR	NR	NR	0
OR HAZMAT	TP		NR	NR	NR	NR	NR	0
OR SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	2	NR	NR	NR	2
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	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
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
OR UIC	TP		NR	NR	NR	NR	NR	0
OR MANIFEST	0.250		0	1	NR	NR	NR	1
OR DRYCLEANERS	0.250		0	0	NR	NR	NR	0
CA HAZNET	TP		NR	NR	NR	NR	NR	0
OR NPDES	TP		NR	NR	NR	NR	NR	0
OR AIRS	TP		NR	NR	NR	NR	NR	0
OR HSIS	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
OR Financial Assurance	TP		NR	NR	NR	NR	NR	0
OR COAL ASH	0.500		0	0	0	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		1	6	NR	NR	NR	7
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

OR RGA HWS	TP		NR	NR	NR	NR	NR	0
OR RGA LUST	TP		NR	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>
OR RGA LF	TP		NR	NR	NR	NR	NR	0
- Totals --		0	1	26	22	6	0	55

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

1
SW
< 1/8
0.056 mi.
296 ft.

207 N CONCORD ST
EUGENE, OR 97403

EDR US Hist Auto Stat **1015315157**
N/A

Relative:
Higher

Actual:
444 ft.

EDR Historical Auto Stations:
Name: AUTO DELIGHT
Year: 2002
Address: 207 N CONCORD ST

Name: AUTO DELIGHT
Year: 2003
Address: 207 N CONCORD ST

A2
SSE
1/8-1/4
0.127 mi.
671 ft.

RAMSEY-WAITE CO.
4258 FRANKLIN BLVD
EUGENE, OR 97403

RCRA NonGen / NLR **1015748256**
ORSTATE04247

Site 1 of 2 in cluster A

Relative:
Higher

Actual:
444 ft.

RCRA NonGen / NLR:
Date form received by agency: 12/22/1998
Facility name: RAMSEY-WAITE CO.
Facility address: 4258 FRANKLIN BLVD
 EUGENE, OR 97403
EPA ID: ORSTATE04247
Contact: Not reported
Contact address: Not reported
 Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 10
Land type: Other land type
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 12/31/2003

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMSEY-WAITE CO. (Continued)

1015748256

Evaluation: COMPLIANCE ASSISTANCE VISIT
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

A3
SSE
1/8-1/4
0.127 mi.
671 ft.

FOSTER POWER SAW CO
4258 FRANKLIN BLVD
EUGENE, OR 97403

OR LUST **U000435391**
OR UST **N/A**

Site 2 of 2 in cluster A

Relative:
Higher

LUST:
Region: Western Region
Facility ID: 20-90-4306
Cleanup Received Date: 12/07/1990
Cleanup Start Date: 12/07/1990
Cleanup Complete Date: 12/15/1992

Actual:
444 ft.

UST:
Facility ID: 10504
Facility Telephone: (503) 726-7631
Permittee Name: DALE FOSTER
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 2
Number of Tanks: 2

B4
South
1/8-1/4
0.132 mi.
696 ft.

4190 FRANKLIN BLVD
EUGENE, OR 97403

EDR US Hist Auto Stat **1015484922**
N/A

Site 1 of 7 in cluster B

Relative:
Higher

EDR Historical Auto Stations:
Name: DENZ AUTO SALON
Year: 2002
Address: 4190 FRANKLIN BLVD

Actual:
443 ft.

B5
South
1/8-1/4
0.132 mi.
696 ft.

HEATING OIL TANK
4190 FRANKLIN BLVD
EUGENE, OR 97401

OR LUST **S102418050**
N/A

Site 2 of 7 in cluster B

Relative:
Higher

LUST:
Region: Western Region
Facility ID: 20-96-7067
Cleanup Received Date: 09/25/1996
Cleanup Start Date: Not reported
Cleanup Complete Date: Not reported

Actual:
443 ft.

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B6 South 1/8-1/4 0.151 mi. 799 ft.	HEATING OIL TANK 4206 FRANKLIN BLVD EUGENE, OR 97403 Site 3 of 7 in cluster B	OR LUST	S105076309 N/A
Relative: Higher	LUST: Region: Western Region Facility ID: 20-01-6519 Cleanup Received Date: 07/18/2001 Cleanup Start Date: 07/18/2001 Cleanup Complete Date: 09/11/2001		
Actual: 443 ft.			
7 SSE 1/8-1/4 0.152 mi. 801 ft.	FLETCHER RENT ALL 4340 FRANKLIN BLVD EUGENE, OR 97403	OR UST	U000435390 N/A
Relative: Higher	UST: Facility ID: 2024 Facility Telephone: (503)726-6417 Permittee Name: L C WHITE, CO-OWNER Number of Permitted Tanks: Not reported Active Tanks: Not reported Decommissioned Tanks: 1 Number of Tanks: 1		
Actual: 444 ft.			
B8 SSW 1/8-1/4 0.159 mi. 839 ft.	RAMSEY-WAITE CO INC 4102 FRANKLIN BLVD EUGENE, OR 97403 Site 4 of 7 in cluster B	OR UST	U000435404 N/A
Relative: Higher	UST: Facility ID: 4674 Facility Telephone: (503) 726-7625 Permittee Name: RAMSEY-WAITE CO INC Number of Permitted Tanks: Not reported Active Tanks: Not reported Decommissioned Tanks: 1 Number of Tanks: 1		
Actual: 443 ft.			
B9 South 1/8-1/4 0.165 mi. 869 ft.	SUNNY GLENWOOD 4105 FRANKLIN EUGENE, OR 97403 Site 5 of 7 in cluster B	OR LUST	S100500352 N/A
Relative: Higher	LUST: Region: Western Region Facility ID: 20-88-4014 Cleanup Received Date: 03/08/1988 Cleanup Start Date: 05/04/1992 Cleanup Complete Date: 01/03/1992		
Actual: 443 ft.			

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

B10 **EDR US Hist Auto Stat** **1015479242**
South **4105 FRANKLIN BLVD** **1015479242**
1/8-1/4 **EUGENE, OR 97403** **N/A**
0.165 mi.
869 ft. **Site 6 of 7 in cluster B**

Relative: EDR Historical Auto Stations:
Higher Name: TEXACO R & M 593 WEST
 Year: 2001
 Address: 4105 FRANKLIN BLVD

 Name: PACIFIC PETROLEUM CORP
 Year: 2003
 Address: 4105 FRANKLIN BLVD

Actual:
443 ft.

B11 **EDR US Hist Auto Stat** **1015482972**
South **4151 FRANKLIN BLVD** **1015482972**
1/8-1/4 **EUGENE, OR 97403** **N/A**
0.166 mi.
875 ft. **Site 7 of 7 in cluster B**

Relative: EDR Historical Auto Stations:
Higher Name: TEXACO TRAINING CTR
 Year: 2002
 Address: 4151 FRANKLIN BLVD

Actual:
443 ft.

C12 **EDR US Hist Auto Stat** **1015485072**
South **4197 FRANKLIN BLVD** **1015485072**
1/8-1/4 **EUGENE, OR 97403** **N/A**
0.181 mi.
956 ft. **Site 1 of 5 in cluster C**

Relative: EDR Historical Auto Stations:
Higher Name: TEXACO STAR MART
 Year: 2001
 Address: 4197 FRANKLIN BLVD

Actual:
443 ft.

C13 **4197 FRANKLIN BLVD. - CC 121228** **OR LUST** **U000435410**
South **4197 FRANKLIN BLVD** **OR UST** **N/A**
1/8-1/4 **EUGENE, OR 97403**
0.181 mi.
956 ft. **Site 2 of 5 in cluster C**

Relative: LUST:
Higher Region: Western Region
 Facility ID: 20-06-1971
Actual: Cleanup Received Date: 11/08/2006
 Cleanup Start Date: 11/12/2008
443 ft. **Cleanup Complete Date: 12/08/2009**

UST:
 Facility ID: 8139
 Facility Telephone: (310) 816-2207
 Permittee Name: Michelle Ponce
 Number of Permitted Tanks: Not reported
 Active Tanks: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

4197 FRANKLIN BLVD. - CC 121228 (Continued)

U000435410

Decommissioned Tanks: 9
Number of Tanks: 9

C14
South
1/8-1/4
0.181 mi.
956 ft.

SHELL STATION 121228
4197 FRANKLIN BLVD
EUGENE, OR 97403
Site 3 of 5 in cluster C

RCRA NonGen / NLR
OR MANIFEST
OR ECSI

1008404660
ORQ000024790

Relative:
Higher

RCRA NonGen / NLR:

Actual:
443 ft.

Date form received by agency: 01/01/2011
Facility name: SHELL STATION 121228
Facility address: 4197 FRANKLIN BLVD
EUGENE, OR 97403-2362
EPA ID: ORQ000024790
Mailing address: P O BOX 3127, RM 669B
HOUSTON, TX 77253
Contact: RAY E WALDING
Contact address: PO BOX 3127
HOUSTON, TX 77067-2058
Contact country: US
Contact telephone: 281-874-2247
Contact email: Not reported
EPA Region: 10
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: EQUILON ENTERPRISES LLC DBA SHELL OIL PR
Owner/operator address: PO BOX 3127
HOUSTON, TX 77252
Owner/operator country: US
Owner/operator telephone: 281 874-2224
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 08/01/1998
Owner/Op end date: Not reported

Owner/operator name: EQUILON ENTERPRISES LLC DBA SHELL OIL PR
Owner/operator address: P O BOX 3127
HOUSTON, TX 77252
Owner/operator country: US
Owner/operator telephone: 281 874-2224
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 08/01/1998
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL STATION 121228 (Continued)

1008404660

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: NA
. Waste name: NA

Historical Generators:

Date form received by agency: 12/31/2010
Site name: SHELL STATION 121228
Classification: Conditionally Exempt Small Quantity Generator

. Waste code: NA
. Waste name: NA

Date form received by agency: 12/31/2009
Site name: SHELL STATION 121228
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 12/31/2008
Site name: SHELL STATION 121228
Classification: Small Quantity Generator

Date form received by agency: 12/31/2007
Site name: SHELL STATION 121228
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 05/22/2007
Site name: SHELL STATION 121228
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 12/31/2006
Site name: SHELL STATION 121228
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 12/31/2005
Site name: SHELL STATION 121228
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 09/13/2005
Site name: SHELL STATION 121228
Classification: Small Quantity Generator

Violation Status: No violations found

OR MANIFEST:

Manifest Year: Manifest Year - 2008
EPA Id: ORQ000024790
Inactive Status: Not reported
Organization Name: Not reported
Contact Name: Ray Walding
Contact Telephone Number: Not reported
Mailing Address: 12700 NORTHBOROUGH DR, 300F08

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL STATION 121228 (Continued)

1008404660

Mailing City/State/Zip: HOUSTON, TX 77067-2058

Manifest:

Year : 2008
RCRA Id : ORQ000024790
Inactive : Not reported
Status: Small quantity generator
Manifest : 003619337JJK
Ship Date : 11/10/2008
TSD : WAD991281767
WS Num: 1
Transporter: WAR000001743
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H061
EPA Waste Codes: D001 D018
Waste Description: RINSATE - GASOLINE
Total Amt Of Waste Stream Generated in Reporting Yr 1: 945.54750000000001
Total Amt Of Waste Stream Generated in Reporting Yr 2: 945.54750000000001

ECSI:

State ID Number:	501	Brown ID:	0
Study Area:	False	Region ID:	3
Legislative ID:	0	Investigation:	No Further Action
FACA ID:	90050	Further Action:	0
Lat/Long (dms):	44 2 39.10 / -123 1 59.20	County Code:	20.00
Score Value:	Not reported	Cerclis ID:	Not reported
Township Coord.:	17.00	Township Zone:	S
Range Coord:	3.00	Range Zone:	W
Section Coord:	34	Qtr Section:	Not reported
Tax Lots:	Not reported	Size:	Not reported
NPL:	False	Orphan:	False
Updated By:	GWISTAR	Update Date:	09/12/2008
Alias Name:	Shell Service Station		
Alias Name:	Shell Station 121228, USTC #20-06-1971		
Alias Name:	Sunny Service - Glenwood, USTC #20-88-4014		

Hazardous Release:

Substance ID.: 121983
Haz Release ID: 383871
Qty Released: unknown
Date Released: unknown
Update Date: 07/09/1988
Update By: Not reported
Substance Code: ECD173
Substance Name: GASOLINE
Substance Abbrev.: Not reported
Substance Category ID: 8530
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL STATION 121228 (Continued)

1008404660

Substance Category ID: 8530
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Comment ID: 304065
Release Code: Data Sources
Release Comments: letter from Russ Fetrow Engineering re monitoring wells and evidence of free product 4/6/88
Sampling Result ID: 346264
Feature Id: Not reported
Hazard Release Id: 383871
Medium: 698
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: False
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: Not reported
Last Update By: CONV
Update Date: 09/13/1994
Sampling Result ID: 346265
Feature Id: Not reported
Hazard Release Id: 383871
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: False
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: Not reported
Last Update By: CONV
Update Date: 09/13/1994

Narrative:

NARR ID: 5728140
NARR Code: Site Contacts
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments: Ronald S. Bergeson, Sunny Service Station,

NARR ID: 5728141
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL STATION 121228 (Continued)

1008404660

Updated Date: 12/17/2002
NARR Comments:Product loss discovered during inventory reconciliation (3/18/88). Service station reported leak to DEQ. Five monitoring wells were installed at the station; product was detected in four. Low-volume extraction equipment was put into use to pump free product from wells. A groundwater treatment system (air stripping) was installed and a special permit to discharge treated groundwater to the Willamette River was issued on 8/31/88. No info in DEQ WVR file re fate of tanks or soil. Vapor analysis indicated the contamination had spread across Franklin Blvd. and 1.5 blocks down the street.

NARR ID: 5728142
NARR Code: Hazardous Substance/Waste Types
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:petroleum hydrocarbons

NARR ID: 5728533
NARR Code: Manner of Release
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:Leaking underground storage tank (leak may have occurred from piping); time of release unknown.

NARR ID: 5728534
NARR Code: Media Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:soil, groundwater

NARR ID: 5728535
NARR Code: Remedial Action
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:(12/19/94 KNA/SAS) Site was cleaned up in LUST program; project closed out 1/92. No further state action required.

Administrative Action:

Admin ID:	718314	Action ID:	9424
Agency:	Dept Of Environmental Quality	Region:	Not reported
Start Date:	09/07/1988	Complete Date:	Not reported
Substance Code:	SAS	Rank Value:	0
Employee Id:	304	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	ENTRY	Category:	Administrative Action
Action Flag:	True	Action Code Flag:	False
Action:	Site added to database		
Further Action:	Not reported		
Comments:	Not reported		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL STATION 121228 (Continued)

1008404660

Further Action: Not reported
Comments: Not reported

Operations:

Operation Id: 131819
Operation Status: Active
Common Name: Sunny Service Station - Glenwood
Yrs of Operation: Not reported
Comments: Gasoline service station
Updated Date: 03/23/1995
Operations SIC Id: 195238
SIC Code: 5541
Created By: Not reported
Created Date: 12/17/2002

D15
SSE
1/8-1/4
0.206 mi.
1088 ft.

U HAUL FRANKLIN BLVD
4400 FRANKLIN BLVD
EUGENE, OR 97403

RCRA-CESQG **1004769695**
FINDS **OR0000644070**

Site 1 of 3 in cluster D

Relative:
Higher

RCRA-CESQG:

Date form received by agency: 04/04/2003
Facility name: U HAUL FRANKLIN BLVD
Facility address: 4400 FRANKLIN BLVD
EUGENE, OR 97403
EPA ID: OR0000644070
Contact: BILL WOODS
Contact address: 4400 FRANKLIN BLVD
EUGENE, OR 97403

Actual:
444 ft.

Contact country: US
Contact telephone: 541 744-7942
Contact email: Not reported
EPA Region: 10
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: U HAUL OF OREGON
Owner/operator address: 8816 SE FOSTER RD
PORTLAND, OR 97266
Owner/operator country: US
Owner/operator telephone: (503) 777-5924
Legal status: Private
Owner/Operator Type: Operator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

U HAUL FRANKLIN BLVD (Continued)

1004769695

Owner/Op start date: 04/04/2003
Owner/Op end date: Not reported

Owner/operator name: U-HAUL OF SOUTHERN OREGON
Owner/operator address: 4400 FRANKLIN BLVD
EUGENE, OR 97403

Owner/operator country: US
Owner/operator telephone: (541) 744-7942
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 04/04/2003
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 12/28/2001
Site name: U HAUL FRANKLIN BLVD
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/18/2001
Site name: U HAUL FRANKLIN BLVD
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 02/14/2000
Site name: U HAUL FRANKLIN BLVD
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 02/18/1999
Site name: U HAUL FRANKLIN BLVD
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/15/1998
Site name: U HAUL FRANKLIN BLVD
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/23/1997
Site name: U HAUL FRANKLIN BLVD
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 02/09/1996

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

U HAUL FRANKLIN BLVD (Continued)

1004769695

Site name: U HAUL FRANKLIN BLVD
 Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 03/01/1995

Site name: U HAUL FRANKLIN BLVD
 Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 08/30/1994

Site name: U HAUL FRANKLIN BLVD
 Classification: Conditionally Exempt Small Quantity Generator

Waste code: NONE
 Waste name: None

Violation Status: No violations found

FINDS:

Registry ID: 110004774726

Environmental Interest/Information System

OR-DEQ (Oregon - Department Of Environmental Quality) is a regulatory agency whose job is to protect the quality of Oregon's Environment. DEQ uses a combination of technical assistance, inspections and permitting to help public and private facilities and citizens understand and comply with state and federal environmental regulations.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

D16
SSE
1/8-1/4
0.206 mi.
1088 ft.

U-HAUL CENTER OF FRANKLIN BLVD
4400 FRANKLIN BLVD
EUGENE, OR 97403
Site 2 of 3 in cluster D

OR LUST **U000435412**
OR UST **N/A**

Relative:
Higher

LUST:
 Region: Western Region
 Facility ID: 20-94-7028

Actual:
444 ft.

Cleanup Received Date: 11/15/1994
 Cleanup Start Date: 11/14/1994
Cleanup Complete Date: 02/06/1995

UST:

Facility ID: 4454
 Facility Telephone: (503) 726-6051
 Permittee Name: MAX HAZEL, LOCATION MANAGER
 Number of Permitted Tanks: Not reported
 Active Tanks: Not reported
 Decommissioned Tanks: 3
 Number of Tanks: 3

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

D17
SSE
1/8-1/4
0.206 mi.
1088 ft.

U-HAUL CO OF OREGON
4400 FRANKLIN BLVD
EUGENE, OR 97403
Site 3 of 3 in cluster D

OR AST **S105526356**
OR HAZMAT **N/A**
OR HSIS

Relative:
Higher

AST:
 Facility Id: 020527
 Hazardous Substance: PROPANE
 Reporting Quantities: 1,000-4,999
 Quantity Units: GALLONS
 Physical State: GAS
 Storage 1: ABOVEGROUND TANK

Actual:
444 ft.

HAZMAT:
 Responsible Party: LON FLYNN
 RP Company: U-HAUL
 RP Address: 4400 FRANKLIN BLVD
 RP City,St,Zip: EUGENE, OR 97403
 Facility ID: 980206
 OERS Number: Not reported
 Dept Rsp: SPRINGFIELD FIRE LIFE SFTY
 Narrative: Not reported
 Property Loss: Not reported
 Amount Released: Not reported
 Service County: Not reported
 Service Name: Not reported
 Incident Type: Not reported
 Civilian Casualty Activity: Not reported
 Chemical Name: Not reported
 Hazmat Area Affected: Not reported
 Hazmat Area Evacuated: Not reported
 Hazmat Container Type: Not reported
 Hazmat Physical State Released: Not reported
 Hazmat Released Into: Not reported
 Hazmat Released Volume Units: Not reported
 Hazmat Released Weight Units: Not reported
 Hazmat Released From: Not reported
 Hazmat Area Affected Measurement: Not reported
 Hazmat No. of People Evacuated: Not reported
 Hazmat No of Buildings Evacuated: Not reported
 Incident Content Loss: Not reported
 Civilian Casualty Patient Disposition: Not reported
 Remark: Not reported
 Incident District: SPRINGFIELD FIRE LIFE SFTY
 Date Added: 01/01/1985
 Unit: Not reported
 Agency Phone: 5417263737
 Osfm Incident Report Number: 980206
 Dept. Responding: SPRINGFIELD FIRE LIFE SFTY
 Person Making Report: JEFF KRONSER
 Title: CAPTAIN
 Agency: SPRINGFIELD FIRE LIFE SFTY
 Phone: 5417263737
 Date Of Incident: 08/09/1998
 Call Time: 7:51:00 PM
 In Route: 12:00:00 AM
 Arrival: 7:55:00 PM
 Depart Scene: 12:00:00 AM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

U-HAUL CO OF OREGON (Continued)

S105526356

Back In Quarters: 12:00:00 AM
In Service: 8:35:00 PM
Dist Of Incident: SPRINGFIELD FIRE LIFE SFTY
Were State Resources Used?: False
Was Oers Notified?: False
Oers Number: Not reported
Team Number: Not reported
Agency Report Number: SF98-2686
Unit: Not reported
Highway: Not reported
Mile Post: Not reported
Scene Type: Private Land
Area Type: Commercial
Responsible Party(les): LON FLYNN
Company: U-HAUL
Respcontact: Not reported
Address: 4400 FRANKLIN BLVD
Resp City: EUGENE
Resp State: OR
Resp ZipCode: 97403
Phone: 5417266051
Resp Phone2: Not reported
Weather: 0
Temperature: 0
Wind Speed: 0
Wind Direction: Not reported
Were Haz Materials Released?: True
Operation Performed: Not reported
Cause: Improper Storage
Vehicle And Cargo: 0
Fixed Property: 0
Total Loss: \$0.00

Chemical:

Chemical Info: 2921
Chemical Id: 23452
Incident Id: 980206
Chemical Name: PROPANE
UNNA: Not reported
Amount At Risk: 1000
Amount Released: 62
Amount Measured: 2
Biological: False
Radiological: False

Chemical Id: 23452
Chemical Name: PROPANE
Hazardous Ingredient: PROPANE
Hazardous Class 1: 2.1
Hazardous Class 2: 6.3
Hazardous Rank: 2
Case Number: 74986
UNNA Number: 1075
EPA Pest Reg: Not reported
EHA Chem: N
PSM Chem: N
CAA 112R Chem: Y

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

U-HAUL CO OF OREGON (Continued)

S105526356

Method:

Method Used Id: 3331
Incident Id: 980206
Identity Method: 3

Released:

Release Behavior Id: 2153
Incident Id: 980206
Behavior: 1

Narrative:

Narrative Id: 7077
Incident Id: 980206

Incident Narrative: ON 08/09/98 AT 1951, 841 RESPONDED TO 4400 FRANKLIN BLVD FOR A REPORT OF A PROPANE LEAK. ON ARRIVAL WE FOUND AN 1100-GALLON PROPANE TANK LEAKING FROM A FILLING HOSE. FIREFIGHTER ROBERSON AND I DONNED SCBA'S AND PULLED A 1 3/4 PRECONNECT. WE THEN CUT THE LOCK ON THE FILLING STATION AND TRIED TO OPERATE THE SHUT OFF SWITCH. WE FOUND THE SWITCH ALREADY IN THE OFF POSITION. I THEN CRAWLED UNDER THE TANK AND CLOSED THE MANUAL SHUT OFF VALVES. WE SECURED THE VALVES IN THE SHUT POSITION AND TEMPORARILY SEALED THE HOSE IN THE HOSE WITH THE DUCT TAPE. WHEN THE RP ARRIVED WE ADVISED HER THAT SHE NEEDED TO CONTACT THE PROPANE COMPANY AND HAVE THE HOSE AND FILLING STATION CHECKED AND REPAIRED TONIGHT. SHE CALLED AND CONFIRMED THAT THE PROBLEM WOULD BE TAKEN CARE OF TONIGHT. WE THEN RETURNED TO QUARTERS. APPROX. 62 GALS OF PROPANE WERE RELEASED ACCORDING TO THE METER ON THE FILLING STATION. THE HOLE APPEARED TO BE A SPONTANEOUS RUPTURE CAUSED BY WEAR. 841 WAS BACK IN SERVICE AT 2035.

Incident Date: 8/9/1998

Responsible Party: Not reported
RP Company: Not reported
RP Address: Not reported
RP City,St,Zip: Not reported
Facility ID: 25476
OERS Number: Not reported
Dept Rsp: Not reported
Narrative: Not reported
Property Loss: 0
Amount Released: 100000
Service County: Not reported
Service Name: SPRINGFIELD FIRE LIFE SAFETY
Incident Type: Not reported
Civilian Casualty Activity: Not reported
Chemical Name: Natural gas
Hazmat Area Affected: Blocks
Hazmat Area Evacuated: Blocks
Hazmat Container Type: Not reported
Hazmat Physical State Released: Gas
Hazmat Released Into: Air
Hazmat Released Volume Units: Cubic feet
Hazmat Released Weight Units: Not reported
Hazmat Released From: Outside of structure
Hazmat Area Affected Measurement: 1
Hazmat No. of People Evacuated: 3

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

U-HAUL CO OF OREGON (Continued)

S105526356

Hazmat No of Buildings Evacuated: 1
Incident Content Loss: 0
Civilian Casualty Patient Disposition: Not reported
Remark: Not reported
Incident District: Not reported
Date Added: Not reported
Unit: Not reported
Agency Phone: Not reported
Osfm Incident Report Number: Not reported
Dept. Responding: Not reported
Person Making Report: Not reported
Title: Not reported
Agency: Not reported
Phone: Not reported
Date Of Incident: 07/12/2013
Call Time: Not reported
In Route: Not reported
Arrival: Not reported
Depart Scene: Not reported
Back In Quarters: Not reported
In Service: Not reported
Dist Of Incident: Not reported
Were State Resources Used?: Not reported
Was Oers Notified?: Not reported
Oers Number: Not reported
Team Number: Not reported
Agency Report Number: Not reported
Unit: Not reported
Highway: Not reported
Mile Post: Not reported
Scene Type: Not reported
Area Type: Not reported
Responsible Party(les): Not reported
Company: Not reported
Respcontact: Not reported
Address: Not reported
Resp City: Not reported
Resp State: Not reported
Resp ZipCode: Not reported
Phone: Not reported
Resp Phone2: Not reported
Weather: Not reported
Temperature: Not reported
Wind Speed: Not reported
Wind Direction: Not reported
Were Haz Materials Released?: Not reported
Operation Performed: Not reported
Cause: Unintentional release
Vehicle And Cargo: Not reported
Fixed Property: Not reported
Total Loss: Not reported

HSIS:

Facility Id: 020527
Chemical Is Extremely Hazardous Substance (EHS): No
Department Or Division Of Company: FRANKLIN 700-76
Facility Has Written Emergency Plan: Yes

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

U-HAUL CO OF OREGON (Continued)

S105526356

Contains 112R: No
NAICS Code 1: 532120
NAICS Desc 1: TRUCK, UTILITY TRAILER, & RV (RECREATIONA
NAICS Code 2: 000000
NAICS Desc 2: Not reported
Manager Name: KYLE MARVIN
Business Phone: 5417266051
Mailing Address: 4400 FRANKLIN BLVD
Mailing City,St,Zip: EUGENE, OR 97403
No. of Employees: 15
Day Phone: 5417447942
Placard: Yes
Fire Dept Code: 0569
Sprinkler System: No
Emergency Contact: KYLE MARVIN
Emergency Procedure: BREAKRM
Business Type: TRUCK RENTAL

Facility:

Facility Id: 020527
Physical State Of The Substance: 3
Physical State: GAS
Average Amount Possessed During The Year Code: 20
Maximum Amount Possessed During The Year Code: 20
Applicable Unit Of Measure Code: 2
Description Of The Unit Of Measure: GALLONS
Type Code: A
Description: ABOVEGROUND TANK
Type Code: Not reported
Temperature Description: Not reported
Pressure of Code: 2
Pressure Description: GREATER THAN NORMAL PRESSURE
Pressure of Code: Not reported
Pressure Description: Not reported
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: Not reported
Temperature of The Hazardous Substance Code: Not reported
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qnty Code: 1,000-4,999
Description Of The Avg Qnty Code: 1,000-4,999
Most Hazardous Ingridient: PROPANE
United Nations/north America 4 Digit Class Number: 1075
Hazard Rank: 2
EHS Ingredient: NONE LISTED ON MSDS
Substance Pure: True
Substance Mix: False
First Hazardous Class Code For Chemical: Flammable Gas
Second Hazardous Class Code For Chemical: Acute Health Hazard
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 2.1
Hazard Class 2 Of The Chemical: 6.3
Hazard Class 3 Of The Chemical: Not reported

Chemical:

United Nations/north America 4 Digit Class Number: 1075
Chemical Abstract Service Identifier Number: 74986

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

U-HAUL CO OF OREGON (Continued)

S105526356

Chemical Is Extremely Hazardous Substance (EHS): No
First Hazardous Class Code For Chemical: Flammable Gas
Second Hazardous Class Code For Chemical: Acute Health Hazard
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 2.1
Hazard Class 2 Of The Chemical: 6.3
Hazard Class 3 Of The Chemical: Not reported
Chemical Is A Toxic 313 Chemical: No
EPA Pesticide Registration Number: Not reported
Contains 112R: No
Contains EHS: No
Fertilizer: No
Pesticide: No
Contains 313: No

C18
South
1/8-1/4
0.217 mi.
1144 ft.

1511 BROOKLYN ST
EUGENE, OR 97403

EDR US Hist Auto Stat 1015240528
N/A

Site 4 of 5 in cluster C

Relative:
Higher

EDR Historical Auto Stations:

Actual:
443 ft.

Name: LEONS GAS & DIESEL TRUCK REPAIR
Year: 1999
Address: 1511 BROOKLYN ST

Name: LEONS GAS 6 DIESEL TRUCK
Year: 2006
Address: 1511 BROOKLYN ST

Name: LEONS GAS 6 DIESEL TRUCK
Year: 2007
Address: 1511 BROOKLYN ST

Name: LEONS GAS & DIESEL TRUCK REPAIR
Year: 2009
Address: 1511 BROOKLYN ST

Name: LEONS GAS & DIESEL TRUCK RPR
Year: 2010
Address: 1511 BROOKLYN ST

Name: LEONS GAS & DIESEL TRUCK REPAIR
Year: 2011
Address: 1511 BROOKLYN ST

Name: LEONS GAS & DIESEL TRUCK REPAIR
Year: 2012
Address: 1511 BROOKLYN ST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C19
South
1/8-1/4
0.217 mi.
1144 ft.

TUMBLE WEED EXPRESS INC
1511 BROOKLYN ST
EUGENE, OR 97403
Site 5 of 5 in cluster C

OR AST **S111256397**
OR HSIS **N/A**

Relative:
Higher

AST:
Facility Id: 097730
Hazardous Substance: WASTE MOTOR OIL
Reporting Quantities: 500-999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK

Actual:
443 ft.

HSIS:
Facility Id: 097730
Chemical Is Extremely Hazardous Substance (EHS): No
Department Or Division Of Company: Not reported
Facility Has Written Emergency Plan: No
Contains 112R: No
NAICS Code 1: 484121
NAICS Desc 1: GENERAL FREIGHT TRUCKING-LONG-DISTANCE TR
NAICS Code 2: 000000
NAICS Desc 2: Not reported
Manager Name: FRED DELEON
Business Phone: 5417463090
Mailing Address: 1511 BROOKLYN ST
Mailing City,St,Zip: EUGENE, OR 97403
No. of Employees: 2
Day Phone: 5417463090
Placard: No
Fire Dept Code: 0569
Sprinkler System: No
Emergency Contact: FRED DELEON
Emergency Procedure: Not reported
Business Type: HOME OFFICE WITH SMALL SHOP

Facility:
Facility Id: 097730
Physical State Of The Substance: 2
Physical State: LIQUID
Average Amount Possessed During The Year Code: 10
Maximum Amount Possessed During The Year Code: 11
Applicable Unit Of Measure Code: 2
Description Of The Unit Of Measure: GALLONS
Type Code: A
Description: ABOVEGROUND TANK
Type Code: Not reported
Temperature Description: Not reported
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Pressure of Code: Not reported
Pressure Description: Not reported
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: Not reported
Temperature of The Hazardous Substance Code: Not reported
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TUMBLE WEED EXPRESS INC (Continued)

S111256397

Description Of The Max Qnty Code: 500-999
Description Of The Avg Qnty Code: 200-499
Most Hazardous Ingridient: PETROLEUM HYDROCARBON
United Nations/north America 4 Digit Class Number: 1270
Hazard Rank: 2
EHS Ingredient: Not reported
Substance Pure: False
Substance Mix: True
First Hazardous Class Code For Chemical: Combustible Material
Second Hazardous Class Code For Chemical: Chronic Health Hazard
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 4.5
Hazard Class 2 Of The Chemical: 6.4
Hazard Class 3 Of The Chemical: Not reported

Chemical:
United Nations/north America 4 Digit Class Number: 1270
Chemical Abstract Service Identifier Number: 64742547
Chemical Is Extremely Hazardous Substance (EHS): Not reported
First Hazardous Class Code For Chemical: Combustible Material
Second Hazardous Class Code For Chemical: Chronic Health Hazard
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 4.5
Hazard Class 2 Of The Chemical: 6.4
Hazard Class 3 Of The Chemical: Not reported
Chemical Is A Toxic 313 Chemical: Not reported
EPA Pesticide Registration Number: Not reported
Contains 112R: Not reported
Contains EHS: Not reported
Fertilizer: Not reported
Pesticide: Not reported
Contains 313: Not reported

E20
SW
1/8-1/4
0.225 mi.
1187 ft.

3855 FRANKLIN BLVD
EUGENE, OR 97403
Site 1 of 2 in cluster E

EDR US Hist Auto Stat 1015461238
N/A

Relative:
Higher

EDR Historical Auto Stations:
Name: GOOFYS MUFFLER BRAKES & MORE
Year: 2011
Address: 3855 FRANKLIN BLVD

Actual:
440 ft.

Name: GOOFYS MUFFLER CUSTOMS
Year: 2012
Address: 3855 FRANKLIN BLVD

MAP FINDINGS

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

E21 SW 1/8-1/4 0.245 mi. 1295 ft.	WALKER, WILLIAM W 3815 FRANKLIN BLVD EUGENE, OR 97403 Site 2 of 2 in cluster E	OR UST	U000435416 N/A
--	---	---------------	---------------------------------

Relative: Higher Actual: 439 ft.	UST: Facility ID: 2297 Facility Telephone: (503)726-7014 Permittee Name: WILLIAM W WALKER, OWNER Number of Permitted Tanks: Not reported Active Tanks: Not reported Decommissioned Tanks: 2 Number of Tanks: 2
---	--

F22 NNE 1/8-1/4 0.247 mi. 1306 ft.	HEATING OIL TANK 671 LEVEL LANE SPRINGFIELD, OR 97477 Site 1 of 2 in cluster F	OR LUST	S108246861 N/A
---	---	----------------	---------------------------------

Relative: Higher Actual: 515 ft.	LUST: Region: Western Region Facility ID: 20-06-1578 Cleanup Received Date: 08/29/2006 Cleanup Start Date: 08/30/2006 Cleanup Complete Date: 09/19/2006
---	--

F23 NNE 1/4-1/2 0.255 mi. 1348 ft.	HEATING OIL TANK 687 LEVEL LN SPRINGFIELD, OR 97477 Site 2 of 2 in cluster F	OR LUST	S108246887 N/A
---	---	----------------	---------------------------------

Relative: Higher Actual: 517 ft.	LUST: Region: Western Region Facility ID: 20-06-1751 Cleanup Received Date: 09/29/2006 Cleanup Start Date: 10/02/2006 Cleanup Complete Date: 01/18/2007
---	--

24 WSW 1/4-1/2 0.274 mi. 1447 ft.	WILLAMETTE GRAYSTONE INC 3700 FRANKLIN BLVD. SPRINGFIELD, OR 97403	OR LUST OR UST OR AST OR MANIFEST OR HSIS	U000435418 N/A
--	---	--	---------------------------------

Relative: Higher Actual: 436 ft.	LUST: Region: Western Region Facility ID: 20-91-4245 Cleanup Received Date: 08/20/1991 Cleanup Start Date: 01/29/1992 Cleanup Complete Date: 01/29/1992
---	--

UST: Facility ID:	4836
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Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WILLAMETTE GRAYSTONE INC (Continued)

U000435418

Facility Telephone: (503)726-7666
Permittee Name: PAUL TURNER, OPERATIONS MANAGER
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 4
Number of Tanks: 4

AST:

Facility Id: 005544
Hazardous Substance: DIESEL FUEL
Reporting Quantities: 10,000-49,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK

OR MANIFEST:

Manifest Year: Manifest Year - 2010
EPA Id: ORQ000029074
Inactive Status: 2010-12-31 00:00:00
Organization Name: Not reported
Contact Name: Billy Meinke
Contact Telephone Number: Not reported
Mailing Address: PO Box 7816
Mailing City/State/Zip: Eugene, OR 97401

Manifest:

Year : 2010
RCRA Id : ORQ000029074
Inactive : 2010-12-31 00:00:00
Status: Large quantity generator
Manifest : 002794415FLE
Ship Date : 09/01/2010
TSD : MAD039322250
WS Num: 1
Transporter: ORQ000023150
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H040
EPA Waste Codes: D008 D018 D039
Waste Description: NA 30852 HD Liquid NDS (lead) PL 30
Total Amt Of Waste Stream Generated in Reporting Yr 1: 2043.6070500000001
Total Amt Of Waste Stream Generated in Reporting Yr 2: 2043.6070500000001

HSIS:

Facility Id: 005544
Chemical Is Extremely Hazardous Substance (EHS): No
Department Or Division Of Company: Not reported
Facility Has Written Emergency Plan: Not reported
Contains 112R: No
NAICS Code 1: 327331
NAICS Desc 1: CONCRETE BLOCK & BRICK MFG
NAICS Code 2: 000000
NAICS Desc 2: Not reported
Manager Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WILLAMETTE GRAYSTONE INC (Continued)

U000435418

Business Phone: 5417471225
Mailing Address: PO BOX 7816
Mailing City,St,Zip: EUGENE, OR 97401
No. of Employees: 20
Day Phone: 5417471225
Placard: Not reported
Fire Dept Code: 0569
Sprinkler System: Not reported
Emergency Contact: Not reported
Emergency Procedure: Not reported
Business Type: CONCRETE BLOCK MFG

Facility:

Facility Id: 005544
Physical State Of The Substance: 1
Physical State: SOLID
Average Amount Possessed During The Year Code: 20
Maximum Amount Possessed During The Year Code: 21
Applicable Unit Of Measure Code: 1
Description Of The Unit Of Measure: POUNDS
Type Code: J
Description: BAG
Type Code: Not reported
Temperature Description: Not reported
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Pressure of Code: Not reported
Pressure Description: Not reported
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: Not reported
Temperature of The Hazardous Substance Code: Not reported
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qnty Code: 5,000-9,999
Description Of The Avg Qnty Code: 1,000-4,999
Most Hazardous Ingridient: IRON (III) OXIDE
United Nations/north America 4 Digit Class Number: 0000
Hazard Rank: 1
EHS Ingredient: Not reported
Substance Pure: False
Substance Mix: False
First Hazardous Class Code For Chemical: Miscellaneous Hazardous Material
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 9.0
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported

Chemical:

United Nations/north America 4 Digit Class Number: 0000
Chemical Abstract Service Identifier Number: 1309371
Chemical Is Extremely Hazardous Substance (EHS): No
First Hazardous Class Code For Chemical: Miscellaneous Hazardous Material
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 9.0
Hazard Class 2 Of The Chemical: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WILLAMETTE GRAYSTONE INC (Continued)

U000435418

Hazard Class 3 Of The Chemical:	Not reported
Chemical Is A Toxic 313 Chemical:	No
EPA Pesticide Registration Number:	Not reported
Contains 112R:	No
Contains EHS:	No
Fertilizer:	No
Pesticide:	No
Contains 313:	Yes
Facility Id:	005544
Physical State Of The Substance:	1
Physical State:	SOLID
Average Amount Possessed During The Year Code:	20
Maximum Amount Possessed During The Year Code:	20
Applicable Unit Of Measure Code:	1
Description Of The Unit Of Measure:	POUNDS
Type Code:	E
Description:	PLASTIC OR NON-METALLIC DRUM
Type Code:	Not reported
Temperature Description:	Not reported
Pressure of Code:	1
Pressure Description:	NORMAL PRESSURE
Pressure of Code:	Not reported
Pressure Description:	Not reported
Temperature Description:	NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Temperature Description:	Not reported
Temperature of The Hazardous Substance Code:	Not reported
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qty Code:	1,000-4,999
Description Of The Avg Qty Code:	1,000-4,999
Most Hazardous Ingridient:	ALUMINA
United Nations/north America 4 Digit Class Number:	Not reported
Hazard Rank:	2
EHS Ingredient:	Not reported
Substance Pure:	False
Substance Mix:	True
First Hazardous Class Code For Chemical:	Miscellaneous Hazardous Material
Second Hazardous Class Code For Chemical:	Not reported
Third Hazardous Class Code For Chemical:	Not reported
Hazard Class 1 Of The Chemical:	9.0
Hazard Class 2 Of The Chemical:	Not reported
Hazard Class 3 Of The Chemical:	Not reported
Chemical:	
United Nations/north America 4 Digit Class Number:	Not reported
Chemical Abstract Service Identifier Number:	1344281
Chemical Is Extremely Hazardous Substance (EHS):	No
First Hazardous Class Code For Chemical:	Miscellaneous Hazardous Material
Second Hazardous Class Code For Chemical:	Not reported
Third Hazardous Class Code For Chemical:	Not reported
Hazard Class 1 Of The Chemical:	9.0
Hazard Class 2 Of The Chemical:	Not reported
Hazard Class 3 Of The Chemical:	Not reported
Chemical Is A Toxic 313 Chemical:	No
EPA Pesticide Registration Number:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WILLAMETTE GRAYSTONE INC (Continued)

U000435418

Contains 112R: No
Contains EHS: No
Fertilizer: No
Pesticide: No
Contains 313: Yes

Facility Id: 005544
Physical State Of The Substance: 1
Physical State: SOLID
Average Amount Possessed During The Year Code: 30
Maximum Amount Possessed During The Year Code: 30
Applicable Unit Of Measure Code: 1
Description Of The Unit Of Measure: POUNDS
Type Code: C
Description: TANK INSIDE BUILDING
Type Code: J
Temperature Description: BAG
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qty Code: 10,000-49,999
Description Of The Avg Qty Code: 10,000-49,999
Most Hazardous Ingridient: SILICON DIOXIDE
United Nations/north America 4 Digit Class Number: Not reported
Hazard Rank: 1
EHS Ingredient: Not reported
Substance Pure: False
Substance Mix: True
First Hazardous Class Code For Chemical: Acute Health Hazard
Second Hazardous Class Code For Chemical: Chronic Health Hazard
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 6.3
Hazard Class 2 Of The Chemical: 6.4
Hazard Class 3 Of The Chemical: Not reported

Chemical:
United Nations/north America 4 Digit Class Number: Not reported
Chemical Abstract Service Identifier Number: 112945525
Chemical Is Extremely Hazardous Substance (EHS): Not reported
First Hazardous Class Code For Chemical: Acute Health Hazard
Second Hazardous Class Code For Chemical: Chronic Health Hazard
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 6.3
Hazard Class 2 Of The Chemical: 6.4
Hazard Class 3 Of The Chemical: Not reported
Chemical Is A Toxic 313 Chemical: Not reported
EPA Pesticide Registration Number: Not reported
Contains 112R: Not reported
Contains EHS: Not reported
Fertilizer: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WILLAMETTE GRAYSTONE INC (Continued)

U000435418

Pesticide: Not reported
Contains 313: Not reported

Facility Id: 005544
Physical State Of The Substance: 1
Physical State: SOLID
Average Amount Possessed During The Year Code: 21
Maximum Amount Possessed During The Year Code: 30
Applicable Unit Of Measure Code: 1
Description Of The Unit Of Measure: POUNDS
Type Code: J
Description: BAG
Type Code: Not reported
Temperature Description: Not reported
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Pressure of Code: Not reported
Pressure Description: Not reported
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: Not reported
Temperature of The Hazardous Substance Code: Not reported
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qnty Code: 10,000-49,999
Description Of The Avg Qnty Code: 5,000-9,999
Most Hazardous Ingridient: CALCIUM HYDROXIDE
United Nations/north America 4 Digit Class Number: Not reported
Hazard Rank: 2
EHS Ingredient: Not reported
Substance Pure: False
Substance Mix: True
First Hazardous Class Code For Chemical: Corrosive Material
Second Hazardous Class Code For Chemical: Acute Health Hazard
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 8.0
Hazard Class 2 Of The Chemical: 6.3
Hazard Class 3 Of The Chemical: Not reported

Chemical:
United Nations/north America 4 Digit Class Number: Not reported
Chemical Abstract Service Identifier Number: 1305620
Chemical Is Extremely Hazardous Substance (EHS): Not reported
First Hazardous Class Code For Chemical: Corrosive Material
Second Hazardous Class Code For Chemical: Acute Health Hazard
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 8.0
Hazard Class 2 Of The Chemical: 6.3
Hazard Class 3 Of The Chemical: Not reported
Chemical Is A Toxic 313 Chemical: Not reported
EPA Pesticide Registration Number: Not reported
Contains 112R: Not reported
Contains EHS: Not reported
Fertilizer: Not reported
Pesticide: Not reported
Contains 313: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WILLAMETTE GRAYSTONE INC (Continued)

U000435418

Facility Id: 005544
Physical State Of The Substance: 2
Physical State: LIQUID
Average Amount Possessed During The Year Code: 11
Maximum Amount Possessed During The Year Code: 20
Applicable Unit Of Measure Code: 2
Description Of The Unit Of Measure: GALLONS
Type Code: N
Description: PLASTIC BOTTLE, JUG, BUCKET
Type Code: Not reported
Temperature Description: Not reported
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Pressure of Code: Not reported
Pressure Description: Not reported
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: Not reported
Temperature of The Hazardous Substance Code: Not reported
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qty Code: 1,000-4,999
Description Of The Avg Qty Code: 500-999
Most Hazardous Ingredient: HYDROGEN CHLORIDE
United Nations/north America 4 Digit Class Number: 1789
Hazard Rank: 2
EHS Ingredient: HYDROGEN CHLORIDE
Substance Pure: False
Substance Mix: True
First Hazardous Class Code For Chemical: Acute Health Hazard
Second Hazardous Class Code For Chemical: Reactive Material
Third Hazardous Class Code For Chemical: Corrosive Material
Hazard Class 1 Of The Chemical: 6.3
Hazard Class 2 Of The Chemical: 4.4
Hazard Class 3 Of The Chemical: 8.0
Chemical:
United Nations/north America 4 Digit Class Number: 1789
Chemical Abstract Service Identifier Number: 7647010
Chemical Is Extremely Hazardous Substance (EHS): No
First Hazardous Class Code For Chemical: Acute Health Hazard
Second Hazardous Class Code For Chemical: Reactive Material
Third Hazardous Class Code For Chemical: Corrosive Material
Hazard Class 1 Of The Chemical: 6.3
Hazard Class 2 Of The Chemical: 4.4
Hazard Class 3 Of The Chemical: 8.0
Chemical Is A Toxic 313 Chemical: No
EPA Pesticide Registration Number: Not reported
Contains 112R: No
Contains EHS: Yes
Fertilizer: No
Pesticide: No
Contains 313: No

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

25
ESE
1/4-1/2
0.287 mi.
1518 ft.

NORM DAHLQUIST TEXACO
112 MAIN ST
SPRINGFIELD, OR 97477

OR LUST **U004016004**
OR UST **N/A**

Relative:
Higher

LUST:
Region: Western Region
Facility ID: 20-00-7030
Cleanup Received Date: 09/11/2000
Cleanup Start Date: 09/11/2000
Cleanup Complete Date: 03/11/2003

Actual:
441 ft.

UST:
Facility ID: 634
Facility Telephone: (503) 747-2002
Permittee Name: NORM DAHLQUIST, OWNER
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 4
Number of Tanks: 4

26
WSW
1/4-1/2
0.306 mi.
1616 ft.

THE BIG "B" TIRE STORE, INC.
3709 FRANKLIN BLVD
EUGENE, OR 97403

OR SWF/LF **S111331877**
OR Financial Assurance **N/A**

Relative:
Higher

LF:
Permit Number: 1497
Facility Id: 112179
Facility Telephone: 541-746-4193
Facility Telephone 2: Not reported
Lat/Long: 44.0454 / -123.038
Solid Waste Class: Waste Tire
Solid Waste Type: Carrier
Date Opened: 10/25/2011
End Date: Not reported
Date Closed: Not reported
Permit Status: Active
Organization: The Big B Tire Store
Contact Name: Michael Burnett
Mailing Address: 4432 Franklin Blvd
Mailing City: Eugene
Mailing Zip: 97403-2437

Actual:
438 ft.

OR Financial Assurance 2:
Facility Id: 112179
Region: 2
Permit Id: 1497
Instrument Class Name: Tire Handling
Comment: Not reported
Provider Name: Great American Insurance Company
Certified Date: 09/22/2013
Expiration Date: 09/22/2014
Inst Type: Surety bond guaranteeing performance
Closure Cost Estimate: \$5,000.00
Post Closure Cost Estimate: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

G27
WSW
1/4-1/2
0.333 mi.
1756 ft.

AUTOMATIC HEAT COMPANY INC
3675 FRANKLIN BLVD
EUGENE, OR 97403

OR LUST **U000435385**
OR UST **N/A**

Site 1 of 2 in cluster G

Relative:
Higher

LUST:
Region: Western Region
Facility ID: 20-90-4141
Cleanup Received Date: 09/20/1989
Cleanup Start Date: Not reported
Cleanup Complete Date: Not reported

Actual:
436 ft.

Region: Western Region
Facility ID: 20-95-7033
Cleanup Received Date: 08/28/1995
Cleanup Start Date: 08/28/1995
Cleanup Complete Date: 10/11/1995

UST:
Facility ID: 4605
Facility Telephone: (503) 726-7654
Permittee Name: N W IRSFELD, GENERAL MANAGER
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 5
Number of Tanks: 5

G28
WSW
1/4-1/2
0.333 mi.
1756 ft.

AUTOMATIC HEAT CO.
3675 FRANKLIN BLVD.
EUGENE, OR 97403

OR HAZMAT **S105523784**
OR ECSI **N/A**
OR CRL

Site 2 of 2 in cluster G

Relative:
Higher

HAZMAT:
Responsible Party: Not reported
RP Company: AUTOMOTIVE HEAT
RP Address: 3675 FRANKLIN BLVD
RP City, St, Zip: EUGENE 97403
Facility ID: 880333
OERS Number: Not reported
Dept Rsp: EUGENE FIRE & EMS
Narrative: Not reported
Property Loss: Not reported
Amount Released: Not reported
Service County: Not reported
Service Name: Not reported
Incident Type: Not reported
Civilian Casualty Activity: Not reported
Chemical Name: Not reported
Hazmat Area Affected: Not reported
Hazmat Area Evacuated: Not reported
Hazmat Container Type: Not reported
Hazmat Physical State Released: Not reported
Hazmat Released Into: Not reported
Hazmat Released Volume Units: Not reported
Hazmat Released Weight Units: Not reported
Hazmat Released From: Not reported
Hazmat Area Affected Measurement: Not reported

Actual:
436 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTOMATIC HEAT CO. (Continued)

S105523784

Hazmat No. of People Evacuated: Not reported
Hazmat No of Buildings Evacuated: Not reported
Incident Content Loss: Not reported
Civilian Casualty Patient Disposition: Not reported
Remark: Not reported
Incident District: EUGENE FIRE & EMS
Date Added: 01/01/1985
Unit: Not reported
Agency Phone: 5033415813
Osfm Incident Report Number: 880333
Dept. Responding: EUGENE FIRE & EMS
Person Making Report: Not reported
Title: CAPTAIN
Agency: EUGENE FIRE & EMS
Phone: 5033415813
Date Of Incident: 06/04/1988
Call Time: 12:00:00 AM
In Route: 12:00:00 AM
Arrival: 10:34:00 PM
Depart Scene: 12:00:00 AM
Back In Quarters: 12:00:00 AM
In Service: 11:17:00 PM
Dist Of Incident: EUGENE FIRE & EMS
Were State Resources Used?: False
Was Oers Notified?: False
Oers Number: Not reported
Team Number: Not reported
Agency Report Number: Not reported
Unit: Not reported
Highway: Not reported
Mile Post: Not reported
Scene Type: Private Land
Area Type: Commercial
Responsible Party(ies): Not reported
Company: AUTOMOTIVE HEAT
Respcontact: Not reported
Address: 3675 FRANKLIN BLVD
Resp City: EUGENE
Resp State: Not reported
Resp ZipCode: 97403
Phone: Not reported
Resp Phone2: Not reported
Weather: 0
Temperature: 0
Wind Speed: 0
Wind Direction: Not reported
Were Haz Materials Released?: True
Operation Performed: During Delivery/Shipment
Cause: Unknown
Vehicle And Cargo: 0
Fixed Property: 0
Total Loss: \$0.00

Chemical:
Chemical Info: 1392
Chemical Id: 9332
Incident Id: 880333
Chemical Name: DIESEL FUEL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTOMATIC HEAT CO. (Continued)

S105523784

UNNA: Not reported
Amount At Risk: 100
Amount Released: 100
Amount Measured: 2
Biological: False
Radiological: False

Chemical Id: 9332
Chemical Name: DIESEL FUEL
Hazardous Ingredient: PETROLEUM MID-DISTILLATES
Hazardous Class 1: 3.3
Hazardous Class 2: Not reported
Hazardous Rank: 2
Case Number: 68476346
UNNA Number: 1993
EPA Pest Reg: Not reported
EHA Chem: N
PSM Chem: N
CAA 112R Chem: N

Method:

Method Used Id: 2929
Incident Id: 880333
Identity Method: 3

Method Used Id: 4225
Incident Id: 880333
Identity Method: 5

Released:

Release Behavior Id: 3507
Incident Id: 880333
Behavior: 4

Narrative:

Narrative Id: 2424
Incident Id: 880333

Incident Narrative: BULK STORAGE TANK OVERFILL RESULTING IN A SPILL OF APPROX. 100 GALLONS INTO DIKE AREA AROUND TANKS. MOST OF SPILL WAS CONFINED TO DIKE. OWNER SUCKED UP AS MUCH AS POSSIBLE WITH SUCTION PUMP THEN LEFT REMAINDER TO SOAK INTO SOIL AND EVAPORATE. BULK STO

Incident Date: 6/4/1988

ECSI:

State ID Number: 1266
Study Area: False
Legislative ID: 832
FACA ID: 9124
Lat/Long (dms): 44 2 42.70 / -123 2 21.80
Score Value: Not reported
Township Coord.: 17.00
Range Coord: 3.00
Section Coord: 34
Tax Lots: Not reported

Brown ID: 0
Region ID: 3
Investigation: Listed on the CRL/Inventory
Further Action: 259
County Code: 20.00
Cercis ID: Not reported
Township Zone: S
Range Zone: W
Qtr Section: Not reported
Size: Not reported

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTOMATIC HEAT CO. (Continued)

S105523784

NPL: False Orphan: False
Updated By: MROSENB Update Date: 08/27/2012

Hazardous Release:

Substance ID.: 122002
Haz Release ID: 383589
Qty Released: unknown
Date Released: unknown
Update Date: 05/04/1993
Update By: Not reported
Substance Code: ECD243
Substance Name: POLYAROMATIC HYDROCARBONS (PAH)
Substance Abbrev.: Not reported
Substance Alias ID: 318143
Sub Alias Name: PAH
Substance Alias ID: 318148
Sub Alias Name: POLYCYCLIC AROMATIC HYDROCARBONS (PAH)
Substance Alias ID: 318149
Sub Alias Name: POLYNUCLEAR AROMATIC HYDROCARBINS (PNA)
Substance Alias ID: 318150
Sub Alias Name: PNA
Sampling Result ID: 345944
Feature Id: Not reported
Hazard Release Id: 383589
Medium: 698
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 1.4 - 8.7 ppb
Last Update By: CONV
Update Date: 09/13/1994

Substance ID.: 121210
Haz Release ID: 383590
Qty Released: unknown
Date Released: unknown
Update Date: 05/04/1993
Update By: Not reported
Substance Code: 218-01-9
Substance Name: CHRYSENE
Substance Abbrev.: Not reported
Substance Category ID: 8481
Substance Category: Semi-volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8481
Substance Category: Semi-volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTOMATIC HEAT CO. (Continued)

S105523784

Substance Alias ID: 317438
Sub Alias Name: BENZ(a)PHENANTHRENE
Substance Alias ID: 317439
Sub Alias Name: BENZPHENANTHRENE,1,2-
Substance Alias ID: 317440
Sub Alias Name: DIBENZONAPHTHALENE,1,2,5,6-
Sampling Result ID: 345945
Feature Id: Not reported
Hazard Release Id: 383590
Medium: 698
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 0.2 - 0.5 ppb
Last Update By: CONV
Update Date: 09/13/1994

Substance ID.: 122012
Haz Release ID: 383591
Qty Released: unknown
Date Released: unknown
Update Date: 05/04/1993
Update By: Not reported
Substance Code: ECD275
Substance Name: TOTAL PETROLEUM HYDROCARBONS (TPH)
Substance Abbrev.: Not reported
Substance Category ID: 8540
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8540
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Sampling Result ID: 345946
Feature Id: Not reported
Hazard Release Id: 383591
Medium: 698
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTOMATIC HEAT CO. (Continued)

S105523784

Sample Comment: 0.9 - 7.8 ppm
Last Update By: CONV
Update Date: 09/13/1994
Sampling Result ID: 345947
Feature Id: Not reported
Hazard Release Id: 383591
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: Not reported
Last Update By: CONV
Update Date: 09/13/1994

Narrative:

NARR ID: 5732525
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002

NARR Comments: (4/6/93 ELB/VCS) Automatic Heat Co. is a distributor of heating oil products that has operated at its current location in Eugene for over 50 years. The site includes numerous heating oil and diesel fuel storage tanks, an overhead fueling station, a spill containment berm, and miscellaneous buildings. In July 1989, two underground storage tanks (USTs) were decommissioned in place. Investigations conducted to date have revealed elevated levels of petroleum hydrocarbons as a result of numerous spills at the site. The surficial gravel fill within the bermed area is generally stained with oil and has been ***glued*** together by an asphalt-like substance in some places. Samples collected from soil borings and test pits contained TPH concentrations above the UST Level 1 soil standard (500 ppm) to a depth of about 10 feet. The volume of petroleum-contaminated soil is estimated at 7,500 cubic yards.

NARR ID: 5732526
NARR Code: Data Sources
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002

NARR Comments: 1) Preliminary Assessment Equivalent (PAE) (1/25/93); 2) SAS Strategy Recommendation (4/5/93).

NARR ID: 5732527
NARR Code: Hazardous Substance/Waste Types
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTOMATIC HEAT CO. (Continued)

S105523784

NARR Comments:Chrysene and other PAHs; TPH.

NARR ID: 5732528
NARR Code: Manner of Release
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:Numerous spills - time of release unknown.

NARR ID: 5732529
NARR Code: Remedial Action
Created By: Not reported
Created Date: 12/17/2002
Updated By: WMASON
Updated Date: 07/09/2007
NARR Comments:(4/6/93 ELB/VCS) SAS has reviewed the file information and concluded that a release of a hazardous material (petroleum) has occurred and has impacted soil and groundwater at the site. It is recommended that the extent of soil contamination at the site be delineated and remediated to levels specified in the DEQ UST regulations. Since the levels of chrysene detected in groundwater at the site are approximately equal to the UST DEQ groundwater standard, it is recommended that further monitoring be halted and be resumed following the remediation of petroleum contaminated soil. Due to the lack of potential groundwater receptors and the low levels of chrysene detected in on-site groundwater, the site is not recommended for inclusion on the Inventory. (7-6-07 WRM/RES) A complainant called regarding above-ground storage tank decommissioning. The complainant observed black staining beneath the former tanks, and a heating oil odor up to half a block away. A contractor (Feenaughty Machinery) was using cutting torches to disassemble the tanks.

Administrative Action:

Admin ID:	705619	Action ID:	9438
Agency:	Dept Of Environmental Quality	Region:	Headquarters
Start Date:	01/10/2001	Complete Date:	01/10/2001
Substance Code:	SAS	Rank Value:	0
Employee Id:	730	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	LSC	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Facility placed on Confirmed Release List		
Further Action:	Not reported		
Comments:	Not reported		

Admin ID:	705996	Action ID:	9465
Agency:	Dept Of Environmental Quality	Region:	Not reported
Start Date:	02/04/2000	Complete Date:	02/04/2000
Substance Code:	SAS	Rank Value:	0
Employee Id:	730	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	PRC	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Facility proposed for Confirmed Release List		
Further Action:	Not reported		
Comments:	Second notice to owners/operators of DEQ's proposal to add contaminated property to the Confirmed Release List.		

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTOMATIC HEAT CO. (Continued)

S105523784

Action Flag:	True	Action Code Flag:	False
Action:	Owner/operator comments received on listing notification		
Further Action:	Not reported		
Comments:	Not reported		
Admin ID:	722539	Action ID:	9465
Agency:	Dept Of Environmental Quality	Region:	Headquarters
Start Date:	06/01/1993	Complete Date:	06/01/1993
Substance Code:	SAS	Rank Value:	0
Employee Id:	223	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	PRC	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Facility proposed for Confirmed Release List		
Further Action:	Not reported		
Comments:	Not reported		
Admin ID:	722769	Action ID:	9459
Agency:	Dept Of Environmental Quality	Region:	Headquarters
Start Date:	01/11/1993	Complete Date:	01/25/1993
Substance Code:	SAS	Rank Value:	0
Employee Id:	223	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	PAE	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	PRELIMINARY ASSESSMENT EQUIVALENT		
Further Action:	Not reported		
Comments:	Not reported		
Admin ID:	722960	Action ID:	9498
Agency:	Dept Of Environmental Quality	Region:	Headquarters
Start Date:	04/05/1993	Complete Date:	04/05/1993
Substance Code:	SAS	Rank Value:	0
Employee Id:	223	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	RPLC	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Proposal for Confirmed Release List recommended		
Further Action:	Not reported		
Comments:	Not reported		
Admin ID:	723490	Action ID:	9428
Agency:	Dept Of Environmental Quality	Region:	Not reported
Start Date:	06/25/1993	Complete Date:	06/25/1993
Substance Code:	SAS	Rank Value:	0
Employee Id:	Not reported	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	EXTR	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Extension requested by owner/operator		
Further Action:	Not reported		
Comments:	Not reported		
Admin ID:	723491	Action ID:	9430
Agency:	Dept Of Environmental Quality	Region:	Not reported
Start Date:	07/16/1993	Complete Date:	07/16/1993
Substance Code:	SAS	Rank Value:	0

Map ID
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MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

AUTOMATIC HEAT CO. (Continued)

S105523784

Employee Id: 649
Created By: Not reported
Action Code: GRNT
Action Flag: True
Action: Petition or request granted
Further Action: Not reported
Comments: Response to comments due by 9/2/93

Cleanup Flag: False
Created Date: 12/17/2002
Category: Listing Action
Action Code Flag: False

Admin ID: 726470
Agency: Dept Of Environmental Quality
Start Date: 04/06/1993
Substance Code: SAS
Employee Id: 223
Created By: GWISTAR
Action Code: RSI
Action Flag: True
Action: Site Investigation recommended (SI)
Further Action: Medium-Low
Comments: Not reported

Action ID: 9506
Region: Headquarters
Complete Date: 04/06/1993
Rank Value: Not reported
Cleanup Flag: False
Created Date: 06/09/2003
Category: Remedial Action
Action Code Flag: False

Admin ID: 726926
Agency: Dept Of Environmental Quality
Start Date: 07/24/2003
Substance Code: VCP
Employee Id: 2393
Created By: MENGLIS
Action Code: VWL
Action Flag: True
Action: VCS Waiting List
Further Action: 0
Comments: Not reported

Action ID: 9519
Region: Western Region
Complete Date: 11/06/2003
Rank Value: Not reported
Cleanup Flag: False
Created Date: 07/24/2003
Category: Remedial Action
Action Code Flag: False

Admin ID: 727812
Agency: Dept Of Environmental Quality
Start Date: 11/06/2003
Substance Code: ICP
Employee Id: 2393
Created By: MENGLIS
Action Code: ICP
Action Flag: True
Action: Independent Cleanup Program
Further Action: 0
Comments: Not reported

Action ID: 9435
Region: Western Region
Complete Date: 07/06/2007
Rank Value: Not reported
Cleanup Flag: False
Created Date: 01/02/2004
Category: Remedial Action
Action Code Flag: False

Admin ID: 740133
Agency: Dept Of Environmental Quality
Start Date: 08/27/2012
Substance Code: SAS
Employee Id: 632
Created By: MROSENB
Action Code: RSI
Action Flag: True
Action: Site Investigation recommended (SI)
Further Action: Medium-Low
Comments: Not reported

Action ID: 9506
Region: Western Region
Complete Date: 08/27/2012
Rank Value: Not reported
Cleanup Flag: False
Created Date: 08/27/2012
Category: Remedial Action
Action Code Flag: False

Operations:
Operation Id: 132580

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AUTOMATIC HEAT CO. (Continued)

S105523784

Operation Status: Unknown
Common Name: Automatic Heat Co.
Yrs of Operation: Not reported
Comments: Not reported
Updated Date: 03/20/1995

CRL:

Facility ID: 1266
Location ID: 9124
Status Code: LIS
Facility Status: Site Investigation recommended (SI)
Lat/Long: 44.0452 / -123.0394

H29
ESE
1/4-1/2
0.338 mi.
1783 ft.

CITY OF SPRINGFIELD CHAMBER OF COMMERCE
101 S A ST.
SPRINGFIELD, OR 97477
Site 1 of 4 in cluster H

OR UIC S110121570
OR ECSI N/A

Relative:
Higher

OR UIC:
UIC Well #: 1
Type: 5D4
Type Description: Industrial Storm Water Drainage
Status: Active
UIC Number: 10120
Facility Status: Not Registered
Lat/Long: Not reported

Actual:
453 ft.

ECSI:

State ID Number: 1904	Brown ID: 0
Study Area: False	Region ID: 3
Legislative ID: 0	Investigation: No Further Action
FACA ID: 40439	Further Action: 0
Lat/Long (dms): 44 2 43.80 / -123 1 25.00	County Code: 20.00
Score Value: Not reported	Cerclis ID: Not reported
Township Coord.: 17.00	Township Zone: S
Range Coord: 3.00	Range Zone: W
Section Coord: 35	Qtr Section: Not reported
Tax Lots: Not reported	Size: Not reported
NPL: False	Orphan: False
Updated By: GWISTAR	Update Date: 02/29/2008

Hazardous Release:

Substance ID.: 121983
Haz Release ID: 381442
Qty Released: Unknown
Date Released: Unknown
Update Date: 09/03/1998
Update By: Not reported
Substance Code: ECD173
Substance Name: GASOLINE
Substance Abbrev.: Not reported
Substance Category ID: 8530
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF SPRINGFIELD CHAMBER OF COMMERCE (Continued)

S110121570

Substance Category ID: 8530
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Sampling Result ID: 341656
Feature Id: Not reported
Hazard Release Id: 381442
Medium: 703
Substance Abbrev.: Not reported
Unit Code: 7
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: 10/01/1989
End Date: 10/01/1989
Min Concentration: .00
Max Concentration: 208.00
Sample Comment: Not reported
Last Update By: san
Update Date: 03/09/1998

Substance ID.: 121988
Haz Release ID: 381443
Qty Released: Unknown
Date Released: Unknown
Update Date: 09/03/1998
Update By: Not reported

Substance Code: ECD198
Substance Name: OIL - LUBRICATING
Substance Abbrev.: Not reported
Substance Category ID: 8531
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8531
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Sampling Result ID: 341657
Feature Id: Not reported
Hazard Release Id: 381443
Medium: 703
Substance Abbrev.: Not reported
Unit Code: 7
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: 10/01/1989
End Date: 10/01/1989
Min Concentration: .00
Max Concentration: 403.00
Sample Comment: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF SPRINGFIELD CHAMBER OF COMMERCE (Continued)

S110121570

Last Update By: san
Update Date: 03/09/1998

Substance ID.: 122015
Haz Release ID: 381444
Qty Released: Unknown
Date Released: Unknown
Update Date: 09/03/1998
Update By: Not reported
Substance Code: ECD282
Substance Name: OIL - WASTE
Substance Abbrev.: Not reported
Substance Category ID: 8541
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8541
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002

Narrative:

NARR ID: 5736108
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002

NARR Comments: Gasoline contamination found during 1989 assessment; highest concentration found beneath a section of the sewer trunk line. Further remediation in this area was not attempted, based on concerns that further excavation could substantially damage the line. Other soil sample results indicate that contamination associated with the sewer trunk and gas main has not migrated significantly.

NARR ID: 5736109
NARR Code: Data Sources
Created By: Not reported
Created Date: 12/17/2002
Updated By: MENGLIS
Updated Date: 08/27/2003

NARR Comments: ***Final Report for Remediation of Leaking Underground Storage Tank Site Contamination at the Springfield Railroad Depot Site, *** Omnicon Environmental, 8/28/89. For data prior to 1996, see LUST file 20-89-4076 in the Eugene DEQ office.

NARR ID: 5736110
NARR Code: Manner of Release
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002

NARR Comments: Waste-oil releases associated with old oil/water separator sump and wooden chute apparently used for uncontrolled disposal. Drain pipe from neighboring property may also contribute to contamination.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF SPRINGFIELD CHAMBER OF COMMERCE (Continued)

S110121570

NARR ID: 5736111
NARR Code: Media Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments: Contaminated soils. Groundwater sample results showed no BTEX or TPH concentrations above their respective lower reporting limits, 0.005 ppm and 0.5 ppm.

NARR ID: 5744603
NARR Code: Remedial Action
Created By: KSEWELL
Created Date: 02/23/2004
Updated By: KSEWELL
Updated Date: 02/23/2004
NARR Comments: Petroleum contaminated soil related to the underground tank, the oil-water separator sump, the wood chute, and the drain pipe have been removed to the extent feasibly possible on the Railroad Depot Site and beneath Aster Street.

Administrative Action:

Admin ID:	706196	Action ID:	9461
Agency:	Dept Of Environmental Quality	Region:	Headquarters
Start Date:	03/02/2000	Complete Date:	03/02/2000
Substance Code:	SAS	Rank Value:	0
Employee Id:	767	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	PETD	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Petition to delist received		
Further Action:	Not reported		
Comments:	Letter and attachments from Joseph J. Leahy, for City of Springfield		

Admin ID:	708096	Action ID:	9438
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	09/15/1998	Complete Date:	09/15/1998
Substance Code:	SAS	Rank Value:	0
Employee Id:	730	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	LSC	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Facility placed on Confirmed Release List		
Further Action:	Not reported		
Comments:	Not reported		

Admin ID:	709735	Action ID:	9465
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	05/15/1998	Complete Date:	05/15/1998
Substance Code:	SAS	Rank Value:	0
Employee Id:	730	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	PRC	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Facility proposed for Confirmed Release List		
Further Action:	Not reported		
Comments:	Not reported		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF SPRINGFIELD CHAMBER OF COMMERCE (Continued)

S110121570

Admin ID:	711154	Action ID:	9437
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	10/25/1996	Complete Date:	10/28/1996
Substance Code:	SAS	Rank Value:	0
Employee Id:	566	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	LRC	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Listing Review completed		
Further Action:	Not reported		
Comments:	Not reported		
Admin ID:	712377	Action ID:	9498
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	10/28/1996	Complete Date:	10/28/1996
Substance Code:	SAS	Rank Value:	0
Employee Id:	566	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	RPLC	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Proposal for Confirmed Release List recommended		
Further Action:	Not reported		
Comments:	Release confirmed based on analytical data and consultant report describing waste oil release.		
Admin ID:	713055	Action ID:	9424
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	08/20/1996	Complete Date:	Not reported
Substance Code:	VCS	Rank Value:	0
Employee Id:	Not reported	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	ENTRY	Category:	Administrative Action
Action Flag:	True	Action Code Flag:	False
Action:	Site added to database		
Further Action:	Not reported		
Comments:	Not reported		
Admin ID:	713368	Action ID:	9425
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	10/18/1996	Complete Date:	10/28/1996
Substance Code:	SAS	Rank Value:	0
Employee Id:	566	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	EV	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	SITE EVALUATION		
Further Action:	Not reported		
Comments:	State Screening.		
Admin ID:	713369	Action ID:	9459
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	10/18/1996	Complete Date:	10/28/1996
Substance Code:	SAS	Rank Value:	0
Employee Id:	566	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	PAE	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False

MAP FINDINGS

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

H30 ESE 1/4-1/2 0.342 mi. 1807 ft.	SPRINGFIELD RR DEPOT 111 - 427 S A ST SPRINGFIELD, OR 97405 Site 2 of 4 in cluster H	OR LUST	S111332451 N/A
---	---	----------------	---------------------------------

Relative: Higher	LUST: Region: Western Region Facility ID: 20-89-4199 Cleanup Received Date: 10/29/1989 Cleanup Start Date: 10/29/1989 Cleanup Complete Date: 06/29/2007
Actual: 453 ft.	

H31 ESE 1/4-1/2 0.345 mi. 1821 ft.	MORGAN-NICOLAI CO. 117 S A STREET SPRINGFIELD, OR 97477 Site 3 of 4 in cluster H	OR LUST	S111332452 N/A
---	---	----------------	---------------------------------

Relative: Higher	LUST: Region: Western Region Facility ID: 20-90-4127 Cleanup Received Date: 01/04/1990 Cleanup Start Date: 11/30/1989 Cleanup Complete Date: 01/04/1990
Actual: 452 ft.	

32 East 1/4-1/2 0.370 mi. 1955 ft.	SPRINGFIELD CLEANERS 204 MAIN ST SPRINGFIELD, OR 97477	RCRA-CESQG OR LUST OR UST CA HAZNET	1000257356 ORD982820029
---	---	--	--

Relative: Higher	RCRA-CESQG: Date form received by agency: 08/14/2001 Facility name: SPRINGFIELD CLEANERS Facility address: 204 MAIN ST SPRINGFIELD, OR 97477 EPA ID: ORD982820029 Mailing address: 3959 N CLAREY EUGENE, OR 97401 Contact: RICKY PIPKIN Contact address: 3959 N CLAREY EUGENE, OR 97401 Contact country: US Contact telephone: (541) 747-3678 Contact email: Not reported EPA Region: 10 Land type: Other land type Classification: Conditionally Exempt Small Quantity Generator Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely
Actual: 454 ft.	

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRINGFIELD CLEANERS (Continued)

1000257356

hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: SPRINGFIELD CLEANERS
Owner/operator address: 3959 N CLAREY
EUGENE, OR 97401
Owner/operator country: US
Owner/operator telephone: (541) 747-3678
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: 08/14/2001
Owner/Op end date: Not reported

Owner/operator name: SPRINGFIELD CLEANERS
Owner/operator address: 3959 N CLAREY
EUGENE, OR 97401
Owner/operator country: US
Owner/operator telephone: (541) 747-3678
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: 08/14/2001
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 08/14/2001
Site name: SPRINGFIELD CLEANERS
Classification: Not a generator, verified

Date form received by agency: 08/14/2001
Site name: SPRINGFIELD CLEANERS
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 08/14/2001
Site name: SPRINGFIELD CLEANERS
Classification: Not a generator, verified

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRINGFIELD CLEANERS (Continued)

1000257356

Date form received by agency: 08/14/2001
Site name: SPRINGFIELD CLEANERS
Classification: Not a generator, verified

Date form received by agency: 01/03/1996
Site name: SPRINGFIELD CLEANERS
Classification: Small Quantity Generator

Date form received by agency: 01/03/1996
Site name: SPRINGFIELD CLEANERS
Classification: Not a generator, verified

Date form received by agency: 01/25/1995
Site name: SPRINGFIELD CLEANERS
Classification: Small Quantity Generator

Date form received by agency: 02/04/1994
Site name: SPRINGFIELD CLEANERS
Classification: Small Quantity Generator

Date form received by agency: 02/24/1993
Site name: SPRINGFIELD CLEANERS
Classification: Small Quantity Generator

Date form received by agency: 08/04/1992
Site name: SPRINGFIELD CLEANERS
Classification: Small Quantity Generator

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Facility Has Received Notices of Violations:

Regulation violated: SR - OAR 340-012-0068(2)(k)
Area of violation: Generators - Records/Reporting
Date violation determined: 05/02/2000
Date achieved compliance: 12/20/2000
Violation lead agency: State
Enforcement action: NOTICE OF NONCOMPLIANCE
Enforcement action date: 06/16/2000
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRINGFIELD CLEANERS (Continued)

1000257356

Regulation violated: SR - OAR 340-012-0068(2)(k)
Area of violation: Generators - Records/Reporting
Date violation determined: 05/02/2000
Date achieved compliance: 12/20/2000
Violation lead agency: State
Enforcement action: INITIAL 3008(A) CP/CO ORDER
Enforcement action date: 11/14/2000
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: 800
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - OAR 340-012-0068(2)(k)
Area of violation: Generators - Records/Reporting
Date violation determined: 05/02/2000
Date achieved compliance: 12/20/2000
Violation lead agency: State
Enforcement action: FINAL 3008(A) SFO ORDER
Enforcement action date: 06/14/2001
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 700
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 05/02/2000
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - Records/Reporting
Date achieved compliance: 12/20/2000
Evaluation lead agency: State

LUST:

Region: Western Region
Facility ID: 20-89-4138
Cleanup Received Date: 10/19/1989
Cleanup Start Date: 10/19/1989
Cleanup Complete Date: 10/20/1989

Region: Western Region
Facility ID: 20-89-4738
Cleanup Received Date: 10/19/1989
Cleanup Start Date: 10/19/1989
Cleanup Complete Date: 10/20/1989

UST:

Facility ID: 2453
Facility Telephone: (503) 747-3678
Permittee Name: W GENE DAVIS, OWNER
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 1
Number of Tanks: 1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRINGFIELD CLEANERS (Continued)

1000257356

HAZNET:

envid: 1000257356
Year: 1995
GEPaid: ORD982820029
Contact: JOAN DAVIS
Telephone: 5417473678
Mailing Name: Not reported
Mailing Address: 204 MAIN ST
Mailing City,St,Zip: SPRINGFIELD, OR 974770000
Gen County: Not reported
TSD EPA ID: CAD009452657
TSD County: Not reported
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Recycler
Tons: .5250
Facility County: 99

envid: 1000257356
Year: 1994
GEPaid: ORD982820029
Contact: JOAN DAVIS
Telephone: 5417473678
Mailing Name: Not reported
Mailing Address: 204 MAIN ST
Mailing City,St,Zip: SPRINGFIELD, OR 974770000
Gen County: Not reported
TSD EPA ID: CAD009452657
TSD County: Not reported
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Recycler
Tons: .2000
Facility County: 99

envid: 1000257356
Year: 1994
GEPaid: ORD982820029
Contact: JOAN DAVIS
Telephone: 5417473678
Mailing Name: Not reported
Mailing Address: 204 MAIN ST
Mailing City,St,Zip: SPRINGFIELD, OR 974770000
Gen County: Not reported
TSD EPA ID: CAD009452657
TSD County: Not reported
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Disposal, Other
Tons: .4000
Facility County: 99

envid: 1000257356
Year: 1994
GEPaid: ORD982820029
Contact: JOAN DAVIS
Telephone: 5417473678
Mailing Name: Not reported
Mailing Address: 204 MAIN ST
Mailing City,St,Zip: SPRINGFIELD, OR 974770000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRINGFIELD CLEANERS (Continued)

1000257356

Gen County: Not reported
TSD EPA ID: CAD009452657
TSD County: Not reported
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Not reported
Tons: .2000
Facility County: 99

envid: 1000257356
Year: 1994
GEPAID: ORD982820029
Contact: JOAN DAVIS
Telephone: 5417473678
Mailing Name: Not reported
Mailing Address: 204 MAIN ST
Mailing City,St,Zip: SPRINGFIELD, OR 974770000
Gen County: Not reported
TSD EPA ID: CAD009452657
TSD County: Not reported
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Recycler
Tons: .7400
Facility County: 99

[Click this hyperlink](#) while viewing on your computer to access
4 additional CA_HAZNET: record(s) in the EDR Site Report.

**H33
ESE
1/4-1/2
0.371 mi.
1960 ft.**

**SPRINGFIELD, CITY OF
SOUTH A & MILL ST
SPRINGFIELD, OR 97477
Site 4 of 4 in cluster H**

**OR LUST S100499444
N/A**

**Relative:
Higher**

LUST:
Region: Western Region
Facility ID: 20-89-4076
Cleanup Received Date: 07/21/1989
Cleanup Start Date: 07/18/1989
Cleanup Complete Date: **06/29/2007**

**Actual:
453 ft.**

**34
West
1/4-1/2
0.379 mi.
2002 ft.**

**MYRMO & SONS INC
3600 FRANKLIN BLVD
EUGENE, OR 97403**

**OR UST 1000795860
OR HSIS N/A
OR ECSI**

**Relative:
Lower**

UST:
Facility ID: 1691
Facility Telephone: (503) 747-4565
Permittee Name: GEORGE MYRMO, VP
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 2
Number of Tanks: 2

**Actual:
434 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MYRMO & SONS INC (Continued)

1000795860

HSIS:

Facility Id: 035227
Chemical Is Extremely Hazardous Substance (EHS): No
Department Or Division Of Company: Not reported
Facility Has Written Emergency Plan: Yes
Contains 112R: No
NAICS Code 1: 423830
NAICS Desc 1: IND MACHINERY & EQP WHSLE
NAICS Code 2: 000000
NAICS Desc 2: Not reported
Manager Name: GEORGE MYRMO
Business Phone: 5417474561
Mailing Address: PO BOX 3215
Mailing City,St,Zip: EUGENE, OR 97403
No. of Employees: 32
Day Phone: 5417474565
Placard: Yes
Fire Dept Code: 0569
Sprinkler System: Yes
Emergency Contact: GARY NOAH
Emergency Procedure: MAIN OFFICE
Business Type: MACHINE SHOP TRUCK REPAIR HYD REP COMPONENT REP

Facility:

Facility Id: 035227
Physical State Of The Substance: 3
Physical State: GAS
Average Amount Possessed During The Year Code: 20
Maximum Amount Possessed During The Year Code: 20
Applicable Unit Of Measure Code: 3
Description Of The Unit Of Measure: CUBIC FEET
Type Code: L
Description: CYLINDER
Type Code: Not reported
Temperature Description: Not reported
Pressure of Code: 2
Pressure Description: GREATER THAN NORMAL PRESSURE
Pressure of Code: Not reported
Pressure Description: Not reported
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: Not reported
Temperature of The Hazardous Substance Code: Not reported
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qnty Code: 1,000-4,999
Description Of The Avg Qnty Code: 1,000-4,999
Most Hazardous Ingredient: ACETYLENE
United Nations/north America 4 Digit Class Number: 1001
Hazard Rank: 2
EHS Ingredient: NONE LISTED ON MSDS
Substance Pure: True
Substance Mix: False
First Hazardous Class Code For Chemical: Flammable Gas
Second Hazardous Class Code For Chemical: Acute Health Hazard
Third Hazardous Class Code For Chemical: Reactive Material
Hazard Class 1 Of The Chemical: 2.1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MYRMO & SONS INC (Continued)

1000795860

Hazard Class 2 Of The Chemical: 6.3
Hazard Class 3 Of The Chemical: 4.4
Chemical:
United Nations/north America 4 Digit Class Number: 1001
Chemical Abstract Service Identifier Number: 74862
Chemical Is Extremely Hazardous Substance (EHS): No
First Hazardous Class Code For Chemical: Flammable Gas
Second Hazardous Class Code For Chemical: Acute Health Hazard
Third Hazardous Class Code For Chemical: Reactive Material
Hazard Class 1 Of The Chemical: 2.1
Hazard Class 2 Of The Chemical: 6.3
Hazard Class 3 Of The Chemical: 4.4
Chemical Is A Toxic 313 Chemical: No
EPA Pesticide Registration Number: Not reported
Contains 112R: No
Contains EHS: No
Fertilizer: No
Pesticide: No
Contains 313: No

ECSI:

State ID Number: 855
Study Area: False
Legislative ID: 0
FACA ID: 8003
Lat/Long (dms): 44 2 44.90 / -123 2 25.10
Score Value: Not reported
Township Coord.: 17.00
Range Coord: 3.00
Section Coord: 34
Tax Lots: 1000
NPL: False
Updated By: GWISTAR
Brown ID: 0
Region ID: 3
Investigation: No Further Action
Further Action: 0
County Code: 20.00
Cerclis ID: Not reported
Township Zone: S
Range Zone: W
Qtr Section: Not reported
Size: 4.7 acres
Orphan: False
Update Date: 06/14/2007

Narrative:

NARR ID: 5725965
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:They're running a steam cleaning shop and have a direct discharge line into the Willamette River. Supervisor told Don Hernandez, WVR, that ***they will never do what is necessary.***

NARR ID: 5725966
NARR Code: Data Sources
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:Complaint File #2739

NARR ID: 5725967
NARR Code: Hazardous Substance/Waste Types

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MYRMO & SONS INC (Continued)

1000795860

Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:oil

NARR ID: 5725968
NARR Code: Site Location
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:in county between Springfield and Eugene.

NARR ID: 5725969
NARR Code: Pathways Other Hazards
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:soil

NARR ID: 5745480
NARR Code: Remedial Action
Created By: SNICHOL
Created Date: 09/20/2004
Updated By: SNICHOL
Updated Date: 09/20/2004
NARR Comments:(8/20/04 SAN/SAS) No Further Action Required.

Administrative Action:

Admin ID:	718084	Action ID:	9424
Agency:	Dept Of Environmental Quality	Region:	Not reported
Start Date:	05/20/1988	Complete Date:	Not reported
Substance Code:	SAS	Rank Value:	0
Employee Id:	304	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	ENTRY	Category:	Administrative Action
Action Flag:	True	Action Code Flag:	False
Action:	Site added to database		
Further Action:	Not reported		
Comments:	Not reported		

Admin ID:	722021	Action ID:	9508
Agency:	Dept Of Environmental Quality	Region:	0
Start Date:	02/11/1994	Complete Date:	02/11/1994
Substance Code:	SAS	Rank Value:	0
Employee Id:	293	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	RSSC	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	Site Screening recommended (EV)		
Further Action:	High		
Comments:	Not reported		

Admin ID:	728875	Action ID:	9425
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	08/13/2004	Complete Date:	08/20/2004

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MYRMO & SONS INC (Continued)

1000795860

Substance Code: SAS Rank Value: Not reported
Employee Id: 566 Cleanup Flag: False
Created By: MENGLIS Created Date: 08/12/2004
Action Code: EV Category: Remedial Action
Action Flag: True Action Code Flag: False
Action: SITE EVALUATION
Further Action: 0
Comments: No Further Action. State Screening.

Admin ID: 729045 Action ID: 9443
Agency: Dept Of Environmental Quality Region: Western Region
Start Date: 08/20/2004 Complete Date: 08/20/2004
Substance Code: SAS Rank Value: Not reported
Employee Id: 566 Cleanup Flag: False
Created By: SNICHOL Created Date: 09/20/2004
Action Code: NFA Category: Remedial Action
Action Flag: True Action Code Flag: False
Action: NO FURTHER STATE ACTION REQUIRED
Further Action: 0
Comments: No Further Action.

Admin ID: 729046 Action ID: 9459
Agency: Dept Of Environmental Quality Region: Western Region
Start Date: 08/20/2004 Complete Date: 08/20/2004
Substance Code: SAS Rank Value: Not reported
Employee Id: 566 Cleanup Flag: False
Created By: SNICHOL Created Date: 09/20/2004
Action Code: PAE Category: Remedial Action
Action Flag: True Action Code Flag: False
Action: PRELIMINARY ASSESSMENT EQUIVALENT
Further Action: 0
Comments: No Further Action. State Screening.

Operations:
Operation Id: 132157
Operation Status: Active
Common Name: Myrmo & Sons
Yrs of Operation: Not reported
Comments: Not reported
Updated Date: 03/22/1995

35
SSE
1/4-1/2
0.408 mi.
2154 ft.

JIM MCKEE MOBILE HOMES
4521 FRANKLIN BLVD
EUGENE, OR 97403

OR LUST U004015736
OR UST N/A

Relative:
Higher

LUST:
Region: Western Region
Facility ID: 20-91-4142
Cleanup Received Date: 05/10/1991
Cleanup Start Date: 05/12/1991
Cleanup Complete Date: 07/12/1991

Actual:
446 ft.

UST:
Facility ID: 9600
Facility Telephone: (503) 747-5689
Permittee Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JIM MCKEE MOBILE HOMES (Continued)

U004015736

Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 1
Number of Tanks: 1

36
SW
1/4-1/2
0.449 mi.
2370 ft.

JENSEN DRILLING COMPANY
1775 HENDERSON AVE
EUGENE, OR 97403

OR LUST U004015735
OR UST N/A

Relative:
Higher

LUST:
Region: Western Region
Facility ID: 20-99-7020
Cleanup Received Date: 04/13/1999
Cleanup Start Date: 04/07/1999
Cleanup Complete Date: 05/05/1999

Actual:
438 ft.

UST:
Facility ID: 7290
Facility Telephone: (503)726-7435
Permittee Name: JERRY J JENSEN, SECRETARY/TREASURER
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 2
Number of Tanks: 2

37
WSW
1/4-1/2
0.461 mi.
2434 ft.

CASE POWER & EQUIPMENT
3521 FRANKLIN BLVD
EUGENE, OR 97403

OR LUST U000435386
OR UST N/A

Relative:
Higher

LUST:
Region: Western Region
Facility ID: 20-91-4202
Cleanup Received Date: 07/16/1991
Cleanup Start Date: 07/15/1991
Cleanup Complete Date: 05/09/1995

Actual:
436 ft.

UST:
Facility ID: 5544
Facility Telephone: (503)747-4591
Permittee Name: DENNY SMITH, SERVICE MANAGER
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 2
Number of Tanks: 2

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

38
ESE
1/4-1/2
0.471 mi.
2489 ft.

LES' SERVICE CENTER
255 S A STREET
SPRINGFIELD, OR 97477

OR LUST **S110290679**
N/A

Relative:
Higher

LUST:
Region: Western Region
Facility ID: 20-89-4118
Cleanup Received Date: 10/06/1989
Cleanup Start Date: 10/05/1989
Cleanup Complete Date: 11/21/1989

Actual:
458 ft.

39
SSW
1/4-1/2
0.490 mi.
2586 ft.

STRETCH AND SEW INC
3895 E 19TH
EUGENE, OR 97403

OR LUST **U001150281**
OR UST **N/A**

Relative:
Higher

LUST:
Region: Western Region
Facility ID: 20-93-4071
Cleanup Received Date: 05/14/1993
Cleanup Start Date: 05/14/1993
Cleanup Complete Date: 03/17/1999

Actual:
444 ft.

UST:
Facility ID: 11221
Facility Telephone: (503)726-9000
Permittee Name: JOHN WHEELER, WAREHOUSE MANAGER
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 1
Number of Tanks: 1

140
West
1/4-1/2
0.497 mi.
2626 ft.

CEDAR RAPIDS INC
3440 FRANKLIN BLDG
EUGENE, OR 97403
Site 1 of 2 in cluster I

OR LUST **S100499069**
N/A

Relative:
Lower

LUST:
Region: Western Region
Facility ID: 20-90-4317
Cleanup Received Date: 12/18/1990
Cleanup Start Date: Not reported
Cleanup Complete Date: Not reported

Actual:
434 ft.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

I41
West
1/4-1/2
0.497 mi.
2626 ft.

EL-JAY FACTORY #1
3440 FRANKLIN BLVD.
EUGENE, OR 97401

Site 2 of 2 in cluster I

OR AST
OR INST CONTROL
OR VCP
OR HSIS
OR ECSI

S111253043
N/A

Relative:
Lower

AST:
 Facility Id: 056468
 Hazardous Substance: WASTE OIL (MOTOR AND TRANSMISSION)
 Reporting Quantities: 500-999
 Quantity Units: GALLONS
 Physical State: LIQUID
 Storage 1: ABOVEGROUND TANK
 Storage 2: TANK INSIDE BUILDING

Actual:
434 ft.

OR INSTUTIONAL CONTROL:

Site Control Sequence #: 214
 Site Id: 540
 Control Sequence #: 5
 Begin Date: 08/01/2000
 End Date: Not reported
 Frequency Of Review: 0
 Last Reviewed By: Gene Wong
 Last Review Date: Not reported
 Last Updated By: GWONG
 Last Updated Date: 08/08/2003
 Group Sequence #: 2
 Control Code: USL
 Control Description: Use Restriction Land
 FK Type Code: 1
 Group Code: PR
 Group Description: Proprietary
 Type Code: I
 Type Description: Institutional
 Comments: Land use should remain non-residential and non-agricultural

VCS:

ECS Site ID: 540
 Facility Size: 1.6 acres
 Action: NO FURTHER STATE ACTION REQUIRED
 Start Date: 10/24/2000
 End Date: 10/24/2000
 Program: VCP
 Latitude: 44.0454
 Longitude: -123.0436

HSIS:

Facility Id: 056468
 Chemical Is Extremely Hazardous Substance (EHS): No
 Department Or Division Of Company: Not reported
 Facility Has Written Emergency Plan: Not reported
 Contains 112R: No
 NAICS Code 1: 811118
 NAICS Desc 1: OTHER AUTOMOTIVE MECHANICAL & ELECTRICAL R
 NAICS Code 2: 000000
 NAICS Desc 2: Not reported
 Manager Name: Not reported
 Business Phone: 5417410859

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EL-JAY FACTORY #1 (Continued)

S111253043

Mailing Address: PO BOX 370
Mailing City,St,Zip: CRESWELL, OR 97426
No. of Employees: 7
Day Phone: 5419684321
Placard: Not reported
Fire Dept Code: 0569
Sprinkler System: Not reported
Emergency Contact: Not reported
Emergency Procedure: Not reported
Business Type: REMFG TORQUE CONVERTERS

Facility:

Facility Id: 056468
Physical State Of The Substance: 2
Physical State: LIQUID
Average Amount Possessed During The Year Code: 10
Maximum Amount Possessed During The Year Code: 11
Applicable Unit Of Measure Code: 2
Description Of The Unit Of Measure: GALLONS
Type Code: A
Description: ABOVEGROUND TANK
Type Code: C
Temperature Description: TANK INSIDE BUILDING
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qty Code: 500-999
Description Of The Avg Qty Code: 200-499
Most Hazardous Ingridient: PETROLEUM HYDROCARBON
United Nations/north America 4 Digit Class Number: Not reported
Hazard Rank: 2
EHS Ingredient: Not reported
Substance Pure: False
Substance Mix: True
First Hazardous Class Code For Chemical: Combustible Material
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 4.5
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported

Chemical:

United Nations/north America 4 Digit Class Number: Not reported
Chemical Abstract Service Identifier Number: Not reported
Chemical Is Extremely Hazardous Substance (EHS): Not reported
First Hazardous Class Code For Chemical: Combustible Material
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 4.5
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EL-JAY FACTORY #1 (Continued)

S111253043

Chemical Is A Toxic 313 Chemical: Not reported
EPA Pesticide Registration Number: Not reported
Contains 112R: Not reported
Contains EHS: Not reported
Fertilizer: Not reported
Pesticide: Not reported
Contains 313: Not reported

ECSI:

State ID Number: 540 Brown ID: 0
Study Area: False Region ID: 3
Legislative ID: 0 Investigation: No Further Action
FACA ID: 25097 Further Action: 0
Lat/Long (dms): 44 2 43.40 / -123 2 37.00 County Code: 20.00
Score Value: Not reported Cerclis ID: Not reported
Township Coord.: 17.00 Township Zone: S
Range Coord: 3.00 Range Zone: W
Section Coord: 34 Qtr Section: Not reported
Tax Lots: 101 Size: 1.6 acres
NPL: False Orphan: False
Updated By: GWISTAR Update Date: 09/05/2007
Alias Name: Cedar Rapids, Inc.

Hazardous Release:

Substance ID.: 121989
Haz Release ID: 384970
Qty Released: unknown
Date Released: unknown
Update Date: 11/10/1988
Update By: Not reported
Substance Code: ECD200
Substance Name: OIL OR FUEL RELATED COMPOUNDS
Substance Abbrev.: Not reported
Substance Category ID: 8532
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8532
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Comment ID: 304121
Release Code: Data Sources
Release Comments: Inspection on Sept. 25, 1985 by Cynthia Parker.
Sampling Result ID: 346311
Feature Id: Not reported
Hazard Release Id: 384970
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EL-JAY FACTORY #1 (Continued)

S111253043

Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: Unknown
Last Update By: CONV
Update Date: 09/13/1994

Narrative:

NARR ID: 5728718
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:A DEQ inspector observed large oil spills onto dirt near the oil recycling tanks.

NARR ID: 5728719
NARR Code: Data Sources
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:Site information derived from ECSI #199.

NARR ID: 5728720
NARR Code: Hazardous Substance/Waste Types
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:oil

NARR ID: 5728721
NARR Code: Manner of Release
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:Manner and time of release unknown.

NARR ID: 5728722
NARR Code: Media Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:Soil contamination.

NARR ID: 5728723
NARR Code: Site Ownership
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:The El-Jay F1 property has been sold to Mr. Robert Cochran of Eugene,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EL-JAY FACTORY #1 (Continued)

S111253043

Oregon.

NARR ID: 5728724
NARR Code: Remedial Action
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments: EL-Jay has removed soil from oil tank areas. (8/27/92 LSK/SAS) Low priority site. (10/24/00 GJW/VCP) Site issued no further action status in October 2000.

Site Control:

Site Control #: 214
Control Number: 5
Begin Date: 08/01/2000
End Date: Not reported
Frequency Of Review: 0
Last Reviewed By: Gene Wong
Last Reviewed Date: Not reported
Last Update By: GWONG
Last Updated Date: 08/08/2003
Site Comment: Land use should remain non-residential and non-agricultural

Administrative Action:

Admin ID:	703372	Action ID:	9425
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	02/01/2000	Complete Date:	06/15/2000
Substance Code:	VCP	Rank Value:	0
Employee Id:	2164	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	EV	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	SITE EVALUATION		
Further Action:	Not reported		
Comments:	Not reported		

Admin ID:	705131	Action ID:	9443
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	10/24/2000	Complete Date:	10/24/2000
Substance Code:	VCP	Rank Value:	0
Employee Id:	2164	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	NFA	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	NO FURTHER STATE ACTION REQUIRED		
Further Action:	Not reported		
Comments:	Not reported		

Admin ID:	705423	Action ID:	9459
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	02/11/2000	Complete Date:	06/15/2000
Substance Code:	VCP	Rank Value:	0
Employee Id:	2164	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	PAE	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	PRELIMINARY ASSESSMENT EQUIVALENT		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EL-JAY FACTORY #1 (Continued)

S111253043

Further Action: Not reported
Comments: Site summary report

Admin ID: 705711
Agency: Dept Of Environmental Quality
Start Date: 09/22/1999
Substance Code: VCP
Employee Id: 2164
Created By: Not reported
Action Code: LTAG
Action Flag: True
Action: Letter Agreement
Further Action: Not reported
Comments: Not reported

Action ID: 9440
Region: Western Region
Complete Date: 06/15/2000
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 708289
Agency: Dept Of Environmental Quality
Start Date: 10/09/1998
Substance Code: VCP
Employee Id: 1872
Created By: Not reported
Action Code: VWL
Action Flag: True
Action: VCS Waiting List
Further Action: Not reported
Comments: Not reported

Action ID: 9519
Region: Western Region
Complete Date: 08/16/1999
Rank Value: 4
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 718394
Agency: Dept Of Environmental Quality
Start Date: 10/11/1988
Substance Code: SAS
Employee Id: 2579
Created By: Not reported
Action Code: ENTRY
Action Flag: True
Action: Site added to database
Further Action: Not reported
Comments: Not reported

Action ID: 9424
Region: Not reported
Complete Date: Not reported
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Administrative Action
Action Code Flag: False

Admin ID: 718737
Agency: Dept Of Environmental Quality
Start Date: 08/27/1992
Substance Code: SAS
Employee Id: 466
Created By: Not reported
Action Code: EV
Action Flag: True
Action: SITE EVALUATION
Further Action: Not reported
Comments: Not reported

Action ID: 9425
Region: Not reported
Complete Date: 08/27/1992
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 718738
Agency: Dept Of Environmental Quality
Start Date: 08/28/1992
Substance Code: SAS
Employee Id: 466
Created By: Not reported

Action ID: 9437
Region: Not reported
Complete Date: 08/28/1992
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EL-JAY FACTORY #1 (Continued)

S111253043

Action Code: LRC
Action Flag: True
Action: Listing Review completed
Further Action: Not reported
Comments: Not reported
Category: Listing Action
Action Code Flag: False

Admin ID: 718739
Agency: Dept Of Environmental Quality
Start Date: 08/29/1992
Substance Code: SAS
Employee Id: 466
Created By: Not reported
Action Code: NSFL
Action Flag: True
Action: Insufficient information to list
Further Action: Not reported
Comments: Not reported
Action ID: 9449
Region: Not reported
Complete Date: Not reported
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Listing Action
Action Code Flag: False

Admin ID: 718740
Agency: Dept Of Environmental Quality
Start Date: 08/30/1992
Substance Code: SAS
Employee Id: 466
Created By: Not reported
Action Code: RPA
Action Flag: True
Action: State Basic Preliminary Assessment recommended (PA)
Further Action: Low
Comments: Not reported
Action ID: 9496
Region: Not reported
Complete Date: 08/30/1992
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Operations:
Operation Id: 131852
Operation Status: Unknown
Common Name: El-Jay - Eugene
Yrs of Operation: Not reported
Comments: Manufacture Large Rock Processing Equipment
Updated Date: 09/13/1994

42
SE
1/2-1
0.511 mi.
2696 ft.

**BORDEN INC SPRINGFIELD
470 S 2ND ST
SPRINGFIELD, OR 97477**

**CERC-NFRAP 1000187054
RCRA-LQG ORD009041591
OR AST
OR MANIFEST
OR SPILLS
OR HAZMAT
OR NPDES
OR HSIS
US AIRS
OR ECSI**

**Relative:
Higher**

**Actual:
471 ft.**

CERC-NFRAP:
Site ID: 1000360
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Assessment History:
Action: DISCOVERY
Date Started: / /

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Date Completed: 11/01/79
Priority Level: Not reported

Action: SITE INSPECTION
Date Started: 12/01/83
Date Completed: 03/22/84
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

Action: ARCHIVE SITE
Date Started: / /
Date Completed: 03/22/84
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: 11/01/83
Date Completed: 03/22/84
Priority Level: Higher priority for further assessment

RCRA-LQG:

Date form received by agency: 12/31/2013
Facility name: MOMENTIVE SPECIALTY CHEMICALS INC.
Facility address: 470 S 2ND ST
SPRINGFIELD, OR 97477

EPA ID: ORD009041591
Mailing address: 470 SOUTH 2ND ST
SPRINGFIELD, OR 97477

Contact: GREG WILBERGER
Contact address: 470 SOUTH 2ND ST
SPRINGFIELD, OR 97477

Contact country: US
Contact telephone: 541 741-3224
Contact email: GREG.WILBERGER@MOMENTIVE.COM
EPA Region: 10
Land type: Private
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: MOMENTIVE SPECIALTY CHEMICAL INC.
Owner/operator address: 180 E BROAD ST
COLUMBUS, OH 43215

Owner/operator country: US
Owner/operator telephone: (614) 225-4000
Legal status: Private
Owner/Operator Type: Owner

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Owner/Op start date: 12/31/2013
Owner/Op end date: Not reported

Owner/operator name: MOMENTIVE SPECIALTY CHEMICALS INC.
Owner/operator address: 470 S 2ND ST
SPRINGFIELD, OR 97477

Owner/operator country: US
Owner/operator telephone: (541) 741-6695
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/31/2013
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: NA
. Waste name: NA

Historical Generators:

Date form received by agency: 12/30/2013
Site name: MOMENTIVE SPECIALTY CHEMICALS INC.
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D008
. Waste name: LEAD

. Waste code: D038
. Waste name: PYRIDINE

. Waste code: U154
. Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)

Date form received by agency: 12/31/2012
Site name: MOMENTIVE SPECIALTY CHEMICALS INC.
Classification: Large Quantity Generator

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

. Waste code: NA
. Waste name: NA

Date form received by agency: 08/01/2012
Site name: MOMENTIVE SPECIALTY CHEMICALS INC.
Classification: Large Quantity Generator

. Waste code: NA
. Waste name: NA

Date form received by agency: 12/31/2010
Site name: MOMENTIVE SPECIALTY CHEMICALS INC.
Classification: Conditionally Exempt Small Quantity Generator

. Waste code: NA
. Waste name: NA

Date form received by agency: 10/01/2010
Site name: MOMENTIVE SPECIALTY CHEMICALS INC.
Classification: Conditionally Exempt Small Quantity Generator

. Waste code: NA
. Waste name: NA

Date form received by agency: 12/31/2009
Site name: HEXION SPECIALTY CHEMICALS, INC.
Classification: Large Quantity Generator

Date form received by agency: 12/30/2009
Site name: HEXION SPECIALTY CHEMICALS, INC.
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D009
. Waste name: MERCURY

. Waste code: D023
. Waste name: O-CRESOL

. Waste code: D025
. Waste name: P-CRESOL

. Waste code: D038
. Waste name: PYRIDINE

. Waste code: U154
. Waste name: METHANOL (l) (OR) METHYL ALCOHOL (l)

Date form received by agency: 10/29/2009
Site name: HEXION SPECIALTY CHEMICALS, INC.
Classification: Large Quantity Generator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Date form received by agency: 01/01/2009
Site name: HEXION SPECIALTY CHEMICALS, INC.
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 12/31/2008
Site name: HEXION SPECIALTY CHEMICALS, INC.
Classification: Small Quantity Generator

Date form received by agency: 01/10/2008
Site name: HEXION SPECIALTY CHEMICALS, INC.
Classification: Large Quantity Generator

Date form received by agency: 01/10/2008
Site name: HEXION SPECIALTY CHEMICALS, INC.
Classification: Large Quantity Generator

Date form received by agency: 01/01/2008
Site name: HEXION SPECIALTY CHEMICALS, INC.
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 12/31/2005
Site name: HEXION SPECIALTY CHEMICALS, INC.
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 12/31/2004
Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 12/31/2003
Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/27/2003
Site name: BORDEN CHEMICAL INC
Classification: Large Quantity Generator

Date form received by agency: 03/21/2002
Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/16/2001
Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/18/2000
Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/27/1999
Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/09/1998
Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/23/1997

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 02/12/1996

Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 02/10/1995

Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/12/1994

Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/19/1993

Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

. Waste code: NONE
. Waste name: None

Date form received by agency: 04/01/1992

Site name: BORDEN CHEMICAL INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 09/02/1983

Site name: BORDEN CHEMICAL INC
Classification: Large Quantity Generator

Date form received by agency: 11/19/1980

Site name: BORDEN CHEMICAL INC
Classification: Not a generator, verified

. Waste code: U122
. Waste name: FORMALDEHYDE

. Waste code: U188
. Waste name: PHENOL

Facility Has Received Notices of Violations:

Regulation violated: Not reported
Area of violation: Universal Waste - Small Quantity Handlers
Date violation determined: 09/16/2014
Date achieved compliance: 10/31/2014
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 10/07/2014
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - Pre-transport

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Date violation determined: 09/16/2014
Date achieved compliance: 10/31/2014
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 10/07/2014
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 09/16/2014
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - Pre-transport
Date achieved compliance: 10/31/2014
Evaluation lead agency: State

Evaluation date: 09/16/2014
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Universal Waste - Small Quantity Handlers
Date achieved compliance: 10/31/2014
Evaluation lead agency: State

Evaluation date: 02/15/2011
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 01/08/2009
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 06/12/1984
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

AST:

Facility Id: 004615
Hazardous Substance: LIQUID PHENOL EXTENDER (LPE)-90
Reporting Quantities: 10,000-49,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: TANK WAGON
Storage 2: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: INTERMEDIATE Q50BC
Reporting Quantities: 1,000-4,999
Quantity Units: GALLONS
Physical State: LIQUID

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Storage 1: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: ZOLDINE LH 2001
Reporting Quantities: 5,000-9,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK
Storage 2: TOTEBIN

Facility Id: 004615
Hazardous Substance: DIETHYLENE GLYCOL
Reporting Quantities: 5,000-9,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: PHENOL RESORCINOL FORMALDEHYDE RESIN
Reporting Quantities: 750,000-999,999
Quantity Units: POUNDS
Physical State: SOLID
Storage 1: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: ALPHASET
Reporting Quantities: 10,000-49,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: CASCOSET LQ-100
Reporting Quantities: 1,000-4,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: TOTEBIN
Storage 2: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: PHENOL 90%
Reporting Quantities: 10,000-49,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: TANK WAGON
Storage 2: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: CARBON DIOXIDE
Reporting Quantities: 1,000-4,999
Quantity Units: GALLONS
Physical State: GAS
Storage 1: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: UREA FORMALDEHYDE RESIN
Reporting Quantities: 750,000-999,999

Map ID
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: METHYLATED MELAMINE RESIN
Reporting Quantities: 10,000-49,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: TOTEBIN
Storage 2: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: PHENOL
Reporting Quantities: 50,000-99,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK
Storage 2: RAILCAR

Facility Id: 004615
Hazardous Substance: TRIETHYLAMINE
Reporting Quantities: 1,000-4,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK
Storage 2: STEEL DRUM

Facility Id: 004615
Hazardous Substance: DISTILLATE (304205/304206)
Reporting Quantities: 10,000-49,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: METHYL ALCOHOL
Reporting Quantities: 100,000-249,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: PHENOL FORMALDEHYDE RESIN
Reporting Quantities: 1,000,000-2,499,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK
Storage 2: TANK INSIDE BUILDING

Facility Id: 004615
Hazardous Substance: POTASSIUM HYDROXIDE
Reporting Quantities: 1,000-4,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: TANK INSIDE BUILDING
Storage 2: ABOVEGROUND TANK

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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Facility Id: 004615
Hazardous Substance: PROPANE
Reporting Quantities: 500-999
Quantity Units: GALLONS
Physical State: GAS
Storage 1: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: RESORCINOL FORMALDEHYDE RESIN
Reporting Quantities: 250,000-499,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: STEARIC ACID
Reporting Quantities: 5,000-9,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: AQUA AMMONIA
Reporting Quantities: 10,000-49,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK
Storage 2: PLASTIC OR NON-METALLIC DRUM

Facility Id: 004615
Hazardous Substance: TRIETHANOLAMINE
Reporting Quantities: 5,000-9,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK

Facility Id: 004615
Hazardous Substance: FORMALDEHYDE SOLUTION
Reporting Quantities: 100,000-249,999
Quantity Units: GALLONS
Physical State: LIQUID
Storage 1: ABOVEGROUND TANK

OR MANIFEST:

Manifest Year: Manifest Year - 2013
EPA Id: ORD009041591
Inactive Status: Not reported
Organization Name: Not reported
Contact Name: Greg Wilberger
Contact Telephone Number: Not reported
Mailing Address: 470 South 2nd St
Mailing City/State/Zip: Springfield, OR 97477

Manifest:

Map ID
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Year : 2012
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 003191036
Ship Date : 06/15/2012
TSD : NVT330010000
WS Num: 1
Transporter: TXR000050930
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H039
EPA Waste Codes: D002
Waste Description: Waste Caustic Material
Total Amt Of Waste Stream Generated in Reporting Yr 1: Not reported
Total Amt Of Waste Stream Generated in Reporting Yr 2: Not reported

Year : 2012
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 003483508
Ship Date : 10/12/2012
TSD : NVT330010000
WS Num: 1
Transporter: TXR000081205
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H039
EPA Waste Codes: D002
Waste Description: Waste Caustic Material
Total Amt Of Waste Stream Generated in Reporting Yr 1: Not reported
Total Amt Of Waste Stream Generated in Reporting Yr 2: Not reported

Year : 2012
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 003191037
Ship Date : 06/15/2012
TSD : TXD077603371
WS Num: 2
Transporter: TXR000050930
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H040
EPA Waste Codes: D001 D002 D038
Waste Description: Waste Corrosive Liquids
Total Amt Of Waste Stream Generated in Reporting Yr 1: Not reported
Total Amt Of Waste Stream Generated in Reporting Yr 2: Not reported

Year : 2012
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 003483507
Ship Date : 10/12/2012

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

TSD : TXD077603371
WS Num: 2
Transporter: TXR000050930
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H040
EPA Waste Codes: D001 D002 D038
Waste Description: Waste Corrosive Liquids
Total Amt Of Waste Stream Generated in Reporting Yr 1: Not reported
Total Amt Of Waste Stream Generated in Reporting Yr 2: Not reported

Year : 2012
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 003483522
Ship Date : 10/12/2012
TSD : NVT330010000
WS Num: 3
Transporter: TXR000081205
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H132
EPA Waste Codes: D008
Waste Description: Waste lead batteries
Total Amt Of Waste Stream Generated in Reporting Yr 1: Not reported
Total Amt Of Waste Stream Generated in Reporting Yr 2: Not reported

Year : 2012
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 000483754
Ship Date : 09/11/2012
TSD : IDD073114654
WS Num: 5
Transporter: NJD080631369
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H132
EPA Waste Codes: D007
Waste Description: Waste boiler cleanout
Total Amt Of Waste Stream Generated in Reporting Yr 1: Not reported
Total Amt Of Waste Stream Generated in Reporting Yr 2: Not reported

Manifest:
Year : 2009
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 001978822SKS
Ship Date : 12/16/2009
TSD : NVT330010000
WS Num: 3
Transporter: TXR000050930

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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H132
EPA Waste Codes: D002
Waste Description: Off Spec Product
Total Amt Of Waste Stream Generated in Reporting Yr 1: 4430.694999999997
Total Amt Of Waste Stream Generated in Reporting Yr 2: 4430.694999999997

Year : 2009
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 001330258SKS
Ship Date : 01/23/2009
TSD : TXD077603371
WS Num: 2
Transporter: TXR000050930
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H061
EPA Waste Codes: D001 U154
Waste Description: Methanol Filters
Total Amt Of Waste Stream Generated in Reporting Yr 1: 21.76800000000001
Total Amt Of Waste Stream Generated in Reporting Yr 2: 22.67500000000001

Year : 2009
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 002465133FLE
Ship Date : 05/20/2009
TSD : MOD981123391
WS Num: 1
Transporter: OKD007222128
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H111
EPA Waste Codes: D002
Waste Description: Waste Caustic Material
Total Amt Of Waste Stream Generated in Reporting Yr 1: 176.86500000000001
Total Amt Of Waste Stream Generated in Reporting Yr 2: 40.814999999999998

Year : 2009
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 001978541SKS
Ship Date : 08/31/2009
TSD : NVT330010000
WS Num: 1
Transporter: TXR000050930
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H132
EPA Waste Codes: D002
Waste Description: Waste Caustic Material
Total Amt Of Waste Stream Generated in Reporting Yr 1: 176.86500000000001

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Total Amt Of Waste Stream Generated in Reporting Yr 2: 81.629999999999995

Year : 2009
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 001978824SKS
Ship Date : 12/16/2009
TSD : NVT330010000
WS Num: 1
Transporter: TXR000050930
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H132
EPA Waste Codes: D002
Waste Description: Waste Caustic Material
Total Amt Of Waste Stream Generated in Reporting Yr 1: 176.865000000000001
Total Amt Of Waste Stream Generated in Reporting Yr 2: 54.420000000000002

Year : 2009
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 001978818SKS
Ship Date : 12/16/2009
TSD : TXD077603371
WS Num: 5
Transporter: TXR000050930
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H061
EPA Waste Codes: D023 D025
Waste Description: Obsolete Material
Total Amt Of Waste Stream Generated in Reporting Yr 1: 408.149999999999998
Total Amt Of Waste Stream Generated in Reporting Yr 2: 408.149999999999998

Year : 2009
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 001978818SKS
Ship Date : 12/16/2009
TSD : TXD077603371
WS Num: 4
Transporter: TXR000050930
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H040
EPA Waste Codes: D001 D002 D038
Waste Description: Waste Corrosive Liquids
Total Amt Of Waste Stream Generated in Reporting Yr 1: 4.53500000000000001
Total Amt Of Waste Stream Generated in Reporting Yr 2: 4.53500000000000001

Year : 2009
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Manifest : 002465133FLE
Ship Date : 05/20/2009
TSD : MOD981123391
WS Num: 6
Transporter: OKD007222128
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H010
EPA Waste Codes: D002 D009
Waste Description: Waste Mercury
Total Amt Of Waste Stream Generated in Reporting Yr 1: 0.4535000000000001
Total Amt Of Waste Stream Generated in Reporting Yr 2: 0.4535000000000001

Year : 2009
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 001978535SKS
Ship Date : 08/31/2009
TSD : TXD077603371
WS Num: 2
Transporter: TXR000050930
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H061
EPA Waste Codes: D001 U154
Waste Description: Methanol Filters
Total Amt Of Waste Stream Generated in Reporting Yr 1: 21.768000000000001
Total Amt Of Waste Stream Generated in Reporting Yr 2: 21.768000000000001

Manifest:
Year : 2007
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 000033271
Ship Date : 05/07/2007
TSD : TXD077603371
WS Num: 1
Transporter: TXR000050930
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H040
EPA Waste Codes: D001 U154
Waste Description: Methanol Waste Filters
Total Amt Of Waste Stream Generated in Reporting Yr 1: 175.96000000000001
Total Amt Of Waste Stream Generated in Reporting Yr 2: 68.03000000000001

Year : 2007
RCRA Id : ORD009041591
Inactive : Not reported
Status: Large quantity generator
Manifest : 000296749
Ship Date : 10/05/2007
TSD : TXD077603371

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

WS Num: 1
Transporter: ORD000712067
Ship Qty : Not reported
Rpt Unit : Not reported
Off Mng : H040
EPA Waste Codes: D001 U154
Waste Description: Methanol Waste Filters
Total Amt Of Waste Stream Generated in Reporting Yr 1: 175.96000000000001
Total Amt Of Waste Stream Generated in Reporting Yr 2: 45.350000000000001

OR SPILLS:

Year: Not reported
DEQ Region: Not reported
Facility ID: 02-2133
Incident Status: Not reported
Spill Date: Not reported
Material: Products, manufacturing intermediates, etc.
Quantity: 40000
Unit of Measure: Gallons
How Occurred: Not reported
Release Date: 08/31/2002
Description: Leaking transfer pump in storage tank equipment - 40,000 gal methanol release. To containment area - 1/2 to soil and 1/2 evaporated as it was sprayed from high pressure pump.
Location: Not reported
Lat/Long: 44.0428 / -123.0243
Source: Industrial Plant
Media: Non-saturated soil, rock, etc.
Responsible Company: Borden
Responsible Contact: John Gillespie
Responsible Address: 470 S 2nd St
Responsible City,St,Zip: Springfield, OR 97477-5308
Responsible Country: LANE

Year: Not reported
DEQ Region: Not reported
Facility ID: 112
Incident Status: Not reported
Spill Date: 01/01/1994
Material: FAT/GREASE
Quantity: 20000
Unit of Measure: Not reported
How Occurred: TRUCK OVERTURN; RELEASE TO DITCH
Release Date: Not reported
Description: Not reported
Location: Not reported
Lat/Long: Not reported
Source: Not reported
Media: Not reported
Responsible Company: EUGENE CHEMICAL
Responsible Contact: Not reported
Responsible Address: Not reported
Responsible City,St,Zip: Not reported
Responsible Country: Not reported

Map ID
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Year: Not reported
DEQ Region: Not reported
Facility ID: 2015-0595
Incident Status: Referred/Closed
Spill Date: Not reported
Material: Wastewater (Non-Sewage)
Quantity: Unknown
Unit of Measure: Gallons
How Occurred: Not reported
Release Date: 03/16/2015
Description: Received notification of water from a cooling tower, at a wood specialty chemical plant that makes resins using formaldehyde, spilling water from an underground pipe. The leak which is seeping out of the ground was found by accident when brush was removed from the area. The water has been tested and found to be within permitted levels. One of the elements is a boiler treatment tracer and gives the discharge a green appearance. A majority of the cooling tower is still discharged through the pipe and they are diverting the seepage back to the cooler. The discharge could impact the Willamette River.
Location: Not reported
Lat/Long: 44.042873 / -123.023404
Source: Business
Media: Surface Water
Responsible Company: Hexion, Inc.
Responsible Contact: Julia M. Hume - NW Region Environmental Manager
Responsible Address: 470 S. 2nd St.
Responsible City,St,Zip: Springfield, OR 97477
Responsible Country: Not reported

HAZMAT:

Responsible Party: BORDEN CHEMICAL
RP Company: BORDEN CHEMICAL
RP Address: 470 S 2ND ST
RP City,St,Zip: SPRINGFIELD 97477
Facility ID: 890262
OERS Number: Not reported
Dept Rsp: SPRINGFIELD FIRE LIFE SFTY
Narrative: Not reported
Property Loss: Not reported
Amount Released: Not reported
Service County: Not reported
Service Name: Not reported
Incident Type: Not reported
Civilian Casualty Activity: Not reported
Chemical Name: Not reported
Hazmat Area Affected: Not reported
Hazmat Area Evacuated: Not reported
Hazmat Container Type: Not reported
Hazmat Physical State Released: Not reported
Hazmat Released Into: Not reported
Hazmat Released Volume Units: Not reported
Hazmat Released Weight Units: Not reported
Hazmat Released From: Not reported
Hazmat Area Affected Measurement: Not reported
Hazmat No. of People Evacuated: Not reported
Hazmat No of Buildings Evacuated: Not reported
Incident Content Loss: Not reported

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Civilian Casualty Patient Disposition: Not reported
Remark: Not reported
Incident District: SPRINGFIELD FIRE LIFE SFTY
Date Added: 01/01/1985
Unit: Not reported
Agency Phone: Not reported
Osfm Incident Report Number: 890262
Dept. Responding: SPRINGFIELD FIRE LIFE SFTY
Person Making Report: Not reported
Title: Not reported
Agency: SPRINGFIELD FIRE LIFE SFTY
Phone: Not reported
Date Of Incident: 07/15/1989
Call Time: 12:00:00 AM
In Route: 12:00:00 AM
Arrival: 6:15:00 AM
Depart Scene: 12:00:00 AM
Back In Quarters: 12:00:00 AM
In Service: 6:45:00 AM
Dist Of Incident: SPRINGFIELD FIRE LIFE SFTY
Were State Resources Used?: False
Was Oers Notified?: False
Oers Number: Not reported
Team Number: Not reported
Agency Report Number: SF89-2229
Unit: Not reported
Highway: Not reported
Mile Post: Not reported
Scene Type: Private Road
Area Type: Industrial
Responsible Party(ies): BORDEN CHEMICAL
Company: BORDEN CHEMICAL
Respcontact: Not reported
Address: 470 S 2ND ST
Resp City: SPRINGFIELD
Resp State: Not reported
Resp ZipCode: 97477
Phone: Not reported
Resp Phone2: Not reported
Weather: 0
Temperature: 0
Wind Speed: 0
Wind Direction: Not reported
Were Haz Materials Released?: True
Operation Performed: During Delivery/Shipment
Cause: Unknown
Vehicle And Cargo: 0
Fixed Property: 0
Total Loss: \$0.00

Chemical:

Chemical Info: 5493
Chemical Id: 35430
Incident Id: 890262
Chemical Name: UNKNOWN CHEMICAL
UNNA: Not reported
Amount At Risk: 0
Amount Released: 0

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Amount Measured: 0
Biological: False
Radiological: False

Chemical Id: 35430
Chemical Name: UNKNOWN CHEMICAL
Hazardous Ingredient: UNKNOWN CHEMICAL
Hazardous Class 1: 9.0
Hazardous Class 2: Not reported
Hazardous Rank: 2
Case Number: Not reported
UNNA Number: Not reported
EPA Pest Reg: Not reported
EHA Chem: Not reported
PSM Chem: Not reported
CAA 112R Chem: Not reported

Released:
Release Behavior Id: 7051
Incident Id: 890262
Behavior: 10

Responsible Party: JOHN GILLESPIE
RP Company: BORDEN CHEMICALS
RP Address: 470 S 2ND STREET
RP City,St,Zip: SPRINGFIELD, OR 97477
Facility ID: 020233
OERS Number: Not reported
Dept Rsp: SPRINGFIELD FIRE LIFE SFTY
Narrative: Not reported
Property Loss: Not reported
Amount Released: Not reported
Service County: Not reported
Service Name: Not reported
Incident Type: Not reported
Civilian Casualty Activity: Not reported
Chemical Name: Not reported
Hazmat Area Affected: Not reported
Hazmat Area Evacuated: Not reported
Hazmat Container Type: Not reported
Hazmat Physical State Released: Not reported
Hazmat Released Into: Not reported
Hazmat Released Volume Units: Not reported
Hazmat Released Weight Units: Not reported
Hazmat Released From: Not reported
Hazmat Area Affected Measurement: Not reported
Hazmat No. of People Evacuated: Not reported
Hazmat No of Buildings Evacuated: Not reported
Incident Content Loss: Not reported
Civilian Casualty Patient Disposition: Not reported
Remark: Not reported
Incident District: SPRINGFIELD FIRE LIFE SFTY
Date Added: 12/02/2002
Unit: Not reported
Agency Phone: 5417262298
Osfm Incident Report Number: 020233

Map ID
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MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Dept. Responding: SPRINGFIELD FIRE LIFE SFTY
Person Making Report: JIM WICKS
Title: DEPUTY FIRE MAR
Agency: SPRINGFIELD FIRE LIFE SFTY
Phone: 5417262298
Date Of Incident: 09/01/2002
Call Time: 10:10:00 AM
In Route: Not reported
Arrival: 10:17:00 AM
Depart Scene: 12:00:00 AM
Back In Quarters: 12:00:00 AM
In Service: 4:55:00 PM
Dist Of Incident: SPRINGFIELD FIRE LIFE SFTY
Were State Resources Used?: False
Was Oers Notified?: False
Oers Number: Not reported
Team Number: Not reported
Agency Report Number: 02-110957
Unit: Not reported
Highway: Not reported
Mile Post: Not reported
Scene Type: Private Land
Area Type: Industrial
Responsible Party(les): JOHN GILLESPIE
Company: BORDEN CHEMICALS
Respcontact: Not reported
Address: 470 S 2ND STREET
Resp City: SPRINGFIELD
Resp State: OR
Resp ZipCode: 97477
Phone: 5417416789
Resp Phone2: 5419531680
Weather: 0
Temperature: 0
Wind Speed: 0
Wind Direction: Not reported
Were Haz Materials Released?: True
Operation Performed: Normal Operation
Cause: Unknown
Vehicle And Cargo: 0
Fixed Property: 0
Total Loss: \$0.00

Chemical:

Chemical Info: 4210
Chemical Id: 35430
Incident Id: 020233
Chemical Name: UNKNOWN CHEMICAL
UNNA: Not reported
Amount At Risk: 0
Amount Released: 0
Amount Measured: 0
Biological: False
Radiological: False

Chemical Id: 35430
Chemical Name: UNKNOWN CHEMICAL
Hazardous Ingredient: UNKNOWN CHEMICAL

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Hazardous Class 1: 9.0
Hazardous Class 2: Not reported
Hazardous Rank: 2
Case Number: Not reported
UNNA Number: Not reported
EPA Pest Reg: Not reported
EHA Chem: Not reported
PSM Chem: Not reported
CAA 112R Chem: Not reported

Method:

Method Used Id: 2791
Incident Id: 020233
Identity Method: 3

Method Used Id: 3716
Incident Id: 020233
Identity Method: 5

Method Used Id: 7255
Incident Id: 020233
Identity Method: 4

Released:

Release Behavior Id: 655
Incident Id: 020233
Behavior: 1

Release Behavior Id: 3111
Incident Id: 020233
Behavior: 4

Responsible Party: Not reported
RP Company: BORDEN CHEMICAL
RP Address: 470 S 2ND
RP City,St,Zip: SPRINGFIELD, OR 97477
Facility ID: 020121
OERS Number: Not reported
Dept Rsp: HAZMAT TEAM EUGENE - 02
Narrative: Not reported
Property Loss: Not reported
Amount Released: Not reported
Service County: Not reported
Service Name: Not reported
Incident Type: Not reported
Civilian Casualty Activity: Not reported
Chemical Name: Not reported
Hazmat Area Affected: Not reported
Hazmat Area Evacuated: Not reported
Hazmat Container Type: Not reported
Hazmat Physical State Released: Not reported
Hazmat Released Into: Not reported
Hazmat Released Volume Units: Not reported
Hazmat Released Weight Units: Not reported
Hazmat Released From: Not reported

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Hazmat Area Affected Measurement: Not reported
Hazmat No. of People Evacuated: Not reported
Hazmat No of Buildings Evacuated: Not reported
Incident Content Loss: Not reported
Civilian Casualty Patient Disposition: Not reported
Remark: Not reported
Incident District: HAZMAT TEAM EUGENE - 02
Date Added: 10/11/2002
Unit: Not reported
Agency Phone: 5416828106
Osfm Incident Report Number: 020121
Dept. Responding: HAZMAT TEAM EUGENE - 02
Person Making Report: CAPT GARY NAUTA
Title: CAPTAIN
Agency: HAZMAT TEAM EUGENE - 02
Phone: 5416828106
Date Of Incident: 09/01/2002
Call Time: 11:47:00 AM
In Route: 11:48:00 AM
Arrival: 12:04:00 PM
Depart Scene: 12:00:00 AM
Back In Quarters: 12:00:00 AM
In Service: 1:49:00 PM
Dist Of Incident: HAZMAT TEAM EUGENE - 02
Were State Resources Used?: False
Was Oers Notified?: True
Oers Number: Not reported
Team Number: HM02
Agency Report Number: 02-110957
Unit: Not reported
Highway: Not reported
Mile Post: Not reported
Scene Type: Private Structure
Area Type: Industrial
Responsible Party(les): Not reported
Company: BORDEN CHEMICAL
Respcontact: Not reported
Address: 470 S 2ND
Resp City: SPRINGFIELD
Resp State: OR
Resp ZipCode: 97477
Phone: 8006382095
Resp Phone2: Not reported
Weather: 0
Temperature: 0
Wind Speed: 0
Wind Direction: Not reported
Were Haz Materials Released?: True
Operation Performed: Normal Operation
Cause: Unknown
Vehicle And Cargo: 0
Fixed Property: 0
Total Loss: \$0.00

Chemical:
Chemical Info: 2479
Chemical Id: 18354
Incident Id: 020121

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Chemical Name: METHANOL
UNNA: Not reported
Amount At Risk: 152000
Amount Released: 40000
Amount Measured: 2
Biological: False
Radiological: False

Chemical Id: 18354
Chemical Name: METHANOL
Hazardous Ingredient: METHANOL
Hazardous Class 1: 3.2
Hazardous Class 2: 6.1
Hazardous Rank: 2
Case Number: 67561
UNNA Number: 1230
EPA Pest Reg: Not reported
EHA Chem: N
PSM Chem: N
CAA 112R Chem: N

Method:

Method Used Id: 3681
Incident Id: 020121
Identity Method: 5

Released:

Release Behavior Id: 631
Incident Id: 020121
Behavior: 1

Release Behavior Id: 3077
Incident Id: 020121
Behavior: 4

Narrative:

Narrative Id: 1222
Incident Id: 020121

Incident Narrative: HAZ 2 RESPONDED TO 470 S 2ND SPRINGFIELD (BORDEN CHEMICAL) REGARDING A CHEMICAL RELEASE - 40,000 GALLONS OF METHANOL. THIS WAS A FIXED SITE RELEASE INTO A CONTAINMENT AREA. THE LOCATION OF THE CONTAINMENT FIELD WAS APPROXIMATELY 50' FROM THE WILLAMETTE RIVER.
HAZ 2 REPORTED TO SPRINGFIELD FIRE COMMAND TO ADVISE ON INCIDENT. THE SPILLOF 40,000 GALLONS OF METHANOL WAS IN A CONTAINMENT AREA. THE CONTAINMENT AREA WAS OVER 20 YEARS OLD.
HAZ 2 CONTACTED OERS & DEQ. HAZ 2 REQUESTED THAT SOIL SAMPLES BE TAKEN BETWEEN THE CONTAINMENT AREA AND THE WILLAMETTE RIVER TO ENSURE CONTAINMENT. WE ALSO SUGGESTED A "PROTECTION LINE" IN PLACE FOR WORKERS IN THE AREA.
THE INCIDENT WAS TURNED OVER TO SPRINGFIELD FIRE AND DEQ. (SEE ALL OTHER REPORTS - SAME #)

Incident Date: 9/1/2002

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

NPDES:

WQ File Nbr: 10125
Legal Name: MOMENTIVE SPECIALTY CHEMICALS INC.
Region: Not reported
Pri SIC: 2821
Facility Type: Not reported
Latitude: Not reported
Longitude: Not reported
Category: Not reported
Permit Type: GEN12H
Permit Active: Not reported
Is Active?: FALSE
Permit Description: Not reported
Expiration Date: Not reported
EPA Number: Not reported
UIC Facility: Not reported
Admin Agent: Not reported
Last Action Date: Not reported
Permit Writer: Not reported
Compliance Inspector: Not reported
DMR Reviewer: Not reported
Application Number: Not reported
Class: Not reported
Start Date: Not reported

WQ File Nbr: 10125
Legal Name: MOMENTIVE SPECIALTY CHEMICALS INC.
Region: Not reported
Pri SIC: 2821
Facility Type: Not reported
Latitude: Not reported
Longitude: Not reported
Category: Not reported
Permit Type: NPDES-IW-N
Permit Active: Not reported
Is Active?: FALSE
Permit Description: Not reported
Expiration Date: Not reported
EPA Number: Not reported
UIC Facility: Not reported
Admin Agent: Not reported
Last Action Date: Not reported
Permit Writer: Not reported
Compliance Inspector: Not reported
DMR Reviewer: Not reported
Application Number: Not reported
Class: Not reported
Start Date: Not reported

WQ File Nbr: 10125
Legal Name: MOMENTIVE SPECIALTY CHEMICALS INC.
Region: WR
Pri SIC: 2821
Facility Type: PLASTICS MATERIALS, SYNTHETICS
Latitude: 44.0428
Longitude: -123.0243
Category: STM

Map ID
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MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Permit Type: GEN12Z
Permit Active: True
Is Active?: Not reported
Permit Description: Stormwater; NPDES specific SIC codes
Expiration Date: 06/30/2017
EPA Number: ORR231077
UIC Facility: False
Admin Agent: Salem Office
Last Action Date: 10/01/2013
Permit Writer: English
Compliance Inspector: English
DMR Reviewer: Jacobsen
Application Number: 964721
Class: MINOR
Start Date: 08/05/1997

WQ File Nbr: 10125
Legal Name: MOMENTIVE SPECIALTY CHEMICALS INC.
Region: WR
Pri SIC: 2821
Facility Type: PLASTICS MATERIALS, SYNTHETICS
Latitude: 44.0428
Longitude: -123.0243
Category: IND
Permit Type: GEN01
Permit Active: True
Is Active?: Not reported
Permit Description: Industrial Wastewater; NPDES cooling water
Expiration Date: 07/31/2001
EPA Number: ORG253527
UIC Facility: False
Admin Agent: Salem Office
Last Action Date: 10/27/2010
Permit Writer: Not reported
Compliance Inspector: McMillan
DMR Reviewer: McMillan
Application Number: 968271
Class: MINOR
Start Date: 10/25/1993

HSIS:

Facility Id: 004615
Chemical Is Extremely Hazardous Substance (EHS): Yes
Department Or Division Of Company: SPRINGFIELD SITE
Facility Has Written Emergency Plan: Yes
Contains 112R: Yes
NAICS Code 1: 325211
NAICS Desc 1: PLASTICS MATERIAL & RESIN MFG
NAICS Code 2: 325520
NAICS Desc 2: ADHESIVE MFG
Manager Name: BRAD GIDDENS
Business Phone: 5417468461
Mailing Address: 470 S SECOND ST
Mailing City,St,Zip: SPRINGFIELD, OR 97477
No. of Employees: 37
Day Phone: 5417416688
Placard: Yes

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Fire Dept Code: 0569
Sprinkler System: Yes
Emergency Contact: BRAD GIDDENS
Emergency Procedure: EHS
Business Type: SYNTHETIC RESIN MFG PROCESSING

Facility:
Facility Id: 004615
Physical State Of The Substance: 1
Physical State: SOLID
Average Amount Possessed During The Year Code: 11
Maximum Amount Possessed During The Year Code: 20
Applicable Unit Of Measure Code: 1
Description Of The Unit Of Measure: POUNDS
Type Code: J
Description: BAG
Type Code: Not reported
Temperature Description: Not reported
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Pressure of Code: Not reported
Pressure Description: Not reported
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: Not reported
Temperature of The Hazardous Substance Code: Not reported
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qnty Code: 1,000-4,999
Description Of The Avg Qnty Code: 500-999
Most Hazardous Ingridient: HYDRATED, AMORPHOUS SILICA
United Nations/north America 4 Digit Class Number: 0000
Hazard Rank: 1
EHS Ingredient: Not reported
Substance Pure: True
Substance Mix: False
First Hazardous Class Code For Chemical: Miscellaneous Hazardous Material
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 9.0
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported

Chemical:
United Nations/north America 4 Digit Class Number: 0000
Chemical Abstract Service Identifier Number: 112926008
Chemical Is Extremely Hazardous Substance (EHS): No
First Hazardous Class Code For Chemical: Miscellaneous Hazardous Material
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 9.0
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported
Chemical Is A Toxic 313 Chemical: No
EPA Pesticide Registration Number: Not reported
Contains 112R: No
Contains EHS: No
Fertilizer: No

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Pesticide: No
Contains 313: No

Facility Id: 004615
Physical State Of The Substance: 1
Physical State: SOLID
Average Amount Possessed During The Year Code: 20
Maximum Amount Possessed During The Year Code: 20
Applicable Unit Of Measure Code: 1
Description Of The Unit Of Measure: POUNDS
Type Code: J
Description: BAG
Type Code: Not reported
Temperature Description: Not reported
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Pressure of Code: Not reported
Pressure Description: Not reported
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: Not reported
Temperature of The Hazardous Substance Code: Not reported
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qty Code: 1,000-4,999
Description Of The Avg Qty Code: 1,000-4,999
Most Hazardous Ingridient: TITANIUM OXIDE
United Nations/north America 4 Digit Class Number: Not reported
Hazard Rank: 2
EHS Ingredient: Not reported
Substance Pure: False
Substance Mix: True
First Hazardous Class Code For Chemical: Miscellaneous Hazardous Material
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 9.0
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported

Chemical:
United Nations/north America 4 Digit Class Number: Not reported
Chemical Abstract Service Identifier Number: 13463677
Chemical Is Extremely Hazardous Substance (EHS): Not reported
First Hazardous Class Code For Chemical: Miscellaneous Hazardous Material
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 9.0
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported
Chemical Is A Toxic 313 Chemical: Not reported
EPA Pesticide Registration Number: Not reported
Contains 112R: Not reported
Contains EHS: Not reported
Fertilizer: Not reported
Pesticide: Not reported
Contains 313: Not reported

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Facility Id: 004615
Physical State Of The Substance: 1
Physical State: SOLID
Average Amount Possessed During The Year Code: 21
Maximum Amount Possessed During The Year Code: 30
Applicable Unit Of Measure Code: 1
Description Of The Unit Of Measure: POUNDS
Type Code: J
Description: BAG
Type Code: Not reported
Temperature Description: Not reported
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Pressure of Code: Not reported
Pressure Description: Not reported
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: Not reported
Temperature of The Hazardous Substance Code: Not reported
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qty Code: 10,000-49,999
Description Of The Avg Qty Code: 5,000-9,999
Most Hazardous Ingredient: MAGNESIUM CHLORIDE
United Nations/north America 4 Digit Class Number: Not reported
Hazard Rank: 1
EHS Ingredient: Not reported
Substance Pure: False
Substance Mix: True
First Hazardous Class Code For Chemical: Acute Health Hazard
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 6.3
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported
Chemical:
United Nations/north America 4 Digit Class Number: Not reported
Chemical Abstract Service Identifier Number: 7786303
Chemical Is Extremely Hazardous Substance (EHS): No
First Hazardous Class Code For Chemical: Acute Health Hazard
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 6.3
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported
Chemical Is A Toxic 313 Chemical: No
EPA Pesticide Registration Number: Not reported
Contains 112R: No
Contains EHS: No
Fertilizer: No
Pesticide: No
Contains 313: No

Facility Id: 004615
Physical State Of The Substance: 2
Physical State: LIQUID

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BORDEN INC SPRINGFIELD (Continued)

1000187054

Average Amount Possessed During The Year Code: 30
Maximum Amount Possessed During The Year Code: 31
Applicable Unit Of Measure Code: 2
Description Of The Unit Of Measure: GALLONS
Type Code: O
Description: TOTEBIN
Type Code: Not reported
Temperature Description: Not reported
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Pressure of Code: Not reported
Pressure Description: Not reported
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: Not reported
Temperature of The Hazardous Substance Code: Not reported
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qnty Code: 50,000-99,999
Description Of The Avg Qnty Code: 10,000-49,999
Most Hazardous Ingridient: NONE AS PER 29CFR 1910.1200
United Nations/north America 4 Digit Class Number: Not reported
Hazard Rank: 2
EHS Ingredient: Not reported
Substance Pure: False
Substance Mix: True
First Hazardous Class Code For Chemical: Miscellaneous Hazardous Material
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 9.0
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported

Chemical:
United Nations/north America 4 Digit Class Number: Not reported
Chemical Abstract Service Identifier Number: Not reported
Chemical Is Extremely Hazardous Substance (EHS): Not reported
First Hazardous Class Code For Chemical: Miscellaneous Hazardous Material
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 9.0
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported
Chemical Is A Toxic 313 Chemical: Not reported
EPA Pesticide Registration Number: Not reported
Contains 112R: Not reported
Contains EHS: Not reported
Fertilizer: Not reported
Pesticide: Not reported
Contains 313: Not reported

Facility Id: 004615
Physical State Of The Substance: 2
Physical State: LIQUID
Average Amount Possessed During The Year Code: 11
Maximum Amount Possessed During The Year Code: 20
Applicable Unit Of Measure Code: 2

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BORDEN INC SPRINGFIELD (Continued)

1000187054

Description Of The Unit Of Measure: GALLONS
Type Code: O
Description: TOTEBIN
Type Code: Not reported
Temperature Description: Not reported
Pressure of Code: 1
Pressure Description: NORMAL PRESSURE
Pressure of Code: Not reported
Pressure Description: Not reported
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: Not reported
Temperature of The Hazardous Substance Code: Not reported
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qnty Code: 1,000-4,999
Description Of The Avg Qnty Code: 500-999
Most Hazardous Ingredient: PROPYLENE CARBONATE
United Nations/north America 4 Digit Class Number: Not reported
Hazard Rank: 2
EHS Ingredient: Not reported
Substance Pure: True
Substance Mix: False
First Hazardous Class Code For Chemical: Acute Health Hazard
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 6.3
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported

Chemical:

United Nations/north America 4 Digit Class Number: Not reported
Chemical Abstract Service Identifier Number: 108327
Chemical Is Extremely Hazardous Substance (EHS): Not reported
First Hazardous Class Code For Chemical: Acute Health Hazard
Second Hazardous Class Code For Chemical: Not reported
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 6.3
Hazard Class 2 Of The Chemical: Not reported
Hazard Class 3 Of The Chemical: Not reported
Chemical Is A Toxic 313 Chemical: Not reported
EPA Pesticide Registration Number: Not reported
Contains 112R: Not reported
Contains EHS: Not reported
Fertilizer: Not reported
Pesticide: Not reported
Contains 313: Not reported

AIRS (AFS):

Compliance and Violation Data Major Sources:

EPA plant ID: 110000488491
Plant name: MOMENTIVE SPECIALTY CHEMICALS
Plant address: 470 S 2ND ST
SPRINGFIELD, OR 97477
County: LANE

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BORDEN INC SPRINGFIELD (Continued)

1000187054

Region code: 10
Dunn & Bradst #: 009041591
Air quality cntrl region: 193
Sic code: 2819
Sic code desc: INDUSTRIAL INORGANIC CHEMICALS, NEC
North Am. industrial classf: 325211
NAIC code description: Plastics Material and Resin Manufacturing
Default compliance status: IN COMPLIANCE - CERTIFICATION
Default classification: POTENTIAL EMISSIONS ARE BELOW ALL APPLICABLE MAJOR SOURCE THRESHOLDS IF AND ONLY IF THE SOURCE COMPLIES WITH FEDERALLY ENFORCEABLE REGULATIONS OR LIMITATIONS.
Govt facility: ALL OTHER FACILITIES NOT OWNED OR OPERATED BY A FEDERAL, STATE, OR LOCAL GOVERNMENT
Current HPV: Not reported

ECSI:

State ID Number: 827
Study Area: False
Legislative ID: 831
FACA ID: 1145
Lat/Long (dms): 44 2 34.10 / -123 1 27.50
Score Value: Not reported
Township Coord.: 17.00
Range Coord: 3.00
Section Coord: 35
Tax Lots: 5400
NPL: False
Updated By: GWISTAR
Alias Name: Borden Chemical Methanol Spill
Alias Name: Hexion Specialty Chemicals, Inc.

Brown ID: 0
Region ID: 3
Investigation: No Further Action
Further Action: 0
County Code: 20.00
Cerclis ID: 009041591
Township Zone: S
Range Zone: W
Qtr Section: Not reported
Size: 10 acres
Orphan: False
Update Date: 02/25/2009

Hazardous Release:

Substance ID.: 121585
Haz Release ID: 379434
Qty Released: 40,000 gallons
Date Released: 8/31/2002
Update Date: 05/07/2003
Update By: DHANSON
Substance Code: 67-56-1
Substance Name: METHANOL
Substance Abbrev.: Not reported
Substance Alias ID: 319106
Sub Alias Name: CARBINOL
Substance Alias ID: 319107
Sub Alias Name: METHYL ALCOHOL
Substance Alias ID: 319108
Sub Alias Name: WOOD ALCOHOL
Substance Alias ID: 319109
Sub Alias Name: WOOD SPIRIT
Sampling Result ID: 337891
Feature Id: Not reported
Hazard Release Id: 379434
Medium: 703
Substance Abbrev.: Not reported
Unit Code: 110

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BORDEN INC SPRINGFIELD (Continued)

1000187054

Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: 09/06/2002
End Date: Not reported
Min Concentration: 193000.00
Max Concentration: .00
Sample Comment: 193,000 mg/kg
Last Update By: mme
Update Date: 09/16/2002
Sampling Result ID: 337892
Feature Id: Not reported
Hazard Release Id: 379434
Medium: 698
Substance Abbrev.: Not reported
Unit Code: 109
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: 09/06/2002
End Date: Not reported
Min Concentration: 267.00
Max Concentration: .00
Sample Comment: 267 mg/L
Last Update By: mme
Update Date: 09/16/2002
Sampling Result ID: 337893
Feature Id: Not reported
Hazard Release Id: 379434
Medium: 697
Substance Abbrev.: Not reported
Unit Code: 7
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: 09/06/2002
End Date: Not reported
Min Concentration: 90.00
Max Concentration: .00
Sample Comment: 90 ppm
Last Update By: mme
Update Date: 09/16/2002
Sampling Result ID: 337894
Feature Id: Not reported
Hazard Release Id: 379434
Medium: 704
Substance Abbrev.: Not reported
Unit Code: 109
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: 09/06/2002
End Date: Not reported

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BORDEN INC SPRINGFIELD (Continued)

1000187054

Min Concentration: 300.00
Max Concentration: .00
Sample Comment: 300 mg/L
Last Update By: mme
Update Date: 09/16/2002

Narrative:

NARR ID: 5726458
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: DHANSON
Updated Date: 01/23/2004

NARR Comments:(8/14/92 KPD/SAS) Company produces glues for the particle board industry. Cooling water is discharged to the adjacent Willamette River under a NPDES permit. Washdown waters are pH adjusted in a concrete holding basin and discharged to the city sewers. Tank bottoms and sludges from the holding basin are placed in drums and shipped off-site to Chem-Waste, Arlington. (The drums may be temporarily stored on-site for up to two years, to allow a full truckload to accumulate.) There were some resin spills in the past; however, the spills were promptly cleaned up, and the resin did not contain toxic or hazardous substances. (9/16/02 DEH/SRS) Following the 8/31/02 methanol spill, on 9/6/02, methanol was detected in shallow soils outside of the containment area at concentrations ranging up to 193,000 mg/kg; shallow groundwater at 267,000 mg/l; and surface water of the Willamette River at 300 mg/l. (1/23/04 DEH) Methanol concentrations in the Willamette river immediately adjacent to the spill site have dropped dramatically, to levels generally below 20 mg/l. River monitoring continues regularly.

NARR ID: 5726459
NARR Code: Data Sources
Created By: Not reported
Created Date: 12/17/2002
Updated By: DHANSON
Updated Date: 05/07/2003

NARR Comments:EPA CERCLA Preliminary Assessment. Site Investigation equivalent. (9/16/02 DEH/SRS) Emergency response investigations conducted for the 8/31/02 methanol release included soil vapor, soil, groundwater, and surface water sampling and chemical analysis for methane.

NARR ID: 5726460
NARR Code: Hazardous Substance/Waste Types
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002

NARR Comments:Industrial organic sludge: urea, phenol, formaldehyde, resorcinol, methanol, formic acid, ammonia

NARR ID: 5726461
NARR Code: Manner of Release
Created By: Not reported
Created Date: 12/17/2002
Updated By: DHANSON
Updated Date: 02/19/2003

NARR Comments:(12/17/02 DEH/SRS) On 8/31/02, 40,000 gallons of methanol were

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BORDEN INC SPRINGFIELD (Continued)

1000187054

released in the methanol storage area when a transfer pump failed. The leak was not noticed or addressed by Borden personnel for a period of 24 to 36 hours. The methanol storage facility is located less than 100 feet from the Willamette River. While the release occurred within a secondary containment structure, it was quickly discovered that the release was not contained within the containment structure. Methanol was detected in shallow soils, shallow groundwater, and the Willamette River just a few days after the release was discovered. (2/19/03 DEH/SRS) Methanol has been detected in river water samples collected from the river bank below the containment area. Samples collected downstream are from the site have consistently not detected methanol.

NARR ID: 5726462
NARR Code: Pathways Other Hazards
Created By: Not reported
Created Date: 12/17/2002
Updated By: DHANSON
Updated Date: 02/19/2003

NARR Comments:(9/16/02 DEH/SRS) Methanol released from the 8/31/02 spill apparently migrated through the clay secondary containment structure, through subsurface soil, to shallow groundwater. It is assumed that shallow groundwater discharges to the Willamette River, to the west. The fate and transport of methanol in the vadose zone is not fully understood. High concentrations of methanol found in shallow soils in the river bank may indicate some lateral vadose zone transport. No methanol has been observed leaking from the river bank. Methanol vapors were also detected in shallow soils, ranging up to 90 parts per million. (2/19/03 DEH/SRS) methanol has been detected in water samples collected from the Willamette River immediately adjacent the bank nearest the spill. Methanol has not been detected downstream of the site, indicating rapid mixing, degradation and dilution of the contaminant. River water is used for recreation as well as ecological habitat.

NARR ID: 5726463
NARR Code: Remedial Action
Created By: Not reported
Created Date: 12/17/2002
Updated By: GWISTAR
Updated Date: 08/31/2004

NARR Comments:(8/14/92 KPD/SAS) Treated wastewater is regulated by a NPDES permit. Tank bottoms and sludges are properly disposed of off-site. No spills of hazardous or toxic substances have been reported. No further action is necessary at this site at this time. (9/16/02 DEH/SRS) DEQ Spill Program responded to the OERS report of the 8/31/02 methanol release. Emergency response actions completed for the spill included sorbing up product, & scraping up saturated soils from the ground in the containment area. LEL readings were performed to monitor worker safety. The project was transferred to oversight of DEQ's Cleanup program on 9/9/02. A preliminary subsurface investigation was conducted by Borden under DEQ oversight on 9/6/02, including soil gas, soil, groundwater, and surface water sampling. The 9/6/02 investigation did not include investigations inside the methanol containment area. Additional preliminary investigations were conducted by Borden inside the containment berm area on 9/12/02 after it was deemed safe (from fire/sparking) to do so, which included soil

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BORDEN INC SPRINGFIELD (Continued)

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vapor monitoring and soil sampling within the clay liner soils. Two of the four methanol storage tanks were removed in the fall of 2002. Surface water monitoring continued at four riverbank locations.(2/19/03 DEH/SRS) In September 2002 Borden and DEQ signed a Removal Measures Agreement for DEQ oversight, cost recovery, and approval of cleanup plans at the methanol spill site. During the fall of 2002 the DEQ Cleanup Program, Borden Chemical and the City of Springfield worked to evaluate interim removal actions to quickly remove as much methanol contaminated soil from the site as possible during the dry weather that prevailed at that time. Ultimately it was determined that excavation of methanol contaminated soil or excavating a methanol interceptor trench (two options considered) were not feasible due to concerns about the stability of the river bank - especially with the winter rains approaching. Thus, removal of soil from the spill site has been limited to that excavated during the initial spill response actions. In September 2002 Borden installed several shallow standpipe sumps in shallow excavations completed in the former secondary containment area. As of February 2003 over 60,000 gallons of water, containing approximately 11,000 pounds of methanol, have been removed from the standpipes and recycled at Borden's facility. This shallow groundwater pump and treat continues from one standpipe. Borden plans on expanding the groundwater pump and treat program to include a nearby monitoring well.(1/23/04 DEH) Borden re-constructed a modern secondary containment area over the former methanol storage area footprint. The new containment structure is concrete and covers most of the area where methanol was spilled. The number of above ground storage tanks inside the containment structure has been reduced to one from four. In constructing the new containment area the shallow sump used to recover highly concentrated perched groundwater was removed. A replacement recovery well was drilled in the fall of 2003 and attempts will be made by Borden to recover from that well. DEQ has reviewed a draft spill closure and risk report. (8/17/04 DEH/SRS) DEQ approved the February 2004 Final Spill Report that summarizes the investigations, risk evaluations, and removal actions taken to date at the site. DEQ prepared a Staff Report in July 2004 that recommended no further action (NFA) for the methanol spill, and opened the proposal for public comment. One TV and two newspaper articles were published about the cleanup and NFA proposal. No comments were received on the NFA proposal. A NFA letter was given to Borden for its methanol spill cleanup on 8/17/04. No additional cleanup or monitoring activities are necessary at the site. Not reported

NARR ID: 5745321
NARR Code: Residual Risk Assessment
Created By: DHANSON
Created Date: 08/17/2004
Updated By: DHANSON
Updated Date: 08/17/2004

NARR Comments:(8/17/04, DEH/SRS) Residual risk evaluation was prepared as part of the Final Spill Report (Feb 2004). Residual risks from remaining contamination were found to be acceptable.

Administrative Action:

Admin ID:	701840	Action ID:	9440
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	09/09/2002	Complete Date:	09/09/2002
Substance Code:	SRS	Rank Value:	0

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BORDEN INC SPRINGFIELD (Continued)

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Employee Id: 2041
Created By: Not reported
Action Code: LTAG
Action Flag: True
Action: Letter Agreement
Further Action: Not reported
Comments: Not reported

Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 701841
Agency: Dept Of Environmental Quality
Start Date: 10/28/2002
Substance Code: SRS
Employee Id: 2041
Created By: Not reported
Action Code: RM
Action Flag: True
Action: REMOVAL
Further Action: 0
Comments: Borden installed several potholes with methanol/water recovery sumps in the former secondary containment area. Methanol and water are pumped from one or more sumps and from a recovery well. The methanol is recovered and re-used by Borden plant

Action ID: 9491
Region: Western Region
Complete Date: 05/12/2004
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 701842
Agency: Dept Of Environmental Quality
Start Date: 09/09/2002
Substance Code: SRS
Employee Id: 2041
Created By: Not reported
Action Code: RMA
Action Flag: True
Action: REMOVAL ASSESSMENT
Further Action: 0
Comments: DEQ, Borden and City of Springfield assessed removal options to address methanol releasing to the Willamette River.

Action ID: 9492
Region: Western Region
Complete Date: 10/21/2002
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 701843
Agency: Dept Of Environmental Quality
Start Date: 09/09/2002
Substance Code: SRS
Employee Id: 2041
Created By: Not reported
Action Code: RPLC
Action Flag: True
Action: Proposal for Confirmed Release List recommended
Further Action: Not reported
Comments: Not reported

Action ID: 9498
Region: Western Region
Complete Date: Not reported
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Listing Action
Action Code Flag: False

Admin ID: 701848
Agency: Dept Of Environmental Quality
Start Date: 09/09/2002
Substance Code: SRS
Employee Id: 2041
Created By: Not reported
Action Code: RRM
Action Flag: True
Action: Removal Action Recommended (RM)

Action ID: 9504
Region: Western Region
Complete Date: Not reported
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

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BORDEN INC SPRINGFIELD (Continued)

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Further Action: Not reported
Comments: Not reported

Admin ID: 716036
Agency: Environmental Protection Agency
Start Date: 11/01/1979
Substance Code: Not reported
Employee Id: Not reported
Created By: Not reported
Action Code: DS1
Action Flag: True
Action: Site added to CERCLIS
Further Action: Not reported
Comments: Not reported

Action ID: 9421
Region: Not reported
Complete Date: Not reported
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: EPA Led Action
Action Code Flag: False

Admin ID: 717943
Agency: Dept Of Environmental Quality
Start Date: 04/18/1988
Substance Code: SAS
Employee Id: 304
Created By: Not reported
Action Code: ENTRY
Action Flag: True
Action: Site added to database
Further Action: Not reported
Comments: Not reported

Action ID: 9424
Region: Headquarters
Complete Date: Not reported
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Administrative Action
Action Code Flag: False

Admin ID: 722974
Agency: Environmental Protection Agency
Start Date: 11/01/1983
Substance Code: Not reported
Employee Id: Not reported
Created By: Not reported
Action Code: PS
Action Flag: True
Action: EPA PA1/S11
Further Action: Not reported
Comments: Not reported

Action ID: 9468
Region: Not reported
Complete Date: 03/22/1984
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: EPA Led Action
Action Code Flag: False

Admin ID: 723023
Agency: Environmental Protection Agency
Start Date: 03/22/1984
Substance Code: Not reported
Employee Id: Not reported
Created By: Not reported
Action Code: NFRAP
Action Flag: True
Action: No Further Remedial Action Planned under Federal program
Further Action: Not reported
Comments: Not reported

Action ID: 9444
Region: Not reported
Complete Date: 03/22/1984
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: EPA Led Action
Action Code Flag: False

Admin ID: 723548
Agency: Dept Of Environmental Quality
Start Date: 08/13/1992
Substance Code: SAS
Employee Id: 301
Created By: Not reported

Action ID: 9425
Region: Headquarters
Complete Date: 08/13/1992
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002

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BORDEN INC SPRINGFIELD (Continued)

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Action Code: EV
Action Flag: True
Action: SITE EVALUATION
Further Action: Not reported
Comments: Not reported
Category: Remedial Action
Action Code Flag: False

Admin ID: 724862
Agency: Dept Of Environmental Quality
Start Date: 08/14/1992
Substance Code: SAS
Employee Id: 301
Created By: Not reported
Action Code: LRC
Action Flag: True
Action: Listing Review completed
Further Action: Not reported
Comments: Not reported
Action ID: 9437
Region: Headquarters
Complete Date: 08/14/1992
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Listing Action
Action Code Flag: False

Admin ID: 724863
Agency: Dept Of Environmental Quality
Start Date: 08/15/1992
Substance Code: SAS
Employee Id: 301
Created By: Not reported
Action Code: NFA
Action Flag: True
Action: NO FURTHER STATE ACTION REQUIRED
Further Action: 0
Comments: NFA for Site Assessment/Site Evaluation. This is not related to the subsequent methanol spill (August 31, 2002)
Action ID: 9443
Region: Headquarters
Complete Date: 08/15/1992
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 724979
Agency: Dept Of Environmental Quality
Start Date: 10/01/2002
Substance Code: SRS
Employee Id: 2041
Created By: KVANPAT
Action Code: XPA
Action Flag: True
Action: EXPANDED PRELIMINARY ASSESSMENT
Further Action: 0
Comments: Not reported
Action ID: 9520
Region: Western Region
Complete Date: 10/01/2002
Rank Value: Not reported
Cleanup Flag: False
Created Date: 12/20/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 724980
Agency: Dept Of Environmental Quality
Start Date: 10/01/2002
Substance Code: SRS
Employee Id: 2041
Created By: KVANPAT
Action Code: SI
Action Flag: True
Action: SITE INVESTIGATION
Further Action: 0
Comments: Not reported
Action ID: 9511
Region: Western Region
Complete Date: 10/01/2002
Rank Value: Not reported
Cleanup Flag: False
Created Date: 12/20/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 724981
Agency: Dept Of Environmental Quality
Action ID: 9499
Region: Western Region

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BORDEN INC SPRINGFIELD (Continued)

1000187054

Start Date:	09/09/2002	Complete Date:	09/09/2002
Substance Code:	SRS	Rank Value:	Not reported
Employee Id:	2041	Cleanup Flag:	False
Created By:	KVANPAT	Created Date:	12/20/2002
Action Code:	RPLI	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Proposal for Inventory recommended		
Further Action:	0		
Comments:	Not reported		
Admin ID:	725101	Action ID:	9465
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	01/08/2003	Complete Date:	01/08/2003
Substance Code:	SRS	Rank Value:	Not reported
Employee Id:	730	Cleanup Flag:	False
Created By:	KVANPAT	Created Date:	01/08/2003
Action Code:	PRC	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Facility proposed for Confirmed Release List		
Further Action:	0		
Comments:	Not reported		
Admin ID:	725102	Action ID:	9467
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	01/08/2003	Complete Date:	01/08/2003
Substance Code:	SRS	Rank Value:	Not reported
Employee Id:	730	Cleanup Flag:	False
Created By:	KVANPAT	Created Date:	01/08/2003
Action Code:	PRI	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Facility proposed for Inventory		
Further Action:	0		
Comments:	Not reported		
Admin ID:	725671	Action ID:	9438
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	03/24/2003	Complete Date:	03/24/2003
Substance Code:	SRS	Rank Value:	Not reported
Employee Id:	730	Cleanup Flag:	False
Created By:	KVANPAT	Created Date:	03/25/2003
Action Code:	LSC	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Facility placed on Confirmed Release List		
Further Action:	0		
Comments:	Not reported		
Admin ID:	725672	Action ID:	9439
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	03/24/2003	Complete Date:	03/24/2003
Substance Code:	SRS	Rank Value:	Not reported
Employee Id:	730	Cleanup Flag:	False
Created By:	KVANPAT	Created Date:	03/25/2003
Action Code:	LSI	Category:	Listing Action
Action Flag:	True	Action Code Flag:	False
Action:	Facility placed on Inventory		
Further Action:	0		
Comments:	Not reported		

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FARWEST STEEL CORPORATION (Continued)

U000435389

NPDES:

WQ File Nbr: 106870
Legal Name: FARWEST STEEL CORPORATION
Region: Not reported
Pri SIC: 5051
Facility Type: Not reported
Latitude: Not reported
Longitude: Not reported
Category: Not reported
Permit Type: GEN12H
Permit Active: Not reported
Is Active?: FALSE
Permit Description: Not reported
Expiration Date: Not reported
EPA Number: Not reported
UIC Facility: Not reported
Admin Agent: Not reported
Last Action Date: Not reported
Permit Writer: Not reported
Compliance Inspector: Not reported
DMR Reviewer: Not reported
Application Number: Not reported
Class: Not reported
Start Date: Not reported

WQ File Nbr: 106870
Legal Name: FARWEST STEEL CORPORATION
Region: Not reported
Pri SIC: 5051
Facility Type: Not reported
Latitude: Not reported
Longitude: Not reported
Category: Not reported
Permit Type: GEN17
Permit Active: Not reported
Is Active?: FALSE
Permit Description: Not reported
Expiration Date: Not reported
EPA Number: Not reported
UIC Facility: Not reported
Admin Agent: Not reported
Last Action Date: Not reported
Permit Writer: Not reported
Compliance Inspector: Not reported
DMR Reviewer: Not reported
Application Number: Not reported
Class: Not reported
Start Date: Not reported

WQ File Nbr: 106870
Legal Name: FARWEST STEEL CORPORATION
Region: WR
Pri SIC: 5051
Facility Type: METAL SERVICE CENTERS
Latitude: 44.0378
Longitude: -123.0388
Category: IND

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FARWEST STEEL CORPORATION (Continued)

U000435389

Permit Type: GEN17A
Permit Active: True
Is Active?: Not reported
Permit Description: Industrial Wastewater; NPDES wash water
Expiration Date: 01/31/2003
EPA Number: ORG754117
UIC Facility: False
Admin Agent: Salem Office
Last Action Date: 08/08/2002
Permit Writer: Not reported
Compliance Inspector: McMillan
DMR Reviewer: McMillan
Application Number: 985460
Class: MINOR
Start Date: 08/11/1998

WQ File Nbr: 106870
Legal Name: FARWEST STEEL CORPORATION
Region: WR
Pri SIC: 5051
Facility Type: METAL SERVICE CENTERS
Latitude: 44.0378
Longitude: -123.0388
Category: STM
Permit Type: GEN12Z
Permit Active: True
Is Active?: Not reported
Permit Description: Stormwater; NPDES specific SIC codes
Expiration Date: 06/30/2017
EPA Number: ORR202108
UIC Facility: False
Admin Agent: Salem Office
Last Action Date: 08/26/2012
Permit Writer: Riedel-Bash
Compliance Inspector: Riedel-Bash
DMR Reviewer: Jacobsen
Application Number: 964908
Class: MINOR
Start Date: 10/07/1997

ECSI:

State ID Number:	1099	Brown ID:	0
Study Area:	False	Region ID:	3
Legislative ID:	831	Investigation:	No Further Action
FACA ID:	5110	Further Action:	0
Lat/Long (dms):	44 2 16.10 / -123 2 19.70	County Code:	20.00
Score Value:	Not reported	Cerclis ID:	Not reported
Township Coord.:	18.00	Township Zone:	S
Range Coord:	3.00	Range Zone:	W
Section Coord:	3	Qtr Section:	Not reported
Tax Lots:	Not reported	Size:	Not reported
NPL:	False	Orphan:	False
Updated By:	GWISTAR	Update Date:	04/28/2009

Hazardous Release:

Substance ID.: 121664
Haz Release ID: 383165

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FARWEST STEEL CORPORATION (Continued)

U000435389

Qty Released: unknown
Date Released: unknown
Update Date: 09/25/1991
Update By: Not reported
Substance Code: 7440-38-2
Substance Name: ARSENIC
Substance Abbrev.: Not reported
Substance Category ID: 8439
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8439
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 319286
Sub Alias Name: AS
Sampling Result ID: 345450
Feature Id: Not reported
Hazard Release Id: 383165
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 710 ppm
Last Update By: CONV
Update Date: 09/13/1994

Substance ID.: 121668
Haz Release ID: 383166
Qty Released: unknown
Date Released: unknown
Update Date: 09/25/1991
Update By: Not reported
Substance Code: 7440-43-9
Substance Name: CADMIUM
Substance Abbrev.: Not reported
Substance Category ID: 8460
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8460
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 319291

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FARWEST STEEL CORPORATION (Continued)

U000435389

Sub Alias Name: CD
Sampling Result ID: 345451
Feature Id: Not reported
Hazard Release Id: 383166
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 230 ppm
Last Update By: CONV
Update Date: 09/13/1994

Substance ID.: 121673
Haz Release ID: 383167
Qty Released: unknown
Date Released: unknown
Update Date: 09/25/1991
Update By: Not reported
Substance Code: 7440-50-8
Substance Name: COPPER
Substance Abbrev.: Not reported
Substance Category ID: 8464
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8464
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 319296
Sub Alias Name: CU
Sampling Result ID: 345452
Feature Id: Not reported
Hazard Release Id: 383167
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 920 ppm
Last Update By: CONV
Update Date: 09/13/1994

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FARWEST STEEL CORPORATION (Continued)

U000435389

Substance ID.: 121639
Haz Release ID: 383168
Qty Released: unknown
Date Released: unknown
Update Date: 09/25/1991
Update By: Not reported
Substance Code: 7439-92-1
Substance Name: LEAD
Substance Abbrev.: Not reported
Substance Category ID: 8466
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8466
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 319256
Sub Alias Name: PB
Sampling Result ID: 345453
Feature Id: Not reported
Hazard Release Id: 383168
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 12,000 ppm
Last Update By: CONV
Update Date: 09/13/1994

Substance ID.: 121657
Haz Release ID: 383169
Qty Released: unknown
Date Released: unknown
Update Date: 09/25/1991
Update By: Not reported
Substance Code: 7440-28-0
Substance Name: THALLIUM
Substance Abbrev.: Not reported
Substance Alias ID: 319278
Sub Alias Name: TL
Sampling Result ID: 345454
Feature Id: Not reported
Hazard Release Id: 383169
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FARWEST STEEL CORPORATION (Continued)

U000435389

Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 160 ppm
Last Update By: CONV
Update Date: 09/13/1994

Substance ID.: 121679
Haz Release ID: 383170
Qty Released: unknown
Date Released: unknown
Update Date: 09/25/1991
Update By: Not reported
Substance Code: 7440-66-6
Substance Name: ZINC
Substance Abbrev.: Not reported
Substance Alias ID: 319302
Sub Alias Name: ZN
Sampling Result ID: 345455
Feature Id: Not reported
Hazard Release Id: 383170
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 580 ppm
Last Update By: CONV
Update Date: 09/13/1994

Narrative:

NARR ID: 5731496
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:(11/26/91 MJM/VCS) Farwest received a rail shipment of rebar that had not been properly cleaned. The baghouse dust present on the rebar contaminated the rebar storage area and rebar shearing equipment.

NARR ID: 5731497
NARR Code: Data Sources
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:1) March 1989 Dames & Moore Phase I Property Transfer Assessment. 2)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FARWEST STEEL CORPORATION (Continued)

U000435389

December 1990 Dames & Moore Preliminary Site Assessment. 3) April 1991 Dames & Moore Environmental Assessment. 4) August 1991 Summary of Cleanup Work. 5) VCS Project Manager files.

NARR ID: 5731498
NARR Code: Hazardous Substance/Waste Types
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments: Arsenic, cadmium, copper, lead, thallium, zinc.

NARR ID: 5731499
NARR Code: Manner of Release
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments: Steel rebar covered with dust from air pollution control equipment from a copper smelter was shipped to the site.

NARR ID: 5731500
NARR Code: Site Ownership
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments: Fischer Marcola Company, UNK, UNK,

NARR ID: 5731501
NARR Code: Remedial Action
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments: (11/26/91 MJM/VCS) Voluntary Cleanup Section letter agreement. Removal of contaminated soils took place on 7/27/91. Letter approving cleanup was sent 11/26/91.

Administrative Action:

Admin ID:	716276	Action ID:	9424
Agency:	Dept Of Environmental Quality	Region:	Headquarters
Start Date:	05/28/1991	Complete Date:	Not reported
Substance Code:	VCS	Rank Value:	0
Employee Id:	631	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	ENTRY	Category:	Administrative Action
Action Flag:	True	Action Code Flag:	False
Action:	Site added to database		
Further Action:	Not reported		
Comments:	Not reported		

Admin ID:	721219	Action ID:	9425
Agency:	Dept Of Environmental Quality	Region:	Headquarters
Start Date:	05/28/1991	Complete Date:	11/25/1991
Substance Code:	VCS	Rank Value:	0
Employee Id:	518	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FARWEST STEEL CORPORATION (Continued)

U000435389

Action Code: EV
Action Flag: True
Action: SITE EVALUATION
Further Action: Not reported
Comments: Not reported
Category: Remedial Action
Action Code Flag: False

Admin ID: 724612
Agency: Dept Of Environmental Quality
Start Date: 05/28/1991
Substance Code: VCS
Employee Id: 518
Created By: Not reported
Action Code: NEG
Action Flag: True
Action: NEGOTIATIONS
Further Action: Not reported
Comments: Contaminated soils removed 7/27/91
Action ID: 9442
Region: Headquarters
Complete Date: 12/11/1991
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 724835
Agency: Dept Of Environmental Quality
Start Date: 11/25/1991
Substance Code: VCS
Employee Id: 518
Created By: Not reported
Action Code: LRC
Action Flag: True
Action: Listing Review completed
Further Action: Not reported
Comments: Not reported
Action ID: 9437
Region: Headquarters
Complete Date: 11/25/1991
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Listing Action
Action Code Flag: False

Admin ID: 724836
Agency: Dept Of Environmental Quality
Start Date: 11/26/1991
Substance Code: VCS
Employee Id: 518
Created By: Not reported
Action Code: NFA
Action Flag: True
Action: NO FURTHER STATE ACTION REQUIRED
Further Action: Not reported
Comments: Not reported
Action ID: 9443
Region: Headquarters
Complete Date: 11/26/1991
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Operations:
Operation Id: 132410
Operation Status: Active
Common Name: Farwest Steel Plant
Yrs of Operation: unknown
Comments: steel fabricator
Updated Date: 03/20/1995
Operations SIC Id: 195609
SIC Code: 3312
Created By: Not reported
Created Date: 12/17/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

44
ESE
1/2-1
0.706 mi.
3730 ft.

BOOTH-KELLY
303 S 5TH ST
SPRINGFIELD, OR 97477

OR LUST U000436477
OR UST N/A
OR ECSI

Relative:
Higher

LUST:
Region: Western Region
Facility ID: 20-10-0809
Cleanup Received Date: 08/11/2010
Cleanup Start Date: Not reported
Cleanup Complete Date: 12/18/2012

Actual:
574 ft.

UST:
Facility ID: 2097
Facility Telephone: (503)726-3629
Permittee Name: BOB MILLUS, MAINTENANCE
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 1
Number of Tanks: 1

ECSI:
State ID Number: 208
Study Area: False
Legislative ID: 0
FACA ID: 761
Lat/Long (dms): 44 2 38.80 / -123 1 7.30
Score Value: Not reported
Township Coord.: 17.00
Range Coord: 3.00
Section Coord: 35
Tax Lots: 300
NPL: False
Updated By: GWISTAR
Alias Name: US Railway MFG - Maintenance Op.
Alias Name: Gunderson Springfield, Inc.
Alias Name: Evans Railcar
Brown ID: 0
Region ID: 3
Investigation: No Further Action
Further Action: 0
County Code: 20.00
Cerclis ID: 058149055
Township Zone: S
Range Zone: W
Qtr Section: Not reported
Size: 88.6 acres
Orphan: False
Update Date: 05/25/2007

Hazardous Release:
Substance ID.: 121989
Haz Release ID: 382949
Qty Released: Unknown
Date Released: Unknown
Update Date: 08/25/1988
Update By: Not reported
Substance Code: ECD200
Substance Name: OIL OR FUEL RELATED COMPOUNDS
Substance Abbrev.: Not reported
Substance Category ID: 8532
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8532
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BOOTH-KELLY (Continued)

U000436477

Sampling Result ID: 346098
Feature Id: Not reported
Hazard Release Id: 382949
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: False
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: Not reported
Last Update By: CONV
Update Date: 09/13/1994

Substance ID.: 122006
Haz Release ID: 382950
Qty Released: Unknown
Date Released: Unknown
Update Date: 08/25/1988
Update By: Not reported
Substance Code: ECD257
Substance Name: SOLVENTS
Substance Abbrev.: Not reported
Sampling Result ID: 346066
Feature Id: Not reported
Hazard Release Id: 382950
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: False
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: Not reported
Last Update By: CONV
Update Date: 09/13/1994

Substance ID.: 121992
Haz Release ID: 382951
Qty Released: Unknown
Date Released: Unknown
Update Date: 08/25/1988
Update By: Not reported
Substance Code: ECD211
Substance Name: PAINT WASTES AND SOLVENTS
Substance Abbrev.: Not reported
Sampling Result ID: 346067
Feature Id: Not reported
Hazard Release Id: 382951

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BOOTH-KELLY (Continued)

U000436477

Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: False
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: Not reported
Last Update By: CONV
Update Date: 09/13/1994

Narrative:

NARR ID: 5730785
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002

NARR Comments: Numerous plant employees were interviewed and they admitted that it was common practice in the past to dispose of paint waste, thinner, and solvents along the roads. Soil samples tested by CH2M Hill failed to show the presence of contaminants. However, DEQ soil sampling results conflicted with CH2M Hill's conclusions.

NARR ID: 5730786
NARR Code: Data Sources
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002

NARR Comments: 1) Inspection reports. 2) Correspondence FROM owner and/or operator. 3) Notice of Violation letter. 4) EPA Generator Notification Form. 5) Laboratory results.

NARR ID: 5730787
NARR Code: Hazardous Substance/Waste Types
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002

NARR Comments: Paint thinner, oil solvents, waste paint

NARR ID: 5730788
NARR Code: Manner of Release
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002

NARR Comments: Dumping of wastes onto ground prior to 1981.

NARR ID: 5730789
NARR Code: Site Ownership
Created By: Not reported
Created Date: 12/17/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BOOTH-KELLY (Continued)

U000436477

Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:Evans Railcar, OWN, PRI,

NARR ID: 5730790
NARR Code: Pathways Other Hazards
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:Soil, groundwater

NARR ID: 5730791
NARR Code: Remedial Action
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:DEQ stated in a 6/11/86 letter to Evans Transportation Company (the former operator) that no remedial action appeared needed. A comprehensive site assessment was conducted by CH2M Hill and no disposal/release areas were found. Also, Jeff Dresser and Dave St. Louis sampled as part of an EPA criminal investigation and did not find disposal release areas. (4/7/00 SAN/SAS) Based on review of file information and a closure letter issued by HW staff in June 1988, no further action is required at this site.

Administrative Action:

Admin ID:	700373	Action ID:	9421
Agency:	Environmental Protection Agency	Region:	Not reported
Start Date:	06/01/1981	Complete Date:	Not reported
Substance Code:	Not reported	Rank Value:	0
Employee Id:	Not reported	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	DS1	Category:	EPA Led Action
Action Flag:	True	Action Code Flag:	False
Action:	Site added to CERCLIS		
Further Action:	Not reported		
Comments:	Not reported		

Admin ID:	706720	Action ID:	9425
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	05/22/2000	Complete Date:	05/22/2000
Substance Code:	SAS	Rank Value:	0
Employee Id:	566	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	EV	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	SITE EVALUATION		
Further Action:	Not reported		
Comments:	State Screening. EPA NFRAP'd. DEQ WVR NFA'd in 1988. No further action unless additional information received.		

Admin ID:	706721	Action ID:	9443
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	05/22/2000	Complete Date:	05/22/2000
Substance Code:	SAS	Rank Value:	0
Employee Id:	566	Cleanup Flag:	False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BOOTH-KELLY (Continued)

U000436477

Agency: Dept Of Environmental Quality Region: Headquarters
Start Date: 02/11/1994 Complete Date: 02/11/1994
Substance Code: SAS Rank Value: 0
Employee Id: 293 Cleanup Flag: False
Created By: Not reported Created Date: 12/17/2002
Action Code: RSSC Category: Remedial Action
Action Flag: True Action Code Flag: False
Action: Site Screening recommended (EV)
Further Action: Not reported
Comments: Not reported

Admin ID: 723335 Action ID: 9457
Agency: Environmental Protection Agency Region: Not reported
Start Date: 08/01/1984 Complete Date: 08/03/1984
Substance Code: Not reported Rank Value: 0
Employee Id: Not reported Cleanup Flag: False
Created By: Not reported Created Date: 12/17/2002
Action Code: PA1 Category: EPA Led Action
Action Flag: True Action Code Flag: False
Action: EPA Basic Preliminary Assessment
Further Action: Not reported
Comments: Not reported

Operations:

Operation Id: 131627
Operation Status: Active
Common Name: Itel Railcar Corp.
Yrs of Operation: unknown
Comments: Railcar fabrication/painting
Updated Date: 02/13/1996
Operations SIC Id: 195396
SIC Code: 3743
Created By: Not reported
Created Date: 12/17/2002

45
SSE
1/2-1
0.772 mi.
4078 ft.

D. L. ROSS
4912 FRANKLIN BLVD.
EUGENE, OR 97403

OR VCP S108390970
OR ECSI N/A

Relative:
Higher

VCS:

Actual:
448 ft.

ECS Site ID: 4734
Facility Size: Not reported
Action: NO FURTHER STATE ACTION REQUIRED
Start Date: 09/12/2007
End Date: 09/12/2007
Program: ICP
Latitude: 44.0367
Longitude: -123.0276

ECSI:

State ID Number: 4734 Brown ID: 0
Study Area: False Region ID: 3
Legislative ID: 0 Investigation: No Further Action
FACA ID: 100347 Further Action: 0
Lat/Long (dms): 44 2 12.10 / -123 1 39.40 County Code: 20.00
Score Value: Not reported Cerclis ID: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

D. L. ROSS (Continued)

S108390970

Township Coord.:	18.00	Township Zone:	S
Range Coord:	3.00	Range Zone:	W
Section Coord:	3	Qtr Section:	Not reported
Tax Lots:	18-03-03-14 2001	Size:	Not reported
NPL:	False	Orphan:	False
Updated By:	NREAD	Update Date:	04/23/2009

Hazardous Release:

Substance ID.:	121982
Haz Release ID:	387877
Qty Released:	Not reported
Date Released:	Not reported
Update Date:	10/24/2011
Update By:	NREAD
Substance Code:	ECD169
Substance Name:	DIESEL - FUEL OIL
Substance Abbrev.:	Not reported
Substance Category ID:	8529
Substance Category:	Petroleum Related Releases for OSPIRG Report
Category Level:	Not reported
Created By:	Not reported
Created Date:	12/17/2002
Substance Category ID:	8529
Substance Category:	Petroleum Related Releases for OSPIRG Report
Category Level:	Not reported
Created By:	Not reported
Created Date:	12/17/2002

Narrative:

NARR ID:	5748774
NARR Code:	Contamination
Created By:	MCLAIR
Created Date:	12/05/2006
Updated By:	MCLAIR
Updated Date:	12/05/2006
NARR Comments:	A Phase II investigation was performed at the site. Historic use of the site and adjacent property was appliance and auto repair with a common septic system providing treatment of wastewater discharge.

NARR ID:	5748775
NARR Code:	Hazardous Substance/Waste Types
Created By:	MCLAIR
Created Date:	12/05/2006
Updated By:	MCLAIR
Updated Date:	12/05/2006
NARR Comments:	PAH and lube oil/diesel soil contamination in vicinity of former septic drain field located in the northwestern corner of lot.

NARR ID:	5751386
NARR Code:	Remedial Action
Created By:	NREAD
Created Date:	04/23/2009
Updated By:	NREAD
Updated Date:	04/23/2009
NARR Comments:	No further action required 9/12/07. (NWR 4/22/07)

Administrative Action:

Admin ID:	733047	Action ID:	9424
Agency:	Dept Of Environmental Quality	Region:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

D. L. ROSS (Continued)

S108390970

Start Date:	12/05/2006	Complete Date:	12/05/2006
Substance Code:	Not reported	Rank Value:	Not reported
Employee Id:	2801	Cleanup Flag:	False
Created By:	MCLAIR	Created Date:	12/05/2006
Action Code:	ENTRY	Category:	Administrative Action
Action Flag:	True	Action Code Flag:	False
Action:	Site added to database		
Further Action:	Not reported		
Comments:	Not reported		

Admin ID:	733048	Action ID:	9508
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	12/05/2006	Complete Date:	12/05/2006
Substance Code:	SAS	Rank Value:	Not reported
Employee Id:	612	Cleanup Flag:	False
Created By:	MCLAIR	Created Date:	12/05/2006
Action Code:	RSSC	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	Site Screening recommended (EV)		
Further Action:	0		
Comments:	Not reported		

Admin ID:	736427	Action ID:	9443
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	09/12/2007	Complete Date:	09/12/2007
Substance Code:	ICP	Rank Value:	Not reported
Employee Id:	612	Cleanup Flag:	False
Created By:	NREAD	Created Date:	04/23/2009
Action Code:	NFA	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	NO FURTHER STATE ACTION REQUIRED		
Further Action:	0		
Comments:	No further action required 9/12/07		

46
ENE
1/2-1
0.852 mi.
4500 ft.

SPRINGFIELD SCHOOL DISTRICT 19
875 N 7TH ST
SPRINGFIELD, OR 97477

OR VCP S111255295
OR HSIS N/A
OR ECSI

Relative:
Higher

Actual:
456 ft.

VCS:
 ECS Site ID: 2093
 Facility Size: <1 acre
 Action: NO FURTHER STATE ACTION REQUIRED
 Start Date: 02/09/1998
 End Date: 02/09/1998
 Program: VCS
 Latitude: 44.053
 Longitude: -123.0163

HSIS:
 Facility Id: 020839
 Chemical Is Extremely Hazardous Substance (EHS): No
 Department Or Division Of Company: SPRINGFIELD HIGH
 Facility Has Written Emergency Plan: Yes
 Contains 112R: No
 NAICS Code 1: 611110

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRINGFIELD SCHOOL DISTRICT 19 (Continued)

S111255295

NAICS Desc 1: ELEMENTARY & SECONDARY SCHOOLS
NAICS Code 2: 000000
NAICS Desc 2: Not reported
Manager Name: HERTICA MARTIN
Business Phone: 5417263204
Mailing Address: 525 MILL ST
Mailing City,St,Zip: SPRINGFIELD, OR 97478
No. of Employees: 128
Day Phone: 5417446375
Placard: Yes
Fire Dept Code: 0569
Sprinkler System: Yes
Emergency Contact: JOHN SARACENO
Emergency Procedure: OFFICE
Business Type: SCHOOL

Facility:

Facility Id: 020839
Physical State Of The Substance: 3
Physical State: GAS
Average Amount Possessed During The Year Code: 10
Maximum Amount Possessed During The Year Code: 20
Applicable Unit Of Measure Code: 3
Description Of The Unit Of Measure: CUBIC FEET
Type Code: L
Description: CYLINDER
Type Code: Not reported
Temperature Description: Not reported
Pressure of Code: 2
Pressure Description: GREATER THAN NORMAL PRESSURE
Pressure of Code: Not reported
Pressure Description: Not reported
Temperature Description: NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code: 4
Temperature Description: Not reported
Temperature of The Hazardous Substance Code: Not reported
Days Hazardous Substance On Site During Year: 365
Is The Substance Protected A Trade Secret: False
Description Of The Max Qty Code: 1,000-4,999
Description Of The Avg Qty Code: 200-499
Most Hazardous Ingridient: OXYGEN
United Nations/north America 4 Digit Class Number: 1072
Hazard Rank: 2
EHS Ingredient: Not reported
Substance Pure: True
Substance Mix: False
First Hazardous Class Code For Chemical: Oxidizers
Second Hazardous Class Code For Chemical: Non-flammable Gas
Third Hazardous Class Code For Chemical: Not reported
Hazard Class 1 Of The Chemical: 5.1
Hazard Class 2 Of The Chemical: 2.2
Hazard Class 3 Of The Chemical: Not reported

Chemical:

United Nations/north America 4 Digit Class Number: 1072
Chemical Abstract Service Identifier Number: 7782447
Chemical Is Extremely Hazardous Substance (EHS): No
First Hazardous Class Code For Chemical: Oxidizers

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRINGFIELD SCHOOL DISTRICT 19 (Continued)

S111255295

Second Hazardous Class Code For Chemical:	Non-flammable Gas
Third Hazardous Class Code For Chemical:	Not reported
Hazard Class 1 Of The Chemical:	5.1
Hazard Class 2 Of The Chemical:	2.2
Hazard Class 3 Of The Chemical:	Not reported
Chemical Is A Toxic 313 Chemical:	No
EPA Pesticide Registration Number:	Not reported
Contains 112R:	No
Contains EHS:	No
Fertilizer:	No
Pesticide:	No
Contains 313:	No
Facility Id:	020839
Physical State Of The Substance:	3
Physical State:	GAS
Average Amount Possessed During The Year Code:	10
Maximum Amount Possessed During The Year Code:	20
Applicable Unit Of Measure Code:	3
Description Of The Unit Of Measure:	CUBIC FEET
Type Code:	L
Description:	CYLINDER
Type Code:	Not reported
Temperature Description:	Not reported
Pressure of Code:	2
Pressure Description:	GREATER THAN NORMAL PRESSURE
Pressure of Code:	Not reported
Pressure Description:	Not reported
Temperature Description:	LESS THAN NORMAL TEMPERATURE BUT NOT CRYOGENIC
Temperature of The Hazardous Substance Code:	6
Temperature Description:	Not reported
Temperature of The Hazardous Substance Code:	Not reported
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qty Code:	1,000-4,999
Description Of The Avg Qty Code:	200-499
Most Hazardous Ingridient:	ACETYLENE
United Nations/north America 4 Digit Class Number:	1001
Hazard Rank:	2
EHS Ingredient:	NONE LISTED ON MSDS
Substance Pure:	True
Substance Mix:	False
First Hazardous Class Code For Chemical:	Flammable Gas
Second Hazardous Class Code For Chemical:	Acute Health Hazard
Third Hazardous Class Code For Chemical:	Reactive Material
Hazard Class 1 Of The Chemical:	2.1
Hazard Class 2 Of The Chemical:	6.3
Hazard Class 3 Of The Chemical:	4.4
Chemical:	
United Nations/north America 4 Digit Class Number:	1001
Chemical Abstract Service Identifier Number:	74862
Chemical Is Extremely Hazardous Substance (EHS):	No
First Hazardous Class Code For Chemical:	Flammable Gas
Second Hazardous Class Code For Chemical:	Acute Health Hazard
Third Hazardous Class Code For Chemical:	Reactive Material
Hazard Class 1 Of The Chemical:	2.1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRINGFIELD SCHOOL DISTRICT 19 (Continued)

S111255295

Hazard Class 2 Of The Chemical: 6.3
Hazard Class 3 Of The Chemical: 4.4
Chemical Is A Toxic 313 Chemical: No
EPA Pesticide Registration Number: Not reported
Contains 112R: No
Contains EHS: No
Fertilizer: No
Pesticide: No
Contains 313: No

ECSI:

State ID Number:	2093	Brown ID:	0
Study Area:	False	Region ID:	3
Legislative ID:	831	Investigation:	No Further Action
FACA ID:	40577	Further Action:	0
Lat/Long (dms):	44 3 11.00 / -123 0 59.00	County Code:	20.00
Score Value:	Not reported	Cerclis ID:	Not reported
Township Coord.:	17.00	Township Zone:	S
Range Coord:	3.00	Range Zone:	W
Section Coord:	35	Qtr Section:	Not reported
Tax Lots:	Not reported	Size:	<1 acre
NPL:	False	Orphan:	False
Updated By:	GWISTAR	Update Date:	05/25/2007

Hazardous Release:

Substance ID.: 122012
Haz Release ID: 381384
Qty Released: unknown
Date Released: Not reported
Update Date: 09/02/1998
Update By: Not reported
Substance Code: ECD275
Substance Name: TOTAL PETROLEUM HYDROCARBONS (TPH)
Substance Abbrev.: Not reported
Substance Category ID: 8540
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8540
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Sampling Result ID: 341498
Feature Id: Not reported
Hazard Release Id: 381384
Medium: 703
Substance Abbrev.: Not reported
Unit Code: 110
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRINGFIELD SCHOOL DISTRICT 19 (Continued)

S111255295

End Date: 07/01/1997
Min Concentration: 25.00
Max Concentration: 64.00
Sample Comment: 25-64 mg/kg Residual Contamination
Last Update By: jmc
Update Date: 04/04/1998

Substance ID.: 121639
Haz Release ID: 381385
Qty Released: unknown
Date Released: July 1997
Update Date: 09/02/1998
Update By: Not reported

Substance Code: 7439-92-1
Substance Name: LEAD
Substance Abbrev.: Not reported
Substance Category ID: 8466
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported

Created Date: 12/17/2002
Substance Category ID: 8466
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002

Substance Alias ID: 319256
Sub Alias Name: PB

Comment ID: 303558
Release Code: Media Contamination Footnote
Release Comments: Residual contamination left.

Sampling Result ID: 341499
Feature Id: Not reported
Hazard Release Id: 381385
Medium: 703

Substance Abbrev.: Not reported
Unit Code: 110
Observation: False
Owner Operator: False
Lab Data: True

Sample Depth: Not reported
Start Date: Not reported
End Date: 07/01/1997
Min Concentration: 2.00
Max Concentration: 3.90
Sample Comment: 2.0-3.9 mg/kg Residual contamination levels
Last Update By: jmc
Update Date: 02/09/1998

Narrative:

NARR ID: 5737139
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:(2/9/1998 MLS/VCS) In July 1997, the auto shop at Springfield High School was demolished. Hydraulic fluids (primarily oil-range

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRINGFIELD SCHOOL DISTRICT 19 (Continued)

S111255295

petroleum products) were found in soils underlying two of the three hydraulic hoists in the shop. The contamination is believed to have resulted from historic releases from the hoists. Approximately 200 cubic yards of soil (225 tons) were excavated and disposed of off-site. The excavation extended to a maximum depth of about 10 feet below ground surface. The excavation was backfilled with clean fill. The cleanup occurred without DEQ oversight. However, after reviewing the cleanup reports, DEQ determined that the cleanup was adequate, and no further action was necessary.

NARR ID: 5737140
NARR Code: Hazardous Substance/Waste Types
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:hydraulic fluid

NARR ID: 5737141
NARR Code: Manner of Release
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:Releases of hydraulic fluid from hydraulic hoists. Time of releases unknown.

NARR ID: 5737142
NARR Code: Media Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
NARR Comments:Subsurface soil contamination. Shallow groundwater not impacted due the location of soil contamination (above the water table) and physical characteristics (e.g. low solubility) of released products. Concentrations of lead are presumed to be indicative of background levels. No PAHs were detected in confirmation samples with detectable levels of TPH. Site excavation backfilled with clean fill.

Administrative Action:

Admin ID:	709058	Action ID:	9433
Agency:	Not reported	Region:	Not reported
Start Date:	07/01/1997	Complete Date:	07/31/1997
Substance Code:	Not reported	Rank Value:	0
Employee Id:	Not reported	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	IC	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	INDEPENDENT CLEANUP		
Further Action:	Not reported		
Comments:	Removal of contaminated soil		

Admin ID:	709060	Action ID:	9442
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	11/13/1997	Complete Date:	11/17/1997
Substance Code:	VCS	Rank Value:	0
Employee Id:	1885	Cleanup Flag:	False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRINGFIELD SCHOOL DISTRICT 19 (Continued)

S111255295

Created By: Not reported
Action Code: NEG
Action Flag: True
Action: NEGOTIATIONS
Further Action: Not reported
Comments: Not reported

Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 709061
Agency: Dept Of Environmental Quality
Start Date: 11/17/1997
Substance Code: VCS
Employee Id: 1885
Created By: Not reported
Action Code: LTAG
Action Flag: True
Action: Letter Agreement
Further Action: Not reported
Comments: Not reported

Action ID: 9440
Region: Western Region
Complete Date: 11/17/1997
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 709062
Agency: Dept Of Environmental Quality
Start Date: 11/14/1997
Substance Code: VCS
Employee Id: 1885
Created By: Not reported
Action Code: PAE
Action Flag: True
Action: PRELIMINARY ASSESSMENT EQUIVALENT
Further Action: Not reported
Comments: Not reported

Action ID: 9459
Region: Western Region
Complete Date: 01/31/1998
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 709063
Agency: Dept Of Environmental Quality
Start Date: 11/14/1997
Substance Code: VCS
Employee Id: 1885
Created By: Not reported
Action Code: EV
Action Flag: True
Action: SITE EVALUATION
Further Action: Not reported
Comments: Not reported

Action ID: 9425
Region: Western Region
Complete Date: 01/31/1998
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 709198
Agency: Dept Of Environmental Quality
Start Date: 02/09/1998
Substance Code: VCS
Employee Id: 1885
Created By: Not reported
Action Code: NFA
Action Flag: True
Action: NO FURTHER STATE ACTION REQUIRED
Further Action: Not reported
Comments: Not reported

Action ID: 9443
Region: Western Region
Complete Date: 02/09/1998
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Category: Remedial Action
Action Code Flag: False

Admin ID: 710265
Agency: Dept Of Environmental Quality

Action ID: 9424
Region: Western Region

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRINGFIELD SCHOOL DISTRICT 19 (Continued)

S111255295

Start Date: 08/21/1997 Complete Date: Not reported
Substance Code: VCS Rank Value: 0
Employee Id: 179 Cleanup Flag: False
Created By: Not reported Created Date: 12/17/2002
Action Code: ENTRY Category: Administrative Action
Action Flag: True Action Code Flag: False
Action: Site added to database
Further Action: Not reported
Comments: Not reported

Admin ID: 710266 Action ID: 9519
Agency: Dept Of Environmental Quality Region: Western Region
Start Date: 08/20/1997 Complete Date: 11/13/1997
Substance Code: VCS Rank Value: 3
Employee Id: 179 Cleanup Flag: False
Created By: Not reported Created Date: 12/17/2002
Action Code: VWL Category: Remedial Action
Action Flag: True Action Code Flag: False
Action: VCS Waiting List
Further Action: Not reported
Comments: VPA

Operations:
Operation Id: 133354
Operation Status: Inactive
Common Name: Springfield High School Auto Shop
Yrs of Operation: 1950s to 1997
Comments: high school auto shop
Updated Date: 03/17/1999
Operations SIC Id: 196737
SIC Code: 8211
Created By: Not reported
Created Date: 12/17/2002
Operations SIC Id: 196738
SIC Code: 7538
Created By: Not reported
Created Date: 12/17/2002

47
WSW
1/2-1
0.899 mi.
4749 ft.

STATE MOTOR POOL (PROPOSED)
3000 BLOCK OF FRANKLIN BLVD.
EUGENE, OR 97403

OR VCP S105614231
OR ECSI N/A

Relative:
Higher

VCS:
ECS Site ID: 2316
Facility Size: 6.6 acres
Action: NO FURTHER STATE ACTION REQUIRED
Start Date: 05/05/1999
End Date: 05/05/1999
Program: VCS
Latitude: 44.0438
Longitude: -123.0497

Actual:
464 ft.

ECSI:
State ID Number: 2316 Brown ID: 0
Study Area: False Region ID: 3
Legislative ID: 0 Investigation: No Further Action

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

STATE MOTOR POOL (PROPOSED) (Continued)

S105614231

FACA ID:	40749	Further Action:	0
Lat/Long (dms):	44 2 38.00 / -123 2 59.00	County Code:	20.00
Score Value:	Not reported	Cerclis ID:	Not reported
Township Coord.:	17.00	Township Zone:	S
Range Coord:	3.00	Range Zone:	W
Section Coord:	33	Qtr Section:	Not reported
Tax Lots:	100	Size:	6.6 acres
NPL:	False	Orphan:	False
Updated By:	GWISTAR	Update Date:	09/11/2014

Narrative:

NARR ID: 5738146
 NARR Code: Contamination
 Created By: Not reported
 Created Date: 12/17/2002
 Updated By: Not reported
 Updated Date: 12/17/2002

NARR Comments: The site consists of five non-contiguous tax lots. Tax Lot 100, physically separated from the others by a residential property, was thought to be contaminated from past uses of the property (auto painting, a service station, and imported fill). Specific concerns included solvents, petroleum products, and unknown fill contents. Test pits and soil samples were collected in 1998 and 1999. No contaminants of concern were detected above applicable DEQ regulations.

NARR ID: 5738147
 NARR Code: Manner of Release
 Created By: Not reported
 Created Date: 12/17/2002
 Updated By: Not reported
 Updated Date: 12/17/2002

NARR Comments: Past uses of the property include an auto-painting business, service station, residences, motel/apartments, a construction company, and an oil company.

NARR ID: 5738148
 NARR Code: Remedial Action
 Created By: Not reported
 Created Date: 12/17/2002
 Updated By: Not reported
 Updated Date: 12/17/2002

NARR Comments: Soil was tested at the site in 1998 and 1999. A large portion of Tax Lot 100 is covered with low-level petroleum impacted fill material. However, because PAH detections were not above applicable DEQ regulations, no further action is required at this site.

Administrative Action:

Admin ID:	706762	Action ID:	9424
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	03/23/1999	Complete Date:	Not reported
Substance Code:	SAS	Rank Value:	0
Employee Id:	620	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	ENTRY	Category:	Administrative Action
Action Flag:	True	Action Code Flag:	False
Action:	Site added to database		
Further Action:	Not reported		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STATE MOTOR POOL (PROPOSED) (Continued)

S105614231

Comments: DAS wants to purchase this site and needs to join VCP and obtain an NFA for successful conclusion of sale.

Admin ID:	706764	Action ID:	9519
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	02/22/1999	Complete Date:	02/22/1999
Substance Code:	VCS	Rank Value:	0
Employee Id:	1872	Cleanup Flag:	False
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	VWL	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	VCS Waiting List		
Further Action:	Not reported		
Comments:	Not reported		

Admin ID:	706976	Action ID:	9443
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	05/05/1999	Complete Date:	05/05/1999
Substance Code:	VCS	Rank Value:	0
Employee Id:	1872	Cleanup Flag:	True
Created By:	Not reported	Created Date:	12/17/2002
Action Code:	NFA	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	NO FURTHER STATE ACTION REQUIRED		
Further Action:	Not reported		
Comments:	NFA applies exclusively to fill materials overlying site, and excludes native soils and groundwater.		

Admin ID:	728812	Action ID:	9511
Agency:	Dept Of Environmental Quality	Region:	Western Region
Start Date:	10/11/1998	Complete Date:	01/15/1999
Substance Code:	VCS	Rank Value:	Not reported
Employee Id:	1872	Cleanup Flag:	False
Created By:	GWISTAR	Created Date:	08/11/2004
Action Code:	SI	Category:	Remedial Action
Action Flag:	True	Action Code Flag:	False
Action:	SITE INVESTIGATION		
Further Action:	0		
Comments:	Not reported		

Count: 1 records.

ORPHAN SUMMARY

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
EUGENE	S116760450	WELLS FARGO PROPERTY-EA MOCK INVES	95 E 18TH ST/1711 WILLAMETTE/1	97401	OR LUST

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: 12/16/2014	Source: EPA
Date Data Arrived at EDR: 01/08/2015	Telephone: N/A
Date Made Active in Reports: 02/09/2015	Last EDR Contact: 04/08/2015
Number of Days to Update: 32	Next Scheduled EDR Contact: 07/20/2015
	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: 12/16/2014	Source: EPA
Date Data Arrived at EDR: 01/08/2015	Telephone: N/A
Date Made Active in Reports: 02/09/2015	Last EDR Contact: 04/08/2015
Number of Days to Update: 32	Next Scheduled EDR Contact: 07/20/2015
	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.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 12/16/2014	Source: EPA
Date Data Arrived at EDR: 01/08/2015	Telephone: N/A
Date Made Active in Reports: 02/09/2015	Last EDR Contact: 04/08/2015
Number of Days to Update: 32	Next Scheduled EDR Contact: 07/20/2015
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS 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). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/01/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 06/08/2015
	Data Release Frequency: Quarterly

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: 07/21/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/07/2014	Telephone: 703-603-8704
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 04/08/2015
Number of Days to Update: 13	Next Scheduled EDR Contact: 07/20/2015
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS 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 this 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. This 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 a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/01/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 06/08/2015
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
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: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
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: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Quarterly

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: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - 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). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

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: 09/18/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/19/2014	Telephone: 703-603-0695
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 02/26/2015
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/15/2015
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

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: 09/18/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/19/2014	Telephone: 703-603-0695
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 02/26/2015
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/15/2015
	Data Release Frequency: Varies

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: 12/03/2014	Source: Department of the Navy
Date Data Arrived at EDR: 12/12/2014	Telephone: 843-820-7326
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 02/16/2015
Number of Days to Update: 48	Next Scheduled EDR Contact: 06/01/2015
	Data Release Frequency: Varies

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: 09/29/2014	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 09/30/2014	Telephone: 202-267-2180
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 03/31/2015
Number of Days to Update: 37	Next Scheduled EDR Contact: 07/13/2015
	Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

ECSI: Environmental Cleanup Site Information System

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

Date of Government Version: 04/01/2015	Source: Department of Environmental Quality
Date Data Arrived at EDR: 04/09/2015	Telephone: 503-229-6629
Date Made Active in Reports: 04/23/2015	Last EDR Contact: 04/09/2015
Number of Days to Update: 14	Next Scheduled EDR Contact: 07/20/2015
	Data Release Frequency: Quarterly

CRL: Confirmed Release List and Inventory

All facilities with a confirmed release.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/17/2015
Date Data Arrived at EDR: 02/18/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 23

Source: Department of Environmental Quality
Telephone: 503-229-6170
Last EDR Contact: 02/18/2015
Next Scheduled EDR Contact: 06/01/2015
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: 01/26/2015
Date Data Arrived at EDR: 01/27/2015
Date Made Active in Reports: 02/06/2015
Number of Days to Update: 10

Source: Department of Environmental Quality
Telephone: 503-229-6299
Last EDR Contact: 04/16/2015
Next Scheduled EDR Contact: 08/03/2015
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: 01/06/2015
Date Data Arrived at EDR: 02/18/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 19

Source: Department of Environmental Quality
Telephone: 503-229-5790
Last EDR Contact: 02/18/2015
Next Scheduled EDR Contact: 06/01/2015
Data Release Frequency: Quarterly

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

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 29

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Quarterly

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: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/08/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

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

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 01/23/2015	Source: EPA Region 6
Date Data Arrived at EDR: 02/10/2015	Telephone: 214-665-6597
Date Made Active in Reports: 03/13/2015	Last EDR Contact: 01/26/2015
Number of Days to Update: 31	Next Scheduled EDR Contact: 05/11/2015
	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: 09/30/2014	Source: EPA Region 4
Date Data Arrived at EDR: 03/03/2015	Telephone: 404-562-8677
Date Made Active in Reports: 03/13/2015	Last EDR Contact: 04/27/2015
Number of Days to Update: 10	Next Scheduled EDR Contact: 08/10/2015
	Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013	Source: EPA Region 1
Date Data Arrived at EDR: 05/01/2013	Telephone: 617-918-1313
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 04/03/2015
Number of Days to Update: 184	Next Scheduled EDR Contact: 08/10/2015
	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: 01/30/2015	Source: EPA, Region 5
Date Data Arrived at EDR: 02/05/2015	Telephone: 312-886-7439
Date Made Active in Reports: 03/09/2015	Last EDR Contact: 04/27/2015
Number of Days to Update: 32	Next Scheduled EDR Contact: 08/10/2015
	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: 01/28/2015	Source: EPA Region 8
Date Data Arrived at EDR: 01/30/2015	Telephone: 303-312-6271
Date Made Active in Reports: 03/13/2015	Last EDR Contact: 04/27/2015
Number of Days to Update: 42	Next Scheduled EDR Contact: 08/10/2015
	Data Release Frequency: Quarterly

State and tribal registered storage tank lists

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: 01/06/2015	Source: Department of Environmental Quality
Date Data Arrived at EDR: 02/18/2015	Telephone: 503-229-5815
Date Made Active in Reports: 03/09/2015	Last EDR Contact: 02/18/2015
Number of Days to Update: 19	Next Scheduled EDR Contact: 06/01/2015
	Data Release Frequency: Quarterly

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/16/2015	Source: Office of State Fire Marshal
Date Data Arrived at EDR: 04/10/2015	Telephone: 503-378-3473
Date Made Active in Reports: 04/22/2015	Last EDR Contact: 04/10/2015
Number of Days to Update: 12	Next Scheduled EDR Contact: 08/17/2015
	Data Release Frequency: Semi-Annually

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: 01/30/2015	Source: EPA Region 5
Date Data Arrived at EDR: 02/05/2015	Telephone: 312-886-6136
Date Made Active in Reports: 03/13/2015	Last EDR Contact: 04/27/2015
Number of Days to Update: 36	Next Scheduled EDR Contact: 08/10/2015
	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: 01/23/2015	Source: EPA Region 6
Date Data Arrived at EDR: 02/13/2015	Telephone: 214-665-7591
Date Made Active in Reports: 03/13/2015	Last EDR Contact: 01/26/2015
Number of Days to Update: 28	Next Scheduled EDR Contact: 05/11/2015
	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: 12/14/2014	Source: EPA Region 9
Date Data Arrived at EDR: 02/13/2015	Telephone: 415-972-3368
Date Made Active in Reports: 03/13/2015	Last EDR Contact: 01/26/2015
Number of Days to Update: 28	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Quarterly

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: 01/29/2015	Source: EPA Region 8
Date Data Arrived at EDR: 01/30/2015	Telephone: 303-312-6137
Date Made Active in Reports: 03/13/2015	Last EDR Contact: 04/27/2015
Number of Days to Update: 42	Next Scheduled EDR Contact: 08/10/2015
	Data Release Frequency: Quarterly

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: 02/03/2015	Source: EPA Region 10
Date Data Arrived at EDR: 02/12/2015	Telephone: 206-553-2857
Date Made Active in Reports: 03/13/2015	Last EDR Contact: 04/27/2015
Number of Days to Update: 29	Next Scheduled EDR Contact: 08/10/2015
	Data Release Frequency: Quarterly

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)

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/2014
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Semi-Annually

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: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 01/27/2014
Number of Days to Update: 271

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/28/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

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: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/13/2015
Next Scheduled EDR Contact: 07/27/2015
Data Release Frequency: Varies

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: 04/01/2015
Date Data Arrived at EDR: 04/09/2015
Date Made Active in Reports: 04/23/2015
Number of Days to Update: 14

Source: Department of Environmental Quality
Telephone: 503-229-5193
Last EDR Contact: 04/09/2015
Next Scheduled EDR Contact: 07/20/2015
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: 04/01/2015
Date Data Arrived at EDR: 04/09/2015
Date Made Active in Reports: 04/23/2015
Number of Days to Update: 14

Source: Department of Environmental Quality
Telephone: 503-229-5193
Last EDR Contact: 04/09/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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: 09/29/2014	Source: EPA, Region 1
Date Data Arrived at EDR: 10/01/2014	Telephone: 617-918-1102
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 04/02/2015
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/13/2015
	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: 03/31/2015	Source: DEQ
Date Data Arrived at EDR: 04/14/2015	Telephone: 503-229-5256
Date Made Active in Reports: 04/23/2015	Last EDR Contact: 04/02/2015
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/20/2015
	Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Projects

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

Date of Government Version: 02/06/2015	Source: Department of Environmental Quality
Date Data Arrived at EDR: 02/18/2015	Telephone: 503-229-6801
Date Made Active in Reports: 03/13/2015	Last EDR Contact: 02/18/2015
Number of Days to Update: 23	Next Scheduled EDR Contact: 06/01/2015
	Data Release Frequency: Semi-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: 12/22/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/22/2014	Telephone: 202-566-2777
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 03/24/2015
Number of Days to Update: 38	Next Scheduled EDR Contact: 07/06/2015
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

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: 04/23/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: No Update Planned

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

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

SWRCY: Recycling Facility Location Listing

A listing of recycling facility locations.

Date of Government Version: 03/03/2015
Date Data Arrived at EDR: 03/04/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 9

Source: Department of Environmental Quality
Telephone: 503-229-5353
Last EDR Contact: 03/04/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Quarterly

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: 05/01/2015
Next Scheduled EDR Contact: 08/17/2015
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

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: 02/25/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/03/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

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.

Date of Government Version: 02/09/2015

Date Data Arrived at EDR: 02/13/2015

Date Made Active in Reports: 02/27/2015

Number of Days to Update: 14

Source: Department of Consumer & Business Services

Telephone: 503-378-4133

Last EDR Contact: 05/07/2015

Next Scheduled EDR Contact: 08/24/2015

Data Release Frequency: Varies

CDL 2: Clandestine Drug Lab Site Listing

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

Date of Government Version: 04/01/2014

Date Data Arrived at EDR: 05/07/2014

Date Made Active in Reports: 05/22/2014

Number of Days to Update: 15

Source: Oregon State Police

Telephone: 503-373-1540

Last EDR Contact: 05/06/2015

Next Scheduled EDR Contact: 08/17/2015

Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

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: 02/25/2015

Date Data Arrived at EDR: 03/10/2015

Date Made Active in Reports: 03/25/2015

Number of Days to Update: 15

Source: Drug Enforcement Administration

Telephone: 202-307-1000

Last EDR Contact: 03/03/2015

Next Scheduled EDR Contact: 06/15/2015

Data Release Frequency: No Update Planned

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

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: 12/29/2014
Date Data Arrived at EDR: 12/30/2014
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 69

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Annually

SPILLS: Spill Data

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

Date of Government Version: 04/09/2015
Date Data Arrived at EDR: 04/14/2015
Date Made Active in Reports: 04/24/2015
Number of Days to Update: 10

Source: Department of Environmental Quality
Telephone: 503-229-5815
Last EDR Contact: 04/02/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Semi-Annually

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: 01/20/2015
Date Data Arrived at EDR: 01/22/2015
Date Made Active in Reports: 02/06/2015
Number of Days to Update: 15

Source: State Fire Marshal's Office
Telephone: 503-373-1540
Last EDR Contact: 05/06/2015
Next Scheduled EDR Contact: 08/17/2015
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
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
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: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/05/2015
Next Scheduled EDR Contact: 08/17/2015
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
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/14/2015
Next Scheduled EDR Contact: 07/27/2015
Data Release Frequency: Semi-Annually

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: 06/06/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 8

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/13/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Varies

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: 01/23/2015
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 24

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Varies

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: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/10/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Annually

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.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/27/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

Date of Government Version: 12/30/2014
Date Data Arrived at EDR: 12/31/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/06/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Semi-Annually

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: 12/31/2011
Date Data Arrived at EDR: 07/31/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 44

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 01/29/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Annually

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.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/27/2015
Next Scheduled EDR Contact: 07/06/2015
Data Release Frequency: Every 4 Years

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: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Quarterly

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: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
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.

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: 12/17/2007
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.

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

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: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/10/2015
Next Scheduled EDR Contact: 08/10/2015
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: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 04/09/2015
Next Scheduled EDR Contact: 07/27/2015
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: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/17/2015
Next Scheduled EDR Contact: 07/27/2015
Data Release Frequency: Annually

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.

Date of Government Version: 12/29/2014
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 21

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 03/09/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 02/27/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/27/2015	Telephone: 202-343-9775
Date Made Active in Reports: 03/25/2015	Last EDR Contact: 04/09/2015
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/20/2015
	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: 01/18/2015	Source: EPA
Date Data Arrived at EDR: 02/27/2015	Telephone: (206) 553-1200
Date Made Active in Reports: 03/25/2015	Last EDR Contact: 03/09/2015
Number of Days to Update: 26	Next Scheduled EDR Contact: 06/22/2015
	Data Release Frequency: Quarterly

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.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

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: 02/01/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/13/2015	Telephone: 202-564-8600
Date Made Active in Reports: 03/25/2015	Last EDR Contact: 04/27/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 08/10/2015
	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/24/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Biennially

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: 03/30/2015
Date Data Arrived at EDR: 04/01/2015
Date Made Active in Reports: 04/22/2015
Number of Days to Update: 21

Source: Department of Environmental Quality
Telephone: 503-229-5945
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Varies

OR MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 02/02/2015
Number of Days to Update: 68

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 05/07/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Annually

DRYCLEANERS: Drycleaning Facilities

A listing of registered drycleaning facilities in Oregon.

Date of Government Version: 02/02/2015
Date Data Arrived at EDR: 02/03/2015
Date Made Active in Reports: 02/06/2015
Number of Days to Update: 3

Source: Department of Environmental Quality
Telephone: 503-229-6783
Last EDR Contact: 05/04/2015
Next Scheduled EDR Contact: 08/17/2015
Data Release Frequency: Varies

NPDES: Wastewater Permits Database

A listing of permitted wastewater facilities.

Date of Government Version: 02/09/2015
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 02/27/2015
Number of Days to Update: 15

Source: Department of Environmental Quality
Telephone: 503-229-5657
Last EDR Contact: 05/06/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Quarterly

AIRS: Oregon Title V Facility Listing

A listing of Title V facility source and emissions information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 01/16/2015
Date Made Active in Reports: 02/27/2015
Number of Days to Update: 42

Source: Department of Environmental Quality
Telephone: 503-229-6459
Last EDR Contact: 04/02/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Varies

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: 03/16/2015
Date Data Arrived at EDR: 04/10/2015
Date Made Active in Reports: 04/22/2015
Number of Days to Update: 12

Source: State Fire Marshal's Office
Telephone: 503-373-1540
Last EDR Contact: 04/10/2015
Next Scheduled EDR Contact: 08/17/2015
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 12/08/2006	Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/14/2015
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/27/2015
	Data Release Frequency: Semi-Annually

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: 03/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011	Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 02/18/2015
Number of Days to Update: 54	Next Scheduled EDR Contact: 06/01/2015
	Data Release Frequency: Varies

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 10/17/2014	Telephone: 202-564-6023
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 02/13/2015
Number of Days to Update: 3	Next Scheduled EDR Contact: 05/25/2015
	Data Release Frequency: Quarterly

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/16/2014	Source: EPA
Date Data Arrived at EDR: 10/31/2014	Telephone: 202-564-2496
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 03/30/2015
Number of Days to Update: 17	Next Scheduled EDR Contact: 07/13/2015
	Data Release Frequency: Annually

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: 10/16/2014	Source: EPA
Date Data Arrived at EDR: 10/31/2014	Telephone: 202-564-2496
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 03/30/2015
Number of Days to Update: 17	Next Scheduled EDR Contact: 07/13/2015
	Data Release Frequency: Annually

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/07/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Quarterly

COAL ASH: Coal Ash Disposal Sites Listing

A listing of coal ash disposal sites.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 12/19/2014
Date Made Active in Reports: 02/02/2015
Number of Days to Update: 45

Source: Department of Environmental Quality
Telephone: 541-298-7255
Last EDR Contact: 03/09/2015
Next Scheduled EDR Contact: 06/22/2015
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: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/01/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 04/15/2015
Next Scheduled EDR Contact: 07/27/2015
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: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/13/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Varies

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: 03/09/2015
Date Data Arrived at EDR: 03/12/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 13

Source: Department of Environmental Quality
Telephone: 503-229-5521
Last EDR Contact: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
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: 03/09/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/16/2015
Next Scheduled EDR Contact: 06/01/2015
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/22/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/03/2015	Telephone: 703-308-4044
Date Made Active in Reports: 03/09/2015	Last EDR Contact: 02/13/2015
Number of Days to Update: 6	Next Scheduled EDR Contact: 05/25/2015
	Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information for hazardous waste facilities.

Date of Government Version: 11/21/2014	Source: Department of Environmental Quality
Date Data Arrived at EDR: 11/26/2014	Telephone: 541-633-2011
Date Made Active in Reports: 01/15/2015	Last EDR Contact: 02/23/2015
Number of Days to Update: 50	Next Scheduled EDR Contact: 06/08/2015
	Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/26/2014	Telephone: 703-603-8787
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 04/10/2015
Number of Days to Update: 64	Next Scheduled EDR Contact: 07/20/2015
	Data Release Frequency: Varies

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.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/14/2015
Number of Days to Update: 339	Next Scheduled EDR Contact: 07/27/2015
	Data Release Frequency: N/A

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	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 US Hist Auto Stat: EDR Exclusive Historic Gas 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 US Hist Cleaners: EDR Exclusive Historic Dry 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

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
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/27/2013
Number of Days to Update: 179

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

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
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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: 01/01/2015

Source: Department of Environmental Conservation

Date Data Arrived at EDR: 02/04/2015

Telephone: 518-402-8651

Date Made Active in Reports: 02/27/2015

Last EDR Contact: 05/06/2015

Number of Days to Update: 23

Next Scheduled EDR Contact: 08/17/2015

Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2014

Source: Department of Natural Resources

Date Data Arrived at EDR: 03/19/2015

Telephone: N/A

Date Made Active in Reports: 04/07/2015

Last EDR Contact: 03/13/2015

Number of Days to Update: 19

Next Scheduled EDR Contact: 06/29/2015

Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

BROMBAUGH PROPERTY
325 N. BROOKLYN ST
EUGENE, OR 97403

TARGET PROPERTY COORDINATES

Latitude (North):	44.0472 - 44° 2' 49.92"
Longitude (West):	123.0324 - 123° 1' 56.64"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	497404.3
UTM Y (Meters):	4876899.5
Elevation:	436 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	44123-A1 EUGENE EAST, OR
Most Recent Revision:	1986

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 principal 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).

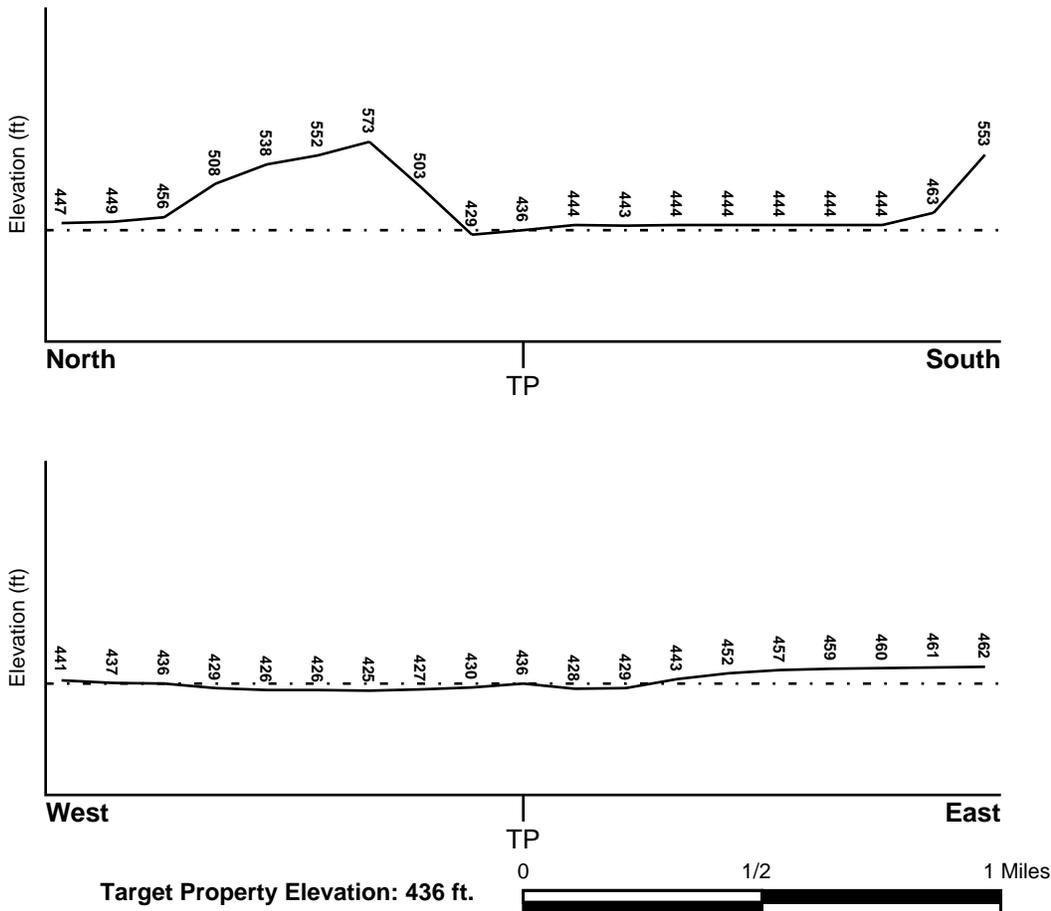
TOPOGRAPHIC INFORMATION

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 South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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>Target Property County</u> LANE, OR	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	41039C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> EUGENE EAST	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
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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

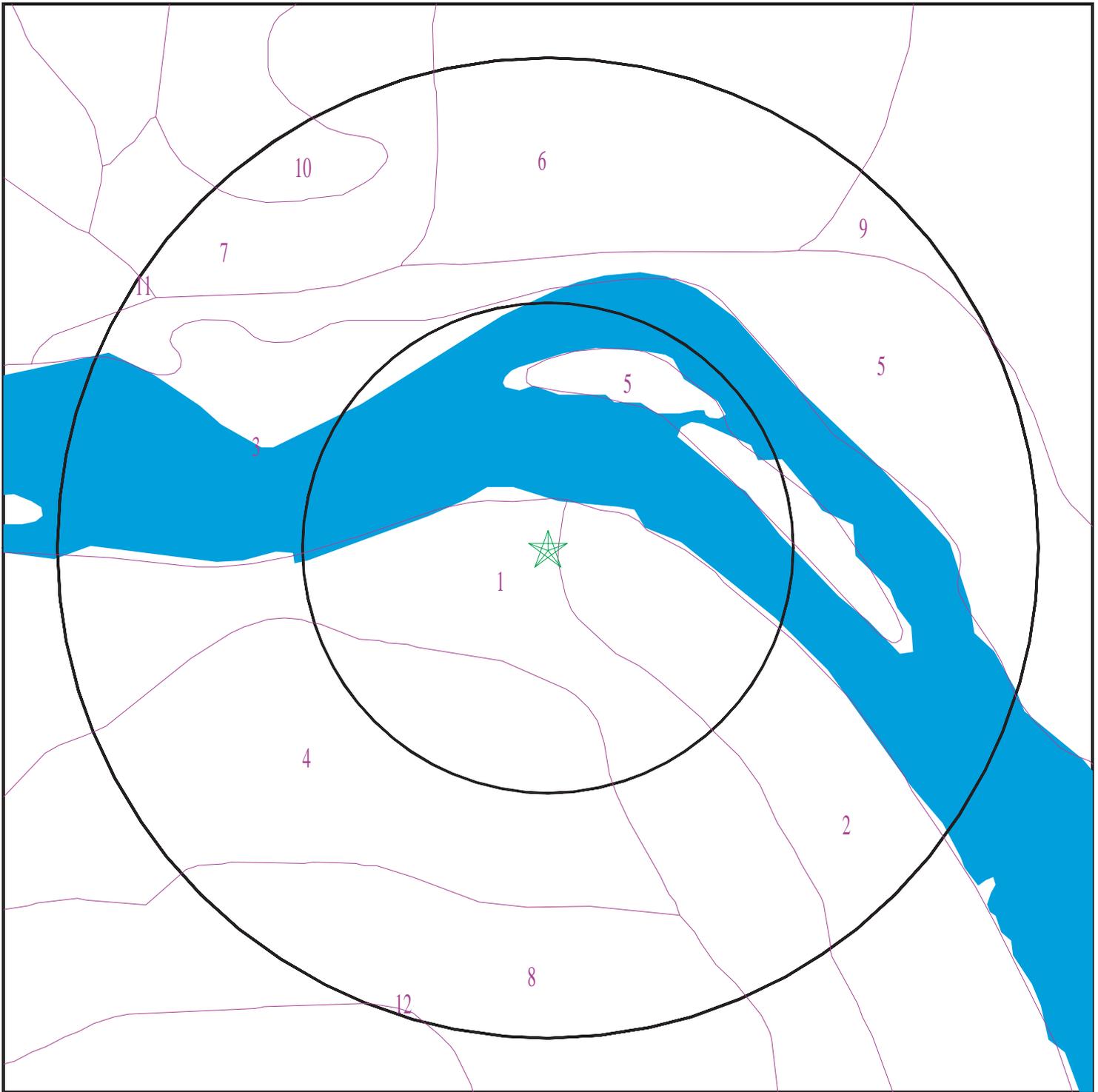
Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

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 - 4294508.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Brombaugh Property
ADDRESS: 325 N. Brooklyn St
Eugene OR 97403
LAT/LONG: 44.0472 / 123.0324

CLIENT: Tree of Life Environmental, LLC
CONTACT: Don Martin
INQUIRY #: 4294508.2s
DATE: May 14, 2015 12:31 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: 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

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: 6.5 Min: 5.6
2	14 inches	64 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: 6.5 Min: 5.6

Soil Map ID: 2

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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	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: 6.5 Min: 5.6
2	14 inches	64 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: 6.5 Min: 5.6

Soil Map ID: 3

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: 4

Soil Component Name: Cloquato

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: > 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	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%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 5.6
2	14 inches	50 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%), silt.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
3	50 inches	59 inches	stratified sand to silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1

Soil Map ID: 5

Soil Component Name: Fluvents

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: Poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 6

Soil Component Name: Philomath

Soil Surface Texture: cobbly silty clay

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: 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	5 inches	cobbly silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 14 Min: 4	Max: 6.5 Min: 5.6
2	5 inches	14 inches	cobbly silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 7.3 Min: 5.6
3	14 inches	24 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 7

Soil Component Name: Philomath

Soil Surface Texture: silty clay

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: 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	5 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 14 Min: 4	Max: 6.5 Min: 5.6
2	5 inches	14 inches	cobbly silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 7.3 Min: 5.6
3	14 inches	24 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 8

Soil Component Name: Camas

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively 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: > 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	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
2	14 inches	59 inches	very gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 705 Min: 141	Max: 6.5 Min: 5.6

Soil Map ID: 9

Soil Component Name: Malabon

Soil Surface Texture: silty clay 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: > 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	11 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 5.6
2	11 inches	42 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 7.3 Min: 5.1
3	42 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%), silt.	Max: 14 Min: 4	Max: 7.3 Min: 6.1

Soil Map ID: 10

Soil Component Name: Philomath

Soil Surface Texture: cobbly silty clay

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: 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	5 inches	cobbly silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 14 Min: 4	Max: 6.5 Min: 5.6
2	5 inches	14 inches	cobbly silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 7.3 Min: 5.6
3	14 inches	24 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 11

Soil Component Name: Chapman

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	7 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%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 5.6

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		
2	7 inches	42 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%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 5.6
3	42 inches	50 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 6.1
4	50 inches	59 inches	very gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 7.3 Min: 6.6

Soil Map ID: 12

Soil Component Name: Chehalis

Soil Surface Texture: silty clay 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	12 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey 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	12 inches	55 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%), silt.	Max: 14 Min: 4	Max: 7.3 Min: 5.6
3	55 inches	70 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 7.3 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>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

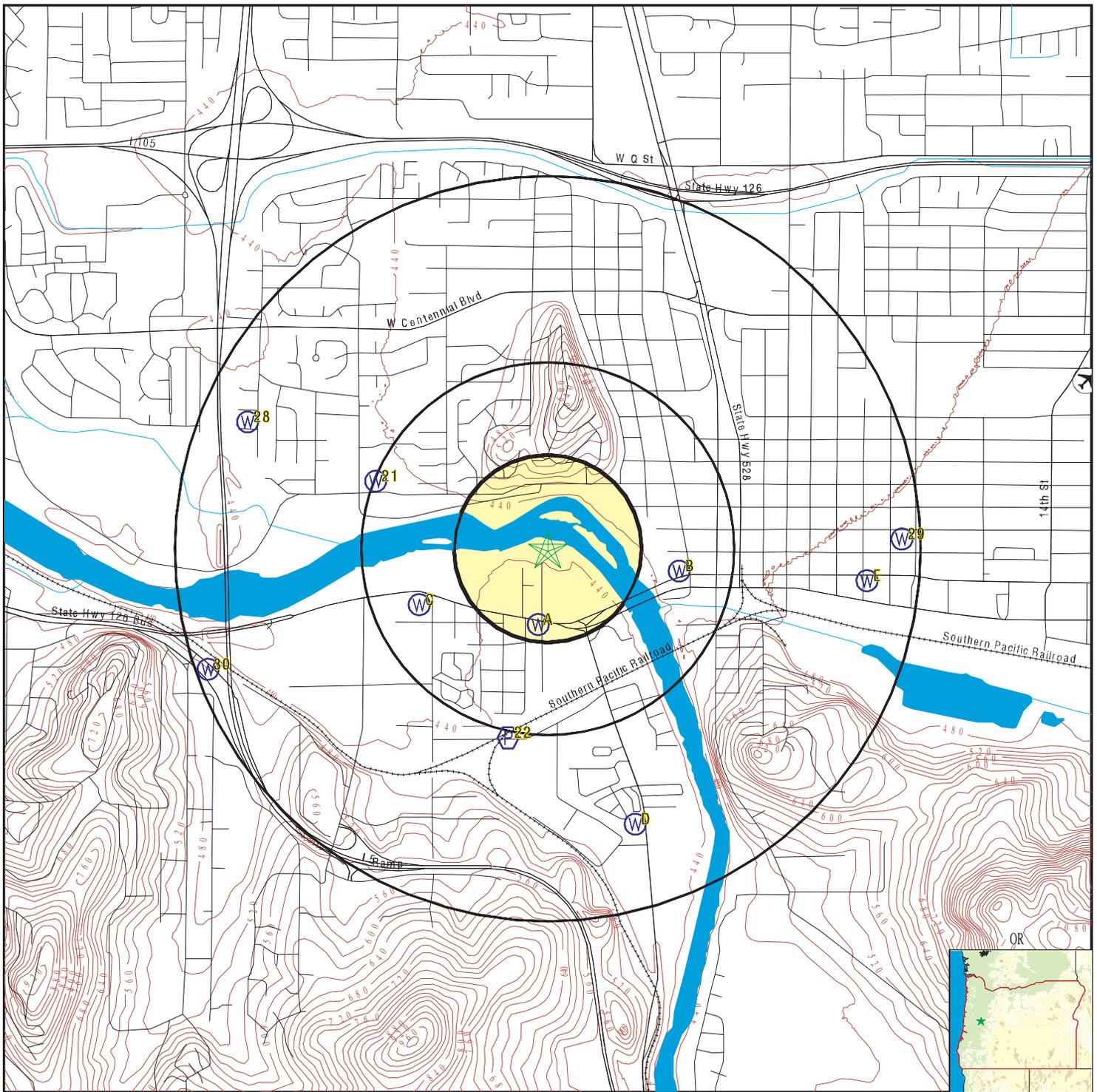
MAP ID	WELL ID	LOCATION FROM TP
22	OR4101063	1/2 - 1 Mile SSW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	ORI400000003493	1/8 - 1/4 Mile South
A2	ORI400000003492	1/8 - 1/4 Mile South
A3	ORI400000003471	1/8 - 1/4 Mile South
A4	ORI400000003464	1/8 - 1/4 Mile South
A5	ORI400000003460	1/8 - 1/4 Mile South
A6	ORI400000003458	1/8 - 1/4 Mile South
B7	ORI400000003693	1/4 - 1/2 Mile East
B8	ORI400000003690	1/4 - 1/2 Mile East
B9	ORI400000003691	1/4 - 1/2 Mile East
B10	ORI400000003692	1/4 - 1/2 Mile East
C11	ORI400000003580	1/4 - 1/2 Mile WSW
C12	ORI400000003581	1/4 - 1/2 Mile WSW
B13	ORI400000003686	1/4 - 1/2 Mile East
B14	ORI400000003687	1/4 - 1/2 Mile East
B15	ORI400000003688	1/4 - 1/2 Mile East
C16	ORI400000003597	1/4 - 1/2 Mile WSW
C17	ORI400000003577	1/4 - 1/2 Mile WSW
C18	ORI400000003559	1/4 - 1/2 Mile WSW
C19	ORI400000003561	1/4 - 1/2 Mile WSW
C20	ORI400000003558	1/4 - 1/2 Mile WSW
21	ORW400000001906	1/4 - 1/2 Mile WNW
D23	ORI400000003406	1/2 - 1 Mile SSE
D24	ORI400000003407	1/2 - 1 Mile SSE
D25	ORI400000003405	1/2 - 1 Mile SSE
E26	ORI400000003671	1/2 - 1 Mile East
E27	ORI400000003672	1/2 - 1 Mile East
28	ORW400000001921	1/2 - 1 Mile WNW
29	ORW400000001893	1/2 - 1 Mile East
30	ORI400000003454	1/2 - 1 Mile WSW

PHYSICAL SETTING SOURCE MAP - 4294508.2s



- 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



<p>SITE NAME: Brombaugh Property ADDRESS: 325 N. Brooklyn St Eugene OR 97403 LAT/LONG: 44.0472 / 123.0324</p>	<p>CLIENT: Tree of Life Environmental, LLC CONTACT: Don Martin PROJECT #: 4294508.2s DATE: May 14, 2015 12:31 pm</p> <p style="text-align: center;">Attachment 2, Page 305 of 352</p>
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

A1
South
1/8 - 1/4 Mile
Higher

OR WELLS ORI40000003493

Well inspe:	44732	Inspection:	06-JUN-08
Physical I:	Not Reported	WI county :	LANE
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported	City:	Not Reported
Name owner:	SHELL OIL PRODUCTS	Zip:	Not Reported
Street:	Not Reported	Phone comp:	Not Reported
State:	Not Reported	Distance t:	Not Reported
Phone home:	Not Reported	Drilling m:	Not Reported
Gps on wel:	0	Drilling 1:	0
Bearing to:	Not Reported	Inspected :	Not Reported
Use of wel:	Not Reported	Monitori 1:	0
Rough log :	0	Well locke:	0
Well tag r:	Not Reported	Water in v:	0
Monitoring:	Not Reported	Samples ta:	0
Protective:	0	Csg above :	Not Reported
Consultant:	0	Borehole d:	Not Reported
Seal test :	Not Reported	Access por:	0
Casing dia:	Not Reported	Measuring :	Not Reported
Csg gauge:	Not Reported	Depth belo:	Not Reported
Dedicated :	0	Tape hold:	Not Reported
Access p 1:	Not Reported	Tape cut:	Not Reported
Measuring1:	0	Water le 1:	Not Reported
Depth be 1:	Not Reported	Pump type:	Not Reported
Tape missi:	Not Reported	Pump hp:	Not Reported
Water leve:	Not Reported	Flowmeter1:	Not Reported
Cascading :	0	Flowmete 2:	Not Reported
Pump make:	Not Reported	Nbr of hou:	Not Reported
Flowmeter :	Not Reported	Work deepe:	0
Flowmete 1:	Not Reported	Work alter:	0
Associated:	Not Reported	Work exist:	-1
Deficiency:	Not Reported	Drill rota:	0
Inspecti 3:	Not Reported	Drill cabl:	0
Work new:	0	Drill reve:	0
Work conve:	0	Drill auge:	0
Work aband:	0	Drill hand:	0
Work other:	Not Reported	Drill soni:	0
Drill ro 1:	0	Use domest:	0
Drill ca 1:	0	Use commun:	0
Drill re 1:	0	Use livest:	0
Drill push:	0	Use monito:	0
Drill holl:	0	Use inject:	0
Drill othe:	Not Reported		
Use irriga:	0		
Use indust:	0		
Use dewate:	0		
Use therma:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	100		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	NE	Qtr160:	NE
Latitude d:	44.04432		
Longitude :	-123.03293		
Gps horizo:	Not Reported		
Year const:	2007		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	LLR	Wm region:	NW
Well tag a:	ZIP TIE IN CONCRETE		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	M
Casing cap:	JP	Pictures t:	0
Street of :	4197 FRANKLIN BLVD, EUGENE		
Street of1:	4197 FRANKLIN BLVD, EUGENE		
Last updt :	14-JAN-09	Last updt1:	byrdkr
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04432		
Newlong:	-123.03293		
Site id:	ORI400000003493		

**A2
South
1/8 - 1/4 Mile
Higher**

OR WELLS ORI400000003492

Well inspe:	43210	Inspection:	26-FEB-07
Physical l:	Not Reported	WI county :	LANE
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	SHELL OIL PRODUCTS		
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported		
Monitoring:	Not Reported	Monitori 1:	0
Protective:	0	Well locke:	0
Consultant:	0	Water in v:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	Not Reported		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded I:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	100		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	NE	Qtr160:	NE
Latitude d:	44.04432		
Longitude :	-123.03294		
Gps horizo:	Not Reported		
Year const:	2007		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	JJU	Wm region:	NW
Well tag a:	ZIP TIE IN CONCRETE		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	JP	Pictures t:	0
Street of :	Not Reported		
Street of1:	4197 FRANKLIN BLVD, EUGENE		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Last updt :	16-OCT-08	Last updt1:	ramseyll
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04432		
Newlong:	-123.03294		
Site id:	ORI400000003492		

**A3
South
1/8 - 1/4 Mile
Higher**

OR WELLS ORI400000003471

Well inspe:	46291	Inspection:	06-JUN-08
Physical I:	Not Reported	WI county :	LANE
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	SHELL OIL PRODUCTS	City:	Not Reported
Street:	Not Reported	Zip:	Not Reported
State:	Not Reported	Phone comp:	Not Reported
Phone home:	Not Reported	Distance t:	Not Reported
Gps on wel:	0	Drilling m:	Not Reported
Bearing to:	Not Reported	Drilling 1:	0
Use of wel:	Not Reported	Inspected :	Not Reported
Rough log :	0		
Well tag r:	Not Reported	Monitori 1:	0
Monitoring:	Not Reported	Well locke:	0
Protective:	0	Water in v:	0
Consultant:	0	Samples ta:	0
Seal test :	Not Reported	Csg above :	Not Reported
Casing dia:	Not Reported	Borehole d:	Not Reported
Csg gauge:	Not Reported	Access por:	0
Dedicated :	0	Measuring :	Not Reported
Access p 1:	Not Reported	Depth belo:	Not Reported
Measuring1:	0	Tape hold:	Not Reported
Depth be 1:	Not Reported	Tape cut:	Not Reported
Tape missi:	Not Reported	Water le 1:	Not Reported
Water leve:	Not Reported	Pump type:	Not Reported
Cascading :	0	Pump hp:	Not Reported
Pump make:	Not Reported	Flowmeter1:	Not Reported
Flowmeter :	Not Reported	Flowmete 2:	Not Reported
Flowmete 1:	Not Reported	Nbr of hou:	Not Reported
Associated:	Not Reported		
Deficiency:	Not Reported	Work deepe:	0
Inspecti 3:	Not Reported	Work alter:	0
Work new:	0	Work exist:	-1
Work conve:	0	Drill rota:	0
Work aband:	0	Drill cabl:	0
Work other:	Not Reported	Drill reve:	0
Drill ro 1:	0	Drill auge:	0
Drill ca 1:	0	Drill hand:	0
Drill re 1:	0	Drill soni:	0
Drill push:	0	Use domest:	0
Drill holl:	0	Use commun:	0
Drill othe:	Not Reported	Use livest:	0
Use irriga:	0	Use monito:	0
Use indust:	0	Use inject:	0
Use dewate:	0		
Use therma:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	100		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	NE	Qtr160:	NE
Latitude d:	44.04431		
Longitude :	-123.03288		
Gps horizo:	Not Reported		
Year const:	2007		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	LLR	Wm region:	NW
Well tag a:	ZIP TIE IN CONCRETE		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	M
Casing cap:	JP	Pictures t:	0
Street of :	4197 FRANKLIN BLVD, EUGENE		
Street of1:	4197 FRANKLIN BLVD, EUGENE		
Last updt :	16-OCT-08	Last updt1:	ramseyll
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04431		
Newlong:	-123.03288		
Site id:	ORI400000003471		

**A4
South
1/8 - 1/4 Mile
Higher**

OR WELLS ORI400000003464

Well inspe:	43211	Inspection:	26-FEB-07
Physical l:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	SHELL OIL PRODUCTS		
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported		
Monitoring:	Not Reported	Monitori 1:	0
Protective:	0	Well locke:	0
Consultant:	0	Water in v:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	Not Reported		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded I:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	100		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	NE	Qtr160:	NE
Latitude d:	44.04427		
Longitude :	-123.03304		
Gps horizo:	Not Reported		
Year const:	2007		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	JJU	Wm region:	NW
Well tag a:	ZIP TIE IN CONCRETE		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	JP	Pictures t:	0
Street of :	Not Reported		
Street of1:	4197 FRANKLIN BLVD, EUGENE		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Last updt :	28-FEB-07	Last updt1:	ungerjj
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04427		
Newlong:	-123.03304		
Site id:	ORI400000003464		

**A5
South
1/8 - 1/4 Mile
Higher**

OR WELLS ORI400000003460

Well inspe:	43209	Inspection:	26-FEB-07
Physical I:	Not Reported	WI county :	LANE
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	SHELL OIL PRODUCTS	City:	Not Reported
Street:	Not Reported	Zip:	Not Reported
State:	Not Reported	Phone comp:	Not Reported
Phone home:	Not Reported	Distance t:	Not Reported
Gps on wel:	0	Drilling m:	Not Reported
Bearing to:	Not Reported	Drilling 1:	0
Use of wel:	Not Reported	Inspected :	Not Reported
Rough log :	0		
Well tag r:	Not Reported	Monitori 1:	0
Monitoring:	Not Reported	Well locke:	0
Protective:	0	Water in v:	0
Consultant:	0	Samples ta:	0
Seal test :	Not Reported	Csg above :	Not Reported
Casing dia:	Not Reported	Borehole d:	Not Reported
Csg gauge:	Not Reported	Access por:	0
Dedicated :	0	Measuring :	Not Reported
Access p 1:	Not Reported	Depth belo:	Not Reported
Measuring1:	0	Tape hold:	Not Reported
Depth be 1:	Not Reported	Tape cut:	Not Reported
Tape missi:	Not Reported	Water le 1:	Not Reported
Water leve:	Not Reported	Pump type:	Not Reported
Cascading :	0	Pump hp:	Not Reported
Pump make:	Not Reported	Flowmeter1:	Not Reported
Flowmeter :	Not Reported	Flowmete 2:	Not Reported
Flowmete 1:	Not Reported	Nbr of hou:	Not Reported
Associated:	Not Reported		
Deficiency:	Not Reported	Work deepe:	0
Inspecti 3:	Not Reported	Work alter:	0
Work new:	-1	Work exist:	0
Work conve:	0	Drill rota:	0
Work aband:	0	Drill cabl:	0
Work other:	Not Reported	Drill reve:	0
Drill ro 1:	0	Drill auge:	0
Drill ca 1:	0	Drill hand:	0
Drill re 1:	0	Drill soni:	0
Drill push:	0	Use domest:	0
Drill holl:	0	Use commun:	0
Drill othe:	Not Reported	Use livest:	0
Use irriga:	0	Use monito:	0
Use indust:	0	Use inject:	0
Use dewate:	0		
Use therma:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	100		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	NE	Qtr160:	NE
Latitude d:	44.04422		
Longitude :	-123.03307		
Gps horizo:	Not Reported		
Year const:	2007		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	JJU	Wm region:	NW
Well tag a:	ZIP TIE IN CONCRETE		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	JP	Pictures t:	0
Street of :	Not Reported		
Street of1:	4197 FRANKLIN BLVD, EUGENE		
Last updt :	09-JAN-09	Last updt1:	ramseyll
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04422		
Newlong:	-123.03307		
Site id:	ORI400000003460		

**A6
South
1/8 - 1/4 Mile
Higher**

OR WELLS ORI400000003458

Well inspe:	44036	Inspection:	15-OCT-08
Physical l:	Not Reported	WI county :	LANE
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	EQUILON ENTERPRISES LLC	City:	Not Reported
Street:	Not Reported	Zip:	Not Reported
State:	Not Reported	Phone comp:	Not Reported
Phone home:	Not Reported	Distance t:	Not Reported
Gps on wel:	0	Drilling m:	Not Reported
Bearing to:	Not Reported	Drilling 1:	0
Use of wel:	Not Reported	Inspected :	Not Reported
Rough log :	0		
Well tag r:	Not Reported		
Monitoring:	Not Reported	Monitori 1:	0
Protective:	0	Well locke:	0
Consultant:	0	Water in v:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	NO NEW WELLS DRILLED ON SITE YET.		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded I:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	100		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	SW	Qtr160:	SE
Latitude d:	44.04407		
Longitude :	-123.03259		
Gps horizo:	Not Reported		
Year const:	0		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	LLR	Wm region:	NW
Well tag a:	Not Reported		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	Not Reported
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	Not Reported	Pictures t:	0
Street of :	Not Reported		
Street of1:	4197 FRANKLIN BLVDEUGENE, OR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Last updt :	02-JAN-09	Last updt1:	ramseyll
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04407		
Newlong:	-123.03259		
Site id:	ORI400000003458		

**B7
East
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003693

Well inspe:	29945	Inspection:	18-FEB-03
Physical I:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported	Name owner: DAHLQUIST, NORM; NORM'S AUTO REPAIR, MAIN & MILL ST., SPRINGFIELD	
Name owner:			
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported	Monitori 1:	0
Monitoring:	Not Reported	Well locke:	0
Protective:	0	Water in v:	0
Consultant:	0	Samples ta:	0
Seal test :	Not Reported	Csg above :	Not Reported
Casing dia:	Not Reported	Borehole d:	Not Reported
Csg gauge:	Not Reported	Access por:	0
Dedicated :	0	Measuring :	Not Reported
Access p 1:	Not Reported	Depth belo:	Not Reported
Measuring1:	0	Tape hold:	Not Reported
Depth be 1:	Not Reported	Tape cut:	Not Reported
Tape missi:	Not Reported	Water le 1:	Not Reported
Water leve:	Not Reported	Pump type:	Not Reported
Cascading :	0	Pump hp:	Not Reported
Pump make:	Not Reported	Flowmeter1:	Not Reported
Flowmeter :	Not Reported	Flowmete 2:	Not Reported
Flowmete 1:	Not Reported	Nbr of hou:	Not Reported
Associated:	Not Reported		
Deficiency:	Not Reported		
Inspecti 3:	3/4", OBSERVATION WELL CAP WITH LOCK, WATER IN VAULT		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	4200		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	35		
Qtr40:	NW	Qtr160:	SW
Latitude d:	44.04639		
Longitude :	123.02546		
Gps horizo:	Not Reported		
Year const:	0		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	Not Reported	Previous i:	0
Inspected1:	DIP	Wm region:	NW
Well tag a:	BANDED TO CEMENT		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	Not Reported
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	Not Reported	Pictures t:	0
Street of :	Not Reported		
Street of1:	Not Reported		
Last updt :	01-JAN-00	Last updt1:	pedersdi
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04639		
Newlong:	-123.02546		
Site id:	ORI400000003693		

**B8
East
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003690

Well inspe:	28272	Inspection:	18-APR-03
Physical l:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	-1	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	NORM DAHLQUIST; 112 S MAIN ST, SPRINFIELD; NORMS AUTO REPAIR; IN PARKING AREA		
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported		
Monitoring:	Not Reported	Monitori 1:	0
Protective:	0	Well locke:	0
Consultant:	0	Water in v:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	LOCK INSTALLED		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded I:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	4200		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	35		
Qtr40:	NW	Qtr160:	SW
Latitude d:	44.04635		
Longitude :	123.02531		
Gps horizo:	Not Reported		
Year const:	2001		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	N	Previous i:	-1
Inspected1:	DIP	Wm region:	NW
Well tag a:	BANDED IN CEMENT		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	Not Reported
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	Not Reported	Pictures t:	0
Street of :	Not Reported		
Street of1:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Last updt :	01-JAN-00	Last updt1:	pedersdi
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04635		
Newlong:	-123.02531		
Site id:	ORI400000003690		

**B9
East
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003691

Well inspe:	29947	Inspection:	18-FEB-03
Physical I:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	-1	Witnesses:	Not Reported
Inspecti 2:	Not Reported	Name owner: NORM DAHLQUIST; 112 S MAIN ST, SPRINFIELD; NORMS AUTO REPAIR; IN PARKING AREA	
Name owner:			
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported	Monitori 1:	0
Monitoring:	Not Reported	Well locke:	0
Protective:	0	Water in v:	0
Consultant:	0	Samples ta:	0
Seal test :	Not Reported	Csg above :	Not Reported
Casing dia:	Not Reported	Borehole d:	Not Reported
Csg gauge:	Not Reported	Access por:	0
Dedicated :	0	Measuring :	Not Reported
Access p 1:	Not Reported	Depth belo:	Not Reported
Measuring1:	0	Tape hold:	Not Reported
Depth be 1:	Not Reported	Tape cut:	Not Reported
Tape missi:	Not Reported	Water le 1:	Not Reported
Water leve:	Not Reported	Pump type:	Not Reported
Cascading :	0	Pump hp:	Not Reported
Pump make:	Not Reported	Flowmeter1:	Not Reported
Flowmeter :	Not Reported	Flowmete 2:	Not Reported
Flowmete 1:	Not Reported	Nbr of hou:	Not Reported
Associated:	Not Reported		
Deficiency:	Not Reported		
Inspecti 3:	NO LOCK	Work deepe:	0
Work new:	-1	Work alter:	0
Work conve:	0	Work exist:	0
Work aband:	0	Drill rota:	0
Work other:	Not Reported	Drill cabl:	0
Drill ro 1:	0	Drill reve:	0
Drill ca 1:	0	Drill auge:	0
Drill re 1:	0	Drill hand:	0
Drill push:	0	Drill soni:	0
Drill holl:	0	Use domest:	0
Drill othe:	Not Reported	Use commun:	0
Use irriga:	0	Use livest:	0
Use indust:	0	Use monito:	0
Use dewate:	0	Use inject:	0
Use therma:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	4200		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	35		
Qtr40:	NW	Qtr160:	SW
Latitude d:	44.04635		
Longitude :	123.02531		
Gps horizo:	Not Reported		
Year const:	2001		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	Y	Previous i:	-1
Inspected1:	DIP	Wm region:	NW
Well tag a:	BANDED IN CEMENT		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	Not Reported
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	Not Reported	Pictures t:	0
Street of :	Not Reported		
Street of1:	Not Reported		
Last updt :	01-JAN-00	Last updt1:	pedersdi
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04635		
Newlong:	-123.02531		
Site id:	ORI400000003691		

**B10
East
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003692

Well inspe:	33283	Inspection:	01-AUG-01
Physical l:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	-1	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	NORM DAHLQUIST; 112 S MAIN ST, SPRINFIELD; NORMS AUTO REPAIR; IN PARKING AREA		
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported		
Monitoring:	Not Reported	Monitori 1:	0
Protective:	0	Well locke:	0
Consultant:	0	Water in v:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	Not Reported		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded I:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	4200		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	35		
Qtr40:	NW	Qtr160:	SW
Latitude d:	44.04635		
Longitude :	123.02531		
Gps horizo:	Not Reported		
Year const:	2001		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	N	Previous i:	0
Inspected1:	JMM	Wm region:	NW
Well tag a:	BANDED IN CEMENT		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	Not Reported
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	Not Reported	Pictures t:	0
Street of :	Not Reported		
Street of1:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Last updt :	01-JAN-00	Last updt1:	marletjm
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04635		
Newlong:	-123.02531		
Site id:	ORI400000003692		

**C11
WSW
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003580

Well inspe:	39803	Inspection:	07-DEC-05
Physical I:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	ABELE, RICHARD	City:	Not Reported
Street:	Not Reported	Zip:	Not Reported
State:	Not Reported	Phone comp:	Not Reported
Phone home:	Not Reported	Distance t:	Not Reported
Gps on wel:	0	Drilling m:	Not Reported
Bearing to:	Not Reported	Drilling 1:	0
Use of wel:	Not Reported	Inspected :	Not Reported
Rough log :	0		
Well tag r:	Not Reported	Monitori 1:	0
Monitoring:	Not Reported	Well locke:	0
Protective:	0	Water in v:	0
Consultant:	0	Samples ta:	0
Seal test :	Not Reported	Csg above :	Not Reported
Casing dia:	Not Reported	Borehole d:	Not Reported
Csg gauge:	Not Reported	Access por:	0
Dedicated :	0	Measuring :	Not Reported
Access p 1:	Not Reported	Depth belo:	Not Reported
Measuring1:	0	Tape hold:	Not Reported
Depth be 1:	Not Reported	Tape cut:	Not Reported
Tape missi:	Not Reported	Water le 1:	Not Reported
Water leve:	Not Reported	Pump type:	Not Reported
Cascading :	0	Pump hp:	Not Reported
Pump make:	Not Reported	Flowmeter1:	Not Reported
Flowmeter :	Not Reported	Flowmete 2:	Not Reported
Flowmete 1:	Not Reported	Nbr of hou:	Not Reported
Associated:	Not Reported		
Deficiency:	Not Reported	Work deepe:	0
Inspecti 3:	Not Reported	Work alter:	0
Work new:	-1	Work exist:	0
Work conve:	0	Drill rota:	0
Work aband:	0	Drill cabl:	0
Work other:	Not Reported	Drill reve:	0
Drill ro 1:	0	Drill auge:	0
Drill ca 1:	0	Drill hand:	0
Drill re 1:	0	Drill soni:	0
Drill push:	0	Use domest:	0
Drill holl:	0	Use commun:	0
Drill othe:	Not Reported	Use livest:	0
Use irriga:	0	Use monito:	0
Use indust:	0	Use inject:	0
Use dewate:	0		
Use therma:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	700		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	NE	Qtr160:	SW
Latitude d:	44.04511		
Longitude :	123.03902		
Gps horizo:	Not Reported		
Year const:	2005		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	JJU	Wm region:	NW
Well tag a:	ZIP TIE TO CASING		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	JP	Pictures t:	0
Street of :	Not Reported		
Street of1:	3675 FRANKLIN BLVD		
Last updt :	08-DEC-05	Last updt1:	ungerjj
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04511		
Newlong:	-123.03902		
Site id:	ORI400000003580		

**C12
WSW
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003581

Well inspe:	39805	Inspection:	07-DEC-05
Physical l:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	ABELE, RICHARD		
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported		
Monitoring:	Not Reported	Monitori 1:	0
Protective:	0	Well locke:	0
Consultant:	0	Water in v:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	Not Reported		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded I:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	700		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	NE	Qtr160:	SW
Latitude d:	44.04511		
Longitude :	123.03902		
Gps horizo:	Not Reported		
Year const:	2005		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	JJU	Wm region:	NW
Well tag a:	ZIP TIE TO CASING		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	JP	Pictures t:	0
Street of :	Not Reported		
Street of1:	3675 FRANKLIN BLVD		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Last updt :	08-DEC-05	Last updt1:	ungerjj
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04511		
Newlong:	-123.03902		
Site id:	ORI400000003581		

**B13
East
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003686

Well inspe:	24821	Inspection:	01-AUG-01
Physical I:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	-1	Witnesses:	Not Reported
Inspecti 2:	Not Reported	Name owner: NORM DAHLQUIST; 112 S MAIN ST, SPRINFIELD; NORMS AUTO REPAIR; IN PARKING AREA	
Name owner:			
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported	Monitori 1:	0
Monitoring:	Not Reported	Well locke:	0
Protective:	0	Water in v:	0
Consultant:	0	Samples ta:	0
Seal test :	Not Reported	Csg above :	Not Reported
Casing dia:	Not Reported	Borehole d:	Not Reported
Csg gauge:	Not Reported	Access por:	0
Dedicated :	0	Measuring :	Not Reported
Access p 1:	Not Reported	Depth belo:	Not Reported
Measuring1:	0	Tape hold:	Not Reported
Depth be 1:	Not Reported	Tape cut:	Not Reported
Tape missi:	Not Reported	Water le 1:	Not Reported
Water leve:	Not Reported	Pump type:	Not Reported
Cascading :	0	Pump hp:	Not Reported
Pump make:	Not Reported	Flowmeter1:	Not Reported
Flowmeter :	Not Reported	Flowmete 2:	Not Reported
Flowmete 1:	Not Reported	Nbr of hou:	Not Reported
Associated:	Not Reported		
Deficiency:	Not Reported		
Inspecti 3:	Not Reported	Work deepe:	0
Work new:	-1	Work alter:	0
Work conve:	0	Work exist:	0
Work aband:	0	Drill rota:	0
Work other:	Not Reported	Drill cabl:	0
Drill ro 1:	0	Drill reve:	0
Drill ca 1:	0	Drill auge:	0
Drill re 1:	0	Drill hand:	0
Drill push:	0	Drill soni:	0
Drill holl:	0	Use domest:	0
Drill othe:	Not Reported	Use commun:	0
Use irriga:	0	Use livest:	0
Use indust:	0	Use monito:	0
Use dewate:	0	Use inject:	0
Use therma:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	4200		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	35		
Qtr40:	NW	Qtr160:	SW
Latitude d:	44.04629		
Longitude :	123.02527		
Gps horizo:	Not Reported		
Year const:	2001		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	N	Previous i:	0
Inspected1:	JMM	Wm region:	NW
Well tag a:	BANDED IN CEMENT		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	Not Reported
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	Not Reported	Pictures t:	0
Street of :	Not Reported		
Street of1:	Not Reported		
Last updt :	01-JAN-00	Last updt1:	marletjm
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04629		
Newlong:	-123.02527		
Site id:	ORI400000003686		

**B14
East
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003687

Well inspe:	28277	Inspection:	18-APR-03
Physical l:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	-1	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	NORM DAHLQUIST; 112 S MAIN ST, SPRINFIELD; NORMS AUTO REPAIR; IN PARKING AREA		
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported		
Monitoring:	Not Reported	Monitori 1:	0
Protective:	0	Well locke:	0
Consultant:	0	Water in v:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	LOCK INSTALLED		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded I:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	4200		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	35		
Qtr40:	NW	Qtr160:	SW
Latitude d:	44.04629		
Longitude :	123.02527		
Gps horizo:	Not Reported		
Year const:	2001		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	N	Previous i:	-1
Inspected1:	DIP	Wm region:	NW
Well tag a:	BANDED IN CEMENT		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	Not Reported
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	Not Reported	Pictures t:	0
Street of :	Not Reported		
Street of1:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Last updt :	01-JAN-00	Last updt1:	pedersdi
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04629		
Newlong:	-123.02527		
Site id:	ORI400000003687		

**B15
East
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003688

Well inspe:	34553	Inspection:	18-FEB-03
Physical I:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	-1	Witnesses:	Not Reported
Inspecti 2:	Not Reported	Name owner: NORM DAHLQUIST; 112 S MAIN ST, SPRINFIELD; NORMS AUTO REPAIR; IN PARKING AREA	
Name owner:			
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported	Monitori 1:	0
Monitoring:	Not Reported	Well locke:	0
Protective:	0	Water in v:	0
Consultant:	0	Samples ta:	0
Seal test :	Not Reported	Csg above :	Not Reported
Casing dia:	Not Reported	Borehole d:	Not Reported
Csg gauge:	Not Reported	Access por:	0
Dedicated :	0	Measuring :	Not Reported
Access p 1:	Not Reported	Depth belo:	Not Reported
Measuring1:	0	Tape hold:	Not Reported
Depth be 1:	Not Reported	Tape cut:	Not Reported
Tape missi:	Not Reported	Water le 1:	Not Reported
Water leve:	Not Reported	Pump type:	Not Reported
Cascading :	0	Pump hp:	Not Reported
Pump make:	Not Reported	Flowmeter1:	Not Reported
Flowmeter :	Not Reported	Flowmete 2:	Not Reported
Flowmete 1:	Not Reported	Nbr of hou:	Not Reported
Associated:	Not Reported		
Deficiency:	Not Reported		
Inspecti 3:	NO LOCK		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use comun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	4200		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	35		
Qtr40:	NW	Qtr160:	SW
Latitude d:	44.04629		
Longitude :	123.02527		
Gps horizo:	Not Reported		
Year const:	2001		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	Y	Previous i:	-1
Inspected1:	DIP	Wm region:	NW
Well tag a:	BANDED IN CEMENT		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	Not Reported
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	Not Reported	Pictures t:	0
Street of :	Not Reported		
Street of1:	Not Reported		
Last updt :	01-JAN-00	Last updt1:	pedersdi
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04629		
Newlong:	-123.02527		
Site id:	ORI400000003688		

**C16
WSW
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003597

Well inspe:	39807	Inspection:	07-DEC-05
Physical l:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	ABELE, RICHARD		
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported		
Monitoring:	Not Reported	Monitori 1:	0
Protective:	0	Well locke:	0
Consultant:	0	Water in v:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	Not Reported		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded I:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	700		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	NE	Qtr160:	SW
Latitude d:	44.04528		
Longitude :	123.03928		
Gps horizo:	Not Reported		
Year const:	2005		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	JJU	Wm region:	NW
Well tag a:	ZIP TIE TO CASING		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	JP	Pictures t:	0
Street of :	Not Reported		
Street of1:	3675 FRANKLIN BLVD		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Last updt :	08-DEC-05	Last updt1:	ungerjj
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04528		
Newlong:	-123.03928		
Site id:	ORI400000003597		

**C17
WSW
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003577

Well inspe:	39806	Inspection:	07-DEC-05
Physical I:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	ABELE, RICHARD	City:	Not Reported
Street:	Not Reported	Zip:	Not Reported
State:	Not Reported	Phone comp:	Not Reported
Phone home:	Not Reported	Distance t:	Not Reported
Gps on wel:	0	Drilling m:	Not Reported
Bearing to:	Not Reported	Drilling 1:	0
Use of wel:	Not Reported	Inspected :	Not Reported
Rough log :	0		
Well tag r:	Not Reported	Monitori 1:	0
Monitoring:	Not Reported	Well locke:	0
Protective:	0	Water in v:	0
Consultant:	0	Samples ta:	0
Seal test :	Not Reported	Csg above :	Not Reported
Casing dia:	Not Reported	Borehole d:	Not Reported
Csg gauge:	Not Reported	Access por:	0
Dedicated :	0	Measuring :	Not Reported
Access p 1:	Not Reported	Depth belo:	Not Reported
Measuring1:	0	Tape hold:	Not Reported
Depth be 1:	Not Reported	Tape cut:	Not Reported
Tape missi:	Not Reported	Water le 1:	Not Reported
Water leve:	Not Reported	Pump type:	Not Reported
Cascading :	0	Pump hp:	Not Reported
Pump make:	Not Reported	Flowmeter1:	Not Reported
Flowmeter :	Not Reported	Flowmete 2:	Not Reported
Flowmete 1:	Not Reported	Nbr of hou:	Not Reported
Associated:	Not Reported		
Deficiency:	Not Reported	Work deepe:	0
Inspecti 3:	Not Reported	Work alter:	0
Work new:	-1	Work exist:	0
Work conve:	0	Drill rota:	0
Work aband:	0	Drill cabl:	0
Work other:	Not Reported	Drill reve:	0
Drill ro 1:	0	Drill auge:	0
Drill ca 1:	0	Drill hand:	0
Drill re 1:	0	Drill soni:	0
Drill push:	0	Use domest:	0
Drill holl:	0	Use commun:	0
Drill othe:	Not Reported	Use livest:	0
Use irriga:	0	Use monito:	0
Use indust:	0	Use inject:	0
Use dewate:	0		
Use therma:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	700		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	NE	Qtr160:	SW
Latitude d:	44.04505		
Longitude :	123.03925		
Gps horizo:	Not Reported		
Year const:	2005		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	JJU	Wm region:	NW
Well tag a:	ZIP TIE TO CASING		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	OT	Pictures t:	0
Street of :	Not Reported		
Street of1:	3675 FRANKLIN BLVD		
Last updt :	08-DEC-05	Last updt1:	ungerjj
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04505		
Newlong:	-123.03925		
Site id:	ORI400000003577		

**C18
WSW
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003559

Well inspe:	38200	Inspection:	04-MAR-05
Physical l:	Not Reported	WI county :	LANE
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	ADELE, RICHARD	City:	Not Reported
Street:	Not Reported	Zip:	Not Reported
State:	Not Reported	Phone comp:	Not Reported
Phone home:	Not Reported	Distance t:	Not Reported
Gps on wel:	0	Drilling m:	Not Reported
Bearing to:	Not Reported	Drilling 1:	0
Use of wel:	Not Reported	Inspected :	Not Reported
Rough log :	0		
Well tag r:	Not Reported	Monitori 1:	0
Monitoring:	Not Reported	Well locke:	0
Protective:	0	Water in v:	0
Consultant:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	Not Reported		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded I:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	700		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	NE	Qtr160:	SW
Latitude d:	44.04487		
Longitude :	123.03934		
Gps horizo:	Not Reported		
Year const:	2005		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	JWJ	Wm region:	NW
Well tag a:	ZIP TIE IN CONCRETE		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	M
Casing cap:	JP	Pictures t:	0
Street of :	3675 FRANKLIN BLVD		
Street of1:	3675 FRANKLIN BLVD		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Last updt :	13-MAY-05	Last updt1:	jefferjw
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04487		
Newlong:	-123.03934		
Site id:	ORI400000003559		

**C19
WSW
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003561

Well inspe:	39809	Inspection:	07-DEC-05
Physical I:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported	City:	Not Reported
Name owner:	ABELE, RICAHRD	Zip:	Not Reported
Street:	Not Reported	Phone comp:	Not Reported
State:	Not Reported	Distance t:	Not Reported
Phone home:	Not Reported	Drilling m:	Not Reported
Gps on wel:	0	Drilling 1:	0
Bearing to:	Not Reported	Inspected :	Not Reported
Use of wel:	Not Reported	Monitori 1:	0
Rough log :	0	Well locke:	0
Well tag r:	Not Reported	Water in v:	0
Monitoring:	Not Reported	Samples ta:	0
Protective:	0	Csg above :	Not Reported
Consultant:	0	Borehole d:	Not Reported
Seal test :	Not Reported	Access por:	0
Casing dia:	Not Reported	Measuring :	Not Reported
Csg gauge:	Not Reported	Depth belo:	Not Reported
Dedicated :	0	Tape hold:	Not Reported
Access p 1:	Not Reported	Tape cut:	Not Reported
Measuring1:	0	Water le 1:	Not Reported
Depth be 1:	Not Reported	Pump type:	Not Reported
Tape missi:	Not Reported	Pump hp:	Not Reported
Water leve:	Not Reported	Flowmeter1:	Not Reported
Cascading :	0	Flowmete 2:	Not Reported
Pump make:	Not Reported	Nbr of hou:	Not Reported
Flowmeter :	Not Reported		
Flowmete 1:	Not Reported	Work deepe:	0
Associated:	Not Reported	Work alter:	0
Deficiency:	Not Reported	Work exist:	0
Inspecti 3:	Not Reported	Drill rota:	0
Work new:	-1	Drill cabl:	0
Work conve:	0	Drill reve:	0
Work aband:	0	Drill auge:	0
Work other:	Not Reported	Drill hand:	0
Drill ro 1:	0	Drill soni:	0
Drill ca 1:	0	Use domest:	0
Drill re 1:	0	Use commun:	0
Drill push:	0	Use livest:	0
Drill holl:	0	Use monito:	0
Drill othe:	Not Reported	Use inject:	0
Use irriga:	0		
Use indust:	0		
Use dewate:	0		
Use therma:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	700		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	NE	Qtr160:	SW
Latitude d:	44.04489		
Longitude :	123.03958		
Gps horizo:	Not Reported		
Year const:	2005		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	JJU	Wm region:	NW
Well tag a:	ZIP TIE TO CASING		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	JP	Pictures t:	0
Street of :	Not Reported		
Street of1:	3675 FRANKLIN BLVD		
Last updt :	08-DEC-05	Last updt1:	ungerjj
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04489		
Newlong:	-123.03958		
Site id:	ORI400000003561		

**C20
WSW
1/4 - 1/2 Mile
Higher**

OR WELLS ORI400000003558

Well inspe:	39810	Inspection:	07-DEC-05
Physical l:	Not Reported	WI county :	Not Reported
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	ABELE, RICHARD	City:	Not Reported
Street:	Not Reported	Zip:	Not Reported
State:	Not Reported	Phone comp:	Not Reported
Phone home:	Not Reported	Distance t:	Not Reported
Gps on wel:	0	Drilling m:	Not Reported
Bearing to:	Not Reported	Drilling 1:	0
Use of wel:	Not Reported	Inspected :	Not Reported
Rough log :	0		
Well tag r:	Not Reported	Monitori 1:	0
Monitoring:	Not Reported	Well locke:	0
Protective:	0	Water in v:	0
Consultant:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	Not Reported		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded I:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	700		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	34		
Qtr40:	NE	Qtr160:	SW
Latitude d:	44.04485		
Longitude :	123.03974		
Gps horizo:	Not Reported		
Year const:	2005		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	JJU	Wm region:	NW
Well tag a:	ZIP TIE TO CASING		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	Not Reported
Casing cap:	JP	Pictures t:	0
Street of :	Not Reported		
Street of1:	3675 FRANKLIN BLVD		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Last updt :	08-DEC-05	Last updt1:	ungerjj
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04485		
Newlong:	-123.03974		
Site id:	ORI400000003558		

**21
WNW
1/4 - 1/2 Mile
Higher**

OR WELLS ORW40000001906

Logid:	LANE 11544	Lstupdate:	Not Reported
Estabbl:	KARL WOZNAK	Xysource:	UNKNOWN
Horizerr:	9999	Sourceorg:	USGS
Sourceowrd:	WILLGW		
Welltag:	0		
Sownum:	0	Obswell:	9
Recwell:	9	Obsflagall:	Not Reported
Lsdelev:	435	Site id:	ORW400000001906

**22
SSW
1/2 - 1 Mile
Higher**

FRDS PWS OR4101063

Epa region:	10	State:	OR
Pwsid:	OR4101063		
Pwsname:	EUGENE MOBILE VILLAGE		
City served:	Not Reported	State served:	OR
Zip served:	Not Reported	Fips county:	41039
Status:	Active	Pop srvd:	260
Pwssvconn:	132	Source:	Groundwater
Pws type:	CWS	Owner:	Private
Contact:	SANGER, JAY		
Contacto rname:	SANGER, JAY		
Contact phone:	541-747-2257	Contact address1:	4750 FRANKLIN BLVD
Contact address2:	Not Reported	Contact city:	EUGENE
Contact state:	OR	Contact zip:	97403
Activity code:	A		

Facid:	18370		
Facname:	TP FOR WELL (LANE 16127)		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	other	Treatment process:	innovative
Treatment obj:	other	Treatment process:	innovative

Location Information:			
Name:	EUGENE MOBILE VILLAGE		
Pwstypcd:	CWS	Primsrccd:	GW
Pop served:	260		
Add1:	4750 FRANKLIN BLVD		
Add2:	Not Reported		
City:	EUGENE	State:	OR
Zip:	97403	Phone:	541-747-2257
Cityserv:	Not Reported	Cntyserv:	Lane
Stateserv:	OR	Zipserv:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Enforcement Information:

Violation id:	76895	Orig cd:	S
Enf fy:	2001	Enf act date:	07/30/2001
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	541099	Orig cd:	S
Enf fy:	2011	Enf act date:	12/25/2010
Enf act detail:	State No Longer Subject to Rule	Enf act cat:	Resolving

Enforcement Information:

Violation id:	541099	Orig cd:	F
Enf fy:	2005	Enf act date:	06/20/2005
Enf act detail:	Fed Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	488694	Orig cd:	S
Enf fy:	2006	Enf act date:	08/18/2006
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	488694	Orig cd:	S
Enf fy:	2006	Enf act date:	08/18/2006
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	434694	Orig cd:	S
Enf fy:	2006	Enf act date:	08/18/2006
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	434694	Orig cd:	S
Enf fy:	2006	Enf act date:	08/18/2006
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	42695	Orig cd:	S
Enf fy:	2001	Enf act date:	07/30/2001
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	172598	Orig cd:	S
Enf fy:	2001	Enf act date:	07/30/2001
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	1452905	Orig cd:	S
Enf fy:	2006	Enf act date:	08/18/2006
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	1452905	Orig cd:	S
Enf fy:	2006	Enf act date:	08/18/2006
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Enforcement Information:

Violation id:	1452905	Orig cd:	S
Enf fy:	2006	Enf act date:	08/18/2006
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	1452605	Orig cd:	S
Enf fy:	2006	Enf act date:	10/05/2005
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	1452605	Orig cd:	S
Enf fy:	2005	Enf act date:	05/12/2005
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	1452591	Orig cd:	S
Enf fy:	2001	Enf act date:	07/30/2001
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Violations Information:

Violation id:	541099	Orig cd:	S
State:	OR	Viol fy:	2000
Contamcd:	5000		
Contamnm:	Lead and Copper Rule		
Viol code:	65		
Viol name:	Public Education		
Rule code:	350		
Rule name:	LCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	07/01/2000
Cmpedt:	Not Reported		

Violations Information:

Violation id:	488694	Orig cd:	S
State:	OR	Viol fy:	1994
Contamcd:	5000		
Contamnm:	Lead and Copper Rule		
Viol code:	51		
Viol name:	Initial Tap Sampling for Pb and Cu		
Rule code:	350		
Rule name:	LCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	07/01/1994
Cmpedt:	Not Reported		

Violations Information:

Violation id:	434694	Orig cd:	S
State:	OR	Viol fy:	1994
Contamcd:	5000		
Contamnm:	Lead and Copper Rule		
Viol code:	51		
Viol name:	Initial Tap Sampling for Pb and Cu		
Rule code:	350		
Rule name:	LCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

State mcl: Not Reported Cmpbdt: 01/01/1994
 Cmpedt: Not Reported

Violations Information:
 Violation id: 1452907 Orig cd: S
 State: OR Viol fy: 2014
 Contamcd: 5000
 Contamnm: Lead and Copper Rule
 Viol code: 52
 Viol name: Follow-up Or Routine LCR Tap M/R
 Rule code: 350
 Rule name: LCR
 Violmeasur: Not Reported Unitmeasur: Not Reported
 State mcl: Not Reported Cmpbdt: 01/01/2014
 Cmpedt: Not Reported

Violations Information:
 Violation id: 1452905 Orig cd: S
 State: OR Viol fy: 2005
 Contamcd: 5000
 Contamnm: Lead and Copper Rule
 Viol code: 52
 Viol name: Follow-up Or Routine LCR Tap M/R
 Rule code: 350
 Rule name: LCR
 Violmeasur: Not Reported Unitmeasur: Not Reported
 State mcl: Not Reported Cmpbdt: 01/01/2005
 Cmpedt: Not Reported

Violations Information:
 Violation id: 1452605 Orig cd: S
 State: OR Viol fy: 2004
 Contamcd: 1040
 Contamnm: Nitrate
 Viol code: 03
 Viol name: Monitoring, Regular
 Rule code: 331
 Rule name: Nitrates
 Violmeasur: Not Reported Unitmeasur: Not Reported
 State mcl: Not Reported Cmpbdt: 01/01/2004
 Cmpedt: 12/31/2004

PWS ID: OR4101063
 Date Initiated: Not Reported Date Deactivated: Not Reported
 PWS Name: EUGENE MOBILE VILLAGE
 PO BOX 186
 SPRINGFIELD, OR 97477

Addressee / Facility: Not Reported

Facility Latitude: 44 02 24 Facility Longitude: 123 02 00
 City Served: Not Reported
 Treatment Class: Untreated Population: 220

PWS currently has or had major violation(s) or enforcement: YES

VIOLATIONS INFORMATION:

Violation ID:	9404886	Source ID:	Not Reported	PWS Phone:	Not Reported
Vio. beginning Date:	01/01/94	Vio. end Date:	06/30/94	Vio. Period:	006 Months
Num required Samples:	Not Reported	Number of Samples Taken:	Not Reported		
Analysis Result:	Not Reported	Maximum Contaminant Level:	Not Reported		
Analysis Method:	Not Reported				
Violation Type:	Initial Tap Sampling for Pb and Cu				
Contaminant:	LEAD & COPPER RULE				
Vio. Awareness Date:	Not Reported				

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Violation ID:	9404346	Source ID:	Not Reported	PWS Phone:	Not Reported
Vio. beginning Date:	07/01/93	Vio. end Date:	12/31/93	Vio. Period:	006 Months
Num required Samples:	Not Reported	Number of Samples Taken:	Not Reported		
Analysis Result:	Not Reported	Maximum Contaminant Level:	Not Reported		
Analysis Method:	Not Reported				
Violation Type:	Initial Tap Sampling for Pb and Cu				
Contaminant:	LEAD & COPPER RULE				
Vio. Awareness Date:	Not Reported				

ENFORCEMENT INFORMATION:

Truedate:	03/31/2009	Pwsid:	OR4101063
Pwsname:	EUGENE MOBILE VILLAGE		
Retpopsrvd:	260	Pwstypecod:	C
VioId:	1452905	Contaminant:	LEAD & COPPER RULE
Viol. Type:	Follow-up and Routine Tap Sampling		
Complperbe:	1/1/2005 0:00:00		
Complperen:	8/18/2006 0:00:00	Enfdate:	8/18/2006 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	OR4101063
Pwsname:	EUGENE MOBILE VILLAGE		
Retpopsrvd:	260	Pwstypecod:	C
VioId:	434694	Contaminant:	LEAD & COPPER RULE
Viol. Type:	Initial Tap Sampling for Pb and Cu		
Complperbe:	1/1/1994 0:00:00		
Complperen:	8/18/2006 0:00:00	Enfdate:	8/18/2006 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	OR4101063
Pwsname:	EUGENE MOBILE VILLAGE		
Retpopsrvd:	260	Pwstypecod:	C
VioId:	434694	Contaminant:	LEAD & COPPER RULE
Viol. Type:	Initial Tap Sampling for Pb and Cu		
Complperbe:	1/1/1994 0:00:00		
Complperen:	8/18/2006 0:00:00	Enfdate:	9/15/1994 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	OR4101063
Pwsname:	EUGENE MOBILE VILLAGE		
Retpopsrvd:	260	Pwstypecod:	C
VioId:	488694	Contaminant:	LEAD & COPPER RULE
Viol. Type:	Initial Tap Sampling for Pb and Cu		
Complperbe:	7/1/1994 0:00:00		
Complperen:	8/18/2006 0:00:00	Enfdate:	7/5/1995 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	OR4101063
Pwsname:	EUGENE MOBILE VILLAGE		
Retpopsrvd:	260	Pwstypecod:	C
VioId:	488694	Contaminant:	LEAD & COPPER RULE
Viol. Type:	Initial Tap Sampling for Pb and Cu		
Complperbe:	7/1/1994 0:00:00		
Complperen:	8/18/2006 0:00:00	Enfdate:	8/18/2006 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Truedate: 03/31/2009 Pwsid: OR4101063
 Pwsname: EUGENE MOBILE VILLAGE
 Retpopsrvd: 260 Pwstypecod: C
 Vioiid: 541099 Contaminant: LEAD & COPPER RULE
 Viol. Type: Public Education
 Complperbe: 7/1/2000 0:00:00
 Complperen: 12/31/2025 0:00:00 Enfdate: No Enf Action as of
 Enf action: 7/8/2009 0:00:00
 Violmeasur: Not Reported

System Name: EUGENE MOBILE VILLAGE
 Violation Type: Follow-up and Routine Tap Sampling
 Contaminant: LEAD & COPPER RULE
 Compliance Period: 1/1/2005 0:00:00 - 12/31/2025 0:00:00
 Violation ID: 1452905
 Enforcement Date: No Enf Action as of Enf. Action: 10/17/2006 0:00:00

System Name: EUGENE MOBILE VILLAGE
 Violation Type: Follow-up and Routine Tap Sampling
 Contaminant: LEAD & COPPER RULE
 Compliance Period: 01/01/05 - 08/18/06
 Violation ID: 1452905
 Enforcement Date: 08/18/06 Enf. Action: State Compliance Achieved

System Name: EUGENE MOBILE VILLAGE
 Violation Type: Initial Tap Sampling for Pb and Cu
 Contaminant: LEAD & COPPER RULE
 Compliance Period: 1994-01-01 - 2015-12-31
 Violation ID: 9404346
 Enforcement Date: 1995-07-05 Enf. Action: State Compliance Achieved

System Name: EUGENE MOBILE VILLAGE
 Violation Type: Initial Tap Sampling for Pb and Cu
 Contaminant: LEAD & COPPER RULE
 Compliance Period: 1994-01-01 - 1994-06-30
 Violation ID: 9404886
 Enforcement Date: 1995-07-05 Enf. Action: State Compliance Achieved

System Name: EUGENE MOBILE VILLAGE
 Violation Type: Initial Tap Sampling for Pb and Cu
 Contaminant: LEAD & COPPER RULE
 Compliance Period: 1993-07-01 - 2015-12-31
 Violation ID: 9404886
 Enforcement Date: 1994-09-15 Enf. Action: State Compliance Achieved

System Name: EUGENE MOBILE VILLAGE
 Violation Type: MCL, Monthly (TCR)
 Contaminant: COLIFORM (TCR)
 Compliance Period: 1994-11-01 - 1994-11-30
 Violation ID: 9500426
 Enforcement Date: Not Reported Enf. Action: Not Reported

System Name: EUGENE MOBILE VILLAGE
 Violation Type: Monitoring, Routine Minor (TCR)
 Contaminant: COLIFORM (TCR)
 Compliance Period: 1994-12-01 - 1994-12-31
 Violation ID: 9500768
 Enforcement Date: Not Reported Enf. Action: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	EUGENE MOBILE VILLAGE		
Violation Type:	MCL, Monthly (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1998-02-01 - 1998-02-28		
Violation ID:	98001725		
Enforcement Date:	Not Reported	Enf. Action:	Not Reported

CONTACT INFORMATION:

Name:	EUGENE MOBILE VILLAGE	Population:	260
Contact:	SANGER, JAY	Phone:	Not Reported
Address:	4750 FRANKLIN BLVD		
Address 2:	EUGENE OR, 97 541-7		

**D23
SSE
1/2 - 1 Mile
Higher**

OR WELLS ORI40000003406

Well inspe:	42531	Inspection:	19-DEC-06
Physical I:	Not Reported	WI county :	LANE
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported	Name owner:	WILDISH DEVELOPMENT CORP.
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported	Monitori 1:	0
Monitoring:	Not Reported	Well locke:	0
Protective:	0	Water in v:	0
Consultant:	0	Samples ta:	0
Seal test :	Not Reported	Csg above :	Not Reported
Casing dia:	Not Reported	Borehole d:	Not Reported
Csg gauge:	Not Reported	Access por:	0
Dedicated :	0	Measuring :	Not Reported
Access p 1:	Not Reported	Depth belo:	Not Reported
Measuring1:	0	Tape hold:	Not Reported
Depth be 1:	Not Reported	Tape cut:	Not Reported
Tape missi:	Not Reported	Water le 1:	Not Reported
Water leve:	Not Reported	Pump type:	Not Reported
Cascading :	0	Pump hp:	Not Reported
Pump make:	Not Reported	Flowmeter1:	Not Reported
Flowmeter :	Not Reported	Flowmete 2:	Not Reported
Flowmete 1:	Not Reported	Nbr of hou:	Not Reported
Associated:	Not Reported		
Deficiency:	Not Reported		
Inspecti 3:	WELL FENCED OFF COULD NOT ACCESS		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measurement:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	2001		
Township:	18		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	3		
Qtr40:	NE	Qtr160:	SE
Latitude d:	44.0365		
Longitude :	-123.02839		
Gps horizo:	Not Reported		
Year const:	2006		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	JJU	Wm region:	NW
Well tag a:	Not Reported		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	M
Casing cap:	Not Reported	Pictures t:	0
Street of :	4912 FRANKLIN BLVD		
Street of1:	4912 FRANKLIN BLVD		
Last updt :	21-DEC-06	Last updt1:	ungerjj
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.0365		
Newlong:	-123.02839		
Site id:	ORI400000003406		

**D24
SSE
1/2 - 1 Mile
Higher**

OR WELLS ORI400000003407

Well inspe:	42530	Inspection:	19-DEC-06
Physical l:	Not Reported	WI county :	LANE
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	WILDISH DEVELOPMENT CORP.		
Street:	Not Reported	City:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported		
Monitoring:	Not Reported	Monitori 1:	0
Protective:	0	Well locke:	0
Consultant:	0	Water in v:	0
Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	Not Reported		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported	Bonded lic:	Not Reported
Well tag 1:	Not Reported	Bonded dri:	Not Reported
Unbonded I:	Not Reported	County cod:	LANE
Unbonded d:	Not Reported		
Tax lot:	2000		
Township:	18		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	3		
Qtr40:	NE	Qtr160:	SE
Latitude d:	44.0365		
Longitude :	-123.02733		
Gps horizo:	Not Reported		
Year const:	2006		
Date const:	Not Reported	Date con 1:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Deficienci:	U	Previous i:	0
Inspected1:	JJU	Wm region:	NW
Well tag a:	ZIP TIE IN CONCRETE		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	M
Casing cap:	JP	Pictures t:	0
Street of :	4912 FRANKLIN BLVD		
Street of1:	4912 FRANKLIN BLVD		
Last updt :	21-DEC-06	Last updt1:	ungerjj
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.0365		
Newlong:	-123.02733		
Site id:	ORI400000003407		

**D25
SSE
1/2 - 1 Mile
Higher**

OR WELLS ORI400000003405

Well inspe:	42529	Inspection:	19-DEC-06
Physical l:	Not Reported	WI county :	LANE
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	WILDISH DEVELOPMENT CORP.	City:	Not Reported
Street:	Not Reported	Zip:	Not Reported
State:	Not Reported	Phone comp:	Not Reported
Phone home:	Not Reported	Distance t:	Not Reported
Gps on wel:	0	Drilling m:	Not Reported
Bearing to:	Not Reported	Drilling 1:	0
Use of wel:	Not Reported	Inspected :	Not Reported
Rough log :	0		
Well tag r:	Not Reported	Monitori 1:	0
Monitoring:	Not Reported	Well locke:	0
Protective:	0	Water in v:	0
Consultant:	0	Samples ta:	0
Seal test :	Not Reported	Csg above :	Not Reported
Casing dia:	Not Reported	Borehole d:	Not Reported
Csg gauge:	Not Reported	Access por:	0
Dedicated :	0	Measuring :	Not Reported
Access p 1:	Not Reported	Depth belo:	Not Reported
Measuring1:	0	Tape hold:	Not Reported
Depth be 1:	Not Reported	Tape cut:	Not Reported
Tape missi:	Not Reported	Water le 1:	Not Reported
Water leve:	Not Reported	Pump type:	Not Reported
Cascading :	0	Pump hp:	Not Reported
Pump make:	Not Reported	Flowmeter1:	Not Reported
Flowmeter :	Not Reported	Flowmete 2:	Not Reported
Flowmete 1:	Not Reported	Nbr of hou:	Not Reported
Associated:	Not Reported		
Deficiency:	Not Reported		
Inspecti 3:	Not Reported		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measurement:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	2000		
Township:	18		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	3		
Qtr40:	NE	Qtr160:	SE
Latitude d:	44.03646		
Longitude :	-123.02733		
Gps horizo:	Not Reported		
Year const:	2006		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	U	Previous i:	0
Inspected1:	JJU	Wm region:	NW
Well tag a:	ZIP TIE IN CONCRETE		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	M
Casing cap:	JP	Pictures t:	0
Street of :	4912 FRANKLIN BLVD		
Street of1:	4912 FRANKLIN BLVD		
Last updt :	21-DEC-06	Last updt1:	ungerjj
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.03646		
Newlong:	-123.02733		
Site id:	ORI400000003405		

**E26
East
1/2 - 1 Mile
Higher**

OR WELLS ORI400000003671

Well inspe:	45123	Inspection:	18-JUL-08
Physical l:	Not Reported	WI county :	LANE
Startcard :	Not Reported	Startcard1:	Not Reported
WI nbr:	Not Reported	No log:	0
Well tag n:	Not Reported	Inspecti 1:	Not Reported
Property o:	Not Reported	Title:	Not Reported
Special st:	0	Witnesses:	Not Reported
Inspecti 2:	Not Reported		
Name owner:	CAR LIT OR SPRING LLC; LEONARD, JEAN MARIE		
Street:	Not Reported	City:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported		
Monitoring:	Not Reported	Monitori 1:	0
Protective:	0	Well locke:	0
Consultant:	0	Water in v:	0
Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	Not Reported		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0
Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported	Bonded lic:	Not Reported
Well tag 1:	Not Reported	Bonded dri:	Not Reported
Unbonded l:	Not Reported	County cod:	LANE
Unbonded d:	Not Reported		
Tax lot:	7300		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	35		
Qtr40:	NW	Qtr160:	SE
Latitude d:	44.04594		
Longitude :	-123.01525		
Gps horizo:	Not Reported		
Year const:	2008		
Date const:	Not Reported	Date con 1:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Deficienci:	N	Previous i:	0
Inspected1:	LLR	Wm region:	NW
Well tag a:	ZIP TIE IN CONCRETE.		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	M
Casing cap:	JP	Pictures t:	0
Street of :	831 MAIN ST, SPRINGFIELD		
Street of1:	831 MAIN ST, SPRINGFIELD		
Last updt :	13-AUG-08	Last updt1:	ramseyll
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04594		
Newlong:	-123.01525		
Site id:	ORI400000003671		

E27
East
1/2 - 1 Mile
Higher

OR WELLS ORI400000003672

Well inspe:	45124		
Physical l:	Not Reported	Inspection:	18-JUL-08
Startcard :	Not Reported	WI county :	LANE
WI nbr:	Not Reported	Startcard1:	Not Reported
Well tag n:	Not Reported	No log:	0
Property o:	Not Reported	Inspecti 1:	Not Reported
Special st:	0	Title:	Not Reported
Inspecti 2:	Not Reported	Witnesses:	Not Reported
Name owner:	CAR LIT OR SPRING LLC; LEONARD, JEAN MARIE		
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported		
Monitoring:	Not Reported	Monitori 1:	0
Protective:	0	Well locke:	0
Consultant:	0	Water in v:	0
Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	Not Reported		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measurement:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	7300		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	35		
Qtr40:	NW	Qtr160:	SE
Latitude d:	44.04597		
Longitude :	-123.01514		
Gps horizo:	Not Reported		
Year const:	2008		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	N	Previous i:	0
Inspected1:	LLR	Wm region:	NW
Well tag a:	ZIP TIE IN CONCRETE.		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	M
Casing cap:	JP	Pictures t:	0
Street of :	831 MAIN ST, SPRINGFIELD		
Street of1:	831 MAIN ST, SPRINGFIELD		
Last updt :	22-OCT-08	Last updt1:	byrdkr
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04597		
Newlong:	-123.01514		
Site id:	ORI400000003672		

**28
WNW
1/2 - 1 Mile
Higher**

OR WELLS ORW400000001921

Logid:	LANE 11435	Lstupdate:	Not Reported
Estabby:	KARL WOZNIAK	Xysource:	UNKNOWN
Horizerr:	9999	Sourceorg:	USGS
Sourceowrd:	WILLGW		
Welltag:	0		
Sownum:	0	Obswell:	9
Recwell:	9	Obsflagall:	Not Reported
Lsdelev:	430	Site id:	ORW400000001921

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

29
East
1/2 - 1 Mile
Higher

OR WELLS ORW40000001893

Logid:	LANE 11560	Lstupdate:	Not Reported
Estabby:	KARL WOZNIAK	Xysource:	UNKNOWN
Horizerr:	9999	Sourceorg:	USGS
Sourceowrd:	WILLGW		
Welltag:	0		
Sownum:	0	Obswell:	9
Recwell:	9	Obsflagall:	Not Reported
Lsdelev:	457	Site id:	ORW40000001893

30
WSW
1/2 - 1 Mile
Higher

OR WELLS ORI40000003454

Well inspe:	47198		
Physical I:	Not Reported	Inspection:	20-JAN-09
Startcard :	Not Reported	WI county :	LANE
WI nbr:	Not Reported	Startcard1:	Not Reported
Well tag n:	Not Reported	No log:	0
Property o:	Not Reported	Inspecti 1:	Not Reported
Special st:	0	Title:	Not Reported
Inspecti 2:	Not Reported	Witnesses:	Not Reported
Name owner:	OREGON DEPARTMENT OF TRANSPORTATION		
Street:	Not Reported	City:	Not Reported
State:	Not Reported	Zip:	Not Reported
Phone home:	Not Reported	Phone comp:	Not Reported
Gps on wel:	0	Distance t:	Not Reported
Bearing to:	Not Reported	Drilling m:	Not Reported
Use of wel:	Not Reported	Drilling 1:	0
Rough log :	0	Inspected :	Not Reported
Well tag r:	Not Reported		
Monitoring:	Not Reported	Monitori 1:	0
Protective:	0	Well locke:	0
Consultant:	0	Water in v:	0
Seal test :	Not Reported	Samples ta:	0
Casing dia:	Not Reported	Csg above :	Not Reported
Csg gauge:	Not Reported	Borehole d:	Not Reported
Dedicated :	0	Access por:	0
Access p 1:	Not Reported	Measuring :	Not Reported
Measuring1:	0	Depth belo:	Not Reported
Depth be 1:	Not Reported	Tape hold:	Not Reported
Tape missi:	Not Reported	Tape cut:	Not Reported
Water leve:	Not Reported	Water le 1:	Not Reported
Cascading :	0	Pump type:	Not Reported
Pump make:	Not Reported	Pump hp:	Not Reported
Flowmeter :	Not Reported	Flowmeter1:	Not Reported
Flowmete 1:	Not Reported	Flowmete 2:	Not Reported
Associated:	Not Reported	Nbr of hou:	Not Reported
Deficiency:	Not Reported		
Inspecti 3:	SC # INCORRECT/CONTACTED DRILLER.		
Work new:	-1	Work deepe:	0
Work conve:	0	Work alter:	0
Work aband:	0	Work exist:	0
Work other:	Not Reported	Drill rota:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Drill ro 1:	0	Drill cabl:	0
Drill ca 1:	0	Drill reve:	0
Drill re 1:	0	Drill auge:	0
Drill push:	0	Drill hand:	0
Drill holl:	0	Drill soni:	0
Drill othe:	Not Reported	Use domest:	0
Use irriga:	0	Use commun:	0
Use indust:	0	Use livest:	0
Use dewate:	0	Use monito:	0
Use therma:	0	Use inject:	0
Use piezom:	0	Use observ:	0
Use recove:	0	Use other:	Not Reported
Bentonite :	0	Conductivi:	Not Reported
Conducti 1:	Not Reported		
Measuremen:	Not Reported		
Well tag 1:	Not Reported	Bonded lic:	Not Reported
Unbonded l:	Not Reported	Bonded dri:	Not Reported
Unbonded d:	Not Reported	County cod:	LANE
Tax lot:	Not Reported		
Township:	17		
Township c:	S		
Range:	3		
Range char:	W		
Sctn:	10		
Qtr40:	NE	Qtr160:	NW
Latitude d:	44.04251		
Longitude :	-123.0507		
Gps horizo:	Not Reported		
Year const:	2008		
Date const:	Not Reported	Date con 1:	Not Reported
Deficienci:	Y	Previous i:	0
Inspected1:	LLR	Wm region:	NW
Well tag a:	IN CONCRETE.		
Well tag 2:	Not Reported	Depth:	Not Reported
Static wat:	Not Reported	Status of :	CMP
Location r:	Not Reported		
Site visit:	0	Type of lo:	M
Casing cap:	JP	Pictures t:	0
Street of :	INTERSTATE 5 WILLAMETTE RIVER CROSSING, EUGENE		
Street of1:	INTERSTATE 5 WILLAMETTE RIVER CROSSING, EUGENE		
Last updt :	03-FEB-09	Last updt1:	ramseyll
Rec creati:	01-JUN-09	Rec crea 1:	OWRD\migrate
Newlat:	44.04251		
Newlong:	-123.0507		
Site id:	ORI400000003454		

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
97403	18	4.1	0.3	1.6	2

Federal EPA Radon Zone for LANE 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.

Federal Area Radon Information for LANE COUNTY, OR

Number of sites tested: 19

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.850 pCi/L	100%	0%	0%
Basement	1.360 pCi/L	88%	12%	0%

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.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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 Services

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 Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, 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.

OTHER STATE DATABASE INFORMATION

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

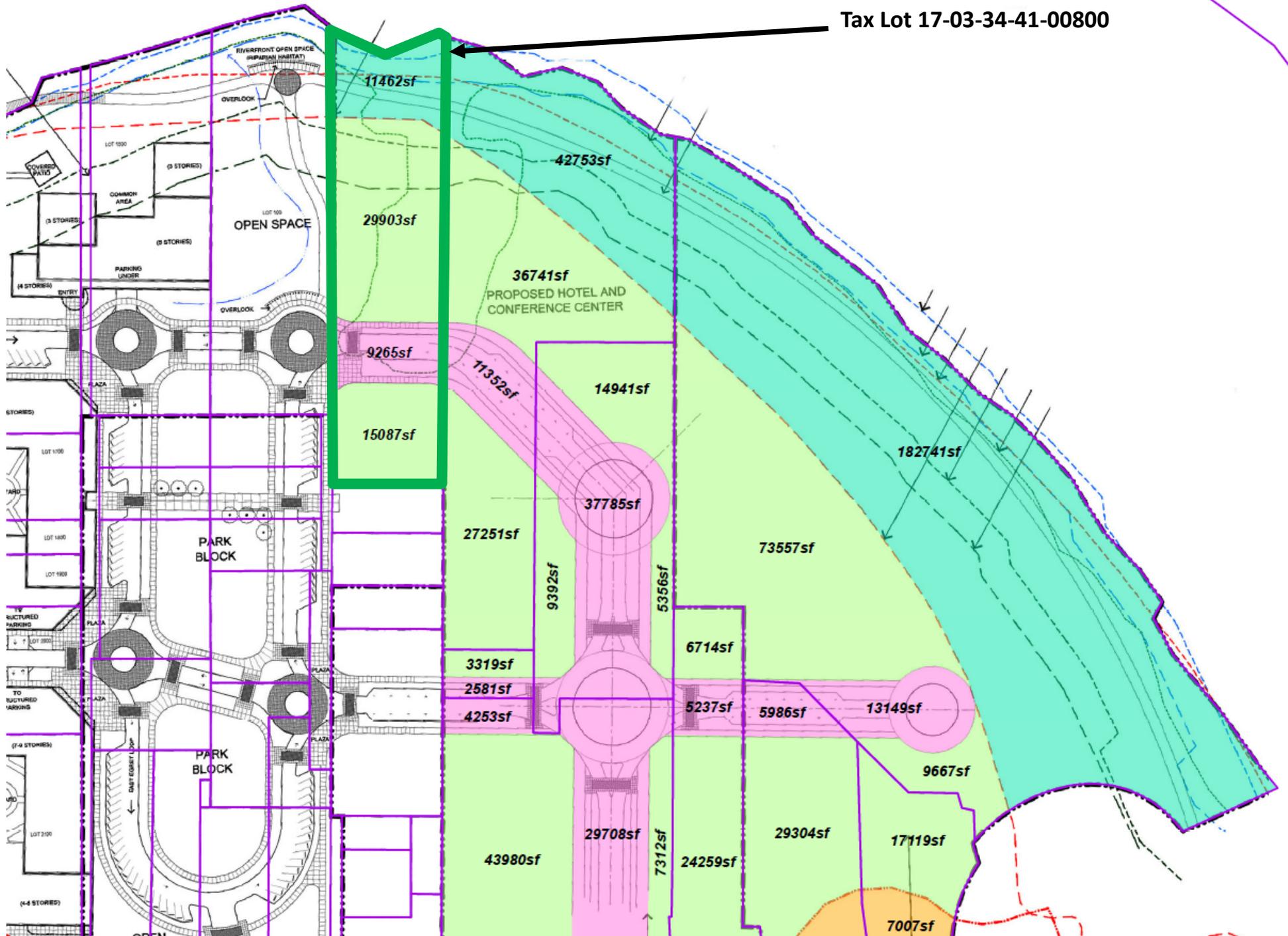
Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Tax Lot 17-03-34-41-00800



AGENDA ITEM SUMMARY

Meeting Date: 4/4/2016
Meeting Type: Regular Meeting
Staff Contact/Dept.: Andy Limbird, DPW
Staff Phone No: 541-726-3784
Estimated Time: 15 Minutes
Council Goals: Encourage Economic Development and Revitalization through Community Partnerships

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE:	ANNEXATION OF TERRITORY TO THE CITY OF SPRINGFIELD – ANNEX 0.93 ACRES OF PROPERTY LOCATED AT 597 AND 687 ASPEN STREET, SPRINGFIELD.
ACTION REQUESTED:	Conduct a public hearing and adopt/not adopt the following ordinance: AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF SPRINGFIELD, AND WILLAMALANE PARK AND RECREATION DISTRICT; AND WITHDRAWING THE SAME TERRITORY FROM THE RAINBOW WATER AND FIRE DISTRICT AND DECLARING AN EMERGENCY.
ISSUE STATEMENT:	A request for annexation to the City of Springfield has been received from Debra Jean Hudson, owner of properties addressed as 597 and 687 Aspen Street. The subject annexation territory is two adjoining residential parcels that each contains an existing single family dwelling. Annexation is requested to facilitate connection to the City sanitary sewer line due to a failed septic system on the property. The nearest public sanitary sewer connection is along the property frontage on Aspen Street.
ATTACHMENTS:	Attachment 1: Staff Report and Recommendations Attachment 2: Area, Vicinity and Site Maps Attachment 3: Ordinance with Exhibits Exhibit A: Map and Legal Description Exhibit B: Application Attachment 4: Annexation Agreement
DISCUSSION/ FINANCIAL IMPACT:	<p>The City Council is authorized by ORS Chapter 222 and SDC Article 5.7-100 to act on annexation requests. In accordance with SDC 5.7-155 and ORS 222.040, 222.180 and 222.465, if approved the annexation will become effective upon signature by the Mayor and acknowledgement by the State.</p> <p>The subject property is currently zoned Low Density Residential (LDR) with an Urbanizable Fringe Overlay (UF-10) applied and is located inside the City’s Urban Growth Boundary. According to the 2015 Lane County Assessment and Taxation records the subject properties have an aggregate assessed value of \$303,790.</p> <p>The territory requested for annexation is within an established residential neighborhood and urban services are available along the frontage of the subject site. Staff is recommending concurrent annexation of a segment of Aspen Street right-of-way along the property frontage in order to provide contiguity with the City limits.</p> <p>An existing public sanitary sewer line is located along the west side of the Aspen Street right-of-way and the applicant has obtained necessary permits to connect the existing homes to sanitary sewer. Consistent with Council direction regarding annexations due to a failed septic system, the applicant will be allowed to connect to City sanitary sewer immediately upon payment of required fees. Staff is recommending adoption of the annexation ordinance by emergency clause in order to expedite the request for connection to public sanitary sewer because it would abate a potential health hazard.</p> <p>As outlined in the attached staff report (Attachment 1), the annexation area can be served with the minimum level of key urban facilities and services as required in the <i>Eugene-Springfield Metropolitan Area General Plan</i>. The attached staff report also confirms the request meets the criteria of approval for annexations established in Section 5.7-140 of the Springfield Development Code (SDC). The applicant has executed an Annexation Agreement with the City that outlines the financial responsibilities for provision of urban services to the property (Attachment 4).</p> <p><u>Recommendation:</u> The subject properties, including the Aspen Street right-of-way, comply with the standards and provisions of the SDC and applicable ORS for annexation; Council approval annexing these properties to the City and Willamalane and withdrawing same from Rainbow Water and Fire District is consistent with all applicable laws.</p>

**TYPE IV – ANNEXATION
STAFF REPORT AND
RECOMMENDATION**



File Name: Debra Jean Hudson Annexation

Applicant: Debra Jean Hudson, trustee of the Debra Jean Hudson Trust

Case Number: ANX16-00001

Proposal Location: 597 & 687 Aspen St.
(Assessor’s Map 17-03-34-24, TL 300 & 400)

Current Zoning: Low Density Residential (LDR) with Urbanizable Fringe Overlay (UF-10)

Plan Designation: LDR

Applicable Comprehensive Plan:
Metro Plan



Application Submittal Date:
February 25, 2016

Associated Applications: PRE16-00008 (Pre-Submittal Meeting for Annexation)

CITY OF SPRINGFIELD’S DEVELOPMENT REVIEW COMMITTEE

POSITION	REVIEW OF	NAME	PHONE
Project Manager	Planning	Andy Limbird	541-726-3784
Transportation Planning Engineer	Transportation	Michael Liebler	541-736-1034
Public Works Civil Engineer	Streets and Utilities	Kyle Greene	541-726-5750
Deputy Fire Marshal	Fire and Life Safety	Gilbert Gordon	541-726-2293
Building Official	Building	David Bowsby	541-736-1029

APPLICANT’S DEVELOPMENT REVIEW TEAM

POSITION	NAME	PHONE	MAILING ADDRESS
Applicant	Debra Jean Hudson	541-726-7604	687 Aspen Street Springfield OR 97477
Applicant’s Representative	Robert Stevens Metro Planning Inc.	541-302-9830	370 Q Street Springfield OR 97477

Review Process (SDC 5.7-115): The subject annexation request is being reviewed under Type IV procedures, without Planning Commission consideration.

Development Issues Meeting (SDC 5.7-120): A Development Issues Meeting (DIM) is required of all public agency and private landowner-initiated annexation applications.

Finding: Staff conducted an informal Development Issues Meeting for the subject annexation request at no cost to the applicant and on an expedited timeline at the Development & Public Works office on February 9, 2016. Because the subject annexation request is to address a potential public health hazard for an existing dwelling within an established residential neighborhood, and the necessary urban services are available along the property frontage, the applicant's representative was advised to proceed directly to the Annexation Pre-submittal meeting step.

Conclusion: The requirement in SDC 5.7-120 is met.

Annexation Initiation and Application Submittal (SDC 5.7-125): In accordance with SDC 5.7-125.B.2.b.i and ORS 222.170(1), an annexation application may be initiated by "more than half the owners of land in the territory, who also own more than half the land in the contiguous territory and of real property therein representing more than half the assessed value of all real property in the contiguous territory consent in writing to the annexation of their land".

Finding: The property owner who owns all of the land and real property, and full assessed value of real property in the contiguous territory, has filed an application and petition requesting annexation to the City of Springfield (Attachment 3).

Conclusion: The application requirements in SDC 5.7-125 have been met.

Site Information: The territory requested for annexation is comprised of two adjoining residential parcels on the east side of Aspen Street between West D Street and Diamond Street. The two parcels each contain an existing single family dwelling and the total area requested for annexation is approximately 0.93 acres. The subject site is inside the Springfield Urban Growth Boundary (UGB) and is contiguous to the Springfield city limits on the west edge of the Aspen Street right-of-way. To provide contiguity with the subject property, staff is recommending concurrent annexation of a segment of Aspen Street right-of-way along the property frontage.

Zoning for the property is Low Density Residential (LDR) with an Urbanizable Fringe Overlay (UF-10) applied. According to the applicant's submittal, the primary purpose of the annexation request is to facilitate connection of the house at 597 Aspen Street to public sanitary sewer due to a failed septic system on the property. The applicant is proposing to connect the dwelling at 687 Aspen Street to public sanitary sewer at the same time, and to decommission both septic systems. To this end, the applicant has executed an Annexation Agreement with the City that outlines the applicant's responsibilities and financial obligations for provision of public services to the property (Attachment 4 to the AIS). Items detailed in the Annexation Agreement include but are not limited to future street improvements along the Aspen Street frontage of the property, and extension of public utilities to serve the property and lands beyond the annexation area.

Existing public services are provided to the annexation area as follows: police (Lane County Sheriff, Springfield Police Department), schools (Springfield School District), roads (City of Springfield and Lane County), and Fire (Eugene/Springfield under contract with the Rainbow Water and Fire District). Springfield Utility Board (SUB) operates the existing electric and water utility infrastructure along the site frontage, but the provision of potable water service is currently the responsibility of Rainbow Water District. Upon annexation, the City of Springfield will be responsible for all urban services, including sewer, water, electricity and police/fire response to the subject area.

Notice Requirements (SDC 5.7-130): Consistent with SDC 5.7-130, notice was provided as follows:

Mailed Notice. Notice of the annexation application was mailed March 15, 2016, which is at least 14 days prior to the public hearing date, to the affected property owner(s); owners and occupants of properties located within 300 feet of the perimeter of the proposed annexation territory; affected neighborhood groups or community organizations officially recognized by the city that includes the affected territory; affected special districts and all other public utility providers; and the Lane County Land Management Division, Lane County Elections, and the Lane County Board of Commissioners.

Newspaper Notice. Notice of the April 4, 2016 public hearing was published in *The Register-Guard* on March 21 and 28, 2016.

Posted Notice. Notice of the April 4, 2016 public hearing was posted in four public places in the City: along the property frontage on Aspen Street; on the public notices bulletin board in the lobby of Springfield City Hall; on the electronic display in the foyer of the Development and Public Works office; and on the City of Springfield website.

Finding: Upon annexation of the subject territory to the City the Low Density Residential zoning will be retained, but the Urbanizable Fringe Overlay District (UF-10) will no longer apply. Due to this change, the Oregon Department of Land Conservation and Development (DLCD) was notified in writing of the annexation proceedings prior to the public hearing. Notification to DLCD regarding the proposed annexation was sent on February 26, 2016.

Conclusion: Notice of the public hearing was provided consistent with SDC 5.7-130.

Recommendation to City Council (SDC 5.7-135): The Director shall forward a written recommendation on the annexation application to the City Council based on the approval criteria specified in Section 5.7-140, which are provided as follows with the SDC requirements, findings, and conclusions. The Director's recommendation follows SDC 5.7-140, Criteria.

Criteria (SDC 5.7-140): The application may be approved only if the City Council finds that the proposal conforms to the following criteria:

- A. The affected territory proposed to be annexed is within the City's urban growth boundary; and is**
- 1. Contiguous to the city limits; or**
 - 2. Separated from the City only by a public right of way or a stream, lake or other body of water.**

Finding: The subject annexation territory is located within the acknowledged urban growth boundary (UGB) of the Eugene-Springfield Metropolitan Area General Plan (*Metro Plan*). The area requested for annexation abuts the east boundary of the Aspen Street right-of-way and the Springfield city limits runs along the west boundary of Aspen Street. Therefore, the annexation territory is separated from the City only by a public right-of-way.

Finding: To provide contiguity and to avoid creating a gap in the City limits line, staff is recommending concurrent annexation of a 142-foot long segment of Aspen Street along the property frontage. Therefore, this annexation application meets the statutory definition of contiguity as found in ORS 222.111(1).

Conclusion: The proposal meets and complies with criterion A(1), Subsection 5.7-140.

- B. The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans or Plan Districts;**

Finding: The *Metro Plan* was acknowledged by the Land Conservation and Development Commission (LCDC) in August, 1982 and has been subsequently amended. The annexation area is located within the acknowledged UGB of the *Metro Plan*. Territory within the delineated UGB ultimately will be within the City of Springfield.

Finding: The territory requested for annexation is entirely within the City's acknowledged UGB.

Finding: The territory requested for annexation is zoned and designated Low Density Residential (LDR) in accordance with the Springfield Zoning Map and the adopted *Metro Plan* diagram. There are no proposed changes to the current zoning or plan designation.

Finding: The continued annexation of properties and public street rights-of-way to the City of Springfield is consistent with the *Metro Plan*, which will result in the elimination of special districts within the urbanizable area. The *Metro Plan* recognizes that as annexations to the City occur, the special district service areas will diminish incrementally and eventually will be dissolved.

Finding: The territory requested for annexation is within the Rainbow Water and Fire District, which has a service arrangement with Eugene/Springfield for provision of fire response to unincorporated areas of west Springfield. After the public hearing and upon Council adoption of the annexation Ordinance, the annexation area will be withdrawn from the Rainbow Water and Fire District consistent with ORS 222.510, 222.520, and 222.525 and the combined fire and life safety departments of the Cities of Eugene & Springfield will provide fire protection service directly to the annexation area.

Finding: After the public hearing and upon Council adoption of the annexation Ordinance, the annexation area will be withdrawn from the Rainbow Water and Fire District consistent with ORS 222.510, 222.520, and 222.525 and Springfield Utility Board will provide water service directly to the annexation area.

Finding: After the public hearing and upon Council adoption of the annexation Ordinance, the annexation area will be annexed into the Willamalane Park and Recreation District as authorized by an intergovernmental agreement between the City of Springfield and Lane County. The park district provides park and recreation facilities and services to territory within the City of Springfield.

Conclusion: The proposal meets and complies with criterion B, Subsection 5.7-140.

C. The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services as defined in the Metro Plan can be provided in an orderly efficient and timely manner; and

Finding: The *Metro Plan* recognizes annexation as the highest priority for extending the minimum level of key urban facilities and services to urbanizable areas.

Finding: The territory requested for annexation will take advantage of urban service delivery systems that are already in place or can be logically extended to serve this area. In addition to urban utilities, the following facilities and services are either available or can be extended to this annexation area:

Water – The Springfield Utility Board operates the public water utility system adjacent to the property requested for annexation, although Rainbow Water and Fire District supplies the water service to unincorporated areas of west Springfield. Upon annexation, the subject property would be served by the City by and through the Springfield Utility Board. There are existing water meters and service connections along the Aspen Street frontage of the property that will continue to provide service for the two residential dwellings on the site.

Electricity – SUB Electric provides service to developed properties in this area of west Springfield, including the subject site. Existing electrical system infrastructure within the adjacent public rights-of-way will be maintained by the affected utility providers.

Police Services – Springfield Police Department currently provides service to areas of west Springfield that are already inside the City limits. The annexation territory is currently within the jurisdiction of the Lane County Sheriff's Department. Upon annexation, this area will receive Springfield Police services on an equal basis with other properties inside the City.

Fire and Emergency Services – Fire protection is currently provided to the annexation area by Eugene/Springfield Fire Department under contract with Rainbow Water and Fire District. Upon annexation, the Eugene/Springfield Fire Department will continue to provide fire and emergency services to the subject territory.

Emergency medical transport (ambulance) services are provided on a regional basis by the Eugene/Springfield Fire Department, and Lane Rural Fire/Rescue to central Lane County. The annexation area will continue to receive this service consistent with the adopted ambulance service area (ASA) plan. Mutual aid agreements have been adopted by the three regional ASA providers to provide backup coverage for each other's jurisdictions.

Parks and Recreation – Park and recreation services are provided to the City of Springfield by the Willamalane Park and Recreation District. The park district operates several indoor recreation facilities, such as the Willamalane Park Swim Center, Lively Park Swim Center, Memorial Building Community Center, and Willamalane Adult Activity Center. The park district offers various after-school and other programs for children at schools and parks throughout the community. Also available are pathways and several categories of parks, including community parks, sports parks, special use parks, and natural area parks.

Concurrent with annexation to the City of Springfield, the subject area will be annexed to the Willamalane Park and Recreation District consistent with City policy and the adopted Willamalane Comprehensive Plan.

Library Services – Upon annexation to the City of Springfield, the subject area will be within the service area of the Springfield Public Library.

Schools – The Springfield School District serves the subject area of west Springfield. The existing dwellings are occupied and the applicant has indicated that six people currently reside at the two properties requested for annexation. Therefore, the annexation territory will generate permanent residents and, potentially, school-age population upon annexation.

Sanitary Sewer – The annexation territory is not currently served by sanitary sewer, but there are existing sanitary sewer lines along the west side of the Aspen Street right-of-way. The applicant has executed an Annexation Agreement for the property to facilitate immediate connection to City sanitary sewer service while the formal annexation process advances.

Stormwater – The subject annexation territory is served by a piped stormwater management system that runs inside the east boundary of Aspen Street.

Streets – The subject annexation area has frontage on the east edge of Aspen Street, which is currently developed as a Lane County local road. A 60-foot wide by 142-foot long segment of Aspen Street along the property frontage is being annexed concurrently with the subject property. The responsibilities and expectations of the property owner for future improvement of the Aspen Street frontage have been outlined in an Annexation Agreement executed with the City, incorporated herein by reference (Attachment 4). The applicant also will be required to execute an Improvement Agreement for future Aspen Street improvements, including but not limited to paving, curb, gutter, sidewalk, and street lighting.

Solid Waste Management – The City and Sanipac have an exclusive franchise arrangement for garbage service inside the City limits. Upon annexation, solid waste disposal service can be provided by Sanipac.

Communication Facilities – Various providers offer both wired and wireless communication services in the Eugene-Springfield metropolitan area. Existing providers and those entering the market have the capability to provide service to this area.

Land Use Controls – The annexation area is within Springfield's urban growth boundary. Through an intergovernmental agreement between Lane County and the City of Springfield, the City already has planning and building jurisdiction for unincorporated areas of Springfield. The City will continue to administer land use controls after annexation.

Finding: The minimum level of key urban facilities and services, as outlined in the adopted *Metro Plan*, are either immediately available or can be provided within a reasonable future time frame as needed.

Conclusion: The proposal meets and complies with criterion C, Subsection 5.7-140.

D. Where applicable fiscal impacts to the City have been mitigated through an Annexation Agreement or other mechanism approved by the City Council.

Finding: The subject property contains two existing dwellings, but is sufficiently large to accommodate further land division and residential development in the future. Additionally, the Aspen Street frontage of the property is not developed to full urban standards and lacks full width of pavement, curb and gutter, sidewalk and street lighting. The responsibilities and expectations of the developer when future land division is proposed on the site and/or improvements are done to Aspen Street has been outlined in an Annexation Agreement executed with the City (Attachment 4). The Annexation Agreement obligations have been recorded against the property title as Document 2016-009134, Lane County Deeds and Records, and therefore would assign to a third party should either or both parcels be sold or transferred in the future.

Finding: The applicant has already paid City fees and obtained necessary permits to connect the existing dwellings to City sanitary sewer service, thereby alleviating the potential public health hazard of a failed septic system.

Conclusion: The proposal meets and complies with criterion D, Subsection 5.7-140.

DIRECTOR'S RECOMMENDATION: The proposal complies with the annexation criteria of approval listed in SDC 5.7-140, and Council is within its authority to approve annexation of the subject territory to the City of Springfield and Willamalane Park and Recreation District; and withdrawal of the subject territory from the Rainbow Water and Fire District.

City Council Decision (SDC 5.7-145): City Council approval of the annexation application shall be by Ordinance.

Finding: On April 4, 2016, the City Council will hold a Public Hearing for the subject annexation request and give first reading to the Annexation Ordinance. Based on the staff analysis and recommendation, and on testimony provided at the Public Hearing, the City Council may take action to approve, modify or deny the Annexation Ordinance at the April 4, 2016 meeting or a future City Council meeting.

Finding: Staff is recommending adoption of the Annexation Ordinance by Emergency Clause such that the annexation would take effect upon signature by the Mayor and acknowledgement by the state. Because the failed septic system represents a bona fide public health hazard, expedited annexation to the City and immediate connection to public sanitary sewer is warranted.

Zoning (SDC 5.7-150): The area requested for annexation is zoned and designated Low Density Residential in accordance with the Springfield Zoning Map and the adopted *Metro Plan* diagram. Properties that are outside the City limits have the Urbanizable Fringe Overlay District (UF-10) applied to the zoning. Upon the effective date of the annexation, the UF-10 overlay will be automatically removed and the site will retain the Low Density Residential (LDR) zoning.

Effective Date and Notice of Approved Annexation (SDC 5.7-155): If the annexation is adopted by the City Council on April 4, 2016, the Ordinance will become effective immediately after signature by the Mayor and upon acknowledgement of filing with the Secretary of State.

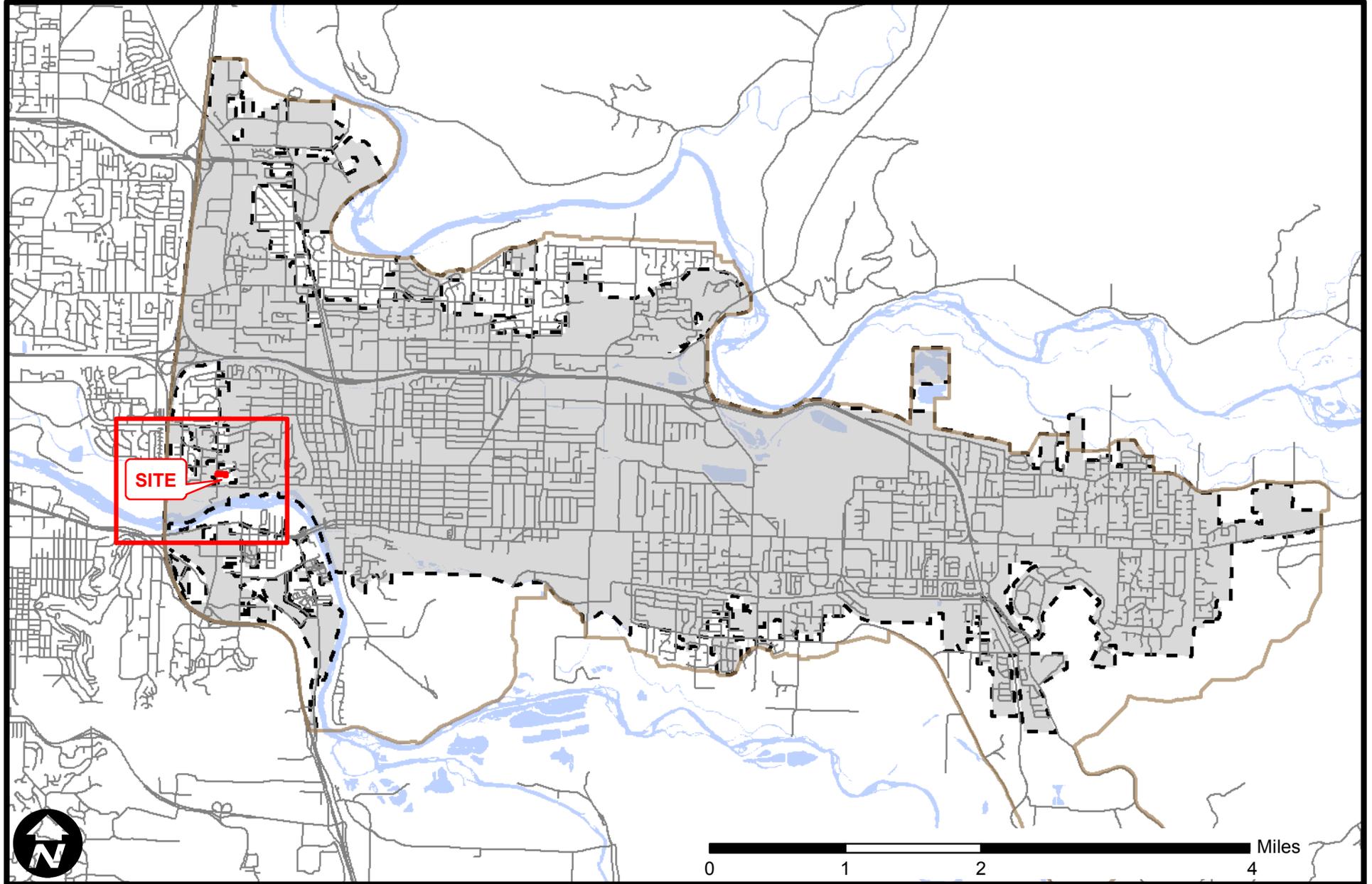
Withdrawal from Special Service Districts (SDC 5.7-160): Withdrawal from special districts may occur concurrently with the approved annexation Ordinance or after the effective date of the annexation of territory to the City. The Director shall recommend to the City Council for consideration of the withdrawal of the annexed territory from special districts as specified in ORS 222. In determining whether to withdraw the territory, the

City Council shall determine whether the withdrawal is in the best interest of the City. Notice of the withdrawal shall be provided in the same manner as the annexation notice in Section 5.7-150.

Finding: The annexation area is within the delineated service territory of SUB (electric), Eugene/Springfield Fire Department under contract with Rainbow Water and Fire District (fire response), and Rainbow Water and Fire District (water). The Cities of Eugene/Springfield will continue to provide fire and emergency services to the annexation area upon annexation. After annexation, the City of Springfield by and through the Springfield Utility Board will provide water and electric service to the annexation area. Consistent with SDC 5.7-160, notice was provided, a public hearing was held, and the City Council determined that withdrawal from the Rainbow Water and Fire District was in the best interest of the City. The withdrawal decision was codified in Ordinance No._____.

Citywide Overview

Springfield, OR

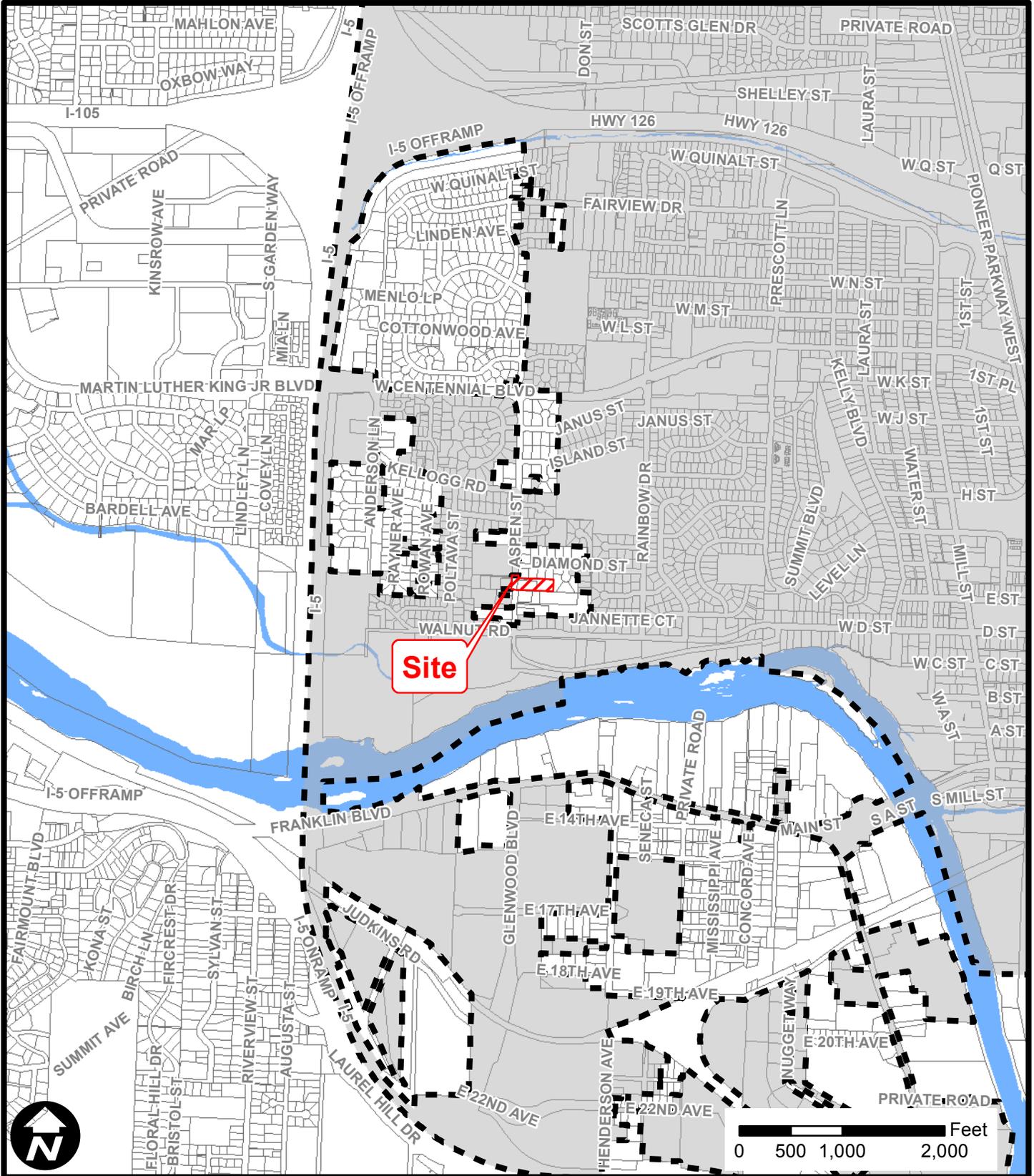


There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission or positional inaccuracy of this product

 Within Springfield City Limits
 Outside Springfield City Limits

Neighborhood Overview

Springfield, OR

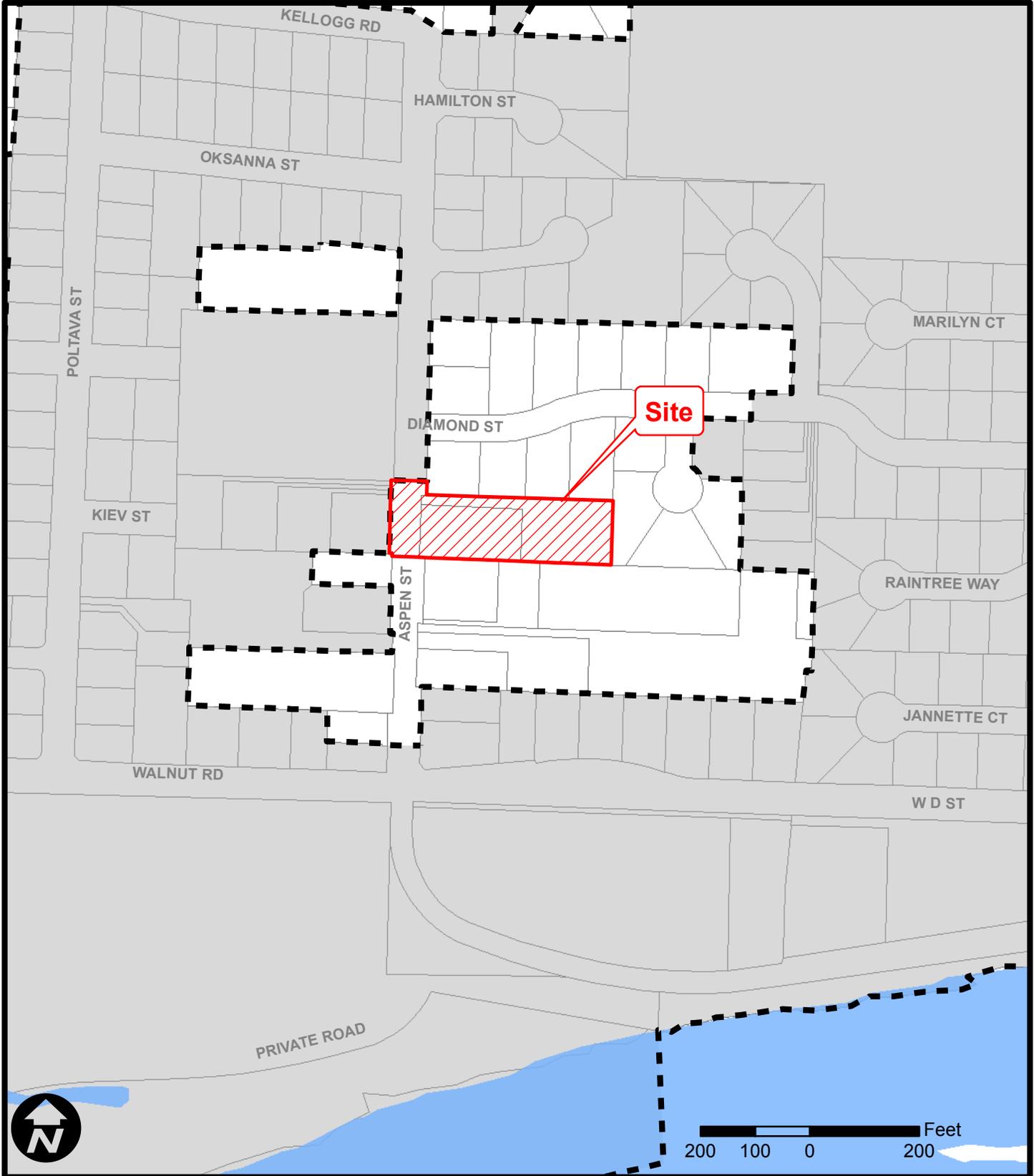


There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission or positional inaccuracy of this product

-  Proposed Annexation
-  Within Springfield City Limits
-  Tax Lots
-  Outside Springfield City Limits

Subject Area

Springfield, OR



There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission or positional inaccuracy of this product

-  Proposed Annexation
-  Tax Lots
-  Within Springfield City Limits
-  Outside Springfield City Limits

**AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN TERRITORY
TO THE CITY OF SPRINGFIELD AND WILLAMALANE PARK AND RECREATION DISTRICT;
AND WITHDRAWING THE SAME TERRITORY FROM THE RAINBOW WATER
AND FIRE DISTRICT AND DECLARING AN EMERGENCY**

THE CITY COUNCIL OF THE CITY OF SPRINGFIELD FINDS THAT:

WHEREAS, the City Council is authorized by Springfield Development Code (SDC) Article 5.7-100 and ORS Chapter 222 to accept, process, and act on annexations to the City; and

WHEREAS, a request to annex certain territory was submitted on February 25, 2016, said territory being Assessor's Map Township 17 South, Range 03 West, Section 34, Map 24, Tax Lots 300 and 400, which is municipally addressed as 597 and 687 Aspen Street, and is generally depicted and more particularly described in **Exhibit A** to this Ordinance; and

WHEREAS, in accordance with SDC 5.7-125.A and ORS 222.111, the property owner initiated the annexation action by submittal of the required application forms and petition for annexation attached hereto as **Exhibit B** to this Ordinance; and

WHEREAS, this annexation has been initiated in accordance with SDC 5.7-125.A and ORS 222 and has been set for public hearing in accordance with SDC 5.7-130; and,

WHEREAS, the territory requested to be annexed is entirely within the City's urban growth boundary and is separated from the City limits line only by the Aspen Street public right-of-way [SDC 5.7-140.A.2]; and,

WHEREAS, a segment of the Aspen Street right-of-way along the western boundary of the subject territory is annexed concurrently with this action; and,

WHEREAS, the proposed annexation is consistent with applicable policies in the adopted *Metro Plan* and in any applicable Refinement Plan Districts [SDC 5.7-140.B]; and,

WHEREAS, the minimum level of key urban facilities and services can be provided in an orderly and efficient manner as outlined in the *Metro Plan*, and there is a logical area and time within which to deliver urban services and facilities [SDC 5.7-140.C]; and,

WHEREAS, the applicant and City have executed an Annexation Agreement (**Exhibit C**) that addresses the timing and financial responsibility for the provision of City services to the annexation territory [SDC 5.7-140.D]; and,

WHEREAS, a Staff Report (**Exhibit D**) was presented to the City Council with the Development & Public Works Director's recommendation to concurrently annex the subject territory to the Willamalane Park and Recreation District, as this Special District is a service provider for the City [SDC 5.7-140.B]; and is consistent with the intergovernmental agreement between Lane County and Springfield regarding boundary changes dated May 21, 2008; and,

WHEREAS, a Staff Report was presented to the City Council with the Director's recommendation to concurrently withdraw the annexation territory from the Rainbow Water and Fire District as the Cities of Eugene and Springfield would provide emergency response service directly to the area, and the City of Springfield acting by and through the Springfield Utility Board would provide water service directly to the area after it was annexed to the City [SDC 5.7-160.A]; and,

WHEREAS, the City Council of the City of Springfield has determined that the provision of City services to the subject area are necessary immediately for the health and safety of the public because the septic system on the property has failed; and,

WHEREAS, without an Emergency Clause the effective date of annexation is delayed until 30 days following the second reading and adoption of the enacting Ordinance by the City Council, which is on or around May 18, 2016; and,

WHEREAS, on April 4, 2016, the Springfield City Council conducted a public hearing and is now ready to take action on this request for annexation based on the recommendation and findings in support of approving the annexation request, and the Rainbow Water and Fire District's withdrawal as set forth in the aforementioned Staff Report to the Council, incorporated herein by reference, and the evidence and testimony presented at this public hearing held in the matter of adopting this Ordinance.

NOW THEREFORE, THE CITY OF SPRINGFIELD ORDAINS AS FOLLOWS:

SECTION 1: The City Council of the City of Springfield does hereby approve annexation of the following described territory to the City of Springfield and Willamalane Park and Recreation District, said territory being Assessor's Map Township 17 South, Range 03 West, Section 34, Map 24, Tax Lots 300 & 400, which is municipally addressed as 597 and 687 Aspen Street, and is more particularly described in **Exhibit A** to this Ordinance.

SECTION 2: The withdrawal of territory described in Section 1 above from the Rainbow Water and Fire District shall become effective July 1, 2016.

SECTION 3: It is hereby found and determined that matters relating to the provision of City services are matters affecting the public health, safety, and welfare and that an emergency therefore exists and this Ordinance shall take effect immediately upon adoption by the Council and approval of the Mayor.

SECTION 4: The City Manager or the Development & Public Works Director shall send copies of this Ordinance to affected State and local agencies as required by SDC 5.7-155.

ADOPTED by the City Council of the City of Springfield this ____ day of _____, 2016, by a vote of ____ for and ____ against.

APPROVED by the Mayor of the City of Springfield this ____ day of _____, 2016.

ATTEST:

Mayor

City Recorder

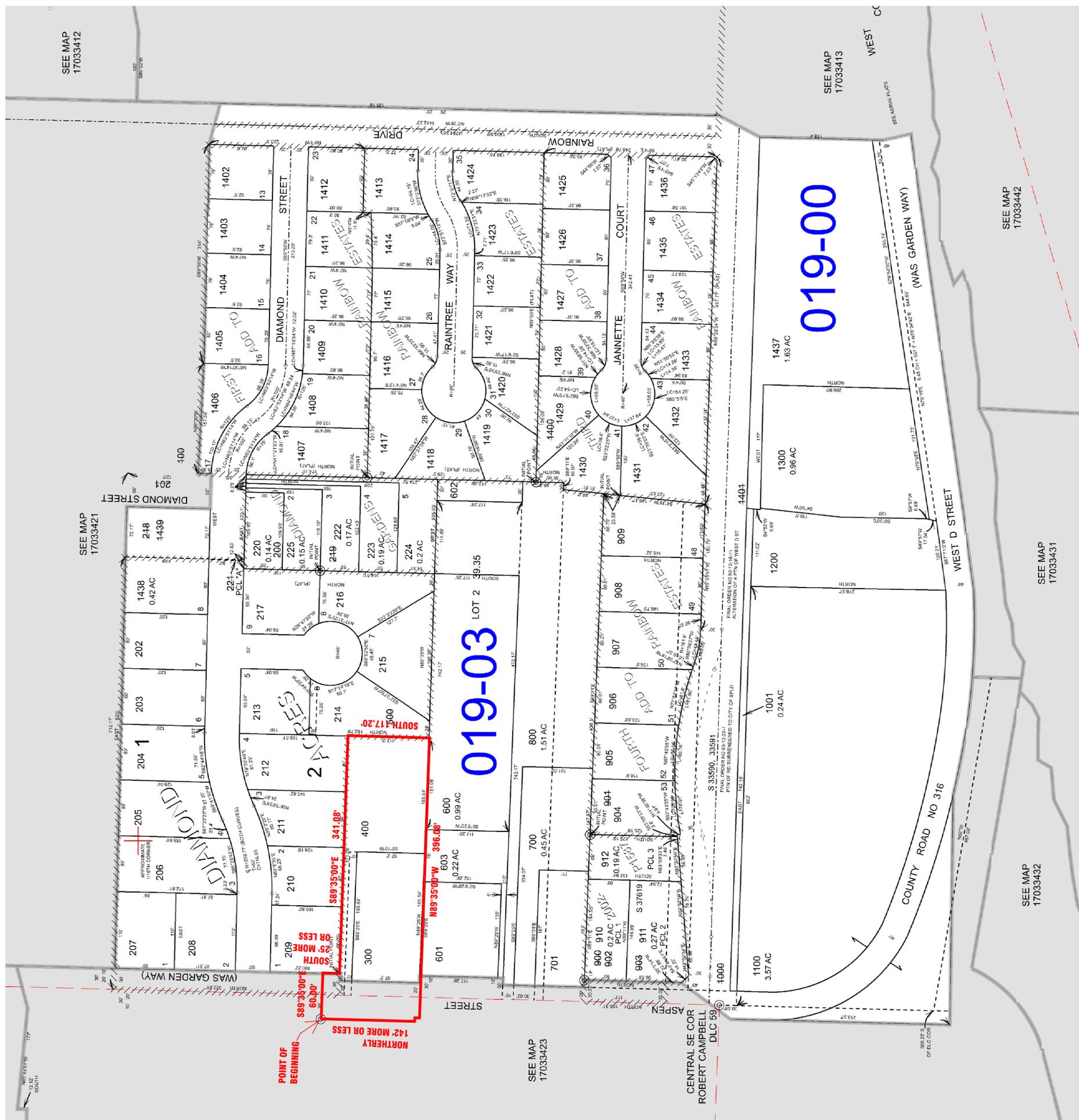
**REVIEWED & APPROVED
AS TO FORM**
[Signature]
DATE: 3/19/16
OFFICE OF CITY ATTORNEY

17033424
SPRINGFIELD

lcatbh - 2011-10-13 14:46

S.E. 1/4 N.W. 1/4 SEC. 34 T.17S. R.3W. W.M.
Lane County
1" = 100'

FOR ASSESSMENT AND
TAXATION ONLY



CANCELLED
 100
 1000
 1400
 1401
 1439
 200
 201
 218
 219
 221
 500
 900
 901
 902
 903

REVISIONS
10/13/2011 - LCAT143 - CONVERT MAP TO GIS

SPRINGFIELD
17033424

LEGAL DESCRIPTION

Tax Lot 300 and 400 of Lane County Oregon Assessor's Map 17-03-34-24, and a portion of the right of way of Aspen Street in Springfield, Oregon; being more completely described as follows:

Beginning at the Northeast corner of Parcel 1 of Land Partition Plat No. 2003-P1693, as filed for public record in the Office of the Lane County, Oregon Surveyor, in County Surveyor's File No. 38116, on July 17, 2003, said point being on the west right of way line of Aspen Street, said point being at an angle point on the Springfield City Limits line;

thence leaving the west right of way line of Aspen Street, on the Springfield City Limits line **South 89° 35' 00" East 60.00 feet, more or less** to the east right of way of Aspen Street and the west boundary of Lot 1, Block 2, DIAMOND ACRES, as platted and recorded at Book 41, Page 25 in the Lane County Oregon Plat Records;

thence leaving said City Limits line and continuing on said east right of way line **South 25 feet, more or less** to the southwest corner of said Lot 1;

thence leaving said east right of way line and continuing on the exterior plat boundary of said DIAMOND ACRES **South 89° 35' 00" East 341.08 feet;**

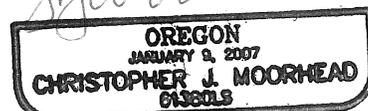
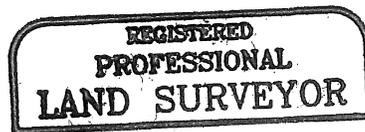
thence continuing on said exterior plat boundary **South 117.20 feet;**

thence leaving said exterior plat boundary **North 89° 35' 00" West 396.08 feet, more or less** to the west right of way of Aspen Street;

thence on said west right of way and the Springfield City Limits line, through 2 or more angle points **Northerly 142 feet, more or less** to the Point of Beginning.

Basis of bearing for this description is said plat of DIAMOND ACRES.

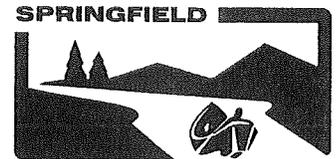
Assessor's Map and Tax Lot numbers are current as of the date of this description.



*Signed
Feb 19, 2016*

City of Springfield
 Development Services Department
 225 Fifth Street
 Springfield, OR 97477

3



Annexation Application Type IV

Application Type		(Applicant: Check one)	
Annexation Application Pre-Submittal:	<input type="checkbox"/>		
Annexation Application Submittal:	<input checked="" type="checkbox"/>		
Required Proposal Information		(Applicant: Complete This Section)	
Property Owner:	Debra Jean Hudson Trust	Phone:	541.726.7604
Address:	687 Aspen Street Springfield, OR 97477	Fax:	
		E-mail:	debra4669@gmail.com
Owner Signature:			
Owner Signature:			
Agent Name:	Robert Stevens, AICP	Phone:	541.302.9830
Company:	Metro Planning, Inc.	Fax:	
Address:	370 Q Street Springfield, OR 97477	E-mail:	robert@metroplanning.com
Agent Signature:			
If the applicant is other than the owner, the owner hereby grants permission for the applicant to act in his or her behalf, except where signatures of the owner of record are required, only the owner may sign the petition.			
ASSESSOR'S MAP NO:	17-03-34-24	TAX LOT NO(S):	300 & 400
Property Address:	597 & 687 Aspen Street		
Area of Request:	Acres: About 0.93	Square Feet:	About 40,511
Existing Use(s) of Property:	Single-Family Residential		
Proposed Use of Property:	Single-Family Residential		
Required Property Information		(City Intake Staff: Complete This Section)	
Case No.:	FAPI ANX16-00001	Date:	2/25/16
		Reviewed By: (initials)	NBM
Application Fee:		Postage Fee:	\$ 554
		Total Fee:	\$ 5046.08

Date Received:

Owner Signatures

This application form is used for both the required pre-submittal meeting and subsequent complete application submittal. Owner signatures are required at both stages in the application process.

An application without the Owner's original signature will not be accepted.

Pre-Submittal

The undersigned acknowledges that the information in this application is correct and accurate for scheduling of the Pre- Submittal Meeting. If the applicant is not the owner, the owner hereby grants permission for the applicant to act in his/her behalf. I/we do hereby acknowledge that I/we are legally responsible for all statutory timelines, information, requests and requirements conveyed to my representative.

Owner:

_____ **Date:** _____
Signature
 Debra Jean Hudson

Print

Submittal

I represent this application to be complete for submittal to the City. Consistent with the completeness check performed on this application at the Pre-Submittal Meeting, I affirm the information identified by the City as necessary for processing the application is provided herein or the information will not be provided if not otherwise contained within the submittal, and the City may begin processing the application with the information as submitted. This statement serves as written notice pursuant to the requirements of ORS 227.178 pertaining to a complete application.

Owner:

 _____ **Date:** 2-25-16
Signature
 Debra Jean Hudson

Print

Date Received:

FEB 25 2016

Original Submittal 

FORM 1

PETITION/PETITION SIGNATURE SHEET
 Annexation by Individuals
 [SDC 5.7-125(2)(b)(i)/ORS 222.170(1)]

We, the following property owners of the following territory, consent to the annexation to the City of Springfield and concurrent annexation to Lane County Metropolitan Wastewater Service District and Willamalane Parks and Recreation District, as deemed necessary:

Signature	Date Signed m/d/y	Print Name	Residence Address (street, city, zip code)	Map and Tax Lot Number (example: 17-04-03-00-00100)	✓ Land Owner	Acres (qty)
<i>Debra Jean Hudson</i>	2/9/16	Debra Jean Hudson	687 Aspen Street Springfield 97477	17-03-34-24-00300	X	0.41
<i>Debra Jean Hudson</i>	2/9/16	Debra Jean Hudson	687 Aspen Street Springfield 97477	17-03-34-24-00400	X	0.52

Note: With the above signature(s), I am attesting that I have the authority to consent to annexation on my own behalf or on behalf of my firm or agency. (Attach evidence of such authorization when applicable.)

Robert Stevens _____ (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.
Robert Stevens _____ (signature of circulator)

CERTIFICATION OF OWNERSHIP

The total landowners in the proposed annexation are 1 (qty). This petition reflects that 1 (qty) landowners (or legal representatives) listed on this petition represent a total of 100 (%) of the landowners and 100 (%) of the acres as determined by the map and tax lots attached to the petition. A&T is not responsible for subsequent deed activity that may not yet be reflected on the A&T computerized tax roll.

[Signature]
 Lane County Department of Assessment and Taxation
 2/10/16
 Date Signed and Certified

Date Received:

FEB 25 2016

FORM 3

SUPPLEMENTAL INFORMATION FORM

(Complete all the following questions and provide all the requested information. Attach any responses that require additional space, restating the question or request for information on additional sheets.)

Contact Person: Robert Stevens, AICP

E-mail: robert@metroplanning.com

Supply the following information regarding the annexation area.

- Estimated Population (at present): Six (6)
- Number of Existing Residential Units: Two (2)
- Other Uses: None
- Land Area: 0.93 total acres
- Existing Plan Designation(s): Low-Density Residential
- Existing Zoning(s): LDR (Low-Density Residential)
- Existing Land Use(s): Single-Family Residential
- Applicable Comprehensive Plan(s): Metro Plan
- Applicable Refinement Plan(s): None
- Provide evidence that the annexation is consistent with the applicable comprehensive plan(s) and any associated refinement plans. See attached written statement.

- Are there development plans associated with this proposed annexation?

Yes X No

If yes, describe.

Connecting each of the existing single-family residential dwellings to the city sewer system to replace failing septic systems.

- Is the proposed use or development allowed on the property under the current plan designation and zoning?

Yes X No

- Please describe where the proposed annexation is contiguous to the city limits (non-contiguous annexations cannot be approved under 5.7-140, Criteria). The surrounding properties on the west side of Aspen Street directly across from the subject properties are within the city limits. In addition, with the inclusion of Aspen Street (along the frontage of subject sites) within the annexation area the subject properties are contiguous to the city limits.

Date Received:

FEB 25 2016

Original Submittal 8/2

FORM 4

**WAIVER OF ONE YEAR TIME LIMIT
FOR ANNEXATION PURSUANT TO ORS 222.173**

This waiver of the time limit is for the following described property:

17-03-34-24-00300	597 Aspen Street Springfield 97477
17-03-34-24-00400	687 Aspen Street Springfield 97477
Map and Tax Lot Number	Street Address of Property (if address has been assigned)

ONE WAIVER OF TIME LIMIT FOR EACH PARCEL, PLEASE

We, the owner(s) of the property described above understand the annexation process can take more than one year but desire to annex to have City services. Therefore, we agree to waive the one-year time limitation on this petition to annex established by Oregon Revised Statutes 222.173, and further agree that this contract shall be effective indefinitely or until

Date

Signatures of Legal Owners

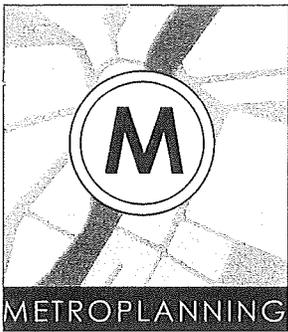
Please print or type name	Signature	Date Signed
Debra Jean Hudson		2-9-16

Date Received:

FEB 25 2016

Original Submittal SW

L:\BC\2008 BOUNCHANGE TRANSITION\APPLICATION FORMS\SPRINGFIELD\10-03-08 UPDATED FORMS\PRE-SUBMITTAL ANNEXATION APPLICATION 10-07-08.DOC
Last Saved: April 9, 2014



370 Q STREET
 SPRINGFIELD, OREGON 97477
 (541) 302-9830
 FAX 1(541) 610-1805

**ANNEXATION APPLICATION FOR
 DEBRA JEAN HUDSON TRUST**

Written Statement

Submittal No.: 2

Submittal Date: February 25, 2016

Applicant's Request: Annexation approval for a 0.93 acre site on Aspen Street that is two lots each developed with a single-family residence. This annexation request also includes Aspen Street right-of-way along the frontage of the subject properties.

Property Owner/Applicant: Debra Jean Hudson Trust
 c/o Debra Hudson, Trustee
 687 Aspen Street
 Springfield, OR 97477

**Applicant's Representative/
 Project Coordinator:** Metro Planning, Inc.
 c/o Robert Stevens, AICP
 370 Q Street
 Springfield, OR 97477
 Tel (541) 302-9830
 Cell (541) 968-9849

Subject Property: Map 17-03-34-24; Tax Lots 300 & 400

Site Address: 597 & 687 Aspen Street

Property Size: About 0.93 Acres (About 40,511 Square Feet)

Zoning: LDR (Low Density Residential)

Background

This is an application for an annexation of two lots totaling about 0.93 acres on the east side of Aspen Street within an area zoned Low Density Residential (LDR) as well as the adjacent right-of-way for Aspen Street. There is an existing single-family residential dwelling on each of the lots proposed to be annexed. This annexation has become necessary immediately in order to connect to the city sanitary sewer system to address a failing septic system that needs to be decommissioned. The only development that will result from this annexation is a plumbing permit to connect to the sanitary sewer system.

Springfield Development Code (SDC) Section 5.7-140 contains the approval criteria for annexations into the city limits. To assist city staff in their review of this application, SDC 5.7-140 is addressed below with SDC text in italics and the applicant's responses in plain text.

Date Received:

FEB 25 2016

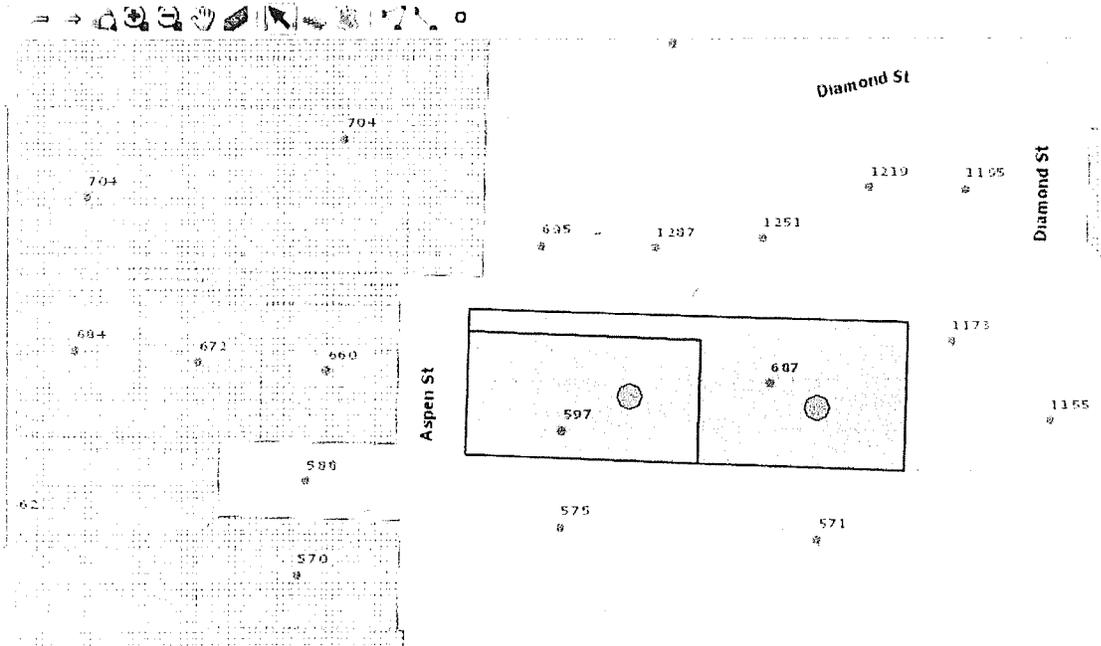
Original Submittal SM

Annexation for
Debra Jean Hudson Trust

SDC 5.7-140 Criteria

- A. *The affected territory proposed to be annexed is within the City's urban growth boundary; and is*
1. *Contiguous to the city limits; or*
 2. *Separated from the City only by a public right-of-way or a stream, lake or other body of water.*

The subject property is within the City of Springfield's urban growth boundary as it is located east of Interstate 5, south of Centennial Boulevard, and north of the Willamette River. Please refer to the map shown below that highlights the subject site in relation to the city limits. As is shown in the map, the subject site is not contiguous to the city limits (dotted hatch pattern on map). The subject properties to the north, south, and east of the annexation area are also not within the city limits. However, the City of Springfield has requested that the adjacent portion of Aspen Street right-of-way be included with this application. This will mean the subject site is contiguous to the city limits. The approval criterion above states either subsection (1) or (2) are met. Subsection (1) is met given the inclusion of right-of-way. Regarding Subsection (2), the surrounding properties on the west side of Aspen Street, directly west and opposite the subject site, are within the city limits per the map below. This means that the subject properties could meet Subsection (2) as well if the city did not request the inclusion of right-of-way. This approval criterion for annexation is satisfied.



- B. *The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans or Plan Districts;*

The subject property is located within West Springfield, but not governed by a refinement plan. However, the Metro Plan still provides overarching policies to guide development in this area given that it lies within the Springfield UGB. Below are three growth management policies from the Metro Plan that are applicable to this annexation application with a response after each policy that explains why said application is consistent with the listed policy.

- *Policy 10 (Page II-C-5) "Annexation to a city through normal processes shall continue to be the highest priority."*

This application will annex the subject properties into the city limits through the preferred and highest priority method as envisioned in this Metro Plan policy; thus this proposal is consistent with this policy.

- *Policy 15 (Page II-C-6) "Ultimately land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services while the time frame for annexation may vary annexation should occur as land transitions from urbanizable to urban."*

Date Received:

Annexation for
Debra Jean Hudson Trust

The subject properties are within the UGB as stated in criterion 'A' above and contiguous to the city limits; thus it will be required to be annexed into the City of Springfield when the minimum level of urban facilities and services are available. As shown on the attached utility plan, all of the utilities necessary to serve the subject site are already adjacent to the boundary and available. This includes sanitary sewer, electric, water, gas, and storm sewer. This property is ready to be annexed and will be annexed through this application; thus this proposal is consistent with this policy.

- *Policy 21 (Page II-C-7) "Cities shall not extend water or wastewater service outside city limits to serve a residence or business without first obtaining a valid annexation petition, a consent to annex agreement, or when a health hazard annexation is required."*

This application is a petition to annex the subject properties that will allow for the extension of sanitary sewer onto the subject property to replace a failing septic system; thus in compliance with this policy.

- C. *The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient and timely manner; and*

As demonstrated through the utility plan that is included with this application, all of the urban facilities and services (sanitary, storm, electric, water, gas) are located adjacent to the subject property. In addition, there is a city fire hydrant adjacent to the site that the Eugene-Springfield Fire Department can use to provide the annexation site with fire protection. The existing transportation network also will allow ample street connectivity for the subject properties. This means the inclusion of the subject properties into the city limits will allow for a boundary in which the minimum level of key urban facilities and services can be provided in an orderly, efficient, and timely manner.

- D. *Where applicable, fiscal impacts to the City have been mitigated through an Annexation Agreement or other mechanism approved by the City Council.*

The only possible fiscal impact to the City of Springfield would be if the property owner ended up not connecting to the sanitary sewer system and the city had to pay to complete the work. However, the applicant will be signing and recording an Annexation Agreement once this application is submitted for review. The Annexation Agreement will allow the development (plumbing) permit to be issued and the work completed. By the time of the City Council Public Hearing on this application, the work should be substantially along or complete. The Annexation Agreement will ensure there are no fiscal impacts to the city resulting from approval of this annexation application.

This annexation application clearly meets the approval criteria; thus the applicant respectfully requests that the City Council approve this application. If there are any questions or concerns, please do not hesitate to contact me at Metro Planning via email (robert@metroplanning.com) or phone (541-302-9830 or 541-968-9849).

Regards,

Robert Stevens, AICP
Senior Planner

Date Received:

FEB 25 2016

Original Submittal SM

Exhibit B-11

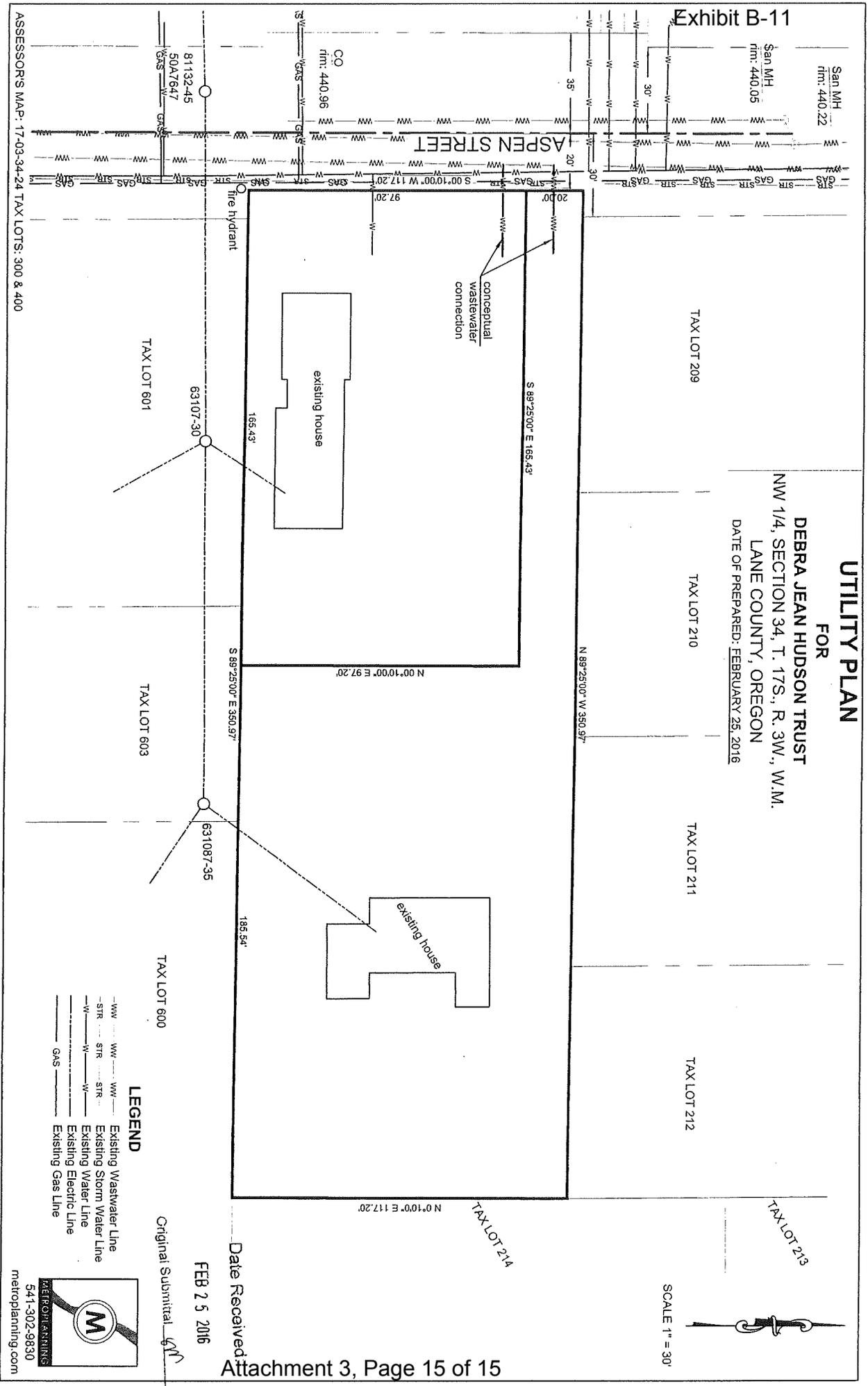
San MH
rim: 440.22

San MH
rim: 440.05

UTILITY PLAN

FOR
DEBRA JEAN HUDSON TRUST
NW 1/4, SECTION 34, T. 17S., R. 3W., W.M.
LANE COUNTY, OREGON
DATE OF PREPARED: FEBRUARY 25, 2016

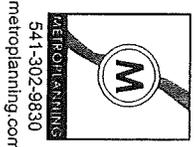
SCALE 1" = 30'



Date Received
FEB 25 2016

Original Submittal *gn*

- LEGEND**
- WW — Existing Wastewater Line
 - - - STR - Existing Storm Water Line
 - - - E - Existing Electric Line
 - - - GAS - Existing Gas Line



ASSESSOR'S MAP: 17-03-34-24 TAX LOTS: 300 & 400

ANNEXATION AGREEMENT

This Annexation Agreement (“Agreement”) is made between the City of Springfield, an Oregon municipal corporation (“City”) and Debra Jean Hudson, Trustee of the Debra Jean Hudson Trust (“APPLICANT”).

RECITALS

- A. APPLICANT owns the parcel(s) of land legally described in Exhibit A, the Property. The property is proximate to the jurisdictional limits of the City and is subject to annexation by the City of Springfield following minor boundary change processes.
- B. APPLICANT has submitted to the City a request for Annexation, dated 2/25/16, for Assessor’s Map No. 17-03-34-24, Tax Lots 00300 and 00400, which are municipally addressed as 597 and 687 Aspen Street and are more particularly described in Exhibit A.
- C. APPLICANT wishes to annex the Property to the City and seeks support from the City for the annexation.
- D. The Property is inside the recognized Urban Growth Boundary of the City of Springfield. The Property is within the Urbanizable Fringe Overlay District (UF-10) according to the Springfield Zoning Map, and the underlying zoning is Low Density Residential (LDR).
- E. Annexation of the Property requires a showing under SDC 5.7-140.C that the Property can be provided with the minimum level of key urban facilities and services as defined in the Metro Plan Policy 8a and 8b, p.II-C-4, and such showing is supported by the substantial evidence in the record of the proceeding on this annexation. City staff has determined the minimum level of key urban services is currently available to the Property.
- F. The purpose of this Agreement is to memorialize APPLICANT’s and City’s commitment and agreement to the allocation of financial responsibility for public facilities and services for the Property and other users of the facilities, sufficient to meet the City’s requirements for the provision of key urban services, including long term public sanitary sewer, stormwater management systems, interconnected transportation systems, and Fire and Life Safety services necessary for an affirmative City recommendation for the annexation request.

After Recording, Return to:

City of Springfield
Attn: Current Development Division
Development & Public Works Department
225 Fifth Street
Springfield, OR 97477

Place Bar Code Sticker Here:

Lane County Clerk
Lane County Deeds and Records
2016-009134
\$77.00

01558430201600091340070077
02/26/2016 11:28:12 AM
RPR-AGRE Cnt=1 Stn=15 CASHIER 05
\$35.00 \$10.00 \$11.00 \$21.00

- G. A public sanitary sewer system with sufficient capacity to serve the Property and other existing and proposed land uses in the vicinity of the Property is necessary to support a finding that this key urban service is available to serve the Property.
- An existing public sanitary sewer system is located in Aspen Street and has sufficient capacity to serve the Property.
- H. A public stormwater management system with sufficient capacity to serve the Property and other existing and proposed land uses in the vicinity of the Property is also necessary to support a finding that this key urban service is available to serve the Property.
- An existing public storm sewer system is located in Aspen Street and has sufficient capacity to serve the Property. The existing property currently drains Stormwater on-site.
- I. An interconnected transportation system with the existing and proposed land uses in the vicinity of the Property is also required in order to provide access and a transportation system for the provision of Fire and Life Safety services to and from the annexed property.
- The Property has legal and physical access to Aspen Street.
 - Aspen Street is classified as a County Local Access Road and is not improved to current City standards. Improvement of Aspen Street to City standards will not be required at this time. However, an Improvement Agreement will be required for Aspen Street.
 - Additional right-of-way dedication for Aspen Street is required from the Property to provide a uniform right-of-way width that is sufficient to meet City local road standards.
- J. In order to facilitate orderly development of the Property and ensure the full provision of key urban services that are satisfactory to the City and meet the City's conditions for an affirmative recommendation for annexation to the Common Council, and in exchange for the obligations of the City set forth below, APPLICANT shall comply with all requirements imposed on APPLICANT in this Agreement.

Now, therefore based upon the foregoing Recitals, which are specifically made a part of this Agreement, the parties agree as follows:

AGREEMENT

1. Obligations of APPLICANT. Consistent with the above Recitals, APPLICANT agrees to perform the obligations set forth in this section.
 - 1.1.1. APPLICANT shall dedicate an additional 10 feet of public street right-of-way along the Aspen Street frontage of the Property.
 - 1.1.2. APPLICANT shall record an Improvement Agreement for full Aspen Street frontage improvements, including but not limited to: street paving, storm sewers, sanitary sewers, curbs, gutters, planter strips, street trees, street lights and sidewalks.
- 1.2. APPLICANT shall provide and be financially responsible for the provision of any additional urban facilities and services identified during the review and approval of any

Partition or Subdivision as necessary to serve the further development of the Property, including the construction and maintenance thereof.

- 1.3. In determining APPLICANT's share of costs for the improvements described in this Agreement, the full cost for the provision of the improvements at the time of construction shall be used. For the purposes of this Agreement, the full cost shall include design, construction, acquisition of land and/or easements, studies, permits from all agencies having jurisdiction, attorney's fees, and all other costs reasonably associated with the implementation of the needed improvements.
2. Obligations of City. Consistent with the above Recitals, City agrees to:
 - 2.1 Process the annexation request and support annexation of the Property to the City before the Common Council, and support APPLICANT's defense of any appeal of a decision to the City. However, the City will not assume any financial responsibility to provide legal counsel on appeal.
3. Covenants Running With the Land. It is the intention of the parties that the covenants herein are necessary for the annexation and development of the Property and as such shall run with the Property and shall be binding upon the heirs, executors, assigns, administrators, and successors of the parties hereto, and shall be construed to be a benefit to and burden upon the Property. This Agreement shall be recorded, at APPLICANT's expense, upon its execution in the Lane County Deeds and Records. This Agreement may be assigned by APPLICANT and shall benefit any assigns or successors in interest to APPLICANT. Execution of this Agreement is a precondition to the support of the City for annexation of the Property described in Exhibit A to the City. Accordingly, the City retains all rights for enforcement of this Agreement.
4. Limitations on the Development. No portion of the Property shall be further developed prior to the approval of a Partition or Subdivision, as applicable, for the proposed development.
5. Mutual Cooperation. City and APPLICANT shall endeavor to mutually cooperate with each other in implementing the various matters contained herein.
6. Waiver of Right of Remonstrance. APPLICANT agrees to sign any and all waivers, petitions, consents and all other documents necessary to obtain the public facilities and services described herein as benefiting the Property, under any Improvement Act or proceeding of the State of Oregon, Lane County, or the City and to waive all rights to remonstrate against these improvements. APPLICANT does not waive the right to protest the amount or manner of spreading the assessment thereof, if the assessment appears to APPLICANT to be inequitable or operate unfairly upon the Property. APPLICANT waives any right to file a written remonstrance against these improvements. APPLICANT does not waive its right to comment upon any proposed Local Improvement District (LID) or any related matters orally or in writing.
7. Modification of Agreement. This Agreement may only be modified in writing signed by both parties. Any modifications to this Agreement shall require the approval of the Springfield Common Council. This Agreement shall not be modified such that the minimum level of key urban facilities and services as defined in the Metro Plan Policy 8a and 8b, p.II-C-4 and as required herein are not provided in a timely manner to the Property.

8. Land Use. Nothing in this Agreement shall be construed as waiving any requirements of the Springfield Development Code or Springfield Municipal Code which may be applicable to the use and development of this Property. Nothing herein shall be construed as City providing or agreeing to provide approval of any building, land use, or other development application or Land and Drainage Alteration Program (LDAP) permit application submitted by APPLICANT. APPLICANT is responsible for obtaining, at APPLICANT's expense, all State and/or Federal permits and any other approvals as may be required.
9. Dolan. APPLICANT knows and understands any rights it may have under the law as interpreted in *Dolan v. City of Tigard*, 512 US 374 (1994) and subsequent cases interpreting the legal effect of Dolan and by entering into this Agreement hereby waives any requirement that the City demonstrate the public improvements and other obligations of APPLICANT, for payments, financial responsibility and reimbursements set forth in Section 1, required herein, are roughly proportional to the burden and demands placed upon the urban facilities and services by the development and to the impacts of the development of the Property. APPLICANT further waives any cause of action it may have pursuant to Dolan v. City of Tigard and cases interpreting the legal effect of Dolan arising out of the actions described herein.
10. Ballot Measures 37/49/ORS 195.300 et seq. APPLICANT knows and understands any rights it may have under Oregon Revised Statutes (ORS) Chapter 195.300 et seq., "Just Compensation for Land Use Regulation". APPLICANT for itself and its heirs, executors, assigns, administrators and successors hereby waives any claim or cause of action it may have under such ORS provisions against the City.
11. Invalidity. If any provision of this Agreement shall be deemed unenforceable or invalid, such enforceability or invalidity shall not affect the enforceability or validity of any other provision of this Agreement. The validity, meaning, enforceability, and effect of the Agreement and the rights and liabilities of the parties hereto shall be determined in accordance with the laws of the State of Oregon.

DATED this 25 day of Feb., 2016.

IN WITNESS WHEREOF, the APPLICANT and City have executed this Agreement as of the date first herein above written.

APPLICANT

Debra Jean Hudson

By:

2-25-16

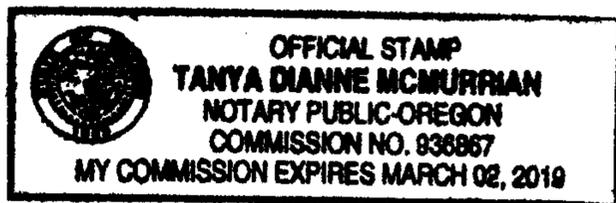
Date

Trustee, The Debra Jean Hudson Trust

Its:

STATE OF OREGON }
COUNTY OF LANE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 25, 2016 BY
Debra Jean Hudson AS Trustee OF The Debra Jean Hudson Trust
(APPLICANT)



Tanya D. McMurrin
NOTARY PUBLIC FOR OREGON

CITY OF SPRINGFIELD
By: [Signature]
Gino Grimaldi, City Manager

STATE OF OREGON }
COUNTY OF LANE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 26, 2016 BY
Gino Grimaldi AS City Manager OF City of Springfield
(CITY)

REVIEWED & APPROVED
AS TO FORM
[Signature]
DATE: 2/23/16
OFFICE OF CITY ATTORNEY

[Signature]
NOTARY PUBLIC FOR OREGON

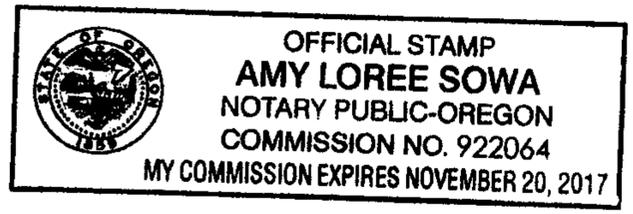


EXHIBIT 'A'

Beginning at a point in the middle of the County Road, which point is on the East line of the Robert E. Campbell Donation Land Claim No. 59, Township 17 South, Range 3 West of the Willamette Meridian, 429.33 feet North 0° 10' East from the central Southeast corner of said Claim; from said beginning point run South 89° 25' East 185.54 feet; thence North 0° 10' East 107.2 feet; thence North 89° 25' West 185.54 feet to the said East Donation Land Claim Line; thence South along said East line 107.2 feet to the place of beginning, in Lane County, Oregon;

EXCEPT that portion described in deed to Cornelius M. Elspas and Connie June Elspas, recorded March 3, 1969, Reception No. 55701, Lane County Oregon Records, in Lane County, Oregon.

ALSO, Beginning at a point on the East line of the Robert E. Campbell Donation Land Claim No.59, Township 17 South, Range 3 West, Willamette Meridian, 526.73 feet North 0° 10' East from the central Southeast corner of said claim; from said beginning point run South 89° 25' East 185.54 feet; thence South 0° 10' West 97.2 feet; thence South 89° 25' East 185.54 feet; thence North 0° 10' East 117.2 feet; thence North 89° 25' West 371.08 feet to the East line of said land claim which point is also the middle of the county road; thence South 0° 10' West along said East line 20.0 feet to the place of beginning, in Lane County, Oregon.

AGENDA ITEM SUMMARY

Meeting Date: 4/4/2016
Meeting Type: Regular Meeting
Staff Contact/Dept.: Greg Mott, DPW
Jim Donovan, DPW
Staff Phone No: 541-726-3774
Estimated Time: 30 Minutes
Council Goals: Provide Financially
Responsible and
Innovative Government
Services

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE:	AMEND THE SPRINGFIELD DEVELOPMENT CODE TO REGULATE THE TIME, PLACE AND MANNER BY WHICH LAND AND BUILDINGS MAY BE USED TO PRODUCE, PROCESS, SELL WHOLESALE AND SELL RETAIL RECREATIONAL MARIJUANA AND RECREATIONAL MARIJUANA PRODUCTS.
ACTION REQUESTED:	Conduct a first reading and public hearing of the following amended ordinance: AN ORDINANCE AMENDING THE SPRINGFIELD DEVELOPMENT CODE SECTION 3.2-310 AND 3.2-410 ADDING VARIOUS RECREATONAL MARIJUANA BUSINESSES TO SPECIFIC COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS; SECTION 4.7-177 ADDING DEVELOPMENT STANDARDS APPLICABLE TO RECREATIONAL MARIJUANA BUSINESSES SECTIONS 3.2-210, 3.2-415, 3.2-610, AND 3.4-255 PROHIBITING RECREATIONAL MARIJUANA BUSINESSES; SECTION 6.1-110 ADDING APPLICABLE DEFINITONS; ADOPTING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. Also, provide guidance on whether certain marijuana business should be allowed in the Light-Medium Industrial (LMI) District.
ISSUE STATEMENT:	On March 21, 2016 the Council voted to remove the proposed 1,000 foot buffer between Marijuana Retail Outlets and requested that staff provide additional information about siting certain marijuana businesses in the LMI District. As a result, the ordinance was amended and staff has drafted a Council Briefing Memorandum addressing Council's request.
ATTACHMENTS:	Attachment #1: Council Briefing Memorandum Attachment #2: Staff Report, Code Amendments, Maps and Criteria of Approval Attachment #3: Public Comments on the Proposed Ordinance Attachment #4: Ordinance Attachment #5: Maps of all LMI zones; map of all LMI zones and proximity to residential zones
DISCUSSION:	The 3/21/16 public hearing on proposed regulations of the production, processing, wholesale and retail trade of recreational marijuana was the culmination of three Planning Commission work sessions, a public hearing and two Council work sessions in the preceding 5 months. Various individuals and representatives of the marijuana trade provided testimony, generally in support of these proposals; one person was opposed to any regulations that would allow marijuana as a permitted use. The Council voted 5-0 to delete the proposed 1,000 foot buffer between Marijuana Retail Outlets and requested that staff provide additional information about a suggestion from a member of the public to allow marijuana businesses in the LMI District. As a result of the change in the ordinance and request for additional information, the City Attorney recommends the City Council conduct another "first reading" of the amended Ordinance and hold a public hearing.

MEMORANDUM

City of Springfield

Date: 4/4/2016
To: Springfield City Council **COUNCIL**
From: Greg Mott, Current Development Division Manager **BRIEFING**
Jim Donovan, Planning Supervisor **MEMORANDUM**
Subject: Code Amendment Revisions and Supplemental Industrial
Zoning Information for Marijuana Production

COUNCIL GOALS: Promote and Enhance our Hometown Feel while Focusing on Livability and Environmental Quality

BACKGROUND: As discussed below Council directed staff to prepare materials addressing one motion and one request made by Council at their March 21, 2016 First Reading. The subjects are addressed separately below.

ISSUE: At the conclusion of the Council’s March 21, 2016 deliberation of recreational marijuana business regulations, the Council requested information explaining why production of marijuana was to be limited to Heavy and Special Heavy Industrial sites when the Code currently allows a variety of products to be manufactured within buildings in the Light Medium Industrial zone. Earlier in the evening the Council heard testimony that a number of jurisdictions in the state were allowing the manufacturing of marijuana to occur in all zones that allowed manufacturing of any kind. Additionally, the Council directed that the Ordinance be amended by deleting the 1,000 foot buffer between retail businesses. This amendment should be accompanied by a first reading of this new Ordinance and reopening of the public hearing. This briefing memorandum provides a side-by-side comparison of the LMI, HI and SHI zoning standards and addresses the procedural steps for deleting the 1,000 foot buffer from the original Ordinance. .

1) Marijuana Retail Outlet Separation Standard: After consideration of staff report materials, presentation and public testimony at the 3/21/16 public hearing, the City Council voted 5-0 to delete a proposed 1,000 foot buffer between retail business locations. The provisions of the Oregon Revised Statute that regulates the various businesses authorized under the authority of the Oregon Liquor Control Commission allows cities to establish buffers between retail business locations; if cities do adopt buffers they may not exceed 1,000 feet. The revision to the proposed code amendment language reflecting this direction can be found on page 5 of Attachment 2, STAFF REPORT AND PROPOSED SPRINGFIELD DEVELOPMENT CODE (SDC) AMENDMENTS TO ALLOW MEDICAL AND RECREATIONAL MARIJUANA FACILITIES IN CERTAIN ZONING DISTRICTS. Subsection (3) of Section 4.7-177(B) has been deleted. The Ordinance language and attachments have been modified to reflect this change should Council opt to adopt the package on April 4th or at its next regular session.

2) Production Facilities in Industrial Districts: In response to public testimony, Council requested a side-by-side comparison of LMI and HI zoning information so that the Council could deliberate further on this suggestion before taking final action. The following information is intended to provide the Council with background and context for this discussion.

The difference between LMI and HI zoning, based on the descriptions of each found in both the Metro Plan and the Springfield Development Code and transcribed below, is a recognition that LMI zones, generally, provide sites for smaller, less intensive “industrial” activities and that they generally do not require special attributes such as access to rail or large storage areas; HI and SHI zones, generally, include these special attributes. Additionally, the issue of potential negative impacts on adjoining property as a result of the industrial activities is minimal at HI and SHI zones

because of the larger lot sizes and, in most cases, adjoining zoning is similar or otherwise compatible with industrial activities; the LMI district frequently serves as a buffer or transition zone between residential uses and more intensive commercial or heavy industrial zones.

While these distinctions are noted in both of these documents, they are not policies nor are they phrased in absolute terms. For example, the LMI district allows several manufacturing/production activities that are also permitted in the HI and SHI districts (see 3.2-410 Schedule of LMI, HI and SHI use categories below). Of particular relevance to the Council's question in this regard is the allowance of food processing and packaging, medicinal and pharmaceutical products, and perfumes and toiletries. Each of these products, and certainly the manufacturing process that is used, will generate odors, a principle issue of the manufacturing of marijuana. There are no associated development standards in the Code to inform the staff or applicants in the event that there is a proposal to manufacture any of these products. It seems reasonable to assume that a primary objective in this hypothetical case would be the olfactory impacts present at the property line and beyond, certainly if the property line is shared by residential uses. However, we can't provide anything more definitive because business of this type has not selected Springfield as a production site. And in any case, there are no specific development standards in the Code that address odor as an issue that must be controlled. The only circumstance that is mentioned is the Discretionary Use criteria which requires that the site is suitable for the proposed use for such reasons as operating characteristics that include parking, traffic, noise, vibration, emissions, light, glare, *odor*, dust, etc.

There have been several industrial uses, located in both the LMI and the HI zones, that have generated odors that became nuisance complaints. Because the city does not possess the equipment to establish boundaries for manufacturing activities we have relied upon LRAPA to pursue remediation. This did include a boat manufacturer who was originally on LMI property on Shelly Street and who eventually relocated to HI property brought into the UGB near 52nd and Highbanks, and a coffee roaster who was required to obtain a permit from LRAPA and who was subsequently subject to that authority. In this context of an odor standard, the proposed ordinance does require indoor operations to control the odors at the property line by controlling the air quality within the building; such a standard may be applied in any zone for any use that has the potential to generate offensive odors extending beyond the property line. As experience shows, if the use and its affects can be controlled, and the use does not require unusual or unique features, there are few if any real reasons to declare some of these uses unsuitable based on perception and expectations rather than history or facts.

The table below comes directly from the SDC; it identifies all the uses that are permitted in the industrial zones; that require a Discretionary Approval; or are prohibited. These tables are not all inclusive, but the Code does state that uses not listed are not permitted unless an interpretation process is undertaken. The tables have been highlighted in yellow to show when a use that is presumed to represent a true potential to generate odors [during the production phase] is permitted in the HI district but not in the LMI district; where this potential for odor is present and is allowed in the LMI district, is highlighted in red. This is the best illustration we have to demonstrate this one fundamental difference between the expectations and allowances in the two zoning districts.

The Metro Plan description of land use designations is found in Chapter II, Section G. Industrial descriptions read as follows:

Light Medium Industrial: This designation accommodates a variety of industries, including those involved in the secondary processing of materials into components, the assembly of components into finished products, transportation, communication and utilities, wholesaling, and warehousing. The external impact from these uses is generally less than Heavy Industrial, and transportation needs are often met by truck. Activities are generally located indoors, although there may be some outdoor storage. This designation may also accommodate supporting offices and light industrial uses, local

regulations permitting.

Heavy Industrial: This designation generally accommodates industries that process large volumes of raw materials into refined products and/or that have significant external impacts. Examples of heavy industry include: lumber and wood products manufacturing; paper, chemicals and primary metal manufacturing; large-scale storage of hazardous materials; power plants; and railroad yards. Such industries often are energy-intensive, and resource-intensive. Heavy industrial transportation needs often include truck and rail. This designation may also accommodate light and medium industrial uses and supporting offices. Local regulations permitting.

Special Heavy Industrial: These areas are designated to accommodate relocation of existing heavy industrial uses inside the urban growth boundary (UGB) that do not have sufficient room for expansion and to accommodate a limited range of other heavy industries in order to broaden the manufacturing base of the metropolitan economy and to take advantage of the natural resources of this region. These areas are also designated to accommodate new uses likely to benefit from local advantages for processing, preparing, and storing raw materials, such as timber, agricultural, aggregate, or by-products or waste products from other manufacturing processes.

Land divisions in these areas shall be controlled to protect large parcels (40-acre minimum parcel size). Because city services are not available to these areas in the short-term, terms may be allowed to provide on-site the necessary minimum level of key urban facilities and services subject to standards applied by Lane County and subject to applicable state, federal, and local environmental standards.

This designation accommodates industrial developments that need large parcels, particularly those with rail access. Although a primary purpose of this designation is to provide sites for heavy industries, any industry which meets the applicable siting criteria may make use of this designation.

Two sites are designated Special Heavy Industrial. Listed below are the names of the two areas and applicable land division standards, use limitations, and annexation and servicing provisions.

Natron Site (south of Springfield): Wastewater service is not available to this area in the short-term; therefore, industrial firms may be allowed to provide self-contained sewage disposal facilities subject to local, state, and federal environmental standards. Annexation to the city shall be required as a condition of development approval. Land divisions in this area shall be a minimum of 40 acres until annexation to Springfield has been assured. While industrial park development will be encouraged on this site, opportunity for the siting of industries that require large lots, such as 20 acres or more, will be reserved through the conceptual development planning and site review process.

Springfield Development Code 3.2-405 establishes the following industrial zoning districts:

A. Campus Industrial (CI). The CI District provides opportunities for diversification of the local economy by offering prime sites in a campus environment for large-scale light manufacturing firms and research and development complexes emphasizing modern technology and employing skilled workers in family wage jobs. The term “campus” includes innovative building designs, enhanced landscapes, large open spaces, and substantial pedestrian amenities. Generally, small- and medium-scale light manufacturing may, and supporting commercial/office uses shall be located within a business park, provided that combined business parks and/or permitted stand-alone office/commercial uses do not exceed 40 percent of the gross acreage of a CI District. Business parks may include several buildings with multiple stories and a mix of uses. Warehousing and distribution are permitted as an accessory to a permitted use. Supporting retail uses for example, banks, restaurants, and day care facilities are permitted if these uses do not primarily serve the

public. All uses in the CI District shall meet siting and operational performance standards to minimize impacts within the CI District and surrounding areas. Permitted uses, including the storage of raw materials and/or finished products, shall occur entirely within enclosed buildings.

B. Light-Medium Industrial District (LMI). LMI uses are generally involved in the secondary processing of materials into components, the assembly of components into finished products, transportation, communication and utilities, wholesaling, and warehousing. The external impact from these uses is generally less than Heavy Industrial, and transportation needs are often met by truck. Activities are generally located indoors, although there may be some outdoor storage. This designation also can accommodate supporting offices and CI industrial uses.

C. Heavy Industrial District (HI). HI uses are generally involved in the processing of large volumes of raw materials into refined materials and/or that have significant external impacts. Heavy Industrial transportation needs often include rail and truck. Examples of these uses are: lumber and wood products; paper; chemicals and primary metal manufacturing; large-scale storage of hazardous materials; power plants; and railroad yards. Less intensive industrial uses that are permitted in the LMI District are also permitted in this district.

1. D. Special Heavy Industrial Districts (SHI). These areas are designated to accommodate industrial developments that need large parcels, particularly those with rail access. Although a primary purpose of this district is to provide sites for heavy industries, any industry which meets the following siting criteria may be permitted: Since sanitary sewer is not available to the Natron site in the short-term, industrial firms may be allowed to provide self-contained sewage disposal facilities subject to City, Lane County, State and Federal environmental standards.
2. Annexation to the City shall be required as a condition of development approval.
3. The minimum development area shall be 10 acres.
4. Land divisions in this area shall be a minimum of 40 acres until annexation to the City has been assured.
5. While industrial park development will be encouraged, opportunity for the siting of industries that require large lots/parcels that require 20 acres or more will be reserved through the Conceptual Development Plan and Site Plan Review processes.

SDC 3.2-410 Schedule of Light-Medium Industrial, Heavy Industrial and Special Heavy Industrial Use Categories

The following uses are permitted in the districts as indicated, subject to the provisions, additional restrictions and exceptions specified in this Code. Uses not specifically listed may be approved as specified in Section 5.11-100.

"P" = PERMITTED USE subject to the standards of this Code.

"S" = SPECIAL DEVELOPMENT STANDARDS subject to special locational and/or siting standards as specified in Section 4.7-100; in the SHI District, the "S" standard is found in Section 3.2-420, Note 2.

"D" = DISCRETIONARY USE subject to review and analysis under Type III procedure (Section 5.9-100) at the Planning Commission or Hearings Official level.

"N" = NOT PERMITTED

SITE PLAN REVIEW SHALL BE REQUIRED unless exempted elsewhere in this Code.

Use Categories/Uses	Industrial Districts		
	LMI	HI	SHI
Manufacture and/or Assembly of (Section 4.7-100)			
Appliances	P	P	S
Apparel and other finished products made from canvas, cloth, fabrics, feathers, felt, leather, textiles, wool, yarn and similar materials	P	P	S
Chemical and chemical products	N	P	S
Communication equipment, including radio and television equipment	P	P	S
Compounding, or treatment of the following previously prepared materials: bone, Cellophane, clay, cork, Fiberglas, glass, hair, horns, metal, paper, plastic, shells, stones, synthetic resins, textiles, tobacco, wool and yarns	N	P	S
Concrete blocks, cinder blocks and septic tanks	N	P	S
Costume jewelry, novelties, buttons and misc. notions	P	P	S
Cutlery, hand tools and hardware	P	P	S
Dairy products, including butter, cream, cheese, milk, yogurt	N	P	S
Electronic components and accessories	P	P	S
Electronic transmission and distribution equipment	P	P	S
Engineering, laboratory, scientific, and research instruments	P	P	S
Explosives, manufacturing and distribution	N	D	D
Finished wood manufacturing and assembly, including cabinets and door frames	P	P	S
Food processing and packaging to include beverages, candy and other confectionery products, vegetables, meat, poultry and seafood	P	P	S
Fireworks	N	D	D
Furniture, including restoration	P	P	S
Greeting cards, business forms and other business related printing	P	P	S
Industrial machinery	P	P	S
Lumber, wood and paper products	N	P	S
Manufactured / modular housing and allied components	P	P	S
Measuring, analyzing, and controlling instruments	P	P	S
Medical, dental, and surgical equipment and supplies	P	P	S
Medicinal chemical and pharmaceutical products	P	P	S
Metal and metal alloy products	N	P	S
Metal fabrication and machine shops	P	P	S
Musical instruments	P	P	S
Paint, varnishes, lacquers, enamels and allied product	N	P	S
Prosthetics and orthopedic devices	P	P	S
Office computing and accounting equipment	P	P	S
Optical instruments, including lenses	P	P	S
Perfumes and toiletries	P	P	S
Photographic equipment and supplies	P	P	S
Signs and advertising display	P	P	S
Toys, sporting and athletic goods	P	P	S
Transportation equipment including airplanes, autos, boats, buses, helicopters, motorcycles, RVs, trailers and trucks	P	P	S
Watches, clocks and related components	P	P	S
Other Primary Industrial Uses			
Batch plant: Asphaltic and Portland cement concrete	N	D	D
Bulk plant: Refined flammable liquids delivered by tank car or pipe line	N	D	D
Cleaning and dyeing plants	N	P	S
Foundry and stamping plants	N	D	D
Gas storage tanks and distribution facilities	N	D	D
Ice and cold storage plants	N	P	S

Incineration or reduction of garbage, dead animals, offal and refuse	N	D	D
Industrial Parks	P	P	S
Leather tanning and finishing	N	D	D
Lubricating oil and grease processing and storage	N	P	S
Media productions, including TV and radio broadcasting, motion picture production and newspaper / book / periodical publishing	P	P	S
Plating and coating works	N	P	S
Recycling facilities	N	P	S
Regional distribution headquarters, including indoor storage	P	P	S
Research development and testing laboratories and facilities	P	P	S
Slaughters houses	N	D	N
Transportation Related, Non-manufacturing			
Automotive and heavy equipment repair and service including the recapping and retreating of tires	P	P	S
Auto wrecking, storage and towing services	N	D	N
Maintenance facilities for passenger bus vehicles or motor freight vehicles	P	P	S
Key/card lock fuel facilities	P	P	P
Transportation facilities listed in Section 3.2-310	P	P	S
Secondary Uses Serving or Related to On-Site Industrial Uses			
Accessory structures	P	P	S
Administrative professional or business offices	P	P	S
Blue printing Photostatting and photo developing	P	P	S
Cafeteria serving employees only	P	P	S
Child care facilities primarily serving employees	P	P	S
Developed recreation area serving the development area	P	P	S
Financial institutions	P	P	S
Heliports and helistops	P	P	S
Manufactured unit used as a permanent office (Section 4.7-170)	S	S	S
Manufactured home used as a night watch person's quarters (Section 4.7-185)	S	S	S
Outdoor storage of materials directly related to a permitted use	P	P	S
Service and Repair			
Small scale repair and maintenance services listed in Section 3.2-310	P	P	S
Warehouse Commercial, Wholesale Trade, Storage and Distribution			
Regional distribution headquarters, including indoor storage	P	P	S
Warehouse/commercial uses engaged primarily in the wholesaling of materials to the construction industry (Section 4.7-245)	S	S	S
Wholesale trade, warehousing, distribution and storage (to include mini-storage)	P	P	S
Warehouse commercial retail and wholesale sales listed in Section 3.2-310	P	P	S
Business, Labor, Scientific and Professional Organizations and Headquarters and Recreational Uses			
Recreational facilities in Section 3.2-310	P/S	P/S	S
Other Uses			
Agricultural cultivation of undeveloped land	P	P	P
Business, labor, scientific and professional organizations and headquarters	P	P	S
Public utility facilities:			
High impact facilities (Section 4.7-160)	S	S	S
Low impact facilities	P	P	S
Private / Public Elementary and Middle Schools (Section 4.7-195)	D*	N	N
Certain Wireless Telecommunications Systems Facilities	See Section 4.3-145	See Section 4.3-145	See Section 4.3-145

Staff Finding: Highlighted sections illustrate the relationship of LMI to HI uses based upon olfactory and noise impacts. Yellow highlights indicate a use that could potentially create an olfactory challenge and which is not permitted in the LMI district; red highlights indicate a use that could potentially create an olfactory challenge and which is permitted in the LMI district.

Production in Light Medium Industrial Zone Subjective Comparison?

LMI Pros	LMI Cons	LMI Potential Impacts
Supports Some Processing Uses by definition.	Does not support large scale production or manufacture of uses that have significant olfactory impacts as demonstrated by permitted use list.	Some ventilation and filtering techniques exist. Close proximity to residential districts will consistently cause code enforcement complaints on noise emanating from exhaust fans without maximum buffering and olfactory complaints will require additional Code Enforcement staff time and new tools to determine compliance.
Adjacent to other marijuana permitted uses and co-location.	Almost uniformly adjacent to residential districts for proximity of homes and job creating manufacturing uses; also as a buffer from heavy industrial zones.	See impacts above related to proximity of residential districts.
LMI development standards can contain the same structural containment and filtering requirements as HI	Air filtering and exhaust noise adjacent to Residential uses	No efficient and cost effective method exists to fully eliminate impacts to immediate residential districts.

Staff Conclusion: There are no specific policies nor are there specific development standards that would preclude the manufacture of recreational marijuana in the LMI district. However, at its lowest level permissible by the state (indoor, tier 1, up to 5000 square feet) the existing proposed buffer from residential uses of 1,000 feet disqualifies most if not all LMI sites because of their proximity to residential uses; this clearly must be reconciled if the Council wishes to allow marijuana manufacturing in LMI districts.

The City Attorney has recommended another first reading and reopening of the public hearing on this Ordinance on April 4th to allow testimony on the deleted retail buffer as well as the proposal to allow production in LMI districts.

RECOMMENDED ACTION: Staff recommends City Council consider the attached information prior to adoption of the proposed code package.

**STAFF REPORT AND PROPOSED SPRINGFIELD DEVELOPMENT CODE (SDC) AMENDMENTS
TO ALLOW MEDICAL AND RECREATIONAL MARIJUANA FACILITIES
IN CERTAIN ZONING DISTRICTS (3/1/16 PC & 3/21/16, 4/4/16 CC)**

This proposed action amends the following Sections of the Springfield Development Code:

1) Subsection 3.2-200 Residential Zoning Districts; Subsection 3.2-210 Schedule of Use Categories; Subsection 3.2-300. Commercial Zoning Districts; Subsection 3.2-310 Schedule of Uses Categories; Subsection 3.2-400 Industrial Zoning Districts; 3.2-410 Schedule of Use Categories; Subsection 3.2-415 Schedule of Campus Industrial Use Categories; Subsection 3.2-600 Mixed Use Zoning Districts; Subsection 3.2-610 Schedule of Use Categories; Subsection 3.4-200 Glenwood Riverfront Mixed Use Plan District; Subsection 3.4-255 Prohibited Uses; Subsection 4.7-177 Marijuana Uses; Subsection 6.1-110 Meaning of Specific Words and Terms. These amendments will allow medical and recreational marijuana retail sales in the Community Commercial and Major Retail Commercial Zoning Districts; will allow marijuana production, processing and wholesale sales in the Light Medium, Heavy and Special Heavy Industrial Zoning Districts; will establish Subsection 4.7-177 describing specific development standards for each licensed use in each affected zoning district; and will add definitions consistent with state statutes.

I. The use tables of the Springfield Development Code are proposed to be amended as follows:

3.2-300 Commercial Zoning Districts
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Commentary. Marijuana retail sales are proposed to be permitted in the Community Commercial (CC) and Major Retail Commercial (MRC) Zoning Districts under Special Use standards as noted below and detailed under Special Use Standards section.

Marijuana retail sales are proposed to be prohibited in the Neighborhood Commercial (NC) and General Office Zoning Districts for the following reasons:

- 1) The NC (Neighborhood Commercial) Zoning District, while listed under “Commercial Districts”, is discussed under the Metro Plan Residential Designation where “neighborhood commercial services” are allowed as auxiliary uses. The SDC limits the NC Zoning District to not more than 3 acres in size consisting of a neighborhood market, hair salon, etc. serving the neighborhood and it is typically surrounded by residential zoning districts. The proposed separation and buffer restrictions proposed in Subsection 4.7-177 below either would be difficult to, or cannot be met.
- 2) The GO (General Office) Zoning District, which is considered a buffer between more intense commercial uses and residential uses does allow retail uses as a secondary use. However, retail uses are limited to no more than 10 percent of the gross floor area of the office building in which they are sited and are typically serving the primary office uses. If retail sales are to be buffered from residential districts, any separation standards would be virtually impossible to meet. For these reasons, staff proposes that marijuana retail outlets should not be permitted in the GO Zoning District.
- 3) After PC discussion of zoning principles and the lack of crime statistics to support safety concerns, state licensed commercial daycare businesses are not buffered in this proposal.

Proposed text is underlined and highlighted in **yellow**.

3.2-310 Schedule of Use Categories

Categories/Uses	Commercial Districts			
	NC	CC	MRC	GO
<u>Marijuana Business (Section 4.7-177)</u>				
<u>Marijuana Retail Outlet (Recreational or Medical)</u>	<u>N</u>	<u>S*</u>	<u>S*</u>	<u>N</u>

Note: S* refers to a use that is permitted subject to Special Use Standards, an asterisk denotes site plan review.

Section 3.2-400 Industrial Zoning Districts

Commentary. This section addresses several issues identified with production of marijuana, processing of marijuana products or wholesaling of marijuana. Staff research of other jurisdictions, state statutes and code structure leads to the proposal not to permit marijuana dispensaries or retail outlets within industrial zoning districts as a primary or secondary use. The LMI (Light Medium Industrial) and HI (Heavy Industrial Zoning) Districts do not permit retail uses as a primary use, which includes, but is not limited to: manufacturing; warehousing; and research, development and testing laboratories. While these zoning districts do allow secondary uses serving or related to the primary industrial uses, they are limited to those serving the employees of the primary industrial use. There are no secondary retail uses in these zoning districts. In addition, the SHI (Special Heavy Industrial) Zoning District is located outside of the Springfield city limits and is therefore not eligible for marijuana dispensaries, which are required to be located only within Springfield’s city limits due to the operational requirements contained in the Springfield Municipal Code Chapter 7. The Springfield Municipal Code does not apply outside of the city limits.

3.2-410 Schedule of Use Categories

Use Categories/Uses	Industrial Districts		
	LMI	HI	SHI
<u>Marijuana Business (Special Use Standards Section 4.7-177)</u>			
<u>Production Facilities</u>	<u>N</u>	<u>S*</u>	<u>S*</u>
<u>Processing Facilities</u>	<u>S*</u>	<u>S*</u>	<u>N</u>
<u>Wholesale Facilities</u>	<u>S*</u>	<u>S*</u>	<u>N</u>
<u>Marijuana Retail Outlets or Sales, as a primary or secondary use.</u>	<u>N</u>	<u>N</u>	<u>N</u>

Note: S* refers to a use that is permitted subject to Special Use Standards, an asterisk denotes site plan review.

3.2-415 Schedule of Campus Industrial Use Categories

Commentary. While the CI (Campus Industrial) Zoning District does allow certain retail uses, these uses are also intended to be secondary to the permitted primary Campus Industrial uses. The purpose of these permitted secondary retail uses is to serve the employees of the CI Zoning District. A retail use will serve customers from all over the metropolitan area and, therefore, is not considered secondary to permitted primary uses specified in SDC Subsection 3.2-415. All other marijuana uses will not meet operational or other standards of the district.

Staff proposes adding marijuana dispensaries to the CI prohibited use list:

<i>Prohibited Uses</i>	
Marijuana Business	N

3.4-200 Glenwood Riverfront Mixed-Use Plan District

Commentary. Springfield has two sets of mixed-use zoning district. One applies to Glenwood Phase 1 only; the other to the rest of the City. This section addresses the Glenwood Riverfront Mixed-Use Plan Districts.

All the zoning in Glenwood Riverfront Mixed-Use Plan District is either Employment Mixed-Use, Commercial Mixed-Use, Office Mixed-Use or Employment Mixed-Use. Any permitted primary uses in these zoning districts were limited to prevent conflicts with retail uses in downtown Springfield or other commercial areas and purposefully create a distinct business environment. Additionally, the purpose of permitted secondary retail uses in Glenwood is to serve either the residents or employees of a building, not the general public. Therefore, marijuana uses would not be allowed as a primary or secondary use in these zoning districts.

3.4-255 Prohibited Uses

The following uses are similar in nature to other prohibited retail and industrial uses and shall be added to the list of prohibited uses within the Glenwood Riverfront Mixed-Use Plan District:

Marijuana Business.

Section 3.2-600 Mixed Use Zoning Districts

Commentary. These mixed use zoning districts are distinct from Glenwood districts, and differ in permitted uses, notably residential uses are allowed under all three districts. Therefore it would be very difficult to regulate any separation between retail or any other marijuana uses and the desired residential uses. For these reasons staff recommends no marijuana uses be permitted in any mixed use district having a residential district.

3.2-610 Schedule of Use Categories

Categories/Uses	Districts		
	MUC	MUE	MUR
Marijuana Business			
Production, Processing, Wholesaling, Retail	N	N	N

Section 3.2-200 Residential Zoning Districts

Commentary. Marijuana businesses are prohibited in all standard residential districts by state statute, and verified for local compliance prior to the issuance of a license. This code section is intended to be consistent with those statutes.

3.2-210 Schedule of Use Categories

Categories/Uses	Districts			
	LDR	SLR	MDR	HDR
Marijuana Business (4.7-177)				
Production, Processing, Wholesaling, Retail	N	N	N	N

II. The following new Special Use Standards are proposed to be added to Code Section 4.7 as indicated by asterisk in the permitted use tables above:

Section 4.7-177 Marijuana Uses

Commentary. SDC 4.7-100 currently contains “special use” standards for a number of permitted uses in various zoning districts. These “special use” standards typically involve specific standards designed to control location or mitigate impacts of a use on surrounding properties. The following proposed Subsection provides specific standards for permitting marijuana uses consistent with statutory regulations, Springfield Municipal Code and as recommended or requested for consideration by City Council or the Planning Commission.

A. Marijuana Retail Outlets shall be:

- 1. Licensed or registered and operated in accordance with Oregon Revised Statutes and applicable Oregon Administrative Rules.**
- 2. Licensed and regulated as specified in Chapter 7 of the Springfield Municipal Code;**
- 3. Fully contained in a permanent building in the Community Commercial or Major Retail Commercial Zoning Districts.**
- 4. Prohibited in any district except CC and MRC.**

B. Where permitted by this Code, Marijuana Retail Outlets shall not be located:

Commentary. The following section is designed to be consistent with state statutes and recommendations or requests for consideration by the Planning Commission or City Council.

- 1. At the same address as another licensed or registered marijuana business;**
- 2. Within 1,000 feet of the real property comprising a public or private elementary, secondary or career school attended primarily by minors (“within 1,000 feet” means a straight line measurement in a radius extending for 1,000 feet or less in every direction from any point on the boundary line of the real property comprising an existing public or private elementary, secondary or career school primarily attended by minors);**

Commentary. The following proposed standards are not listed in statute; the intent was to provide additional protection of children. See the Cole Memorandum¹. Staff reviewed adopted or proposed medical marijuana dispensary zoning regulations from Ashland, Beaverton and Salem and found that they addressed parks, pre-schools and certified day care facilities. See Medical Marijuana Dispensaries – Other City Comparisons. Staff originally proposed 1,000 feet of separation between parks, pre-schools and certified day care centers. However, based upon input from the marijuana industry representatives

¹ In a memorandum to all United States Attorneys dated August 29, 2013, James M. Cole, Deputy Attorney General distributed information on Guidance Regarding Marijuana Enforcement. The memorandum states in part: “...the Department (Justice Department) in recent years has focused its efforts on certain enforcement priorities that are particularly important to the federal government.... *Preventing the distribution of marijuana to minors.... The Department’s guidance in this memorandum rests on its expectation that states and local governments that have enacted [and/or are proposing to] laws authorizing marijuana-related conduct will implement strong and effective regulatory and enforcement systems that will address the threat those state laws could pose to public safety, public health, and other law enforcement interests....”* The Oregon Legislature has adopted Medical Marijuana regulations enacted by Senate Bill 1531 (2014) which grants Springfield the authority to adopt ordinances within the city limits that impose reasonable regulations on the operation of medical marijuana facilities registered under ORS 475.314 that are consistent with the latest directive.

(250 foot from parks) and the 1000 foot buffer initially discussed, the 500 foot proposal represents a compromise of buffering. Pre-schools and day care facilities located in residential zoning districts will be addressed in the proposed residential setback locational standard below.

3. Within 500 feet of parks where minors congregate (“within 500 feet” means a straight line measurement in a radius extending for 500 feet or less in every direction from any point on the boundary line of the real property comprising a Marijuana Retail Outlet).

Commentary. Setbacks from residential zoning districts. These standards are not listed in statute; the intent is to provide additional protection of children. This topic was initially discussed with City Council during review of regulations amending the Springfield Municipal Code to regulate licensing medical marijuana dispensaries in the City. A number of options were mentioned from 1,000 feet to 100 feet and possible distances in between. Staff reviewed adopted, or soon to be adopted, medical marijuana dispensary zoning regulations from Ashland, Beaverton and Salem regarding setbacks from residential zoning districts. Staff found Ashland proposed a 200 foot setback, Salem proposed a 100 foot setback and Beaverton has no setback. Please note that when zoning was first applied along Main Street, commercial zoning included a 200 foot-wide swath that created a number of lots that were split zoned Community Commercial and residential. The linear pattern of Main Street also would prohibit the establishment of any medical marijuana dispensaries in this area if a 1,000 or even 200 foot setback was to be imposed. Staff prepared maps showing a proposed 50 foot and 100 foot setback from residential properties along Main Street and in other areas of Springfield where Community Commercial and Major Retail Commercial zoning occurs for review of Council and Planning Commission. Based upon input from Council, the Commission and initial feedback from marijuana industry representatives, a 50 foot setback was proposed. The 50 foot option should cover all residential pre-schools and day care facilities in the residential zoning districts and ensure that no retail outlet is located immediately adjacent to a residential zone. No separate setback for commercial day care facilities is proposed.

5. Within 50 feet of any residential zoning district (“within 50 feet” means a straight line measurement in a radius extending for 50 feet, including public right-of-way, in every direction from any point of the property containing a Marijuana Retail Outlet

C. Additional Marijuana Retail Outlet Regulations. A Marijuana Retail Outlet shall:

1. Not have a drive-up window;
2. Not operate from any temporary facility in any zone.
3. Provide for secure storage of exterior refuse containers.
4. Not include outdoor storage of merchandise, raw materials, or any other material associated with retail sales.
5. Preclude any use of products on site unless expressly exempted by state statute.
6. Not be allowed as a home occupation in any zone.

Commentary: The following proposed Subsection provides specific standards for permitting production, processing or wholesale marijuana uses consistent with statutory regulations, Springfield Municipal Code and as recommended or requested for consideration by City Council or the Planning Commission.

D. Industrial Uses

Commentary: Discussions with the Planning Commission of characteristics related to production identified a need for reasonable operating and location conditions designed to mitigate olfactory impacts related to outdoor and indoor grow operations. The state defines two tiers of canopy sizes for indoor and outdoor grows under Production licenses:

Indoor Production	Outdoor Production
Tier 1- Up to 5,000 square feet	Tier 1- up to 20,000 square feet
Tier II- 5001-10,000 square feet	Tier II- 20,001-40,000 square feet

Considering the potential olfactory impacts related to both indoor and outdoor production and other site design characteristics required for site plan and MDS approval the following special standards are proposed by staff for production within the Heavy Industrial District:

Production Facilities

- 1. Indoor Production Facilities licensed by the State of Oregon as a Tier 1 operation shall be located within a permanent structure on a lot no smaller than 1 acre in size, shall not be located within 500 feet of any zoning district allowing residential use, and shall provide a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.**
- 2. Indoor Production Facilities licensed by the State of Oregon as a Tier II operation shall be located within a permanent structure on a lot no smaller than 5 acres in size, shall not be located within 1000 feet of any zoning district allowing residential use, and shall provide a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.**
- 3. Outdoor Production Facilities licensed by the State of Oregon as a Tier I operation shall be located on a lot no smaller than 5 acres in size, shall not be located within 1000 feet of any zoning district allowing residential use, and shall be screened or secured in accordance with state statutes and this code for outdoor storage. Any structure on site used for production purposes shall provide a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.**
- 4. Outdoor Production Facilities licensed by the State of Oregon as a Tier II operation shall be located on a lot no smaller than 10 acres in size, shall not be located within 1000 feet of any zoning district allowing residential use and shall be screened or secured in accordance with state statutes and this code for outdoor storage. Any structure on site**

used for production purposes shall provide a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.

Commentary: Discussions with the Planning Commission of the known characteristics related to processing identified a need for reasonable operating conditions designed to mitigate impacts related to the most intense processing operations, notably extraction with butane or other chemicals.

Processing Facilities

1. Processing Facilities performing testing, including marijuana testing laboratories, processing, or manufacture of edibles or concentrates shall be located within LMI or HI Districts and be completely enclosed within a permanent structure provide with a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.
2. Processing Facilities processing cannabinoid extracts shall be located within HI Districts, shall be located 500 feet from any district allowing residential use and be completely enclosed within a permanent structure provide with a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line and shall be subject to Type II Site Plan Review.
3. Licensed or registered and operated in accordance with Oregon Revised Statutes and applicable Oregon Administrative Rules.
4. Licensed and regulated as specified in Chapter 7 of the Springfield Municipal Code;
5. Located on and take access from an arterial or collector street; and

Commentary: Discussions with the Planning Commission of the known characteristics related to production identified a need for reasonable operating conditions designed to mitigate olfactory impacts related to outdoor and indoor grow operations.

Wholesale Facilities

1. Licensed or registered and operated in accordance with Oregon Revised Statutes and applicable Oregon Administrative Rules.
2. Licensed and regulated as specified in Chapter 7 of the Springfield Municipal Code.
3. Located on and take access from an arterial or collector street.

4. Within 50 feet of any residential zoning district (“within 50 feet” means a straight line measurement in a radius extending for 50 feet, including public right-of-way, in every direction from any point of the property containing a Marijuana Retail Outlet.

5. No retail sales shall be permitted from any wholesale marijuana distribution facility.

6. No outdoor storage of any marijuana items shall occur at a wholesale marijuana distribution facility.

Commentary. The intent of the Subsection below is to not penalize existing marijuana dispensaries that have been: 1) approved prior to these proposed amendments; or 2) if a school, park or another protected use locates within a proposed locational standard area after a marijuana business has been approved under these proposed regulations.

E. The siting of a future school, daycare or park use that affects a licensed marijuana business existing at the time of the siting, shall not make the existing marijuana business in violation of the locational standards specified in this Code, nor shall it be grounds to refuse to renew a license.

F. In the event that a licensed or registered marijuana business is existing on [INSERT EFFECTIVE DATE OF ORDINANCE HERE], that existing use is allowed to continue as approved. In the event a marijuana business is unoccupied, discontinued or unlicensed for 6 months or more after the above date, it shall be subject to the non-conforming use standards of Section 5.8-100 of this code.

Commentary. In addition to meeting the proposed locational standards, establishment of marijuana businesses will require the following applicable planning review process. All marijuana businesses are required to be located on properties annexed to the City of Springfield to allow enforcement and licensing as prescribed by the Springfield Municipal Code, and all businesses permitted under this code are considered urban uses and are not permitted in the UF/10 Overlay District.

G. Planning Review.

1. When the proposed marijuana business is a change of use in an existing building, Minimum Development Standards (MDS) as specified in Section 5.15-100 will apply.

2. When the proposed marijuana business is to be located in a new building, Site Plan Review standards as specified in Section 5.17-100 will apply.

3. MDS or Site Plan Review approval by the Director will require, in addition to any other conditions of approval, a copy of the state license or registration and a copy of the City of Springfield marijuana business license pursuant to Chapter 7 of the Springfield Municipal Code. These documents shall be required prior to occupancy.

4. All marijuana businesses allowed under this code shall occur on properties inside city limits.

Commentary. The statutory definitions of medical and recreational uses consistent with Chapter 7 of the Springfield Municipal Code will be inserted prior to public review.

Section 6.1-110 Meaning of Specific Words and Terms

Cannabinoid means any of the chemical compounds that are the active constituents of marijuana.

Cannabinoid concentrate means a substance obtained by separating cannabinoids from marijuana by:

(a) A mechanical extraction process; or

(b) A chemical extraction process using a nonhydrocarbon-based or other solvent, such as water, vegetable glycerin, vegetable oils, animal fats, isopropyl alcohol or ethanol.

Cannabinoid edible means food or potable liquid into which a cannabinoid concentrate, cannabinoid extract or dried marijuana leaves or flowers have been incorporated.

Cannabinoid extract means a substance obtained by separating cannabinoids from marijuana by:

(a) A chemical extraction process using a hydrocarbon-based solvent, such as butane, hexane or propane;

(b) A chemical extraction process using the hydrocarbon-based solvent carbon dioxide, if the process uses heat or pressure; or

(c) Any other process identified by the commission, in consultation with the authority, by rule.

Cannabinoid product means a cannabinoid edible and any other product intended for human consumption or use, including a product intended to be applied to the skin or hair that contains cannabinoids or dried marijuana leaves or flowers.

Cultivation or cultivate means: all phases of growth of marijuana from seed to harvest.

Marijuana means the plant Cannabis family Cannabaceae, any part of the plant of the Cannabis family Cannabaceae and the seeds of the plant Cannabis family Cannabaceae. "Marijuana" does not include industrial hemp, as defined in ORS 571.300.

Marijuana business means any person or entity appropriately licensed by the Oregon Health Authority or the Oregon Liquor Control Commission that sells, produces, cultivates, grows, wholesales, processes, researches, develops or tests medical marijuana or recreational adult use marijuana within the City of Springfield.

Marijuana grow sites means a specific location registered by the Oregon Health Authority and used by the grower to produce marijuana for medical use by a specific patient.

Marijuana items means marijuana, cannabinoid products, cannabinoid concentrates and cannabinoid extracts.

Marijuana processing means the preparing, compounding, testing or conversion of marijuana into cannabinoid products, cannabinoid concentrates, and cannabinoid extracts for medical or recreational purposes.

Marijuana production means the manufacture, planting, cultivation, growing, or harvesting of marijuana as licensed by the Oregon Liquor Control Commission or Oregon Health Authority.

Marijuana retailer means a person or entity licensed by the Oregon Liquor Control Commission or Oregon Health Authority to sell marijuana items to a consumer in this state.

Marijuana Retail Outlet means a business location that sells marijuana items to a consumer or patient.

Marijuana testing laboratory means a laboratory that tests marijuana items for producer, processor, wholesaler or retail outlets.

Marijuana wholesaler means a person or entity that purchases marijuana items in this state for resale to a person other than a consumer.

Medical marijuana dispensary means a medical marijuana facility or entity registered with the Oregon Health Authority under ORS 475.300.

Recreational marijuana means any marijuana intended for recreational use which meets all requirements for recreational marijuana contained in this chapter, Oregon state law, and any other applicable law.

School means a building where individuals gather to receive educational instruction, either public or private, except as otherwise specifically defined in this code. School does not include a child care facility as defined in this Chapter.

NOTE: This package of specific code amendment language is supported by the accompanying Staff Report and Findings document containing findings and conclusions in compliance with the standards of the Springfield Development Code for proposed amendments.

TYP414-0003
Springfield Development Code

**Amendment
Staff Report and Findings**

Procedural Findings

Finding: This Development Code Amendment was initiated by the Director in accordance with SDC 5.6-105A.

Finding: Timely and sufficient notice of the public hearings was provided pursuant to SDC:

- Notice of the proposed amendments was provided to the Department of Land Conservation and Development (DLCD) on February 12, 2016.
- The City of Springfield published a notice of the Planning Commission and City Council public hearings for the proposed Development Code text amendments in the Register Guard Newspaper on February 16, 2016.
- The City of Springfield sent additional notice to known existing marijuana business owners and affected parties that have participated or requested notice on February 19, 2016.

Finding: The Planning Commission held work sessions on December 15, 2015; December 22, 2015; and January 20, 2016 and a public hearing on March 1, 2016 and recommended approval of the proposed amendments to the Springfield City Council.

Finding: The City Council will hold a public hearing and first reading of the ordinance on March 21, 2016. On Monday, April 4, 2016, the Council will consider a second reading and emergency adoption of the amendments.

Précis of the Proposal

These proposed amendments to the Springfield Development Code are intended to provide regulatory control of the production, processing, wholesaling and retailing of recreational marijuana as these uses and activities are undertaken in compliance with the rules of the Oregon Liquor Control Commission as promulgated in Oregon Administrative Rule 845, Division 25 and in Chapter 1, Oregon Laws 2015, and medical marijuana as these uses and activities are undertaken in compliance with the rules of the Oregon Health Authority as promulgated in Oregon Administrative Rule 333, Division 8 and in Chapter 614, Oregon Laws 2015.

This proposed action amends the following Sections of the Springfield Development Code:

1) Subsection 3.2-200 Residential Zoning Districts; Subsection 3.2-210 Schedule of Use Categories; Subsection 3.2-300. Commercial Zoning Districts; Subsection 3.2-310 Schedule of Uses Categories; Subsection 3.2-400 Industrial Zoning Districts; 3.2-410 Schedule of Use Categories; Subsection 3.2-415 Schedule of Campus Industrial Use Categories; Subsection 3.2-600 Mixed Use Zoning Districts; Subsection 3.2-610 Schedule of Use Categories; Subsection 3.4-200 Glenwood Riverfront Mixed Use Plan District; Subsection 3.4-255 Prohibited Uses; Subsection 4.7-177 Marijuana Uses; Subsection 6.1-110 Meaning of Specific Words and Terms. These amendments will allow medical and recreational marijuana retail sales in the Community Commercial and Major Retail Commercial Zoning Districts; will allow marijuana production, processing and wholesale sales in the Light Medium, Heavy, and Special

Heavy Industrial Zoning Districts; will establish Subsection 4.7-177 describing specific development standards for each licensed use in each affected zoning district; and will add definitions consistent with state statutes.

Criteria of Approval

SDC 5.6—115 A. In reaching a decision on the adoption or amendment of refinement plans and this Code's text, the City Council shall adopt findings that demonstrate conformance to the following:

1. The Metro Plan;
2. Applicable State statutes; and
3. Applicable State-wide Planning Goals and Administrative Rules.

1. The Metro Plan

The Metro Plan does not contain policies that go to the matter of this proposal per se; that is, in contemplation of the myriad of land uses and collateral impacts of those uses, the Metro Plan does not precisely envision a specific activity or set aside land or infrastructure as a safeguard against an unknown and unpredictable future. The Metro Plan assumes an effective relationship between traditional implementation tools, i.e. zoning, development regulations, annexation, etc. and the promulgation of new laws and new rules, or decisions of the courts in the normal occurrence of legal adjudication of disputes or interpretations of the law. It is often the case that state legislation is best implemented at the local level by amendments, when called for, to the comprehensive plan or development regulations even when those documents provide no indication that this legislation was expected or is derived from actions of the Department of Land Conservation and Development or the Land Conservation and Development Commission. In the present circumstances the action to amend the Development Code is a response to the results of a statewide vote on the question of legalizing marijuana for recreational purposes. This is neither a deliberate action to address a land use deficiency, nor is it the typical process that is employed to promote or enact changes in the state's land use program. The principle objective was/is the legalization of marijuana for personal consumption; the methodology to enable this objective is only coincidentally a planning, land use, or development consideration and therefore subject to this obligation of plan consistency.

In a general, fundamental construct, the Metro Plan provides guidance for all or most all matters of an urban nature. As a subordinate element of the Metro Plan, the Development Code provides the structure and quantitative measures by which the actual use of land is regulated. In this case of immediate interest, that means implementing Ballot Measure 91's interpretative legislation contained in SB 3400. SB3400 regulates certain aspects of the production, processing, wholesaling and retailing of recreational marijuana, primarily via licensing authorized by the Oregon Liquor Control Commission and as found in OAR 845-25. The Metro Plan requires new land use regulations, clearly a component of SB3400, to be consistent with the policies of the Metro Plan, and that any new regulations that are inconsistent with the Metro Plan either not be adopted or require amendment of the Metro Plan to achieve consistency

between the code and the plan. The Springfield Development Code is premised upon an ongoing relationship of consistency with the Metro Plan. Chapter 1 of the SDC contains a synopsis explaining the relationship of the Code to the Statewide Planning Goals and the Metro Plan; Chapter 2 of the SDC contains general provisions including the following purpose statement: "The regulations contained in this Code are intended to ensure that development is: Sited on property zoned in accordance with the applicable Metro Plan diagram and/or applicable Refinement Plan diagram." The amendments included with this proposal will be based on the appropriate zoning for each new use. This question of appropriateness is answered by application of the purpose and intent of individual zoning districts using the most fundamental, traditional zoning methodology of separating incompatible uses and co-mingling compatible and similar uses. For example, these amendments propose to limit retail sales of recreational marijuana to retail zoning districts; to limit production and processing of marijuana to industrial districts; establish setbacks or separation from residential uses (in many cases as specified by statute); require mechanical collection and dispersal of odors generated by marijuana undergoing these various processes and actions; and, prohibit some or all of these activities in most residential districts and anywhere outside the city limits. The use of the Development Code to regulate time, place, and intensity of uses is consistent with the original and continuing purpose and intent of zoning and development regulations, both of which are fundamental to implementing Plan policy and providing a consistent structure within which it is possible to affix the ongoing objective of Plan compliance, notwithstanding the specific nature of the use or its relationship with each of the applicable statewide land use goals.

Finding: This broader understanding of planning policy and implementation techniques is acknowledged in Chapter I General Findings, page I-8: "*The development and implementation of planning policies have social and economic impacts;*"

Finding: The relationship between the Metro Plan and other plans, policies and reports is described in Chapter I, page I-6: "*The Metro Plan is the basic guiding land use policy document, but it is not the only such document. As indicated in the Purpose section, above, the Metro Plan is a framework plan, and it is important that it be supplemented by more detailed refinement plans, programs, and policies;*"

Finding: The Metro Plan anticipates that application of the goals, objectives and policies will not always occur in a predictable way nor will events unfold in a preferred sequence; in these circumstances each governing body will exercise its authority and discretion in selecting the proper tools and applicable policies in pursuit of maintaining Metro Plan compliance as described under "Use of the Metro Plan" in Chapter I, page I-4: "*The revised goals, objectives, and policies contained in this Metro Plan are not presented in any particular order of importance. The respective jurisdictions recognize that there are apparent conflicts and inconsistencies between and among some goals and policies. When making decisions based on the Metro Plan, not all of the goals and polices can be met to the same degree in every instance. Use of the Metro Plan requires a balancing of its various components on a case-by-case basis, as well as a selection of those goals, objectives, and policies most pertinent to the issue at hand.*"

Finding: The text found under the *Purpose* section, page I-1, is thorough in its description of the planning process; how the various policies of the Plan establish the basis for most local land use decisions; how the public is included in these decisions; the need for coordination among the governments and service agencies; and the advisability of using more precise planning

studies to assist with the application of general policy language at the local level: *“Guides all governments and agencies in the metropolitan area in developing and implementing their own activities which relate to the public planning process; Establishes the policy basis for a general, coordinated, long-range approach among affected agencies for the provision of the facilities and services needed in the metropolitan area; Provides the public with general guidelines for individual planning decisions. Reference to supplemental planning documents of a more localized scope, including neighborhood refinement plans, is advisable when applying the Metro Plan to specific parcels of land or individual tax lots; Provides continuity in the planning process over an extended period of time; Establishes a means for consistent and coordinated planning decisions by all public agencies and across jurisdictional lines;”*

Finding: Fundamental Principle #5, page II-A-1, Chapter II states: *“The zoning process shall be monitored and adjusted to meet current urban land use demands through the planning period for all land use categories.”*

Finding: The “goals” established in the Metro plan express the desires of the residents of Springfield. The “goals” are generally carried out through “policies,” which are statements of public policy.

Finding: The goals and policies of the Metro Plan do not regulate legal business activities at the granular level. The addition of permitted uses and development standards in the Springfield Development Code in response to state statutes is a standard function of the adopted implementing ordinance at a structural level and does not materially affect any existing Commercial, Industrial or Economic elements of the Metro Plan.

Conclusion: The above recitation and citations from the Metro Plan generally speak to the relationship between plan policies and support documents such as zoning or development regulation. This relationship exists regardless of the specific subject of this attraction or its place of origin; this includes the results of a popular vote legalizing a leisure activity, but with specific strings attached. In this regard, the foregoing demonstrates that the proposed code amendments are in conformance with the applicable policies of the Metro Plan.

2. Applicable State Statutes

Marijuana Statutes

Finding: Oregon voters approved Ballot Measure 67, the Oregon Medical Marijuana Act, in November 1998. The Oregon legislature has amended the Oregon Medical Marijuana Act and the Act authorizes local government to adopt reasonable regulations related to the hours of operation, location and manner in which medical marijuana dispensaries are regulated. Cities have home rule authority to adopt regulations that are not unconstitutional or preempted by federal or state law.

Finding: Oregon voters approved Ballot Measure 91 in November 2014, legalizing the personal use and possession of adult recreational marijuana on July 1, 2015, with certain limitations, including restrictions on use in public, no growing in public view, a restriction on minors attempting to buy or entering licensed premises, prohibiting the sale or use by persons under

21, and imposing licensing and other requirements on marijuana cultivation, processing and dispensing facilities. The measure, as amended by the Oregon State Legislature in 2015 (HB 3400 A, Section 33), authorizes reasonable conditions on the manner in which licensed retailers, processors, producers, wholesalers may sell marijuana; reasonable limitations on the hours during which a licensed marijuana facility may sell marijuana items; reasonable requirements related to a public's access to a licensed premises; reasonable distance between facilities (no more than 1000 feet); and reasonable limitations on where a licensed premises may be located. Such regulations must be consistent with the City's comprehensive plan, development code and public health and safety laws.

Finding: Senate Bill 460 allows medical marijuana retailers to sell limited amounts of adult recreational marijuana beginning October 1, 2015. This provision sunsets on December 31, 2016.

Finding: These regulations are also adopted in furtherance and protection of the health, safety and welfare of the citizens of Springfield, including under the broad home rule authority of the City of Springfield municipal charter.

Finding: In determining what is "reasonable," the City has reviewed existing precedents across the state of Oregon, as well as Colorado and Washington states.

Finding: The City Council, in adopting this ordinance, is concerned with fairness, neighborhood compatibility, respecting the will of the voters, protecting youth and minors, crime and nuisance issues, a cooperative and balanced approach and allowing new businesses to emerge and grow.

Finding: Adverse effects of marijuana facilities to the community, addressed through reasonable time, place and manner restrictions, such as the ones adopted by this ordinance, include:

1. Exposure of minors to the use and commercial aspects of marijuana;
2. Offensive odors from marijuana cultivation, production and storage; and
3. Incompatible development in residential areas.

Finding: State statutes continued to develop during the 2015 legislative session for adoption by the implementing agencies, the Oregon Health Authority (OHA) and the Oregon Liquor Control Commission (OLCC). Subsequently, the OLCC published several versions of draft rules, and then comprehensive final temporary rules. OHA has also published additional draft rules on the medical marijuana dispensary program, labeling, concentration and serving size and testing. Measure 91, HB 3400, other applicable statutes and the various rules are all available for public review.

Finding: The SDC zoning rules under consideration herein are designed to establish and regulate state licensed and legal marijuana rules in accordance with all applicable state statutes.

Finding: When a development application includes a proposed comprehensive plan amendment or land use district change, or both, the proposal shall be reviewed to determine

whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060.

Finding: The new text amends the SDC, an implementation ordinance and functional component of the Metro Plan, and is an amendment to a land use regulation as noted in OAR 660-012-0060. The proposed amendments are not site specific and do not affect the functional classification of any street. The proposed amendments will have no measurable impacts on the amount of traffic on the existing transportation system; the proposed amendments will allow uses within specific zoning districts that will not generate more individual vehicle trips, materials deliveries, or other freight purposes than would existing permitted uses within these zoning districts affected by these amendments; therefore the proposed text amendments do not cause a "significant effect" under ORS 660-012-0060.

State Land Use Statutes

Finding: State statutes which apply to this request include those statutes requiring compliance to Statewide Planning Goals. The statute requiring compliance is ORS 197.250. This application can be deemed in compliance by adoption of findings relating how the application conforms to each of the Statewide Goals, as outlined in the following section.

Conclusion: The above recitations, citations and conclusions demonstrate that the proposed amendments are in conformance with the applicable state statutes for new marijuana uses.

3. Applicable State-wide Planning Goals and Administrative Rules.

Finding: The proposed amendments are consistent with the applicable State land use law. In particular, they satisfy Goal 1: Citizen Involvement, Goal 2: Land Use Planning, and Goal 9: Economic Development.

Goal 1, Citizen Involvement

This Goal is satisfied through following the City's acknowledged text amendment process that includes a Planning Commission public hearing, followed by a City Council public hearing on the proposed land use code amendments. In addition, the City has met and notified known marijuana business owners. See also the dates and substance of notices announcing public meetings to discuss these proposed amendments under the procedural requirements on page 1 of this document.

Goal 2, Land Use Planning

This Goal requires a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions. The Goal is met because the City followed the land use planning process and policy framework established in the City's acknowledged Comprehensive Plan (Metro Plan) and Development Code as a basis for the decisions and actions related to the new regulations regarding the use of land and to assure an adequate factual base for these decisions and actions. The proposed amendments will be adopted by the City Council after a

public hearing. Multiple opportunities were provided for review and comment by citizens and affected governmental units during the preparation of this ordinance.

Goal 2 specifically states that minor plan changes such as the marijuana business regulations, should be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change should be established. The City rules proposed reflect the input of knowledgeable members of the industry, marijuana law, the Willamalane Parks and Recreation District, and the community at large. Staff and Planning Commission studied several maps with buffers around various uses including schools, childcare facilities, parks and also between marijuana facilities. The proposed amendments include buffers around schools and residential districts in order to balance a strong and heartfelt desire to balance protection of children from drug use while still allowing marijuana uses to locate in the City and to serve legitimate medical needs and also to allow marijuana retail to develop their legal businesses for adults.

Goal 3 – Agricultural Land

All land in the City's urban transition area carries City, urban zoning. An exception to this goal was taken in 1982 when the comprehensive plan was acknowledged. Goal 3 does not apply to land within the jurisdiction of the City of Springfield.

Goal 4 – Forest Land

All land in the City's urban transition area carries City zoning. An exception to this goal was taken in 1982 when the comprehensive plan was acknowledged.

Goal 5 – Open Spaces, Scenic and Historic Areas, and Natural Resources

The proposed amendments do not provide an alternative approach to development review for these activities. These proposed new uses will be subject to the same rules and standards regarding development within or adjacent to inventoried Goal 5 resources that apply to all existing permitted uses. No change to the City's Goal 5 inventory or Goal 5 protection measures is proposed. The City's long standing acknowledgment of compliance with Goal 5 is unaffected by these proposed amendments.

Goal 6 – Air, Water and Land Resources Quality

The addition of these new uses in the use lists in the CC, MRC, LMI, HI and SHI zoning district has no effect on the City's long standing acknowledgment of compliance with Goal 6.

Goal 7 – Areas Subject to Natural Disasters and Hazards

The addition of these new uses as permitted uses within the city limits does not relieve the developer from compliance with the city's development review standards as they are applied within areas designated for consideration under Goal 7, nor are any of these uses more susceptible to the potential effects of these naturally occurring phenomena than are existing uses permitted within these areas, therefore the City's long standing acknowledgment of compliance with Goal 7 is maintained.

Goal 8 – Recreational Needs

The Willamalane Park and Recreation Plan constitutes the City's efforts and commitments to compliance with Goal 8. Among other elements of the park plan is a map showing all existing parks, both improved and undeveloped, in Willamalane's inventory. Most of these parks are located within residential plan designations, but several of them, Willamalane Park for instance, are near or are adjacent to commercial or industrial designations. This is of interest because one of the components of the proposed Code amendments recommends two commercial zones (CC, MRC) and three industrial zones (LMI, HI, SHI) as suitable for licensed activities, while at the same time recommending a minimum separation of 500 feet between any of the licensed activities and any park. The statute has no such standard for separation from parks, but it does require 1,000 feet of separation between all licensed activities and all K-12 public and private schools; this separation is included in the proposed amendments. These proposed Code amendments do not influence the ability of Willamalane to achieve its long range plan for the provision of park and recreation sites because the separation limitation is imposed on licensed sites, not on parks, therefore the Park District can make improvements to undeveloped parks, and could acquire land for new park development regardless of the location of any existing licensed activity therefore the City's long standing acknowledgment of compliance with Goal 8 is maintained.

Goal 9, Economic Development

This Goal is implemented through Oregon Administrative Rule (OAR) Division 9 which is intended to ensure that each jurisdiction maintain an adequate land supply for economic development and employment growth. The proposed amendments establish regulations that are consistent with addressing these same concerns (distance from residential uses; mitigation of obnoxious odors at the property line) that existing uses must satisfy; such an approach reasonably accommodates existing and new marijuana businesses, allowing them to emerge and grow, thereby diversifying the local economy. Additionally, the language of the statute makes it clear that the state's interest is in maintaining an adequate supply of product without artificially influencing demand or supply in such a way as to encourage the incursion of the black market. Staff evaluated the effect of required separation distances, location of commercial and industrial sites, and sites meeting minimum size requirements for production licensing; there were a sufficient number of properties satisfying these standards to preclude the artificial or unsought effect of limiting the supply of sites; therefore the City's long standing acknowledgment of compliance with Goal 9 is maintained.

Goal 10 – Housing

The proposed amendments prohibit any of these licensed activities in residential zoning districts; require a minimum separation of 50 feet from retail and wholesale uses; and 500 or 1,000 feet from production (grow) or processing. These proposed amendments will not reduce residential inventories as these uses are not allowed in residential zones; will not impact residential inventories as manufacturing or processing activities must be 500 or 1,000 feet from the nearest property that allows residential use; therefore the City's long standing acknowledgment of compliance with Goal 10 is maintained.

Goal 11 – Public Facilities and Services

The proposed amendments do not result in the need to adjust or amend existing policies or projects included in the City's adopted Public Facilities and Services Plan through introduction of uses that will generate more demand than existing, permitted uses in these same zoning districts proposed for these licensed activities; therefore the City's long standing

acknowledgment of compliance with Goal 11 is maintained.

Goal 12 – Transportation

Finding: When a development application includes a proposed comprehensive plan amendment or land use district change, or both, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060.

Finding: The new text amends the SDC, an implementation ordinance and functional component of the Metro Plan, and is an amendment to a land use regulation as noted in OAR 660-012-0060. The proposed amendments are not site specific and therefore do not affect the functional classification of any street. The proposed amendments will have no measurable impacts on the amount of traffic on the existing transportation system; the proposed amendments will allow uses within specific zoning districts that will not generate more individual vehicle trips, materials deliveries, or other freight purposes than would existing permitted uses within these zoning therefore the proposed text amendments do not cause a “significant effect” under ORS 660-012-0060.

Section 660-012-0060 of the Transportation Planning Rules requires evaluation of a comprehensive plan or land use regulation amendment to determine if the amendment significantly affects a transportation facility. The proposed SDC amendment does not: change the functional classification of an existing or planned transportation facility; change standards implementing a functional classification system; allow types of levels of use which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or reduce the level of service of a facility below the minimum acceptable level identified in the Metropolitan Area Transportation Plan (TransPlan).

The proposed amendment will not affect a transportation facility and will not affect compliance with policies or projects contained in TransPlan, a functional refinement to the Metro Plan, acknowledged as complying with the requirements of Goal 12; therefore the City’s long standing acknowledgment of compliance with Goal 12 is maintained.

Goal 13 – Energy Conservation

The proposed amendments do not require the provision of any form of energy, or at higher levels, than current, existing uses demand; these proposed amendments do not enable urban uses to consume or dispense any form of energy in excess of the demands and discharge of current, existing uses; therefore the City’s long standing acknowledgment of compliance with Goal 13 is maintained.

Goal 14 – Urbanization

This goal is concerned with the management of land within the urban growth boundary so that future growth occurs in a compact form, without leap-frogging or reflecting a pattern of sprawl, and that high quality farm and forest land is protected for those activities. These proposed amendments do not encourage sprawl or lower than targeted densities, or uncoordinated development. All of the new uses proposed in these amendments are equal to existing uses in terms of land needs, utilities, infrastructure; they are no more likely to encourage scattered development than existing permitted uses, and they are no more likely to deplete commercial and industrial inventories than any of the existing, permitted uses. The management of the

City's land use inventories is unaffected by these proposed amendments therefore the City's long standing acknowledgment of compliance with Goal 14 is maintained.

Goal 15 – Willamette River Greenway

The City's obligation and requirements to protect and enhance the Willamette River Greenway is unaffected by these proposed amendments; all residential zones within the Greenway is unchanged by this proposal inasmuch as these uses are prohibited in residential zones; the Glenwood Riverfront is zoned Mixed Use, either residential, commercial, or employment, and in all cases none of the proposed use additions are permitted in mixed use zones; therefore the City's long standing acknowledgment of compliance with Goal 15 is maintained.

Goals 16 through 19 – Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources

There are no coastal, ocean, estuarine, or beach and dune resources within the City's jurisdiction. These goals do not apply in Springfield.

Conclusion and Recommendation

The City of Springfield recognizes the importance of a diverse economy that supports a mix of uses. The proposed amendments address compatibility concerns raised by members of the public; however, they are not overly regulatory and therefore allow new businesses to emerge and grow, thereby diversifying the local economy. The proposed regulations provide clear standards and specify under what circumstances these licensed activities will be allowed. Such specificity is useful to all parties interested in these activities, including elected and appointed officials, City staff and the general public.

The preceding findings demonstrate that the proposed amendments are consistent with the criteria of Section 5 of the Springfield Development Code, the Metro Plan, applicable statewide planning goals, and applicable administrative rules. Staff recommends the Planning Commission forward a motion to the City Council recommending adoption of these Code amendments.

From: Casey Houlihan [<mailto:casey@oregoncannabisretailers.com>]

Sent: Friday, March 25, 2016 7:39 AM

To: VANGORDON Sean (Springfield Councillor); WYLIE Hillary (Springfield Councillor); MOORE Sheri (Springfield Councillor); RALSTON Dave (Springfield Councillor); WOODROW Marilee (Springfield Councillor); PISHIONERI Joe (Springfield Councillor); Springfield Mayor

Cc: DONOVAN James

Subject: Existing 1000ft Buffer Between Retail Cannabis Businesses in Springfield

Mayor Lundberg and Members of the Springfield City Council,

My name is Casey Houlihan and I am Executive Director of the Oregon Retailers of Cannabis Association. We are a non-profit trade association of retail cannabis businesses located across the state, including many within the city of Springfield.

I wanted to reach out to you today because of the conversation that occurred at this past Monday night's city council meeting on the topic of the 1000ft buffer between retail cannabis stores, and what the impact would be if that buffer were removed as the OLCC begins licensing retail stores later in the year - not just OHA-licensed medical dispensaries, as is presently the policy.

The conversation indicated that many of you supported removing the proposed 1000ft buffer between *any* types of cannabis retailer, and allowing the market to determine the outcome as you would for any other legal industry. We deeply appreciate and applaud the Council's efforts to cultivate a business-friendly atmosphere in Springfield [particularly members of the council that have expressed objections to legalization, yet admirably choose to respect the will of the voters] as well as your consistency and your fairness on this issue.

Our association is generally inclined to agree with and support the Council's free market approach that was discussed in the context of removing the 1000ft buffer between all types of cannabis retailers. However, the circumstances around this issue are quite unique and there is very little about the current state of the cannabis economy to which free market principals directly apply.

Oregon remains one of only four states with a regulatory system for the legal, regulated sale of cannabis. Further [since Washington's and Colorado's industries have somewhat matured, and Oregon remains the most nascent], we are the prime target for monied, out of state businesses and individuals that are looking to cash in on this 'green rush' at the expense of local business owners.

This impact can be documented in the states that went before us. In Colorado, hundreds of locally owned medical marijuana dispensaries were forced to close in the wake of new businesses - in many cases with budgets to undercut their competition as long as necessary - that managed to open in close proximity.

As a preliminary defense against this wave of new businesses sprouting up in every available commercial space in town, the city of Portland passed a local ordinance to prevent the clustering of marijuana stores or the saturation of the market. Bend has adopted similar regulations, and we are discussing a similar proposal with members of the Eugene City Council. The common wisdom was that **failing to enact such an ordinance would result in the number of cannabis retailers in a city doubling virtually overnight, maybe even more.**

The tremendous amount of national and international interest in investing in the cannabis industry is applying a disproportionate amount of pressure on the economic potential of the opportunities accompanying legalization in the few states where one can do so. People are eager to explore any technically viable investment in the field, regardless of their success or long-term viability.

Already we have seen cannabis retailers in the city close due to lack of business and change hands several times over. Chief among our concerns is that allowing new retail locations to open up within the city - when there's a virtually endless line of out-of-state investors with dollar-signs in their eyes - could dilute the retail market drastically, and that it will perpetuate a boom-and-bust cycle for businesses. This would make it very difficult for these businesses to create and sustain, in any meaningful way, the living-wage jobs our communities need.

By maintaining the existing 1000ft buffer between cannabis retailers, we can make sure that the profits generated by these businesses remain in our community, while taking the time to determine the region's domestic demand. Doing so would assure the employees of our local businesses - and the families they support - that their jobs won't be threatened by over-saturation of the retail market.

We strongly urge you all to consider adopting the ordinance package including the 1000ft buffer between all cannabis retailers, as a means of leveling the playing field for Springfield's local business owners, and to give them a fair shot at success in this rapidly-developing industry.

I want to thank you for taking the time to so closely examine this issue and for handling it so sensibly, so much like any other normal area of policy. We hope that you will take our concerns into consideration ahead of your next City Council meeting when the ordinance package is expecting to be discussed further.

I am very interested in speaking with you further on this issue individually, if that is at all possible. I will be in Springfield on Monday 3/28 and Tuesday 3/29 as well as Monday 4/4 and Tuesday 4/5 and would be happy to speak with you in person if there are any times those days that you have any availability. Otherwise I am happy to set up a time to speak more about this by phone, and answer any questions that you may have about our association or it's members.

Thanks again, and I look forward to hearing from you.

Respectfully,

Casey
Casey Houlihan
Executive Director
Oregon Retailers of Cannabis Association
phone: 541.632.4442
email: casey@oregoncannabisretailers.com
web: www.oregoncannabisretailers.com



Ordinance No. _____

AN ORDINANCE AMENDING THE SPRINGFIELD DEVELOPMENT CODE SECTION 3.2-310 AND 3.2-410 ADDING VARIOUS RECREATONAL MARIJUANA BUSINESSES TO SPECIFIC COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS; SECTION 4.7-177 ADDING DEVELOPMENT STANDARDS APPLICABLE TO RECREATIONAL MARIJUANA BUSINESSES; SECTIONS 3.2-210, 3.2-415, 3.2-610, AND 3.4-255 PROHIBITING RECREATIONAL MARIJUANA BUSINESSES; SECTION 6.1-110 ADDING APPLICABLE DEFINITIONS; ADOPTING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The City Council of the City of Springfield finds that:

WHEREAS, on November 9, 2015, the Springfield City Council directed the Springfield Planning Commission to undertake a review of recently enacted state law and administrative rules regulating the production, processing, wholesale and retail sales of recreational marijuana, and upon the conclusion of this review, prepare recommended amendments to the Springfield Development Code (SDC) and conduct an initial public hearing of these proposed amendments in preparation of City Council consideration of these proposals; and

WHEREAS, the Planning Commission held work sessions on December 15, 2015; December 22, 2015; and January 20, 2016; and,

WHEREAS, notice of the proposed SDC amendments was provided to the Department of Land Conservation and Development (DLCD) on February 12, 2016; and,

WHEREAS, published notice of the Planning Commission and City Council public hearings for the proposed Development Code text amendments appeared in the Register Guard Newspaper on February 16, 2016; and,

WHEREAS, additional notice to known existing marijuana business owners and affected parties having participated in previous City sanctioned activities on these proposed text amendments was provided on February 19, 2016; and,

WHEREAS, these proposed amendments to the Springfield Development Code are intended to provide regulatory control of the production, processing, wholesaling and retailing of recreational marijuana as these uses and activities are undertaken in compliance with the rules of the Oregon Liquor Control Commission as promulgated in Oregon Administrative Rule 845, Division 25 and in Chapter 1, Oregon Laws 2015, and medical marijuana as these uses and activities are undertaken in compliance with the rules of the Oregon Health Authority as promulgated in Oregon Administrative Rule 333, Division 8 and in Chapter 614, Oregon Laws 2015; and,

WHEREAS, Section 5.6-100 of the SDC sets forth procedures for the amendment of the Springfield Development Code; and,

WHEREAS, the Springfield Planning Commission conducted a public hearing concerning the proposed amendments to SDC Sections 3.2-210, 3.2-310, 3.2-410, 3.2-415, 3.2-610, 3.4-255, 4.7-177 and 6.1-110 on March 1, 2016 and recommended approval of the proposed SDC amendments to the Springfield City Council. The Planning Commission recommendation to the Council is based upon the findings set forth in the Staff Report and on the evidence and testimony in the record; and,

WHEREAS, the City Council conducted a first reading and public hearing concerning the proposed amendments to SDC Sections 3.2-210, 3.2-310, 3.2-410, 3.2-415, 3.2-610, 3.4-255, 4.7-177 and 6.1-110 on March 21, 2016; and,

WHEREAS, after the first reading and public hearing on March 21, 2016, the City Council voted amend proposed ordinance to remove the proposed buffer between Marijuana Retail Outlets; and,

WHEREAS, on April 4, 2016, the City Council conducted a first reading and public hearing on the amended ordinance concerning the proposed amendments to SDC Sections 3.2-210, 3.2-310, 3.2-410, 3.2-415, 3.2-610, 3.4-255, 4.7-177 and 6.1-110 and,

WHEREAS, on April 18, 2016 the City Council conducted a second reading of the amended ordinance and is now ready to take action on this application based upon findings in support of adoption of these SDC amendments as set forth in the aforementioned Staff Report incorporated herein by as Exhibit A and the evidence and testimony already in the record as well as the evidence and testimony presented at the public hearings held regarding the adoption of this amended ordinance; and,

WHEREAS, these regulations are adopted through the City of Springfield’s broad home rule authority under the Chapter II of Springfield City Charter which provides the following:

Section 4. Powers of the City. The City has all powers that the constitutions, statutes and common law of the United States and of the State of Oregon now or hereafter expressly or impliedly granted or allowed the City, as fully as though this Charter specifically enumerated each of those powers.

Section 5. Construction of Powers. In this Charter no specification of power is exclusive or restricts authority that the City would have if the power were not specified. The Charter shall be liberally construed, so that the City may exercise as fully as possible all powers possible for it under this Charter and under United States and Oregon law. A power of the City continues unless the grant of the power clearly indicates the contrary.

NOW, THEREFORE, based on the foregoing recitals, the Common Council of the City of Springfield ordains as follows:

Section 1. Springfield Development Code Sections 3.2-210, 3.2-310, 3.2-410, 3.2-415, 3.2-610, 3.4-255, 4.7-177 and 6.1-110 are amended to read as follows:

3.2-300 Commercial Zoning Districts

3.2-310 Schedule of Use Categories

Categories/Uses	Commercial Districts			
	NC	CC	MRC	GO
Marijuana Business (Section 4.7-177)				
Marijuana Retail Outlet (Recreational or Medical)	<u>N</u>	<u>S*</u>	<u>S*</u>	<u>N</u>

Section 3.2-400 Industrial Zoning Districts

3.2-410 Schedule of Use Categories

Use Categories/Uses	Industrial Districts		
	LMI	HI	SHI
<u>Marijuana Business (Special Use Standards Section 4.7-177)</u>			
<u>Production Facilities</u> Indoor/Outdoor, Tier I-II Canopy Regulations-	<u>N</u>	<u>S*</u>	<u>S*</u>
<u>Processing Facilities</u>	<u>S*</u>	<u>S*</u>	<u>N</u>
<u>Wholesale Facilities</u>	<u>S*</u>	<u>S*</u>	<u>N</u>
<u>Marijuana Retail Outlets or Sales, as a primary or secondary use.</u>	<u>N</u>	<u>N</u>	<u>N</u>

3.2-415 Schedule of Campus Industrial Use Categories

<i>Prohibited Uses</i>	
<u>Marijuana Business</u>	<u>N</u>

3.4-200 Glenwood Riverfront Mixed-Use Plan District

3.4-255 Prohibited Uses

Marijuana Business.

Section 3.2-600 Mixed Use Zoning Districts

3.2-610 Schedule of Use Categories

Categories/Uses	Districts		
	MUC	MUE	MUR
<u>Marijuana Business</u>			
<u>Production, Processing, Wholesaling, Retail</u>	<u>N</u>	<u>N</u>	<u>N</u>

Section 3.2-200 Residential Zoning Districts

3.2-210 Schedule of Use Categories

Categories/Uses	Districts			
	LDR	SLR	MDR	HDR
<u>Marijuana Business (4.7-177)</u>				

Categories/Uses	Districts			
	LDR	SLR	MDR	HDR
Production, Processing, Wholesaling, Retail	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Section 4.7-177 Marijuana Uses

A. Marijuana Retail Outlets shall be:

1. Licensed or registered and operated in accordance with Oregon Revised Statutes and applicable Oregon Administrative Rules.
2. Licensed and regulated as specified in Chapter 7 of the Springfield Municipal Code;
3. Fully contained in a permanent building in the Community Commercial or Major Retail Commercial Zoning Districts.
4. Prohibited in any district except CC and MRC.

B. Where permitted by this Code, Marijuana Retail Outlets shall not be located:

1. At the same address as another licensed or registered marijuana business;
2. Within 1,000 feet of the real property comprising a public or private elementary, secondary or career school attended primarily by minors (“within 1,000 feet” means a straight line measurement in a radius extending for 1,000 feet or less in every direction from any point on the boundary line of the real property comprising an existing public or private elementary, secondary or career school primarily attended by minors);
3. Within 500 feet of parks where minors congregate (“within 500 feet” means a straight line measurement in a radius extending for 500 feet or less in every direction from any point on the boundary line of the real property comprising a Marijuana Retail Outlet).
4. Within 50 feet of any residential zoning district (“within 50 feet” means a straight line measurement in a radius extending for 50 feet, including public right-of-way, in every direction from any point of the property containing a Marijuana Retail Outlet

C. Additional Marijuana Retail Outlet Regulations. A Marijuana Retail Outlet shall:

1. Not have a drive-up window;
2. Not operate from any temporary facility in any zone.
3. Provide for secure storage of exterior refuse containers.
4. Not include outdoor storage of merchandise, raw materials, or any other material associated with retail sales.
5. Preclude any use of products on site unless expressly exempted by state statute.
6. Not be allowed as a home occupation in any zone.

D. Industrial Uses

Indoor Production	Outdoor Production
Tier 1- Up to 5,000 square feet	Tier 1- up to 20,000 square feet

Tier II- 5001-10,000 square feet	Tier II- 20,001-40,000 square feet
----------------------------------	------------------------------------

Production Facilities

1. Indoor Production Facilities licensed by the State of Oregon as a Tier 1 operation shall be located within a permanent structure on a lot no smaller than 1 acre in size, shall not be located within 500 feet of any zoning district allowing residential use, and shall provide a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.
2. Indoor Production Facilities licensed by the State of Oregon as a Tier II operation shall be located within a permanent structure on a lot no smaller than 5 acres in size, shall not be located within 1000 feet of any zoning district allowing residential use, and shall provide a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.
3. Outdoor Production Facilities licensed by the State of Oregon as a Tier I operation shall be located on a lot no smaller than 5 acres in size, shall not be located within 1000 feet of any zoning district allowing residential use, and shall be screened or secured in accordance with state statutes and this code for outdoor storage. Any structure on site used for production purposes shall provide a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.
4. Outdoor Production Facilities licensed by the State of Oregon as a Tier II operation shall be located on a lot no smaller than 10 acres in size, shall not be located within 1000 feet of any zoning district allowing residential use and shall be screened or secured in accordance with state statutes and this code for outdoor storage. Any structure on site used for production purposes shall provide a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.

Processing Facilities

1. Processing Facilities performing testing, including marijuana testing laboratories, processing, or manufacture of edibles or concentrates shall be located within LMI or HI Districts and be completely enclosed within a permanent structure provide with a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.
2. Processing Facilities processing cannabinoid extracts shall be located within HI Districts, shall be located 500 feet from any district allowing residential use and be completely enclosed within a permanent structure provide with a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line and shall be subject to Type II Site Plan Review.
3. Licensed or registered and operated in accordance with Oregon Revised Statutes and applicable Oregon Administrative Rules.
4. Licensed and regulated as specified in Chapter 7 of the Springfield Municipal Code;
5. Located on and take access from an arterial or collector street; and

Wholesale Facilities

- 1.** Licensed or registered and operated in accordance with Oregon Revised Statutes and applicable Oregon Administrative Rules.
 - 2.** Licensed and regulated as specified in Chapter 7 of the Springfield Municipal Code.
 - 3.** Located on and take access from an arterial or collector street.
 - 4.** Within 50 feet of any residential zoning district (“within 50 feet” means a straight line measurement in a radius extending for 50 feet, including public right-of-way, in every direction from any point of the property containing a Marijuana Retail Outlet.
 - 5.** No retail sales shall be permitted from any wholesale marijuana distribution facility.
 - 6.** No outdoor storage of any marijuana items shall occur at a wholesale marijuana distribution facility.
- E.** The siting of a future school, daycare or park use that affects a licensed marijuana business existing at the time of the siting, shall not make the existing marijuana business in violation of the locational standards specified in this Code, nor shall it be grounds to refuse to renew a license.
- F.** In the event that a licensed or registered marijuana business is existing on [INSERT EFFECTIVE DATE OF ORDINANCE HERE], that existing use is allowed to continue as approved. In the event a marijuana business is unoccupied, discontinued or unlicensed for 6 months or more after the above date, it shall be subject to the non-conforming use standards of Section 5.8-100 of this code.
- G.** Planning Review.
- 1.** When the proposed marijuana business is a change of use in an existing building, Minimum Development Standards (MDS) as specified in Section 5.15-100 will apply.
 - 2.** When the proposed marijuana business is to be located in a new building, Site Plan Review standards as specified in Section 5.17-100 will apply.
 - 3.** MDS or Site Plan Review approval by the Director will require, in addition to any other conditions of approval, a copy of the state license or registration and a copy of the City of Springfield marijuana business license pursuant to Chapter 7 of the Springfield Municipal Code. These documents shall be required prior to occupancy.
 - 4.** All marijuana businesses allowed under this code shall occur on properties inside city limits.

Section 6.1-110 Meaning of Specific Words and Terms

Cannabinoid means any of the chemical compounds that are the active constituents of marijuana.

Cannabinoid concentrate means a substance obtained by separating cannabinoids from marijuana by:

(a) A mechanical extraction process; or

(b) A chemical extraction process using a nonhydrocarbon-based or other solvent, such as water, vegetable glycerin, vegetable oils, animal fats, isopropyl alcohol or ethanol.

Cannabinoid edible means food or potable liquid into which a cannabinoid concentrate, cannabinoid extract or dried marijuana leaves or flowers have been incorporated.

Cannabinoid extract means a substance obtained by separating cannabinoids from marijuana by:
(a) A chemical extraction process using a hydrocarbon-based solvent, such as butane, hexane or propane;
(b) A chemical extraction process using the hydrocarbon-based solvent carbon dioxide, if the process uses heat or pressure; or
(c) Any other process identified by the commission, in consultation with the authority, by rule.

Cannabinoid product means a cannabinoid edible and any other product intended for human consumption or use, including a product intended to be applied to the skin or hair that contains cannabinoids or dried marijuana leaves or flowers.

Cultivation or cultivate means: all phases of growth of marijuana from seed to harvest.

Marijuana means the plant Cannabis family Cannabaceae, any part of the plant of the Cannabis family Cannabaceae and the seeds of the plant Cannabis family Cannabaceae. "Marijuana" does not include industrial hemp, as defined in ORS 571.300.

Marijuana business means any person or entity appropriately licensed by the Oregon Health Authority or the Oregon Liquor Control Commission that sells, produces, cultivates, grows, wholesales, processes, researches, develops or tests medical marijuana or recreational adult use marijuana within the City of Springfield.

Marijuana grow sites means a specific location registered by the Oregon Health Authority and used by the grower to produce marijuana for medical use by a specific patient.

Marijuana items means marijuana, cannabinoid products, cannabinoid concentrates and cannabinoid extracts.

Marijuana processing means the preparing, compounding, testing or conversion of marijuana into cannabinoid products, cannabinoid concentrates, and cannabinoid extracts for medical or recreational purposes.

Marijuana production means the manufacture, planting, cultivation, growing, or harvesting of marijuana as licensed by the Oregon Liquor Control Commission or Oregon Health Authority.

Marijuana retailer means a person or entity licensed by the Oregon Liquor Control Commission or Oregon Health Authority to sell marijuana items to a consumer in this state.

Marijuana Retail Outlet means a business location that sells marijuana items to a consumer or patient.

Marijuana testing laboratory means a laboratory that tests marijuana items for producer, processor, wholesaler or retail outlets.

Marijuana wholesaler means a person or entity that purchases marijuana items in this state for resale to a person other than a consumer.

Medical marijuana dispensary means a medical marijuana facility or entity registered with the Oregon Health Authority under ORS 475.300.

Recreational marijuana means any marijuana intended for recreational use which meets all requirements for recreational marijuana contained in this chapter, Oregon state law, and any other applicable law.

School means a building where individuals gather to receive educational instruction, either public or private, except as otherwise specifically defined in this code. School does not include a child care facility as defined in this Chapter.

Section 2: Severability Clause. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and individual provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

ADOPTED by the Common Council of the City of Springfield by a vote of _____ for and _____ against, this _____ day of _____, 2016

APPROVED by the Mayor of the City of Springfield this _____ day of _____, 2016.

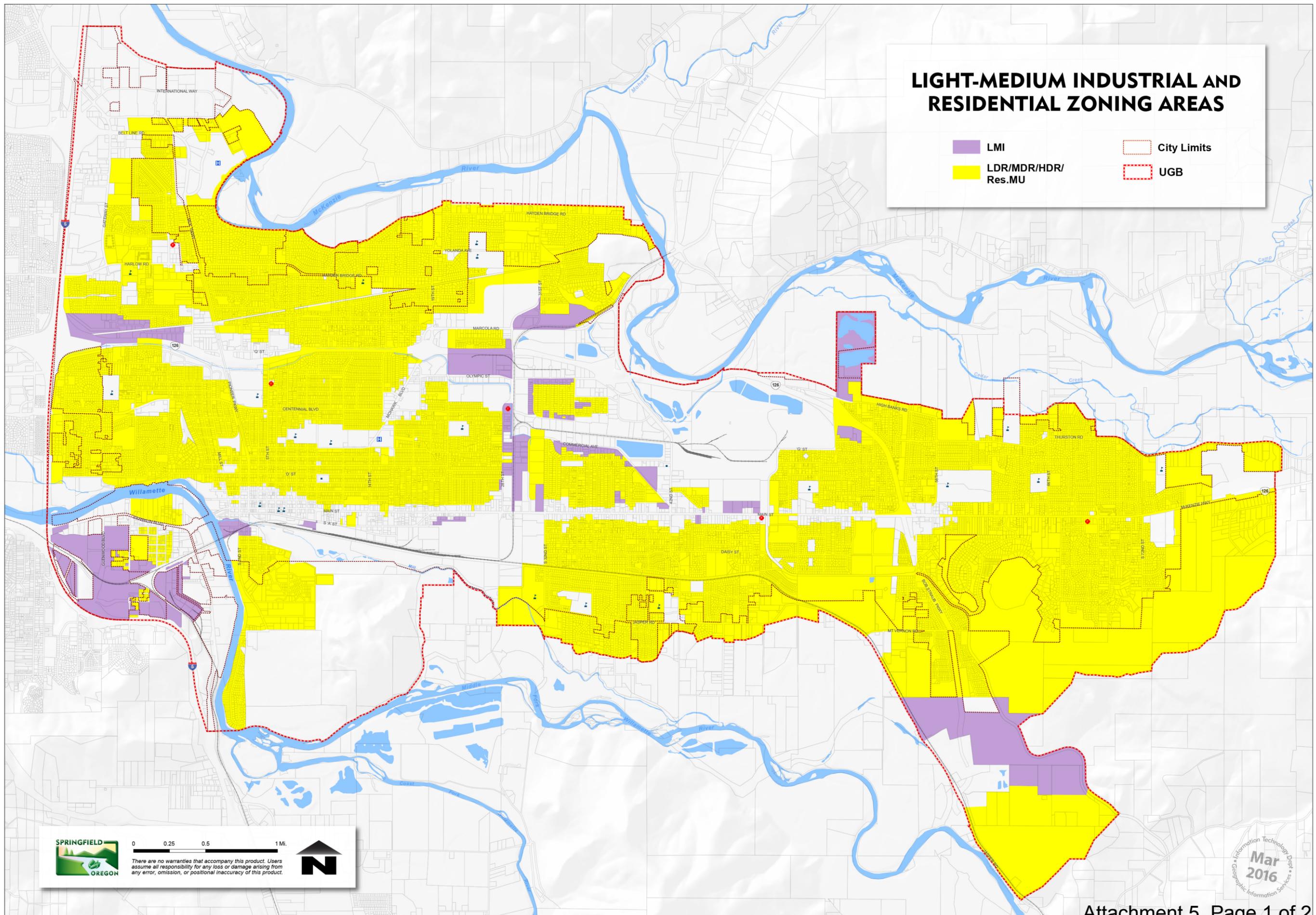
ATTEST:

Mayor

City Recorder

LIGHT-MEDIUM INDUSTRIAL AND RESIDENTIAL ZONING AREAS

-  LMI
-  LDR/MDR/HDR/Res.MU
-  City Limits
-  UGB



 0 0.25 0.5 1 Mi. 

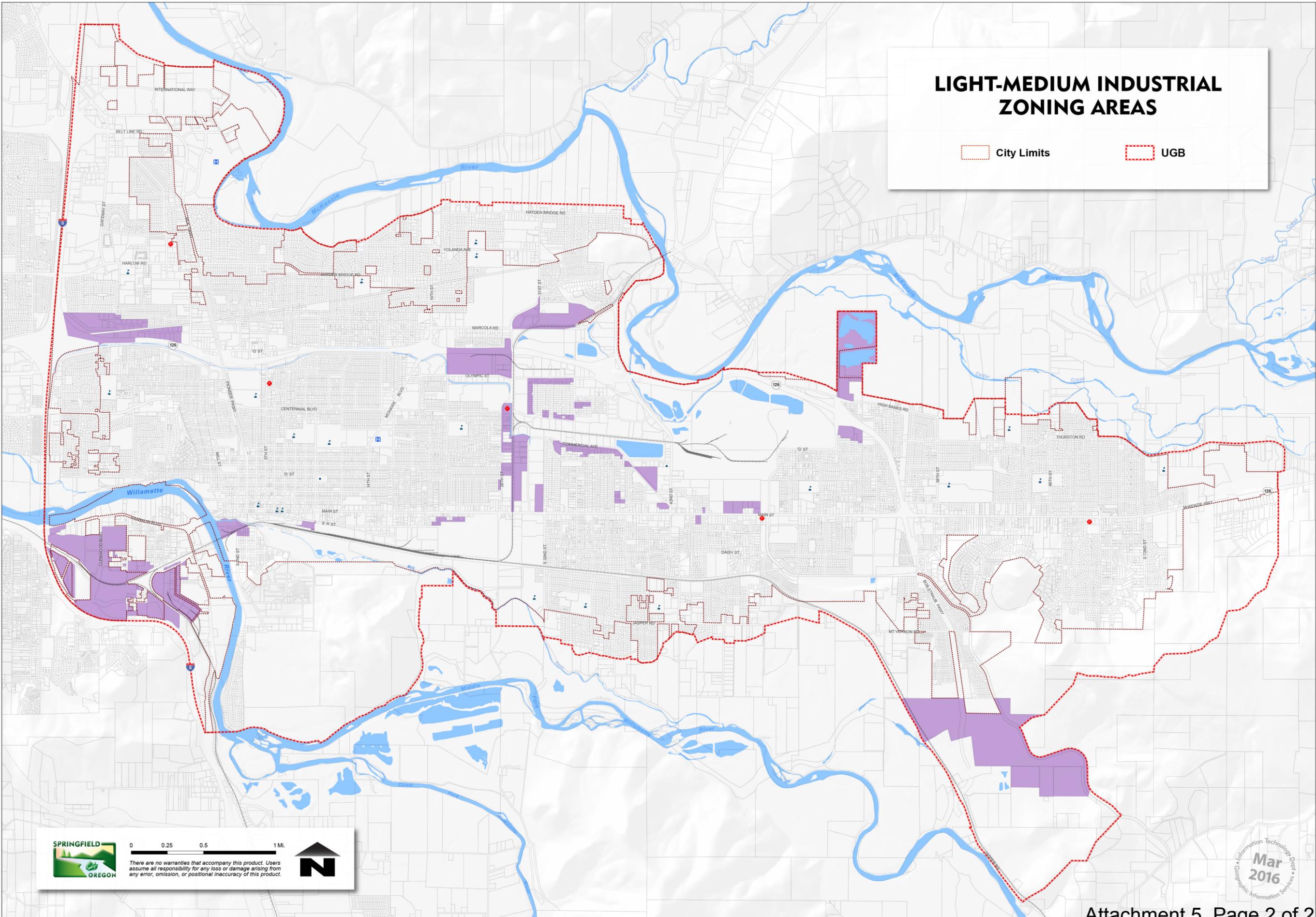
There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.

Mar 2016
Information Technology Dept.
Geographic Information Services

LIGHT-MEDIUM INDUSTRIAL ZONING AREAS

City Limits

UGB



0 0.25 0.5 1 Mi.

There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.



Mar 2016
Information Technology Dept.
Geographic Information Services

AGENDA ITEM SUMMARY

Meeting Date: 4/4/2016
Meeting Type: Regular Meeting
Staff Contact/Dept.: Mary Bridget Smith,
CAO
Staff Phone No: 541-746-9621
Estimated Time: 10 Minutes
Council Goals: Enhance Public Safety

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE: LICENSING FEE FOR RECREATIONAL MARIJUANA BUSINESSES

ACTION REQUESTED: Conduct a public hearing and adopt/amend/not adopt the following Resolution: A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SPRINGFIELD AMENDING THE MASTER FEES AND CHARGES SCHEDULE AS ESTABLISHED BY THE SPRINGFIELD MUNICIPAL CODE TO INCLUDE BUSINESS LICENSE FEES FOR RETAIL AND NON-RETAIL RECREATIONAL MARIJUANA BUSINESSES.

ISSUE STATEMENT: Under House Bill 3400 (2015), local governments may pass ordinances relating to and governing the production, use, sale, and licensing of recreational marijuana. The city seeks to adopt a licensing fee applicable to recreational marijuana businesses in the City of Springfield.

ATTACHMENTS: Attachment 1 – Proposed Resolution

**DISCUSSION/
FINANCIAL
IMPACT:** Medical marijuana dispensaries are currently required to obtain a business license and pay a fee from the City under SMC 7.600 et seq. The City Council has already held a first reading on the business license and associated regulations with recreational marijuana businesses and City staff is proposing a license fee pertaining to those businesses. If this Resolution is adopted, this fee would be incorporated into the City’s Master Fees and Charges Schedule and updated as per Council direction in the future.

A staff review of business license fees charged by other cities including Portland, Eugene, Gresham, Corvallis, Bend and Medford for recreational marijuana businesses showed a wide range of fees from zero to \$5,000 per year. Springfield currently charges medical dispensaries just over \$1,000 per year (recently adjusted for inflation). Council indicated at their November 9, 2015 work session that staff should recommend a fee that distinguishes the production and sales activity of recreational businesses from medical dispensaries and is in line with what other cities charge. Staff recommends a fee of \$2,000 annually. Council may adjust this fee as it feels appropriate now and each year thereafter.

The financial impact is unknown because it is not currently known how many retail and non-retail recreational marijuana businesses will locate in the City of Springfield.

RESOLUTION NO. _____

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SPRINGFIELD AMENDING THE MASTER FEES AND CHARGES SCHEDULE AS ESTABLISHED BY THE SPRINGFIELD MUNICIPAL CODE TO INCLUDE BUSINESS LICENSE FEES FOR RETAIL AND NONRETAIL RECREATIONAL MARIJUANA BUSINESSES

WHEREAS, the Council has determined that retail and nonretail recreational marijuana businesses may conduct business within the Springfield city limits; and

WHEREAS, on March 21, 2016, the City Council held a public hearing and first reading adding to the Springfield Municipal Code, Sections 7.1100 through 7.1104 regulating recreational marijuana businesses; and

WHEREAS, the Springfield Municipal Code requires specific businesses to obtain a business license; and

WHEREAS, Section 7.1102 requires retail and nonretail recreational marijuana businesses to obtain a business license; and

WHEREAS, the Council has determined that the license fee for a retail recreational marijuana business shall be \$2,000.00; and

WHEREAS, the Council has determined that the license fee for a nonretail recreational marijuana business shall be \$2,000.00.

NOW THEREFORE BE IT RESOLVED as follows:

1. A business license fee of \$2,000.00 is required to be paid by all retail recreational marijuana businesses.
2. A business license fee of \$2,000.00 is required to be paid by all nonretail recreational marijuana businesses.
3. This resolution shall take effect upon its adoption by the Council and approval by the Mayor.

Adopted by the Common Council of the City of Springfield by a vote of ____ for and ____ against.

Mayor

ATTEST:

City Recorder

AGENDA ITEM SUMMARY

Meeting Date: 4/4/2016
Meeting Type: Regular Meeting
Staff Contact/Dept.: Sophia Seban/DPW
Staff Phone No: 726-2295
Estimated Time: 10 minutes
Council Goals: Mandate

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE: LIQUOR LICENSE ENDORSEMENTS FOR THE RENEWAL PERIOD OF 2016-2017.

ACTION REQUESTED: Conduct a public hearing on liquor license endorsements for the 2016-2017 renewal period and at the conclusion of the public hearing; provide a recommendation to the Oregon Liquor License Commission (OLCC) as appropriate.

ISSUE STATEMENT: The attached list of 164 businesses will likely be applying to the Development and Public Works Department for their 2016-2017 liquor license endorsements prior to June 30, 2016.

ATTACHMENTS: Attachment 1. Liquor License Renewal List
Attachment 2. Police Activity Summary Report
Attachment 3. Section 7.300 through 7.304 of the Springfield Municipal Code.

**DISCUSSION/
FINANCIAL
IMPACT:** On December 19, 1994, Council approved Ordinance No. 5768 that established specific criteria to be used when reviewing an application for a liquor license endorsement. Council may recommend denial based upon reliable, factual information as it relates to any of the criteria listed in Section 7.302 of the Springfield Municipal Code.

Some of the required information for liquor license renewal, i.e., ownership of the establishment, cannot be determined until staff receives the actual application. However, some determination about meeting the listed criteria can be made now since the criteria relates to the level of police activity associated with the establishment. In the Activity Summary Report, police responses are roughly comparable to the same time period from the previous year.

The public hearing this evening is scheduled for Council to receive community testimony relative to the liquor license renewal endorsement. At the conclusion of the public hearing, Council is requested to provide one of the following recommendations to the Oregon Liquor License Commission for the license renewal of the listed establishments: 1. Grant; 2. No Recommendations; 3. Do Not Grant Unless (applicant demonstrates commitment to overcome listed concerns); or 4. Deny. At this time, staff has no information that would tend to support negative recommendations on these renewals. Accordingly, subject to any public input received at the hearing, and final submission of applications meeting all of the criteria, staff recommends that the Council provide a positive recommendation for renewal to the Oregon Liquor Control Commission.

2016 Liquor License Renewals

	<u>Business Name</u>	<u>Address Location</u>
1	100 Mile Bakery	418 A Street, Suite A
2	14th & Main Street Market	1408 Main Street
3	35th Street Market	1279 35th Street
4	3OAK	5768 Main Street
5	7-Eleven #2363-16908D	5808 Main Street
6	7-Eleven #2363-18092D	1396 Main Street
7	Abby's Legendary Pizza	2053 Olympic Street
8	Aiyara Thai Café,	1010 Harlow Road
9	Albertson's #570	2000 Marcola Road
10	Albertson's #574	5755 Main Street
11	Alibi Tavern	2422 Main Street
12	Applebee's Neighborhood Grill & Bar	3024 Gateway Street
13	ARS 526	5733 Main Street
14	Ashley's Deli	4027 Main Street
15	B Lucky Bistro	528 Harlow Road
16	Bai Khao Thai Cuisine	541 W. Centennial Blvd
17	Benedetti's Meat Market & Deli	533 W Centennial Blvd
18	Bi-Mart #603	1521 Mohawk Blvd
19	Bi-Mart #627	5744 Main Street
20	Bright Oak Meats	660 Main Street
21	Buffalo Wild Wings Grill & Bar	2770 Gateway Street
22	Bungalow Market	30 E Street
23	Buy 2 019	4124 Main Street
24	Buy 2 020	5737 Main Street
25	Café Yumm #100005	3340 Gateway Street
26	Candlewood Suites Eugene Springfield	3005 Franklin Blvd
27	Centennial Steak House	1300 Mohawk Blvd
28	Chicken Bonz	1815 Pioneer Parkway East
29	Chow/Moe's Tavern	471 South A St, Suite A &B
30	Ciao Pizza	3342 Gateway Street
31	Cinemark 17 - Springfield	2900 Gateway Street
32	CJ's Eatery	2152 Marcola Road
33	CJ's Eatery 3	5721 Main Street
34	Coburg Pizza Company	1710 Centennial Blvd
35	Coho Distributing DBA: Columbia District	4011 Industrial
36	Conway's Restaurant/Lounge	5658 Main Street
37	Cork & Bottle Shoppe	812 Beltline Road
38	Cottage House Restaurant & Lounge	1875 Mohawk Blvd

2016 Liquor License Renewals

<u>Business Name</u>	<u>Address Location</u>
39 Courtsports Athletic Club	2728 Pheasant Blvd
40 Courtyard by Marriott	3443 Hutton Street
41 Dari Mart #1	1554 M Street
42 Dari Mart #16	1243 Rainbow Drive
43 Dari Mart #17	6890 Main Street
44 Dari Mart #30	1191 Harlow Road
45 Dari Mart #34	220 B Street
46 Dari Mart #36	456 Harlow Road
47 Dari Mart #37	610 Q Street
48 Dari Mart #38	1950 Mohawk Blvd
49 Dari Mart #39	1875 Main Street
50 Dari Mart #40	3185 Gateway Blvd
51 Dari Mart #48	995 Hayden Bridge Road
52 Denny's #6363	987 Kruse Way
53 Driftwood Bar & Grill	5094 Main Street
54 Eagles Lodge #3597	1978 Main Street
55 Eirinn's Bistro	639 W. Centennial Blvd
56 El Charro Mexican Restaurant	495 Harlow Road
57 Elks Lodge #2145	1701 Centennial Blvd
58 Elmer's Restaurant	3350 Gateway Street
59 Everyone's Market #1	1128 5th Street
60 Everyone's Market #2	7095 Main Street
61 Far Man Restaurant	3111 Gateway Street
62 Fast Track Pizza	3181 Gateway Street
63 Flashback Grill	4229 Main Street
64 Fred Meyer #328	650 Q Street
65 Get-N-Go Grocery/Deli	150 & 152 28th Street
66 Giant Burger	3760 Main Street
67 Great Wall Restaurant	862 Main Street
68 Gridiron Grill and Tap House	2816 Main Street
69 Grocery Outlet Springfield	160 South 14th Street
70 Hacienda Amigo Mio	3344 Gateway Street
71 Hayden Bridge Deli	2454 10th Street
72 Hayden Bridge Tap House	1910 Marcola Road
73 Hilton Garden Inn Eugene/Springfield	3528 Gateway Street
74 Hole in the Wall BBQ	1807 Olympic Street
75 Holiday Inn Eugene-North Springfield	919 Kruse Way
76 Hop Valley Brewing Company	980 Kruse Way

2016 Liquor License Renewals

<u>Business Name</u>	<u>Address Location</u>
77 International Arco	3521 Gateway Street
78 J.X. Pop	525 W Centennial Blvd
79 Jackson's Food Store #112	3375 Gateway Street
80 Jasper's	5608 Main Street
81 Jasper's Deli	1665 18th Street
82 Jazzie's Deli & Grill	1869 Pioneer Parkway East
83 Jimmy Lane	868 Main Street
84 Ji's Market	5095 Main Street
85 Joey's Pizza Parlor	1498 South A Street
86 John's Gas and Groceries	5390 Main Street
87 Kick City	1650 28th Street
88 Kona Café Hawaiian BBQ	4605 Main Street
89 LaVelle Vineyards, INC	400 International Way Suite, 130
90 Lee's Mongolian Grill	1820 Olympic Street
91 Los Faroles	355 South A Street
92 Lucky Ladies Saloon, LLC	117 S. 14th Street, Suite B
93 Lucky Lil's	1330 Mohawk Blvd
94 Lucky Lou's Deli	4215 Main Street Unit C
95 McKenzie River Tap House	5818 Main Street
96 Memos Mexican Restaurant	737 Main Street
97 Mezza Luna Pizzeria	115 5th Street
98 Mohawk Chevron	1111 Mohawk Blvd
99 Mohawk Inn Tavern	1501 Mohawk Blvd
100 Moose Lodge #1726	2011 Laura Street
101 My Goods Market #5468	5720 Main Street
102 Nails Now	3000 Gateway Street, Suite 804
103 Nails Uncorked	3000 Gateway Street, Suite 204
104 Naya's Taqueria	1835 Pioneer Parkway East
105 New China Sun	3260 Gateway Street
106 Noodle N' Thai Restaurant	553 Main Street
107 Noodles & Company	2820 Gateway Street, Suite 102
108 Oakway Catering	123 International Way
109 O'Briens	1509 Mohawk Blvd
110 Ocean Garden Restaurant	5676 Main Street
111 Original Roadhouse Grill	3018 Gateway Street
112 Outback Steakhouse	3463 Hutton Drive
113 Papa's Pizza Parlor #3	4011 Main Street
114 Patty's Café	2327 Olympic Street
115 Patty's Café	1830 Pioneer Parkway

2016 Liquor License Renewals

<u>Business Name</u>	<u>Address Location</u>
116 Pier Sushi	720 South A Street
117 Pizza Hut of Southeast Kansas	130 South 32nd Street
118 Planktown Brewing Company	346 Main Street
119 Pranee's Pump Café	710 Main Street
120 Prime Time Sports Bar and Grill	1360 Mohawk Blvd
121 Ranchito Grill Inc	1537 Mohawk Blvd
122 Rani Pal Chevron	316 42nd Street
123 Rite Aid Store #5383	2130 Marcola Road
124 Rommy's Market	701 West M Street
125 Round Table Pizza #250	5547 Main Street
126 Safeway Store #1094	1891 Pioneer Parkway East
127 Shari's of North Springfield #208	900 Beltline Road
128 Shari's of Springfield #167	1807 Pioneer Parkway East
129 Sharky's Pub	4221 Main Street
130 Sizzler Family Steak House #96	1010 Postal Way
131 Sluggo's Hot Dogs	603 East Centennial
132 Sonny's Tavern	533 Q Street
133 Spring Garden Seafood Restaurant	215 Main Street
134 Springfield Arco	4202 Main Street
135 Springfield Conoco Philips	4095 Main Street
136 Spyce Gentlemen's Club	1195 Main Street
137 Sweet Illusions	1836 South A Street
138 TaRaRin Thai Cuisine	1410 Mohawk Boulevard
139 Target Store # T-0612	2750 Gateway Street
140 The Abbey	418 A Street, Suite B
141 The Brick House	136 4th Street
142 The Gateway Tap House	3198 Gateway Street
143 The Growler Underground	521 Main Street
144 The Lucky Lizard Delicatessen	1979 Mohawk Blvd
145 The Pour House	444 42nd Street
146 The Washburne Café	326 Main Street
147 Thomsens Market	3444 Main Street
148 Thurston Market	6590 Thurston Road
149 Time Out Tavern	5256 Main Street
150 Toreros Restaurant	5705 Main Street
151 Travel Lane County	3312 Gateway Street
152 VFW POST #3965	5344 Main Street
153 Vino and Vango	236 Main Street
154 Walgreens #07975	5807 Main Street

2016 Liquor License Renewals

<u>Business Name</u>	<u>Address Location</u>
155 Walgreens #09258	1210 Mohawk Blvd
156 Walgreens #10812	6 W Q Street
157 Wal-Mart #4178	2730 Gateway Street
158 Wal-Mart Supercenter #3239	2659 Olympic Blvd
159 Westend Tavern	563 W Centennial Boulevard
160 White Horse Saloon	4360 Main Street
161 Wholesale Market	651 W Centennial Blvd
162 Willie's Lebanese/Northwest Cuisine	400 International Way
163 Winco Foods #34	1920 Olympic Avenue
164 Wynant's Family Health Foods	722 South A Street

MEMORANDUM CITY OF SPRINGFIELD

COMMITTED TO EXCELLENCE

March 9, 2016

TO: Sophia Saban
FROM: Tom Rappe, Operations Lieutenant *TR*
SUBJECT: Liquor License - Activity Summary Report

Police responded to liquor dispensing establishments a total of 658 times during the 8 month period between July 1, 2015 and February 29, 2016, roughly comparable to the same time period from the previous year. Below is a chart listing the most common types of police calls to all liquor dispensing establishments.

<u>Call Type</u>	<u>Count</u>
FOLLOW UP	43
CRIMINAL TRESPASS	42
DISORDERLY SUBJECT	37
THEFT	37
ATTEMPT TO LOCATE DRUNK DRIVER	31
AUDIBLE ALARM	31
DISPUTE	31
CHECK WELFARE	28
WARRANT SERVICE	26
SUSPICIOUS SUBJECT	25
DUII	19
HARASSMENT	17
SUSPICIOUS CONDITIONS	17
ASSAULT	16
LOUD NOISE	14
CRIMINAL MISCHIEF	13
FOUND PROPERTY	13
DWS	12
ANIMAL CRUELTY	11
INTOXICATED SUBJECT	11
PATROL CHECK	10

The following chart lists calls to all establishments with 12 or more calls for police service during the 8 month reporting period. Establishments are ranked in order of the number of calls for police service to the premises. Included for each location is the total number of calls to the establishment, the number of arrests at the establishment, and the number of fight/assault calls to that establishment.

<u>Business Name</u>	<u>Calls for Service</u>	<u>Arrests</u>	<u>Fight/Assault Calls</u>
BRICK HOUSE	39	7	4
SPYCE CLUB	39	13	2
SHARIS	30	3	0
MOHAWK TAVERN	29	2	1
PRIME TIME SPORTS BAR AND GRIL	29	2	0
SWEET ILLUSIONS TAVERN	29	8	3
JIMMY LANE DELI	24	3	0
SHARKYS PUB AND GRUB	23	8	0
SONNYS TAVERN	22	4	4
JASPERS DELI	21	2	0
TIME OUT TAVERN	21	4	2
ALIBI TAVERN	19	1	1
PAPAS PIZZA PARLOR	19	1	0
OUTBACK STEAKHOUSE	15	0	0
BRIGHT OAKS MEATS	14	3	1
CONWAYS	14	1	0
ASHLEYS DELI	13	1	0
CENTENNIAL STEAK HOUSE	12	0	0
JACKSONS MARKET	12	2	0

The next chart is a list of the liquor licensed businesses with the highest number of calls for service, where the call occurred between midnight and 6:00 a.m.

<u>Business Name</u>	<u>Count</u>	<u>Calls Btwn Midnight and 6:00 am</u>
BRICK HOUSE	39	8
SPYCE CLUB	39	22
SHARIS	30	16
MOHAWK TAVERN	29	11
PRIME TIME SPORTS BAR AND GRIL	29	8
SWEET ILLUSIONS TAVERN	29	13
JIMMY LANE DELI	24	4
SHARKYS PUB AND GRUB	23	11
SONNYS TAVERN	22	8
JASPERS DELI	21	8
TIME OUT TAVERN	21	7
ALIBI TAVERN	19	8
PAPAS PIZZA PARLOR	19	2
OUTBACK STEAKHOUSE	15	9
BRIGHT OAKS MEATS	14	0
CONWAYS	14	8
ASHLEYS DELI	13	1
CENTENNIAL STEAK HOUSE	12	3
JACKSONS MARKET	12	5

The final chart is an activity detail report on all downtown establishments in which an arrest was made.

Business Name	Date and Time	Nature
Spyce Gentlemen's Club 1195 Main Street	01/09/2016 00:52:38	THEFT OF SERVICES
	01/31/2016 01:58:12	WARRANT SERVICE
	02/09/2016 00:52:31	ARREST
	02/24/2016 00:33:59	WARRANT SERVICE
	07/13/2015 20:19:41	DISORDERLY CONDUCT
	07/13/2015 23:40:01	HARASSMENT
	11/05/2015 00:50:09	DISORDERLY SUBJECT
	11/08/2015 00:29:28	ASSAULT
	11/28/2015 03:28:44	CRIMINAL TRESPASS
	12/04/2015 23:34:32	CRIMINAL TRESPASS
Sweet Illusions Tavern 1836 S A Street	07/11/2015 01:06:14	THEFT
	09/26/2015 21:43:41	DISORDERLY CONDUCT
	09/27/2015 01:09:15	FORGERY
	09/27/2015 02:35:25	FORGERY
	11/09/2015 22:46:49	CRIMINAL TRESPASS
The Brick House 136 4th Street	01/28/2016 22:22:48	CRIMINAL TRESPASS
	02/01/2016 02:16:27	IN POSSESSION OF NARCOTICS
	08/05/2015 17:24:55	DISPUTE
	08/14/2015 00:03:11	DISORDERLY SUBJECT
	08/15/2015 23:31:24	DISORDERLY CONDUCT
	12/29/2015 12:43:34	WARRANT SERVICE
Jimmy Lane 868 Main Street	02/12/2016 17:41:59	CONTROLLED SUBSTANCE VIOLATION
	08/06/2015 19:06:56	CRIMINAL TRESPASS
	10/06/2015 00:54:17	WARRANT SERVICE
Bright Oak Meats 660 Main Street	07/03/2015 20:35:25	CRIMINAL TRESPASS
	10/30/2015 08:38:09	DISORDERLY CONDUCT
14 th Street Market 1408 Main Street	09/07/2015 04:08:44	THEFT FROM VEHICLE

Springfield Municipal Code
Chapter 7 BUSINESS

LIQUOR LICENSE RECOMMENDATION

7.300 Recommendation Required. The Oregon Liquor Control Commission requires every applicant for a license to sell spirits, wines, beers, and other alcoholic liquors to obtain a recommendation in writing from the city council.

7.302 Council Action.

(1) The council shall provide a written recommendation for each applicant. The council may recommend denial of the license based upon reliable, factual information related to any of the following criteria:

(a) Disturbances, lewd or unlawful activities or noise in or on the immediate vicinity or the premises that are related to the sale or service of alcoholic beverages.

(b) Applicant has a history or arrest record of alcohol abuse or other controlled substance use.

(c) The licensed premises has a history of serious or persistent problems with unlawful activities, noise or disturbances resulting in the need to provide extraordinary police or other city services.

(d) Applicant proposes to locate near a licensed child care facility or elementary or secondary school; a church; a hospital, nursing care facility or elementary or secondary school; a church; a hospital, nursing care facility or convalescent care facility; a park or child oriented recreational facility; an alcohol or other drug treatment or rehabilitation facility.

(e) Applicant fails to provide complete information on city application.

(f) Applicant provides false or misleading information.

(2) Prior to each annual liquor license renewal period, the city council shall hold a public hearing to allow interested persons the opportunity to provide testimony to be considered by the city council in making their decision to recommend approval or denial of any specific renewal applications. Notice of this public hearing shall be advertised in a local newspaper at least four days before the hearing. This requirement applies to renewal applications and does not apply to original, change in ownership, location or privilege applications.

7.304 License Fee. Each licensee shall be required to pay the applicable license fee as set by council resolution.

AGENDA ITEM SUMMARY

Meeting Date: 4/4/2016
Meeting Type: Regular Meeting
Staff Contact/Dept.: Chief Tim Doney/Mary
Bridget Smith, CAO
Staff Phone No: 541-726-3729
Estimated Time: 15 Minutes
Council Goals: Enhance Public Safety

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE: AN ORDINANCE AMENDING CHAPTER 6, VEHICLES AND TRAFFIC, ADDING SECTION 6.112 TO THE SPRINGFIELD MUNICIPAL CODE, UNLAWFUL TRANSFER ON VEHICULAR PORTION OF THE RIGHT-OF-WAY

ACTION REQUESTED: Conduct a second reading and adopt/not adopt the following ordinance:
AN ORDINANCE AMENDING CHAPTER 6, VEHICLES AND TRAFFIC, ADDING SECTION 6.112 TO THE SPRINGFIELD MUNICIPAL CODE, UNLAWFUL TRANSFER ON VEHICULAR PORTION OF THE RIGHT-OF-WAY (SECOND READING)

ISSUE STATEMENT: Shall the City develop and implement an Ordinance prohibiting vehicle drivers and passengers from transferring money or other property to pedestrians upon the public roadway?

ATTACHMENTS: Attachment 1 – Proposed Ordinance

**DISCUSSION/
FINANCIAL
IMPACT:** The proposed ordinance would prohibit motor vehicles from stopping in the roadway for the purpose of transferring property to pedestrians and does not exempt situations where drivers or passengers donate to persons asking for charitable contributions under a pedestrian activity permit.

ORDINANCE NO. _____ (General)

AN ORDINANCE AMENDING CHAPTER 6, VEHICLES AND TRAFFIC, ADDING SECTION 6.112 TO THE SPRINGFIELD MUNICIPAL CODE, UNLAWFUL TRANSFER ON VEHICULAR PORTION OF THE RIGHT-OF-WAY

The City Council of the City of Springfield finds as follows:

WHEREAS, conducting transactions in the street from or within a right-of-way when not legally parked creates safety risks for pedestrians and motorists;

WHEREAS, conducting transactions in the street from or within a right-of-way when not legally parked slows and impedes the safe and efficient flow of vehicular traffic;

WHEREAS, it is in the public interest that public streets and roadways operate safely; and

WHEREAS, it is in the public interest for the City of Springfield to add Section 6.112, Unlawful Transfer on Vehicular Portion of the Right-of-Way, to the Springfield Municipal Code.

NOW THEREFORE, based upon the foregoing findings, the Common Council of the City of Springfield ordains as follows:

Section 1. Section 6.112 is added to the Springfield Municipal Code, to read as follows:

6.112 Unlawful Transfer on Vehicular Portion of the Right-of-Way.

- (1) A person commits the offense of unlawful transfer on a vehicular portion of the right-of-way if the person while a driver or passenger in a vehicle on a highway, road or street within the boundaries of the City of Springfield, gives or relinquishes possession or control of, or allows another person in the vehicle to give or relinquish possession or control of any item of property to a pedestrian.
- (2) This section does not apply if the vehicle is legally parked.
- (3) An offense of this section is punishable as a violation and may include a fine of \$50.00."

Section 2. Severability. If any phrase, clause, section, subsection or other part or parts of this Ordinance is found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining parts of this ordinance.

Adopted by the City Council of the City of Springfield this ____ day of _____,
2016 by a vote of ____ in favor ____ against.

Approved by the Mayor of the City of Springfield this ____ day of _____,
2016.

Christine Lundberg, Mayor

ATTEST:

Amy Sowa, City Recorder

AGENDA ITEM SUMMARY

Meeting Date: 4/4/2016
Meeting Type: Regular Meeting
Staff Contact/Dept.: Michelle Lewis, Finance
Bob Duey/Finance
Staff Phone No: 541.726.3713
Estimated Time: 5 Minutes
Council Goals: Provide Financially
Responsible and
Innovative Government
Services

**SPRINGFIELD
CITY COUNCIL**

STRATEGIZING FOR LONG-TERM FISCAL HEALTH

ITEM TITLE:

**ACTION
REQUESTED:** By motion, move to adopt updated versions of three City financial policies that include a Reserve Policy, a Revenue Policy and an Accounting, Audit and Financial Reporting Policy.

**ISSUE
STATEMENT:** The City is beginning its third year using the methodology of priority-based budgeting as a tool to help focus the allocation of available resources to those services that help most to advance Community and Council goals. For this annual budget process to prove successful, it is important that the City has established long-term fiscal targets or performance measurements that support the long-term fiscal stability for both a consistent level of base services year after year and plan in advance for expanded or new and innovative services. At a recent work session, Council reviewed three proposed financial policies concerned with defining the elements that make up a fiscally healthy organization. Council is being asked to adopt the proposed financial policies.

ATTACHMENTS: Attachment 1: Council Briefing Memorandum
Attachment 2: Proposed Reserve Policy
Attachment 3: Proposed Revenue Policy
Attachment 4: Proposed Accounting, Auditing, and Financial Reporting Policy

**DISCUSSION/
FINANCIAL
IMPACTS** Transitioning from traditional to priority-based budgeting involves learning curves for annual budgeting as well as strategic planning, performance measurement, and evaluating long-term fiscal health of the organization. The ultimate goal is to be able to provide consistent services to City of Springfield citizens, now and in the future. In order to realistically assess that possibility, the City needs to objectively identify and establish its long-term fiscal health goals for 5, 10 or 20 years into the future.

Staff's Goal: that Council adopt the proposed policies.

MEMORANDUM

City of Springfield

Date: 3/28/2016

To: Gino Grimaldi, City Manager

COUNCIL

From: Bob Duey, Finance Director

BRIEFING

Subject: Strategizing For Long-Term Fiscal Health

MEMORANDUM

ISSUE:

The City is beginning its third year using the methodology of priority-based budgeting as a tool to help focus the allocation of available resources to those services that help most to advance Community and Council goals. For this annual budget process to prove successful, it is important that the City has established long-term fiscal targets or performance measurements that support the long-term fiscal stability for both a consistent level of base services year after year and plan in advance for expanded or new and innovative services. At a recent work session, Council reviewed three proposed financial policies concerned with defining the elements that make up a fiscally healthy organization. Council is being asked to adopt the proposed financial policies.

COUNCIL GOALS/MANDATE:

Financially Responsible and Stable Government Services

BACKGROUND:

Financial Health in a Nutshell

A government is financially healthy if it can deliver the services its citizens expect, with the resources its citizens provide, now and in the future. Part of attaining financial health is having consistent treatment of financial policies across the City departments.

Priority Based Budgeting Long Term Policies

Financial policies are central to a strategic, long-term approach to financial management.¹ Currently, City of Springfield has a three-page document representing the Financial Management Policies. This document has had significant updates since before 1994. There have been major changes in Springfield’s economic and financial conditions in the last 22 years and it is time to update the City of Springfield policies to reflect best and current practices.

This is also an opportunity to review and revise outdated policies. The current City policies have three different update characteristics; there are: (1) policies that *conflict* with current practices; (2) policies that are simply *out-of-date*; and (3) policies that *require clarification*. Additionally, there are important policies that are not currently addressed, as well as policies that are better left to administrative process².

In keeping with best practices, the financial policies updates will introduce new policy sections: purpose statement, applicability and scope, authority, definitions and acronyms, detailed outline of the policy,

¹ Kavanagh, Shayne. *Financial Policies*. Chicago, IL: Government Finance Officers Association, 2012. 4. Print.

² “Whereas financial policies are guidelines for financial management decisions, administrative procedures cover the detailed steps needed to accomplish [day-to-day] processes.” (Kavanagh 11).

reference to related documents and references, quality control and quality assurance measures, and the policy version. This policy style makes the policies discernible to a broad audience: elaborating details that may not be common knowledge and identifying the long-term intent of the policy.

What Can Changing Policies Accomplish?

Our objective is to update the financial policies in order to develop a strategic, long-term approach to: (1) minimize the cost of government and reduce financial risk; (2) maintain appropriate financial capacity for present and future needs; and (3) ensure the legal use of financial resources through an effective system of internal controls.³

Which Policies Are We Updating?

The Finance Department has identified 9 policies for potential revision. In this Council session, we are presenting 3 new policies for Reserves, Revenues, and Accounting, Auditing, and Financial Reporting.

Next session, we will present the Expenditures, Long-Term Financial Planning, and Investment policies. Lastly, we will present the Operating Budget, Capital Asset Management, and Debt Management policies. These policies are identified as essential or highly advisable policies by the Government Finance Officers Association.

Policy Impacts to Fiscal Health

Reserve Policy Highlights - Categorization

Reserves are the cornerstone of financial flexibility.⁴ As stated in the Purpose of the Reserve Policy:

The City of Springfield desires to maintain a prudent level of financial resources to guard its citizens against service disruption in the event of unexpected temporary revenue shortfalls or unpredicted one-time expenditures. In addition, this Policy is intended to document the appropriate Reserve levels to protect the City's creditworthiness.

Reserve levels represent a tug-of-war situation for financial management: balancing the delicate line between holding money in reserve and freeing up money to spend on current services. This Reserve Policy update serves to provide more clarity for maintaining reserve balances in the City's Operating Funds.

“What's in a name?”⁵ Reserve categorization is paramount to fiscal health.

Reserve categorization accomplishes two things: (1) it helps the City (and bond rating agencies) identify different financial priorities and (2) it helps the City determine whether there is enough (or too much) allocated to those different priorities.

The Reserve Policy seeks to establish four primary reserves: reserve levels will be sufficient to cover cash-flow requirements (Working Capital), emergency situations (Contingency), unanticipated revenue or expenditure fluctuations (Revenue or Rate Stability), and future needs (Unrestricted Reserves). The appropriate reserve levels are unique to each operating fund. This Council Briefing Memorandum

³ “[Proposed] Preamble to the Financial Policies.” *City of Springfield Financial Policies*. 2016.

⁴ Kavanagh, 53.

⁵ “... That which we call a rose / By any other name would smell as sweet.” Shakespeare, William. *Romeo and Juliet*, 2.2.1-2.

discusses General Fund Reserve levels at length. If Council adopts the Reserve Policy, the Finance Department will work to establish categorized reserves in other funds as well.

Working Capital

Working capital is a top financial priority: it represents the cash-on-hand necessary to pay bills as they come due. The current policy provides that the City will maintain adequate reserves for working capital. The new policy seeks to quantify that amount: the General Fund would maintain a Working Capital Reserve to cover cash-flow requirements for at least five months. This level will ensure that the City can maintain services during revenue gaps, such as the delay from the start of the fiscal year in July until property tax payments arrive in November. It also signals to bond rating agencies that the City is solvent and has adequate reserve levels.

Contingency

Only the General Fund has a dedicated Contingency reserve, for \$600,000. For a real emergency, this reserve level would only support General Fund activities for 4 days.⁶

Under the new policy, Contingency reserves for the General Fund would be 3% of General Fund operating expenditures. These funds are restricted to use for emergency expenditures. This level of Contingency Reserve would support General Fund activities (like police and fire) for 7 days in the event of a serious emergency.⁷

Revenue Stabilization

The Revenue Stabilization Reserve is used to guard against unanticipated fluctuations in revenues or expenditures. This reserve stabilizes the peaks and valleys of unanticipated fluctuations, allowing the City time to make necessary adjustments and maintain service continuity. For the General Fund, the primary revenue source is property taxes, so the reserve amount will largely depend on a confidence interval for property tax projections.

Unrestricted Reserves

The remaining reserve level is Unrestricted Reserves, used to plan for program development and future needs to continue to deliver the community's highest priority services. This reserve has the most flexibility for use and size. As programs develop and unmet needs arise, policy makers can rest assured that sufficient funds are available.

By categorizing reserves, the City can ensure that its top financial priorities are adequately funded.

Revenue Policy Highlights - Diversification

The City's current revenue policy is "to decrease dependence on property taxes and to diversify the revenue base." This is still relevant today. Property tax revenue is the primary revenue source for the General Fund, accounting for 59% of revenues: this is an increase from 10 years ago. This increased dependence puts a strain on taxpayers to support City services, whether those services have a citywide benefit or not. A revised policy seeks equitable funding. "Services having a citywide benefit shall be

⁶ Contingency as a percentage of General Fund operating expenditures is roughly 1.7%, multiplied by 260 working days in a year is 4.5 days.

⁷ Calculation assumes continued *normal* operations. Three percent times 260 working days in a year is 7.8 days.

financed with revenue sources generated from a broad base Services where the customer determines the use shall be financed with user fees . . . related to the level of service provided.”⁸

Revenue diversification and equitable financing work in tandem. The goal is not simply to raise fees: the goal is to maintain a good balance of revenue sources, each source growing to maintain that balance. For example, if only property tax revenue increases and all other revenue sources have no growth, property taxes will be necessary to pay for more services. In other words, property owners will be subsidizing more services. Using the concepts of revenue diversification and equitable financing, property taxes will be allocated more to citywide services as other revenues support more individual-based services.

Equally important to consider is the extent to which costs to deliver services are outpacing current revenues. From Fiscal Year 2015 to Fiscal Year 2016, operating expenses in the General Fund grew by 6%. In that same time period, General Fund revenues only grew by 1.5%—property tax revenues for the General Fund only grew by 0.4%. In order to continue to deliver the services citizens expect, the City of Springfield will need to find and grow other revenue sources in order to fund services.

Accounting, Auditing, and Financial Reporting Policy Highlights – Excellence in Reporting

Updates to the Accounting policies were primarily for clarification. The revised policy cites to the appropriate regulations and standards boards for Accounting Records and Reporting. It sets a standard for producing financial reports for the City’s use. This is not outlined in the current policy.

For Auditing, the revised policy requires the excellence in reporting necessary to receive the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association. This will ensure the City continues to present current, quality audit reports. The City of Springfield consistently receives this award, but this standard is not addressed in the current policy.

Finally, the Fund Structure policy has been revised. The current policy conflicts with current practices and/or is ambiguous. The revised policy ensures that the City is only maintaining those funds that are necessary for sound financial administration. This will help to make reporting and accounting more transparent and efficient.

What Can We Expect Moving Forward?

The Finance Department will continue to review, revise, and seek to implement updated financial policies to bolster the City’s fiscal health.

RECOMMENDATION

The first step toward attaining fiscal health is to update the financial policies in order to develop a strategic, long-term approach to: (1) minimize the cost of government and reduce financial risk; (2) maintain appropriate financial capacity for present and future needs; and (3) ensure the legal use of financial resources through an effective system of internal controls. Attachments 2-4 are proposed financial policies. Staff would like to recommend that Council adopt the proposed Reserve, Revenue, and Accounting policies.

⁸ “[Proposed] Revenue Policy.” *City of Springfield Financial Policies*. 2016.



City of Springfield
Financial Policies

Reserve Policy

I. Purpose

The City of Springfield desires to maintain a prudent level of financial resources to guard its citizens against service disruption in the event of unexpected temporary revenue shortfalls or unpredicted one-time expenditures. In addition, this Policy is intended to document the appropriate Reserve levels to protect the City's creditworthiness. This Policy establishes the amounts the City will strive to maintain in its Operating Funds Reserves, how Reserves are funded, and the conditions under which Reserves may be used.

II. Applicability & Scope

This policy applies to Operating Funds.

III. Authority

The Budget Committee and City Council will amend or approve the recommended Reserve levels through adoption of the Adopted Budget. Unless otherwise noted, the City Manager must give prior approval before any actions are taken under this **Reserve Policy**.

IV. Definitions & Acronyms

- A. Adopted Budget: as referred to in this Reserve Policy means the budget approved by Council and all subsequent amendments.
- B. Operating Funds: includes the General Fund and certain other Special Revenue and Enterprise Funds, which specifically track operating revenues and expenditures. This definition does not include strictly accounting activities within the funds, which are used to track resource inflows and outflows (e.g. sinking fund), but do not recognize operating revenue or expenditures.
- C. Reserve: the segregation of a portion of a fund balance to provide for cash-flow requirements (Working Capital), emergency situations (Contingency), unanticipated revenue or expenditure fluctuations (Revenue or Rate Stability), and future needs (Unrestricted Reserves).
- D. Structural Balance: a structurally balanced budget meets recurring requirements with recurring resources. A structural imbalance occurs when non-recurring resources are necessary to meet recurring requirements.

V. Policy

A. Reserve Levels

i. Determining Reserve Levels

Through the City Manager, and in conjunction with other department directors, the Finance Director will recommend the appropriate Reserve levels for the City's Operating Funds. Reserve levels will be sufficient to cover cash-flow requirements (Working Capital), emergency situations (Contingency), unanticipated revenue or expenditure fluctuations (Revenue or Rate Stability), and future needs (Unrestricted Reserves). Appropriate Reserve levels will be determined by:

Cash-flow requirements to support expenditures;

Relative rate stability from year-to-year for enterprise funds;

Susceptibility of the fund to emergency or unanticipated expenditures;

Creditworthiness and capacity to support debt-service requirements;

Legal or regulatory requirements affecting revenues, expenditures, and fund balances; and

Reliability of outside revenues.

ii. General Fund Reserve Levels

The City will maintain, at a minimum, the following Reserve levels:

A restricted Working Capital Reserve covering cash-flow requirements for at least five months; and

A restricted Contingency Reserve of three percent (3%) of General Fund operating expenditures for emergency expenditures; and

A restricted Revenue Stability Reserve to guard against susceptibility of the General Fund to unanticipated fluctuations in revenues or expenditures; and

Additional Unrestricted Reserves to plan for program development and future needs to continue to deliver the community's highest priority services.

iii. Reserves in Other Funds

Other Operating Funds will maintain Reserve levels sufficient to cover Working Capital, Contingency, and Unrestricted Reserves. Appropriate Reserve levels for these funds will be determined in accordance with this Policy.

iv. Monitoring Reserves

During the course of the year, the Finance Department will closely monitor the City's revenues and expenditures to ensure Reserves are not used beyond any planned. If, based on the staff's analysis and forecasting, the target levels of Reserves are not being met, or are likely to not be met at some point within a five-year time horizon, then fund balance levels will be provided to the Mayor and City Council. Should the projected year-end fund balances fall below the minimum Reserve levels established by this Policy, a plan to replenish the Reserves will be established based on the requirements outlined in this Policy.

B. Funding the Reserves

Funding of Reserves will generally come from excess revenues over expenditures or one-time revenues.

C. Conditions for Use of Reserves

It is the intent of the City to limit use of Reserves to address unanticipated, non-recurring needs. Reserves will not normally be applied to recurring annual operating expenditures. Reserves may, however, be used to allow time for the City to restructure its operations in a deliberate manner (as might be required in an economic downturn), but such use will only take place in the context of an adopted long-term plan.

Use of Contingency Reserves should be infrequent: for unanticipated expenditures such as costs associated with a response to a disaster, or to meet unanticipated increases in service delivery costs. The City Council must authorize expenditure of any Contingencies via a resolution.

D. Authority over Reserves

The City Council may authorize the use of Reserves. City staff will report both current and projected Reserve levels to the City Council.

E. Replenishment of Reserves

In the event that Reserves are used resulting in a balance below the appropriate Reserve levels established by this Policy, a plan for Reserve replenishment will be

submitted to the City Council. A replenishment plan will include: (1) the time period over which the components of the Reserve will be replenished, and (2) the means by which they will be replenished.

i. Time Horizon

Generally, Reserves should be replenished within one to three years. Factors influencing the time horizon for replenishment include:

The budgetary reasons behind the Reserve targets

Recovering from an extreme event

Political continuity

Financial planning time horizons

Long-term forecasts and economic conditions

External financing expectations

ii. General Fund Replenishment

In the event Reserves are used resulting in a balance below two months (roughly 16%) of General Fund operating expenditures, the General Fund will be replenished with nonrecurring revenues, budget surpluses, or resources from other funds, over a period of one to three years, with targets of 80% of target in year one, 90% of target in year two, and 100% of target in year three.

F. Excess of Reserves

Target Reserve balances will be measured against three-year projections for the Operating Fund. In the event Reserves exceed the target balance requirements, any excess Reserves may be used in the following ways:

1. Fund accrued liabilities, including but not limited to debt service, pension, and other post-employment benefits as directed and approved within the long-term financial plan and the annual budget resolution. Priority will be given to those items that relieve budget or financial operating pressure in future periods;
2. Appropriated to lower the amount of bonds or contributions needed to fund capital projects in the City's Capital Improvement Plan;
3. One-time expenditures that do not increase recurring operating costs and that cannot be funded through current revenues. Emphasis will be placed on one-time uses that reduce future operating costs; or

4. Start-up expenditures for new programs, provided that such action is approved by City Council and is considered in the context of multi-year projections of revenues and expenditures as prepared by the Finance Department.

G. Periodic Review of the Targets

At a minimum, during the budget process, the Finance Department will review the current and projected Reserves to ensure that they are appropriate given the economic and financial risk factors the City is subject to.

VI. Related Documents & References

Accounting, Auditing, and Financial Reporting Policy

VII. Quality Control & Quality Assurance

The City Manager is responsible to ensure the presence of procedures that provide sufficient guidance to affected City personnel to fulfill the intent of this Policy.

This Policy will be updated on an as-needed basis.

VIII. Version

Version 1 (adopted xxx. xx, 2016)



City of Springfield
Financial Policies

Revenue Policy

I. Purpose

The City of Springfield will maintain a stable and diverse revenue system to shelter programs and services from short-term fluctuations in any single revenue source.

II. Applicability & Scope

This Policy applies to Operating Funds.

III. Authority

Unless otherwise noted, the City Manager must give prior approval before any actions are taken under this **Revenue Policy**.

IV. Definitions & Acronyms

A. Operating Funds: includes the General Fund and certain other Special Revenue and Enterprise Funds, which specifically track operating revenues and expenditures. This definition does not include strictly accounting activities within the fund, which are used to track resource inflows and outflows (e.g. sinking fund), but do not recognize operating revenue or expenditures.

V. Policy

A. Revenue Structure:

The City must be sensitive to the balance between the need for services and the City's ability to raise fees, charges, and taxes to support those services.

i. Diversification and Stabilization:

The City should strive to maintain a diversified mix of revenues in order to balance the source of revenue amongst the taxpayers and to provide ongoing stability and predictability.

ii. Equity

The City will strive to equitably, fairly, and adequately fund its programs. Services having a citywide benefit shall be financed with revenue sources generated from a broad base, such as property taxes and state aids. Services where the customer determines the use shall be financed with user fees, charges, and assessments related to the level of service provided.

iii. Relation to Economic Development

The City's overall revenue structure should be designed to recapture for the City some of the financial benefits resulting from City economic and community development investments. The City will strive to keep a total revenue mix that encourages growth and keeps Springfield economically competitive and a city of choice for people to live and do business.

iv. Collections

The City will enforce its authority to collect revenue due the City, including litigation if necessary. The City will strive to efficiently collect accounts receivable, ensuring the largest possible margin of revenue-obtained to cost-of-collections.

B. Non-Recurring and Volatile Revenue

The City will avoid using unpredictable revenue for ongoing expenditures.

i. Non-Recurring Revenues

By definition, non-recurring revenues cannot be relied on in future budget years. Non-recurring revenues should only be used for non-recurring expenditures and not for recurring expenditures. The best use of non-recurring revenues is to invest in projects that will result in long-term operating cost savings.

Departments will distinguish non-recurring from recurring revenues to assist Finance in fiscal health and budget analysis.

ii. Volatile Revenues

Volatile revenues (recurring but unpredictable revenues) are highly dependent on economic conditions outside of the City's control and are susceptible to large fluctuations (both positive and negative). Therefore, volatile revenues should be used for non-recurring expenditures or to increase reserves for the inevitable economic downturns. Refer to the **Reserve Policy** for further discussion.

C. Revenue Estimates

The City will conduct its operations from existing or foreseeable revenue sources.

The City will prepare revenue forecasts for all Operating Funds. The City will estimate its annual revenues by an objective, analytical process. Since most revenues are sensitive to conditions outside the City's control, estimates will be conservative.

Departments will monitor and provide analysis regarding their revenues to Finance for reporting and budgeting purposes.

D. Earmarking

i. Restricted Revenue

Restricted revenues will only be used for their legally permissible purposes.

ii. Property Taxes

The Oregon Constitution (*see* ORS § 310) imposes limitations on property tax increases and distribution. As such, property tax allocation will be prioritized for use to support essential City services that benefit and are available to everyone in the community.

E. User Fees

The Master Fees & Charges Schedule will be updated at least annually to reflect cost-of-living adjustments and other fee updates.

i. Goals of User Fees

(1) Tax dollars should support essential City services that benefit and are available to everyone in the community.

(2) For services that largely or solely benefit individuals, the City should recover full or partial costs of service delivery through user fees.

ii. Cost recovery

Charges for services that benefit specific users should recover full or partial costs of service delivery, including all direct costs and overhead. User fee pricing policies should take into consideration:

Whether the service benefits the community in general or only the individual or group receiving the service;

Whether the service is provided only by the public sector, or also by the private sector;

Whether imposing the full cost fee would impose a hardship on specific service users;

Whether imposing the full cost fee would place the City at an economic disadvantage;

Whether not imposing a full cost fee would cause an unrealistic demand on the service.

iii. Review of Fees

In addition to the annual update to the Master Fees & Charges Schedule, departments that impose fees or service charges will periodically prepare and update cost-of-service studies for such services to ensure ongoing equity and cost recovery ability. Departments will periodically examine new revenue possibilities.

VI. Related Documents & References

A. Reserve Policy

B. Accounting, Auditing, and Financial Reporting Policy

VII. Quality Control & Quality Assurance

The City Manager is responsible to ensure the presence of procedures that provide sufficient guidance to affected City personnel to fulfill the intent of this Policy.

This Policy will be updated on an as-needed basis.

VIII. Version

Version 1 (adopted xxx. xx, 2016)



City of Springfield
Financial Policies

Accounting, Auditing, and Financial Reporting Policy

I. Purpose

The City will maintain a system of financial monitoring, control, and reporting for all operations and Funds in order to provide effective means of ensuring reliability, accuracy, consistency, timeliness, and compliance with legal requirements.

II. Applicability & Scope

This Policy applies to all Funds.

III. Authority

Unless otherwise noted, any actions taken under these **Accounting, Auditing, and Financial Reporting Policy** must be approved by the City Manager.

IV. Definitions & Acronyms

- A. Accounting: is the process of assembling, analyzing, classifying, and recording data relevant to a government's finances.
- B. Adopted Budget: as referred to in this **Accounting, Auditing, and Financial Reporting Policy**, means the budget approved by Council and all subsequent amendments.
- C. Financial Reporting: process of taking accounting data and providing it in usable form to those who need it. It includes internal and external reporting (either special or general purpose).
- D. Fund: a self-balancing set of accounts, segregated for specific purposes, including compliance with laws and regulations or for special restrictions and limitations.

V. Policies

A. Accounting Records and Reporting

The City will maintain its accounting records in accordance with state and federal law and regulations. Budgetary reporting will be in accordance with the state's budget laws and regulations. The City will report its financial condition and results of operations in accordance with state regulations and generally accepted accounting principles ("GAAP") applicable to governments as promulgated by the Government Accounting Standards Board ("GASB").

The Finance Department is responsible for producing timely and accurate financial data reflecting the status of actual revenues and expenditures compared to the Adopted Budget.

B. Auditing

The Finance Department is responsible for compiling and producing the Comprehensive Annual Financial Report (“CAFR”) in conformity with state and federal law and regulations and GAAP.

The City will annually seek to obtain the Government Finance Officers Association (“GFOA”) Certificate of Achievement for Excellence in Financial Reporting. The CAFR will be presented in a way designed to communicate with citizens about the financial affairs of the City.

C. Fund Structure

The City will establish and maintain Funds that are necessary as a matter of law and Funds that are necessary for sound financial administration. The Finance Director will periodically review the Fund structure and recommend changes to the City Manager to improve compliance with this Policy.

VI. Related Documents & References

This Policy affects all financial policies.

VII. Quality Control & Quality Assurance

The City Manager is responsible to ensure the presence of procedures that provide sufficient guidance to affected City personnel to fulfill the intent of these policies.

These policies will be updated on an as-needed basis.

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