

PLANNING COMMISSION MEETING AGENDA



September 3, 2024

6:00 PM

Email planning@centralpointoregon.gov
to request a Zoom link for virtual participation
www.centralpointoregon.gov

10. Meeting Called to Order

20. Roll Call

30. Correspondence

40. Approval of Minutes

A. Approval of the May 7, 2024 Meeting Minutes

50. Public Appearances

60. Business

A. Grocery Outlet Supermarket

B. Sunnybrook Village Master Plan

C. Sunnybrook Village Tentative Plan

70. Discussion Items

80. Administrative Reviews

90. Miscellaneous

100. Adjournment

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 72 hours prior to the City Council meeting. To make your request, please contact the City Recorder at 541-423-1015 (voice), or by e-mail to rachel.neuenschwander@centralpointoregon.gov. Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta pública de la ciudad por favor llame con 72 hora de anticipación al 541-664-3321 ext. 201.

PLANNING COMMISSION MEETING MINUTES



May 7, 2024

6:00 PM

Email planning@centralpointoregon.gov
to request a Zoom link for virtual participation
www.centralpointoregon.gov

1 Meeting Called to Order

The meeting was called to order at 6:00 PM

2 Roll Call

Commissioners Tom Van Voorhees (Chair), Pat Smith, Jim Mock, Alicia Van Riggs, Robin Stroh, and Don Dixon were present. Also in attendance were Planning Director Stephanie Powers, Community Planner Justin Gindlesperger, Parks and Public Works Director Matt Samitore, and Public Works Assistant Cyndi Weeks.

3 Correspondence

Ms. Powers reported that the City received a letter from an anonymous party regarding the Pheasant Creek Estates Phase II application. However, legal counsel advised not distributing and admitting into the record unless the individual identifies themselves as the author, which would be necessary for the individual to having standing to appeal.

4 Approval of Minutes

A. Approval of April 02, 2024 Meeting Minutes

Pat Smith made a motion to approve the April 2, 2024 Minutes. Robin Stroh seconded.

ROLL CALL: Jim Mock, yes; Pat Smith, yes; Robin Stroh, yes; Alicia Van Riggs, yes; Don Dixon, yes. Motion Passed.

5 Public Appearances

6 Business

A. Sunnybrook Village Master Plan

Chairman Van Voorhees read the Quasi-Judicial meeting rules that apply to all four (4) quasi-judicial hearings. He noted that he would have to re-read the statement in the event anyone new joins the meeting.

Community Planner Justin Gindlesperger stated that this was a continued public hearing. At this time, the applicant is still working on completing a shallow well report and has requested the public hearing be continued to June 4, 2024.

Don Dixon moved to continue the Sunnybrook Village Master Plan to the June 4, 2024 meeting as necessary to allow the Applicant to supply additional information. Pat Smith seconded the motion.

ROLL CALL: Pat Smith, yes; Jim Mock, yes; Alicia Van Riggs, yes; Robin Stroh, yes; Don Dixon, yes. Motion Passed

B. Sunnybrook Village Tentative Subdivision Plan

Mr. Gindlesperger stated this a continued public hearing being reviewed concurrently with the Master Plan application. Since the tentative plan must demonstrate compliance with an approved master plan, the applicant requested an extension to the June 4, 2024 meeting.

Alicia Van Riggs made a motion to continue the public hearing for the Sunnybrook Village Tentative Plan application to the June 4, 2024 Planning Commission meeting. Don Dixon seconded.

ROLL CALL: Pat Smith, yes; Jim Mock, yes; Alicia Van Riggs, yes; Robin Stroh, yes; Don Dixon, yes. Motion Passed.

C. Pheasant Creek Estates Phase II - Tentative Subdivision Plan

Community Planner Justin Gindlesperger provided an overview of the tentative plan application for Pheasant Creek Estates Phase II to subdivide 2.5 acres into an 8-lots at 3465 Hanley Road. Pheasant Creek Drive would be extended to provide access to seven of the properties while one property would have access off of Diego Court. Sidewalks with a six foot landscape row with trees will be installed on Pheasant Creek Drive. Water, sewer, and storm-water utilities are already existing in the area. Vacation of the Diego Court street plug will go in front of City Council in July.

Gary Whittle, the applicant, introduced himself and offered to answer any

questions that the Planning Commissioners may have.

Mike Williams, the current property owner of what would become lot 35 has concerns about obtaining a properly worded and signed Deferred Improvement Agreement for his mortgage lender for approval of this tentative subdivision plan. He also wanted to know when the street plug vacation would take place.

Neil Olsen addressed the Planning Commission as a citizen. He had questions and concerns about bicycle and pedestrian connectivity. He was concerned about deferring sidewalk improvements to a later date.

Alicia Van Riggs made a motion to approve Resolution No. 918, a Resolution recommending approval of the Pheasant Creek Estates Phase II Tentative Subdivision Plan application per the Staff Report dated May 7, 2024. Pat Smith seconded.

ROLL CALL: Pat Smith, yes; Jim Mock, yes; Alicia Van Riggs, yes; Robin Stroh, yes; Don Dixon, yes. Motion Passed.

D. Housing Authority Partition --Tentative Plan

Planning Director Stephanie Powers provided the staff report for a tentative partition plan application to divide the 21.12-acre property at 1777 East Pine Street into two parcels for future development. This property's current owner is Housing Authority of Jackson County. She provided an overview of the project site and proposed parcel layout relative to adjacent streets and Bear Creek. She noted that the site has adjacent utilities that can be extended. However, there are no land development proposals at this time so the proposed partition does not include the creation of streets or the extension of utilities.

Ms. Powers highlighted the fact that the City's Transportation System Plan identifies the future extension of Gebhard Road through the site connecting East Pine Street and Beebe Road. She stated that the Public Works Department Staff Report indicated limited access is available to Proposed Parcel 2 due to proximity to the Hamrick Road/East Pine Street/Biddle Intersection. A Traffic Impact Analysis will be needed at the time of future development to evaluate site access relative to safety, roadway operation and the need for any mitigation.

Raul Woerner with CSA Planning, Ltd. Identified himself as the applicant's agent on the proposed tentative plan. He recapped the application and noted the objective was to divide the parcel and convey Proposed Parcel 1 for commercial development. He made himself available for questions.

Don Dixon made a motion to approve Resolution No. 919, a Planning Commission Resolution Approving a Tentative Plan to divide a 21.12 acre property at 1777 East Pine Street into two (2) parcels per the corrected Staff

Report. Robin Stroh seconded.

ROLL CALL: Pat Smith, yes; Jim Mock, yes; Alicia Van Riggs, yes; Robin Stroh, yes; Don Dixon, yes. Motion Approved.

7 Discussion Items

None.

8 Administrative Reviews

None.

9 Miscellaneous

Ms. Powers shared an upcoming event Ride With Leaders on May 18th which is an approximate 6 mile bike tour of local, county, and state roads in the Central Point area. Planning Commissioners are invited to participate and need to register in advance.

Director Powers recognized Don Dixon for his service on the Planning Commission and reported this would be his last meeting as he is leaving the area for two years. City staff and Planning Commissioners wished him well on his new adventure.

10 Adjournment

Jim Mock made a Motion to Adjourn. Don Dixon seconded. The meeting was adjourned at 7:24 p.m.

The foregoing minutes of the May 7, 2024, Planning Commission meeting were approved by the Planning Commission at its meeting of _____, 2024.

Tom Van Voorhees
Planning Commission Chair

Staff Report

Grocery Outlet Supermarket
Site Plan and Architectural Review
File No. SPAR-24004

September 3, 2024

Item Summary

Consideration of a proposed approximately 16,000 square foot supermarket building and site improvements, including parking and landscape areas. The 2.24 acre site is located at 4951 Biddle Road and is identified on the Jackson County Assessor's map as 37S 2W 01C, Tax Lot 802.

Applicant/Agent: Dickerhoof Properties, LLC (Darren Dickerhoof)

Staff Source

Justin Gindlesperger, Community Planner III

Background

The Applicant is requesting Site Plan and Architectural Review approval to construct and operate an approximately 16,000 square foot supermarket at 4951 Biddle Road near the intersection of Biddle and Hamrick Road. The purpose the Site Plan and Architectural Review application is to assure the proposed site and building design are consistent with the land use and development standards for the City in accordance with CPMC 17.72, Site Plan and Architectural Review.

Project Description:

Site Design:

The Site Plan (Attachment "A-1") depicts the location of the structure along with proposed parking, service and stormwater areas. The Landscape Plan (Attachment "A-2") depicts proposed landscape areas along street frontages, around the perimeter of the site and within the parking lot. There is ample landscaping to comply with, or exceed, landscape standards in CPMC 17.75.039. In order to mitigate the large surface of the parking area, the applicant is proposing a pedestrian access to the front of the building from the Biddle Road right-of-way, shading of 40% of the surface area by the proposed trees at maturity, and a landscape row with street trees along the private retail street.

Access:

As shown on the Site Plan (Attachment "A-1"), the property fronts Biddle Road and abuts existing private retail streets on the east and south sides of the project site. The private retail streets provide access and circulation to the subject property and adjacent properties to the east and west, limiting conflicts along Biddle Road. The Applicant proposes to access the private retail streets on the east and south sides, providing access for customers and deliveries.

Building Design:

As depicted on the Building Plans (Attachment “A-3”), the main entrance is oriented north towards Biddle Road and features a raised parapet, variation in colors and materials, including front display windows. Maximum building height is 32-feet, below the maximum of 35-feet in the C-5 zoning district.

Issues

There are two (2) issues relative to this application as follows:

1. **Frontage Improvements/Landscaping.** Biddle Road is classified as an Urban Minor Arterial maintained by Jackson County. The right-of-way includes curb, gutter and sidewalk, with a landscape row between the curb and sidewalk. The Landscape Plan (Attachment “A-2”) does not include landscaping or irrigation in the landscape row. The landscape row must be landscaped with ground cover and provide irrigation to proposed landscaping.

As noted in the Fire District No. 3 Staff Report, dated 08/08/2024, landscaping provided onsite should include Firewise landscaping principles that include the installation of fire-resistant plant materials.

Comment: Staff recommends Condition of Approval No. 1(a) requiring a revised landscape plan that provides ground cover and irrigation for the landscape row along Biddle Road.

2. **Building Design.** Building design is used to ensure that buildings do not display unembellished walls visible from a public street or residential area. As defined in CPMC 17.75.042(A)(5), there are three (3) types of wall faces used to review building design. As shown on the Building Elevation (Attachment “A-2”), the proposed grocery store includes Façade Wall Faces towards the north and east and Building Wall Faces to the south and west. The wall faces to the north, east and south provide architectural features that provide variation in color, material, and articulation in compliance with this section. However, the west Building Wall Face lacks ample design features that serve to break up the wall face into smaller sections.

Comment: Staff recommends Condition of Approval No. 1(b) requiring revised building elevations that depict architectural features on the west-oriented Building Wall Face, as required by CPMC 17.75.042(A)(5)(b).

Findings of Fact & Conclusions of Law

The Planning Commission can approve, approve with conditions or deny the application based on findings set forth in CPMC 17.72.040. The Site Plan and Architectural Review criteria are addressed in the Applicant’s Findings dated June 18, 2024 (Attachment “B”) and the Planning Department Supplemental Findings set forth below. Where there is a conflict between the Applicant’s Findings and the Planning Department Findings, the latter shall apply.

CPMC 17.72.040, Site Plan and Architectural Standards

In approving, conditionally approving, or denying any site plan and architectural review application, the approving authority shall base its decision on compliance with the following standards:

- A. *Applicable site plan, landscaping, and architectural design standards as set forth in Chapter [17.75](#), Design and Development Standards;*

Finding CPMC 17.72.040(A): Based on the Applicant's Findings in Attachment "B" and the Planning Department Supplemental Findings for CPMC CPMC 17.75.042(A)(5), the proposed site plan, landscaping and architectural standards can comply as conditioned.

Conclusion CPMC 17.72.040(A): Complies as conditioned.

- B. *City of Central Point Department of Public Works Department Standard Specifications and Uniform Standard Details for Public Works Construction;*

Finding CPMC 17.72.040(B): As demonstrated in the Public Works Staff Report dated August 13, 2024 (Attachment "C") and the Jackson County Roads Staff Report dated August 14, 2024 (Attachment "D"), the proposed site development and public infrastructure including the street connectivity is consistent with the Public Works Standard Specifications and Jackson County Standards and Specifications for County Roads as conditioned. The conditions assure that civil improvement design, construction timing and implementation remains consistent with the Public Works Standards and County Road Standards until the project receives final inspection and Certificate of Occupancy.

Conclusion CPMC 17.72.040(B): Complies as conditioned.

- C. *Accessibility and sufficiency of fire fighting facilities to such a standard as to provide for the reasonable safety of life, limb and property, including, but not limited to, suitable gates, access roads and fire lanes so that all buildings on the premises are accessible to fire apparatus.*

Finding CPMC 17.72.040(C): As evidenced by FD3's email dated August 8, 2024 (Attachment "E"), the proposed site development must be consistent with the Oregon Fire Code. As conditioned, the Applicant will be required to install a fire hydrant if the building is sprinklered and the location of the FDC is greater than 50-feet from the nearest hydrant. This condition shall be administered through the building permit process. The final comment to provide Firewise plants was suggested as a way to incorporate fire-resistant plants in landscape areas.

Conclusion CPMC 17.72.040(C): Complies as conditioned.

CPMC 17.75.042 Findings and Conditions

The following design standards are applicable to development in all commercial zoning districts, and are intended to assure pedestrian scale commercial development that supports and

enhances the small town character of the community. All publicly visible buildings shall comply with the standards set forth in this section.

A. Massing, Articulation, Transparency, and Entrances

5. Wall Faces. As used in this section there are three types of wall faces. To ensure that buildings do not display unembellished walls visible from a public street or residential area the following standards are imposed:

- a. Facade Wall Face. Facade wall faces greater than forty feet in length shall be divided into small units through the use of articulation, which may include offsets, recesses, staggered walls, stepped walls, pitched or stepped rooflines, overhangs, or other elements of the building's mass.

For purposes of complying with the requirements in this subsection facade wall faces shall consist of a combination of two of the following design features:

- i. Changes in plane with a depth of at least twenty-four inches, either horizontally or vertically, at intervals of not less than twenty feet and not more than forty feet; or
- ii. Changes of color, texture, or material, either horizontally or vertically, at intervals of not less than twenty feet and not more than one hundred feet; or
- iii. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relief of at least eight inches at intervals of not less than twenty feet and not more than forty feet.



Finding CPMC 17.75.042(A)(5)(a): The building provides a façade wall face towards Biddle Road to the north and the private retail street to the east. As depicted on the Building Elevations (Attachment “A-3”), the façade wall faces divide the length of the walls into smaller units with the use of colors and materials. The north facing façade provides a repeating pattern of bays separated by columns, and a change in color and material horizontally above the main entrance and front window area. The east facing façade provides a similar pattern of repeating bays and features changes in colors and materials between the bays, and a raised parapet that emulates the design at the entrance of the building.

Conclusion CPMC 17.75.042(A)(5)(a): Consistent.

- b. Building Wall Face. As applicable each building wall face shall be given architectural treatment to meet the intent of this section by using three or more of the following:
- i. Varying rooflines with one foot or greater changes of height at least every forty feet;
 - ii. Transparent windows that comprise at least forty percent of the visible facade;
 - iii. Secondary entrances that include glazing and landscape treatment;
 - iv. Balconies;
 - v. Awnings/canopies;
 - vi. Planted trellises;
 - vii. Projecting cornices at least twelve inches in height;
 - viii. Variation in building form and materials demonstrated to meet the intent of this section.

Finding CPMC 17.75.042(A)(5)(b): A building wall face is not directly oriented towards a street but is still visible from the public right-of-way. As depicted on the Building Elevations (Attachment "A-3"), the building provides a building wall face towards the west and south. The south elevation includes two (2) architectural treatments and provides a similar design to the east façade face with a repeating pattern bay design with variation of material and color and an awning towards the side of the wall face. The west elevation, which includes the area for the proposed loading dock, does not include treatments listed in this section. As a condition of approval, the south elevation and west elevation must include at least three (3) or more of the architectural treatments listed above.

Conclusion CPMC 17.75.042(A)(5)(b): Complies as conditioned.

- c. Other Wall Faces. Other wall faces abutting residential areas shall comply with the requirements for building wall faces. Other wall faces not abutting residential areas are exempt from this section.

Finding CPMC 17.75.042(A)(5)(c): As depicted on the Site Plan (Attachment "A-1") the project site does not abut a residential area.

Conclusion CPMC 17.75.042(A)(5)(c): Not applicable.

Summary Conclusion:

The Site Plan and Architectural Review application to develop 2.24 acres at 4951 Biddle Road with an approximately 16,000 square foot supermarket/grocery store as been reviewed against the applicable approval criteria in CPMC 17.72.040 for the C-5 zone and found to comply as conditioned based on the Applicant's Findings of Fact in Attachment "B", the Planning Department Supplemental Findings presented in this Staff Report dated September 3, 2024 and Attachments "A-1", "A-2", "A-3", "C", "D", "E", and "F. It is emphasized that if there is any conflict between the Applicant's Findings and the Planning Department Supplemental Findings, the Planning Department Supplemental Findings shall apply.

Recommended Conditions of Approval

1. Prior to building permit issuance for the supermarket/grocery store building, the applicant shall satisfy the following conditions of approval:
 - a. Submit revised landscape plan that depicts the landscape row along the Biddle Road with ground cover and irrigation;
 - b. Submit revised building elevations that depict west building wall face with at least three (3) architectural features, as required by CPMC 17.75.042(A)(5)(b);
 - c. Demonstrate compliance with the Public Works Department Staff Report (Attachment "D"), including but not limited to:
 - i. Submit and receive approval for Civil Improvement Plans demonstrating compliance with Public Works Department Standard Specifications for public works construction that includes, but is not limited to, the proposed sidewalks, utilities, and the protection of public infrastructure.
 - ii. Submit and receive approval for a stormwater management plan demonstrating compliance with the MS4 Phase II stormwater quality standards.
 - iii. Submit and receive approval for an erosion and sediment control permit (NPDES-1200CN).
 - iv. Pay all System Development Charges and permit fees.
 - d. Demonstrate compliance with the Jackson County Roads Department Staff Report and supplemental comments (Attachment "D"), including but not limited to:
 - i. Submit and receive approval for construction plans demonstrating compliance with the "Standards and Specifications for County Roads" for public works within the County Roads right-of-way.
 - ii. Submit and receive approval for a stormwater management plan for any drainage facilities directed to Jackson County stormwater facilities.

- e. Demonstrate compliance with Fire District No. 3 Staff Comments, including:
 - i. Submit a revised site plan that depicts the location of a new fire hydrant, if the location of the FDC on the proposed building is greater than 50-feet from an existing fire hydrant.
 - ii. Include fire-resistant landscape materials within proposed landscape areas, as endorsed by Firewise landscaping principles.
 - f. Demonstrate compliance with Rogue Valley Sewer Services Staff report, including obtaining a connection permit and paying all applicable fees.
2. Prior to Public Works Final Inspection, the applicant shall demonstrate compliance with the following:
- a. Complete public infrastructure and civil improvements per Civil Improvement Plans approved by the Public Works Department and a fully executed development agreement and bond, if applicable. The Engineer-of-Record shall certify that all improvements were constructed per the approved plans.
 - b. Complete public infrastructure and civil improvements per construction plans approved by the Jackson County Roads Department.
 - c. Complete stormwater management improvements per the Stormwater Management Plan approved by the Public Works Department. The Engineer-of-Record shall certify that the construction of the drainage system was constructed per the approved plans.
 - d. Record an operations and maintenance agreement for all new stormwater quality features.
3. Any modifications to the site layout, including but not limited to stormwater quality treatment facility type and location, shall be subject to review in accordance with CPMC 17.09, Modifications to Approved Plans and Conditions of Approval.

Attachments

Attachment "A-1" – Master Site Plan

Attachment "A-2" – Landscape Plan

Attachment "A-3" – Building Elevations

Attachment "B" – Applicant's Findings, dated 06/18/2024

Attachment "C" – Public Works Department Staff Report, dated 08/13/2024

Attachment "D" – Jackson County Roads Staff Report, dated 08/14/2024

Attachment "E" – Fire District No. 3 Staff Report, dated 08/08/2024

Attachment "F" – Rogue Valley Sewer Services Staff Report, dated 08/08/2024

Attachment "G" – Resolution No. 922

Action

Open a public hearing and consider the proposed Site Plan & Architectural Review application and 1) approve; 2) approve with revisions; or 3) deny the application.

Recommendation

Approve Resolution No. 922, a Resolution recommending approval of the Site Plan & Architectural Review application for the Grocery Outlet Supermarket development plan.

Recommended Motion

I move to approve Resolution No. 922, a Resolution recommending approval of the Site Plan & Architectural Review application for the Urgent Medical Care development plan per the Revised Staff Report dated September 3, 2024.

PRELIMINARY SITE PLAN GROCERY OUTLET

Proposed Grocery Store
SITUATED IN THE SE1/4 SW1/4 SECTION 02, T37S, R02W W.M.
JACKSON COUNTY, OREGON
CITY OF CENTRAL POINT
JULY 2024



VICINITY MAP
NTS

SITE DATA & CALCULATIONS

TOTAL SITE AREA	2.24 ACRES
RETAIL BUILDING FOOTPRINT	16,400 SQ FT
AS PHOWN ON LOT 110	16,400 SQ FT
TOTAL (AS PHOWN) RETAIL PARKING AREA	16,400 SQ FT
TOTAL (AS PHOWN) TOTAL PARKING AREA	16,400 SQ FT
TOTAL (AS PHOWN) TOTAL SITE AREA	2.24 ACRES
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SITE REQUIREMENTS (C-5 COMMERCIAL DISTRICT) Central Point Municipal Code Table 17.75.01

MINIMUM BUILDING HEIGHT	10 FT
MINIMUM BUILDING SETBACK	10 FT
MINIMUM BUILDING SETBACK	10 FT
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SITEPLAN NOTES:

- PROPERTY LINE PER PARTITION PLAT P-13/2017
- PROPOSED NEW ACCESS DRIVEWAY. WIDTH AS SHOWN.
- EXISTING ACCESS DRIVEWAY TO BE USED FOR DEVELOPMENT. WIDTH AS SHOWN.
- NEW 5' WIDE SIDEWALK ALONG NORTHSOUTH PRIVATE ACCESS ROAD.
- PROPOSED ASPHALT PARKING AREA 45' X 110' WIDE.
- POINT OF CONNECTION TO EXISTING POWER, TELEPHONE AND COMMUNICATIONS LINE. RUN SERVICE LINES TO BUILDING IN UNDERGROUND CONDUITS GENERALLY AS SHOWN.
- POINT OF CONNECTION TO EXISTING STORMWATER TO BE ROUTED TO EXISTING VEGETATED SWALES WITH UNDERGROUND DETENTION STORAGE AS REQUIRED TO MEET F.V.S.S. STANDARDS.
- PROPOSED SANITARY SEWER LATERAL CONNECTION TO EXISTING F.V.S.S. SEWER MAIN.
- NEW WATER METER TO BE INSTALLED. NEW FIRE SERVICE WITH NEW FIRE HYDRANT TO BE CONSTRUCTED PER CITY STANDARDS.
- PROPOSED PEDESTRIAN CONNECTIONS TO STREET SIDE SIDEWALK.
- SITE LIGHTING ATTACHED TO BUILDING EXTERIOR AS WELL AS (7) LIGHT POLE FIXTURES LOCATED IN THE PARKING LOT.
- PROPOSED CMU SCREENED TRASH ENCLOSURE.
- BICYCLE PARKING - PROVIDE 8 SPACES FOR BICYCLE PARKING.
- RECEIVED LOADING DOCK.
- ON GRADE LOADING AREA.
- PROPOSED TENANT PERSON LOCK.

SHEET INDEX

SP01 PRELIMINARY SITEPLAN
LS01 PRELIMINARY LANDSCAPE PLAN

DICKERHOOF PROPERTIES
P.O. BOX 1883
CORVALLIS, OREGON 97331
(541) 754-3630

RHINE-CROSS GROUP, LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 960
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 271-9330
rhinecross-gp.com



Grocery Outlet
4951 Biddle Road
CENTRAL POINT
OREGON

SHEET NAME
SITEPLAN
DRAWN BY: MDC
CHECKED BY: MDC
DATE: 07-15-2024
REVISIONS
JOB NO.: 2363
SHEET NO.:
SP01

LANDSCAPE PLAN
GROCERY OUTLET

Proposed Grocery Store
SITUATED IN THE SE1/4 SW1/4 SECTION 02, T37S, R02W W.M.
JACKSON COUNTY, OREGON
CITY OF CENTRAL POINT
JULY 2024

BIDDLE RD

PVT ACCESS RD

PVT ACCESS RD

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

SHADING LEGEND

- PROPOSED RIVER ROCK SWALE BOTTOM
(857 sq ft.)
- PROPOSED 3" HEMLOCK MULCH
(19,125 sq ft.)
- PROPOSED CONCRETE WALKWAY
(5,214 sq ft.)
- PROPOSED ASPHALT AREA
(43,504 sq ft.)

Irrigation Schedule

- 3-ZONE IRRIGATION CONTROL VALVE BOX, VALVE BOX TO BE FED BY EXISTING ON-SITE WELL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN BUILD SYSTEM INCLUDING PUMP, CONTROLS, EXTENSION TANKS, ETC.
- INSTALL DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS.
- INSTALL DOUBLE TREE RING DRIPLINE AT EACH TREE LOCATION. FIRST RING SHALL BE 12" FROM TRUNK. SECOND RING 24" (TYP. ALL TREES)

- THIS PLAN IS DIAGRAMMATICAL. ALL PIPING, VALVES, SPRINKLER HEADS ETC. SHALL BE INSTALLED BY LANDSCAPE CONTRACTOR AND FOLLOW THIS PLAN AS CLOSE AS IS PRACTICAL.
- ALL MAINLINE IRRIGATION PIPES SHALL BE INSTALLED AT 24" DEPTH WITH LATERALS AT 12" DEPTH.
- CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN FULL COVERAGE.
- ALL ROAD AND SIDEWALK CROSSINGS SHALL BE INSTALLED IN CLASS 200 PVC SLEEVES AT 24" MIN DEPTH.

LEGEND

- IRRIGATION MAINLINE - PVC 80#
40 PIPE 1-1/2" DIA WITH 7" DIA
LATERALS TO SPRINKLER HEADS
- DRIPLINE

REQUIRED LANDSCAPE PER CODE SECTION 17.75.030

1. Minimum 10% of the total area of the site shall be landscaped with native plants and trees.

2. The minimum number of trees shall be determined by the following formula:

Number of trees = (Total area of site in sq ft) / (Area of one tree in sq ft)

3. The minimum number of trees shall be determined by the following formula:

Tree Planting Schedule

Symbol	Quantity	Tree Species	Size
18	18	RED PLATANUS NORWAY SPRUCE	12" CAL, 10-12' H
23	23	SHRUBS KENTUCKY COFFEE TREE	8" CAL, 10-12' H
29	29	ACER NORWAY SPRUCE	12" CAL, 10-12' H
7	7	ACER RED MAPLE	5-6' H

*STREET TREES MAY BE SUBSTITUTED TO COORDINATE WITH EXISTING STREET TREES ON BIDDLE ROAD FOR CONTINUITY

Shrub and Grass Planting Schedule

Symbol	Quantity	Plant Species	Size
18	18	SYMPLOCARPOS ALBUS COMMON SAGE	5' CAL
23	23	WINTER WAXMYRTLE RED BERRY	1' CAL
34	34	ERIVIA ALATA CONTACT BURNING BUSH	5' CAL
12	12	HELIOTROPIS BLUE DART GRASS	5-6' H

DICKERHOOF PROPERTIES
PO BOX 1589
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R-C
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Fax: (541) 271-9200
www.ruihe-cross.com



Grocery Outlet
4951 Biddle Road
CENTRAL POINT, OREGON

SHEET 11A/VE
LANDSCAPE
PLAN

DRAWN BY: MOC
CHECKED BY: MOC
DATE: 7/15/2024

PROJECT NO.: 2362
SHEET 11A/VE

LS01

**CENTRAL POINT
OREGON**

**SITE PLAN & ARCHITECTURAL REVIEW
APPLICATION
GROCERY OUTLET**

PROPERTY OWNER: RF5 PROPERTIES, LLC
2316 W HILLSIDE DRIVE
CENTRAL POINT, OREGON 97502

APPLICANT: DICKERHOOF PROPERTIES, LLC
PO BOX 1800
CORVALLIS, OREGON 97339

AGENT: RHINE-CROSS GROUP, LLC
112 N. 5TH STREET, SUITE 200
PO BOX 909
KLAMATH FALLS, OREGON 97601

LOCATION: 372W01C TAX LOT 802

ZONING DESIGNATION: THOROUGHFARE COMMERCIAL (C-5)

PROPERTY SIZE: 2.24 ACRES



**RHINE-CROSS GROUP, LLC
112 N 5TH STREET - SUITE 200
PO BOX 909
KLAMATH FALLS, OREGON 97601
(541) 851-9405**

***IN THE MATTER OF A TYPE III APPLICATION FOR THE APPROVAL OF
SITE PLAN AND ARCHITECTURAL REVIEW
GROCERY OUTLET
EAST PINE STREET/BIDDLE ROAD, CENTRAL POINT, OR
37S2W01C TAX LOT 802***

SECTIONS

1. Application Form
2. Legal Description
3. Written Authority Form Property Owner
4. Written Findings of Fact
5. Site Plan ~ Landscape Plan ~ Elevations
6. Mailing Labels

1)

APPLICATION FORM

***RF5 PROPERTIES LLC
LOCATION OF SUBJECT SITE
ALONG EAST PINE / BIDDLE ROAD
CENTRAL POINT, OR 97504
37S2W01C 802***



Site Plan & Architectural Review

140 South 3rd Street
Central Point, OR 97502
541.664.3321

www.centralpointoregon.gov

APPLICANT INFORMATION

Name Darren Dickerhoof
Company Dickerhoof Properties
Address: PO Box 1800
City Corvallis State OR Zip code 97339
Email darren@dickerhoof.com
Telephone (Primary) 541-754-3630 (Secondary) _____

AGENT INFORMATION (Owner's consent required)

Name Lani Hickey/Planner Marc Cross/Engineer
Company Rhine Cross Group, LLC
Address: 112 N 5th Street - Suite 200, PO Box 909
City Klamath Falls State OR Zip code 97601
Email lani@rc-grp.com
Telephone (Primary) 541-851-9405 (Secondary) _____

PROPERTY OWNER INFORMATION

Name Adam Reiss
Company RF5 Properties LLC
Address: 2316 W Hillside Drive
City Central Point State OR Zip code 97502
Email _____
Telephone (Primary) _____ (Secondary) _____

PROJECT DESCRIPTION

Site Address(es): No situs address assigned
Map & Tax Lot(s): 372W01C 802
Gross Acreage: 2.24 Existing Right-of Way Acreage: _____
Zoning District: Thoroughfare Commercial (C-5) Proposed Right-of-Way Acreage: _____
Existing No. Units: 0 Proposed No. Units: 1 commercial store
Flood Zone: N/A TOD Overlay: ☐ Yes ☒ No

PRE-APPLICATION CONFERENCE (Recommended for Type II applications; Required for Type III applications)

File No. Pre-24005 Date: June 14, 2024

APPLICATION CHECKLIST

Applications shall include all of the following submittals:

- ☒ Application Form (Signed)
- ☒ \$2,900 Application Fee
- ☒ Legal Description
- ☒ Property Owner Consent Form for agent authorization (if applicable)
- ☒ Written Findings of Fact denoting compliance with CPMC 17.65, 17.66, 17.67, 17.72 and 17.75 as applicable. For Type II applications, see CPMC 17.05.300(B)(2)(b). For Type III applications, see CPMC 17.05.400(B)(2)(b).
- ☒ Site Plan, Architectural Elevations with details, Landscape and Irrigation Plan, and Lighting Plan (if applicable)
 - o Three (3) copies drawn to scale
 - o One reduced paper copy (8 ½ " x 11")
 - o PDF emailed to planning@centralpointoregon.gov
- ☒ Preliminary Stormwater Management Plan. Location and facility type/design must be shown on the Site and Landscape Plan at a minimum.
- ☒ Mailing labels for property owners within 250-feet of project site perimeter

I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE ENCLOSED PLANS AND DOCUMENTS ARE TRUE, CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

☒ Property Owner ☐ Authorized Agent



Signature

7/12/24

Date

FOR OFFICE USE ONLY

Date Received: _____ File No. _____

Date Accepted as Complete: _____ 120-day Rule Date: _____

2)

LEGAL DESCRIPTION

***RF5 PROPERTIES LLC
LOCATION OF SUBJECT SITE
ALONG EAST PINE / BIDDLE ROAD
CENTRAL POINT, OR 97504
37S2W01C 802***



After recording return to:
RF5 Properties LLC

Until a change is requested all tax
statements shall be sent to the
following address:
RF5 Properties LLC

File No.: 7161-4022537 (RT)
Date: December 16, 2022

THIS SPACE RES

Jackson County Official Records **2023-000236**
R-WD
Stn=10 ALOUISB **01/05/2023 12:41:01 PM**
\$15.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$107.00**

I, Christine Walker, County Clerk for Jackson County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.
Christine Walker - County Clerk

STATUTORY WARRANTY DEED

Somara Investments, LLC, an Oregon limited liability company, Grantor, conveys and warrants to
RF5 Properties LLC limited liability company, Grantee, the following described real property free of
liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Jackson, State of Oregon, described as follows:

**PARCEL 3 OF PARTITION PLAT NO. P-15-2017, RECORDED JUNE 09, 2015, IN THE RECORD
OF PARTITION PLATS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 22265, IN
THE OFFICE OF THE COUNTY SURVEYOR.**

Subject to:

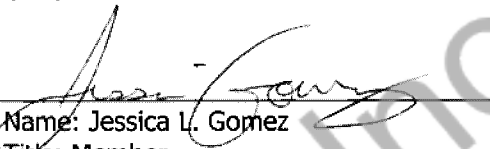
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the
public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$800,000.00**. (Here comply with requirements of ORS 93.030)

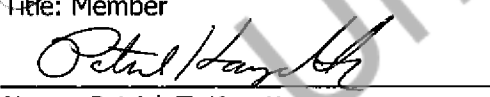
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 5 day of January, 2023

Somara Investments, LLC, an Oregon limited liability company, an Oregon limited liability company

By: 

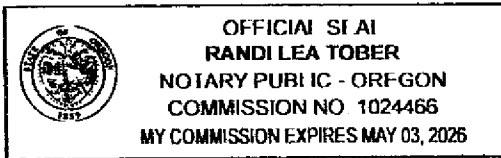
Name: Jessica L. Gomez
Title: Member

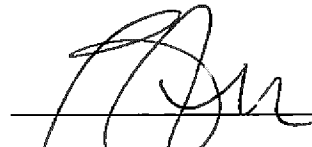
By: 

Name: Patrick T. Kayatta
Title: Member

STATE OF Oregon)
County of Jackson)ss.
)

This instrument was acknowledged before me on this 5 day of January, 2023
by Jessica L. Gomez as Member of Somara Investments, LLC, an Oregon limited liability company, on
behalf of the limited liability company.





Notary Public for Oregon
My commission expires: 5/3/26

Unofficial
Copy

3)

**WRITTEN AUTHORITY FROM
PROPERTY OWNER**

***RF5 PROPERTIES LLC
LOCATION OF SUBJECT SITE
ALONG EAST PINE / BIDDLE ROAD
CENTRAL POINT, OR 97504
37S2W01C 802***



Property Owner Consent Form

140 South 3rd Street
Central Point, OR 97502
541.664.3321

www.centralpointoregon.gov

I/we, RF5 Properties LLC / Adam Reiss, the property owner(s) of
[Insert property owner name(s)]

no situs address assigned, identified on the Jackson County Assessor's Map as
[Insert site address]

372W01C 802, hereby consent to the filing of an application for
[Insert Map and Tax Lot number(s)]

Grocery Outlet on said property, and will allow Rhine Cross Group, LLC
[Insert Project Name] [Insert Agent Name]

to represent me before the City of Central Point approving authority.

PROPERTY OWNER SIGNATURE(S) *(Attach additional pages if needed)*

Adam Reiss
Print Name

[Signature]
Signature

7/12/24
Date

Print Name

Signature

Date

Print Name

Signature

Date

4)

WRITTEN FINDINGS OF FACT

***RF5 PROPERTIES LLC
LOCATION OF SUBJECT SITE
ALONG EAST PINE / BIDDLE ROAD
CENTRAL POINT, OR 97504
37S2W01C 802***

**BURDEN OF PROOF
GROCERY OUTLET
CENTRAL POINT, OREGON**

Applicant: Dickerhoof Properties, LLC
PO Box 1800
Corvallis, Oregon 97339

Owner: RF5 Properties, LLC
2316 W Hillside Drive
Central Point, Oregon 97502

Representatives: Rhine-Cross Group, LLC
112 N 5th Street, Suite 200
PO BOX 909
Klamath Falls, OR 97601
Phone: (541) 851-9405

Location: The property is along East Pine Street/Biddle Road

Address: No situs address assigned

Reference Parcel No.: Tax Lot 802 Map No. 37S 2W 01C

Comp. Plan Designation: Commercial

Zoning Designation: C-5 Zone (Thoroughfare Commercial)

Proposal: Construction of Grocery Outlet

Date: June 18, 2024



PROJECT OVERVIEW & DESCRIPTION

The applicant intends construct an approximately +/-16,000 square foot grocery store, "Grocery Outlet" located along East Pine Street /Biddle Road, Central Point.

The site is currently undeveloped and consists of 2.24 acres. The site is served by Central Point Water Service, Rogue Valley Sewer Services storm drainage and sanitary sewer. Other utilities readily available are power, telephone, and cable TV all existing within the right-of-way of Biddle Road.

The subject property is currently designated C5=Thoroughfare Commercial. Supermarkets are permitted uses within this zoning and will be referred to the planning commission for further review, per Section 17.46.030 of the Central Point Municipal Code.

The subject property is relatively flat with existing water and sewer utilities available that are able to serve the project site. The site is served by Fire District No. 3 with fire hydrants located around the development site. The site is within the Airport Concern Overlay and will record a copy of an avigation easement prior to building permits.

This application for site plan improvements must denote compliance with Central Point Municipal Code (CPMC) 17.05, 17.46, 17.64, 17.72, 17.75, and 17.75 as applicable (Type III, see Section 17.,05.400.

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CENTRAL POINT MUNICIPAL CODE (CPMC)

CHAPTER 17.05 APPLICATIONS AND DEVELOPMENT PERMIT REVIEW PROCEDURES

17.05.100 Purpose and applicability of review procedures.

A. Purpose. The purpose of this chapter is to establish standard decision-making procedures that will enable the city, the applicant, and the public to review development permit applications and participate in the local decision-making process in a timely and effective way consistent with the citizen's involvement element of the comprehensive plan. Table 17.05.1 provides a key to identify the review procedures, applicable regulations, and the approving authority for development permit applications.

B. Applicability of Review Procedures. All development permit applications identified in Table 17.05.1 shall be decided by using the appropriate procedures contained in this chapter. The procedural "type" assigned to each development permit application governs the decision-making process for that permit. There are four "types" of procedures: Type I, II, III, and IV, which are described as follows:

17.05.400 Type III procedure.

A. Pre-Application Conference. A pre-application conference is required for all Type III applications. The requirements and procedures for a pre-application conference are described in Section [17.05.600\(C\)](#).

Findings of Fact: A Pre-Application Conference was held for a Site Plan and Architectural Review June 14, 2024, and application for this project is subject to a Type III Review.

B. Application Requirements.

1. Application Forms. Type III applications shall be made on forms provided by the community development director or designee for the land development permit requested.
2. Submittal Requirements. When a Type III application is required, it shall include:
 - a. A completed application form with required attachments;
 - b. One copy of a narrative statement (findings and conclusions) that explains how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making. Note: Additional information may be required under the specific applicable regulations for each approval as referenced in Table 17.05.1;
 - c. The required fee; and
 - d. One set of pre-addressed mailing labels for all real property owners of record who will receive a notice of the application as required in subsection C of this section. The records of the Jackson County assessor's office are the official records for determining ownership. The applicant shall produce the notice list using the most current Jackson

County assessor's real property assessment records to produce the notice list. The city shall mail the notice of application. The failure of a property owner to receive notice as provided in subsection C of this section shall not invalidate such proceedings provided the city can demonstrate by affidavit that such notice was given.

Findings of Fact: All application requirements are included within the planning submittal packet and payment will be made upon submittal to the City of Central Point.

C. Notification Requirements.

1. Mailed Notice. The city shall mail the notice of the Type III hearing. Notice of a Type III hearing shall be given by the community development director or designee in the following manner:

a. At least twenty days before the hearing date, or if two or more hearings are allowed, ten days before the first hearing, notice shall be mailed to:

i. The applicant and all owners or contract purchasers of record of the property on the most recent property tax assessment roll that is the subject of the application;

ii. All property owners of record on the most recent property tax assessment roll within two hundred fifty feet of the site, including tenants of a mobile home or manufactured dwelling park;

iii. Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the city. The city may notify other affected agencies. The city shall notify the county road authority, or ODOT, and rail authority when there is a proposed development abutting or within two hundred fifty feet of an affected transportation facility and allow the agency to review, comment on, and suggest conditions of approval for the application;

iv. Owners of airports in the vicinity shall be notified of a proposed zone change in accordance with ORS [227.175](#);

v. Any neighborhood or community organization recognized by the city council and whose boundaries include the property proposed for development;

vi. Any person who submits a written request to receive notice;

vii. At the applicant's discretion, notice may also be provided to the Department of Land

b. Content of Notice. Notice of a Type III hearing shall be mailed per this subsection C and shall contain the following information:

i. An explanation of the nature of the application and the proposed land use or uses that could be authorized for the property;

- ii. The applicable criteria and standards from the zoning and subdivision code and comprehensive plan that apply to the application;
- iii. The street address or other easily understood geographical reference to the subject property;
- iv. The date, time, and location of the public hearing;
- v. A statement that the failure to raise an issue in person, or in writing at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue prior to the close of the final hearing means that an appeal based on that issue cannot be raised at the State Land Use Board of Appeals;
- vi. The name of a city representative to contact and the telephone number and email address where additional information on the application may be obtained;
- vii. A statement that a copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at the city of Central Point City Hall at no cost and that copies shall be provided at a reasonable cost;
- viii. A statement that a copy of the city's staff report and recommendation to the hearings body shall be available for review at no cost at least seven days before the hearing, and that a copy shall be provided on request at a reasonable cost;
- ix. A general explanation of the requirements to submit testimony, and the procedure for conducting public hearings; and
- x. The following notice:

Notice to mortgagee, lien holder, vendor, or seller: The City of Central Point Land Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

Findings of Fact: The applicant acknowledges the notification requirements and will work with Central Point Planning as necessary to comply with these mailing notice requirements.

- c. The community development director or designee shall prepare an affidavit of notice and the affidavit shall be made a part of the file. The affidavit shall state the date that the notice was mailed to the persons who were sent notice.

Findings of Fact: Applicant acknowledges (c) above and the preparation of an affidavit of notice that will be made part of the file.

- 2. On-Site Posting. Public notice signs shall be posted on the project site for any Type III land use action according to the following:

a. Contents of Sign. Notice signs shall include a description of the proposed land use action, the date of the public hearing, and the city of Central Point file number for the proposed land use action.

b. Location and Number of Signs. A posted notice sign must be placed on each existing street frontage of the project site. If a frontage is over six hundred feet long, a notice is required for each six hundred feet or fraction thereof. Notice signs must be posted within ten feet of a property line along the street and must be visible to pedestrians and motorists. Notice signs may not be posted in a public right-of-way unless the land use action specifically pertains to a public right-of-way. If posting must occur in the right-of-way, care should be taken to comply with clear vision area requirements as set forth in Section [17.60.120](#).

c. Sign Posting Schedule. The required sign(s) shall be posted not later than twenty-one days prior to the first public hearing date of each body that hears the application. Posted signs shall be removed within ten days following the final decision.

d. Affidavit of On-Site Posting. The director or designee shall prepare an affidavit of on-site notice posting and the affidavit shall be made part of the file. The affidavit shall state the date that the notice was posted, the number of notices posted and the name of the person(s) who posted the notice.

Findings of Fact: Applicant acknowledges the posting requirements and will comply with this as required by the Planning Director or designee as noted above.

CHAPTER 17.46: THOROUGHFARE COMMERCIAL DISTRICT

17.46.010 Purpose.

The C-5 district is intended to provide for commercial and business uses that are most appropriately located along or near major highways or thoroughfares and are largely dependent upon highway visibility and easy vehicular access. (Ord. 1883 (part), 2006; Ord. 1436 §2(part), 1981).

Findings of Fact: The proposed project and location is within the C-5 District and shall comply with the applicable codes pertaining to this zoning and district as noted in the application submittal.

17.46.020 Permitted Uses

The following uses are permitted in the C-5 district:

C. Retail outlets, including but not limited to:

8. Supermarket

Findings of Fact: The proposed project is the construction of a Grocery Outlet which is a permitted use under 17.46.020(C)(8) as noted above.

17.46.040 Height Regulations

No building or structure shall exceed thirty-five feet in height in the C-5 district. (Ord. 1436 §2(part), 1981).

Findings of Fact: The proposed new Grocery Outlet does not exceed thirty-five feet in height meeting this criterion.

17.46.050 Area, Width, and Yard Requirements

A. Lot Area. No requirements except as necessary to comply with applicable yard and parking and loading requirements.

Findings of Fact: The subject property consists of 2.24 acres providing adequate space for parking and loading requirements.

B. Lot Width. The minimum lot width shall be fifty feet.

Findings of Fact: The subject property exceeds the minimum 50' at +/-185 feet meeting this criterion.

C. Lot Depth. The minimum lot depth shall be one hundred feet.

Findings of Fact: The subject property exceeds the minimum 100' at +/-485 feet meeting this criterion.

D. Front Yard. The front yard shall be a minimum of ten feet and shall be maintained as landscaped open space. When off-street parking is located in the front yard area, the landscaped strip may be reduced to not less than six feet with planning commission approval of the site plan.

Findings of Fact: The front yard exceeds the 10' minimum with parking located between the store and Biddle Road. The area between the parking lot and road right-of-way is 16.1 feet and is landscaped open space with a bio-swale on the east side.

E. Side Yard. The side yard shall be a minimum of five feet, except when abutting structures are proposed with a common wall that complies with the Uniform Building Code.

Findings of Fact: Side yard exceeds the minimum of five feet being proposed at ten feet. No common walls are proposed for this project.

F. Rear Yard. No rear yard shall be required in the C-5 district except when the rear lot line abuts property in a residential (R) district and then the rear yard shall be a minimum of twenty feet. Where property in the C-5 district is separated from property in a residential (R) district by a public alley or street, no rear yard setback shall be required.

Findings of Fact: Acknowledged, the property does not abut residential zoned lands.

G. Lot Coverage. No requirements except as necessary to comply with applicable yard, parking and loading requirements. (Ord. 1436 §2(part), 1981).

Findings of Fact: Acknowledged

17.46.060 General Requirements

A. Uses that are normally permitted in the C-5 district but that are referred to the planning commission for further review, per Section [17.46.030\(26\)](#), will be processed according to application procedures for conditional use permits. No use shall be permitted and no process, equipment or materials shall be used which are found by the planning commission to be harmful to persons living

or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination or glare, or are found to involve any hazard of fire or explosion.

Findings of Fact: No equipment or materials proposed are harmful to persons living or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration illumination or glare, or any hazard of fire or explosion.

B. No use shall be permitted and no process, equipment or materials shall be used unless in compliance with all applicable state and federal environmental, health and safety regulations.

Findings of Fact: All equipment and materials used shall be in compliance with all applicable state and federal environmental, health and safety regulations.

C. Wherever the side or rear property lines of a parcel in the C-5 district abut parcels in a residential (R) district, a solid wall or fence, vine-covered open fence or compact evergreen hedge six feet in height shall be located on that property line and continuously maintained to ensure effective buffering and visual screening between the two land uses. Where a public alley or street separates the two properties, the barrier or screen shall be placed on the C-5 property at the time of construction and may include driveway and pedestrian openings to the alley or street, as approved by the planning commission.

Findings of Fact: N/A, no property lines abut a residential (R) district.

D. Whenever feasible, buildings shall be located toward the rear of the lot with parking toward the street in the front yard area for easy access and to minimize traffic noise at the rear of the property, especially when the rear property line abuts a residential (R) district. (Ord. 1684 §46, 1993; Ord. 1615 §44, 1989; Ord. 1436 §2(part), 1981).

Findings of Fact: The building is sited at the rear of the lot with parking toward the main street (Biddle Road) for easy access to minimize traffic noise at the rear of the property.

17.46.070 Signs and Lighting of Premises

A. No illuminated sign or lighting standard used for the illumination of premises shall be so designed and installed that its direct rays are toward or parallel to a public street or highway or directed toward any property that lies within a residential (R) district.

Findings of Fact: No illuminated signs or lighting are designed to direct rays towards or parallel to a public street or directed toward any property that lies within a residential zone. The property does not abut residential zoning.

B. No red, green or amber lights or illuminated signs may be placed in such a location or position that they could be confused with, or may interfere with, any official traffic control device, traffic signal or directional guide signs.

Findings of Fact: Applicant acknowledges (B) above and will comply with this standard.

C. Signs in the C-5 district shall be permitted and designed in accordance with Chapter [15.24](#) and with Section [17.60.110](#). (Ord. 1615 §17, 1989; Ord. 1436 §2(part), 1981).

Findings of Fact: All proposed signage will be permitted and designed in accordance with Chapter 15.24 and Section 17.60.110.

17.46.080 Off-Street Parking

Off-street parking and loading space shall be provided as required in Chapter [17.64](#). (Ord. 1436 §2(part), 1981).

Findings of Fact: Proposed off-street parking complies with Chapter 17.64 as noted within this Findings of Fact document.

CHAPTER 17.64 Off-Street Parking and Loading

17.64.010 Purpose

It is the purpose of this chapter, through the management of off-street parking, loading and bicycle spaces, to manage auto dependence and encourage the use of alternative transportation modes in accordance with the policies and strategies of the city's transportation system plan and state transportation planning rule requirements for climate-friendly and equitable communities.

The requirements and standards set forth in this chapter are intended to ensure the usefulness of parking, loading and bicycle facilities; protect the public safety; and mitigate potential adverse impacts on adjacent land uses. (Ord. 2100 § 9 (Exh. A), 2023; Ord. 1946 (part), 2011; Ord. 1436 §2(part), 1981).

17.64.030 Off-Street Loading

A. Purpose. The purpose of this section is to provide adequate loading areas for commercial and industrial uses to avoid interference with the operation of adjacent streets.

Findings of Fact: As shown on the site plan the loading area is placed to avoid interference with the operation of adjacent streets. The recessed loading dock is located away from any streets and on the northwest side of the building away from parking and streets.

B. Applicability. The minimum off-street loading requirements in Table 17.64.01 shall apply in all zoning districts with commercial and industrial uses that will require the receipt or distribution of materials or merchandise by truck or similar vehicle.

Findings of Fact: The applicant is proposing one (1) loading dock meeting the loading dock criteria as noted in Table 17.64.01.

C. Location.

1. Off-street loading facilities shall be located on the same lot or parcel as the structure they are intended to serve.

Findings of Fact: Loading dock is located on the same lot as the structure it is intended to serve.

2. Off-street loading areas shall not be placed between a building and street frontage unless the following apply:

- a. The site has frontage along a public street on two or more sides;
- b. The off-street loading area is not located on the primary building facade.

Findings of Fact: Loading dock is not placed or proposed between the new building and any street frontages.

3. Off-street loading areas shall not be within any required front, side or rear yard setback.

Findings of Fact: Proposed loading dock is not within any side or rear setbacks, criterion met.

4. Loading spaces shall not project into any public right-of-way or otherwise interfere with the public use of streets or alleys, sidewalks, or any clear vision triangle.

Findings of Fact: Proposed loading dock does not project into any public right-of-way or otherwise interfere with the public use of streets or alleys, sidewalks, or any clear vision triangle.

TABLE 17.64.01 OFF-STREET LOADING REQUIREMENTS

OFFICES, HOTELS AND OTHER NONGOODS HANDLING USES	
Sq. Ft. of Floor Area	No. of Loading Berths Required
0--50,000	0
50,001--200,000	1
Over 200,000	2 plus 1 for each 100,000 sq. ft.

Findings of Fact: The proposed project is proposing a recessed loading dock.

17.64.040 Off-Street Parking Requirements

A. Minimum and Maximum Vehicle Parking Requirements.

1. The minimum and maximum off-street vehicle parking space requirements are set forth in Table 17.64.02 and shall apply to all development unless modified in accordance with subsection C of this section.

2. Any parking provided to serve a building or use shall include parking spaces accessible to disabled persons in accordance with the Americans with Disabilities Act and subsection D of this section. Accessible spaces provided shall count toward the maximum number of permitted spaces in Table 17.64.02.

3. Land use categories and their associated uses are subject to the definitions in Section [17.08.410](#) unless otherwise noted. For purposes of this chapter, if there is a conflict between the definitions in Section [17.08.410](#) and a defined term elsewhere in the code, Section [17.08.410](#) takes precedence.

TABLE 17.64.02 MINIMUM AND MAXIMUM OFF-STREET PARKING STANDARDS

Land Use Category	Parking Standards (No. spaces per 1,000 square feet of gross floor area unless otherwise noted)	
	Minimum No. Required Spaces	Maximum No. Permitted Spaces
COMMERCIAL USES		
Sales-Oriented	0 spaces	5 spaces

Findings of Fact: The maximum allowable parking spaces for 16,400 sf equals 5 spaces per 1,000 sf. Total maximum number of stalls = 82. Applicant is proposing 75 parking spaces which is below the maximum.

17.64.050 Bicycle Parking

A. Purpose. The bicycle parking and storage provisions in this section are intended to provide bicycle parking facilities to accommodate and encourage bicycle travel.

B. Bicycle Parking Standards. Bicycle parking shall be provided in accordance with Table 17.64.043, Bicycle Parking Requirements.

TABLE 17.64.043 BICYCLE PARKING REQUIREMENTS

Land Use	Minimum Required
Retail Sales	0.33 spaces per 1,000 sq. ft.

Findings of Fact: Required parking spaces in accordance with Table 17.64.043 retail uses must provide 0.33 spaces per 1,000 square feet of floor area, or a total of 5 bicycle spaces. The proposed development provides 6 bicycle spaces meeting this criterion.

CHAPTER 17.75 Design and Development Standards

17.75.010 Purpose.

The purpose of this chapter is to set forth clear and objective design and development standards to facilitate the submittal and review of development proposals in a manner that implements the goals and policies of the comprehensive plan to maintain and enhance the city's small town environment. The standards set forth in this chapter are considered minimums and may be, on a case by case basis, supplemented by the approving authority as necessary to mitigate impacts on abutting property that are unique to the proposed development. (Ord. 1946 (part), 2011).

17.75.031 General Connectivity, Circulation and Access Standards

The purpose of this section is to assure that the connectivity and transportation policies of the city's Transportation System Plan are implemented. In achieving the objective of maintaining and enhancing the city's small town environment it is the city's goal to base its development pattern on a general circulation grid using a walkable block system. Blocks may be comprised of public/private street right-of-way, or accessways.

A. Streets and Utilities. The public street and utility standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction shall apply to all development within the city.

Findings of Fact: No new streets are proposed with this development.

B. Block Standards. The following block standards apply to all development:

1. Block perimeters shall not exceed two thousand feet measured along the public street right-of-way, or outside edges of accessways, or other acknowledged block boundary as described in subsection (B)(4) of this section.
2. Block lengths shall not exceed six hundred feet between through streets or pedestrian accessways, measured along street right-of-way, or the pedestrian accessway. Block dimensions are measured from right-of-way to right-of-way along street frontages. A block's perimeter is the sum of all sides.
3. Accessways or private/retail streets may be used to meet the block length or perimeter standards of this section, provided they are designed in accordance with this section and are open to the public at all times.
4. The standards for block perimeters and lengths may be modified to the minimum extent necessary based on written findings that compliance with the standards are not reasonably practicable or appropriate due to:
 - a. Topographic constraints;
 - b. Existing development patterns on abutting property which preclude the logical connection of streets or accessways;
 - c. Major public facilities abutting the property such as railroads and freeways;
 - d. Traffic safety concerns;
 - e. Functional and operational needs to create large commercial building(s); or
 - f. Protection of significant natural resources.

Findings of Fact: Applicant shall comply with access standards where required by City of Central Point.

C. Driveway and Property Access Standards. Vehicular access to properties shall be located and constructed in accordance with the standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 320.10.30, Driveway and Property Access.

Findings of Fact: Acknowledged

D. Pedestrian Circulation. Attractive access routes for pedestrian travel shall be provided through the public sidewalk system, and where necessary supplemented through the use of pedestrian accessways as required to accomplish the following:

1. Reducing distances between destinations or activity areas such as public sidewalks and building entrances;

Findings of Fact: Pedestrian pathways are provided from Biddle Road south along the property and private drive, providing safe access through the property and along the new building.

2. Bridging across barriers and obstacles such as fragmented pathway systems, wide streets, heavy vehicular traffic, and changes in level by connecting pedestrian pathways with clearly marked crossings and inviting sidewalk design;

Findings of Fact: Applicant shall provide pedestrian pathways with clearly marked crossing bridging across barriers and obstacles such as fragmented pathway systems, wide streets, and heavy vehicular traffic.

3. Integrating signage and lighting system which offers interest and safety for pedestrians;

Findings of Fact: The pedestrian pathways shall be lighted offering safety for pedestrians.

4. Connecting parking areas and destinations with retail streets or pedestrian accessways identified through use of distinctive paving materials, pavement striping, grade separation, or landscaping.

Findings of Fact: Pedestrian accessways are identified use of the use of distinctive paving materials and grade separation.

E. Accessways, Pedestrian. Pedestrian accessways may be used to meet the block requirements of subsection B of this section. When used pedestrian accessways shall be developed as illustrated in Figure 17.75.01. All landscaped areas next to pedestrian accessways shall be maintained, or plant materials chosen, to maintain a clear sight zone between three and eight feet from the ground level. Trees shall be planted to provide a fifty percent canopy cover over the accessway.

Findings of Fact: Pedestrian accessways are not being proposed to meet block requirements, however all proposed landscape areas next to pedestrian accessway shall be maintained for a clear sight zone between three and eight feet from the ground level.

17.75.035 Commercial Site Design and Development Standards

A. Commercial Site Design Standards. The lot area, dimension, set back, and coverage requirements for development within commercial districts shall be subject to the standards set forth in Table 17.75.01.

TABLE 17.75.01 COMMERCIAL SITE DEVELOPMENT STANDARDS

	Commercial District		
	C-N	C-4	C-5
Lot Area	N.A.	N.A.	N.A.
Lot Width	N.A.	N.A.	50 ft.
Lot Depth	N.A.	N.A.	100 ft.
Setbacks			
Front Yard	N.A.	N.A.	N.A.
Side Yard	N.A.	N.A. ¹	N.A. ¹
Rear Yard	N.A.	N.A. ^{2,3}	N.A. ^{2,3}
Lot Coverage	50%	N.A.	N.A.
Bldg. Height	35 ft.	60 ft.	35 ft.
1. Unless otherwise demonstrated at time of site plan and architectural approval wherever the side or rear yard property lines of a commercially zoned parcel abut parcels in a residential district, a solid wall or fence, vine-covered open fence or compact evergreen hedge six feet in height shall be located on that property line and continuously maintained to ensure effective buffering and visual screening between the two land uses.			
2. Where abutting a residential zone the rear yard setbacks shall be a minimum of ten feet.			
3. Except when the rear property line abuts any residential district or any unincorporated lands, the rear yard shall be increased by one-half foot for each foot of building height in excess of twenty feet.			

FINDINGS OF FACT: The proposed Grocery Outlet meets Commercial site development standards as shown in Table 17.75.01. The building height does not exceed 35 feet and does not abut a residential zone.

17.75.039 Off-Street Parking Design and Development Standards

All off-street vehicular parking spaces shall be improved to the following standards:

A. Connectivity. Parking lots for new development shall be designed to provide vehicular and pedestrian connections to adjacent sites unless as a result of any of the following such connections are not possible:

1. Topographic constraints;
2. Existing development patterns on abutting property which preclude a logical connection;
3. Traffic safety concerns; or
4. Protection of significant natural resources.

Findings of Fact: The proposed parking lot provides and is designed with vehicular and pedestrian connections to adjacent sites by way of pedestrian sidewalks and easily accessible vehicle access points on the east and south side of the development to existing streets.

B. Parking Stall Minimum Dimensions. Standard parking spaces shall conform to the following standards and the dimensions in Figure 17.75.03 and Table 17.75.02; provided, that compact parking spaces permitted in accordance with Section [17.64.040](#)(G) shall have the following minimum dimensions:

1. Width--Shall be as provided in column B in Table 17.75.02;
2. Length--Shall reduce column C in Table 17.75.02 by no more than three feet.

Findings of Fact: Each parking space provides 18' x 9.9' meeting the width and length criterion.

C. Access. There shall be adequate provision for ingress and egress to all parking spaces.

Findings of Fact: Adequate access is provided by two ingress/egress driveways off of the east private access road and two ingress/egress driveways off of the south private access road.

D. Driveways. Driveway width shall be measured at the driveway's narrowest point, including the curb cut. The design and construction of driveways shall be as set forth in the Standard Specifications and Public Works Department Standards and Specifications.

Findings of Fact: Applicant acknowledges design and construction of driveways and shall follow the standards applicable to private road standards.

E. Improvement of Parking Spaces.

1. When a concrete curb is used as a wheel stop, it may be placed within the parking space up to two feet from the front of a space. In such cases, the area between the wheel stop and landscaping need not be paved, provided it is maintained with appropriate ground cover, or walkway. In no event shall the placement of wheel stops reduce the minimum landscape or walkway width requirements.

Findings of Fact: Spaces located between the concrete curb is provided with areas maintained with appropriate ground cover and/or walkways.

2. All areas utilized for off-street parking, access and maneuvering of vehicles shall be paved and striped to the standards of the city of Central Point for all-weather use and shall be adequately drained, including prevention of the flow of runoff water across sidewalks or other pedestrian areas. Parking areas shall be designed with painted striping or other approved method of delineating the individual spaces, with the exception of lots containing single-family or two-family dwellings.

Findings of Fact: All areas utilized for off-street parking, access and maneuvering of vehicles shall be paved and striped to the standards of the city of Central Point and shall be adequately drained, including prevention of the flow of runoff water across sidewalks or other pedestrian areas.

3. Parking spaces shall be designed so that no backing movements or other maneuvering within a street or other public right-of-way shall be necessary, except for one- and two-family dwellings with frontage on a local street per the city of Central Point street classification map.

Findings of Fact: No parking spaces are designed that allow backing movements or other maneuvering within a street or other public right-of-way shall be necessary.

4. Any lighting used to illuminate off-street parking or loading areas shall be so arranged as to direct the light away from adjacent streets or properties.

Findings of Fact: All lighting used for off-street parking or loading areas are arranged as to direct the light away from adjacent streets and properties.

5. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining the lines through points twenty feet from their intersection.

Findings of Fact: Acknowledged

6. Parking spaces located along the outer boundaries of a parking lot shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property line, a public street, public sidewalk, or a required landscaping area.

Findings of Fact: All parking spaces located along the outer boundaries of the parking lot are contained by curbs

7. Parking, loading, or vehicle maneuvering areas shall not be located within the front yard area or side yard area of a corner lot abutting a street in any residential (R) district, nor within any portion of a street setback area that is required to be landscaped in any commercial (C) or industrial (M) district.

Findings of Fact: No parking is proposed within any portion of a street setback area that is required to be landscaped.

8. Except as provided in subsection (E)(3) of this section, all uses, including one- and two-family dwellings on arterial and collector streets, shall provide adequate vehicle turnaround and maneuvering area through the use of aisle extensions and/or turnaround spaces as illustrated in Figure 17.75.04 and 17.75.05. Functionally equivalent turnaround and maneuvering designs may be permitted by the approving authority through the site plan and architectural review process.

Findings of Fact: Acknowledged

F. Limitation on Use of Parking Areas. Parking facilities shall be so designed and maintained as not to constitute a nuisance at any time, and shall be used in such a manner that no hazard to persons or property, or unreasonable impediment to traffic, will result.

Findings of Fact: The parking area is designed and will be maintained as not to constitute a nuisance at any time, and shall be used in such a manner that no hazard to persons or property, or unreasonable impediment to traffic will result.

G. Parking/Loading Facility and Street Frontage Landscaping and Screening. Parking lot landscaping shall be used to reinforce pedestrian and vehicular circulation, including parking lot entries, pedestrian accessways, and parking aisles. To achieve this objective the following minimum standards shall apply; however, additional landscaping may be recommended during the site plan and architectural review process (Chapter [17.72](#)). All parking lots shall be landscaped in accordance with the following standards:

Findings of Fact: The proposed parking lot is designed with landscaping in accordance with the following standards as shown on the site plan. The applicant acknowledges that additional landscaping may be recommended during the site plan and architectural review process.

TABLE 17.75.03

PARKING/LOADING FACILITY PERIMETER AND STREET FRONTAGE LANDSCAPING STANDARDS

Street Frontage	Min. Planting Area Width	Plants Required per 100 Lineal Ft. of Street Frontage	
		Trees	Shrubs
Arterial/Collector	15 ft.	4	20
Local	10 ft.	3	15
Perimeter (Abutting) Land Use		Plants Required per 100 Lineal Ft. of Abutting Property	
Residential	20 ft.	4	20
Commercial	10 ft.	3	15
Industrial	5 ft.	2	10

1. Perimeter and Street Frontage Landscaping Requirements. The perimeter and street frontage for all parking facilities shall be landscaped according to the standards set forth in Table 17.75.03.

Findings of Fact: As shown on the Landscape Plan, tree and shrub coverage for street frontage is calculated using 4 trees and 20 shrubs per 100 feet meeting this criterion.

2. Terminal and Interior Islands. For parking lots in excess of ten spaces all rows of parking spaces must provide terminal a minimum of six feet in width to protect parked vehicles, provide visibility, confine traffic to aisles and driveways, and provide a minimum of five feet of space for landscaping. In addition, when ten or more vehicles would be parked side-by-side in an abutting configuration, interior landscaped islands a minimum of eight feet wide must be located within the parking row. Location of interior landscape islands may be consolidated subject to the site plan and architectural review approval as necessary to address site constraints or to provide continuous canopy coverage per subsection I of this section.

The minimum number of trees required in the interior landscape area shall be dependent upon the size and location of the parking lot in relation to the building and public right-of-way. Parking lots greater than or equal to one-half acre shall be subject to the requirements of subsection I of this section for large parking lot design and mitigation. Parking lots less than one-half acre in size shall provide trees at the following minimum ratios:

- Where the parking lot is located between the building and the public right-of-way, one tree for every four spaces;
- Where the parking lot is located to the side of the building and partially abuts the public right-of-way, one tree for every six spaces;
- Where the parking lot is located behind the building and is not visible from the public right-of-way, one tree for every eight spaces.

Findings of Fact: The proposed parking does not exceed ten spaces per row. The required landscaping per code section 17.75.039 provides 4 trees and 20 shrubs/100 feet of Arterial Street Frontage ($4 \times 2.34 = 9.36$ trees and $20 \times 2.34 = 47$ shrubs minimum) and is met with the proposed landscaping as shown on the plan. Side perimeter landscaping requirement is 3

trees and 15 shrubs/100 ft of abutting property ($3 \times 4.79 = 14$ trees and $15 \times 4.79 = 72$ shrubs) as shown on the landscape plan. Parking lot trees=one tree for every 4 parking spaces ($72 \times 4 = 18$ trees minimum) with the proposed landscape plan meeting this criterion. Total onsite parking area $= 45,110 \text{ sf} \times 40\% = 18,044 \text{ sf}$ of shade required. Parking lot trees will provide 750 sf of shade per tree at 15-year maturity. Required number of parking lot trees $= 18,044 / 750 = 24$ parking lot trees minimum which is met with the provided landscape plan.

3. Bioswales. The use of bioswales within parking lots is encouraged and may be located within landscape areas subject to site plan and architectural review. The tree planting standards may be reduced in areas dedicated to bioswales subject to site plan and architectural review.

Findings of Fact: Bioswales are proposed with this project located at three areas within the project area.

H. Bicycle Parking. The amount of bicycle parking shall be provided in accordance with Section [17.64.050](#) and constructed in accordance with the following standards:

1. Location of Bicycle Parking. Required bicycle parking facilities shall be located on site in well-lit, secure locations within fifty feet of well-used entrances. Bicycle parking shall have direct access to both the public right-of-way and to a main entrance of the principal use. Bicycle parking may also be provided inside a building in suitable, secure and accessible locations. Bicycle parking for multiple uses (such as in a commercial center) may be clustered in one or several locations.

Findings of Fact: Proposed bicycle parking is located on site and in a well-lit area, secure within fifty feet of the main entrance. The bicycle parking has direct access to public rights-of-way and is clustered in one area meeting the requirements of (H) above.

2. Bicycle Parking Design Standards. All bicycle parking and maneuvering areas shall be constructed to the following minimum design standards:

a. Surfacing. Outdoor bicycle parking facilities shall be surfaced in the same manner as a motor vehicle parking area or with a minimum of a three-inch thickness of hard surfacing (i.e., asphalt, concrete, pavers or similar material). This surface will be maintained in a smooth, durable and well-drained condition.

Findings of Fact: Surfacing is acknowledged and is provided with this project and shall be maintained in a smooth, durable and well drained condition.

b. Parking Space Dimension Standard. Bicycle parking spaces shall be at least six feet long and two feet wide with minimum overhead clearance of seven feet.

Findings of Fact: The six proposed bicycle parking spaces are designed at six feet long and two feet wide with minimum overhead clearance of seven feet.

c. Lighting. Lighting shall be provided in a bicycle parking area so that all facilities are thoroughly illuminated and visible from adjacent sidewalks or motor vehicle parking lots during all hours of use.

Findings of Fact: Lighting is provided at the bicycle parking area so that the facility is thoroughly illuminated and visible from adjacent sidewalks and motor vehicle parking lots during hours of use.

d. Aisles. A five-foot aisle for bicycle maneuvering shall be provided and maintained beside or between each row of bicycle parking.

Findings of Fact: The proposed bicycle maneuvering area provides a minimum of five feet.

e. Signs. Where bicycle parking facilities are not directly visible from the public rights-of-way, entry and directional signs shall be provided to direct bicycles from the public rights-of-way to the bicycle parking facility.

Findings of Fact: Acknowledged.

I. Large Parking Lot Design. Large surface parking lots defined as net surface parking areas equal to or greater than one-half acre (twenty-one thousand seven hundred eighty square feet) shall comply with the following. See subsection B of this section for parking stall dimensions.

1. Large Parking Lot Design Standards. Developments must provide the following design features:

a. Pedestrian facilities between building entrances and pedestrian facilities in the adjacent public right-of-way; and

b. Buildings built-up to pedestrian facilities;

c. Trees planted along parking lot driveways, per Section [12.36.100\(C\)](#), or a minimum of thirty percent tree canopy coverage over parking areas. The tree spacing and species planted must be designed to maintain a continuous canopy, except when interrupted by driveways, drive aisles and other site design considerations. Developments are not required to provide trees along drive aisles and other site design considerations.

Findings of Fact: The proposed site plan meets a-c above as shown on the site and landscape plans.

2. Large Parking Lot Mitigation. Lots equal to or greater than one-half acre shall install one of the following:

a. Install solar panels with a generation capacity of at least 0.5 kilowatt per new surface parking space anywhere on the property.

b. Install landscaping for a continuous tree canopy covering at least forty percent of the new parking lot area at maturity, but no more than fifteen years after planting.

c. Any tree canopy plan, including any trees planted along parking lot driveways, shall be created in coordination with the local electric utility, including predesign, design, building, and maintenance phases. The submitted site plan shall demonstrate the following:

- i. Conformity with the Central Point approved street tree list;
- ii. A shade study indicating the percent of surface pavement shaded at maturity;
- iii. Soils and irrigation installed so as to maximize health and chances for survival, including removal of construction debris and use of structural soils if necessary.

Findings of Fact: The proposed parking mitigation proposes forty percent of tree canopy within 15 years of planting.

3. Public buildings may use green technologies in construction to comply with OAR [330-135-0010](#). (Ord. 2100 §§ 22--24, 2023; Ord. 2034 §§14, 15, 2017; Ord. 2014 §11, 2015; Ord. 1946 (part), 2011).

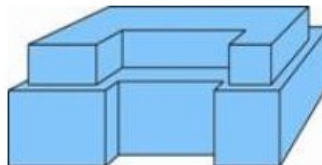
17.75.042 Commercial Building Design Standards

The following design standards are applicable to development in all commercial zoning districts, and are intended to assure pedestrian scale commercial development that supports and enhances the small town character of the community. All publicly visible buildings shall comply with the standards set forth in this section.

A. Massing, Articulation, Transparency, and Entrances.

1. Building Massing. The top of the building shall emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level setback, or pitched roofline.

Findings of Fact: Building is designed with a distinct entry Façade, two entry awnings and a parapet around the entire structure.



2. Facade Articulation. Facades longer than forty feet and fronts on a street, sidewalk, accessway or residential area shall be divided into small units through the use of articulation, which may include offsets, recesses, staggered walls, stepped walls, pitched or stepped rooflines, overhangs, or other elements of the building's mass.

Findings of Fact: All proposed facades have vertical columns spaces less than forty feet apart for façade articulation.

For purposes of complying with the requirements in this subsection "facade articulation" shall consist of a combination of two of the following design features:

- a. Changes in plane with a depth of at least twenty-four inches, either horizontally or vertically, at intervals of not less than twenty feet and not more than forty feet; or
- b. Changes of color, texture, or material, either horizontally or vertically, at intervals of not less than twenty feet and not more than one hundred feet; or
- c. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relief of at least eight inches.

Findings of Fact: Design features B and C are used for façade articulations. Vertical and horizontal offsets/reveals as well as color changes are proposed.



3. Pedestrian Entrances. For buildings facing a street, a primary pedestrian entrance shall be provided that is easily visible, or easily accessible, from the street right-of-way, or a pedestrian accessway. To ensure that building entrances are clearly visible and identifiable to pedestrians the principal entry to the building shall be made prominent with canopies or overhangs.

To achieve the objectives of this subsection the design of a primary entrance should incorporate at least three of the following design criteria:

- a. For building facades over two hundred feet in length facing a street or accessway provide two or more public building entrances off the street;
- b. Architectural details such as arches, friezes, tile work, murals, or moldings;
- c. Integral planters or wing walls that incorporate landscape or seating;
- d. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights;
- e. Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets; and
- f. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

Findings of Fact: The pedestrian entrance/façade includes decorative columns, recessed lighting, two awnings, horizontal reveals and an exterior vestibule.

4. Transparency. Transparency (glazing) provides interest for the pedestrian, connects the building exterior and interior, puts eyes on the street/parking, promotes reusability, and provides a human-scale element on building facades. The transparency standard applies to a building's principal facade. Projects subject to this section shall meet the following glazing requirements:

- a. A minimum of forty percent of a facade wall face area, the area from finished ground floor elevation to twelve feet above finished floor elevation, shall be comprised of transparent glazing from windows or doors. Reflective or tinted glass or film is not permitted on ground floor facade windows. The forty percent minimum transparency requirement may be reduced through the site plan and architectural review process upon demonstration that a proposed alternative design achieves the transparency objectives. See subsection (A)(4)(e) of this section for alternative design solutions.

Findings of Fact: The North wall (entry side) is 1336 sf (grade to 12'0") and has roughly 45% transparent glazing from windows and doors.



- c. If a single-story building has a facade taller than twenty feet, the facade area above fifteen feet is subject to the same window requirement as the second floor requirement in subsection (A)(4)(b) of this section.

Findings of Fact: The façade and structure is over twenty feet tall. No windows are proposed above 12'0" A.F.F.(See below)

- d. Any building wall facade that is built up to an interior mid-block property line is not required to have glazing on that facade if no prohibitions and no contractual or legal impediments exist that would prevent a building being constructed on the adjacent property up to the wall of the facade.

Findings of Fact: Not applicable to this project.

- e. Where transparent windows are not provided on at least forty percent of a building wall facade (or portions thereof) to meet the intent of this section, at least three of the following elements shall be incorporated:

- i. Masonry (but not flat concrete block);
- ii. Concrete or masonry plinth at wall base;
- iii. Belt courses of a different texture and color;
- iv. Projecting cornice;
- v. Projecting awning/canopy (minimum four-foot overhang);
- vi. Decorative tile work;
- vii. Trellis containing planting;
- viii. Artwork of a scale clearly visible from the associated right-of-way;
- ix. Vertical articulation;
- x. Lighting fixtures;
- xi. Recesses or bays;
- xii. Use of other architectural elements not listed that is demonstrated to meet the intent of this section.

Findings of Fact: The pedestrian entrance/façade includes decorative columns, recessed lighting, two awnings, horizontal reveals an exterior vestibule, split face cmu and stucco finishes.

5. Wall Faces. As used in this section there are three types of wall faces. To ensure that buildings do not display unembellished walls visible from a public street or residential area the following standards are imposed:

- a. Facade Wall Face. Facade wall faces greater than forty feet in length shall be divided into small units through the use of articulation, which may include offsets, recesses, staggered walls, stepped walls, pitched or stepped rooflines, overhangs, or other elements of the building's mass.

Findings of Fact: All wall faces facing public streets or residential property include decorative columns, or other decorative features spaced no further than forty feet on center.

For purposes of complying with the requirements in this subsection facade wall faces shall consist of a combination of two of the following design features:

- i. Changes in plane with a depth of at least twenty-four inches, either horizontally or vertically, at intervals of not less than twenty feet and not more than forty feet; or
- ii. Changes of color, texture, or material, either horizontally or vertically, at intervals of not less than twenty feet and not more than one hundred feet; or
- iii. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relief of at least eight inches at intervals of not less than twenty feet and not more than forty feet.

Findings of Fact: Color/material changes and projections are the main design features utilized.

b. Building Wall Face. As applicable each building wall face shall be given architectural treatment to meet the intent of this section by using three or more of the following:

- i. Varying rooflines with one foot or greater changes of height at least every forty feet;
- ii. Transparent windows that comprise at least forty percent of the visible facade;
- iii. Secondary entrances that include glazing and landscape treatment;
- iv. Balconies;
- v. Awnings/canopies;
- vi. Planted trellises;

- vii. Projecting cornices at least twelve inches in height;
- viii. Variation in building form and materials demonstrated to meet the intent of this section.

Findings of Fact: A signage façade (where occurs), a CMU enclosure (where occurs), awnings and decorative columns are used as architectural features.

- c. Other Wall Faces. Other wall faces abutting residential areas shall comply with the requirements for building wall faces. Other wall faces not abutting residential areas are exempt from this section.

Findings of Fact: No wall faces abut residential areas.

6. Screening of Service Areas and Rooftop Equipment. Publicly visible service areas, loading zones, waste disposal, storage areas, and rooftop equipment (mechanical and communications) shall be fully screened from the ground level of nearby streets and residential areas within two hundred feet; the following standards apply:

- a. Service Areas.
 - i. A six-foot masonry enclosure, decorative metal fence enclosure, a wood enclosure, or other approved materials complementary to adjacent buildings; or
 - ii. A six-foot solid hedge or other plant material screening as approved.

Findings of Fact: Rooftop equipment will be screened by the parapet. The trash and recycling will be enclosed with 6+ foot tall CMU walls and gates.

- b. Rooftop Equipment.

- i. Mechanical equipment shall be screened by extending parapet walls or other roof forms that are integrated with the architecture of the building. Painting of rooftop equipment or erecting fences are not acceptable methods of screening.
- ii. Rooftop-mounted voice/data transmission equipment shall be integrated with the design of the roof, rather than being simply attached to the roof-deck.

Findings of Fact: Rooftop equipment will be screened by the parapet.

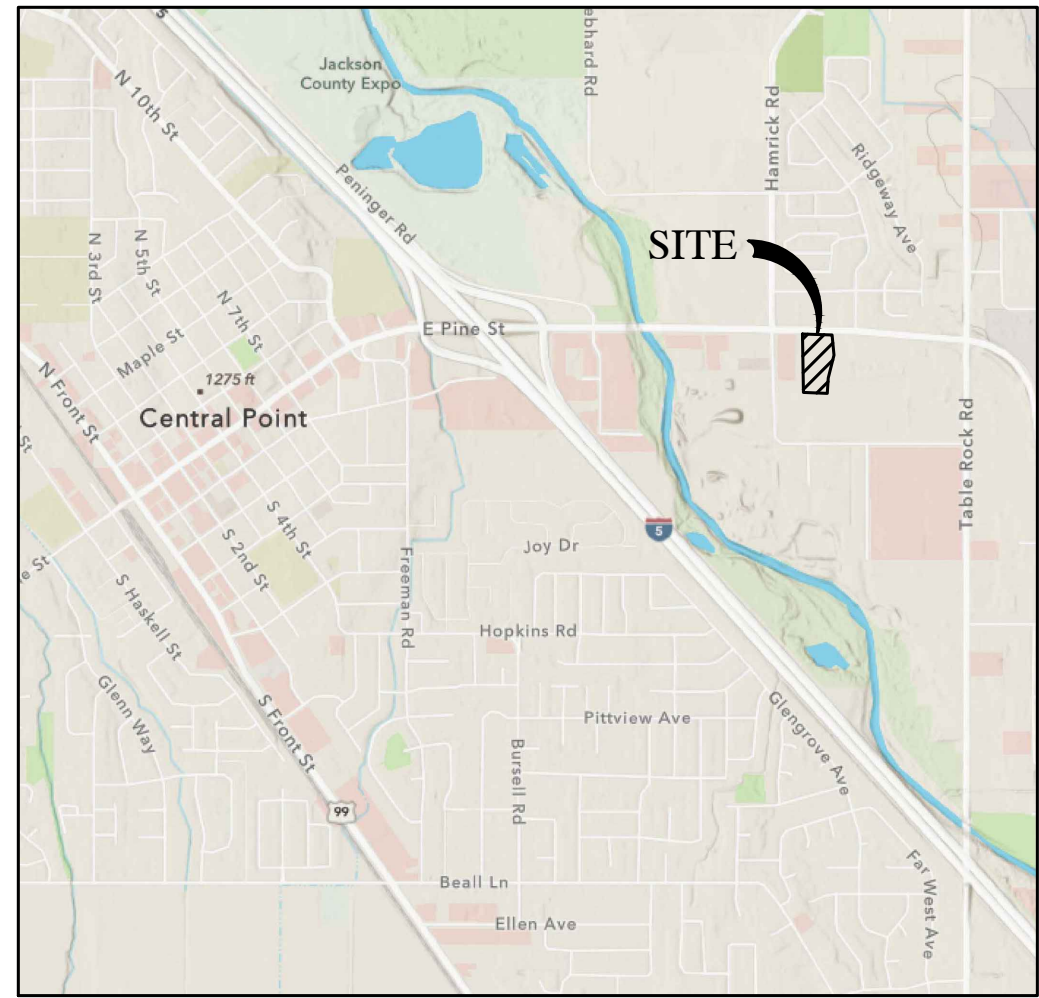
5)

**SITE PLAN
LANDSCAPE PLAN
ELEVATIONS**

***RF5 PROPERTIES LLC
LOCATION OF SUBJECT SITE
ALONG EAST PINE / BIDDLE ROAD
CENTRAL POINT, OR 97504
37S2W01C 802***

PRELIMINARY SITE PLAN
GROCERY OUTLET

Proposed Grocery Store
SITUATED IN THE SE1/4 SW1/4 SECTION 02, T37S, R02W W.M.
JACKSON COUNTY, OREGON
CITY OF CENTRAL POINT
JULY 2024



VICINITY MAP
N.T.S.

SITE DATA & CALCULATIONS

TOTAL PARCEL AREA:	97,418 sq.ft.
PROPOSED BUILDING FOOTPRINT:	16,400 sq.ft.
% BUILDING COVERAGE:	16.8 %
TOTAL ONSITE PAVED PARKING AREA :	45,110 sq.ft.
EXISTING PAVED PRIVATE ROADWAYS:	10,233 sq.ft.
TOTAL PAVED AREAS:	55,343 sq.ft.
% PAVED COVERAGE:	56.8%
TOTAL SIDEWALK AREA:	6,180 sq.ft.
% SIDEWALK COVERAGE:	6.4%
LANDSCAPE:	19,495 sq.ft.
LANDSCAPE COVERAGE:	20.0%

SITE REQUIREMENTS
(C-5 COMMERCIAL DISTRICT)
Central Point Municipal Code Table 17.75.01

SETBACKS:	
FRONT (BIDDLE ROAD)	0 ft
SIDE	0 ft *
REAR:	0 ft *
* - WHERE C-5 ABUTS A RESIDENTIAL ZONE, THE MINIMUM REAR SETBACK SHALL BE 10 FT, PLUS 0.5' ADDITIONAL SETBACK PER 1 FT OF BUILDING HEIGHT OVER 20 FEET. ADDITIONALLY A 6' HIGH WALL OR FENCE SHALL BE MAINTAINED ON THE SIDE PROPERTY LINE BETWEEN THE TWO USES. THIS DOES NOT APPLY TO THIS PROJECT BECAUSE THERE IS NO ADJACENT RESIDENTIALLY ZONE PROPERTIES.	
MAXIMUM BUILDING HEIGHT:	35 ft

SITEPLAN NOTES:

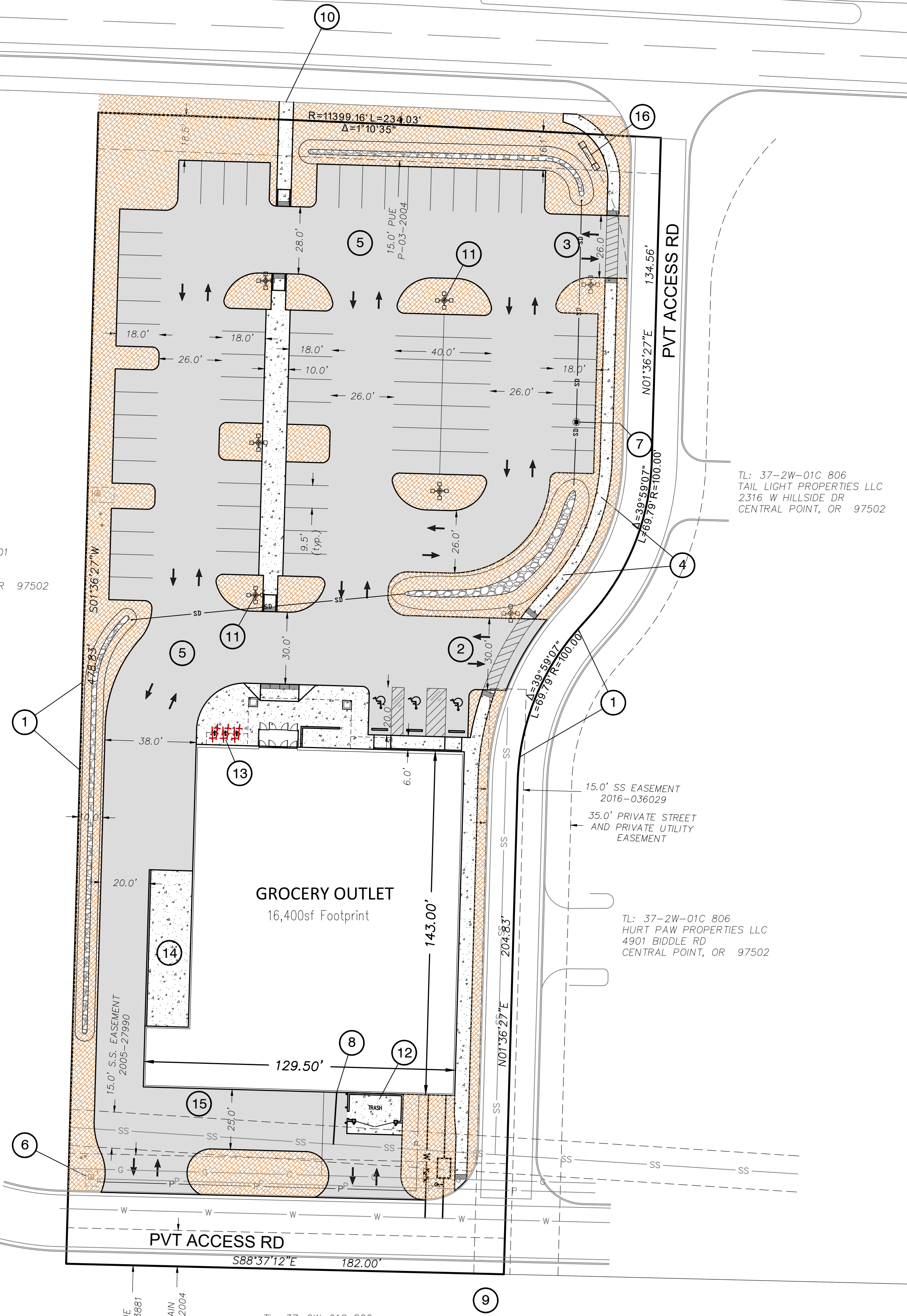
- PROPERTY LINE PER PARTITION PLAT P-15-2017
- PROPOSED NEW ACCESS DRIVEWAY, WIDTH AS SHOWN
- EXISTING ACCESS DRIVEWAY TO BE USED FOR DEVELOPMENT, WIDTH AS SHOWN.
- NEW 5' WIDE SIDEWALK ALONG NORTH-SOUTH PRIVATE ACCESS ROAD.
- PROPOSED ASPHALT PARKING AREA 45,110 sq. ft.
- POINT OF CONNECTION TO EXISTING POWER, TELEPHONE, AND COMMUNICATIONS LINE. RUN SERVICE LINES TO BUILDING IN UNDERGROUND CONDUITS GENERALLY AS SHOWN.
- POINT OF CONNECTION TO EXISTING STORM SYSTEM. STORMWATER TO BE ROUTED TO ONSITE VEGETATED SWALES WITH UNDERGROUND DETENTION STORAGE AS REQUIRED TO MEET R.V.S.S. STANDARDS.
- PROPOSED SANITARY SEWER LATERAL CONNECTION TO EXISTING R.V.S.S. SEWER MAIN.
- NEW WATER METER TO BE INSTALLED. NEW FIRE SERVICE WITH NEW FIRE HYDRANT TO BE CONSTRUCTED PER CITY STANDARDS.
- PROPOSED PEDESTRIAN CONNECTIONS TO STREET SIDE SIDEWALK
- SITE LIGHTING ATTACHED TO BUILDING EXTERIOR AS WELL AS (7) LIGHT POLE FIXTURES LOCATED IN THE PARKING LOT.
- PROPOSED CMU SCREENED TRASH ENCLOSURE
- BICYCLE PARKING - PROVIDE (6) SPACES FOR BICYCLE PARKING
- RECESSED LOADING DOCK
- ON GRADE LOADING AREA
- PROPOSED TENANT PYLON SIGN

SHEET INDEX

SP01 PRELIMINARY SITEPLAN
LS01 PRELIMINARY LANDSCAPE PLAN

BIDDLE RD

TL: 37-2W-01C 801
DATAAR LLC
4999 BIDDLE RD
CENTRAL POINT, OR 97502



TL: 37-2W-01C 806
TAIL LIGHT PROPERTIES LLC
2316 W HILLSIDE DR
CENTRAL POINT, OR 97502

TL: 37-2W-01C 806
HURT PAW PROPERTIES LLC
4901 BIDDLE RD
CENTRAL POINT, OR 97502

TL: 37-2W-01C 800
XPO LTL PROPERTIES LLC
4000 HAMRICK RD
CENTRAL POINT, OR 97502

SITE DATA:

CONSTRUCTION OF NEW COMMERCIAL GROCERY STORE
BUILDING WITH A TOTAL SITE ACREAGE = 2.24 ACRES

REQUIRED PARKING PER TABLE 17.64.02(B) OF THE
CENTRAL POINT MUNICIPAL CODE:
(RETAIL SALES) REQUIRES 1 SPACE PER 1,000 SQ.FT.
16,400 SQ.FT. OF RETAIL / 1,000 SQ.FT. = 16.4 SPACES
TOTAL MAXIMUM NUMBER OF STALLS ALLOWED = 82
NO MINIMUM REQUIREMENT FOR PARKING.

APPLICANT IS PROPOSING 75 PARKING SPACES WHICH IS
BELOW THE MAXIMUM NUMBER OF STALLS.

20% OF PROPOSED PARKING SHALL BE EV READY

ONE ADA STALL IS REQUIRED FOR EVERY 25 PARKING
SPACES, THEREFORE 3 ADA PARKING STALLS ARE
REQUIRED AND PROVIDED.

0.33 BICYCLE PARKING SPACES ARE REQUIRED FOR EVERY
1,000 SQ.FT. OF RETAIL AREA: 16,400 / 1000 * 0.33 =
5.41 SPACES REQUIRED. 6 BICYCLE PARKING SPACES
ARE PROVIDED NEAR THE FRONT ENTRANCE.

PROPERTY INFORMATION:

ADDRESS: 4951 BIDDLE ROAD - CENTRAL POINT, OR
MAP: 372W1C
TAX LOT: 802
ZONE: COMMERCIAL (C-5) TOURIST & OFFICE PROFESSIONAL
SURROUNDING ZONE: C-5 & C-4 & M-2
ACREAGE: 2.24 ACRES
TERRAIN: GENTLY SLOPING UN-DEVELOPED COMMERCIAL PROPERTY
STREETS: CITY OF CENTRAL POINT
STORM WATER: CENTRAL POINT & ROGUE VALLEY SEWER SERVICES
SANITARY SEWER: ROGUE VALLEY SEWER SERVICES
WATER SERVICE: CITY OF CENTRAL POINT
EXISTING LAND USE: HIGH DENSITY RESIDENTIAL
PROPOSED LAND USE: COMMERCIAL OFFICE & RETAIL
UTILITIES: WATER, SEWER, GAS, POWER, TELEPHONE, CABLE ONSITE

STORMWATER:

ALL RUNOFF FROM PROPOSED IMPERVIOUS SURFACES WILL BE
COLLECTED AND ROUTED TO ONSITE STORMWATER TREATMENT AND
DETENTION SWALES. THE SWALES WILL BE DESIGNED TO MAXIMIZE
INFILTRATION WHILE PROVIDING THE DETENTION STORAGE UNDER THE
SWALE WITH A 12" PERFORATED PIPE AND ROCK TRENCH SECTION.
A STORMWATER REPORT DETAILING THE DESIGN AND R.V.S.S.
REQUIREMENTS WILL BE PROVIDED AT THE TIME OF ENGINEERING
PLAN REVIEW.

STRUCTURAL ENGINEER:
STABILITY ENGINEERING INC
777 NE 2nd ST - STE 280
CORVALLIS, OR 97333
(541) 223-5360
CONTACT: PAUL SCHROEDER, P.E.

OWNER:
RFS PROPERTIES, LLC
2316 W HILLSIDE DR
CENTRAL POINT, OR 97502

JURISDICTION:
CITY OF CENTRAL POINT
140 S. 3RD ST
CENTRAL POINT, OR 97502
(541)664-3321

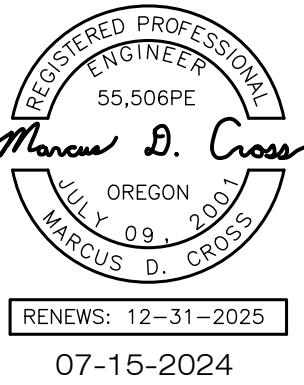
CIVIL ENGINEER/PLANNER:
RHINE-CROSS GROUP
112 N 5th ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405
CONTACT: MARC CROSS, P.E.

APPLICANT:
DICKERHOOF PROPERTIES
ATTN: DARREN DICKERHOOF
P.O. BOX 1583
CORVALLIS, OR 97339
(541) 754-3630

SURVEYOR:
RHINE CROSS GROUP
112 N 5th ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405
CONTACT: ORLANDO AQUINO, P.L.S.

DICKERHOOF PROPERTIES
P.O. BOX 1583
CORVALLIS, OR 97339
(541) 754-3630

RHINE-CROSS GROUP
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405
Fax: (541) 273-9200
admin@rc-grp.com



Grocery Outlet
4951 Biddle Road

SHEET NAME:

SITEPLAN

DRAWN BY: MDC
CHKD BY: MDC
DATE: JULY 2024

REVISIONS:

JOB NO.

2363

SHEET NO.

SP01

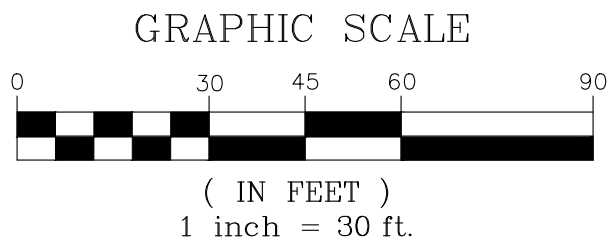
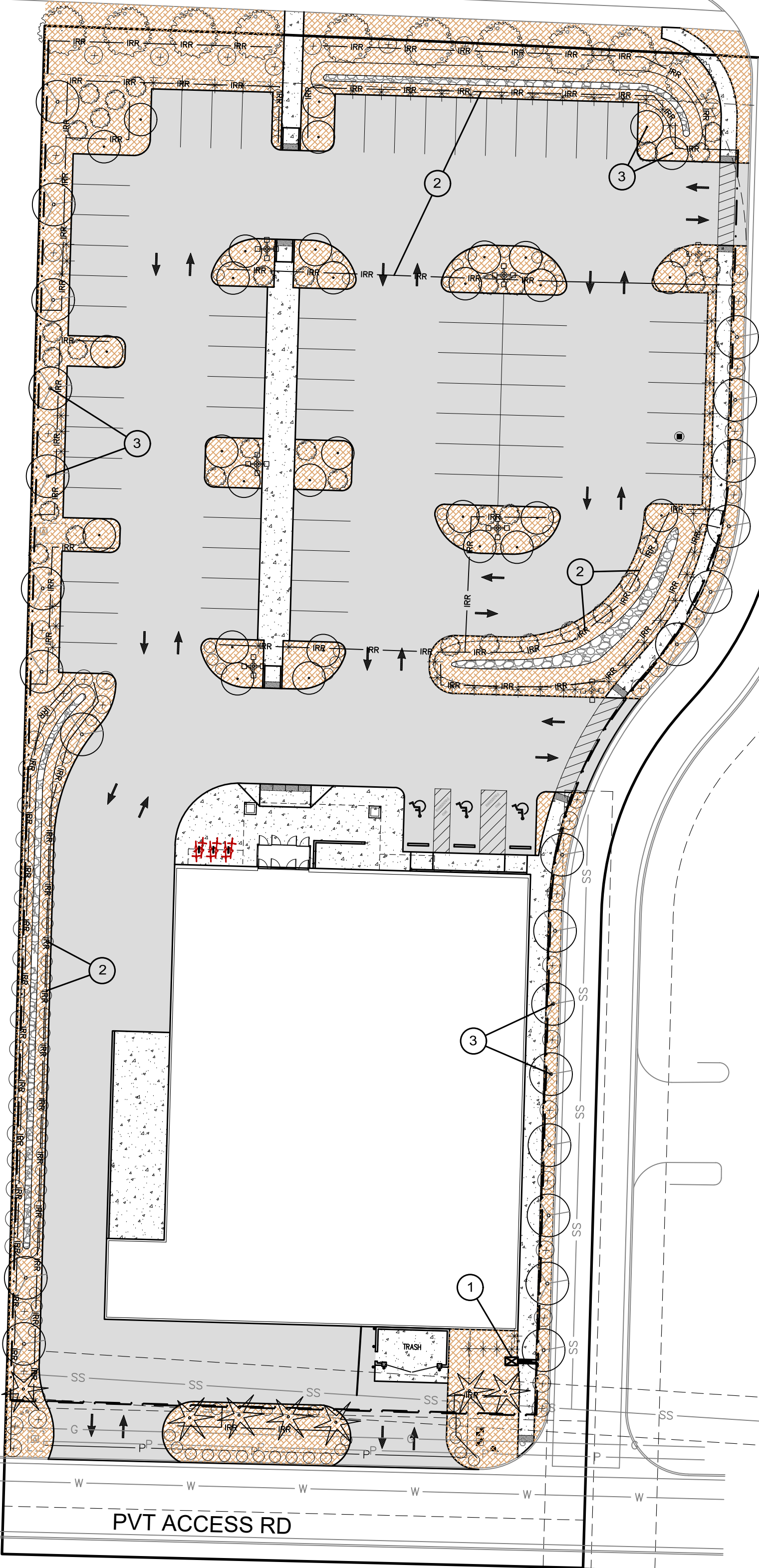
LANDSCAPE PLAN

GROCERY OUTLET

Proposed Grocery Store
SITUATED IN THE SE1/4 SW1/4 SECTION 02, T37S, R02W W.M.
JACKSON COUNTY, OREGON
CITY OF CENTRAL POINT
JULY 2024

BIDDLE RD

PVT ACCESS RD



SHADING LEGEND:

- PROPOSED RIVER ROCK SWALE BOTTOM (957 sq.ft.)
- PROPOSED 3" HEMLOCK MULCH (19,125 sq.ft.)
- PROPOSED CONCRETE WALKWAY (5,214 sq.ft.)
- PROPOSED ASPHALT AREA (43,904 sq.ft.)

REQUIRED LANDSCAPE PER CODE SECTION 17.75.039:

Street Frontage: 4 Trees and 20 Shrubs/100 ft of Arterial Street Frontage
4x2.34 = 9.36 trees and 20x2.34 = 47 shrubs minimum

Side Penmeter: 3 Trees and 15 Shrubs/100 ft of abutting property
3X4.79 = 14 Trees and 15X4.79 = 72 Shrubs minimum

Parking Lot Trees = One Tree for every 4 parking spaces
72/4 = 18 Trees minimum

DEVELOPMENT PLANTING PROPOSAL CALCULATIONS FOR 40% LOT SHADE COVERAGE:
Total Onsite Parking Area = 45,110 sq.ft. x40% = 18,044 sq.ft. of shade required
Parking Lot Trees will provide approximately 750 sq.ft. of shade per tree at 15yr maturity.
Required number of parking lot trees = 18,044 / 750 = 24 Parking Lot Trees Minimum.

Irrigation Schedule

- 3-ZONE IRRIGATION CONTROL VALVE BOX. VALVE BOX TO BE FED BY EXISTING ONSITE WELL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN BUILD SYSTEM INCLUDING PUMPS, CONTROLS, EXPANSION TANKS, ETC.
- INSTALL DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS.
- INSTALL DOUBLE TREE RING DRIPLINE AT EACH TREE LOCATION. FIRST RING SHALL BE 12" FROM TRUNK, SECOND RING 24" (Typ. ALL TREES)

- THIS PLAN IS DIAGRAMMATICAL; ALL PIPING, VALVES, SPRINKLER HEADS ETC. SHALL BE INSTALLED BY LANDSCAPE CONTRACTOR AND FOLLOW THIS PLAN AS CLOSE AS IS PRACTICAL
- ALL MAINLINE IRRIGATION PIPES SHALL BE INSTALLED AT 24" DEPTH WITH LATERALS AT 12" DEPTH.
- CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN FULL COVERAGE.
- ALL ROAD AND SIDEWALK CROSSING SHALL BE INSTALLED IN CLASS 200 PVC SLEEVES AT 24" MIN. DEPTH.

LEGEND:

- IRRIGATION MAINLINE, PVC SCH 40 PIPE 1-1/2" DIA WITH 3/4" DIA LATERALS TO SPRINKLER HEADS
- IRR DRIP LINE

Tree Planting Schedule

	10	ACER PLATANOIDES NORWAY MAPLE -STREET TREE	2" CAL., 10'-12' HT.
	23	GYMNOCLADUS DIOICUS KENTUCKY COFFEE TREE	2" CAL., 10'-12' HT.
	29	ACER GRISEUM PAPERBARK MAPLE	2" CAL., 10'-12' HT.
	7	ACER RUBRUM RED MAPLE	5'-6' HT.

*STREET TREES MAY BE SUBSTITUTED TO COORDINATE WITH EXISTING STREET TREES ON BIDDLE ROAD FOR CONTINUITY.

Shrub and Grass Planting Schedule

	64	SYMPHORICARPOS ALBUS COMMON SNOWBERRY	5 GAL.
	85	MAHONIA HAEMATOCARPA RED BARBERRY	1 GAL.
	34	EUNYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL.
	62	HEUCTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5'-6' HT.

DICKERHOOF PROPERTIES
P.O. BOX 1583
CORVALLIS, OR 97339
(541) 754-3630

RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601

R-C GROUP
RHINE-CROSS

REGISTERED PROFESSIONAL ENGINEER
55,506PE
OREGON
JULY 09
MARCUS D. CROSS
RENEW: 12-31-2025
07-15-2024

Grocery Outlet
4951 Biddle Road

LANDSCAPE PLAN

DRAWN BY: MDC
CHKD BY: MDC
DATE: JULY 2024

REVISIONS:

JOB NO. 2363
SHEET NO.

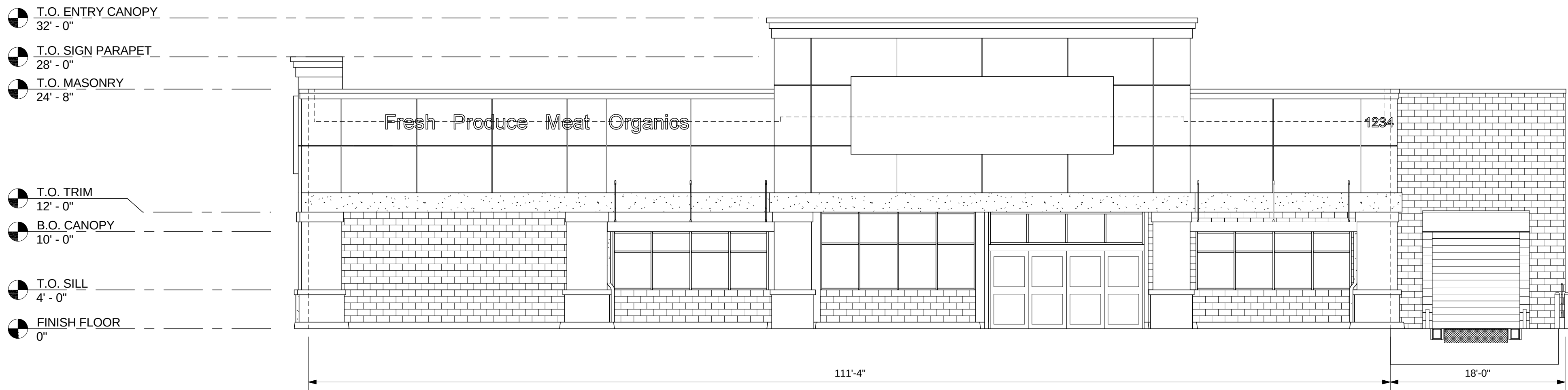
LS01

admin@rc-grp.com

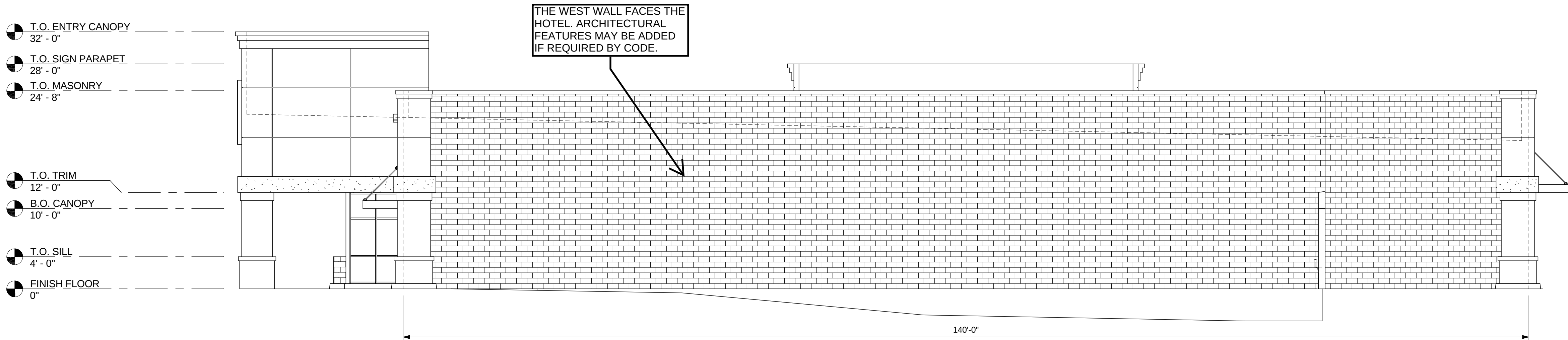
Fax: (541) 273-9200

Phone: (541) 851-9405

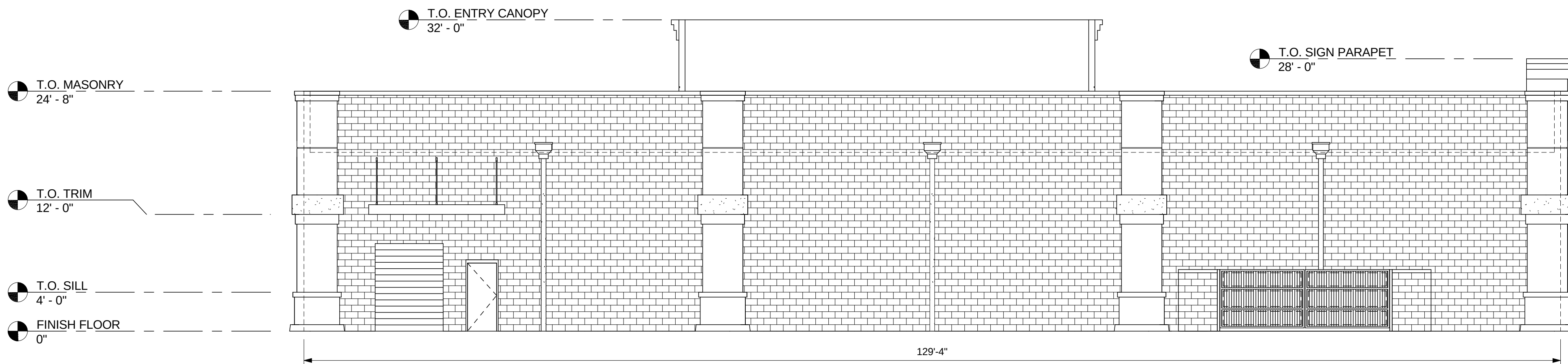
OREGON
CENTRAL POINT



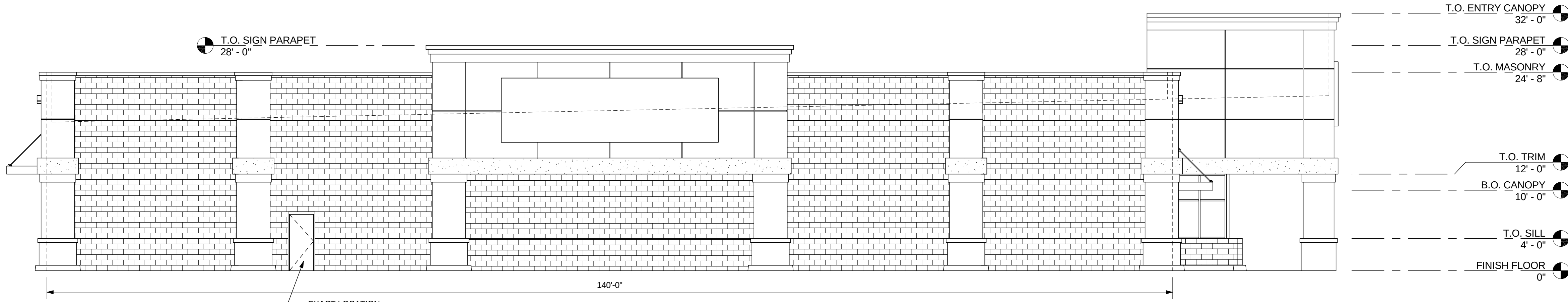
A NORTH ELEVATION
A2.0
SCALE: 1/8" = 1'-0"



B WEST ELEVATION
A2.0
SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION
A2.0
SCALE: 1/8" = 1'-0"



D EAST ELEVATION
A2.0
SCALE: 1/8" = 1'-0"

GENERAL NOTES	
1.	CEMENT PLASTER FINISH TO BE LIGHT TEXTURE.
2.	ROOF MOUNTED EQUIPMENT SHALL BE SCREENED PER LOCAL JURISDICTION REQUIREMENTS ON A SITE-BY-SITE BASIS.
EXTERIOR PAINT SCHEDULE	
MARK	PAINT NAME
P-5	MFR: SHERWIN WILLIAMS, COLOR: "GROCERY OUTLET RED"
P-6	MFR: SHERWIN WILLIAMS, COLOR: "GROCERY OUTLET SHORELINE"
P-7	MFR: SHERWIN WILLIAMS, COLOR: "GROCERY OUTLET GRAY"
P-8	MFR: SHERWIN WILLIAMS, COLOR: "GROCERY OUTLET CHARCOAL"
KEYNOTES - EXTERIOR ELEVATIONS	
MARK	NOTE
1	TENANT SIGNAGE - UNDER SEPARATE PERMIT - PROVIDED BY GOI
2	EXPOSED PRECISION CMU - SEAL AND PAINT PER SCHEDULE
3	EXPANSION JOINT - SEAL AND PAINT PER SCHEDULE
4	7/8" REINFORCED CEMENT PLASTER - PAINT PER SCHEDULE
5	METAL CONTROL JOINT / REVEAL - PAINT PER SCHEDULE
6	CEMENT PLASTER CORNICE TRIM - PAINT PER SCHEDULE
7	CEMENT PLASTER ACCENT CAP (BAND) - PAINT PER SCHEDULE
8	CEMENT PLASTER PLASTER CAPITOL TRIM - PAINT PER SCHEDULE
9	CEMENT PLASTER PLASTER SILL TRIM - PAINT PER SCHEDULE
10	G.I. PARAPET CAP / FLASHING - PAINT PER SCHEDULE
11	STANDARD PLASTER BASE - CEMENT PLASTER - PAINT PER SCHEDULE; OPTIONAL PLASTER BASE - STONE VENEER OVER C.P. BROWN COAT (IF NEEDED FOR PLANNING APPROVAL AESTHETICS - NOTIFY GOI REP)
12	RAISED CONCRETE PROTECTION CURB
13	CONCRETE FILLED PIPE BOLLARD - PAINT SAFETY YELLOW
14	STRUCTURAL CANOPY WITH STEEL SUSPENSION RODS, PAINT P-5. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
15	STOREFRONT WINDOWS WITH CLEAR ANODIZED ALUMINUM FRAME AND DUAL PANE NON-TINTED GLAZING
16	STOREFRONT TRANSOM WINDOWS WITH CLEAR ANODIZED ALUMINUM FRAME AND DUAL PANE NON-TINTED GLAZING
17	HOLLOW METAL DOOR AND FRAME - PAINT PER SCHEDULE
18	ROLL-UP DELIVERY DOOR - PAINT PER SCHEDULE
20	WALL PACK LIGHTING FIXTURE - FINISH PER SCHEDULE
21	ELECTRICAL SERVICE CABINETS - PAINT TO MATCH ADJACENT SURFACE
22	ROOF DRAINAGE LEADER, SEE ROOF PLAN FOR ADDITIONAL INFORMATION & DETAILS, PAINT TO MATCH ADJACENT SURFACE
23	SINGLE-PLY ROOFING OVER RIGID INSULATION (SEE ROOF PLAN)
24	TRUCK DOCK RETAINING WALL - PAINT PER SCHEDULE
25	TRUCK DOCK PIPE GUARD RAILING - PAINT PER SCHEDULE
27	TRUCK DOCK BUMPERS AND EDGE OF DOCK LEVELER - REFER TO LOADING DOCK EQUIPMENT SCHEDULE ON SHEET A6-01
28	BUILDING ADDRESS NUMBERS - TO BE PLACED IN SUCH A MANNER AS TO BE PLAINLY VISIBLE FROM THE STREET. 12" MIN. HIGH CHARACTERS WITH 3/8" MIN. STROKE, ON CONTRASTING BACKGROUND AND ILLUMINATED AS REQUIRED BY LOCAL FIRE JURISDICTION
29	DOCK SEAL REFER TO LOADING DOCK EQUIPMENT SCHEDULE ON SHEET A6-01
30	DASHED LINE INDICATES ROOF LINE
31	SEAMLESS DOWNSPOUT AT FRONT ENTRY CANOPY - PAINT TO MATCH ADJACENT SURFACE

REVISIONS		DESCRIPTION	
No.	DATE		

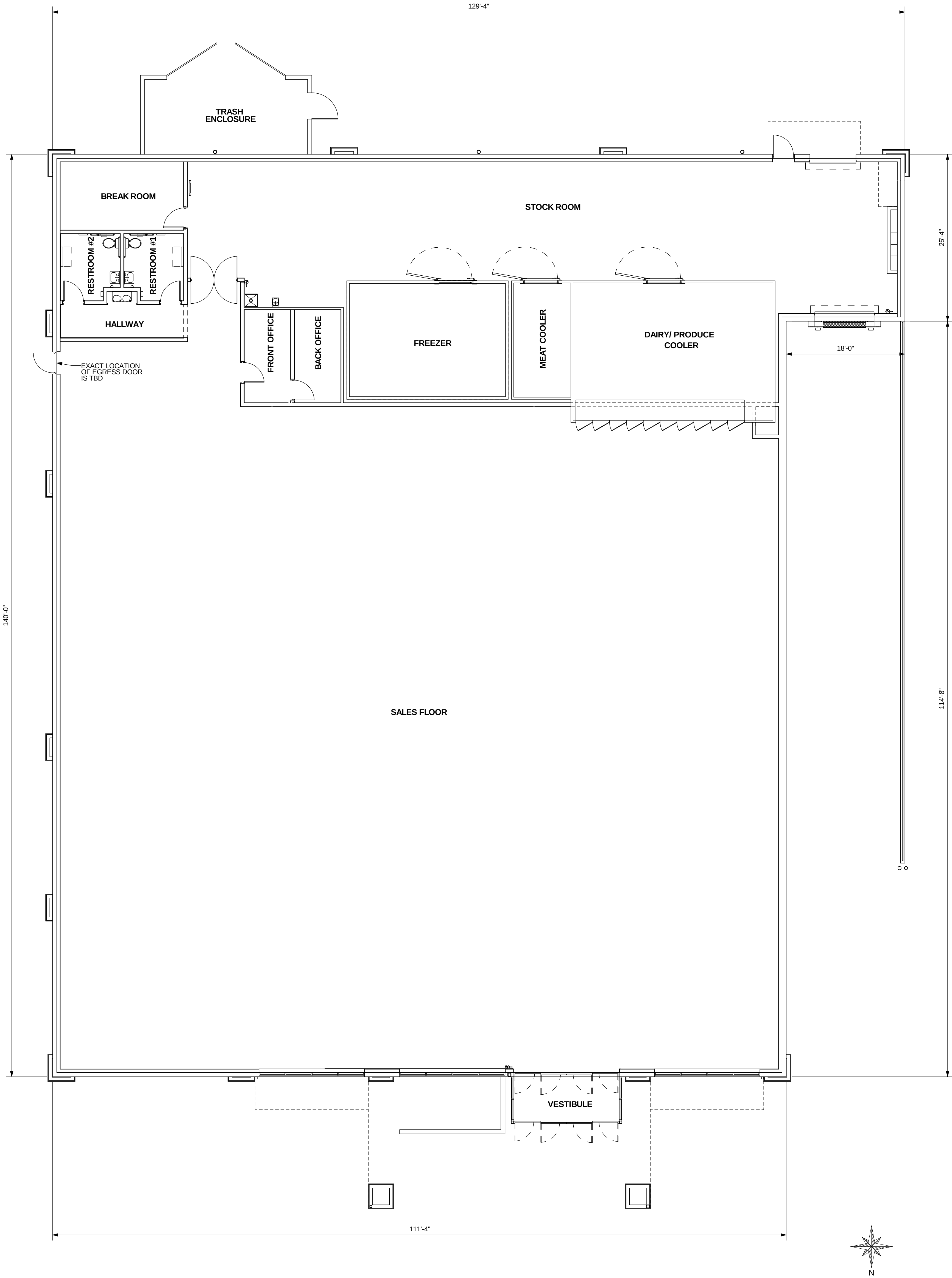
PROJECT: **GROCERY OUTLET - SHELL PACKAGE**
LOCATION: **4951 BIDDLE ROAD
CENTRAL POINT, OR 97502**

SHEET TITLE: **ELEVATIONS**
CLIENT: **DICKERHOOF PROPERTIES**

STABILITY
ENGINEERING
INC.
777 NE 2ND ST SUITE 280
P.O. BOX 2646, CORVALLIS, OR 97339
TEL: (541)223-5360 FAX: (541)223-5278

JOB NO. 24-0510
DATE: 07/12/2024
DRAWN: PS
SCALE: AS SHOWN
SHEET

A2.0



A
A1.0 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

STABILITY
ENGINEERING INC.
777 NE 2ND ST. SUITE 280
P.O. BOX 2646, CORVALLIS, OR 97339
TEL: (541)223-3360 FAX: (541)223-5278

JOB NO. 24-0510
DATE: 07/12/2024
DRAWN: PS
SCALE: AS SHOWN
SHEET

A1.0

SHEET TITLE:
MAIN FLOOR PLAN
CLIENT:
DICKERHOOF PROPERTIES

PROJECT:
GROCERY OUTLET - SHELL PACKAGE
LOCATION:
4951 BIDDLE ROAD
CENTRAL POINT, OR 97502

REVISIONS	DATE	DESCRIPTION
No.		

6)

MAILING LABELS

***RF5 PROPERTIES LLC
LOCATION OF SUBJECT SITE
ALONG EAST PINE / BIDDLE ROAD
CENTRAL POINT, OR 97504
37S2W01C 802***

USF REDDAWAY INC
10990 ROE AVE
OVERLAND PARK, KS 66211

DATAAR LLC
4999 BIDDLE RD
CENTRAL POINT, OR 97502

RF5 PROPERTIES LLC
2316 W HILLSIDE DRIVE
CENTRAL POINT, OR 97502

SFP-E LLC
PO BOX 5350
BEND, OR 97708

TAIL LITE PROPERTIES LLC
123 MONTEREY DR
MEDFORD, OR 97504

HURT PAW PROPERTIES LLC
4901 BIDDLE RD
CENTRAL POINT, OR 97502

HAMRICK CORNERS LLC
PO BOX 970
MEDFORD, OR 97501

CNK FIDELITY LLC ET AL
1060 CRATER LAKE AVE
MEDFORD, OR 97504

DULANY JACK TRUSTEE
6310 HIGHWAY 140
EAGLE POINT, OR 97524

PUBLIC WORKS STAFF REPORT

August 13, 2024

AGENDA ITEM: Site Plan and Architectural Review (SPAR-24004) application to construct an approximately 16,000 square foot building on approximately 2.24 acres in the C-5, Thoroughfare Commercial zoning district, for use as a Grocery Store - 37S 2W 01C, Tax Lot 802.

Agent: Rhine-Cross Group, LLC

Traffic:

A Traffic Impact Analysis is not required for the Site Plan review for this combined application. The proposed development will generate less than 750 average daily trips, the threshold for a Traffic Impact Analysis per **320.10.03 – Traffic Impact Analysis Applicability of the Public Works Standards and Specifications**. The City uses the International Transportation Engineers Manual 10th generation, and based on the studies, this development will generate 432.8 peak-hour trips that can be distributed to three locations: Hamrick Road, Biddle Road, and Table Rock Road. An impact analysis would only be required if the total ADT was over 750 trips

Existing Infrastructure:

Water: An 8-inch waterline exists on the private street along the south border of the site and the private street along the east border.

Streets: Private streets border the site to the south and east. Biddle Road, a major arterial street, borders the site on the north side.

Stormwater: There is a 36-inch storm drain, owned by Jackson County, draining east to west along the north border of the property.

Background:

This application is for a new Grocery Store adjacent to existing public infrastructure.

Issues:

The applicant must connect to public infrastructure to service the parcel, including water and stormwater. This site has an existing, partially improved public access approach on the northeast corner to the north-south private street. Access directly from Biddle Road will not be allowed. Access must be accomplished via the existing private streets adjacent to the site.

Conditions of Approval:

Prior to building permit issuance and the start of construction, the following conditions shall be satisfied:

Civil Improvement Plan. The applicant shall submit and receive approval of civil improvement plans demonstrating compliance with Public Works Department Standard Specifications for public works construction , including but not limited to landscape row, utilities, sidewalks,, access approach and protection of public infrastructure.

- a. **Landscape Plan.** The applicant shall prepare a landscape and irrigation plan to install ground cover along the Biddle Road frontage.
- b. **Sidewalks.** A private sidewalk is required along the east and south sides of the private streets. Sidewalk widths shall match the existing sidewalk on the east side of the existing private street. ADA-compliant ramps are required at the intersection of the two private streets at the site's southeast corner. In addition, ADA-compliant ramps will be required at all access entrances.

2. Stormwater Management

- a. NPDES Stormwater Management Plan - The applicant shall submit to Public Works for review and approval a stormwater management plan in accordance with the Rogue Valley Stormwater Quality Design Manual, which requires stormwater quantity and quality treatment of all proposed impervious surfaces proposed as part of the partition.
- b. Civil Improvement Plan Review – The applicant shall submit civil improvement plans for stormwater infrastructure construction, including but not limited to storm drain lines, detention facilities, and the proposed outfall.
- c. Erosion and Sediment Control – Construction of required improvements will disturb more than one acre. The applicant shall obtain an erosion and sediment control permit (NPDES 1200-C) from the Department of Environmental Quality (DEQ) and provide a copy to the Public Works Department.

Prior to Public Works final inspection, the following conditions shall be satisfied:

- 1. **PW Standards and Specifications** – Applicant shall demonstrate that all Public Works infrastructure construction complies with the Standards Specifications and Uniform Details for Construction. Installation of civil improvement, including but not limited to landscaping, irrigation and sidewalks, shall be installed per approved plans.
- 2. **Stormwater Quality Operations & Maintenance** – The Applicant shall record an Operations and Maintenance Agreement for all new stormwater quality features and provide a copy of the Public Works Department's recorded document.



JACKSON COUNTY

Roads

Nancy Coates
Construction Manager

200 Antelope Road
White City, OR 97503
Phone: (541) 774-6261
Fax: (541) 774-6295
CoatesN@jacksoncounty.org

www.jacksoncounty.org

August 14, 2024

Attention: Justin Gindlesperger
City of Central Point Planning
140 South Third Street
Central Point, OR 97502

RE: Site Plan & Architectural Review for the 16,000 sq. ft. Grocery Store
on Biddle Road – A County maintained road
Planning File: SPAR-24004; 37-2W-01C Tax Lot 802

Dear Justin:

Thank you for the opportunity to comment on this Site Plan & Architectural Review to construct an approximately 16,000 square foot grocery store on approximately 2.24 acres in the C-5, Thoroughfare Commercial zoning district. Jackson County Roads offers the following comments:

1. The applicant shall submit construction drawings to Jackson County Roads and obtain county permits if required.
2. The applicant should be aware that as an arterial facility carrying over 30,000 trips daily, the County is concerned with the operations of Biddle Road following the development.
3. ADA curb ramps must be located wherever there are curbs or other barriers to entry from a pedestrian walkway or sidewalk, including any intersection where it is legal for a pedestrian to cross the street, whether or not there is any designated crosswalk. The developer's frontage improvements shall provide smooth and ADA compliant connections to existing ADA ramps and sidewalk.
4. Any new or improved roads inside the Urban Growth Boundary or expanded Urban Growth Boundary shall be permitted, inspected and become the sole jurisdiction of the City of Central Point.
5. We concur with any City requested right-of-way dedication and/or frontage improvements.
6. The County road approach spacing standard for arterials is 300'.

7. Utility Permits are required from Jackson County Roads for any utility work within the county road right-of-way. On longitudinal trenches within a travel lane 100' or greater in length, unless otherwise approved by the Engineer, the existing pavement shall be removed and replaced to full paving-machine width (normally 10'-12') for a travel lane restoration. Drag boxes or other pull-type asphalt spreaders will not be permitted for longitudinal trench pavement replacement.
8. Per Oregon Revised Statute 209.150, any survey monuments of record removed, disturbed or destroyed within the permit area must be referenced prior to construction and replaced after construction by a registered professional land surveyor. All costs associated with this surveying work are the responsibility of the permit holder.
9. Jackson County Roads reserves the right to review and comment on the hydraulic report including the calculations and drainage plan. Capacity improvements or on-site detention, if necessary, shall be installed at the expense of the applicant. Upon completion of the project, the developer's engineer shall certify that construction of the drainage system was constructed per plan and a copy of the certification shall be sent to Jackson County Roads.
10. If frontage improvements are required along Biddle Road, they shall be permitted and inspected by Jackson County Roads. Jackson County Roads does not maintain planter strips. The developer shall obtain a Minor Road Improvement Permit before commencing work in the County right-of-way.
11. Landscaping within the County's Right-of-Way shall provide sight distance throughout all stages of growth. At no time shall the landscaping become invasive to the storm drain system.
12. The applicant shall contact the city of Central Point for storm drainage concerns and comments.
13. Construction plans shall be prepared in accordance with the "Standards and Specifications for County Roads" (also known as the County Road Standards).
14. The radius for road intersections along an arterial road shall be a minimum of thirty feet. The road approach shall be perpendicular to Biddle Road and aligned directly across from a road approach on the other side of the road if possible.
15. Biddle Road is an Urban Minor Arterial maintained by the County. The Average Daily Traffic count was 9,501 for Eastbound lanes, 450 feet East of Hamrick Road on July 7, 2020 and 9,239 for Westbound lanes, 450 feet East of Hamrick Road on July 7, 2020.
16. We would like to be notified of future development proposals, as County permits may be required.

17. Be Advised: other permits from local State or Federal Agencies' or Departments may be required prior to starting work.

Respectfully,



Nancy Coates
Construction Manager

Justin P. Gindlesperger

From: Mark Northrop <MarkN@jcf3.com>
Sent: Thursday, August 8, 2024 5:04 PM
To: Justin P. Gindlesperger
Cc: Steve Darnell
Subject: Re: Request for Comments - SPAR-24004

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Justin:

Our comments remain the same. We request compliance with OFC and request Firewise plants be used in the landscape plan.

DFM Mark Northrop, IAAI, CFI

Jackson County Fire District 3

8383 Agate Rd, White City, OR 97503

MarkN@jcf3.com

Office: 541.831.2776

Cell 541.660.7689

www.jcf3.com



Together We're Better

From: Justin P. Gindlesperger <Justin.Gindlesperger@centralpointoregon.gov>
Sent: Wednesday, August 7, 2024 3:57 PM
To: Matt Samitore <Matt.Samitore@centralpointoregon.gov>; Stephanie Powers

<stephanie.powers@centralpointoregon.gov>; Dave Jacob <Dave.Jacob@centralpointoregon.gov>; Mark Northrop <MarkN@jcf3.com>; Mike Ono <Mike.Ono@centralpointoregon.gov>; Greg Graves <Greg.Graves@centralpointoregon.gov>; Mark Kimmelshue <mark.kimmelshue@centurylink.com>; 'David.McFadden@avistacorp.com' <David.McFadden@avistacorp.com>; Chadd Griffin <chadd.griffin@centralpointoregon.gov>; Amber Judd (JuddAJ@jacksoncounty.org) <JuddAJ@jacksoncounty.org>; PhilpJW@jacksoncountyor.gov <PhilpJW@jacksoncountyor.gov>; ODOT Region 3 Development Review (R3DevRev@odot.state.or.us) <R3DevRev@odot.state.or.us>; 'Micah.Horowitz@odot.state.or.us' <Micah.Horowitz@odot.state.or.us>; Ed Devries <Ed.Devries@pacifiCorp.com>; emalanche@roguedisposal.com <emalanche@roguedisposal.com>; lbrown@roguedisposal.com <lbrown@roguedisposal.com>; Nick Bakke <nbakke@rvss-or.gov>; Sean Eisma <seisma@rvtd.org>; 'ptownsend@rvtd.org' <ptownsend@rvtd.org>; 'chad.murders@ecso911.com' <chad.murders@ecso911.com>

Subject: Request for Comments - SPAR-24004

Good afternoon,

The City received an application requesting approval for a Site Plan and Architectural Review for the construction of an approximately 16,000 square foot grocery store on property in the C-5, Thoroughfare Commercial zoning district. The property is located at 4951 Biddle Road and identified on the Jackson County Assessor's map as 37S 2W 01C, Tax Lot 802.

The complete application is available at:

https://link.edgepilot.com/s/83186921/pn9I7gf9aE_INBH7E0F2Q?u=https://www.centralpointoregon.gov/cd/project/grocery-outlet

Please review and submit comments or written reports setting forth any necessary conditions as required by your department/agency to the Planning Department no later than **Wednesday, August 21, 2024**. If no comments are received within the review period, it will be assumed that there are no comments.

Thank you for your time and consideration of this request. If you have questions, please let me know.

Regards,

Justin Gindlesperger, AICP, CFM
Community Planner III
Community Development
City of Central Point
140 South Third Street
Central Point, OR 97502
Desk: 541-664-3321 (x245)
Fax: 541-664-6384

<https://link.edgepilot.com/s/ec13c3a6/QQUfftB-wUOzfphGobtuw?u=http://www.centralpointoregon.gov/>

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ROGUE VALLEY
SEWER SERVICES
CLEAN WATER - HEALTHY COMMUNITIES

August 8, 2024

City of Central Point Planning Department
155 South Second Street
Central Point, Oregon 97502

Re: PRE 24005 – Grocery Outlet, Map 37 2w 01C 802

Sewer service to the proposed development can be had by connecting to the existing 8 inch sewer main which crosses the southerly portion of the subject property. The permit for this connection will be issued by RVSS upon payment of related development fees.

Rogue Valley Sewer Services requests that approval of this development be subject to the following conditions:

1. The applicant must obtain a connection permit from RVSS and pay all related fees.

Feel free to call me if you have any questions.

Sincerely,

Nicholas R Bakke, PE
District Engineer

PLANNING COMMISSION RESOLUTION NO. 922

A RESOLUTION OF THE PLANNING COMMISSION APPROVING A SITE PLAN AND ARCHITECTURAL REVIEW FOR A SUPERMARKET BUILDING ON LANDS WITHIN THE THOROUGHFARE COMMERCIAL (C-5) ZONING DISTRICT.

(File No: SPAR-24004)

WHEREAS, the applicant has submitted a site plan and architectural review application that includes constructing site access and circulation, building, parking lot and landscape improvement consisting of commercial property identified on the Jackson County Assessor's Map as 37S 2W 1C, Tax Lots 802, Central Point, Oregon; and

WHEREAS, the project site is 2.24-acres located in the Thoroughfare Commercial (C-5) zoning district; and

WHEREAS, the application has been found to be consistent with the applicable approval criteria set forth in Title 17, Zoning as conditioned per the Staff Report dated September 3, 2024; and

WHEREAS, on September 3, 2024, at a duly noticed public hearing, the City of Central Point Planning Commission considered the Applicant's request for Site Plan and Architectural Review approval of a supermarket.

NOW, THEREFORE, BE IT RESOLVED: that

Section 1: The City of Central Point Planning Commission hereby approves the Site Plan and Architectural Review application File No. SPAR-24004 subject to the conditions in the Staff Report dated September 3, 2024 (Exhibit 1).

Section 2: This decision is based upon the Planning Department Staff Report dated September 3, 2024, attached hereto as Exhibit 1, including all attachments thereto.

PASSED by the Planning Commission and signed by me in authentication of its passage this 3rd day of September, 2024

Planning Commission Chair

ATTEST:

City Representative

Staff Report

Sunnybrook Village
Master Plan Application
File No. MP-23002

September 3, 2024

Item Summary

Consideration of a Master Plan application for the development of Sunnybrook Village, a 42-lot subdivision and development in the Eastside Transit Oriented Development (ETOD) District, including residential lots, new public streets, stormwater management and public park and open space. The 7.57-acre site is located at 4630 Hamrick Road and is identified on the Jackson County Assessor's map as 37S 2W 01BC, Tax Lot 9800.

Applicant: C.A. Galpin, LLC; **Agent:** Jack Galpin

Associated Files: SUB-23001

Staff Source

Justin Gindlesperger, Community Planner III

Background

The proposed Sunnybrook Village Master Plan ("Master Plan") establishes a framework for a residential development within the Eastside Transit Oriented Development (ETOD) Overlay. As the first master plan in this area of the ETOD, the land use and circulation patterns established will influence development on surrounding properties.

It is the applicant's objective to obtain master plan approval to facilitate development of a residential subdivision. The Master Plan serves as a blueprint to guide future development of the site. An application for a 36-lot tentative plat (File No. SUB-23001) is being reviewed concurrently with and is subject to compliance with the Master Plan. Once final plat is obtained, development of each lot will be reviewed to assure the site development and architectural features implement the Master Plan instructions.

Discussion:

The Sunnybrook Village Site Plan (Exhibit 5, Attachment "B") proposes 42 dwelling units on 36 residential lots that will be developed over three (3) phases. The project site is along Hamrick Road in the eastern portion of the ETOD. The abutting properties in the ETOD to the north, south and west are undeveloped. Across Hamrick Road to the east, the properties are developed with single-family residences in the R-1-8 zoning district.

The proposal is within the minimum/maximum density allowed on the site by proposing 42 units on 5.19 net acres – subtracting proposed right-of-way as per Note 'f', Table 2, CPMC 17.65.050. The resulting 8.1 units/acre is consistent with the required 6-12 units/acre required in the LMR zone.

The Master Plan is consistent with housing mix requirements for developments greater than 40 units in the Low Mix Residential (LMR) zoning district by providing primarily detached single-family housing but also including attached single-family units and duplexes.

Building Design Plans

The Building Design Plans (Exhibit 8, Attachment “B”) propose a northwest craftsman design that is architecturally consistent with the building design standards in the TOD. The applicant describes this design as homes with “...steeply pitched roofs, overhanging eaves, and extensive use of natural materials like wood and stone. The Craftsman style complements the region's natural beauty, creating a sense of harmony with the environment.”

Transportation and Circulation Plan

Primary access to the Master Plan area is provided from Hamrick Road to the east via proposed Hartgrave Way, a public street with 60-foot right-of-way width. Additional circulation includes two (2) full-width minor local streets, a half-width public street to the north, public alleys, and public sidewalks.

Infrastructure and Utilities

The Utility Plan (Exhibit 2, Attachment “B”) proposes connections to existing utility services in the area and provides connection to individual lots throughout the development. Stormwater management is provided for the development, treated onsite before connecting to existing City of Central Point facilities.

Issues

There are five (5) issues relative to this project as set forth below:

1. **Soil Contamination.** The Environmental Plan (Exhibit 11, Attachment “B”) includes an assessment of soil quality on the project site. The Environmental Site Assessment (ESA) concludes that contamination exists in the upper six (6) inches of soil, consistent with contamination identified on sites used for agriculture, specifically orchards, in the area. Due to the levels of contamination associated with historical orchard use exceeding risk-based concentration levels (RBCs) established by the Oregon Department of Environmental Quality (DEQ), soil remediation is required for the project site. The Master Plan notes that contaminated soils will be removed and replaced with clean fill.

Comment: The ESA acknowledges the Applicant’s proposal to remove contaminated soils and provides mitigation options for the site. The Applicant is required to assure timely completion of soil remediation relative to the implementation of the Master Plan. This will require coordination with the DEQ to assure the remediation is consistent with state requirements that are designed to protect the environment and human health.

DEQ offers the Independent Clean-up Process (ICP) that is designed to assist with the clean-up of contaminated sites, providing DEQ oversight and assurances. Staff recommends Condition of Approval No. 1 requiring the applicant to provide a DEQ authorized remediation plan in accordance with the ICP requirements and Condition of Approval No. 2(b) requiring the applicant to submit final authorization that the soil remediation plan was completed and no further action on the site is required.

2. **Shallow Wells.** The ETOD is identified as an area with shallow wells providing water supply to surrounding properties for domestic and agricultural uses. As noted in previous applications in the ETOD (see File No. 14004), construction of public utilities as part of the development process may impact the water table and shallow wells within the vicinity of the project site.

Comment: The application acknowledges three (3) shallow wells on the project site and multiple wells in the surrounding area. The applicant has provided a water table analysis, completed by Apex Engineers, dated July 25, 2024 (Exhibit 10, Attachment “B”), that examines the potential effects on neighboring wells from the development of Sunnybrook Village. Based on the conclusions of the analysis and the proposed development plans for Sunnybrook Village, the development is not anticipated to impact the water table or surrounding wells unless installation of water and sanitary sewer lines extend below the water table.

Staff recommends Condition of Approval No. 1(d)(i) requiring the applicant to implement mitigation actions identified in the APEX Report as necessary to avoid impacts to surrounding wells. Mitigation plans will be reviewed by the City Engineer during the Civil Improvement Plan review process prior to approval by the Public Works Department.

3. **Agriculture Mitigation.** The ETOD is an area of the City that continues agricultural production with the presence of active farm uses. New developments in the ETOD must recognize these uses until the ETOD is completely annexed and developed out to urban uses.

Comment: All development in the ETOD is required to acknowledge the presence of active farm uses in the area by recording a right-to-farm disclosure statement as a condition of final plat. Staff recommends Condition of Approval No. 2(c) requiring the applicant to record a right-to-farm disclosure statement prior to final plat of Sunnybrook Village.

4. **Fire Code.** The Oregon Fire Code (OFC) provides requirements to developments to help protect the public from the hazards of fires. As noted in the Fire District No 3 Staff Report, dated August 13, 2024, Section D-107 of the OFC requires residential single- and two-family developments with 30 units or more to either install fire sprinklers in each unit or provide a secondary egress for emergencies. Sunnybrook Village proposes 42 units on 36 lots and proposes a single access/egress at Hamrick Road.

Comment: Based on Fire District #3 comments, Sunnybrook Village can proceed following one (1) of three (3) options: 1). Install sprinklers in each residential unit; 2). provide a recorded easement for secondary emergency egress; or 3) partially construct Sunnybrook Village up to, and including, 30 units until a future development is proposed on an adjacent property that provides secondary egress.

In an effort to provide housing options that are more affordable, the Applicant proposes to forego fire sprinkler installation and has elected to follow option no. 3, above. This approach limits the number of units constructed until secondary emergency

access/egress is provided via a cross-access easement with an adjoining property or an approved development plan on an adjacent property connects Sunnybrook Village to the public right-of-way with connectivity to Beebe, Gebhard, and/or Hamrick Road. If the above options cannot be achieved, retrofit sprinkler systems could be installed to eliminate the limit on housing. In order to accommodate the Applicant's proposal, staff recommends Condition of Approval No. 2(a) and No. 3.

5. **Master Plan Timing.** A master plan may remain active for a period of ten (10) years, unless the applicant applies for an extension request. As noted in the Sunnybrook Village Master Plan (Attachment "A"), the master plan will expire in five (5) years. However, the applicant anticipates the build out of the three (3) phases of Sunnybrook Village to occur over a ten (10) year period.

Comment: The applicant provided staff with clarification that the initial expiration of the master plan was listed in error and Sunnybrook Village Master Plan will remain active for the full ten (10) year duration. The ten (10) year timeline is documented here, the tentative plan application (SUB-23001) being reviewed concurrently with this application, and in the public record for this file. No further action is required at this time.

Findings of Fact & Conclusions of Law

The Sunnybrook Village Master Plan has been evaluated against the applicable criteria set forth in CPMC 17.66 and found to comply as evidenced in the Sunnybrook Village Master Plan (Attachment "B"), the Planning Department Findings (Attachment "C") and the Staff Report dated September 3, 2024.

Recommended Conditions of Approval

Approval of the Master Plan application shall be subject to the following:

1. Prior to issuance of any permits and the start of construction, including but not limited to site preparation and infrastructure construction, the applicant shall receive approval of a soil remediation plan from the Oregon Department of Environmental Quality (DEQ) and submit a copy to the City of Central Point Planning Department.
 - a. If soils are to be removed from the site, the applicant must submit an authorized Solid Waste Authorization Letter (SWLA) for a DEQ-approved disposal site.
 - b. If any fill is imported to the site, the Applicant shall provide documentation that the imported fill is consistent with DEQ clean fill requirements.
2. Prior to final plat approval for any phase of the land division, the applicant shall:
 - a. Provide a revised Tentative Plan that depicts the Phase II/Phase III boundary relocated to the common property line between Lot 28 and Lot 29 limiting total units developed in Phase I and Phase II to 30 units;
 - b. Provide a copy of a "No Further Action" letter from DEQ indicating that remediation of on-site contamination is completed;

- c. Provide recorded copies of a right-to-farm disclosure, as required by CPMC 17.65.025(A); and,
 - d. Demonstrate compliance with the conditions listed in the Public Works Department Staff Report (Attachment "D"), including but not limited to:
 - i. Submit Civil Improvement Drawings for infrastructure construction, including but not limited to, streets, landscape row and street trees, sidewalk, access approach, street lighting, and utilities with necessary shallow well mitigation.
 - ii. Submit a stormwater management plan for the proposed demonstrating compliance with the MS4 Phase II stormwater quality standards.
 - iii. Obtain a 1200-C permit from DEQ and provide a copy to the Public Works Department. The proposed development will disturb more than 5 acres and requires an erosion and sediment control permit (NPDES 1200-C) from the Department of Environmental Quality (DEQ).
 - iv. Pay all System Development Charges and permit fees.
 - e. Coordinate with Fire District #3 to plan the location of and install fire lane signs and fire hydrants in accordance with Fire District #3 comments, dated August 13, 2024 (Attachment "E").
 - f. Comply with conditions of approval listed in the Rogue Valley Sewer Staff Report, dated August 8, 2024 (Attachment "F")
3. The number of residential units without fire sprinklers shall be limited to 30 units until such time a secondary egress route is available for emergency access/evacuations. The non-sprinklered residential unit cap will be removed when one of the following conditions is met:
- a. Prior to issuance of building permits for Phase III of Sunnybrook Village, the Applicant records a cross-access easement across an adjacent property to a public right-of-way with connectivity to either Beebe, Gebhard and/or Hamrick Road for emergency egress purposes. The Applicant shall provide documentation to the Planning Department from Fire District #3 that any emergency access improvements, such as a drivable surface and signage, are complete; or,
 - b. An adjacent property is developed with a secondary egress route that provides street connectivity between Sunnybrook Village and an existing public right-of-way that provides connectivity to Beebe, Gebhard and/or Hamrick Road; or,

- c. The Applicant shall cause all existing residential units in Sunnybrook Village to be retrofit with fire sprinklers as necessary to comply with the Fire Code.
4. Any modifications to the site design, including but not limited to building designs, street layout, and density, shall be subject to review in accordance with CPMC 17.09, Modifications to Approved Plans and Conditions of Approval.

Attachments

Attachment "A" – Project Location Map

Attachment "B" – Sunnybrook Village Master Plan, July 2024

Exhibit # 1 – Site Analysis Map

Exhibit # 2 – Master Utility Plan Maps

Exhibit # 3 – Adjacent Land Use Plan Map

Exhibit # 4 – Traffic Impact Analysis

Exhibit # 5 – Site Plan

Exhibit # 6 – Park Plan

Exhibit # 7 – Housing Plan Map

Exhibit # 8 – Building Design Illustrations

Exhibit # 9 – Environmental Plan Map

Exhibit #10 – Shallow Well Report

Exhibit #11 – Soil Quality ESA Report

Attachment "C" – Planning Department Findings of Fact

Attachment "D" – Parks and Public Works Staff Report, dated August 21, 2024

Attachment "E" – Fire District #3 Staff Report, dated August 13, 2024

Attachment "F" – Rogue Valley Sewer Services Staff Report, dated February 20, 2024

Attachment "G" – Resolution No. 920

Action

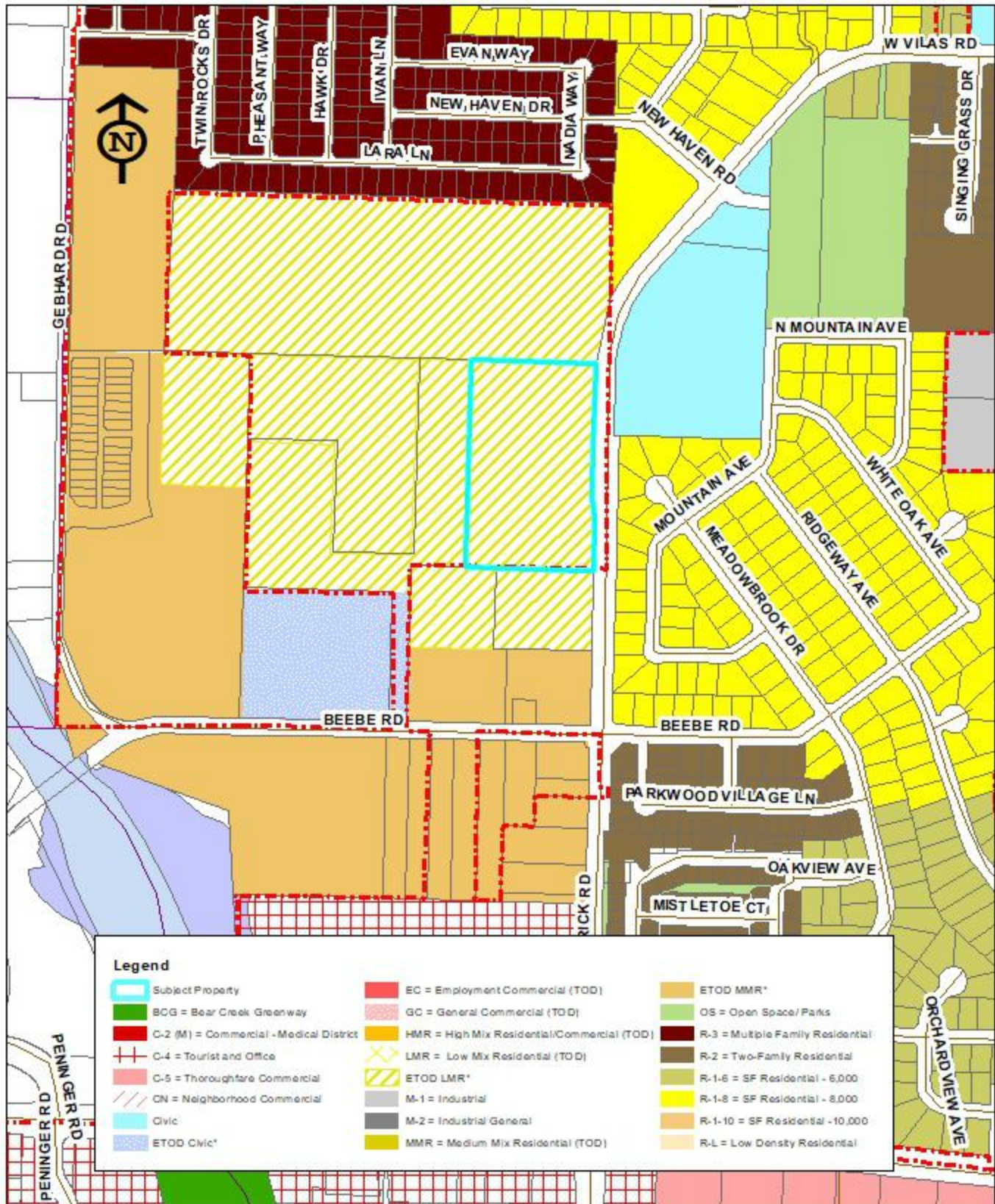
Conduct the public hearing and consider the Master Plan application. The Planning Commission may 1) approve; 2) approve with revisions; or 3) deny the application.

Recommendation

Approve the Master Plan application for Sunnybrook Village subject to the recommended conditions of approval set forth in the Staff Report dated September 3, 2024, and the Planning Department Findings of Fact.

Recommended Motion

I move to approve Resolution No. 920, a Resolution recommending approval of the Sunnybrook Village Master Plan application per the Staff Report dated September 3, 2024.



Sunnybrook Village

TRANSIT ORIENTED DEVELOPMENT (TOD) MASTER PLAN

July 2024

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The City of Central Point requires submittal of a Master Plan for land divisions or development that involve more than two (2) acres of land within the Transit Oriented Development (TOD) Overlay. As defined in CPMC 17.08.010a Master Plan is *a long-term written and illustrated plan, prepared in accordance with Section [17.66.030\(A\)\(1\)](#), providing overall guidance and instruction for the use and development of specific geographic areas within TOD overlays*. The purpose of this Master Plan is to document the vision and instructions for Sunnybrook Village with such specificity that it can be applied as criteria for future land development applications including but not limited to Site Plan and Architectural Review for structures to be constructed on each of the lots. In areas with multiple property ownership interests, the master plan process helps to assure that development patterns are conducive to providing a connected and integrated community that is livable and consistent with the purpose of the TOD.

There are eight (8) elements required in a TOD Master Plan per Section [17.66.030\(B\)](#) as follows:

1. Introduction
2. Site Analysis Map
 - o Master Utility Plan
 - o Adjacent Land Use Plan
3. Transportation and Circulation Plan
4. Site Plan
5. Recreation and Open Space Plan
6. Building Design Plan
7. Transit Plan
8. Environmental Plan

This document is organized in eight (8) sections that address the master plan element requirements.

Introduction

Sunnybrook Village is a residential community that prioritizes resident well-being and ease of movement while embracing the timeless elegance of Northwest Craftsman architecture. Sunnybrook Village project site is located within the Eastside Transit Oriented Development (ETOD) Overlay area in the Low Mix Residential (LMR) zone. The ETOD is occupied by a mix of farmland and rural residential dwellings, and planned for medium and high density residential development with opportunities for limited employment uses (Figure 1).

The proposed Master Plan aims to create a community that prioritizes resident well-being and ease of movement while embracing the timeless elegance of Northwest Craftsman architecture. To accomplish this, the Master Plan focuses on the following key features:

Northwest Craftsman Architecture: All houses in Sunnybrook Village will follow the iconic Northwest Craftsman architectural style. These homes will have steeply pitched roofs, overhanging eaves, and extensive use of natural materials like wood and stone. The Craftsman style complements the region's natural beauty, creating a sense of harmony with the environment.

Well-being-Centric Design: Each Craftsman home in the development will incorporate design elements that promote well-being. Large windows will provide ample natural light and views of the surrounding nature. Spacious front porches will encourage social interaction and outdoor relaxation. Residents will have access to nearby community gardens and walking trails at Don Jones Park, fostering a sense of connection with the outdoors.

Ease of Movement: Sunnybrook Village will feature well-planned streets and pathways that prioritize pedestrian and bicycle-friendly access. Sidewalks will be integrated throughout the development, making it easy for residents to move around safely. Traffic-calming measures, such as alley loaded houses, will ensure a peaceful environment for all.

Figure 1 – Site Location Map



Community Spaces: The development will include a communal park. This space will serve as a hub for residents to come together, fostering a sense of community and social well-being. Currently, the City of Central point is evaluating options to consolidate open space to create a connected, central park system in the ETOD. This development is currently designed with three phases, with the park to be constructed during Phase 3. This will allow the developer the time to have the option to participate in the development of the connected park system if the city can accomplish its goal of creating the space for said park to exist. This is of mutual benefit to both the developer, community, and the City of Central point, as it removes the creation of private parks located within the ETOD, and allows for the creation of a larger community park that benefits the public.

Sustainability: Sunnybrook Village will incorporate sustainable design principles, such as energy-efficient appliances and the option for solar-ready rooftops, to minimize environmental impact and reduce utility costs for residents.

Access to Amenities: The development will be strategically located near essential amenities, including schools, healthcare facilities, grocery stores, and public transportation, ensuring that residents have easy access to their daily needs.

We believe that this thoughtfully designed community will offer residents not only a beautiful and comfortable place to live but also a strong sense of connection to the natural beauty of Southern Oregon.

Master Plan Duration

Due to current economic conditions, Sunnybrook Village development is expected to occur over a 10-year period. As such, the Master Plan will expire 5 years (60 months) from the date of approval by the Planning Commission unless a timely extension is requested under the City's Municipal Code in [Section 17.60.070](#).

Minimum/Maximum Density

The project site is within the Low Mix Residential (LMR) zoning district, which requires a minimum/maximum density of 6-12 units per net acre. In accordance with [Section 17.65.050\(D\)](#), net acreage is equivalent to the area remaining after deducting environmental lands, exclusive employment areas, exclusive civic areas and right-of-way. The project site is 7.57 gross acres and 2.38 acres (31%) of the project site is proposed as public right-of-way for streets and alleys. Based on this deduction, the minimum/maximum density yields 31 to 62 units. The proposed minimum density for the Sunnybrook Village Master Plan is 42 units (8.1 units/acre).

Phasing Plan

The implementation of this residential development project will be in two distinct construction phases. The phasing plan reflects a strategic decision, driven by several key considerations:

1. **Financial Feasibility and Risk Management:** Dividing the project into three phases allows for better financial management. It reduces the initial capital outlay, thereby minimizing financial risk. This phased approach also provides an opportunity to adjust future construction based on the market response to the first phase, ensuring that the development remains financially viable throughout its course.
2. **Minimizing Disruption to the Local Area:** Phased construction helps in mitigating the impact on the local environment and neighboring communities. It limits the extent of ongoing construction at any given time, thereby reducing noise, dust, and traffic disruptions. This approach demonstrates consideration for existing residents and maintains a positive relationship with the surrounding community.
3. **Market Demand Adaptation:** By constructing in phases, the development can better adapt to changing market conditions. If there is a shift in housing demand, economic trends, or demographic profiles, the second and third phases can be tailored to meet these evolving needs, ensuring the long-term success and relevance of the development.
4. **Environmental Stewardship:** Conducting the project in three phases aligns with sustainable construction practices. It allows for a more controlled and phased development of the land, ensuring minimal environmental impact and better integration of green spaces and eco-friendly infrastructure.

In summary, the decision to undertake this residential development in three phases is a multifaceted strategy that balances financial, community, environmental, and market considerations. It reflects a thoughtful approach to creating a sustainable, responsive, and successful development.

Site Analysis Map

The objective of the Site Analysis is to inventory existing features and conditions on the site and surrounding area as necessary to identify site amenities and development challenges.

The site is a former rural development. Multiple structures now demolished, were present on site. The structures have been demolished over a period of approximately twenty years, as shown on the historical maps contained in Appendix 1 of Exhibit 11 of this Master Plan. Currently the site is populated with trees and other native vegetation. The trees consist of pines, cottonwoods, willows, and spruce trees. Other native vegetation consists of various grasses and blackberry. There are two hand dug wells southwest of the now demolished rural buildings. These wells will be decommissioned as the site will be served by newly installed underground utilities.

The site maintains a nearly consistent grade across its majority, barring the eastern slope, which has a slight rise of approximately five feet towards Hamrick Road. Applicant intends to remove six inches of soil, to be replaced and capped with 3.5'-4.5' of clean fill. This is being done to provide an improved grade to the site, assist with utility depths and water table disturbance, as well as remove and cap any contaminated soils as outlined in Exhibit 11.

Master Utility Plan

As displayed on Exhibits C.2 and C.3, utilities are accessible or already stubbed to the site. The site has a slight, negligible, slope originating from the Southeast corner. The sharpest grade differential on the site is a 5' slope originating from Hamrick Road to the Eastern boundary of the site.

Stormwater Utilities

The development site is currently serviced by an existing storm drain and a 24-inch culvert situated along the eastern boundary. The plan includes connecting the development's stormwater management system to this existing infrastructure. Additionally, the developer is required to construct and implement a stormwater management facility at the northwest corner of the development area. This facility will collect stormwater runoff from the development, allowing it to accumulate before it is discharged through a stormwater outlet into the existing drainage channel located further to the west. For detailed schematics of the proposed stormwater management system, please see Exhibit C.2.

Water Utilities

An existing 36-inch water main runs along Hamrick Road. The development plan includes tapping into this water source, with the installation of an 8-inch water line to circulate throughout the development. Necessary easements for this installation will be established and officially recorded. The looping system enhances reliability, reducing the impact of maintenance or repairs on service availability. Easements for water line installation are clearly marked, ensuring legal right-of-way and access for future maintenance. As illustrated in Exhibit C.3, the water

system will include stubs to bordering properties, laying the groundwork for potential future expansion and development.

Sewer Utilities

According to RVSS guidelines, an 8-inch sewer line is currently situated at the northwest corner of the property on tax lot 200, with another 8-inch line along the eastern boundary of tax lot 3000. The sewer line on the eastern edge of tax lot 3000 is designated for decommissioning. The developer is tasked with installing a new 8-inch sewer line to adequately serve the development. Additionally, the developer is responsible for extending the sewer to connect with the existing line at the northwest corner of tax lot 200. This newly installed system must be looped, with any necessary easements established and legally recorded. As depicted in Exhibit C.3, the system will include stubs extending to adjacent properties, ensuring the provision for future development opportunities.

Natural Gas & Electric Utilities

Currently, the development does not include plans for natural gas infrastructure. This decision follows adjustments in fee schedules by Avista, rendering the integration of natural gas financially impractical for this project. Electricity will be made available through a connection to an existing power pole located on the southern part of the site. From there, electrical infrastructure will be extended along the Public Utility Easement (PUE) and supplied to each lot in turn. For detailed illustrations of this electrical system setup, please consult Exhibit C.3.

Agricultural Irrigation

There is no irrigation located on the subject property.

Adjacent Land Use

Sunnybrook Village is located on a vacant lot with frontage on Hamrick Road, a secondary arterial roadway. Properties to the north and west and southwest are in active farm use. To the south is the former Mon Desir restaurant site, which is currently vacant and being contemplated for residential development. To the east, the land use consists of the Central Point Cemetery and Central Point East, a low-density residential subdivision in the Residential Single-Family (R-1-8) zoning district. In accordance with CPMC 17.65.025 (A), a right-to-farm disclosure statement shall be recorded as a condition of final plat. The property to the South currently has a development plan submitted to the City of Central point, and no impact from the development of this site is expected. The southern site shall be benefited as utilities and road connections shall be stubbed to the site in preparation for development. Additionally, no impacts are anticipated as the site will provide a 20-ft alley and open space area along the majority of the property boundaries that are adjacent to the active farm uses, creating a separation between the farm use and the residential uses.

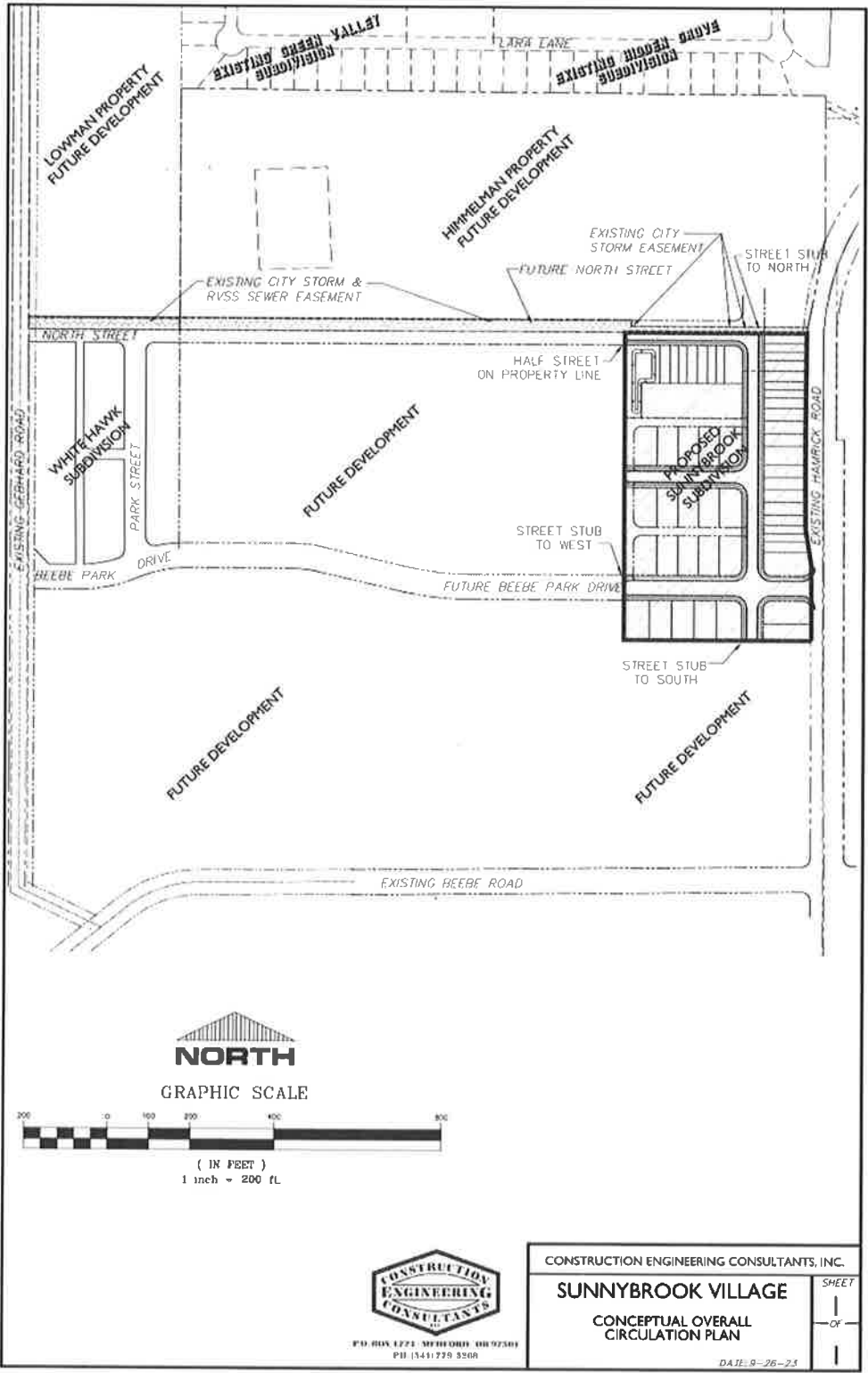
Please refer to Exhibit 3 (Sheets A.1 and A.2) for maps of the adjacent sites.

Transportation and Circulation Plan

As the second Master Plan in the ETOD, Sunnybrook Village proposes to extend two east/west streets that were platted as part of the Willow Bend (formerly known as White Hawk) Master Plan and subdivision. This includes extension of Hartgrave Way (60-ft right-of-way) to Hamrick Road and Denson Street (52-ft right-of-way). As shown in Figure 2, these streets will be connected via Annalise Street, a 52-ft right-of-way. Together, these streets provide the primary framework from which the Sunnybrook Village internal block pattern is established.

Southern Oregon Transportation Engineering, LLC prepared a Traffic Impact Analysis (TIA) that evaluates the proposed land development on the surrounding transportation network in terms of street and intersection capacity, sight distance, queuing, crash history, turn lanes, signal warrants and access spacing (Exhibit 4). The TIA is based on the proposed internal street network layout (Figure 2) and the mix of residential housing types within the Master Plan area (up to 51 total units). Per the TIA, Sunnybrook Village will generate 418 Average Daily Trips (ADT) at full build-out with 28 trips during the AM peak hour and 27 during the PM peak hour. The TIA concludes that no adverse impacts to the transportation system will occur; therefore, no mitigation is deemed necessary.

Figure 2 – Sunnybrook Village/ETOD Neighborhood Circulation Plan



Site Plan

The master site plan for this residential development is conceived with a vision to foster a community that is both intimate and integrated, where the convenience of modern living is balanced with the tranquility of a close-knit neighborhood (Exhibit 5).

Housing Types and Arrangement: Single-family houses, duplexes, and triplexes/multifamily units are strategically placed to create a varied yet harmonious streetscape. Single-family homes serve as the core of the community, offering privacy and individuality. Duplexes and triplexes are introduced to provide a gradient of density, catering to different family sizes and promoting an inclusive community.

Transition into the Neighborhood: The transition into the broader neighborhood is seamless, with the perimeter of the development featuring homes that reflect the architectural styles and scales of the adjacent areas. This creates a soft boundary that is welcoming and integrates with the existing urban fabric. The gradual change in housing types from the outer edges to the inner core of the development allows for a smooth visual and functional transition.

Alley Use: Alleys are a defining feature of this plan, serving as the primary access points for vehicles to a strong majority of the single-family residential units. This design choice removes driveways and garages from the frontage, allowing homes to present welcoming façades with porches and gardens, enhancing the street appeal and encouraging interaction among neighbors.

Impact on Pedestrian Traffic: With alleys taking on vehicular traffic, the front streets become predominantly pedestrian-centric. Treelined sidewalks offer a safe and pleasant walking experience. The separation of pedestrian and vehicular circulation greatly reduces conflicts and enhances safety, making walking and biking more appealing to residents.

Community Cohesion: Central to the plan is the creation of a shared community park that serves as the heart of the community. This space is easily accessible from all housing types, fostering a sense of belonging and encouraging communal activities.

Sustainability and Drought-Resistant Landscaping: Sustainable landscaping practices are a cornerstone of the site plan, focusing on drought-resistant vegetation at each home. This approach is designed to conserve water, reduce maintenance needs, and ensure that the gardens remain vibrant and resilient, even in dry conditions. By selecting native plants and employing moderate xeriscaping principles, the development minimizes its environmental footprint and supports local biodiversity. This landscaping strategy not only addresses water conservation goals but also enhances the community's aesthetic appeal and aligns with our commitment to environmental stewardship.

In summary, the master site plan is crafted to celebrate the Craftsman aesthetic in a modern context, promoting diversity in housing, safety in movement, and community engagement, all while ensuring a sustainable, beautiful, and functional living environment for its residents.

Recreation and Open Space Plan

A key component of TOD Development is integration of a connected network of parks, open spaces and recreational amenities. Sunnybrook Village is one part of the larger ETOD Overlay

area, which is under multiple ownerships and will develop over time based on the interest and ambitions of each property owner. The proposed master plan for Sunnybrook Village, being the second in the ETOD, aims to provide recreational amenities for residents in the context of this residential development. However, as the surrounding area develops the proposed plan will preserve the opportunity for connections to nearby parks and open space areas. Sunnybrook Village introduces a park spanning 29,543 square feet, organized into two distinct sections. The Primary Park Area, serving as the first section, will feature an expansive grassy area for recreational use, a 20'x20' covered barbecue space for year-round gatherings, water fountains, and dedicated bins for trash and pet waste. Additionally, this area will be landscaped with 10 deciduous trees, providing both shade and a natural barrier from adjacent homes, alongside strategically placed benches to enhance the enjoyment of the park's second section. The latter, designated as the Wildlife Area, is designed to embrace nature by incorporating seasonally collected water from both onsite and natural sources, along with native vegetation. This setup not only supports local wildlife but also enhances the overall ambiance of the development, offering residents a serene environment to connect with nature.

Building Design Plan

The Building Design Plan provides a framework for building prototypes in the master plan area. The objective is not to limit the design to specific floor plans, rather to establish the building type and design themes that will be carried forward as the master plan area develops regardless of ownership. This allows flexibility while providing clear direction for the architectural design elements that are fundamental to the master plan vision being realized. Sunnybrook Village is a residential community. The building types are illustrated in Exhibit 7 and the Building Design Prototypes are in Exhibit 8. Provided below is a description of the design philosophy and elements that are central to Sunnybrook Village.

The Craftsman design philosophy is a cornerstone of this residential development, chosen for its timeless appeal and adaptability to modern living. In this community, Craftsman architecture is not just a style but a statement of living harmoniously with the environment while fostering a tight-knit community vibe.

Craftsman homes are characterized by their attention to craftsmanship and detail. This development will showcase gabled roofs with decorative braces, wide eaves, and porches with thick square or round columns. The use of stone and woodwork will be prevalent, celebrating natural materials, aligning with sustainability goals. The quality craftsmanship and use of durable materials mean that residents can enjoy their homes for generations, reducing maintenance and replacement costs, as well as being a driving force to creating generational wealth to their owners and their families.

Interiors will follow the Craftsman tenet of form following function, embrace spacious interiors and open floor plans, with built-in furniture, large fireplaces- whether gas or electric- as central gathering spots, and nooks that serve as intimate spaces for relaxation or socialization. The custom woodwork will extend to built-in shelving and cabinetry, reflecting the Craftsman appreciation for artisanship and utility. Where possible, housing in the development will be designed to maximize the intake of natural light. Multiple, or large, windows, strategically placed throughout each house, will flood the interiors with sunlight, reducing the need for artificial

lighting during the day. A variety of floorplans is welcomed but not mandatory. Adherence to the core design principles is paramount, taking precedence over the specifics of bedroom and kitchen placements. All single-family homes shall be one story, in order to keep the vertical view corridors free of obstruction and allow residents to enjoy the views of the surrounding valley. Given the modest sizes of the lots within this residential development, the possibilities for delivering a uniform product while remaining true to these design principles are naturally limited. Nonetheless, diversity in the exteriors of single-family homes is advocated, aiming to ensure that adjacent homes do not feature identical facades. For instance, a rotational sequence of three distinct floor plans – labeled as "A,B,C" – is suggested to effectively disrupt architectural uniformity and foster a visually engaging environment.

Each home will feature a welcoming front porch, ideal for sipping morning coffee, reading a book, or simply enjoying the fresh air. These spaces will encourage social interaction among neighbors, fostering a sense of community and well-being. Additionally, backyards and additional back porches will provide residents with private outdoor retreats where they can relax and unwind in the comfort of their homes.

To ensure cohesion and maintain the aesthetic integrity of the community, architectural guidelines will restrict the use of other styles. Modern construction techniques will be employed, but they must adhere to the Craftsman aesthetic. For example, vinyl siding is discouraged in favor of traditional wood or stone. Similarly, ornate Victorian elements or the stark lines of ultra-modern design would be out of place in this setting.

Color palettes will be regulated to keep with the Craftsman ethos, favoring earth tones and muted hues that blend with the natural landscape. Bright, garish colors that clash with the environment will not be permitted.

Outdoor spaces will be an extension of the home, with yards designed to use native plants and trees that require less water and maintenance, consistent with the Craftsman emphasis on natural beauty and efficiency.

This commitment to a single architectural theme is designed to create a cohesive visual and cultural identity for the community. It encourages a unified neighborhood aesthetic that enhances property values and creates a strong sense of place. Residents can personalize their homes within these guidelines, ensuring individual expression while maintaining the overarching community ethos centered around the Craftsman design.

Transit Plan

Transit is a core component of TOD Developments, as the objective is to create an environment that supports and encourages increased transit use. This includes creating high quality bicycle and pedestrian networks that connect to future transit routes and provide comfortable and attractive transit facilities.

Sunnybrook Village is located in area planned for future transit as shown in Figure 3. As such, the Master Plan provides connected pedestrian facilities via the public sidewalk system and proposes an area for a future transit stop on Hamrick Road (Exhibit 5, Sheet C.0).

Figure 3 – Central Point Circulator (Route 41), RVTD 2040 Transit Master Plan



Environmental Plan

The Environmental Plan presents an inventory of environmental resources to assure these are integrated into the overall development plan. Environmental features considered include: groundwater, wetlands, floodplains, riparian corridors and soil.

Groundwater

Sunnybrook Village is within the ETOD, which is known to have a shallow water table and several shallow wells throughout. In accordance with CPMC 17.65.025(B), a water table analysis is required prior to any development to determine the following:

- If the proposed development will impact the water table;
- The effect on neighboring wells; and,
- Mitigation actions required to alleviate the impact on wells in the area.

On November 16, 2016, APEX produced a well survey report for the White Hawk Master Plan to the south west of Sunnybrook Village. The report identified three wells on the Sunnybrook Village site with the nearest adjacent well being several hundred feet to the west and south (Figure 4).

Figure 4 – APEX Well Survey Inventory (2016)



On July 29, 2024, APEX provided a well survey, attached as Exhibit _____. The study identified sixteen wells within 1,000 feet of the site, with varying depths and static water levels. The geological review indicated clay soil up to 12 feet deep, underlain by sand and gravel. The utility installation, planned at a maximum depth of 9 feet, is unlikely to intersect the water table, which is at least 12 feet below the surface. Potential impacts from dewatering and infiltration are expected to be minimal and temporary, with mitigation measures such as low-permeability trench plugs proposed to prevent long-term effects. Overall, the development is not anticipated to significantly affect local groundwater levels.

Wetlands

Based on the State and Federal Wetland Inventories, there are no mapped wetlands on the project site.

Floodplains

The City of Central Point's floodplains are mapped on the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM). The nearest mapped floodplain for Bear Creek is located over 1,000 feet to the west outside the ETOD Overlay area. As such, there are no mapped floodplains.

Riparian Corridors

The Bear Creek riparian corridor is not adjacent to or near the project site. As such, there are no impacts to the City's riparian corridor as a result of the proposed Master Plan development.

Soil Quality

The ETOD including the Sunnybrook Village site have been actively farmed over the years. When the White Hawk (now Willow Bend) Master Plan was approved in 2014, it included an assessment of soil quality. Studies found high concentrations of arsenic in a concentrated portion of the site where the arsenic based fertilizer was mixed in a pond. Based on air photo interpretation, no such facilities existed on the project site. However, applicant has elected to undergo a Phase 2 ESA study, completed by Alpine Environmental of White City, OR. The ESA concluded that contamination was present in the upper six inches of soil. These contaminants were consistent with nearby orchard operations that have been present in the Rogue Valley over the last century. The contamination levels were minimal, but can insinuate that the property was operated as, or nearby, an orchard prior to 1952. As outlined in the ESA, Applicant is planning to remove the upper 6 inches of soil to remove the contaminants from the site. The contaminated soil will be transported to an approved DEQ dumpsite. Applicant shall then replace the removed soil with 3.5'-4.5' of clean fill. This will ensure that no inhabitants of the development will come into contact with the contaminants outlined in the ESA. Please refer to Exhibit 11 for all necessary information pertaining to exact values outlined in this section.

Exhibits

Exhibit 1 – Site Analysis Map

Exhibit 2 – Master Utility Plan Maps

Sheet C.2 – Grading and Drainage

Sheet C.3 – Sewer and Water Utility Map

Sheet C._ - Agricultural Irrigation Map

Sheet C._ - Natural Gas and Electric Utilities Map

Exhibit 3 – Adjacent Land Use Plan Map

Exhibit 4 - Traffic Impact Analysis

Exhibit 5 – Site Plan

Sheet C.0 – Overall Plan

Sheet C.4 – Tentative Subdivision Plan

Exhibit 6 – Park Plan

Exhibit 7 – Housing Plan Map

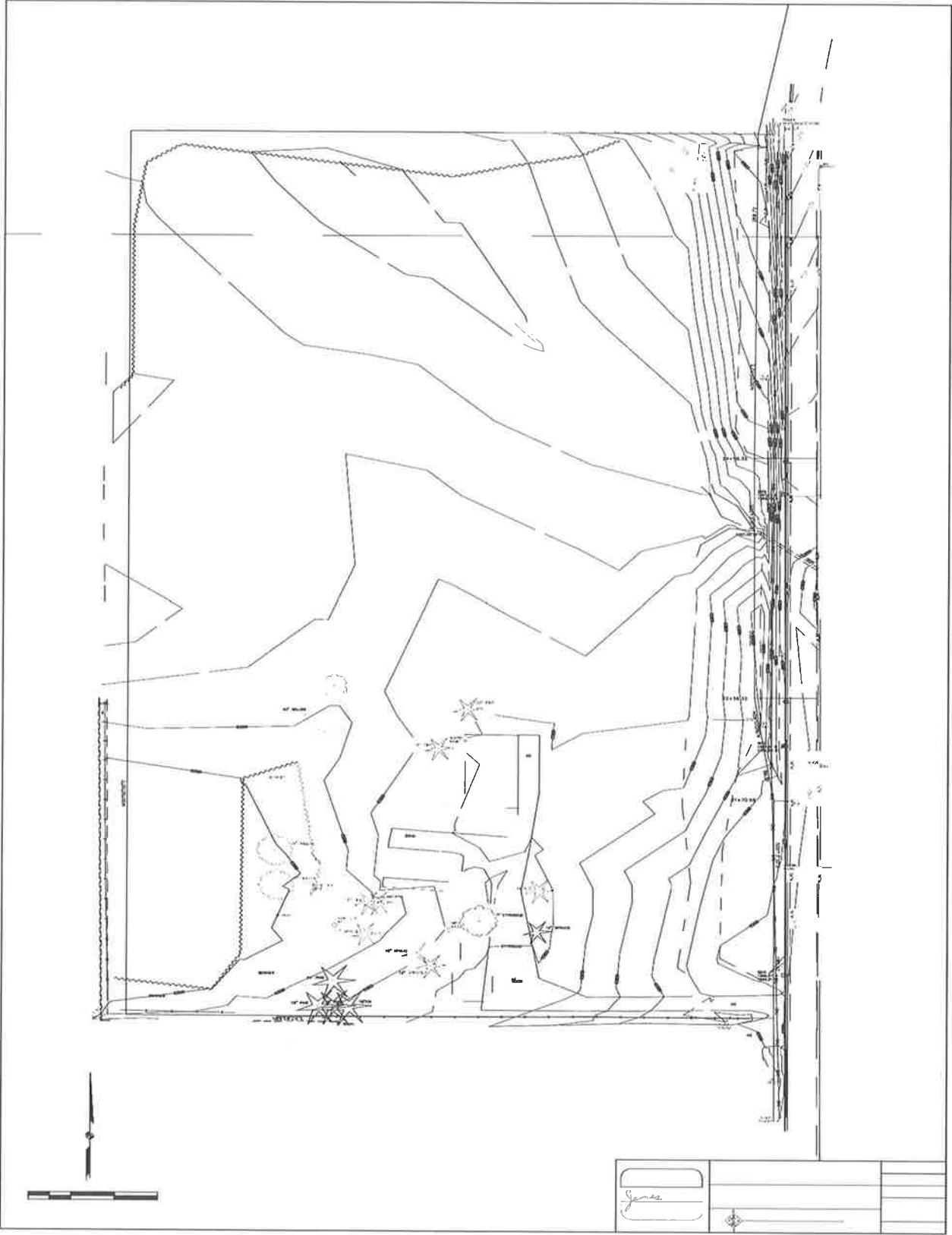
Exhibit 8 – Building Design Illustrations

Exhibit 9 – Environmental Plan Map

Exhibit 10 – Shallow Well Report

Exhibit 11 – Soil Quality Report or Phase 1 Environmental Report

Exhibit 1 – Site Analysis Map





ArcGIS Web Map *Exhibit 3*



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 Tax Lots

 Site Address Point

1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework
Implementation Team

Sunnybrook Village Master Plan within ETOD Type III Application

Traffic Impact Analysis

November 13, 2023

Prepared By:



*TRANSPORTATION
ENGINEERING, LLC*

SOUTHERN OREGON TRANSPORTATION ENGINEERING, LLC

Sunnybrook Village Master Plan within ETOD Type III Application

Traffic Impact Analysis

November 13, 2023

Prepared By:

SOUTHERN OREGON TRANSPORTATION ENGINEERING, LLC



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APPENDICES

APPENDIX A: TRAFFIC COUNT DATA, SEASONAL TREND TABLE, CRASH DATA
APPENDIX B: MODEL DATA, ITE TRIP GENERATION GRAPHS, VOLUME DEVELOPMENT
APPENDIX C: YEAR 2023 NO-BUILD SYNCHRO AND SIMTRAFFIC OUTPUT
APPENDIX D: DESIGN YEAR 2026 NO-BUILD SYNCHRO AND SIMTRAFFIC OUTPUT
APPENDIX E: DESIGN YEAR 2026 BUILD SYNCHRO AND SIMTRAFFIC OUTPUT
APPENDIX F: PRELIMINARY SIGNAL WARRANTS, TURN LANE GRAPHS
APPENDIX G: AGENCY REQUIREMENTS

I. EXECUTIVE SUMMARY

Summary

Southern Oregon Transportation Engineering, LLC prepared a traffic impact analysis for a proposed 51-lot residential subdivision (Sunnybrook Village) within the Eastside Transit Oriented Development (ETOD) overlay. The project site is located at 4630 Hamrick Road on property identified on the Jackson County Assessor's Map as 372W01BC tax lot 9800 in Central Point, Oregon.

Proposed development includes 51 single family residential (SFR) detached and attached dwelling units within the Low Mix Residential (LMR) zoning district. This is estimated to generate 418 average daily trips (ADT) with 28 trips occurring during the a.m. peak hour and 37 during the p.m. peak hour. Access at the time of development is proposed on Hamrick Road approximately 600 feet north of Beebe Road. Future streets within the subdivision will extend west, north, and south.

Three study area intersections were evaluated under year 2023 no-build, design year 2026 no-build, and design year 2026 build conditions during the a.m. and p.m. peak hours.

Conclusions

The findings of the traffic impact analysis conclude that the proposed 51-lot Sunnybrook Village Master Plan Development can be approved without causing adverse impacts on the transportation system. The analysis evaluated street and intersection capacity, sight distance, queuing, crash history, turn lanes, signal warrants, and access spacing. A summary of results is provided below.

1. The two-way stop-controlled intersection of Beebe Road / Hamrick Road is shown to exceed City LOS "D" standards under all analysis scenarios. Signal warrants were not shown to be met. A traffic signal or roundabout is the City planned improvement in two to four years. All other study area intersections are shown to operate acceptably during the a.m. and p.m. peak hours.
2. No safety concerns were identified as a result of 95th percentile queue lengths.
3. Sight distance is shown to meet AASHTO and Jackson County recommended minimum distances.
4. No safety concerns were identified as a result of crash history within the study area.
5. A center two-way left-turn lane (TWLTL) currently exists on Hamrick Road at the proposed Beebe Park Drive intersection. Criterion for a southbound right turn lane on Hamrick Road is not shown to be warranted.
6. The proposed Beebe Park Drive connection on Hamrick Road is shown to meet intersection spacing standards.

This analysis was undertaken to address issues of compliance with the City of Central Point Municipal Code (CCMC) 17.66.030(A)(1)(a), which requires developments on sites that involve two or more acres to provide a Master Plan. Master Plans are subject to Type III land use procedures. The analysis complies with the City of Central Point and Jackson County Transportation System Plans. Based upon our analysis, streets and intersections that serve the subject property will accommodate projected a.m. and p.m. peak hour traffic volumes without adverse transportation impacts.

II. INTRODUCTION

Background

Southern Oregon Transportation Engineering, LLC prepared a traffic impact analysis for a proposed 51-lot residential subdivision (Sunnybrook Village) within the ETOD overlay. The project site is located at 4630 Hamrick Road in Central Point, Oregon.

A traffic impact analysis (TIA) is required by the City of Central Point in their land development code section 17.05.900 to address impacts for a Type III procedural application. The scope of the analysis includes evaluating development impacts within the local area to ensure performance standards are maintained and no safety concerns are identified.

Access at the time of development is proposed on Hamrick Road approximately 600 feet north of Beebe Road. Future streets within the subdivision will extend west, north, and south. Study area intersections include:

1. Beebe Road / Hamrick Road
2. Hamrick Road / Biddle Road
3. Future Beebe Park Drive / Hamrick Road

Study area intersections were evaluated under year 2023 no-build, design year 2026 no-build, and design year 2026 build conditions during the a.m. and p.m. peak hours.

Project Location

The subject property is located along the west side of Hamrick Road, north of Beebe Road on Township 37S Range 2W Section 01BC, including tax lot 9800. Refer to Figure 1 for a vicinity map. Refer to Figure 2 for a conceptual site plan.

Project Description

The proposed Sunnybrook Village Master Plan is estimated to have 51 lots consisting of single family residential (SFR) detached and attached dwelling units. The development is estimated to generate 418 ADT with 28 trips occurring during the a.m. peak hour and 37 during the p.m. peak hour. All trips are considered new trips on the transportation system. Build out is expected by year 2026.

Figure 1 : Vicinity Map

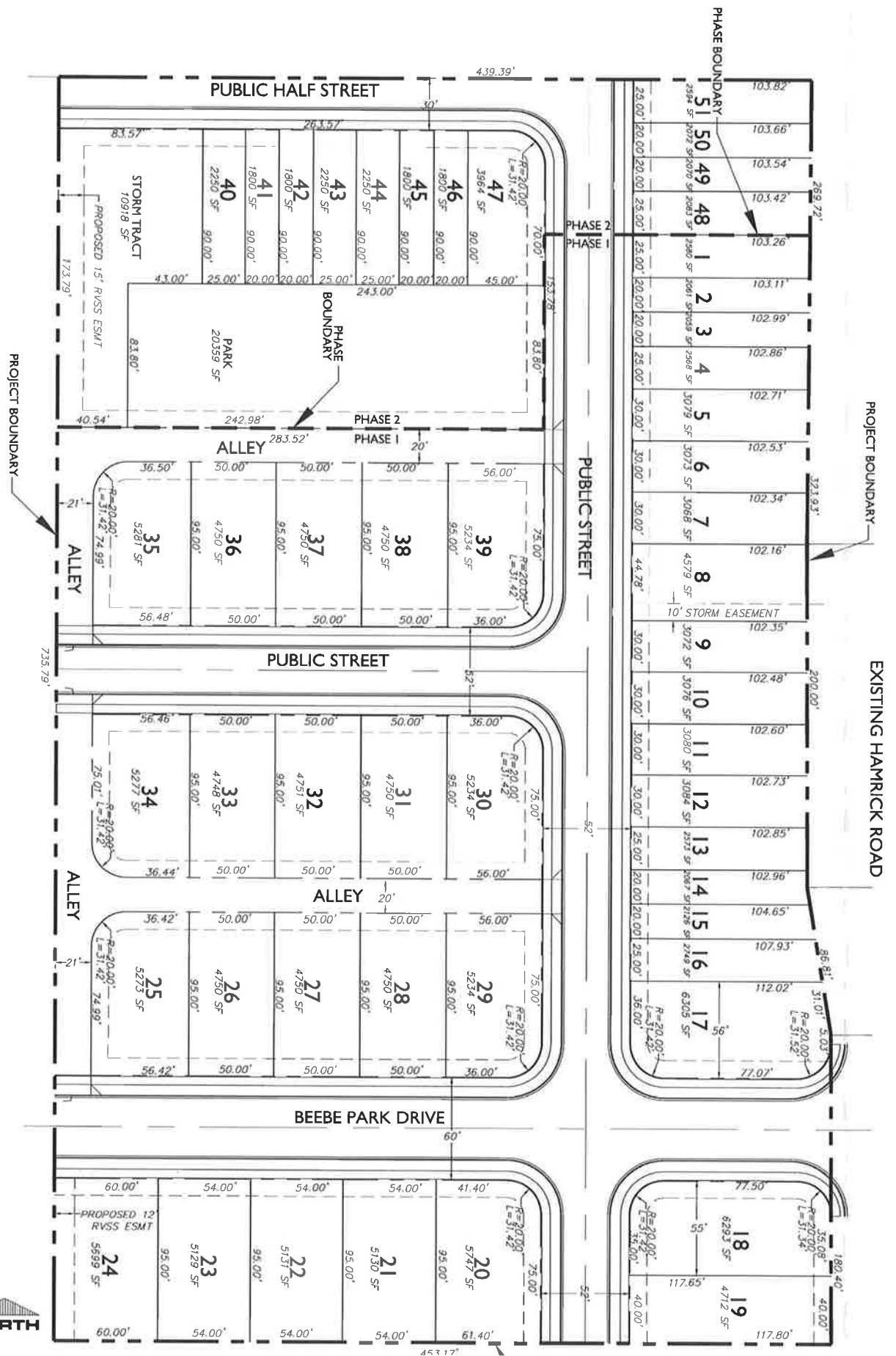


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***Sunnybrook Village
Residential Development
Traffic Impact Analysis
Central Point, Oregon***

Figure 2 : Conceptual Site Plan



DRAWN BY:	DOH	DATE:	12/21
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III. EXISTING YEAR 2023 NO-BUILD CONDITIONS

Site Conditions

The subject property is located along the west side of Hamrick Road north of Beebe Road on 372W01BC, including tax lot 9800. The property is currently vacant. Access is proposed on Hamrick Road with future roadway stubs to the west, south, and north.

Roadway Characteristics

The project study area includes intersections along Hamrick Road between Biddle Road and the proposed Beebe Park Drive connection from the west. Table 1 provides a summary of existing roadway classifications and descriptions.

Table 1 - Roadway Classifications and Descriptions

Roadway	Jurisdiction	Functional Classification	Lanes	Sidewalks / Bike Lanes	Speed (MPH)
Beebe Road, west of Hamrick	Central Point	Collector	2	No / No	40
Beebe Road, east of Hamrick	Central Point	Local	2	Yes / No	25
Beebe Park Drive	Central Point	Proposed Local	2	Yes / No	Proposed 25
Hamrick Road, north of Biddle	Central Point	Minor Arterial	3	Partial / Yes	40
Hamrick Road, south of Biddle	Jackson County	Urban Minor Collector	2	Partial / Partial	40
Biddle Road	Jackson County	Urban Minor Arterial	5	Partial / Yes	45
E Pine Street	Jackson County	Urban Minor Arterial	5	No / Yes	35

MPH = miles per hour

Traffic Counts

Southern Oregon Transportation Engineering gathered manual traffic counts from 7:00-9:00 a.m. and 3:00-6:00 p.m. at study area intersections. Counts were gathered in March and seasonally adjusted 9.6% to represent peak conditions, which account for fluctuations that occur throughout the year. Adjusted traffic volumes are provided in Figure 3 for year 2023 no-build conditions during the a.m. and p.m. peak hours. Refer to Appendix A for count data and the ODOT Seasonal Trend Table.

Figure 3: Year 2023 No-Build Traffic Volumes



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**Sunnybrook Village
Residential Development
Traffic Impact Analysis
Central Point, Oregon**

Intersection Capacity and Level of Service

Intersection capacity calculations were conducted utilizing the methodologies presented in the *Highway Capacity Manual, 6th Edition*. Capacity and level of service calculations for unsignalized intersections were prepared using “SYNCHRO” 11 timing software.

Level of service quantifies the degree of comfort afforded to drivers as they travel through an intersection or along a roadway section. The level of service methodology was developed to quantify the quality of service of transportation facilities. Level of service is based on total delay, defined as the total elapsed time from when a vehicle stops at the end of a queue until the vehicle departs from the stop line. Level of service ranges from “A” to “F”, with “A” indicating the most desirable condition and “F” indicating an unsatisfactory condition. The HCM LOS designations for stop-controlled and signalized intersections are provided in Tables 2 and 3.

Table 2 – HCM Level of Service Designations for Stop-Controlled Intersections

Level of Service	Delay Range
A	< 10
B	>10 – 15
C	>15 – 25
D	>25 – 35
E	>35 – 50
F	> 50

Table 3 – HCM Level of Service Designations for Signalized Intersections

Level of Service	Delay Range
A	< 10
B	>10 – 20
C	>20 – 35
D	>35 – 55
E	>55 – 80
F	> 80

Streets within the study area are maintained by City of Central Point and Jackson County. The City of Central Point requires all study area intersections to operate at level of service (LOS) “D” or better. Jackson County uses a volume-to-capacity (v/c) ratio performance standard with a minimum performance of 0.95 at Hamrick Road / Biddle Road. Mitigation is required when study area intersections exceed performance standards and operate worse than under no-build conditions.

Year 2023 No-Build Intersection Operations

Study area intersections were evaluated under year 2023 no-build conditions. Results are summarized in Table 4.

Table 4 - Year 2023 No-Build Intersection Operations

Intersection	Performance Standard	Traffic Control	A.M. Peak	P.M. Peak
Beebe Rd / Hamrick Rd	LOS D	TWSC	D, 27.3 sec WBLT	<i>E, 44.0 sec WBLT</i>
Hamrick Rd / Biddle Rd	V/C 0.95	Signalized	0.70	0.83

LOS = Level of Service, WBLT = westbound left/through, TWSC = two-way stop control, sec = seconds
Note: Exceeded performance standards are shown in bold, italic

Results of the analysis show the intersection of Beebe Road / Hamrick Road exceeds the City LOS “D” performance standard under year 2023 no-build conditions during the p.m. peak hour. The intersection is not shown to meet preliminary signal warrants. All other study area intersections are shown to operate acceptably (within performance standards). Synchro output sheets are provided in Appendix C.

Year 2023 No-Build 95th Percentile Queuing

Queue lengths are reported as the average, maximum, or 95th percentile queue length. The 95th percentile queue length is used for design purposes and is the queue length reported in this analysis. Five simulations were run and averaged in SimTraffic to determine 95th percentile queue lengths at study area intersections under year 2023 no-build conditions during the a.m. and p.m. peak hours. Results are summarized in Table 5.

Table 5 - Year 2023 No-Build 95th Percentile Queue Lengths

Intersection	Movement	Available Link (ft)	A.M. Peak	P.M. Peak
Beebe / Hamrick Rd	EB Left/Through/Right	200	50	50
	WB Left/Through	150	50	25
	WB Right	150	25	50
	NB Left	300	25	50
	SB Left	200	25	25
Hamrick / Biddle Rd	EB Left	550	175	275
	EB Through/Right	675	100	175
	WB Left	300	0	50
	WB Through/Right	800	100	225
	NB Left	350	100	225
	NB Through/Right	350	50	75
	SB Left/Through	350	75	100
	SB Right	200	0	150

EB = eastbound, WB = westbound, NB = northbound, SB = southbound
Note: Exceeded performance standards are shown in bold, italic

Results of the analysis show all study area 95th percentile queue lengths stay within available storage lengths under year 2023 no-build conditions. The largest queues are shown eastbound and westbound on Biddle Road and E. Pine Street. A full queuing and blocking report is provided in Appendix C.

Crash History

Crash data for the most recent five-year period was gathered from ODOT's online crash database. Results were gathered for the period of January 1, 2017 through December 31st, 2021. Crash data is gathered to identify crash patterns that could be attributable to geometric or operational deficiencies, or crash trends of a specific type that would indicate the need for further investigation. The crash rate at each intersection is also compared to the ODOT 90th percentile crash rate. Intersections that exceed the ODOT 90th percentile rate are flagged for further review. Tables 6 and 7 provide intersection crash rates and types of collisions at study area intersections. Intersections with no crashes in five years were not included. Full crash reports are provided in Appendix A.

Table 6 - Study Area Intersection Crash Rates, 2017-2021

Intersection	2017	2018	2019	2020	2021	Total Crashes	ADT	Crash Rate	ODOT 90 th % Rate ¹
Hamrick / Biddle	5	7	6	4	9	31	29,810	0.570	0.860 ¹

¹ 90th Percentile Crash Rate from Exhibit 4-1 in ODOT's Analysis Procedures Manual v2
ADT=average daily traffic

Table 7 - Crash History by Type, 2017-2021

Intersection	Collision Type					Severity		
	Rear-End	Turning	Angle	Pedestrian/Bicyclist	Other	Non-Injury	Injury	Fatal
Hamrick / Biddle	11	20	0	0	0	19	12	0

Results of the crash analysis show 31 reported collisions at the signalized intersection of Hamrick Road / Biddle / Pine Street in the most recent five-year period. The most common crash was a turning collision and the second most common a rear-end collision. Over 60% resulted in property damage only. None involved pedestrians or cyclists. None resulted in severe injury or fatality. Turning collisions are common at signalized intersections with protected-permissive left turning phases, which this intersection has eastbound and westbound. Rear-end collisions are common at congested signalized intersections. Protected-permissive phasing and congestion likely contribute to the volume of crashes occurring. Crashes do not appear to be caused by any geometric design flaws.

There were no reported collisions at the stop-controlled intersection of Beebe Road / Hamrick Road. Neither study area intersection is identified as a SPIS site. No further investigation is shown to be necessary.

IV. DESIGN YEAR 2026 NO-BUILD CONDITIONS

Design Year 2026 No-Build Description

Design year 2026 no-build conditions represent build year conditions for the study area without consideration of proposed development trips. This condition is evaluated to determine how a study area will be impacted by area background growth. Background growth in this report was developed using base and future year volumes in the Rogue Valley Council of Governments (RVCOG) Transportation Model. Streets in the local area were shown to have estimated annual growth rates ranging from 1.5% to 4.5%. Refer to Figure 4 for design year 2026 no-build traffic volumes during the a.m. and p.m. peak hours. Model data is provided in Appendix B.

Design Year 2026 No-Build Intersection Operations

Study area intersections were evaluated under design year 2026 no-build conditions during the a.m. and p.m. peak hours. Results are summarized in Table 8.

Table 8 – Design Year 2026 No-Build Intersection Operations

Intersection	Performance Standard	Traffic Control	A.M. Peak	P.M. Peak
Beebe Rd / Hamrick Rd	LOS D	TWSC	D, 30.1 sec WBLT	<i>F, 52.2 sec WBLT</i>
Hamrick Rd / Biddle Rd	V/C 0.95	Signalized	0.74	0.88

LOS = Level of Service, WBLT = westbound left/through, TWSC = two-way stop control, sec = seconds

Note: Exceeded performance standards are shown in bold, italic

Results of the analysis show the intersection of Beebe Road / Hamrick Road continues to exceed the City LOS “D” performance standard under design year 2026 no-build conditions during the p.m. peak hour. Preliminary signal warrants are still not shown to be met. All other study area intersections are shown to operate acceptably (within performance standards). Synchro output sheets are provided in Appendix D for further reference.

Design Year 2026 No-Build 95th Percentile Queuing

Five simulations were run and averaged in SimTraffic to determine 95th percentile queue lengths at study area intersections under design year 2026 no-build conditions. Results are summarized in Table 9 during the a.m. and p.m. peak hours.

Table 9 – Design Year 2026 No-Build 95th Percentile Queue Lengths

Intersection	Movement	Available Link (ft)	A.M. Peak	P.M. Peak
Beebe / Hamrick Rd	EB Left/Through/Right	200	50	50
	WB Left/Through	150	50	25
	WB Right	150	25	50
	NB Left	300	25	50
	SB Left	200	25	50

EB = eastbound, WB = westbound, NB = northbound, SB = southbound

Note: Exceeded performance standards are shown in bold, italic

Table 9 Continued – Design Year 2026 No-Build 95th Percentile Queue Lengths

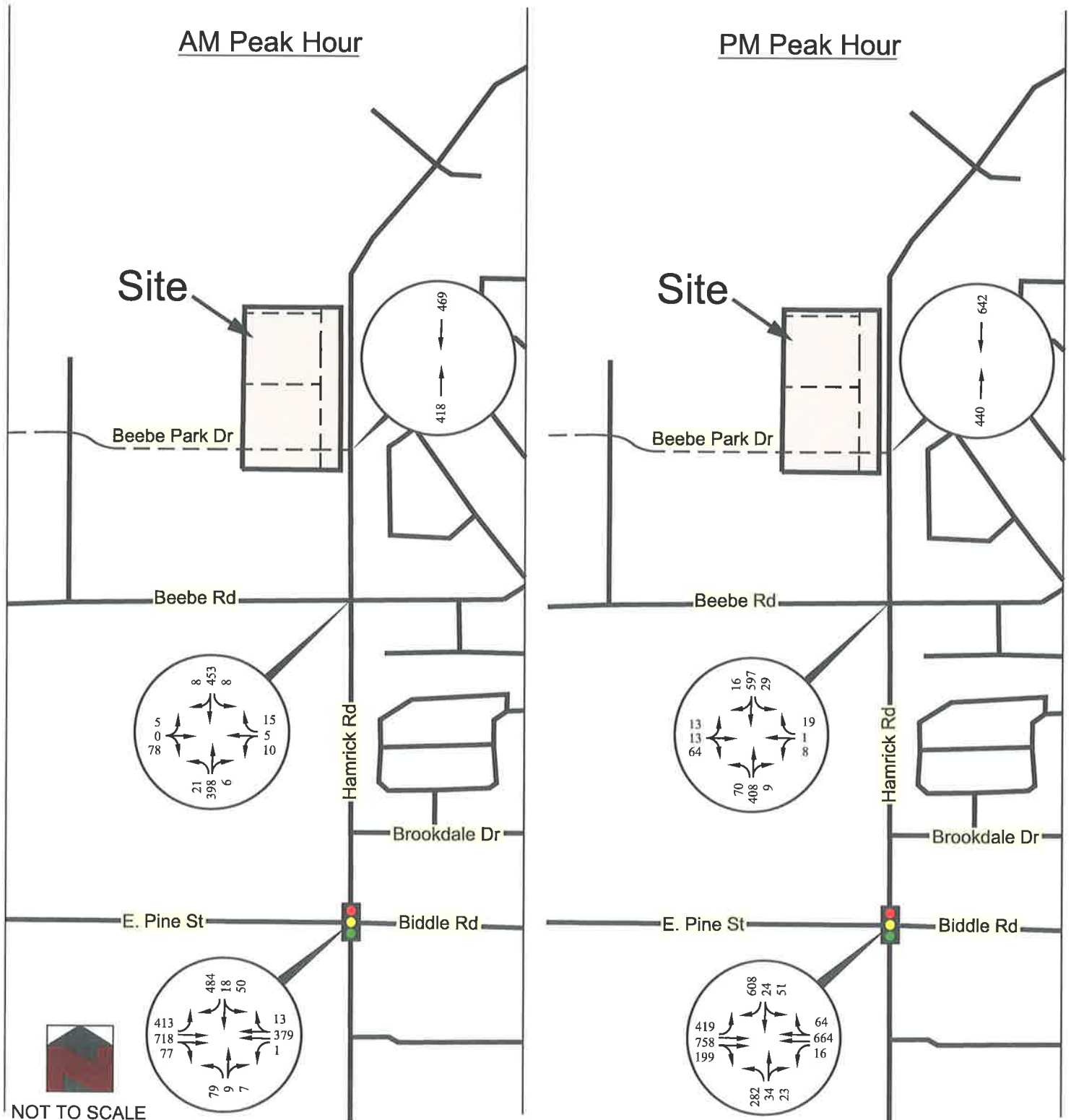
Intersection	Movement	Available Link (ft)	A.M. Peak	P.M. Peak
Hamrick / Biddle Rd	EB Left	550	175	300
	EB Through/Right	675	100	200
	WB Left	300	25	50
	WB Through/Right	800	125	250
	NB Left	350	125	250
	NB Through/Right	350	50	75
	SB Left/Through	350	75	125
	SB Right	200	50	200

EB = eastbound, WB = westbound, NB = northbound, SB = southbound

Note: Exceeded performance standards are shown in bold, italic

Results of the analysis show all study area 95th percentile queue lengths continue to stay within available storage lengths under design year 2026 no-build conditions. The southbound right turn movement on Hamrick Road at E Pine Street is at the end of the storage during the p.m. peak hour. A full queuing and blocking report is provided in Appendix D.

Figure 4: Design Year 2026 No-Build Traffic Volumes



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**Sunnybrook Village
Residential Development
Traffic Impact Analysis
Central Point, Oregon**

V. SITE TRAFFIC

Trip Generation

Trip generation calculations for the proposed 51-lot single family residential subdivision were prepared using the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition. An ITE rate was used for land use codes 210 – Single Family Detached Housing and 215 – Single Family Attached Housing. All trips were considered new trips to the transportation system. A summary is provided in Table 10. ITE graphs are provided in Appendix B.

Table 10 – Development Trip Generations

Land Use	Unit	Size	Daily Trips ¹	AM Peak Hour ¹			PM Peak Hour ¹		
				Total	In	Out	Total	In	Out
210-Single Family Detached	DU	21	240	18	5	13	23	14	9
215-Single Family Attached	DU	30	178	10	3	7	14	8	6
Total		51	418	28	8	20	37	22	15

DU = dwelling unit

1. Trips calculated using fitted curve equation

Trip Distribution and Assignment

Development trips were distributed to/from Beebe Park Drive based on traffic movements at Beebe Road and Hamrick Road. This resulted in roughly 10% to/from the north, 90% to/from the south during the a.m. peak hour and 20% to/from the north, 80% to/from the south during the p.m. peak hour. Once on the transportation system, trips were distributed according to existing splits from manual traffic counts and study area intersections. Those splits are provided below.

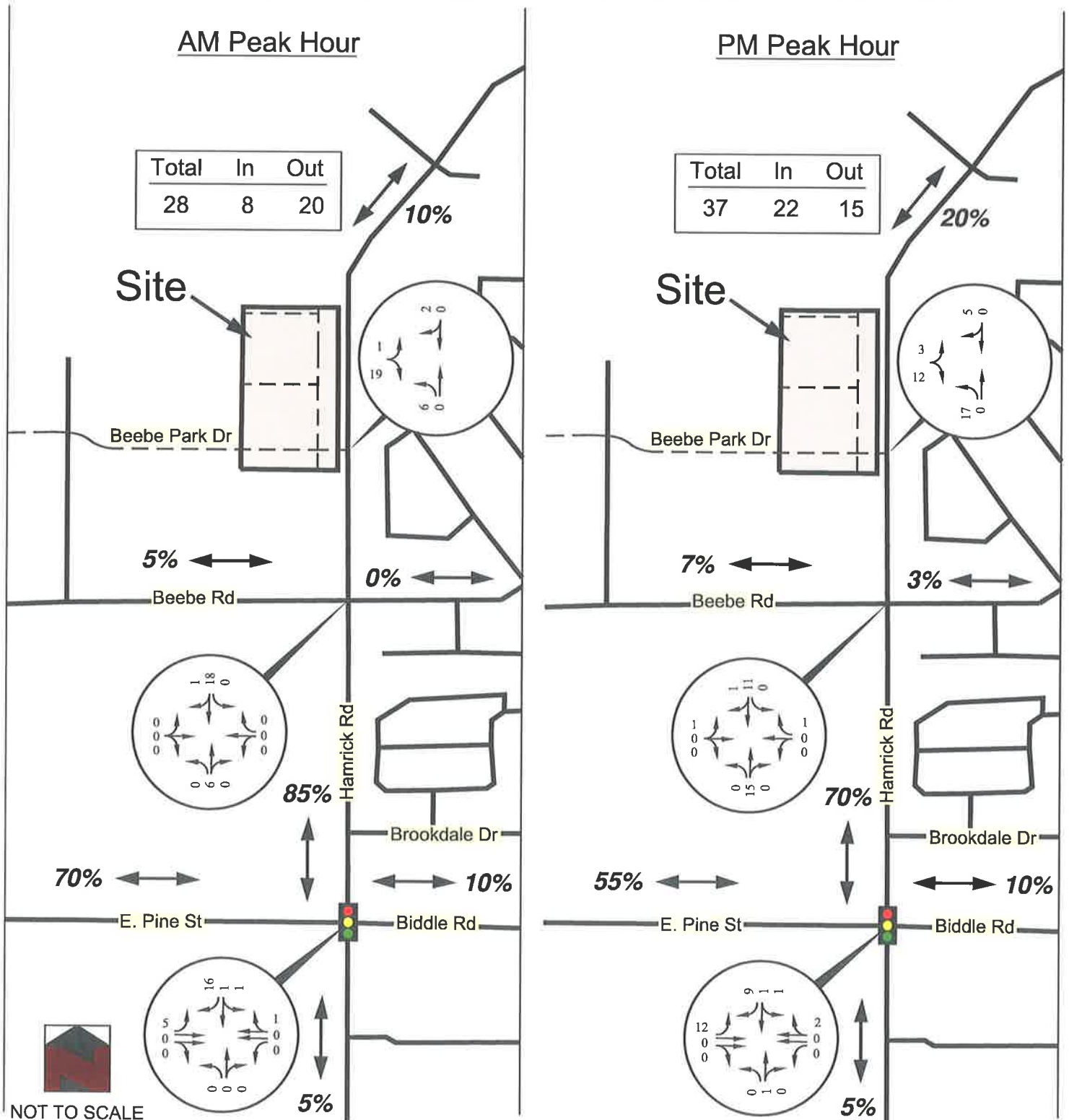
AM Peak Hour

10% to/from the north
 5% to/from Beebe Rd (west)
 70% to/from E. Pine St (west)
 10% to/from Biddle Rd (east)
5% to/from Hamrick Rd (south)
 100%

PM Peak Hour

20% to/from the north
 7%/3% to/from Beebe Rd (east/west)
 55% to/from E. Pine St (west)
 10% to/from Biddle Rd (east)
5% to/from Hamrick Rod (south)
 100%

Figure 5: Development Trip Distributions



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Central Point, Oregon**

VI. DESIGN YEAR 2026 BUILD CONDITIONS

Design Year 2026 Build Description

Build conditions represent no-build conditions for a study area with the addition of proposed development trips considered. Build conditions are compared to no-build conditions to determine what impacts and/or mitigation measures will result from proposed development. Build conditions in the design year 2026 scenario include development trips from the proposed Sunnybrook Village subdivision. Refer to Figure 6 for design year 2026 build traffic volumes during the a.m. and p.m. peak hours.

Design Year 2026 Build Intersection Operations

Study area intersections were evaluated under design year 2026 build conditions. Results are summarized in Table 11.

Table 11 – Design Year 2026 Build Intersection Operations

Intersection	Performance Standard	Traffic Control	A.M. Peak	P.M. Peak
Beebe Rd / Hamrick Rd	LOS D	TWSC	D, 31.6 sec WBLT	<i>F, 54.8 sec WBLT</i>
Hamrick Rd / Biddle Rd	V/C 0.95	Signalized	0.76	0.89
Beebe Park / Hamrick	LOS D	TWSC	B, 12.2 sec EBLR	B, 14.1 sec EBLR

LOS = Level of Service, WBLT = westbound left/through, EBLR = eastbound left/right, TWSC=two-way stop control, sec=seconds
Note: Exceeded performance standards are shown in bold, italic

Results of the analysis show the intersection of Beebe Road / Hamrick Road continues to exceed the City LOS “D” performance standard under design year 2026 build conditions during the p.m. peak hour. Preliminary signal warrants are still not shown to be met under build conditions, but a traffic signal or roundabout improvement is planned by the City and expected to be in the 2027/2029 budget. When signal warrants are met, construction of a traffic signal or roundabout will adequately mitigate intersection operations. All other study area intersections are shown to operate acceptably (within performance standards) under design year 2026 build conditions during both peak hours. Synchro output sheets are provided in Appendix E for further reference.

Design Year 2026 Build 95th Percentile Queuing

Five simulations were run and averaged in SimTraffic to determine 95th percentile queue lengths at study area intersections under design year 2026 build conditions. Results are summarized in Table 12 for a.m. and p.m. peak hours.

Table 12 – Design Year 2026 Build 95th Percentile Queue Lengths

Intersection	Movement	Available Link (ft)	A.M. Peak	P.M. Peak
Beebe / Hamrick Rd	EB Left/Through/Right	200	50	50
	WB Left/Through	150	50	50
	WB Right	150	25	50
	NB Left	300	25	50
	SB Left	200	25	50
Hamrick / Biddle Rd	EB Left	550	175	300
	EB Through/Right	675	100	200
	WB Left	300	25	50
	WB Through/Right	800	125	250
	NB Left	350	125	275
	NB Through/Right	350	50	75
	SB Left/Through	350	75	150
	SB Right	200	50	225
Beebe Park / Hamrick Rd	EB Left/Right	175	50	50
	NB Left	200	25	25

EB = eastbound, WB = westbound, NB = northbound, SB = southbound
Note: Exceeded performance standards are shown in bold, italic

Results of the analysis show one study area 95th percentile queue length exceeds its storage length under design year 2026 build conditions during the p.m. peak hour. This occurs at the southbound right turn movement on Hamrick Road at E. Pine Street. This was shown to be at the end of the storage length under no-build conditions and increases one car length or 25 feet under build conditions. This is not considered to be a safety concern but is noted. No other study area queue length is shown to be exceeded. A full queuing and blocking report is provided in Appendix E.

Access and Intersection Spacing

Access at the time of development will be provided from a new east-west public street connection of Beebe Park Drive. Internally, the residential development will also include a north-south public street and two additional east-west public streets. When the area to the west develops, Beebe Park Drive will extend through to Gebhard Road. Until that time, Beebe Park Drive will be stubbed at the west property line. The north-south public street will be stubbed at the south and north property lines.

Hamrick Road is classified as a minor arterial in the City of Central Point TSP. Beebe Park Drive is proposed as a local street. The intersection spacing standard in the Public Works Standards and Specifications Table 300-4 for a local street onto a minor arterial street is 500 feet. The proposed location of Beebe Park Drive is approximately 600 feet north of Beebe Road, which meets this spacing standard. The street alignment was approved as part of the East Side Transportation Plan.

Sight Distance

Sight distance was measured in the field at the proposed new intersection of Beebe Park Drive and Hamrick Road. Sight distance is provided at intersections to allow drivers adequate time to perceive other vehicles approaching the intersection and react in time to avoid collisions. The driver of a vehicle approaching an intersection should have an unobstructed view of the entire intersection. Likewise, stopped vehicles at intersections should have a sufficient view of the intersecting roadway to decide when to enter or cross without colliding with on-coming vehicles. Minimum sight distances are provided by the American Association of State Highways and Transportation Officials (AASHTO).

Departure sight triangles were considered for left and right turn movements. The length of the leg of the departure sight triangle along the major road for all stop-controlled movements is dependent upon the speed of the major roadway and perception-reaction times of drivers. The minimum stopping sight distance (SSD) represents the minimum sight distance required by AASHTO. The intersection sight distance (ISD) is considered the desirable sight distance by AASHTO. Hamrick Road at the new Beebe Park Drive intersection has a posted speed of 40 miles per hour (mph). AASHTO recommends a minimum SSD of 305 feet. The ISD for left and right turns is 445 feet and 385 feet, respectively for a 40 mph zone.

Hamrick Road in the project vicinity is straight and flat with a horizontal curve starting roughly 675 feet to the north. Sight distance was measured to be over 700 feet to the north through the horizontal curve and well past Beebe Road to the south (over 600 feet). This is shown to meet both minimum SSD and desirable ISD. Street visuals are provided below.

From Beebe Park Dr looking north



From Beebe Park Dr looking south



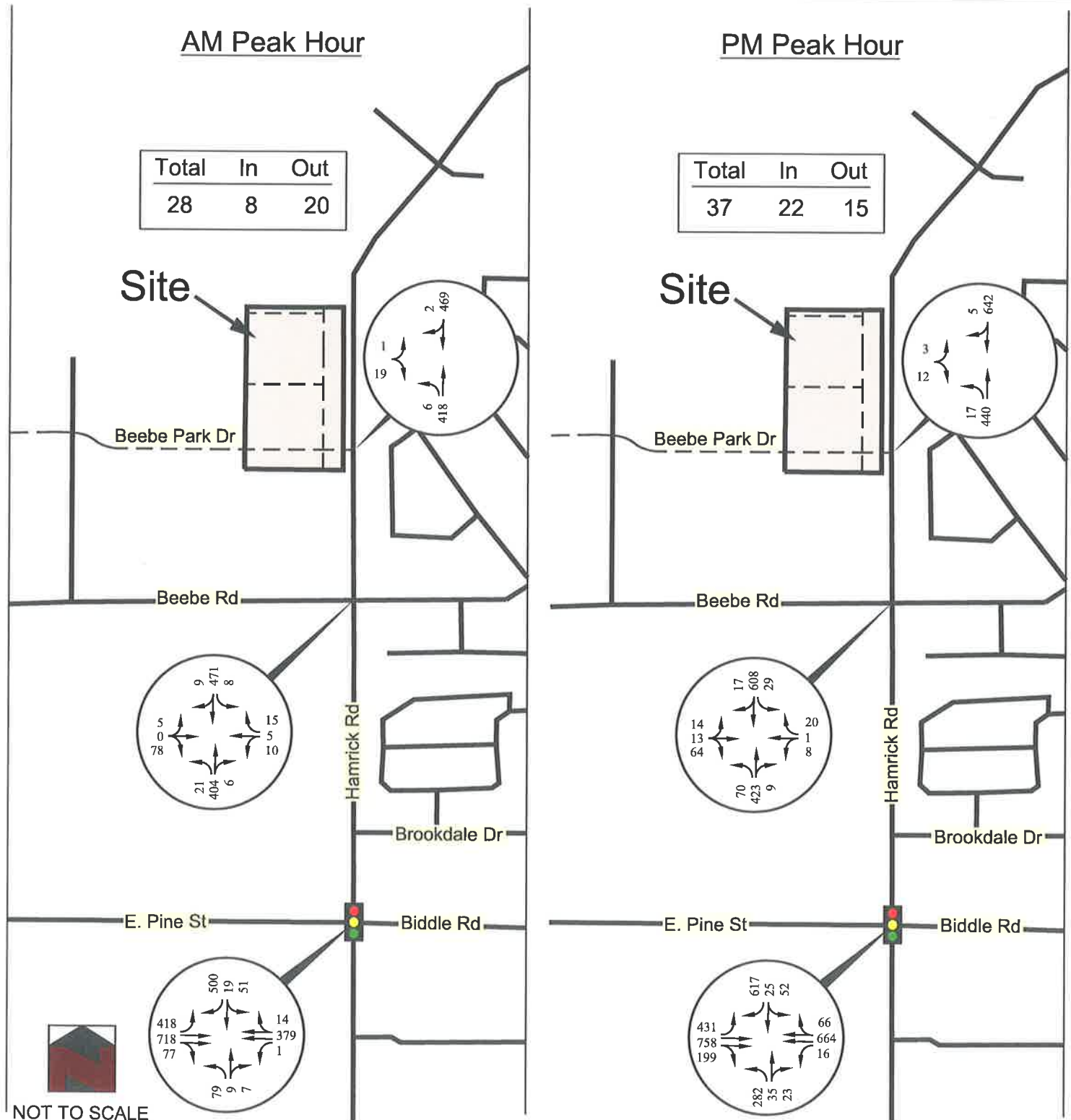
Pedestrian and Bicyclist Circulation

Hamrick Road in the project vicinity is a three-lane facility classified as a Minor Arterial. It has sidewalk on the east side and striped bike lanes in both directions. New public streets within Sunnybrook Village are proposed as local streets and will be improved with curb, gutter, and sidewalk. Manual counts showed low pedestrian and bicycle volumes on Hamrick Road under current conditions.

Turn Lanes

A center two-way left-turn lane (TWLTL) exists on Hamrick Road at the proposed Beebe Park Drive intersection. Criterion for a southbound right turn lane was evaluated under design year 2026 build conditions and not shown to be met. A right turn lane is, therefore, not warranted. A turn lane graph is provided in Appendix F.

Figure 6: Design Year 2026 Build Traffic Volumes



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VII. CONCLUSIONS

Conclusions

The findings of the traffic impact analysis conclude that the proposed 51-lot Sunnybrook Village Master Plan Development can be approved without causing adverse impacts on the transportation system. The analysis evaluated street and intersection capacity, sight distance, queuing, crash history, turn lanes, signal warrants, and access spacing. A summary of results is provided below.

1. The two-way stop-controlled intersection of Beebe Road / Hamrick Road is shown to exceed City LOS "D" standards under all analysis scenarios. Signal warrants were not shown to be met. A traffic signal or roundabout is the City planned improvement in two to four years. All other study area intersections are shown to operate acceptably during the a.m. and p.m. peak hours.
2. No safety concerns were identified as a result of 95th percentile queue lengths.
3. Sight distance is shown to meet AASHTO and Jackson County recommended minimum distances.
4. No safety concerns were identified as a result of crash history within the study area.
5. A center two-way left-turn lane (TWLTL) currently exists on Hamrick Road at the proposed Beebe Park Drive intersection. Criterion for a southbound right turn lane on Hamrick Road is not shown to be warranted.
6. The proposed Beebe Park Drive connection on Hamrick Road is shown to meet intersection spacing standards.

This analysis was undertaken to address issues of compliance with the City of Central Point Municipal Code (CCMC) 17.66.030(A)(1)(a), which requires developments on sites that involve two or more acres to provide a Master Plan. Master Plans are subject to Type III land use procedures. The analysis complies with the City of Central Point and Jackson County Transportation System Plans. Based upon our analysis, streets and intersections that serve the subject property will accommodate projected a.m. and p.m. peak hour traffic volumes without adverse transportation impacts.

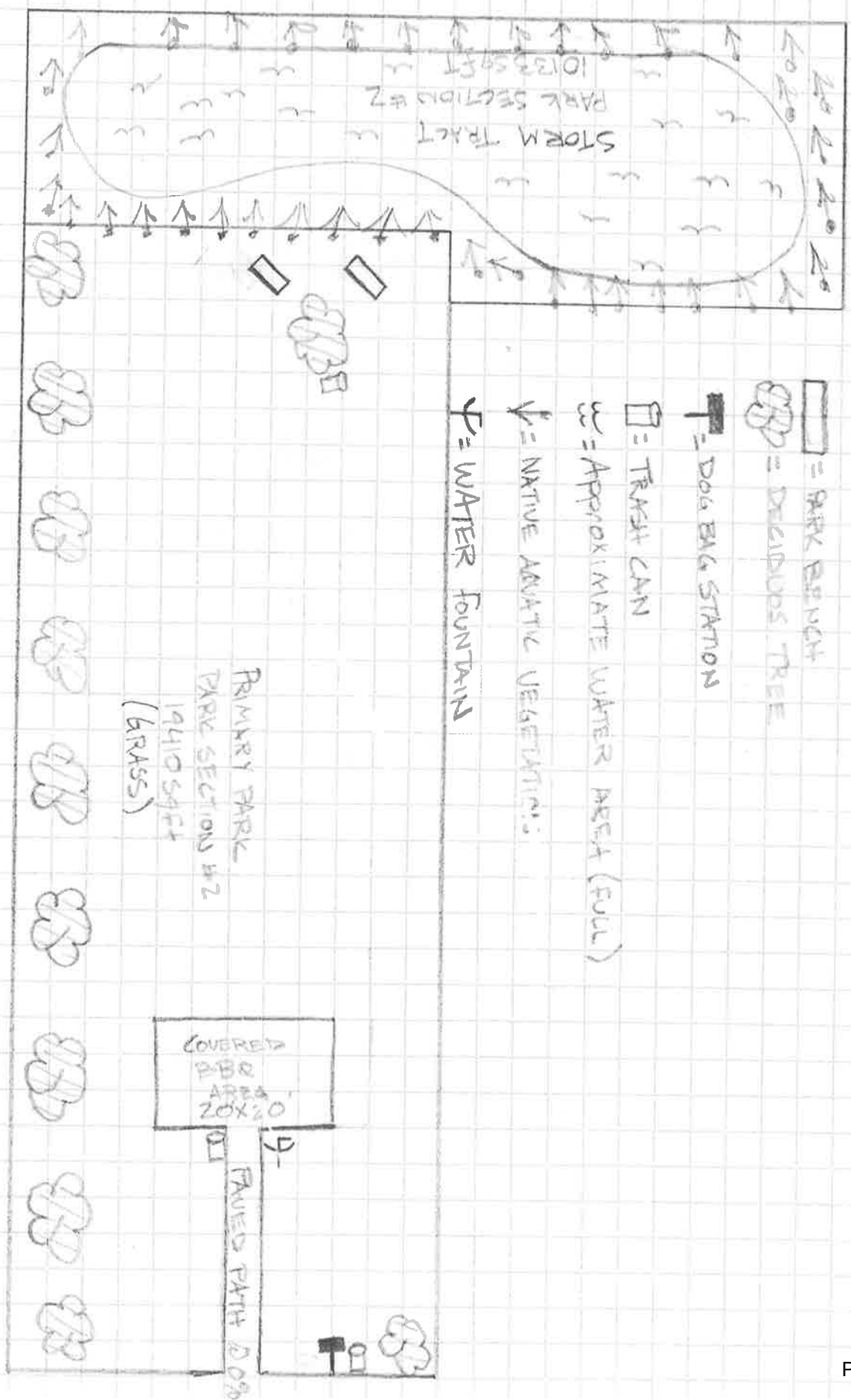
Exhibit 5



Exhibit 6

SUNNYSIDE VILLAGE PARK CONCEPT

NOT TO SCALE



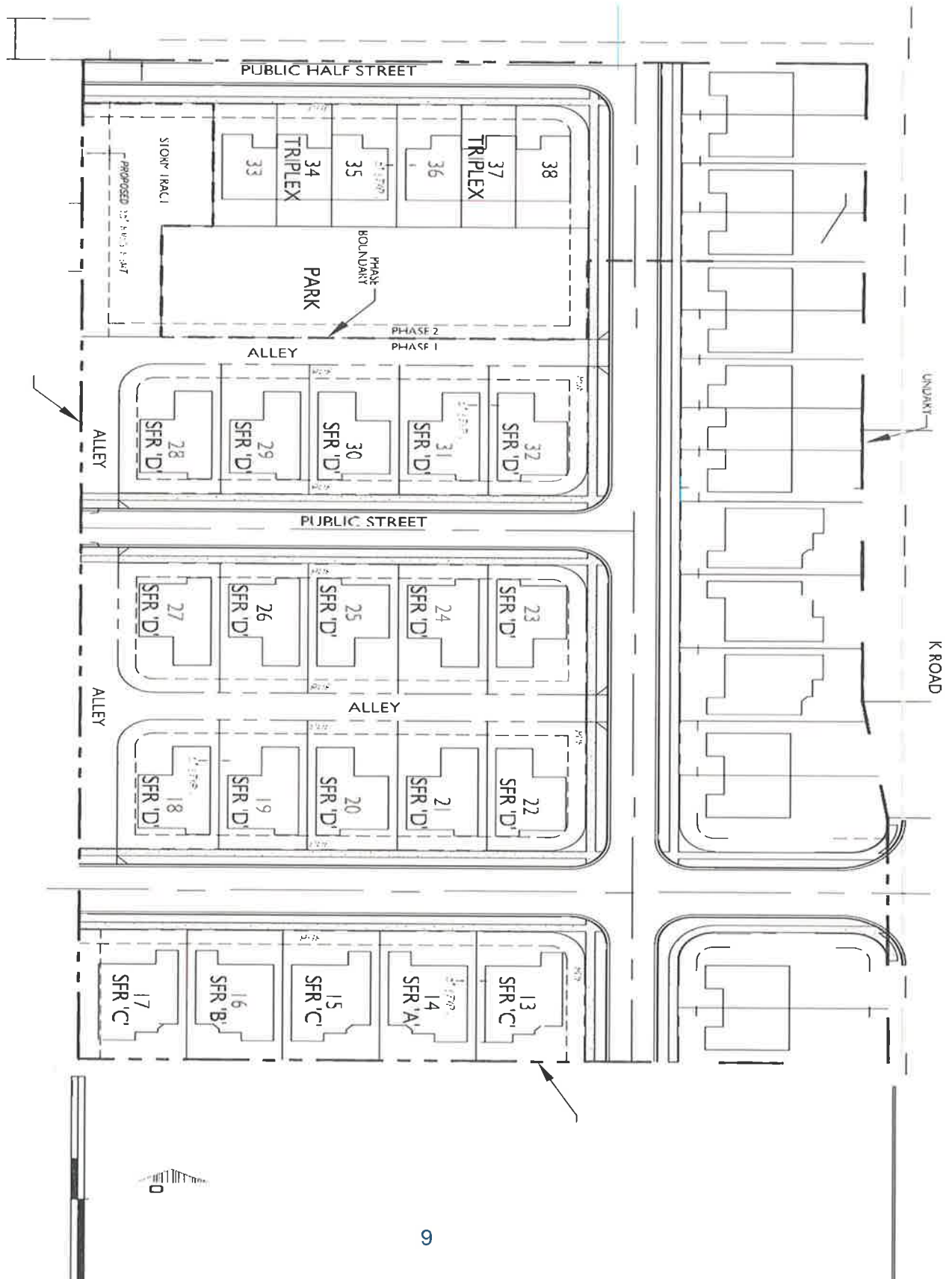


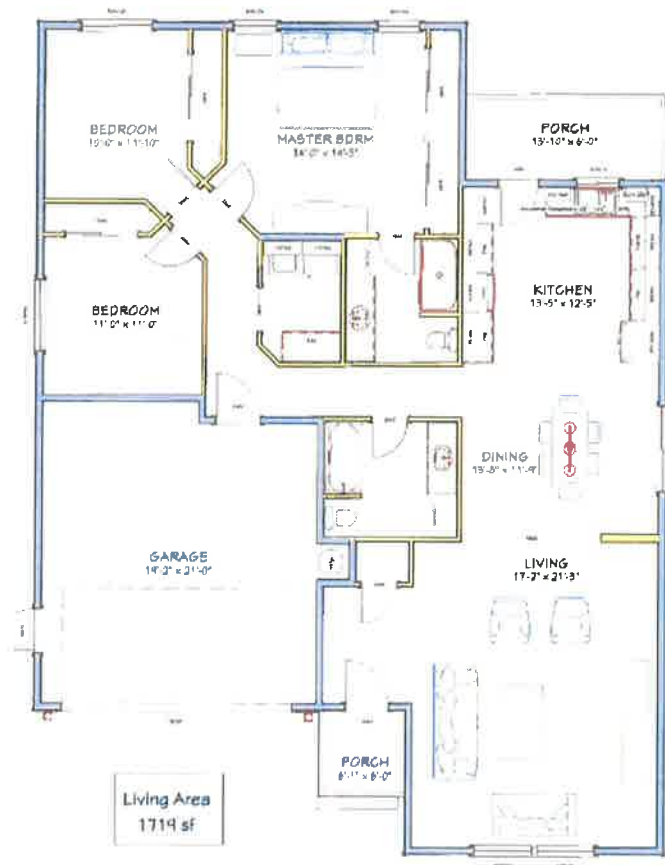
Exhibit 8 – Building Design Illustrations

SUNNYBROOK Proposed Plan A



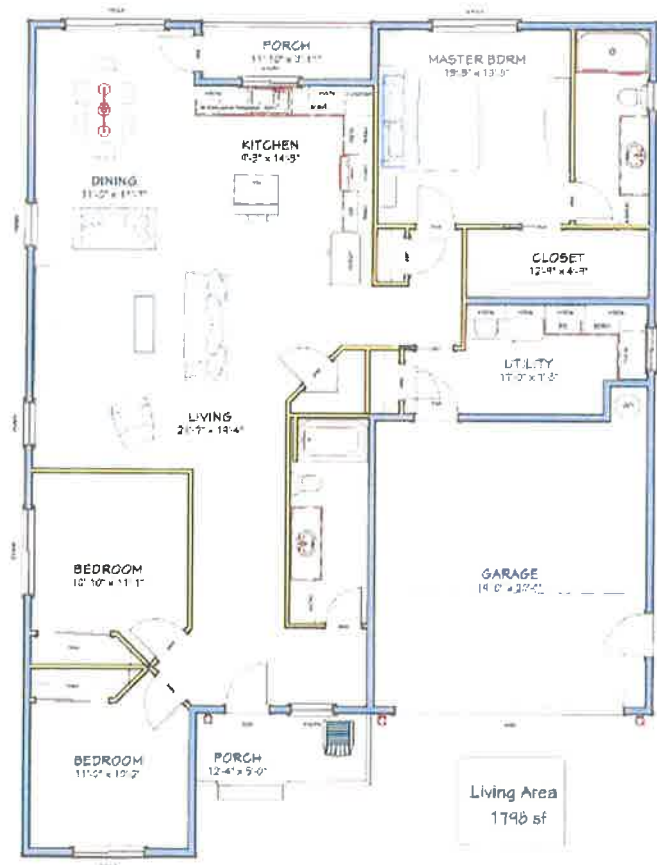
Galpin & Associates

SUNNYBROOK Proposed Plan B



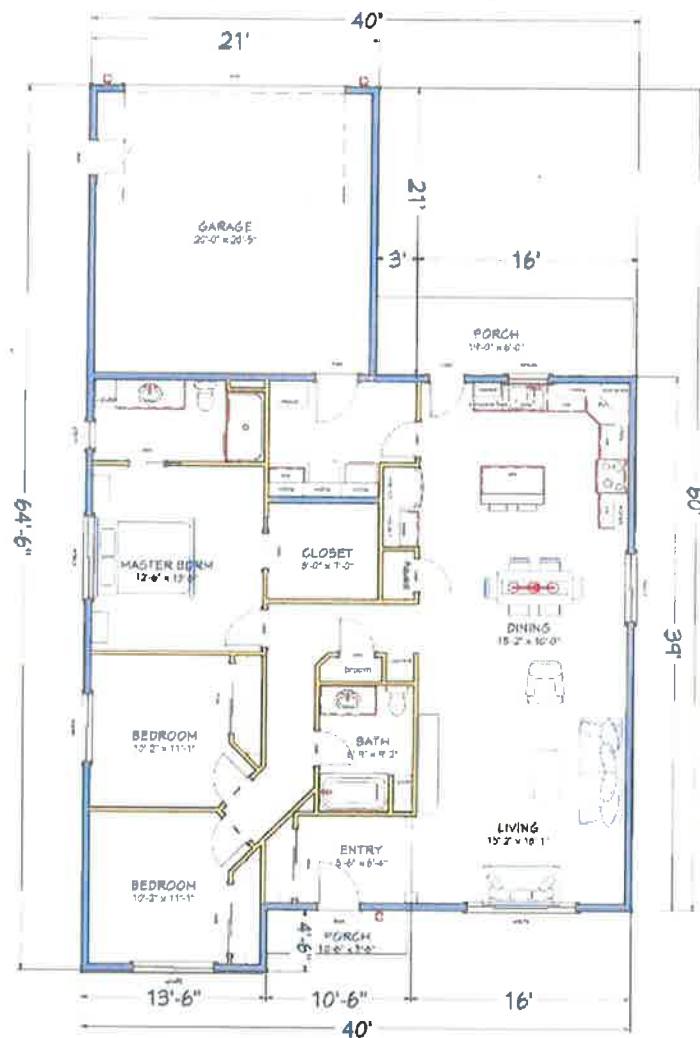
Galpin & Associates

SUNNYBROOK Proposed Plan C



Galpin & Associates

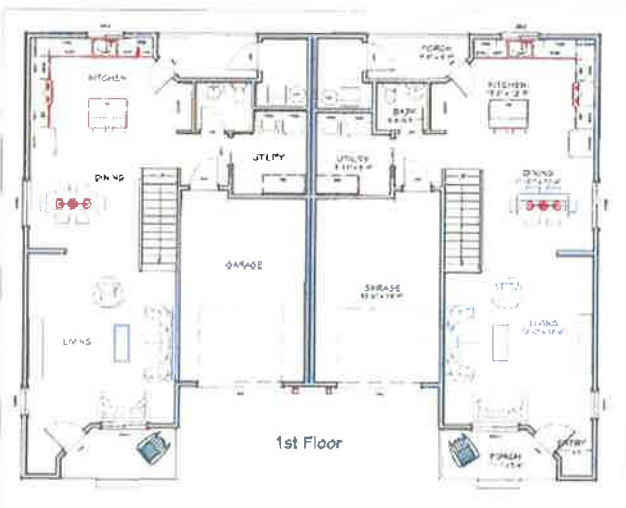
SUNNYBROOK Proposed Plan D - alley



Living Area	1622 sf
Covered Porches	117 sf
Garage	427 sf
Total Under Cover	2203 sf

--- Galpin & Associates

SUNNYBROOK Proposed Duplex



Living Area per unit
897 sf down
1032 sf up
1929 sf total

SUNNYBROOK Proposed Triplex



2nd Floor



1st Floor

Living Area per unit
 891 sf down
 1032 sf up
 1929 sf total

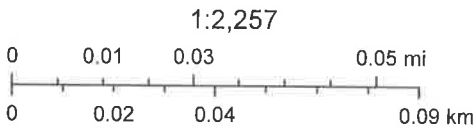
Exhibit 9

Jackson County Development Overlays



7/29/2024, 10:51:09 AM

- | | | |
|-----------------|-----------------|------------------|
| World Hillshade | Expansive Soils | |
| Tax Lots | Severe | |
| City Limits | Vernal Pools | |
| Soils | Weak | Altered |
| | Levelled | Severely Altered |



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



July 25, 2024

Jack Galpin
744 Cardley Ave,
Medford, Oregon 97504

Re: Assessment of Potential Groundwater Impacts to Shallow Wells
Proposed Sunnybrook Development
4630 Hamrick Road, Central Point, Oregon
32-24007645

Dear Mr. Galpin:

This letter provides the results of an assessment of shallow wells in the vicinity of the proposed Sunnybrook Development at 4630 Hamrick Road in Central Point, Oregon for Galpin Homes, LLC (Galpin). Apex Companies, LLC (Apex) understands that the City of Central Point requires an evaluation of the potential for impacts to the water levels in domestic wells near the development due to the installation of utilities within the subdivision. The results of the assessment and an evaluation of potential impacts to groundwater elevations in the vicinity of the proposed development of the Site are provided below.

SHALLOW WELL ASSESSMENT

Apex reviewed Oregon Water Resources Department (OWRD) online files to identify registered wells within 1,000 feet of the proposed Sunnybrook Development. Additionally, Apex reviewed the *White Hawk Development – Well Survey Results* letter completed for the White Hawk Transit Oriented Development project (Apex, 2016). Sixteen wells were identified as being potentially located within 1,000 feet of the proposed Sunnybrook Development. Table 1 summarizes the information on the identified wells, and Figure 2 shows approximate well locations by parcel. Exact well locations have not been identified, and it is unknown how many of the wells are still in use. OWRD well logs, where available, are included in Attachment A, and Attachment B includes the 2016 *White Hawk Development – Well Survey Results* letter (Apex, 2016). Three wells were previously identified as potentially being within the proposed Sunnybrook Development area; however, only one well has been located during pre-development surveys.

The well logs in the OWRD database suggest that, in the vicinity of the development, the soil consists of clay to depths of 6 to 12 feet below ground surface (bgs) underlain by sand and gravel to at least 40 to 50 feet bgs in most locations. The top of claystone, siltstone, or sandstone is present in many of the wells at depths ranging from 4 to 60 feet bgs.

Based on the information obtained from the OWRD well logs and the 2016 well survey for White Hawk development, the completed well depths within the vicinity of the proposed development range from 10 to 50 feet bgs, where known. The static water level at the time of drilling reported on the well logs ranges from 4 feet bgs in well 13 (JACK12241) to 41 feet bgs in well 6 (JACK52926), both located to the southwest of the property. At least three of the well logs are for well deepening (well 6, well 9, and well 13), indicating that there is a long-term lowering in the water table in the area and shallow static water levels reported at the time of drilling may no longer be representative of site conditions. The depth to static water in wells drilled since 1990 ranges from 12 to 41 feet bgs and is likely more representative of current conditions.

EVALUATION OF THE POTENTIAL FOR IMPACTS DURING EXCAVATION AND UTILITY INSTALLATION

Depth to first encountered water for shallow wells in the area appears to be at least 12 feet bgs as described above. Based on the OWRD well logs, it appears that most (if not all) of the wells are sealed to at least 9 feet bgs and are accessing water below that depth.

During development, imported soil will be used to raise the existing grade by 3 to 4 feet. Based on development plans provided by Galpin, utilities will be installed at a maximum depth of 9 feet below existing grade, and in many cases at shallower depths. It is unlikely that the installation of utilities in the subdivision will intercept the water table. In the unlikely event that groundwater is encountered, local groundwater levels could be impacted by the following:

- Dewatering during construction;
- Infiltration into drain lines; or
- Longitudinal flow in trench backfill.

If dewatering is necessary during construction, the water table could be lowered locally and may impact the static water levels in nearby water wells. This effect would be temporary, and conditions would be expected to return to normal within a short period after completion of the dewatering activities.

Long-term, if the storm or sanitary lines leak, infiltration into the lines could potentially lower the water table in the vicinity of the utilities to the base of the lines; however, this effect would likely extend only a few feet from the utility trenches. This potential impact can be addressed through construction methodologies that meet industry performance standards and city codes.

Given the native soil conditions (clay soils in the upper 6 to 12 feet), the trench backfill could potentially be more permeable than the native soil in the areas where the native clay extends below the bottom depth of the utility bedding. Depending on the depth to which the trench penetrates the water table, longitudinal flow could occur along the trench alignment; however, the influence on the shallow water table would likely be limited to only a few feet laterally from the utility trench.

POTENTIAL MITIGATION

The proposed Sunnybrook Development is not expected to impact groundwater levels in local wells, as excavation and development plans provided by Galpin do not include depths that would likely be below the water table. Additionally, the development will be provided with municipal water supply and sewer services and is not anticipated to impact water availability. If installation does extend below the water table, low-permeability plugs can be used to inhibit flow along the trench line. Assuming crushed rock is used for trench backfill, adding 5 percent (dry weight) bentonite to the backfill would be sufficient to reduce the permeability of the backfill. The bentonite plugs should be placed from the bottom of the trench to 1 foot above the water table in the full width of the trench with a minimum length of 5 feet. A plug should be placed at the low end of each main sewer line.

If you have any questions or need further information, please contact us at your convenience.

Sincerely,



Tess Chadil
Project Manager



Steve Misner, R.G.
Senior Associate Hydrogeologist

ATTACHMENTS

Table 1 – Galpin Homes Well Log Search

Figure 1 – Site Location Map

Figure 2 – Location of Wells Near Proposed Sunnybrook Development

Attachment A – OWRD Well Logs

Attachment B – White Hawk Development – Well Survey Results (Apex 2016)

REFERENCES

Apex Companies, LLC, 2016. *White Hawk Development – Well Survey Results, Central Point, Oregon*. November 16, 2016.

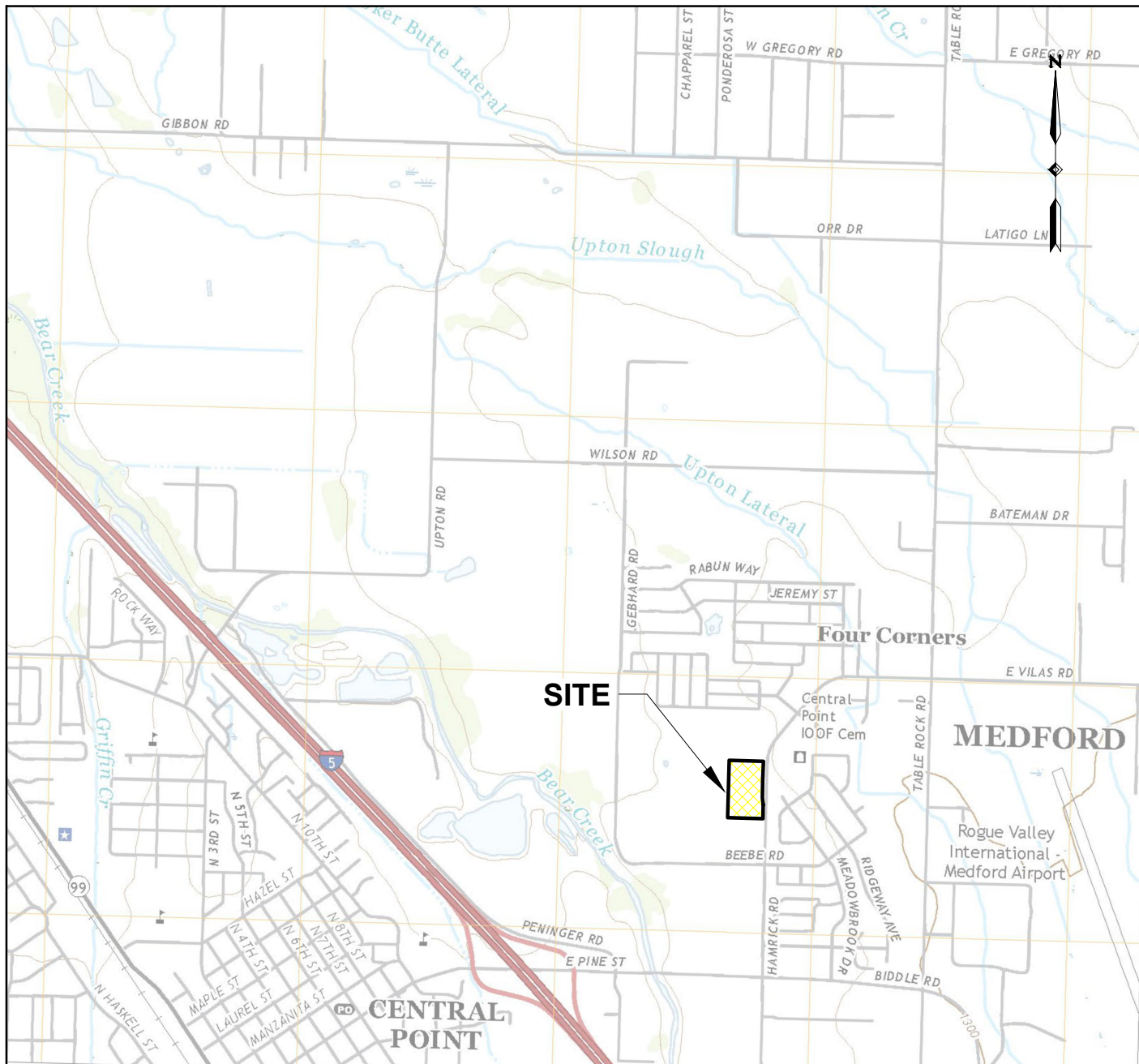
“Oregon Water Resources Department Well Report Query.” *Well Report Query*, Oregon Water Resources Department, apps.wrd.state.or.us/apps/gw/well_log/Default.aspx. Accessed 25 July 2024.

Table 1. Galpin Homes Well Log Search
Proposed Sunnybrook Development
4613 Hamrick Road Central Point, Oregon

Shallow Wells Within 1,000 feet of Proposed Sunnybrook Development									
Map ID	Location	Tax Lot	Street Number	Street	Owner	Well Log #	Well Depth	Date Installed	Static Water Level
W-1	372W01	1100	4475	Hamrick Rd	Muse	JACK 12222	60	1960	25
W-2	372W01	1100	4475	Hamrick Rd	Muse	JACK 62111	45	2015	12
W-3	372W01	Unk.	Unk.	Unk.	Gebhard	JACK 34914	10	Pre 1948	7
W-4	372W01	2500	507	Beebe Rd	Beebe	JACK 52862	144	1998	12
W-5	372W02	Unk.	Unk.	Unk.	Childress	JACK 34915	14	1938	10
W-6	372W02	200	511	Beebe Rd	Mingus	JACK52926	204 feet	1999	41
W-7	372W02	200	511	Beebe Rd	Mingus	JACK55868		2003	12
W-8	372W02	200	511	Beebe Rd	Mingus	JACK52660	59 feet	1998	41
W-9	372W02	3100	600	Beebe Rd	Shep. of Valley	JACK 30394	90	1990	17
W-10	372W02	Unk.	Unk.	Beebe Rd	Beebe	JACK 12262	12	1966	9
W-11	372W02	200	4848	Gebhard Rd	Himmelman	JACK 33759	100	1994	22
W-12	372W02	2700	718	Beebe Rd	Nixon	JACK 12239	100	1989	28
W-13	372W02	3000	628	Beebe Rd	Picollo	JACK12241	60 feet	1983	4
W-14	372W02	3000	628	Beebe Rd	Picollo	n/a	12 feet	Unk.	12
W-15	372W02	3000	628	Beebe Rd	Picollo	n/a	34 feet	1940	34
W-16	372W01	Unk.	4713	Hamrick Rd	Houser	JACK 12201	37	1963	12

Notes:

1. See Figure 1 for approximate well location
2. Static water level as measured at time of drilling



Sams Valley, Oregon

United States Geological Survey

7.5 Minute Series Topographic Map

Contour Interval: 20 feet

Scale: 1 inch = 24,000 feet

Date: 2020



Central Point

OREGON

0 2,000 4,000
Scale in Feet

Site Location Map

Assessment of Groundwater Impacts to Shallow Wells
4630 Hamrick Road
Central Point, Oregon



Apex Companies, LLC
15618 SW 72nd Avenue
Tigard, Oregon 97224

Project Number:
32-24007645

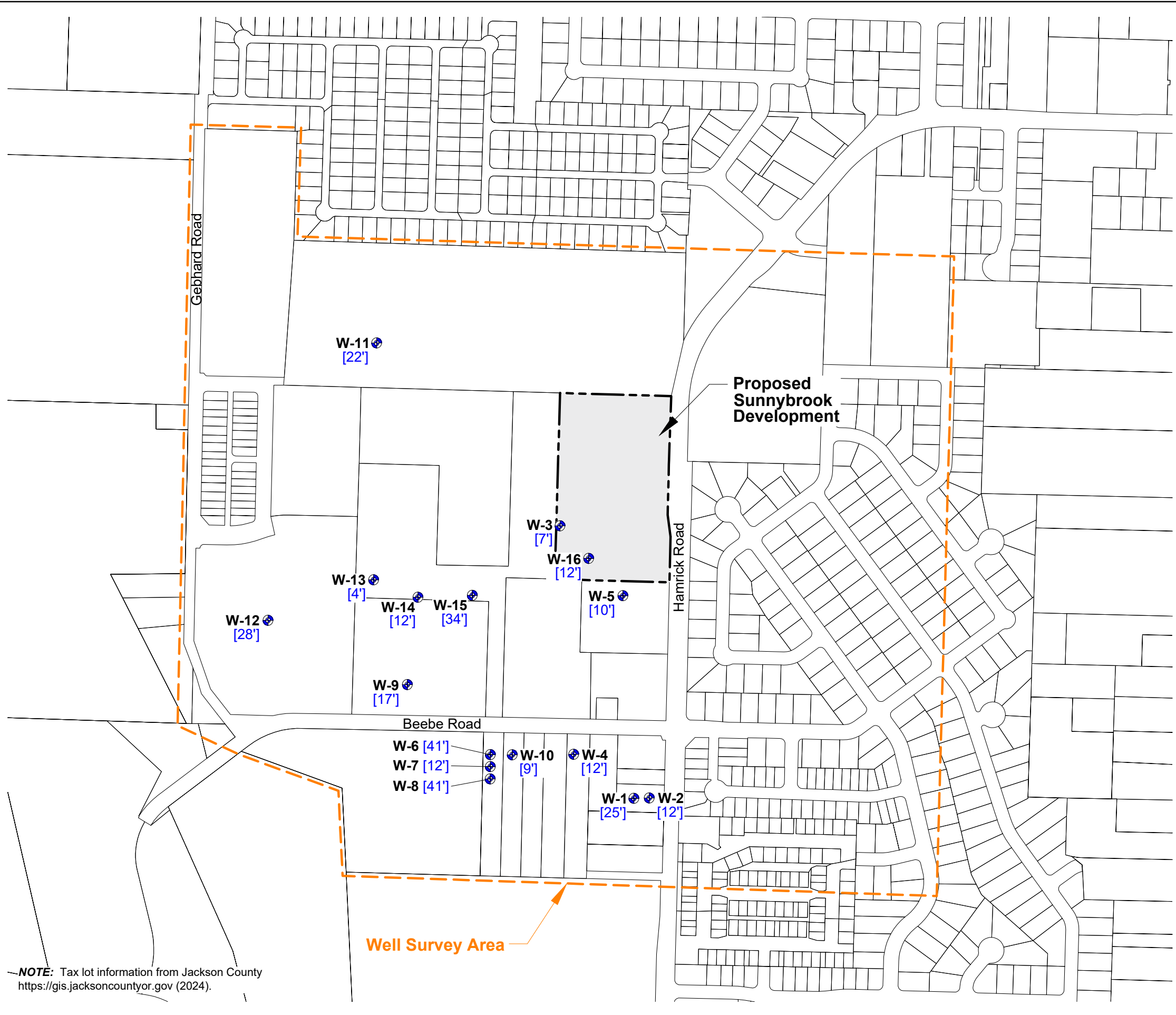
Drawn:
JP

Approved:
TC

July 2024

Figure
1

I:\Client\Galpin Homes, LLC\Central Point\32-24007645 02 (Well Locations).dwg Modified: 7/25/2024 by J.Poore



Legend:

- W-12 [28'] Approximate Water Well Location
- [28'] [Static Water Level] in Feet Below Ground Surface

NOTE: Tax lot information from Jackson County
<https://gis.jacksoncountyor.gov> (2024).

Location of Wells Near Proposed Sunnybrook Development

Assessment of Groundwater Impacts to Shallow Wells
4630 Hamrick Road
Central Point, Oregon

Apex Companies, LLC
15618 SW 72nd Avenue
Tigard, Oregon 97224

Project Number:	32-24007645	Drawn:	JP	Approved:	TC
July 2024					

Figure
2

Attachment A

OWRD Well Logs

The original and first copy
of this report are to be
filed with the
STATE ENGINEER, SALEM 10, OREGON
within 30 days from the date
of well completion.

STATE OF OREGON
(Please type or print)

AUG 23 1963

State Well No. 37/2W-1M

State Permit No. _____

Name Soren Hansen
Address 4173 Hamrick Rd
Central Point, Ore

County Jackson Driller's well number 266
NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 1 T. 37S R. 2W, W.M.
Bearing and distance from section or subdivision corner

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
 abandonment, describe material and procedure in Item 12.

Domestic	☒	Industrial	☐	Municipal	☐	Rotary	☐	Driven	☐
						Cable	☐	Jettied	☐
Irrigation	☐	Test Well	☐	Other	☐	Dug	☐	Bored	☐

Rotary	☐	Driven	☐
Cable	☐	Jettied	☐
Dug	☐	Bored	☐

(6) CASING INSTALLED: Threaded ☐ Welded ☒
 6" Diam. from 0 ft. to 35 1/2 ft. Gage 25
 " Diam. from ft. to ft. Gage
 " Diam. from ft. to ft. Gage

Size of perforations	in.	by	in.
12	perforations from	32	ft. to 34 1/2
	perforations from		ft. to
	perforations from		ft. to
	perforations from		ft. to
	perforations from		ft. to

Manufacturer's Name _____ Model No. _____

Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

Well seal—Material used in seal Bentonite & H₂O
Depth of seal 30 ft. Was a packer used? no
Diameter of well bore to bottom of seal 6 in.
Were any loose strata cemented off? ☐ Yes ☒ No Depth _____
Was a drive shoe used? ☒ Yes ☐ No _____
Was well gravel packed? ☐ Yes ☒ No Size of gravel: _____
Gravel placed from _____ ft to _____ ft
Did any strata contain unusable water? ☐ Yes ☒ No
Type of water? _____ Depth of strata 19
Method of sealing strata off 30' red mud bentonite

Static level 1.2 ft. below land surface Date 7-28-6
Artesian pressure _____ lbs. per square inch Date _____

(11) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? ☐ Yes ☒ No If yes, by whom?

Yield:	gal./min. with	ft. drawdown after	hrs.
--------	----------------	--------------------	------

Yield:	gal./min. with	ft. drawdown after	hrs.
10	10	10	10
10	10	10	10

Bailer test 17 gal./min. with 10 ft. drawdown after 1 hrs.

Artesian flow	g.p.m.	Date
---------------	--------	------

Temperature of water 57 Was a chemical analysis made? ☐ Yes ☒ No

Diameter of well below casing 6

Depth drilled 40 ft. Depth of completed well 36 1/2 ft.

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

[illegible]

Work started 7-25 1963 Completed 7-28 1963
Date well drilling machine moved off of well 7-29 1963

2. Manufacturer's Name Universal
Type: jet H.P. 1

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME SHULTS Bros. Well Drilling
(Person, firm or corporation) (Type or print)

Address 2034 W. main Medford

Drilling Machine Operator's License No. 94

[Signed] W. Schultz
(Water Well Contractor)

Contractor's License No. 105 Date 7-1, 196

(USE ADDITIONAL SHEETS IF NECESSARY)

RECEIVED
JUL 27 1989
(START CARD) # 10374

Well Number:

(9) LOCATION OF WELL by legal description:

☒ New Well ☐ Deepen ☐ Recondition ☐ Abandon

☒ Rotary Air ☐ Rotary Mud ☐ Cable
☐ Other _____

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

Special Construction approval Yes No Depth of Completed Well 100 ft.
Explosives used Yes No ☐ ☒ Type _____ Amount _____

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E
☐ Other _____

Backfill placed from _____ ft. to _____ ft. Material

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

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6"	+1	59	.250	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
Liner:	4"	0	100		☐	☒	☒	☐
					☐	☐	☐	☐

Final location of shoe(s) _____ 59

☒ Perforations Method SAW
☐ Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
40	60	1X8X8	60			☐	☒ XX
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐

☐ Pump ☐ Bailer ☒ Air ☐ Flowing
Artesian

Yield gal/min	Drawdown	Drill stem at	Time
12 GPM	72	100	1 hr.

Temperature of water _____ Depth Artesian Flow Found _____

Was a water analysis done? ☐ Yes By whom

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other

Depth of strata:

28 ft. below land surface. Date 7-6-89

Artesian pressure _____ lb. per square inch. Date _____

Depth at which water was first found 60

(12) WELL LOG:

Ground elevation

Date started 7-6-89 Completed 7-6-89

(unbonded) Water Well Constructor Certification:

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

WWC Number _____
Signed MEDINA WELL DRILLING Date _____

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed (done) on 6-4-2019 in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

Signed Josquin Medina WWC Number 1207
Date 7-9-89

ORIGINAL & FIRST COPY - WATER RESOURCES DEPARTMENT

SECOND COPY *21* CONSTRUCTOR

THIRD COPY - CUSTOMER

9809C 3/88

RECEIVED
FEB 22 1983
WATER RESOURCES DEPT.
SALEM, OREGON

State Well No. 375/2W-2
State Permit No. Sepered

JACK
1224

Name	Gus Picollo		
Address	628 Bee Be Road		
City	Central Point	State	Oregon

New Well ☐ Deepening ☒ Reconditioning ☐ Abandon ☐
If abandonment, describe material and procedure in Item 12.

Rotary Air	☒	Driven	☐	Domestic	☒	Industrial	☐	Municipal	☐
Rotary Mud	☐	Dug	☐	Irrigation	☐	Test Well	☐	Other	☐
	☐	Bored	☐	Thermal:		Withdrawal	☐	Reinjection	☐

" Diam. from ft. to ft. Gauge
 " Diam. from ft. to ft. Gauge

"Diam. from ft. to ft. Gauge

Type of perforator used	Size of perforations	in.	by	in.	ft.	ft.
	perforations from			ft. to		ft.
	perforations from			ft. to		ft.
	perforations from			ft. to		ft.

Manufacturer's Name			
Type			Model No.
Diam.	Slot Size	Set from	ft. to
Diam.	Slot Size	Set from	ft. to

Was a pump test made? ☐ Yes ☐ No If yes, by whom?

1st:	gal./min. with	ft. drawdown after	hrs.
"	"	"	"
Air test	gal. min. with drill stem at	ft.	hrs.
Bailer test	gal./min. with	ft. drawdown after	hrs.
Artesian flow	g.p.m.		

Well seal—Material used

Well sealed from land surface to ft.

Diameter of well bore to bottom of seal in.

Diameter of well bore below seal in.

Number of sacks of cement used in well seal sacks

How was cement grout placed?

Was a drive shoe used? ☐ Yes ☐ No Plugs Size: location ft.

Type of Water? depth of strata

Was well gravel packed? ☐ Yes ☐ No Size of gravel:

Gravel placed from _____ ft to _____ ft

The original and first copy of this report
is to be filed with the

County Jackson Driller's well number 83-3
 1/4 Section 2 T. 37S R. 2W W.M.
 Tax Lot # 3000 Lot Blk Subdivision
 Address at well location: 628 Bee Be Road
Central Point, Oregon

Depth at which water was first found see below
 Static level 4 ft. below land surface. Date 1-18-83
 Artesian pressure _____ lbs. per square inch. Date _____

Depth drilled 35 ft. Depth of completed well 45 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Increased air return from 75 GPM to 250+ GPM.			
Formations:			
Medium sand with coarse gravel	25	60	4

Work started	1-18	19 83	Completed	1-18	19 83
Date well drilling machine moved off of well				1-18	19 83

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.
[Signed] John Studelaker Date 2-17, 1983
(Drilling Machine Operator)

Drilling Machine Operator's License No.1008.....

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Studebaker Well Drilling
(Person, firm or corporation) (Type or print)

Address 4876 Highway 66 Ashland, Oregon 97520

[Signed] John Studelaker
(Water Well Contractor)

Contractor's License No. 679 Date 2-17 1983

WATER RESOURCES DEPARTMENT,
SALEM, OREGON 97310
within 30 days from the date of well completion

SP*12658-690

MAY 31 1966

STATE OF OREGON
(Please type or print)

State Well No. 31126-2

State Permit No. _____

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? ☒ Yes ☐ No If yes, by whom? OWNER

Yield: 30 gal./min. with ft. drawdown after 1 hrs.

??

99 99 99 99

Bailer test	gal./min. with	ft. drawdown after	hrs.
-------------	----------------	--------------------	------

Artesian flow	g.p.m.	Date
---------------	--------	------

Temperature of water 50 Was a chemical analysis made? ☐ Yes ☒ No

(12) WELL LOG:

County JACKSON Driller's well number _____
 1/4 1/4 Section 2 T. 37S R. 2W W.M.

Diameter of well below casing None

Bearing and distance from section or subdivision corner

Depth drilled 12 ft. Depth of completed well 12 ft.

SOUTH SIDE OF BEEBERD
HALF WAY BETWEEN
T W BEEBE HOUSE AND
J R BEEBE HOUSE

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

(5) TYPE OF WELL:

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
Abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☐
 Irrigation ☒ Test Well ☒ Other ☐

(5) TYPE OF WELL:

Rotary ☐ Driven ☐
 Cable ☐ Jetted ☐
 Dug ☐ Bored ☒

(6) CASING INSTALLED:

(6) CASING INSTALLED: Threaded ☐ Welded ☐
1/8" Diam. from 1 FT ABS ft. to 12 ft. Gage CONCRETE
 _____" Diam. from _____ ft. to _____ ft. Gage _____
 _____" Diam. from _____ ft. to _____ ft. Gage _____

(7) PERFORATIONS:

Perforated? ☒ Yes ☐ No

Type of perforator used			
Size of perforations	1 1/4 inch	in. by	1 1/4 inch
1 1/4 inch	perforations from	9	ft. to 12 ft.
	perforations from		ft. to ft.
	perforations from		ft. to ft.
	perforations from		ft. to ft.
	perforations from		ft. to ft.

(8) SCREENS:

Well screen installed ☐ Yes ☒ No

Manufacturer's Name _____

Time _____ Model No. _____

_____ Slot size _____ Set from _____ ft. to _____ ft.

Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

(9) CONSTRUCTION:

Well seal—Material used in seal CONCRETE
Depth of seal 9 ft. Was a packer used? NO
Diameter of well bore to bottom of seal 24 in.
Were any loose strata cemented off? ☐ Yes ☒ No Depth _____
Was a drive shoe used? ☐ Yes ☒ No
Was well gravel packed? ☐ Yes ☒ No Size of gravel: _____
Gravel placed from NONE ft. to _____ ft.
Did any strata contain unusable water? ☐ Yes ☒ No
Type of water? _____ Depth of strata _____
Method of sealing strata off _____

(10) WATER LEVELS:

Static level	9	ft. below land surface	Date	5-16-66
Artesian pressure		lbs. per square inch	Date	

(13) PUMP:

Manufacturer's Name
Type: H.P.

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME LLORD K. FISCHER
(Person, firm or corporation) (Type or print)

Address 1021 VAWTER RD

Drilling Machine Operator's License No. 43

[Signed] Lloyd K. Fischer
(Water Well Contractor)

Contractor's License No. 346 Date 5-16 1966

(START CARD) # 21199

Page 144 of 533

STATE ENGINEER
Salem, Oregon

JACK
34914
Well Record

STATE WELL NO. 37/2W-1E(1)
COUNTY Jackson
APPLICATION NO. GR-534

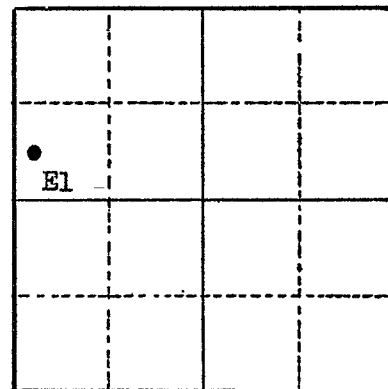
OWNER: Edwin Gebhard
MAILING ADDRESS:

CITY AND STATE: Central Point, Oregon

LOCATION OF WELL: Owner's No. N. E.
SW 1/4 NW 1/4 Sec. 1 T. 37 S. R. 2 W., W.M.

Bearing and distance from section or subdivision

corner 1920' S. of N. line Sec. 1, 75' E. of
W line Sec. 1



Altitude at well 1260

TYPE OF WELL: Dug Date Constructed Previous to '48

Depth drilled 10 Depth cased 10

Section 1

CASING RECORD:

5 1/2' diameter casing
0 to 4' cement
4 to 10' galvanized steel

FINISH:

AQUIFERS:

WATER LEVEL:

7

PUMPING EQUIPMENT: Type Rainmaster H.P. 11
Capacity 180 G.P.M.

WELL TESTS:

Drawdown 2 ft. after hours 170 G.P.M.

Drawdown ft. after hours G.P.M.

USE OF WATER Irrigation 7 acres Temp. °F., 19

SOURCE OF INFORMATION GR-534

DRILLER or DIGGER

ADDITIONAL DATA:

Log Water Level Measurements Chemical Analysis Aquifer Test

REMARKS:

Sandy loam & clay 0 to 6'
Quicksand & water-bearing gravel 6 to 10'

STATE ENGINEER
Salem, Oregon

JACK
34915
Well Record

STATE WELL NO. 37/2W-1M(1)
COUNTY Jackson
APPLICATION NO. GR-726

OWNER: Walter L. Childress

MAILING
ADDRESS:

LOCATION OF WELL: Owner's No. 1

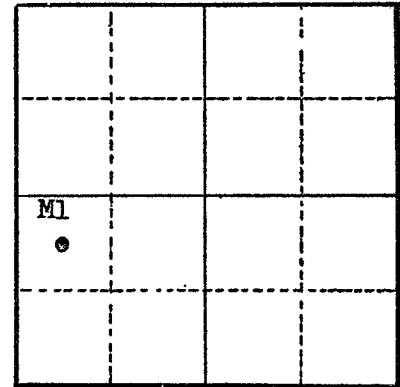
CITY AND
STATE:

Central Point, Oregon

NW 1/4 SW 1/4 Sec. 1 T. 37 N. S. R. 2 E. W.M.

Bearing and distance from section or subdivision

corner 2205.3' N. & 767.4' E. from SW cor. Sec. 1



Altitude at well 1260' Interpolated

TYPE OF WELL: Dug Date Constructed 1938

Depth drilled 14' Depth cased 13'

Section 1

CASING RECORD:

84" concrete from 0 to 13'

FINISH:

AQUIFERS:

WATER LEVEL:

10'

PUMPING EQUIPMENT: Type Elect. mtr. 1.5" cent. H.P. 2
Capacity 36 G.P.M.

WELL TESTS:

Drawdown 0 - 0.5 ft. after 36 hours G.P.M.

Drawdown ft. after hours G.P.M.

USE OF WATER Irrigation Temp. °F., 19

SOURCE OF INFORMATION GR0726

DRILLER or DIGGER Tom Harris, Gold Hill

ADDITIONAL DATA:

Log No Water Level Measurements Chemical Analysis Aquifer Test

REMARKS:

STATE OF OREGON WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

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

WELL I.D. # 19077

START CARD # 101206

(1) OWNER:

Well Number _____

Name Thomas + Kayce Brown

Address 507 Beebe Rd

City CENTRAL POINT

State OR

Zip 97502

(2) TYPE OF WORK

☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:

☐ Rotary Air ☐ Rotary Mud ☒ Cable ☐ Auger

☐ Other _____

(4) PROPOSED USE:

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation

☐ Thermal ☐ Injection ☐ Livestock ☐ Other _____

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☐ Yes ☒ No Depth of Completed Well 144 ft.

Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE

SEAL

Diameter	From	To	Material	From	To	Sacks or pounds
10"	0	19'	BENTONITE	0	19'	23 sacks
6"	19'	144'				

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E

☒ Other BENTONITE

Backfill placed from _____ ft. to _____ ft. Material _____

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

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6"	+1	65'	.250	☒	☐	☒	☐
Liner:				☐	☐	☐	☐

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:

☐ Perforations Method _____

☐ Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
						☐	☐

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

☐ Pump ☒ Bailer ☐ Air ☐ Flowing ☐ Artesian

Yield gal/min	Drawdown	Drift stem at	Time
20 gpm	110 ft		1 hr.

Temperature of water 52° Depth Artesian Flow Found _____

Was a water analysis done? ☐ Yes By whom _____

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____

Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County JACKSON Latitude _____ Longitude _____

Township 37 N or S Range 2W E or W. WM.

Section 1 NW 1/4 SW 1/4

Tax Lot 2500 Lot _____ Block _____ Subdivision _____

Street Address of Well (or nearest address) 507 Beebe Rd

CENTRAL POINT, OR 97502

(10) STATIC WATER LEVEL:

12 ft. below land surface.

Date Nov 30, 1998

Artesian pressure _____ lb. per square inch.

Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found 72 ft

From	To	Estimated Flow Rate	SWL
72'	75'	4 gpm	20'
120'	124'	8 gpm	20'
132'	135'	8 gpm	12'

(12) WELL LOG:

Ground Elevation _____

Material	From	To	SWL
TOP SOIL	0	4'	
CLAYSTONE (YELLOW)	4'	19'	
CLAYSTONE + GRAVEL (GREEN)	19'	59'	
CLAYSTONE (GREY)	59'	63'	
CLAYSTONE (RED)	63'	92'	
CLAYSTONE (BLUE)	92'	144'	

RECEIVED

DEC 31 1998

WATER RESOURCES DEPT.
SALEM, OREGON

Date started Nov 18, 1998 Completed Nov 30, 1998

(unbonded) Water Well Constructor Certification:

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

Signed Scott Chene WWC Number 1705 Date Nov 30, 1998

(bonded) Water Well Constructor Certification:

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

Signed Jack N. Bortolotto WWC Number 172 Date 10 Dec 98

ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

FEB 16 1999

JACK
52926

WELL I.D. # L L27891
START CARD # 61007

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

WATER RESOURCES DEPT.
SALEM, OREGON

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

(1) OWNER: _____ Well Number _____
 Name Earnest Mingus
 Address 511 Beebe Rd
 City Central Point State OR Zip 97503

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

(3) **DRILL METHOD:**
☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger
☐ Other _____

(4) PROPOSED USE:

☒ Domestic	☐ Community	☐ Industrial	☐ Irrigation
☐ Thermal	☐ Injection	☐ Livestock	☐ Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval ☐ Yes ☒ No Depth of Completed Well 204 ft.
Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE			SEAL			Sacks or pounds
Diameter	From	To	Material	From	To	
6	59	204	SEAL	WGT		Disturbed

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☐ Other _____

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

(6) CASING/LINER:					Steel	Plastic	Welded	Threaded
	Diameter	From	To	Gauge				
Casing:					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
Liner:	4	0	204	14	☐	☒	☒ 610	☐
					☐	☐	☐	☐

Final location of shoe(s) EXISTING

(7) PERFORATIONS/SCREENS:

☒ Perforations ☐ Screens		Method	Type	Material	Tel./pipe size	Casing	Liner
From	To	Slot size	Number	Diameter			
20	180	12	128	18"	4"	☐	☒
						☐	☐
						☐	☐
						☐	☐
						☐	☐

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

Yield gal/min	Drawdown	Drill stem at	Time
12		203	1 hr.

Temperature of water 54 Depth Artesian Flow Found _____
 Was a water analysis done? ☐ Yes By whom _____
 Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____
 Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County Jackson Latitude _____ Longitude _____
Township 37 N or (S) Range 2 E or (W) WM.

Township 37 N Range 10 E
Section 2-d SW 1/4 SE 1/4
Tax Lot 200 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 511 Beebe Rd
Central Point OR 97502

(10) **STATIC WATER LEVEL:**
41 ft. below land surface. Date 1-27-97
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found 78

From	To	Estimated Flow Rate	SWL
78	162	12	44

(12) WELL LOG:

Ground Elevation

[illegible]

Date started 1-29-99 Completed 1-27-99

(unbonded) Water Well Constructor Certification:

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

WWC Number _____

Signed

(bonded) Water Well Constructor Certification:

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

WWC Number 679

Signed John Studer Date 1-20-78

Department of _____ Signed _____
ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

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

(START CARD) # 153911

Well Number: **L62623**

City Central Point State OR Zip 97502

☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger
☐ Other

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other

Special Construction approval ☐ Yes ☒ No Depth of Completed Well 55 ft.
Explosives used ☐ Yes ☒ No Type _____ Amount _____

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E

☒ Other Poured Dry

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

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Gasing:	6	+2	31	.250	☒	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
Liner:					☐	☐	☐	☐
					☐	☐	☐	☐

Final location of shoe(s)

☐ Perforations Method _____
☒ Screens Type **.020** Material **Stainless**

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
31	55	.020				☒	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐

☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
3 GPM	55	55	6 hr.

Temperature of Water 57 Depth Artesian Flow found

Was a water analysis done? ☐ Yes By whom

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other

Depth of strata:

County **Jackson** Latitude _____ Longitude _____
Township **37S** N or S. Range **2W** E or W. of WM.
Section **2** **SW** $\frac{1}{4}$ **SE** $\frac{1}{4}$
Tax lot **200** Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) **511 Beebe Rd.**

12 ft. below land surface. Date 12/4/2002

Artesian pressure lb. per square inch. Date

Depth at which water was first found 8

From	To	Estimated Flow Rate	SWL
8	55	3 GPM	12

Ground elevation

[illegible]

Date started 12/2/2002

Completed 12/4/2002

(unbonded) Water Well Constructor Certification:

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

Signed William H. Kelly WWC Number 1657
Date 1/6/2003
Ashland Drilling Inc.

(bonded) Water Well Constructor Certification:

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

Signed  WWC Number 1478
Date 1/6/2003
Ashland Drilling Inc.

Attachment B

White Hawk Development – Well Survey Results (Apex 2016)



November 16, 2016

John Boyd
People's Bank of Commerce
1311 East Barnett Rd.
Medford, Oregon 97504

Re: White Hawk Development – Well Survey Results
718 Beebe Road
Central Point, Oregon
2251-00

Dear Mr. Boyd:

This letter provides the results of a well survey conducted in the vicinity of the proposed White Hawk Development and updates the evaluation of the potential for impacts to the water levels in wells near the development due to the installation of a proposed storm drain line along Gebhard Road. A preliminary evaluation was provided in a letter to you dated August 24, 2015. Subsequent to that letter, the City of Central Point requested that a survey be performed to identify domestic well owners in the vicinity of the development and, where possible, the construction of the wells (e.g., depth, use, screened interval if screened, etc.) to further evaluate the potential for negative impacts to water levels in wells located within the White Hawk transit oriented development (TOD) from the proposed construction of the storm drain line. The survey was completed between December 2015 and April 2016. The results of the survey and an updated evaluation on the potential impacts of the storm drain line on wells identified in the White Hawk TOD are provided below.

WELL SURVEY

A well survey form was sent to the residents located within the White Hawk TOD; Attachment A shows the boundaries and tax lots within the White Hawk TOD. Well surveys were sent to owners of the 31 tax lots within the White Hawk TOD. The well survey was sent at least two times to each tax lot owner; 11 completed surveys were returned to Apex. Attachment B includes copies of the completed surveys. Table 1 summarizes the results of the survey; two surveys were for property outside of the TOD and were not included on Table 1. Results of the well survey indicated the presence of six wells on five tax lots within the TOD. The location of these wells and the reported depth of the well is shown on Figure 1. Where information on the exact location of the well is not available, the location is approximated by placing it in the center of the tax lot for which the information was obtained.

In addition, Apex reviewed Oregon Water Resources Department (OWRD) online files to identify registered wells in the TOD. Ten well logs for wells located on 6 parcels within the TOD were identified. Attachment C contains the identified well logs and Table 2 summarizes the information on the identified wells, by parcel. Two of the parcels¹ with well logs registered by OWRD sent in completed well surveys; the other well logs provided additional information. Additionally, shown on Figure 1 are the locations of wells identified in a report prepared by Don Haggerty, PhD in February 2000².

¹ Dino Picollo, parcel 28 and Charlotte Holder, parcel 15; see Table 1.

² Haggerty 2000. *Report on Groundwater in the Vicinity of Beebe Rd.*, Jackson County, Oregon. February 28, 2000.

It is unknown how many of the wells identified in the OWRD database or in the Haggerty report are still in use as only two property owners³ with wells identified in the OWRD database and/or the Haggerty report sent back completed well surveys (parcel owners were sent water well surveys in December 2015, January 2016, and/or March 2017). Additionally, the Haggerty report indicated 3 wells to be present on parcel number 15, but the completed well survey for this parcel indicated just one 50-foot deepwell. Figure 1 shows the updated information from the well survey.

Based on the information obtained from the well searches:

- At least six wells are in use in the White Hawk TOD based on the well survey results; the well depths range from 12 to 50 feet, where known.
- An additional 5 to 8 wells were identified from the OWRD well log database. Of these, all but two are sealed from ground surface to 20 feet or more. Additionally, the Himmelman well at parcel 30 appears to be 100 feet deep and sealed to 35 feet.
- It is unclear whether the additional wells identified in the OWRD database are still in use.
- The well logs in the OWRD database suggest that, in the vicinity of the development, the soil consists of clay to depths of 8 to 12 feet below grade, underlain by sand and gravel to at least 40 to 50 feet in most locations.

Figure 1 shows that most of the wells are more than 100 feet from the proposed stormdrain line to be installed beneath Gebhard Road. However, wells are reported at parcels 3, 5, and 6 (see Figure 1) and the location of the wells are not known so the wells could be closer to the proposed utility.

EVALUATION OF THE POTENTIAL FOR IMPACTS DURING STORM AND SANITARY LINE INSTALLATION

Depth to first encountered water for shallow wells in the area appears to be about 9 feet below grade, but was historically reported as shallow as 4 feet below grade in some areas. Based on the OWRD well logs, it appears that most (if not all) of the wells are sealed to at least 9 feet below grade and are accessing water below that depth. The proposed storm and sanitary lines may be installed to depths of up to 10 to 12 feet and therefore, may intercept the water table in some areas. Based on this information, installation of the storm and/or sanitary lines could impact groundwater levels (and thereby impact the nearby water wells) from the following:

- Dewatering during construction;
- Infiltration into sewer lines; or
- Longitudinal flow in trench backfill.

If dewatering is necessary during construction, the water table would be lowered and these effects could extend to nearby water wells. This effect would be temporary and conditions would be expected to return to normal within a short period after completion of the work.

Long-term, if the storm or sanitary lines leak, infiltration into the lines could permanently lower the water table in the vicinity of the utilities to the base of the lines; however, this effect would likely extend only a few feet from the utility trench. This potential impact is addressed by quality control during construction to assure the utility lines are installed in alignment, seals are in place, intact and tested, proper pipe bedding is used, and trench backfill is properly compacted. These conditions assure the lines have a tight seal and meet the required performance standards prior to acceptance by the City.

³ Dino Picollo, parcel 28 and Charlotte Holder, parcel 15; see Table 1.

If trench backfill is more permeable than native soil, water could flow longitudinally along the trench and discharge to surface water, permanently lowering the water table in the vicinity of the trench. Given the native soil conditions (clay soils in the upper 8 to 12 feet), it is possible that the trench backfill could be more permeable than the native soil in the areas where the native clay extends below the bottom depth of the utility bedding. Depending on the depth to which the trench penetrates the water table, longitudinal flow could occur; however, the influence on the shallow water table would likely extend only a few feet laterally from the utility trench. This localized depression in the water table caused by the trench could be addressed by installing low-permeability plugs at intervals in the trench backfill. Given that dewatering of local wells was reported after a drain trench was installed in Beebe Road in 1998, it is recommended that low permeability trench plugs be installed in future utility trenches dug for the project.

MITIGATION RECOMMENDATIONS EVALUATION AND MITIGATION OPTIONS

The potential impact of the installation and presence of the proposed storm and sanitary lines was performed in 2015 and is updated herein based on the updated well information obtained from the wells survey:

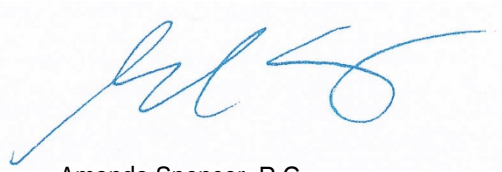
- Up to 21 wells may be located in the vicinity of the proposed project; it is unclear how many of these wells are still in use, however, at least three wells that are likely in use appear to be located within 100 feet of the proposed installation along Gebhard Road. The proposed utility installation is not expected to impact two of these wells because the wells are 35 and 140 feet deep and access water well below the depth of utility installation. The third well, located on parcel 3 (Figure 1) is of unknown depth. It is also unlikely that the utility installation will impact this well because the utility installations will penetrate only a few feet into the water table, if at all, at this location.
- A 12-foot depth well is reportedly located on parcel 28 that may be within 100 feet of proposed storm and sewer lines to be installed along the eastern development boundary (Figure 1). There is the potential that this well could be impacted by the utility installation, if the line extends into the water table at this location.
- Wells located further than 100 feet from the installation would not be anticipated to be impacted by the utility installation.
- It is also noted that three wells have been deepened over a period of 16 years, indicating that there is a long-term reduction in water level in the area.

The following presents mitigation options to address potential concerns:

- Prior to construction of the storm drain line proposed to be placed along Gebhard Road, verify the depth of the well located on parcel 3 and, if the well is less than a total depth of 15 feet, monitor water levels in that well during construction.
- Prior to construction of storm or sewer lines tie-ins to the existing storm or sewer lines beneath Beebe Road, verify the presence of wells located on parcel 10 identified in the Haggerty report that may be located within 100 feet of the tie-ins and are reported to be shallower than 15 feet in depth. If these wells are still present and in use, monitor the water levels during the construction.
- If installation does penetrate the water table, low-permeability plugs can be used to inhibit flow along the trench line. Assuming crushed rock is used for trench backfill, adding 5 percent (dry weight) bentonite to the backfill is sufficient to reduce the permeability of the backfill. The plugs should be placed from the bottom of the trench to 1 foot above the water table the full width of the trench and have a minimum length of 5 feet. A plug should be placed at the low end of each main sewer line.
- In areas where the lines are installed below the water table, particular care needs to be taken to ensure that the lines have a tight seal.

If you have any questions or need further information, please contact us at your convenience.

Sincerely,



Amanda Spencer, R.G.
Principal Hydrogeologist

ATTACHMENTS

Table 1 – Summary of Well Survey Results

Table 2 – OWRD Well Survey Results

Figure 1 – Location of Wells in the White Hawk TOD

Attachment A – White Hawk TOD

Attachment B – Completed Surveys

Attachment C – OWRD Well Logs for Wells Within the TOD

cc: Matt Samitore, City of Central Point

TABLE 1: SUMMARY OF WELL SURVEY RESULTS

Parcel Index	MAP	TAX LOT	Site Num	Site St	Owner	Owner Address (if different from Site Address)	Date Survey sent	Survey Returned?	Well?	Well Depth	Date Installed	Notes
1	372W02	400		No Address		6026 Palmero Cir Cameron Park, CA 95682	Survey sent 12/15	12/22/2015 1/25/2016	N	NA	NA	Undeveloped land
2	372W02	500		No Address		10 S Oakdale Ave Medford, OR 97501	Survey sent 3/3/16	3/11/2016	N	NA	NA	Undeveloped land
3	372W02	2500	4757	Gebhard	Karen and Randall Wales		Survey sent 12/15	12/28/2015	Y	unknown	unknown	domestic use and yard/gardening
4	372W02	600		No Address		1355 Cora Ln Auburn, CA 95603	Survey sent 3/3/16	3/11/2016	N	NA	NA	Undeveloped land
5	372W02	2601	4617	Gebhard	David & Julie Webb		Survey sent 12/15	12/30/2015	Y	35 feet bgs	1930?	domestic use and yard/gardening/orchard
6	372W02	2600	4613	Gebhard	Sergio Mejia		Survey sent 12/15 Resent 3/3/16	N				Survey not completed but OWRD well log found dated 5/4/2012 for a 140 foot well
7	372W02	2602	4603	Gebhard	William Jeshke		Survey sent 12/15 Resent 3/3/16	N				
8	372W02D	501		No Address		PO Box 996 Medford, OR 97501	Survey sent 12/15 Resent 3/3/16	3/11/2016	N			Undeveloped land
10	372W02D	300	587	Beebe	Ken Beebe?		Survey sent 12/15 Resent 3/3/16	N				Completed Survey not received but 3 OWRD well logs identified - See Table 2
11	372W02D	200	511	Beebe	Mingus		Survey sent 3/3/16	N				Completed Survey not received but 3 OWRD well logs identified - See Table 2
12	372W01C	2500	507	Beebe	Terry & Harley Callahan		Survey sent 12/15 Resent 3/3/16	N				
13	372W01C	2400	495	Beebe	James and Michelle Nistler		Survey sent 12/15 Resent 3/3/16	N				
14	372W01C	2300	477	Beebe	Michelle Nistler		Survey sent 12/15 Resent 3/3/16	N				
15	372W01C	2301	445	Beebe	Charlotte Holder		Survey sent 12/15 Resent 3/3/16	1/11/2016	Y	50 feet	1998	lawn, gardening, watering orchard, fire abatement
16	372W01C	2200	443	Beebe	Rita Deann Tyner		Survey sent 12/15 Resent 3/3/16	N				
17	372W01C	1700	4511	Hamrick	James Sutton		Survey sent 12/15 Resent 3/3/16	N				
18	372W01C	1800	4497	Hamrick	Nick Kenneth Lee		Survey sent 12/15 Resent 3/3/16	N				
19	372W01CB	1100	4475	Hamrick	Gladys Muse		Survey sent 12/15 Resent 3/3/16	N				
20	372W01CB	1000	4461	Hamrick	Richard Smith		Survey sent 12/15 Resent 3/3/16	N				

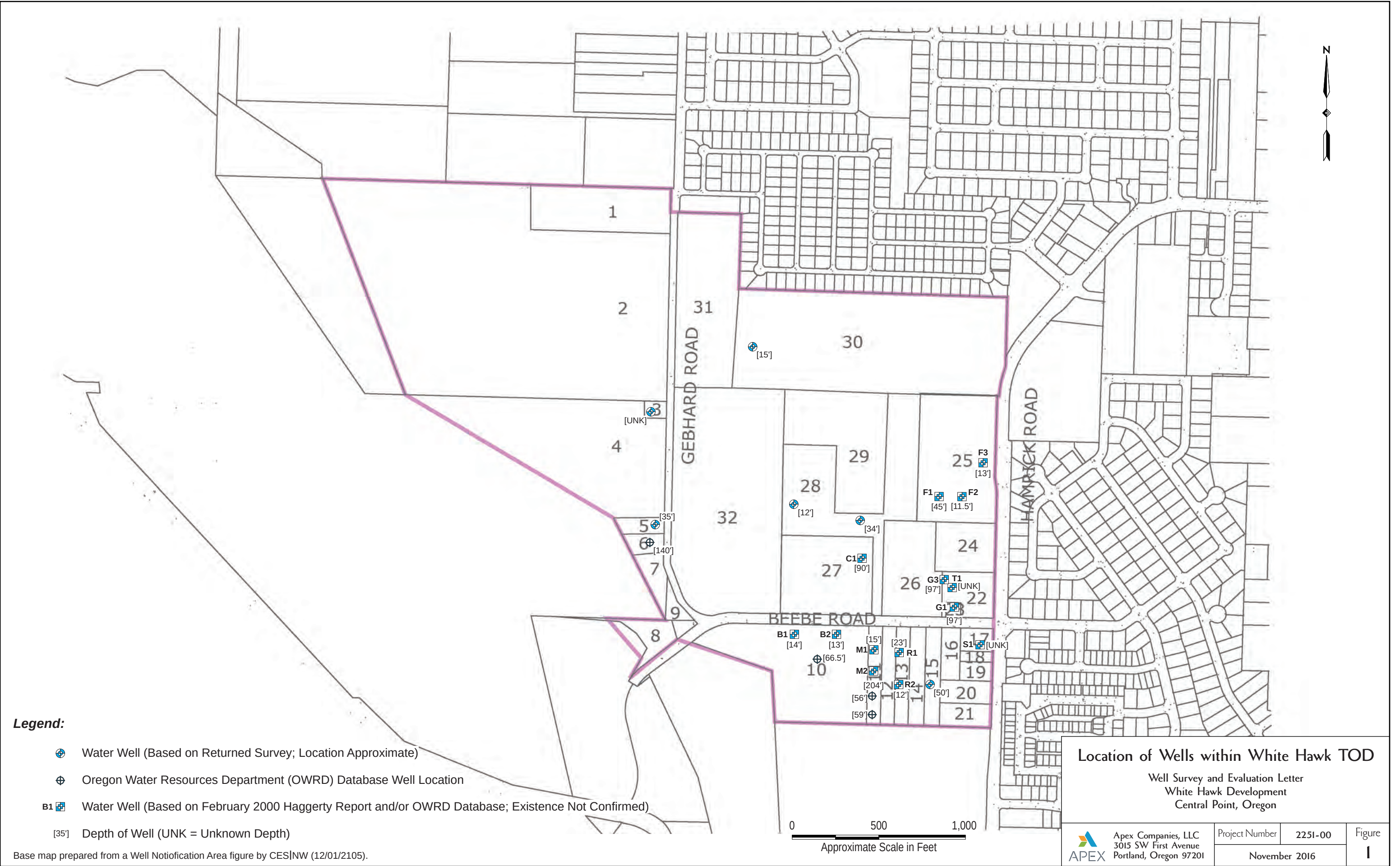
21	372W01CB	900	4439	Hamrick	Humphrey&Windsor LLC		Survey sent 12/15 Resent 3/3/16	N				
22	372W01BC	10100	446	Beebe			Survey sent 3/3/16	N				
23	372W01BC	10200	444	Beebe			Survey sent 3/3/16	N				
24	372W01BC	10000	4615	Hamrick	Edic Sliva		Survey sent 12/15 Resent 3/3/16	N				
25	372W01BC	9800	4630	Hamrick	CA Galpin		Survey sent 12/15 Resent 3/3/16	N				
26	372W01BC	9900	456	Beebe	Picollo LLC		Survey sent 12/15 Resent 3/3/16	N				
27	372W02	3100	600	Beebe	Shepherd of the Valley Catholic Church		Survey sent 12/15 Resent 3/3/16	N				Completed Survey not received but OWRD well log identified - See Table 2
28	372W02	3000	628	Beebe	Dino Picollo		Survey sent 12/15	12/23/2015	2 wells	1 - 12 feet 2 - 34 feet	1 - Unknown 2 - 1940ish	one well at back of lot used for irrigation; second well shared with 523 Beebe for domestic and irrigation OWRD well log from 2/17/1983 for a 60 foot well - see Table 2
30	372W02	200	4848	Gebhard	Steve & Carolyn Himmelman		Survey sent 12/15	1/5/2016	Y	15 feet	unknown	hand dug well domestic use/irrigation/stock watering OWRD well log found from 10/11/1994 for a 100 foot well
31	372W02AA	2800	4920	Gebhard			Survey sent 3/3/16	N				

Note: yellow highlighted: surveys were returned because the post office could not deliver

TABLE 2: OWRD SURVEY RESULTS

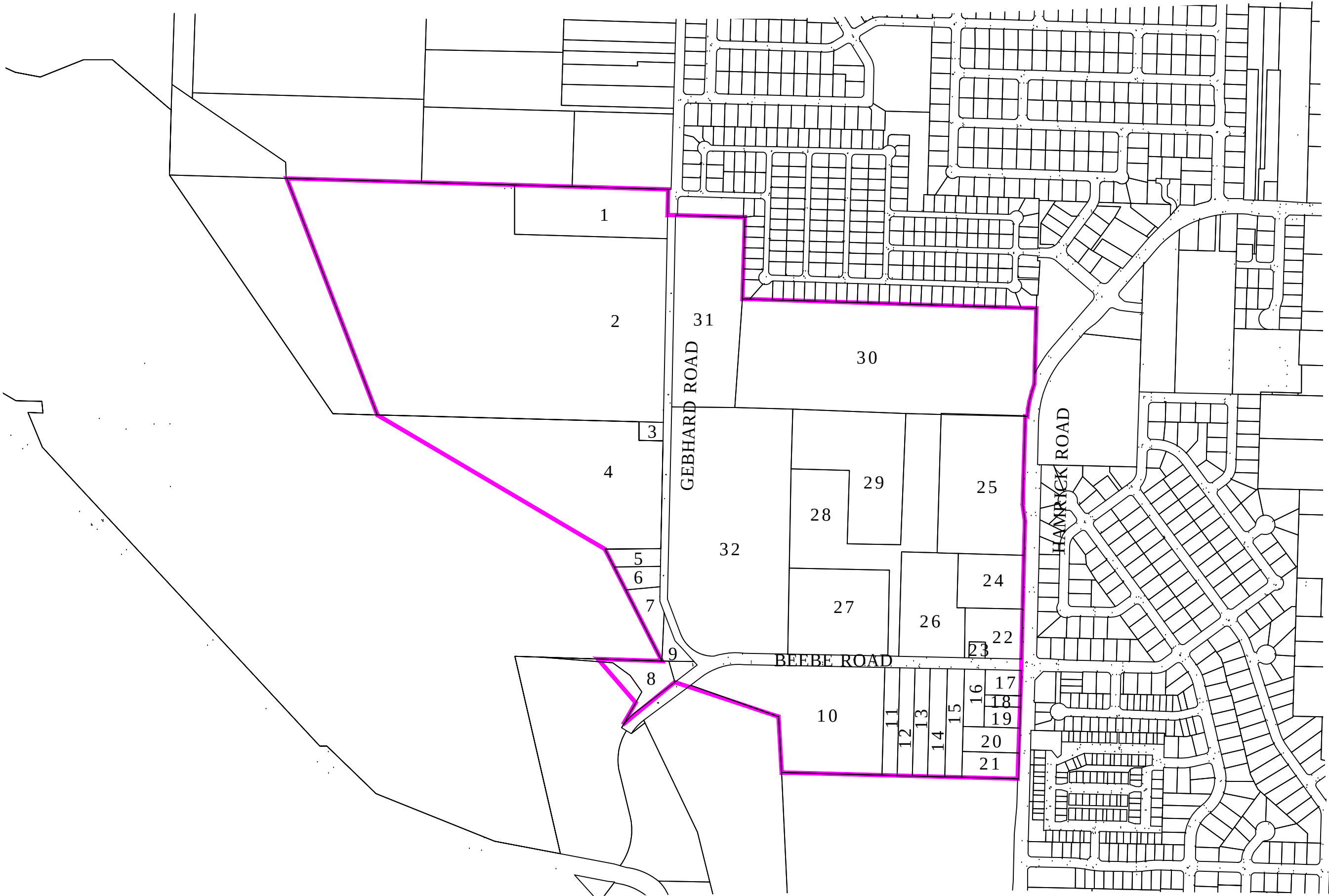
Parcel Index	MAP	TAX LOT	Site Num	Site St	Owner	Well Log #	Well Depth	Date Installed	Notes
1	372W02	400	No Address			None	NA	NA	
2	372W02	500	No Address			None	NA	NA	
3	372W02	2500	4757	Gebhard		None	unknown	unknown	domestic use and yard/gardening well onsite based on Well Survey (see Table 1)
4	372W02	600	No Address			None	NA	NA	
5	372W02	2601	4617	Gebhard		None	35 feet bgs	1930?	domestic use and yard/gardening/orchard well onsite based on Well Survey (see Table 1)
6	372W02	2600	4613	Gebhard	Sergio Mejia	JACK61181	140 feet	5/4/2012	sealed from 0 to 50 feet below grade; screened from 50 to 140 feet below grade
7	372W02	2602	4603	Gebhard	William Jeshke	None			
8	372W02D	501	No Address			None			
10	372W02D	300	587	Beebe	Ken Beebe?	JACK12262	12 feet	1965 and 1966	sealed 0 to 9 feet
						JACK12264	66.5 feet		sealed 0 to 20 feet
						JACK12261	13 feet		sealed 0 to 9 feet
11	372W02D	200	511	Beebe	Mingus	JACK52926	204 feet	1999	sealed 0 to 59?
						JACK55868	56 feet	2003	Sealed 0 to 27 feet
						JACK52660	59 feet	1998	sealed 0 to 20 feet
12	372W01C	2500	507	Beebe	Terry & Harley Callahan	None			
13	372W01C	2400	495	Beebe	James and Michelle Nistler	None			
14	372W01C	2300	477	Beebe	Michelle Nistler	None			
15	372W01C	2301	445	Beebe	Charlotte Holder	None	50 feet	1998	lawn, gardening, watering orchard, fire abatement well onsite based on Well Survey (see Table 1)
16	372W01C	2200	443	Beebe	Rita Deann Tyner	None			
17	372W01C	1700	4511	Hamrick	James Sutton	None			
18	372W01C	1800	4497	Hamrick	Nick Kenneth Lee	None			
19	372W01CB	1100	4475	Hamrick	Gladys Muse	None			
20	372W01CB	1000	4461	Hamrick	Richard Smith	None			
21	372W01CB	900	4439	Hamrick	Humphrey&Windsor LLC	None			
22	372W01BC	10100	446	Beebe		None			
23	372W01BC	10200	444	Beebe		None			
24	372W01BC	10000	4615	Hamrick	Edic Sliva	None			
25	372W01BC	9800	4630	Hamrick	CA Galpin	None			
26	372W01BC	9900	456	Beebe	Picollo LLC	None			

27	372W02	3100	600	Beebe	Shepherd of the Valley Catholic Church	JACK30394	90 feet	1990	Deepening of an existing well from 68 to 90 feet
28	372W02	3000	628	Beebe	Dino Picollo	JACK12241	60 feet	1983	Deepening of an existing well from 35 feet to 60 feet. Sealed from 0 to 35 feet.
30	372W02	200	4848	Gebhard	Steve Himmelman	JACK33759	100 feet	1994	sealed 0 to 35 feet
31	372W02AA	2800	4920	Gebhard		None			



***Well Survey Results Letter
Attachment A***

White Hawk TOD



1910-WELL_NOTICE_AREA.DWG

***Well Survey Results Letter
Attachment B***

Completed Surveys

Received

DEC 21 2015

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 1 A Pennington Rd
City, State, Zip: CP OR

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

Received

DEC 28 2015

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 4757 GEBHARD RD
City, State, Zip: CENTRAL POINT OR 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed? UNKNOWN

5. What is the depth of the well? UNKNOWN

6. Was the well installed by a drilling contractor? UNKNOWN - PROBABLY

VOLUNTARY RESIDENTIAL WATER USE SURVEY

Received

DEC 30 2015

Apex-Fort...

1. Please provide your address

Address: 4617 GEBHARD ROAD

City, State, Zip: CENTRAL POINT OR. 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

20 + FRUIT TREES 40 + OTHER TREES

VERY LARGE GARDEN, GRAPES, RASPBERRIES STRAWBERRIES ETC.

4. When was the well installed? 1930 ?

5. What is the depth of the well? 35 FEET

6. Was the well installed by a drilling contractor? ?

Received

DEC 23 2015

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 628 Beebe Rd
City, State, Zip: CENTRAL POINT, OR 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

one well on BACK of property for
IRRIGATION, one well for Both
628 & 523 Beebe for Household
& IRRIGATION

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed? #1 unknown
#2 WAS USED FOR HOUSE BUILT AROUND 1940
5. What is the depth of the well? #1 ABOUT 12' #2 ABOUT 34'

6. Was the well installed by a drilling contractor?

UNKNOWN #2 ASSUME YES

DEC 22 2015

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 6076 Palmera Circle
City, State, Zip: Cameron Park, CA. 95682

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

☒ Other (please describe):

under Rogue Valley Irrigation District

No well on property

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

Received

JAN 05 2015

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: P.O. Box 3972 ^{MAIL} 4848 Gebhard Rd
City, State, Zip: CENTRAL POINT, OR 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed? UNKNOWN

5. What is the depth of the well? 15' APPROX

6. Was the well installed by a drilling contractor? NO - HAND DUG

Receiver

JAN 11 2016

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 445 BEEBE RD.
City, State, Zip: CENTRAL POINT, OREGON 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

FIRE ABATEMENT

4. When was the well installed? 1998
5. What is the depth of the well? 50'
6. Was the well installed by a drilling contractor? YES

Received

VOLUNTARY RESIDENTIAL WATER USE SURVEY

MAR 10 2016

1. Please provide your address

Apex-Portland

Address: Map 372 W020 TL 500+600

City, State, Zip: _____

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

No water source - bare land

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

JAN 25 2016

Apex-Portland

(property no. 1)

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address - *Property is on Gebhard Rd. 5 acre parcel*
No Dwelling

Address: 6026 Palmero CircleCity, State, Zip: Cameron Park, CA 95682

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

✓ Other (please describe):

Rogue River Valley Irrigation District

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

VOLUNTARY RESIDENTIAL WATER USE SURVEY

Received

JAN 25 2016

Apex-Pontiac

1. Please provide your address

Address: 1480 E. Pine Street
City, State, Zip: Central Point, OR, 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

Commercial / Retail

4. When was the well installed?

About 1950

5. What is the depth of the well?

not known

6. Was the well installed by a drilling contractor?

not known

Received

MAR 11 2016

Lots 2 & 4 & 8

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 10 S Oakdale Ave #111
City, State, Zip: Medford OR 97501

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

Property is currently unused bare land
shown on your map as Lots 2 & 4 & 8,
with the exception of the greenway
path through lot 8
No water use

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

***Well Survey Results Letter
Attachment C***

OWRD Well Logs for Wells Within the TOD

CONTRACTOR

2.27 31 1966

STATE OF OREGON
(Please type or print)

State Well No. 312W-2

State Permit No.

Name D R ADAMS
Address 582 BEEBE RD
CENTRAL POINT ORE

County JACKSON Driller's well number _____
 1/4 1/4 Section 2 T. 37 S R. 3 W W.M. _____
 Bearing and distance from section or subdivision corner _____

☒ New Well ☐ Deepening ☐ Reconditioning ☐ Abandon ☐
 abandonment, describe material and procedure in Item 12.

Domestic	☐	Industrial	☐	Municipal	☐	Rotary	☐	Driven	☐
						Cable	☐	Jetted	☐
Irrigation	☒	Test Well	☐	Other	☐	Dug	☐	Bored	☒

18 " Diam. from 19 ABS ft. to 13 ft. Gage CONCRETE
" Diam. from ft. to ft. Gage
" Diam. from ft. to ft. Gage

Size of perforations	in. by	in.
1 1/2 x 1/2 perforations from	9	12 ft.
..... perforations from		ft.
..... perforations from		ft.
..... perforations from		ft.
..... perforations from		ft.
..... perforations from		ft.

Manufacturer's Name _____

_____ Model No. _____

Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

Well seal—Material used in seal CONCRETE
Depth of seal 9 ft. Was a packer used? NO
Diameter of well bore to bottom of seal 24 in.
Were any loose strata cemented off? ☐ Yes ☒ No Depth _____
Was a drive shoe used? ☐ Yes ☒ No
Was well gravel packed? ☐ Yes ☒ No Size of gravel: _____
Gravel placed from NONE ft. to _____ ft.
Did any strata contain unusable water? ☐ Yes ☒ No
Type of water? _____ Depth of strata _____
Method of sealing strata off _____

Static level 9 ft. below land surface Date 5-13-66
 Artesian pressure _____ lbs. per square inch Date _____

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

[illegible]

Work started 5-13- 1966 Completed 5-13- 1966
Date well drilling machine moved off of well 5-13 1966

Manufacturer's Name ~~X~~
Type: ? H.P. ?

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME LLOYD K. FISCHER
(Person, firm or corporation) (Type or print)

Address 1021 VAWTER RD

Drilling Machine Operator's License No. 43

[Signed] Lloyd K. Fischer
(Water Well Contractor)

Contractor's License No. 346 Date 5-16 1966

(USE ADDITIONAL SHEETS IF NECESSARY)

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

(START CARD) # 153911

Page 181 of 533

FEB 16 1999

JACK
52926

WELL I.D. # L L27891
START CARD # 61007

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

WATER RESOURCES DEPT.
SALEM, OREGON

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

(1) OWNER: Well Number _____
 Name Earnest Mingus
 Address 511 Beebe Rd
 City Central Point State OR Zip 97502

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

(3) **DRILL METHOD:**

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger

☐ Other

(4) PROPOSED USE:

☒ Domestic	☐ Community	☐ Industrial	☐ Irrigation
☐ Thermal	☐ Injection	☐ Livestock	☐ Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval ☐ Yes ☒ No Depth of Completed Well 204 ft.
Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE			SEAL			Sacks or pounds
Diameter	From	To	Material	From	To	
6	59	204	SEAL	WDG		Disturbed

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☐ Other _____

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

(6) CASING/LINER:				Steel	Plastic	Welded	Threaded
Diameter	From	To	Gauge				
Casing:				☐	☐	☐	☐
				☐	☐	☐	☐
				☐	☐	☐	☐
				☐	☐	☐	☐
Liner:	4	0	204	14	☒	☒ 610	☐
					☐	☐	☐

Final location of shoe(s) EXISTWC

(7) PERFORATIONS/SCREENS:

☒ Perforations Method Saw

☐ Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Lin
120	180	12	128	188	4"	☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐

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

☐ Pump Yield gal/min	☐ Bailer Drawdown	☒ Air Drill stem at	☐ Flowing Artesian Time
12		203	1 hr.

Temperature of water 54 Depth Artesian Flow Found _____
 Was a water analysis done? ☐ Yes By whom _____
 Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____
 Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County Jackson Latitude _____ Longitude _____
Township 37 N or S Range 2 E or W WM.

Township 37 N Range 10 E
Section 2-0 SW 1/4 SE 1/4
Tax Lot 200 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 511 Beebe Rd
Central Point OR 97502

(10) **STATIC WATER LEVEL:**
4/ ft. below land surface. Date 1-27-97
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found 78

From	To	Estimated Flow Rate	SWL
78	162	12	41

(12) WELL LOG:

Ground Elevation

[illegible]

Date started 1-29-99 Completed 1-29-99

(unbonded) Water Well Constructor Certification:

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

WWC Number _____

Signed

(bonded) Water Well Constructor Certification:

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

WWC Number 679

Signed John Studer Date 1-20-98

Department of _____ Signed _____
ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

WATER WELL REPORT

MAY 31 1966

STATE OF OREGON
(Please type or print)

State Well No. 31126-2

State Permit No. _____

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? ☒ Yes ☐ No If yes, by whom? OWNER

Yield: 30 gal./min. with ft. drawdown after 1 hrs.

11 11 11 11

” ” ” ”

Railor test	gal/min	with	ft drawdown after	hrs
-------------	---------	------	-------------------	-----

Banner test	gal./min. with	lt. drawdown after	hrs.
1	10	10	10
2	10	10	10
3	10	10	10
4	10	10	10
5	10	10	10
6	10	10	10
7	10	10	10
8	10	10	10
9	10	10	10
10	10	10	10
11	10	10	10
12	10	10	10
13	10	10	10
14	10	10	10
15	10	10	10
16	10	10	10
17	10	10	10
18	10	10	10
19	10	10	10
20	10	10	10
21	10	10	10
22	10	10	10
23	10	10	10
24	10	10	10
25	10	10	10
26	10	10	10
27	10	10	10
28	10	10	10
29	10	10	10
30	10	10	10
31	10	10	10
32	10	10	10
33	10	10	10
34	10	10	10
35	10	10	10
36	10	10	10
37	10	10	10
38	10	10	10
39	10	10	10
40	10	10	10
41	10	10	10
42	10	10	10
43	10	10	10
44	10	10	10
45	10	10	10
46	10	10	10
47	10	10	10
48	10	10	10
49	10	10	10
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57	10	10	10
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61	10	10	10
62	10	10	10
63	10	10	10
64	10	10	10
65	10	10	10
66	10	10	10
67	10	10	10
68	10	10	10
69	10	10	10
70	10	10	10
71	10	10	10
72	10	10	10
73	10	10	10
74	10	10	10
75	10	10	10
76	10	10	10
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78	10	10	10
79	10	10	10
80	10	10	10
81	10	10	10
82	10	10	10
83	10	10	10
84	10	10	10
85	10	10	10
86	10	10	10
87	10	10	10
88	10	10	10
89	10	10	10
90	10	10	10
91	10	10	10
92	10	10	10
93	10	10	10
94	10	10	10
95	10	10	10
96	10	10	10
97	10	10	10
98	10	10	10
99	10	10	10
100	10	10	10

Artesian flow _____ g.p.m. Date _____

Temperature of water 50 Was a chemical analysis made? ☐ Yes ☒ No

(10) WELL LOG PAGE 5

(12) WELL LOG: Diameter of well below casing 14 1/2

Depth drilled 12 ft. Depth of completed well 12 ft.

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

(12) WELL LOG:

Diameter of well below casing NONE

Depth drilled 12 ft. Depth of completed well 12 ft.

Formation: Describe by color, character, size of material and structure and

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
Abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☐
 Irrigation ☒ Test Well ☒ Other ☐

(5) TYPE OF WELL:

Rotary ☐ Driven ☐
 Cable ☐ Jetted ☐
 Dug ☐ Bored ☒

(6) CASING INSTALLED: Threaded ☐ Welded ☐
18" Diam. from 1 FT 10 IN ft. to 12 ft. Gage CONCRETE
 _____" Diam. from _____ ft. to _____ ft. Gage _____
 _____" Diam. from _____ ft. to _____ ft. Gage _____

(7) PERFORATIONS: Perforated? ☒ Yes ☐ No

Type of perforator used _____

Size of perforations 1 1/4 in. in. by 1 1/4 in. in. 181 0

1 1/4 in. perforations from 9 ft. to 12 ft.

_____ perforations from _____ ft. to _____ ft.

_____ perforations from _____ ft. to _____ ft.

_____ perforations from _____ ft. to _____ ft.

_____ perforations from _____ ft. to _____ ft.

(8) SCREENS: Well screen installed ☐ Yes ☒ No

Manufacturer's Name _____

Type _____ Model No. _____

Depth _____ Slot size _____ Set from _____ ft. to _____ ft.

Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

(9) CONSTRUCTION:

Well seal—Material used in seal CONCRETE

Depth of seal 9 ft. Was a packer used? NO

Diameter of well bore to bottom of seal 24 in.

Were any loose strata cemented off? ☐ Yes ☒ No Depth _____

Was a drive shoe used? ☐ Yes ☒ No

Was well gravel packed? ☐ Yes ☒ No Size of gravel: _____

Gravel placed from NONE ft. to _____ ft.

Did any strata contain unusable water? ☐ Yes ☒ No

Type of water: _____ Depth of strata _____

Method of sealing strata off _____

(10) WATER LEVELS:

Static level	9	ft. below land surface	Date	5-16-66
Artesian pressure		lbs. per square inch	Date	

(13) PUMP:
 Manufacturer's Name P
 Type: P H.P. P

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME LYOYD K. FISCHER
(Person, firm or corporation) (Type or print)

Address 1021 VAWTER RD

Drilling Machine Operator's License No. 43

[Signed] Lloyd K. Fischer
(Water Well Contractor)

Contractor's License No. 346 Date 5-16 1966

NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

STATE ENGINEER, SALEM, OREGON within 30 days from the date of well completion.

NOV 15 1965 WATER WELL REPORT

STATE OF OREGON
(Please type or print)
SALEM OREGON

State Well No. 37/2w-2

State Permit No.

(1) OWNER:

Name D.R. Adams

Address 587 Beebe Rd.

Medford, Oregon

(2) LOCATION OF WELL:

County Jackson

Driller's well number

1/4 1/4 Section 2 T. 37 S. R. 2W W.M.

Bearing and distance from section or subdivision corner

210 FT NORTH & 25 FT
WEST OF SOUTH EAST
CORNER

(3) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
In abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check):

Domestic ☒ Industrial ☐ Municipal ☐ Rotary ☐ Driven ☐
Irrigation ☐ Test Well ☐ Other ☐ Cable ☒ Jetted ☐
Dug ☐ Bored ☐

(5) TYPE OF WELL:

(6) CASING INSTALLED:

Threaded ☐ Welded ☒

6" Diam. from +1 ft. to 50 ft. Gage 250

" Diam. from ft. to ft. Gage

" Diam. from ft. to ft. Gage

(7) PERFORATIONS:

Perforated? ☒ Yes ☐ No

Type of perforator used TORCH

Size of perforations 1/4 in. by 11/12 in.

9 perforations from 91 ft. to 99 ft.

perforations from ft. to ft.

perforations from ft. to ft.

perforations from ft. to ft.

perforations from ft. to ft.

(8) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name

Model No.

Diam. Slot size Set from ft. to ft.

Diam. Slot size Set from ft. to ft.

(9) CONSTRUCTION:

Well seal—Material used in seal BENTONITE & CUTTINGS

Depth of seal 20 ft. Was a packer used? NO

Diameter of well bore to bottom of seal 9 1/2 in.

Were any loose strata cemented off? ☐ Yes ☒ No DepthWas a drive shoe used? ☒ Yes ☐ NoWas well gravel packed? ☐ Yes ☒ No Size of gravel:

Gravel placed from ft. to ft.

Did any strata contain unusable water? ☒ Yes ☐ No

Type of water? SURFACE depth of strata 7709

Method of sealing strata off BENTONITE

(10) WATER LEVELS:

Static level 8 ft. below land surface Date 11-10-65

Artesian pressure lbs. per square inch Date

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☒ No If yes, by whom?

Yield: gal./min. with ft. drawdown after hrs.

" " " "

" " " "

Bailer test 5 gal./min. with 53 ft. drawdown after 1 hrs.

Artesian flow g.p.m. Date

Temperature of water Was a chemical analysis made? ☐ Yes ☒ No

(12) WELL LOG: Diameter of well below casing 6

Depth drilled 66 1/2 ft. Depth of completed well 66 1/2 ft.

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
SOIL BRACK CLAY	0	4
CLAY & SAND	4	17
CLAY DROWN	17	25
SAND, GRAVEL FINE.	25	49
CLAYSTONE BLUE	49	53
CLAYSTONE	53	60
SANDSTONE	60	66 1/2
WATER	45	49
	59	61

Work started 11-8 19 65 Completed 11-10 19 65

Date well drilling machine moved off of well 11-10 19 65

(13) PUMP:

Manufacturer's Name

Type: H.P.

Water-Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME CRATERWELL DRILLING, INC.

(Person, firm or corporation)

(Type or print)

Address 3061 Crater Lake Ave., Medford, Ore.

Drilling Machine Operator's License No. 71

[Signed] P.G. Chitwood (Water Well Contractor)

Contractor's License No. 83 Date 11-10 19=65

RECEIVED
JUL 27 1989
(START CARD) # 10374

Well Number:

(9) LOCATION OF WELL by legal description:

County **JACKSON** Latitude _____ Longitude _____
Township **37N** N or S, Range **2W** E or W, WM.
Section **02** ¼ ¼
Tax Lot **2700** Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) **SAME AS #1**

(10) STATIC WATER LEVEL:

28 ft. below land surface. Date 7-6-89

Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found 60

From	To	Estimated Flow Rate	SWL
60	90	12GPM	28

(12) WELL LOG:

Ground elevation

[illegible]

Date started 7-6-89 Completed 7-6-89

(unbonded) Water Well Constructor Certification:

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

Signed **MEDINA WELL DRILLING** WWC Number _____ Date _____

(bonded) Water Well Constructor Certification:

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

Signed Josquin Medina WWC Number 1207
Date 7-9-89

2/1
COPY CONSTRUCTOR THIRD COPY - CUSTOMER 9809C 3/88

Page 186 of 533

Page 100 of 333

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
40	60	1X8X8	60			☐	☒ XX
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐

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

☐ Pump ☐ Bailer ☒ Air ☐ Flowing
☐ Artesian

Yield gal/min	Drawdown	Drill stem at	Time
12 GPM	72	100	1 hr.

Temperature of water _____ Depth Artesian Flow Found _____

Was a water analysis done? ☐ Yes By whom

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other

Depth of strata:

ORIGINAL & FIRST COPY - WATER RESOURCES DEPARTMENT

SECOND COPY CONSTRUCTOR

THIRD COPY - CUSTOMER

9809C 3/88

RECEIVED
FEB 22 1983
WATER RESOURCES DEPT.
SALEM, OREGON

State Well No. 375/2W-2
State Permit No. Sepered

JACK
12241

Name	Gus Picollo		
Address	628 Bee Be Road		
City	Central Point	State	Oregon

New Well ☐ Deepening ☒ Reconditioning ☐ Abandon ☐
If abandonment, describe material and procedure in Item 12.

Rotary Air	☒	Driven	☐	Domestic	☒	Industrial	☐	Municipal	☐
Rotary Mud	☐	Dug	☐	Irrigation	☐	Test Well	☐	Other	☐
	☐	Bored	☐	Thermal:		Withdrawal	☐	Reinjection	☐

Steel ☐ Plastic ☐
Threaded ☐ Welded ☐

....." Diam. from ft. to ft. Gauge

....." Diam. from ft. to ft. Gauge

"Diam. from ft. to ft. Gauge

Perforated? ☐ Yes ☒ No

Type of perforator used	Size of perforations	in.	by	in.	ft.	to	ft.
	perforations from			ft. to			ft.
	perforations from			ft. to			ft.
	perforations from			ft. to			ft.

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name				
Type		Model No.		
Diam.	Slot Size	Set from	ft. to	ft.
Diam.	Slot Size	Set from	ft. to	ft.

Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☐ No If yes, by whom?

1. ☐ _____ gal./min. with _____ ft. drawdown after _____ hrs.

2. ☐ _____ " " " "

Air test _____ gal. min. with drill stem at _____ ft. _____ hrs.

Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs.

Artesian flow _____ g.p.m.

Temperature of water _____ Depth artesian flow encountered _____ ft.

Special standards: Yes ☐ No ☐

Well seal—Material used

Well sealed from land surface to ft.

Diameter of well bore to bottom of seal in.

Diameter of well bore below seal in.

Number of sacks of cement used in well seal sacks

How was cement grout placed?

Was pump installed? Type HP Depth ft.
Was a drive shoe used? ☐ Yes ☐ No Plugs Size: location ft.
Did any strata contain unusable water? ☐ Yes ☐ No
Type of Water? depth of strata
Method of sealing strata off
Was well gravel packed? ☐ Yes ☐ No Size of gravel:
Gravel placed from ft. to ft.

County Jackson Driller's well number 83-3
 1/4 Section 2 T. 37S R. 2W W.M.
 Tax Lot # 3000 Lot Blk Subdivision
 Address at well location: 628 Bee Be Road
Central Point, Oregon

Depth at which water was first found see below
 Static level 4 ft. below land surface. Date 1-18-83
 Artesian pressure _____ lbs. per square inch. Date _____

Diameter of well below casing 6 inch

Depth drilled 35 ft. Depth of completed well 45 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Increased air return from 75 GPM to 250+ GPM.			
Formations:			
Medium sand with coarse gravel	25	60	4

Work started	1-18	19 83	Completed	1-18	19 83
Date well drilling machine moved off of well				1-18	19 83

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] John Studelaker Date 2-17, 1983
(Drilling Machine Operator)

Drilling Machine Operator's License No.1008.....

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Studebaker Well Drilling
(Person, firm or corporation) (Type or print)
Address 4876 Highway 66 Ashland, Oregon 97520
[Signed] John Studebaker
(Water Well Contractor)
Contractor's License No. 679 Date 2-17 1983

The original and first copy of this report
are to be filed with the

WATER RESOURCES DEPARTMENT,
SALEM, OREGON 97310
within 30 days from the date of well completion.

SP*12658-690

STATE OF OREGON
WATER SUPPLY WELL REPORT

(ORS 537.765 & OAR 690-205-0210)

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

JACK 61181

WELL LABEL # L

START CARD #

ORIGINAL LOG #

(1) LANDOWNER

Owner Well I.D. _____
First Name _____ Last Name _____
Company Highlander Forest L.L.C.
Address 1246 Vista Dr
City Central Point State Or Zip 97502

(2) TYPE OF WORK

☒ New ☐ Conversion ☐ Deepening
☐ Alteration (complete Sections 2a & 10) ☐ Abandonment (complete Section 5a)

(2a) PRE-ALTERATION:

Well Depth _____ ft.
Seal Material _____
Casing Type: ☐ Steel ☐ Plastic ☐ Other _____
Casing Gauge _____ Casing Diameter _____

(3) DRILL METHOD

☒ Rotary Air ☐ Rotary Mud ☐ Auger
☐ Cable ☐ Cable Mud ☐ Reverse Rotary ☐ Other _____

(4) PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Community
☐ Industrial/Commercial ☐ Livestock ☐ Dewatering ☐ Injection
☐ Thermal ☐ Other _____

(5) BORE HOLE CONSTRUCTION

Depth of Completed Well 140 ft. Special Standard: ☐ Yes (attach copy)

BORE HOLE				SEAL			
Dia	From	To	Material	From	To	Amount	Scks/lbs
10"	0	50'	Bent	0	50	1200	165
6"	50	140					

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E

☒ Other Formed dry

Backfill placed from _____ ft. to _____ ft. Material _____

Filter pack from _____ ft. to _____ ft. Material _____ Size _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE:

Calculated Amount Proposed to be Used: _____ sacks/lbs

Actual Amount Used: _____ sacks/lbs

(6) CASING/LINER

Csng/Linr	Dia	+	From	To	Gauge	Steel	Plastic	Welded	Thrd
☒	6"	1		59	250	☒		☒	
☒	4"	0	140	280			☒	☒	

Shoe ☐ Inside ☒ Outside ☐ Other Location of shoe(s) 59'

Temporary casing ☐ Yes Diameter _____ From _____ To _____

(7) PERFORATIONS/SCREENS

Perforations Method Saw cut

Screens Type _____ Material _____

Perf	Scrn	Csng/Linr	Screen Dia	From	To	Screen/slot width	Slot length	# of slots	Tele/pipe size
☒		☒		80	140	1/8"	5"	90	

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

☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal/min 6.5 Drawdown 140 Drill stem/Pump depth 1 hr

Temperature 57 °F Lab analysis ☐ Yes By _____

Water quality concerns? ☐ Yes (describe below) TDS _____ ppm

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)

County Jackson Twp 37 N or S 2-W E or W W.M.
Sec 2 1/4 of the _____ 1/4 Tax Lot _____
Tax Map Number _____ Lot _____
Lat 42° 38' 27.0" DMS or DD
Long 122° 39' 13.3" DMS or DD

Street Address of Well (or nearest address) 4613 Goldhard Rd
Central Point, Or 97502

(10) STATIC WATER LEVEL

	Date	SWL (psi)	+	SWL (ft)
Existing Well/Pre-Alteration				
Completed Well	<u>4/3/12</u>			<u>45</u>

Flowing Artesian? ☐ Yes Dry Hole? ☐ Yes

WATER BEARING ZONES

Depth water was first found 80

SWL Date	From	To	Est Flow	SWL (psi)	+	SWL (ft)
<u>4/3/12</u>	<u>80</u>	<u>91</u>	<u>1.5</u>			<u>45</u>

(11) WELL LOG

Ground Elevation 1247

Material	From	To
<u>Clay + gravel brown</u>	<u>0</u>	<u>18</u>
<u>Claystone blue</u>	<u>18</u>	<u>42</u>
<u>Granite + boulders Tan</u>	<u>42</u>	<u>51</u>
<u>Claystone - Blue</u>	<u>51</u>	<u>140</u>

Date Started 4/3/12 Completed 4/4/12

(unbonded) Water Well Constructor Certification

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

RECEIVED

License Number _____ Date _____

JUN 04 2012

Signed _____

(bonded) Water Well Constructor Certification

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

License Number 1661 Date 5/6/12

Signed Bronckhorst/Willkowsky

Contact Info. (optional)

Focused Phase II ESA Report

4630 Hamrick Road in Central Point, Oregon 97502

Map 372W01BC and Taxlot 9800

Prepared by:

Alpine Environmental Consultants, LLC

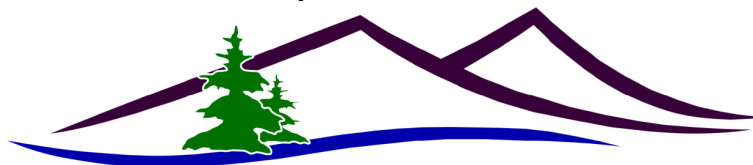
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541.944.4685
jwilliams@alpine-env-llc.com

Prepared for:

CA Galpin

Mr. Jack Galpin
744 Cardley Avenue
Medford, Oregon 97504

April 19, 2024



ALPINE ENVIRONMENTAL CONSULTANTS, LLC

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APPENDIX 3 - Complete Laboratory Analytical Results



LIST OF ACRONYMS AND ABBREVIATIONS

AEC	Alpine Environmental Consultants, LLC
bgs	below ground surface
CMMP	Contaminated Media Management Plan
4,4'-DDD	4,4'-Dichlorodiphenyldichloroethane
4,4'-DDE	4,4'-Dichlorodiphenyldichloroethene
4,4'-DDT	4,4'-Dichlorodiphenyltrichloroethane
DEQ	Department of Environmental Quality
ESA	Environmental Site Assessment
HASP	Health and Safety Plan
ICPMS	Inductively Coupled Plasma Mass Spectrometry
MCPA	2-methyl-4-chlorophenoxyacetic acid
NFA	No Further Action
PPE	personal protective equipment
mg/kg	milligrams per kilogram
MRL	method reporting limit
PPE	personal protective equipment
RBCs	risk-based concentrations
RBDM	Risk-Based Decision Making
REC	recognized environmental condition
RSLs	regional screening levels
SWLA	Solid Waste Letter of Authorization
TL	tax lot
USEPA	United States Environmental Protection Agency



1 INTRODUCTION

Alpine Environmental Consultants, LLC (AEC) has prepared this report to present the findings of the Focused Phase II Environmental Site Assessment (ESA) conducted at the property identified as the Map 372W01BC and Taxlot (TL) 9800 and addressed as 4630 Hamrick Road in Central Point, Oregon (hereinafter referred to as the Site). The Focused Phase II ESA was conducted to determine if historical agricultural use of the Site, specifically as orchards, has adversely impacted shallow soil at the Site. The Focused Phase II ESA was conducted for CA Galpin, the current owner of the Site.

1.1 Site Description and Background

The Site occupies approximately 7.57 acres of undeveloped land. The general location of the Site is illustrated on **Figure 1** and additional details are illustrated on **Figure 2**. AEC understands the Site is zone for residential development. The topography at the Site slopes gently to the west towards Bear Creek, which is located approximately 0.4 miles to the west of the Site. Based on professional judgment, the groundwater flow direction at the Site is assumed to be to the west towards Bear Creek.

Personnel from CA Galpin do not have any records indicating the Site was historically used as an orchard. AEC obtained historical aerial photographs of the Site from the University of Oregon Map Library and Google Earth to evaluate historical uses of the Site. These aerial photographs from 1952, 1960, 1967, 1976, 1979, 1994, 20023, 2014, and 2023 are presented in **Appendix 1**. These aerial photographs suggest the Site was not historically used as an orchard after 1952, though it is possible the Site could have been used as an orchard prior to 1952. It should be noted orchards were historically present to the east and west of the Site. The aerial photographs show numerous structures present on the Site from 1952 to some date after 2014 and prior to 2023. The structures are suggestive of rural residential development.

1.2 Focused Phase II ESA Objectives

The primary objective of the Focused Phase II ESA was to collect Site-specific shallow soil quality data to determine if historical agricultural use of the Site as an orchard has adversely impacted the upper 6 inches of soil at the Site. A secondary objective was to determine if residual pesticides contamination associated with historical orchard use might be present in shallow soil at concentrations exceeding generic risk-based concentrations (RBCs) developed by the Oregon Department of Environmental Quality (DEQ) for *the ingestion, dermal contact, and inhalation exposure pathway* for residential receptors, construction workers, and excavation workers on the Site.

The Focused Phase II ESA process is presented in **Section 2**, data evaluation is presented in **Section 3**, and conclusions and recommendations are presented in **Section 4**.



2 FOCUSED PHASE II ESA INVESTIGATION

The Focused Phase II ESA investigation included soil sampling. The Focused Phase II ESA investigation field work was conducted on April 1, 2024, and a summary of the field methods and observations is presented in **Section 2.1**. The analytical results of the soil samples and their interpretation are included in **Section 3**. Conclusions and recommendations are presented in **Section 4**. The photographic documentation is included in **Appendix 2**. The complete laboratory results are included in **Appendix 3**. The general location of the Site is shown on **Figure 1** and additional Site details, including sample locations, are illustrated on **Figure 2**. The analytical results of the discrete and composite soil samples are summarized in **Table 1** through **Table 4**.

2.1 Pre-Excavation

Because only shallow excavation in the upper 6 inches of soil occurred using only hand tool, AEC did not contact the Utility Notification Center to locate and trace any potential public underground utilities.

2.2 Shallow Soil Sampling

On April 1, 2024, soil samples were collected by Mr. Toby Shallcross (Project Geologist) of AEC.

Based on the Site's approximately 7.57-acre layout, AEC divided the Site into eight equal areas covering approximately 1 acre each and collected a single discrete soil sample from each of these eight approximately 1-acre areas. The soil sample locations were identified as SS1 through SS8 and these locations are shown on **Figure 4**. It should be noted that SS3 was located within 10 feet of the western property line to document potential overspray and/or wind drift of pesticides from historical orchard use of the adjacent property to the west.

Discrete soil samples representative of the upper 6 inches of soil were collected at each location using a steel shovel and placed into clean plastic Ziploc bags. The steel shovel was cleansed prior to each use by scrubbing with a brush and an Alconox solution and rinsed with de-ionized water. The soil in the ziploc bags was then thoroughly homogenized using gloved hands. Larger sized material (i.e., gravel greater than approximately ¼ to ½ inch in diameter) was removed by hand. A total of eight discrete soil samples were collected.

Soil from the eight Ziploc bats was then placed into eight laboratory-provided glass sample jars and these jars were labeled as SS1 through SS8. An equal volume of soil from the eight plastic bags was then placed into a decontaminated stainless steel bowl and thoroughly homogenized to develop a composite soil sample identified as COMP-0.0-0.5. The concept of discrete soil samples and composite soil samples is documented in DEQ's *Evaluating Residual Pesticides on Lands Formerly Used for Agricultural Production* Guidance of 2006 that was updated in June 2019 (DEQ, June 2019).



After soil sample collection was completed, the holes excavated with a shovel were backfilled and compacted using the shovel.

2.3 Soil Laboratory Analyses

The eight discrete soil samples and the single composite soil sample were placed in an iced cooler and submitted to Apex Laboratories, LLC (Apex) of Tigard, Oregon, under standard chain-of-custody protocol.

The eight discrete soil samples were submitted for analysis of arsenic and lead by U.S. Environmental Protection Agency (USEPA) Method 6020B by inductively coupled plasma and a mass spectrometer (ICPMS). The rationale for analyzing all eight of the discrete soil samples for arsenic and lead is that these two metals are most frequently associated with historical orchard use from application of pesticides formulations containing lead-arsenate. In addition, the cost of laboratory analyses for arsenic and lead is relatively low (i.e. approximately \$50 per sample).

The single composite soil sample was submitted for a much more extensive analytical suite as follows:

- 17 metals (i.e. antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, nickel, mercury, molybdenum, selenium, silver, thallium, vanadium, and zinc) by USEPA Methods 6020B by ICPMS;
- Organochlorine pesticides by USEPA Method 8081B;
- Organophosphorus pesticides by USEPA Method 8270E; and
- Chlorinated herbicides by USEPA Method 8151A (note that APEX subcontracted the chlorinated herbicides analysis to Eurofins Environmental Testing of Tustin, California).

The rationale for analyzing the composite soil sample for this extensive suite of constituents is because these constituents are identified in DEQ's *Evaluating Residual Pesticides on Lands Formerly Used for Agricultural Production* Guidance of 2006 that was updated in June 2019 (DEQ, June 2019) and because the cost of analyzing a single sample for this extensive suite of constituents is relatively high (i.e. approximately \$800 per sample).

Copies of the final analytical laboratory reports are included in **Appendix 3**. The analytical results for soil samples are summarized in **Table 1** through **Table 4**. The metals results are presented in **Table 1**, the organochlorine pesticides in **Table 2**, the organophosphorus pesticides in **Table 3**, and the chlorinated herbicides in **Table 4**. In addition to presenting the analytical results, **Table 1** through **Table 4** also identify relevant DEQ generic RBCs and Clean Fill Values for soil. The generic RBCs identified in these tables are consistent with the anticipated future land use and assume residential receptors, construction workers, and excavation workers will be present on the Site.



3 DATA EVALUATION

The soil samples analytical results are included in **Appendix 3** and summarized in **Table 1** through **Table 4**. The analytical results reported several constituents at concentrations that exceed the laboratory method reporting limits (MRLs) in several soil samples. These constituents were further compared to the following screening levels:

- DEQ's relevant generic RBCs, including the following receptors and exposure pathways: the residential receptors, construction workers, and excavation workers *ingestion, dermal contact, and inhalation exposure pathway*; the residential receptors *volatilization to outdoor air exposure pathway*; and the residential receptors *leaching to groundwater exposure pathway*. Risk-based concentrations are referenced from the June 2023 updated generic tables of the DEQ's *Risk-Based Decision Making (RBDM) for the Remediation of Contaminated Sites* guidance document (DEQ, 2017).
- USEPA's regional screening levels (RSLs) for industrial and worker receptors presented with target cancer risk of 1E-6 and non-cancer hazard index of 1. The RSLs are referenced from the May 2022 update to the USEPA Generic Tables.
- Clean Fill Values listed in the DEQ's *Clean Fill Determinations* Internal Management Directive dated February 21, 2019 (DEQ, February 2019). Note that the Clean Fill Values for metals equal the naturally occurring background concentrations.
- The naturally occurring background concentrations of metals in soil developed for the Klamath Mountains province, which includes much of Central Point and the Site. The background concentrations are derived from DEQ's Technical Report entitled *Development of Oregon Background Metals Concentrations in Soil* (DEQ, 2013). The background concentrations are a type of average defined as the 95 percent upper predictive limits.

The reported data are summarized in the following paragraphs.

3.1 Total Metals

Based on AEC's experience working on properties in the Rogue Valley used as orchards, arsenic and lead associated with the historical application of pesticide formulations containing lead arsenate is prevalent in shallow soils. The eight discrete soil samples were analyzed for arsenic and lead and the composite soil sample was analyzed for 17 metals, including arsenic and lead. Arsenic, barium, beryllium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc were reported at concentrations that exceeded the laboratory MRLs in all composite soil samples. Arsenic and lead were the only metals reported at concentrations above the generic applicable RBCs.



Arsenic

Arsenic was reported in all eight of the discrete samples and in the composite soil sample at concentrations ranging from 6.89 to 35.5 milligrams per kilogram (mg/kg). The reported concentrations of arsenic exceeded several cleanup levels, as follows:

- All reported concentrations exceeded the generic RBC for the *ingestion, dermal contact, and inhalation exposure pathway* for residential receptors of 0.43 mg/kg.
- With the exception of soil sample SS5, all reported concentrations exceeded the generic RBC for the *ingestion, dermal contact, and inhalation exposure pathway* for construction worker receptors of 15 mg/kg.
- With the exception of soil sample SS5, all reported concentrations of arsenic were above the naturally occurring background concentration and Clean Fill Value of 12 mg/kg.

While arsenic concentrations exceed the abovementioned RBCs, potential risks to human health associated with this constituent and exposure pathways can be managed, mitigated, and/or eliminated from further concern, as follows:

- The generic residential RBC for total arsenic under the *soil ingestion, dermal contact, and inhalation exposure pathway* assumes residential receptors are likely to come into contact with contaminated soils found in the upper 3 feet of soil. However, AEC understands CA Galpin's redevelopment plans will include the scalping of the upper 6 inches of soil at the Site and this soil will either be disposed of off-Site at a quarry under a DEQ-approved Solid Waste Letter of Authorization (SWLA) and/or the soil be placed on-Site at a depth greater than 3 feet the future grade. Furthermore, AEC understands CA Galpin's redevelopment plans will include the import of 3.5 to 4.5 feet of clean fill. Placement of this much clean fill constitutes an engineering control that will minimize or eliminate the exposure of residential receptors to soil containing elevated arsenic concentrations.
- The generic construction workers RBC for total arsenic under the *soil ingestion, dermal contact, and inhalation exposure pathway* assumes construction workers could be exposed over 1 year to arsenic during construction activities involving the disturbance of impacted-soils. However, it is unlikely construction workers would be working at the Site continuously for 1 year. Furthermore, this risk could be easily mitigated with proper communication to future construction workers requiring dust suppression and/or that they wear appropriate personal protective equipment (PPE) and follow proper decontamination procedures after working to avoid exposure and health risks. The procedures documenting proper communication, appropriate PPE, and proper decontamination could be documented in a Health and Safety Plan (HASP) and/or Contaminated Media Management Plan (CMMP).
- The arsenic concentrations in the upper 6 inches of soil that were tested exceeded the Clean Fill Value throughout the Site. See **Section 3.5** for Clean Fill data evaluation.



Lead

Lead was reported in the eight discrete samples and the single composite soil sample at concentrations above the laboratory MRL, specifically ranging from 47.4 to 185 mg/kg. All of the reported concentrations of lead exceeded the generic RBC for the *leaching to groundwater exposure pathway* for residential receptors of 30 mg/kg. All of the reported lead concentrations also exceeded the naturally occurring background concentration and Clean Fill Value of 36 mg/kg (see **Section 3.5** for Clean Fill data evaluation).

While the concentrations of lead exceeded the generic RBCs for residential receptors, potential risks to human health can be managed, mitigated, and/or eliminated from further concern. The generic residential RBC for total lead under the *leaching to groundwater exposure pathway* conservatively assumes that a water supply well is being used or will be used in the future and that lead could be leached from the shallow soil, impact groundwater, and that future residential receptors could subsequently be exposed to lead in drinking water. However, the Site will be serviced with municipal water by the Medford Water Commission. To completely eliminate the potential risk that leaching lead to groundwater might pose to residential receptors at the Site, a deed notice could be developed and applied that prohibits the installation of water supply wells at the Site.

Total metals results are summarized in **Table 1**.

3.2 Organochlorine Pesticides

Two organochlorine pesticides were reported at concentrations above the laboratory MRLs in the analyzed composite soil sample. The organochlorine pesticides MRLs were below the generic applicable RBCs. The organochlorine pesticides results are summarized in **Table 2**. The two organochlorine pesticides with reported concentrations include the following:

- 4,4'-dichlorodiphenyldichloroethene (4,4'-DDE); and
- 4,4'-dichlorodiphenyltrichloroethane (4,4'-DDT).

The reported concentration of 4,4'-DDE exceeded DEQ's Clean Fill Value (see **Section 3.5** for Clean Fill data evaluation).

3.3 Organophosphorus Pesticides

The analytical results reported no organophosphorus pesticides at concentrations above the laboratory MRLs in the analyzed composite soil samples. There are no established RBCs for organophosphorus pesticides. The organophosphorus pesticides MRLs were below their respective Clean Fill Values with the exception of the MRL for dichlorvos. The organophosphorus pesticides results are summarized in **Table 3**.



3.4 Chlorinated Herbicides

The analytical results reported no chlorinated herbicides at concentrations above the laboratory MRLs in the analyzed composite soil sample. The chlorinated herbicides MRLs were below the generic applicable RBCs with the exception of the MRL for 2-Methyl-4-chlorophenoxyacetic (MCPA), which exceeded the RBC for the *leaching to groundwater exposure pathway* for residential receptors. The chlorinated herbicides results are summarized in **Table 4**.

3.5 Clean Fill Determination

Based on the analytical results of the eight discrete soil samples and the single composite soil sample collected at the Site, which are presented in **Table 1** through **Table 4**, the upper 6 inches of soil at the Site does not qualify as Clean Fill. The constituents reported at concentrations above the Clean Fill Values (which for metals are equivalent with the naturally occurring background concentrations of metals) within the upper 6 inches of soil include arsenic, lead, and 4,4'-DDE.

Should the upper 6 inches of soil at the Site be excavated, handling options include but are not limited to off-Site disposal at a quarry under a DEQ-approved SWLA or reuse on-Site so long as the soil is covered with at least 3 feet of clean fill to be protective of future residential receptors. If soil at depths greater than 6 inches is excavated and is exported off-Site, additional analytical testing should be completed or the soil should be assumed to be impacted and handled appropriately.



4 CONCLUSIONS AND RECOMMENDATIONS

The Focused Phase II ESA Investigation conducted at the Site included the following the following:

- The collection of eight discrete soil samples from the upper 6 inches of soil. These samples were collected from spatially representative locations across the Site.
- The preparation of a single composite soil sample from the eight discrete soil samples.
- The laboratory analyses of all eight discrete soil samples for arsenic and lead by USEPA Method 8260B and the analysis of the single composite soil sample for 17 metals by USEPA Method 6020B; organochlorine pesticides by USEPA Method 8081B; organophosphorus pesticides by USEPA Method 8270E; and chlorinated herbicides by USEPA Method 8151A.

Based on an evaluation of the analytical results for the eight discrete soil samples and the single composite soil sample collected from the upper 6 inches at the Site, several exceedances of screening levels were reported. These included the following:

- Arsenic was reported at concentrations above its respective generic RBC for the *ingestion, dermal contact, and inhalation exposure pathway* for residential receptors.
- Arsenic was reported at concentration above its respective generic RBC for the *ingestion, dermal contact, and inhalation exposure pathway* for construction workers.
- Lead was reported at concentrations above the generic RBC for the *leaching to groundwater exposure pathway* for residential receptors.
- Arsenic, lead, and 4,4'-DDE were reported at concentrations above the Clean Fill Values at the Site.

While generic RBCs for residential receptors and construction workers were exceeded for the aforementioned constituents and exposure pathways, potential risks to human health associated with these constituents and exposure pathways can be managed, mitigated, and/or eliminated from further concern, as follows:

- The generic residential RBC for total arsenic under the *soil ingestion, dermal contact, and inhalation exposure pathway* assumes residential receptors are likely to come into contact with contaminated soils found in the upper 3 feet of soil. However, AEC understands CA Galpin's redevelopment plans will include the scalping of the upper 6 inches of soil at the Site and this soil will either be disposed of off-Site at a quarry under a DEQ-approved Solid Waste Letter of Authorization (SWLA) and/or the soil be placed on-Site at a depth greater than 3 feet the future grade. Furthermore, AEC understands CA Galpin's redevelopment plans will include the import of 3.5 to 4.5 feet of clean fill. Placement of this much clean fill constitutes an engineering control that will minimize or eliminate the exposure of residential receptors to soil containing elevated arsenic concentrations and this thickness of clean fill exceeds DEQ's requirements of 3 feet of clean fill.



- The generic construction workers RBC for total arsenic under the *soil ingestion, dermal contact, and inhalation exposure pathway* assumes construction workers could be exposed over 1 year to arsenic during construction activities involving the disturbance of impacted-soils. However, it is unlikely construction workers would be working at the Site continuously for 1 year. Furthermore, this risk could be easily mitigated with proper communication to future construction workers requiring dust suppression and/or that they wear appropriate PPE and follow proper decontamination procedures after working to avoid exposure and health risks. The procedures documenting proper communication, appropriate PPE, and proper decontamination could be documented in a HASP and/or CMMP.
- The generic residential RBC for total lead under the *leaching to groundwater exposure pathway* conservatively assumes that a water supply well is being used or will be used in the future and that lead could be leached from the shallow soil, impact groundwater, and that future residential receptors could subsequently be exposed to lead in drinking water. However, the Site will be serviced with municipal water by the Medford Water Commission. To completely eliminate the potential risk that leaching lead to groundwater might pose to residential receptors at the Site, a deed notice could be developed and applied that prohibits the installation of water supply wells at the Site.
- The upper 6 inches of soil at the Site does not qualify as Clean Fill. Should the upper 6 inches of soil at the Site be excavated, handling options include but are not limited to off-Site disposal at a quarry under a DEQ-approved SWLA or reuse on-Site so long as the soil is covered with at least 3 feet of clean fill to be protective of future residential receptors. If soil at depths greater than 6 inches is excavated and is exported off-Site, additional analytical testing should be completed or the soil should be assumed to be impacted and handled appropriately.

While the historical aerial photographs for the Site do not indicate the Site was used as an orchard after 1952, the available arsenic and lead results suggest the Site was historically used as an orchard prior to 1952. Based on the exceedances of arsenic, lead, and 4,4'-DDE for various screening levels described above and accounting for the inherent uncertainties associated with any subsurface investigation, AEC recommends the following:

- Develop a HASP to inform future construction workers of the contaminants present in shallow soil at the Site. The HASP should require construction workers to wear appropriate PPE and to follow proper decontamination procedures subsequent to working in order to avoid unsafe exposure and health risks. The procedures documenting proper communication, appropriate PPE, and proper decontamination could be also documented in a CMMP.
- Consider developing and applying a deed notice that prohibits the installation of wells to supply water to future residents unless groundwater investigations are conducted prior to well installation.
- Place 3 or more feet of Clean Fill over the existing grade during redevelopment. Placement of this much clean fill constitutes an engineering control that will minimize or eliminate the exposure of residential receptors to soil containing elevated arsenic concentrations. AEC understands at least 3.5 feet of clean fill will be placed across the



Site during redevelopment, and this thickness will exceed the minimum of 3 feet of clean fill that DEQ usually requires.

- Consider characterizing soil quality at depths greater than 6 inches to better understand the vertical extent of contamination. Based on AEC's extensive experience with characterizing orchard properties in the Rogue Valley, pesticides concentrations typically attenuate very rapidly with depth, usually to concentrations below RBCs at depths of 12 to 18 inches below ground surface. The concentrations of pesticides in the upper 6 inches of soil at the Site are relatively low compared the concentrations of pesticides in the upper 6 inches of soil at most other properties in the Rogue Valley historically used as orchards and it is possible the soil remaining after scalping of the upper 6 inches of soil will have pesticides concentrations below relevant generic RBCs.
- Should the upper 6 inches of soil at the Site be excavated, handling options include but are not limited to off-Site disposal at a quarry under a DEQ-approved SWLA or reuse on-Site so long as the soil is covered with at least 3 feet of clean fill to be protective of future residential receptors. If soil at depths greater than 6 inches is excavated and is exported off-Site, additional analytical testing should be completed or the soil should be assumed to be impacted and handled appropriately.
- It should be noted that per the *Clean Fill Determinations* Internal Management Directive (DEQ, 2019), any soil with petroleum-like staining or a petroleum-like odor does not qualify as Clean Fill and should not be exported from the Site unless it is properly managed.

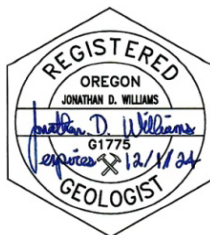
Please feel free to contact Jonathan Williams at 541-944-4685 or jwilliams@alpine-env-llc.com if you have any questions about this Supplemental Investigation report.

Sincerely,

Alpine Environmental Consultants, LLC



Jonathan D. Williams, R.G.
Senior Hydrogeologist



5 REFERENCES

Oregon Department of Environmental Quality (DEQ). March 2013. *Development of Oregon Background Metals Concentrations in Soil*, Technical report. Land Quality Division, Cleanup Program. (DEQ, 2013).

Oregon DEQ. October 2017. *Risk-Based Decision Making for the Remediation of Contaminated Sites*. Updated on October 2, 2017 (DEQ, 2017).

Oregon DEQ. February 21, 2019. *Clean Fill Determinations*. Internal Management Directive, Materials Management Division. (DEQ, February 2019).

Oregon DEQ. June 2019. *Guidance for Evaluating Residual Pesticides on Lands Formerly Used for Agricultural Production*. Land Quality Division, Cleanup Program. Developed in January 2006 and Updated in June 2019 (DEQ, June 2019).



6 LIMITATIONS

The purpose of an environmental assessment is to reasonably evaluate the potential for or actual impact of past practices on a given Subject Property 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. This 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 Subject Property. 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 Subject Property, but rather as the result of the services performed within the scope, limitations, and cost of the work performed.

Any opinions or recommendations presented apply to Subject Property conditions existing when services were performed. We are unable to report on or accurately predict events that may change the Subject Property 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 Subject Property that cannot be identified by visual observation. Where the scope of services was limited to observations made during Subject Property 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.

Where subsurface work was performed, our professional opinions are based in part on interpretation of data from discrete sampling locations that may not represent actual conditions at unsampled locations.

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 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, Subject Property, 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.

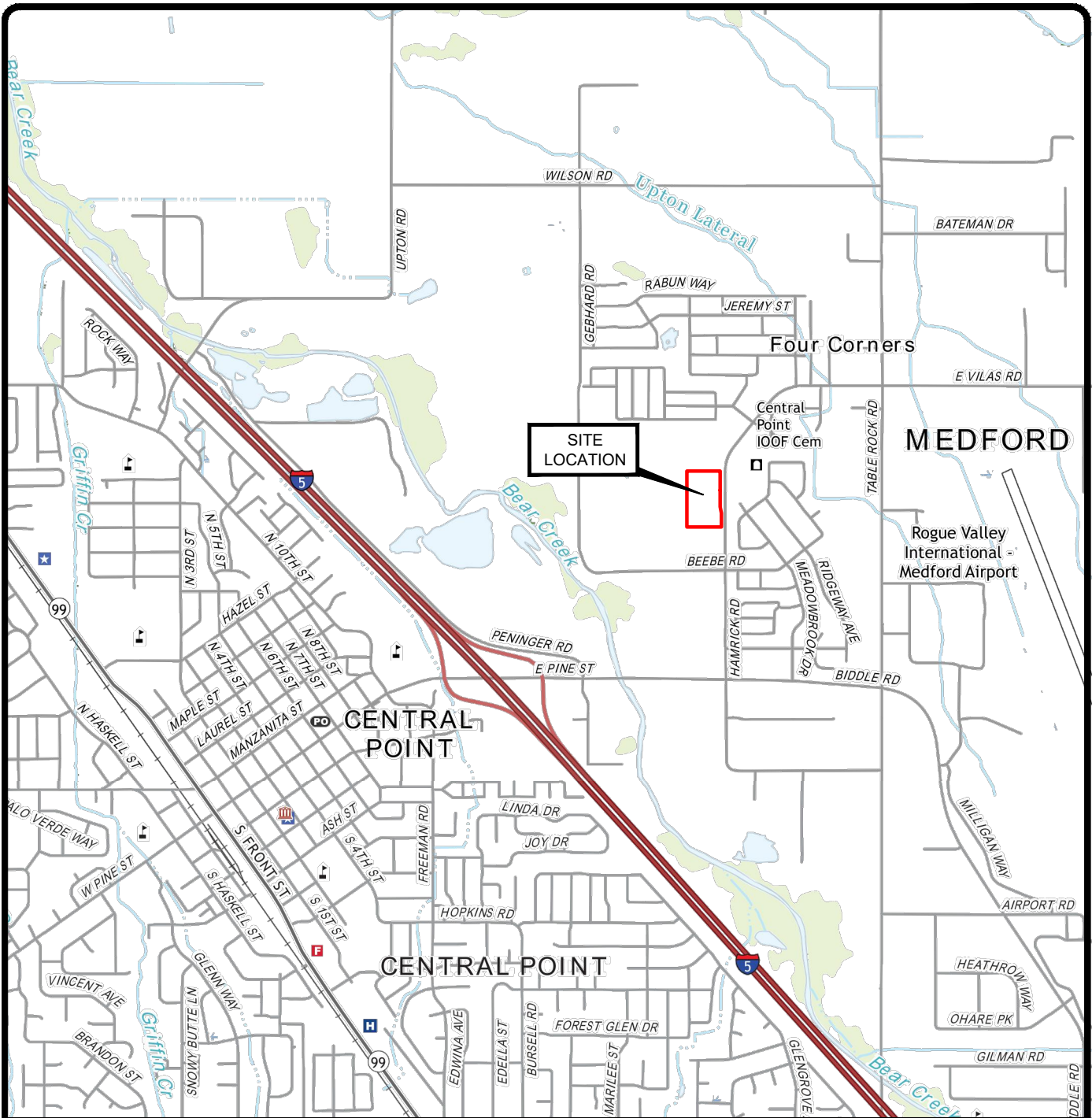


7 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

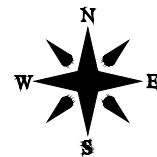
Mr. Jonathan Williams received a Bachelor of Science degree in Geology, with honors, from Duke University in 1987. He has over 30 years experience working with geologic and environmental reports, including Phase I ESAs. Mr. Williams has been a Registered Geologist in the State of Oregon since 1996, and has 40-hour HAZWOPER training.



FIGURES



SOURCE: U.S.G.S. 7.5 MINUTE TOPOGRAPHIC QUADRANGLE
MEDFORD WEST, OR AND SAMS VALLEY, OR (2020)



SCALE
0 2,000 4,000
FEET



ALPINE ENVIRONMENTAL CONSULTANTS, LLC

DATE: 4/8/22	DRAWN BY: SM
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Figure 1
Site Location Map
Focused Phase II ESA
4630 Hamrick Road
Central Point, Oregon



SOURCE: Google Earth (2020)

LEGEND

- SS1 ■ Soil Sample Location
- Approximate Site Boundary



Figure 2
Soil Sample Location Map
Focused Phase II ESA
4630 Hamrick Road
Central Point, Oregon

TABLES

Table 1. Soil Samples Analytical Results - Total Metals
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

SAMPLING DATA					PARAMETERS Total Metals (mg/kg) U.S. EPA 6020B (ICPMS)																
Sample Type	Sample ID	Sample Location	Depth (ft bgs)	Date	Antimony (h)	Arsenic	Barium	Beryllium	Cadmium	Chromium (III)	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel (i)	Selenium	Silver	Thallium (j)	Vanadium	Zinc
Test Pit Discrete Samples	SS1	NW area	0.0-0.5	04/01/24	NA	25.9	NA	NA	NA	NA	NA	NA	115	NA	NA	NA	NA	NA	NA	NA	NA
	SS2	NE area	0.0-0.5	04/01/24	NA	20.3	NA	NA	NA	NA	NA	NA	140	NA	NA	NA	NA	NA	NA	NA	NA
	SS3	W area	0.0-0.5	04/01/24	NA	35.5	NA	NA	NA	NA	NA	NA	145	NA	NA	NA	NA	NA	NA	NA	NA
	SS4	E area	0.0-0.5	04/01/24	NA	31.2	NA	NA	NA	NA	NA	NA	135	NA	NA	NA	NA	NA	NA	NA	NA
	SS5	W-Central area	0.0-0.5	04/01/24	NA	6.89	NA	NA	NA	NA	NA	NA	47.4	NA	NA	NA	NA	NA	NA	NA	NA
	SS6	E-Central area	0.0-0.5	04/01/24	NA	15.3	NA	NA	NA	NA	NA	NA	79.2	NA	NA	NA	NA	NA	NA	NA	NA
	SS7	SW area	0.0-0.5	04/01/24	NA	30.5	NA	NA	NA	NA	NA	NA	142	NA	NA	NA	NA	NA	NA	NA	NA
	SS8	SE area	0.0-0.5	04/01/24	NA	31.3	NA	NA	NA	NA	NA	NA	185	NA	NA	NA	NA	NA	NA	NA	NA
COMP-0.0-0.5	Site Composite	0.0-0.5	04/01/24	1.20U	26.3	114	0.254	0.241U	14.2	9.15	27.7	120	0.0962U	1.20U	12.0	1.20U	0.241U	0.241U	33.5	39.2	
DEQ RBCs (a)	Ingestion, Dermal Contact and Inhalation (b)			RES.	NE	0.43	15,000	160	78	120,000	NE	3,100	400	23	NE	1,500	NE	390	NE	NE	NE
				C. W.	NE	15	69,000	700	350	530,000	NE	14,000	800	110	NE	7,000	NE	1,800	NE	NE	NE
				E. W.	NE	420	>Max	19,000	9,700	>Max	NE	390,000	800	2,900	NE	190,000	NE	49,000	NE	NE	NE
	Volatilization to Outdoor Air (c)			RES.	NE	NV	NV	NV	NV	NE	NV	NV	NV	NE	NV	NE	NV	NE	NE	NE	NE
Leaching to Groundwater (d)			RES.	NE	*	*	*	*	*	NE	*	30	*	NE	*	NE	*	NE	NE	NE	NE
DEQ's clean fill screening levels and background metals in Soil for Klamath Mountains province (e), (f)					0.59	12	630	1.4	0.52	890	NE	110	36	0.17	NE	630	0.80	0.16	0.31	290	140
USEPA RSLs (g)	Carcinogenic TR = 1E-06	Ingestion	RES.	NE	0.77	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Dermal	RES.	NE	5.50	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Inhalation	RES.	NE	890	NE	1,600	2,100	NE	420	NE	NE	NE	NE	NE	1,500	NE	NE	NE	NE	NE
	Noncancer Child HI = 1	Carcinogenic	RES.	NE	0.68	NE	1,600	2,100	NE	420	NE	NE	NE	NE	NE	1,500	NE	NE	NE	NE	NE
		Ingestion	RES.	31	39	16,000	160	7.8	120,000	23	3,100	NE	NE	NE	390	860	390	390	0.78	390	23,000
		Dermal	RES.	NE	330	NE	NE	82	NE	NE	NE	NE	NE	NE	NE	3,600	NE	NE	6.6	NE	NE
		Inhalation	RES.	280,000	21,000	710,000	28,000	14,000	NE	8,500	NE	NE	11	2,800,000	20,000	28,000,000	NE	NE	140,000	NE	
Noncarcinogenic			RES.	31	35	15,000	160	7.1	120,000	23	3,100	400	11	390	6,700	390	390	0.78	390	23,000	

Table 1. Soil Samples Analytical Results - Total Metals
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

Notes:

Analytical data in bold font indicates that the value exceeds the laboratory MRL.

Analytical data highlighted in yellow indicates the value exceeded one or more generic RBCs.

Analytical data highlighted in orange indicates the value exceeded one or more generic RBCs and RSLs.

Analytical data highlighted in brown indicates the value exceeded one or more RSLs.

Analytical data highlighted in both yellow and blue indicates the value exceeded one or more generic RBCs and the clean fill screening level.

Analytical data highlighted in both orange and blue indicates the value exceeded one or more generic RBCs and RSLs, and the clean fill screening level.

* - Leaching to groundwater RBCs are not provided for inorganic chemicals. If this pathway is of concern, then site-specific leaching tests must be performed.

Data Qualifiers:

U - The analyte was analyzed for, but was not detected ("Non-detect") at or above the MRL/MDL.

Footnotes:

(a) Risk-Based Concentrations are referenced from the July 2023 update to the DEQ's Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites guidance document dated September 2003.

(b) This pathway is applicable anytime someone is likely to come into contact with contaminated soil. For the occupational scenario, exposure to contaminated soils should be considered for all contaminants found in the top three feet of soil.

(c) This pathway is applicable whenever vadose zone soils are contaminated with volatile compounds.

(d) This pathway is applicable whenever vadose zone contamination is found overlying an aquifer that is currently used or is reasonably likely to be used in the future for drinking water.

(e) DEQ's Background Concentrations in Soil are referenced from the DEQ's Development of Oregon Background Metals Concentrations in Soil technical report dated March 2013. The background concentrations included in this table are 95% Upper Prediction Limit (UPL) for the Klamath Mountains province, which includes the Central Point area and the Subject Property.

(f) Clean Fill Values are referenced from the DEQ's Clean Fill Determinations guidance document dated February 2019.

(g) Regional Screening Levels (RSLs) are referenced from the May 2022 update to the U.S. EPA Generic Tables.

(h) The RSLs for antimony are the lowest RSLs listed in the USEPA Generic Tables for the following compounds: metallic antimony, antimony pentoxide, antimony tetroxide, and antimony trioxide.

(i) The RSLs for nickel are the lowest RSLs listed in the USEPA Generic Tables for the following compounds: nickel acetate, nickel carbonate, nickel carbonyl, nickel hydroxide, nickel oxide, nickel refinery dust, nickel soluble salts, and nickel subsulfide.

(j) The RSLs for thallium are the lowest RSLs listed in the USEPA Generic Tables for the following compounds: thallium nitrate, thallium soluble salts, thallium acetate, thallium carbonate, thallium chloride, thallium selenite, and thallium sulfate.

Symbols/Acronyms:

bgs - below ground surface

C. W. - construction worker receptors

DEQ - Department of Environmental Quality

DU - Decision Unit

E. W. - excavation worker receptors

ft - feet

HI - Hazard Index

MDL - Method Detection Limit

mg/kg - milligrams per kilogram

MRL - Method Reporting Limit

NA - Sample was not analyzed for this analyte.

NE - No RBCs or RSLs are established for this constituent.

NV - The chemical is considered "nonvolatile" for the purposes of the exposure calculations.

RBC - risk-based concentration

RES. - residential receptors

RSLs - Regional Screening Levels

TR - Target Risk

U.R. - urban residential receptors

U.S. EPA - United States Environmental Protection Agency

Table 2. Soil Samples Analytical Results - Organochlorine Pesticides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

SAMPLING DATA					PARAMETERS Organochlorine Pesticides (mg/kg) U.S. EPA 8081B (ICPMS)											
Sample Type	Sample ID	Sample Location	Depth (ft bgs)	Date	Aldrin	alpha-Hexachlorocyclohexane (alpha-BHC)	beta-BHC	delta-BHC	gamma-BHC (Lindane)	cis-Chlordane (Chlordane RBCs)	trans-Chlordane (Chlordane RBCs)	4,4'-Dichlorodiphenyldichloroethane (4,4'-DDD)	4,4'-Dichlorodiphenyldichloroethene (4,4'-DDE)	4,4'-Dichlorodiphenyltrichloroethane (4,4'-DDT)	Dieldrin	
Test Pit Discrete Samples	SS1	NW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS2	NE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS3	W area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS4	E area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS5	W-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS6	E-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS7	SW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS8	SE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	COMP-0.0-0.5	Site Composite	0.0-0.5	04/01/24	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.0153 C-05	0.00569 C-05	0.00201U, C-05	
DEQ RBCs (a)	Ingestion, Dermal Contact and Inhalation (b)			RES.	0.031	0.086	NE	NE	0.49	1.7	1.7	2.2	1.8	1.9	0.034	
				C. W.	1.1	3.0	NE	NE	17	61	61	9.7	66	66	1.2	
				E. W.	30	83	NE	NE	470	1,700	1,700	270	1,800	1,800	33	
	Volatilization to Outdoor Air (c)			RES.	>Csat	NV	NE	NE	NV	>Csat	>Csat	NV	>Csat	NV	NV	
	Leaching to Groundwater (d)			RES.	0.023	0.0063	NE	NE	0.036	0.45	0.45	1.1	1.6	12	0.010	
DEQ's clean fill screening levels (e)					0.023	0.0063	0.009	NE	0.0095	0.91	0.91	0.0063	0.01	0.01	0.0045	
USEPA RSLs (f)	Carcinogenic TR = 1E-06	Ingestion	RES.	0.041	0.11	0.39	NE	0.63	NE	NE	NE	2.90	2.0	2.0	0.043	
		Dermal	RES.	NE	0.39	1.40	NE	5.60	NE	NE	NE	10.00	NE	24	0.15	
		Inhalation	RES.	0.98	2,100	7,200	NE	12,000	NE	NE	NE	55,000	61	39,000	830	
		Carcinogenic	RES.	0.039	0.086	0.30	NE	0.57	NE	NE	NE	2.30	2.0	1.90	0.034	
	Noncancer Child HI = 1	Ingestion	RES.	2.30	630	NE	NE	0.78	39	39	39	39	39	39	3.90	
		Dermal	RES.	NE	2,600	NE	NE	8.20	410	410	160	NE	NE	550	16	
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
	Noncarcinogenic	RES.	2.30	510	NE	NE	0.71	36	36	32	39	37	37	3.20		

Table 2. Soil Samples Analytical Results - Organochlorine Pesticides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

SAMPLING DATA					PARAMETERS Organochlorine Pesticides (mg/kg) U.S. EPA 8081B (ICPMS)										
Sample Type	Sample ID	Sample Location	Depth (ft bgs)	Date	Endosulfan I (Endosulfan alpha-beta RBC)	Endosulfan II (Endosulfan alpha-beta RBC)	Endosulfan Sulfate (Endosulfan alpha-beta RBC)	Endrin	Endrin Aldehyde (Endrin RBC)	Endrin Ketone (Endrin RBC)	Heptachlor	Heptachlor epoxide	Methoxychlor	Chlordane	Toxaphene (Total)
Test Pit Discrete Samples	SS1	NW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS2	NE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS3	W area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS4	E area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS5	W-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS6	E-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS7	SW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS8	SE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
COMP-0.0-0.5	Site Composite	0.0-0.5	04/01/24	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00602U, C-05	0.0602U, C-05	0.0602U, C-05	
DEQ RBCs (a)	Ingestion, Dermal Contact and Inhalation (b)			RES.	380	380	380	19	19	19	0.11	0.055	NE	1.7	0.49
				C. W.	1,600	1,600	1,600	80	80	80	4.0	2.0	NE	61	17
				E. W.	45,000	45,000	45,000	2,200	2,200	2,200	110	56	NE	1,700	470
	Volatilization to Outdoor Air (c)			RES.	>Max	>Max	>Max	NV	NV	NV	230	>Csat	NE	>Csat	NV
Leaching to Groundwater (d)			RES.	>Csat	>Csat	>Csat	11	11	11	0.017	0.0042	NE	0.45	0.36	
DEQ's clean fill screening levels (e)					0.64	0.64	0.64	0.0014	0.0014	0.0014	0.017	0.0042	5.1	0.91	0.36
USEPA RSLs (f)	Carcinogenic TR = 1E-06	Ingestion	RES.	NE	NE	NE	NE	NE	NE	NE	0.15	0.076	NE	NE	0.63
		Dermal	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	2.20	
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	1.0	0.91	NE	NE	12,000
		Carcinogenic	RES.	NE	NE	NE	NE	NE	NE	NE	0.13	0.07	NE	NE	0.49
	Noncancer Child HI = 1	Ingestion	RES.	470	470	470	23	23	23	7.80	1.00	390	39	7.0	
		Dermal	RES.	NE	NE	NE	99	99	99	NE	NE	1,600	410	30	
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
Noncarcinogenic		RES.	470	470	470	19	19	19	7.80	1.0	320	36	5.70		

Table 2. Soil Samples Analytical Results - Organochlorine Pesticides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and TL 9800

Notes:

Analytical data in bold font indicates that the value exceeds the laboratory MRL.

Analytical data highlighted in blue indicates the value exceeded the clean fill screening level.

Data Qualifiers:

C-05 - Extract has undergone a GPC (Gel-Permeation Chromatography) cleanup per EPA 3640A. Reporting levels may be raised due to dilution necessary for cleanup. Sample Final Volume includes the GPC dilution factor, see the Prep page for details.

U - The analyte was analyzed for, but was not detected ("Non-detect") at or above the MRL/MDL.

Footnotes:

(a) Risk-Based Concentrations are referenced from the July 2023 update to the DEQ's Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites guidance document dated September 2003.

(b) This pathway is applicable anytime someone is likely to come into contact with contaminated soil. For the occupational scenario, exposure to contaminated soils should be considered for all contaminants found in the top three feet of soil.

(c) This pathway is applicable whenever vadose zone soils are contaminated with volatile compounds.

(d) This pathway is applicable whenever vadose zone contamination is found overlying an aquifer that is currently used or is reasonably likely to be used in the future for drinking water.

(e) Clean Fill Values are referenced from the DEQ's Clean Fill Determinations guidance document dated February 2019.

(f) Regional Screening Levels (RSLs) are referenced from the May 2022 update to the U.S. EPA Generic Tables.

Symbols/Acronyms:

bgs - below ground surface

C. W. - construction worker receptors

>Csat - The soil RBC exceeds the limit of three-phase equilibrium partitioning. Soil concentrations in excess of this value indicate free product might be present.

DEQ - Department of Environmental Quality

DU - Decision Unit

E. W. - excavation worker receptors

ft - feet

HI - Hazard Index

LOD - Limit of Detection

LOQ - Limit of Quantitation

>Max - The constituent RBC for this pathway is greater than 1,000,000 mg/Kg or 1,000,000 mg/L. Therefore, these substances are not expected to pose risks in the scenario shown.

MDL - Method Detection Limit

mg/kg - milligrams per kilogram

MRL - Method Reporting Limit

NA - Sample was not analyzed for this analyte.

NE - No RBCs or RSLs are established for this constituent.

NV - The chemical is considered "nonvolatile" for the purposes of the exposure calculations.

RBC - risk-based concentration

RES. - residential receptors

RSLs - Regional Screening Levels

TR - Target Risk

U.S. EPA - United States Environmental Protection Agency

Table 3. Soil Samples Analytical Results - Organophosphorus Herbicides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

SAMPLING DATA					PARAMETERS Organophosphorus Pesticides (mg/kg) ALA SOP													
Sample Type																		
	Sample ID	Sample Location	Depth (ft bgs)	Date	Azinphos methyl (Guthion)	Chlorpyrifos	Coumaphos	Demeton-O.S	Diazinon	Dichlorvos	Dimethoate	Disulfoton	EPN	Ethoprop	Fensulfotion	Fenthion	Malathion	Merphos
Test Pit Discrete Samples	SS1	NW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS2	NE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS3	W area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS4	E area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS5	W-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS6	E-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS7	SW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS8	SE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMP-0.0-0.5	Site Composite	0.0-0.5	04/01/24	0.0512U	0.0512U	0.0646U, R-02	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0810U, R-02
DEQ RBCs (a)	Ingestion, Dermal Contact and Inhalation (b)			RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
				C. W.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
				E. W.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
	Volatilization to Outdoor Air (c)			RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Leaching to Groundwater (d)			RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
DEQ's clean fill screening levels (e)					1.0	7.2	NE	2.5	3.9	0.0049	0.59	0.056	0.17	NE	NE	NE	6	2.3
USEPA RSLs (f)	Carcinogenic TR = 1E-06	Ingestion	RES.	NE	NE	NE	NE	NE	NE	2.40	NE	NE	NE	NE	NE	NE	NE	NE
		Dermal	RES.	NE	NE	NE	NE	NE	NE	8.50	NE	NE	NE	NE	NE	NE	NE	NE
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	46,000	NE	NE	NE	NE	NE	NE	NE	NE
		Carcinogenic	RES.	NE	NE	NE	NE	NE	NE	1.90	NE	NE	NE	NE	NE	NE	NE	NE
	Noncancer Child HI = 1	Ingestion	RES.	230	78	NE	3.10	55	39	170	3.10	0.78	NE	NE	NE	NE	1,600	2.30
		Dermal	RES.	990	330	NE	13	230	160	730	13	3.3	NE	NE	NE	NE	6,600	NE
		Inhalation	RES.	14,000,000	NE	NE	NE	NE	NE	710,000	NE	NE	NE	NE	NE	NE	NE	NE
		Noncarcinogenic	RES.	190	63	NE	2.50	44	32	140	2.50	0.63	NE	NE	NE	NE	1,300	2.30

Table 3. Soil Samples Analytical Results - Organophosphorus Herbicides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

SAMPLING DATA					PARAMETERS Organophosphorus Pesticides (mg/kg) ALA SOP													
Sample Type	Sample ID	Sample Location	Depth (ft bgs)	Date	Methyl parathion	Mevinphos (Phosdrin)	Monocrotophos	Naled (Dibrom)	Parathion, ethyl	Phorate	Ronnel (Fenchlorphos)	Sulfotep (Tetraethyl Dithiopyrophosphate)	Sulprofos (Bolstar)	TEPP	Tetrachlorvinphos (Rabon)	Tokuthion (Prothiofos)	Trichloronate	
Test Pit Discrete Samples	SS1	NW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS2	NE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS3	W area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS4	E area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS5	W-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS6	E-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS7	SW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS8	SE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	COMP-0.0-0.5	Site Composite	0.0-0.5	04/01/24	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.205U	0.0512U	0.0512U	0.0512U	
DEQ RBCs (a)	Ingestion, Dermal Contact and Inhalation (b)			RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
				C. W.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
				E. W.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
	Volatilization to Outdoor Air (c)			RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
Leaching to Groundwater (d)			RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
DEQ's clean fill screening levels (e)					0.44	NE	NE	1.1	26	0.2	220	NE	NE	NE	NE	NE	NE	
USEPA RSLs (f)	Carcinogenic TR = 1E-06	Ingestion	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
		Dermal	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
	Noncancer Child HI = 1	Carcinogenic	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Ingestion	RES.	20.00	NE	NE	160	470.00	16	3,900	39	NE	NE	NE	NE	NE	NE	
		Dermal	RES.	82.00	NE	NE	NE	2,000.00	66	NE	160	NE	NE	NE	NE	NE	NE	
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
Noncarcinogenic	RES.	16.00	NE	NE	160	380.00	13	3,900	32	NE	NE	NE	NE	NE	NE			

Table 3. Soil Samples Analytical Results - Organophosphorus Herbicides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

Notes:

The laboratory MRL that exceeds a Clean Fill Value is indicated with bold blue font

Data Qualifiers:

R-02 - The Reporting Limit for this analyte has been raised to account for interference from coeluting organic compounds present in the sample.

U - The analyte was analyzed for, but was not detected ("Non-detect") at or above the MRL/MDL.

Footnotes:

(a) Risk-Based Concentrations are referenced from the July 2023 update to the DEQ's Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites guidance document dated September 2003.

(b) This pathway is applicable anytime someone is likely to come into contact with contaminated soil. For the occupational scenario, exposure to contaminated soils should be considered for all contaminants found in the top three feet of soil.

(c) This pathway is applicable whenever vadose zone soils are contaminated with volatile compounds.

(d) This pathway is applicable whenever vadose zone contamination is found overlying an aquifer that is currently used or is reasonably likely to be used in the future for drinking water.

(e) Clean Fill Values are referenced from the DEQ's Clean Fill Determinations guidance document dated February 2019.

(f) Regional Screening Levels (RSLs) are referenced from the May 2022 update to the U.S. EPA Generic Tables.

Symbols/Acronyms:

bgs - below ground surface

C. W. - construction worker receptors

>Csat - The soil RBC exceeds the limit of three-phase equilibrium partitioning. Soil concentrations in excess of this value indicate free product might be present.

DEQ - Department of Environmental Quality

DU - Decision Unit

E. W. - excavation worker receptors

ft - feet

HI - Hazard Index

>Max - The constituent RBC for this pathway is greater than 1,000,000 mg/Kg or 1,000,000 mg/L. Therefore, these substances are not expected to pose risks in the scenario shown.

MDL - Method Detection Limit

mg/kg - milligrams per kilogram

MRL - Method Reporting Limit

NA - Sample was not analyzed for this analyte.

NE - No RBCs or RSLs are established for this constituent.

NV - The chemical is considered "nonvolatile" for the purposes of the exposure calculations.

RBC - risk-based concentration

RES. - residential receptors

RSLs - Regional Screening Levels

SOP - Standard Operating Procedure

TR - Target Risk

U.S. EPA - United States Environmental Protection Agency

Table 4. Soil Samples Analytical Results - Chlorinated Herbicides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

SAMPLING DATA					PARAMETERS Chlorinated Herbicides (mg/kg) U.S. EPA 8151A									
Sample Type	Sample ID	Sample Location	Depth (ft bgs)	Date	2,4,5-Trichlorophenoxyacetic acid (2,4,5-T)	2,4,5-Trichlorophenoxypropionic acid (2,4,5-TP) (Silvex)	2,4-Dichlorophenoxyacetic acid (2,4-D)	4-(2,4-dichlorophenoxy)butyric acid (2,4-DB)	Dalapon	Dicamba	Dichloroprop	Dinoseb	2-Methyl-4-chlorophenoxyacetic acid (MCPA)	Methylchlorophenoxypropionic acid (MCPP)
Test Pit Discrete Samples	SS1	NW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS2	NE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS3	W area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS4	E area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS5	W-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS6	E-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS7	SW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS8	SE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMP-0.0-0.5	Site Composite	0.0-0.5	04/01/24	0.012U	0.012U	0.120U	0.120U, +*	0.290U, +*	0.012U	0.120U	0.120U, +*	12.0U	12.0U
DEQ RBCs (a)	Ingestion, Dermal Contact and Inhalation (b)			RES.	NE	NE	630	NE	NE	NE	NE	NE	32	NE
				C. W.	NE	NE	2,700	NE	NE	NE	NE	NE	130	NE
				E. W.	NE	NE	74,000	NE	NE	NE	NE	NE	3,700	NE
	Volatilization to Outdoor Air (c)			RES.	NE	NE	NV	NE	NE	NE	NE	NE	NV	NE
Leaching to Groundwater (d)			RES.	NE	NE	2.3	NE	NE	NE	NE	NE	0.097	NE	
DEQ's clean fill screening levels (e)					4.1	3.7	2.3	25	7.2	9	NE	7.8	0.097	NE
USEPA RSLs (f)	Carcinogenic TR = 1E-06	Ingestion	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Dermal	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Carcinogenic	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
	Noncancer Child HI = 1	Ingestion	RES.	780	630	780	NE	2,300	2,300	NE	78	39	78	
		Dermal	RES.	3,300	2,600	6,600	NE	9,900	9,900	NE	330	160	330	
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Noncarcinogenic		RES.	630	510	700	NE	1,900	1,900	NE	63	32	63		

Table 4. Soil Samples Analytical Results - Chlorinated Herbicides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

Notes:

The laboratory MRL that exceeds one or more RBCs are indicated with bold blue font.

Data Qualifiers:

*+ - LCS and/or LCSD is outside acceptance limits, high biased.

U - The analyte was analyzed for, but was not detected ("Non-detect") at or above the MRL/MDL.

Footnotes:

(a) Risk-Based Concentrations are referenced from the July 2023 update to the DEQ's Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites guidance document dated September 2003.

(b) This pathway is applicable anytime someone is likely to come into contact with contaminated soil. For the occupational scenario, exposure to contaminated soils should be considered for all contaminants found in the top three feet of soil.

(c) This pathway is applicable whenever vadose zone soils are contaminated with volatile compounds.

(d) This pathway is applicable whenever vadose zone contamination is found overlying an aquifer that is currently used or is reasonably likely to be used in the future for drinking water.

(e) Clean Fill Values are referenced from the DEQ's Clean Fill Determinations guidance document dated February 2019.

(f) Regional Screening Levels (RSLs) are referenced from the May 2022 update to the U.S. EPA Generic Tables.

Symbols/Acronyms:

bgs - below ground surface

C. W. - construction worker receptors

>Csat - The soil RBC exceeds the limit of three-phase equilibrium partitioning. Soil concentrations in excess of this value indicate free product might be present.

DEQ - Department of Environmental Quality

DU - Decision Unit

E. W. - excavation worker receptors

ft - feet

HI - Hazard Index

LOD - Limit of Detection

LOQ - Limit of Quantitation

>Max - The constituent RBC for this pathway is greater than 1,000,000 mg/Kg or 1,000,000 mg/L. Therefore, these substances are not expected to pose risks in the scenario shown.

MDL - Method Detection Limit

mg/kg - milligrams per kilogram

MRL - Method Reporting Limit

NA - Sample was not analyzed for this analyte.

NE - No RBCs or RSLs are established for this constituent.

NV - The chemical is considered "nonvolatile" for the purposes of the exposure calculations.

RBC - risk-based concentration

RES. - residential receptors

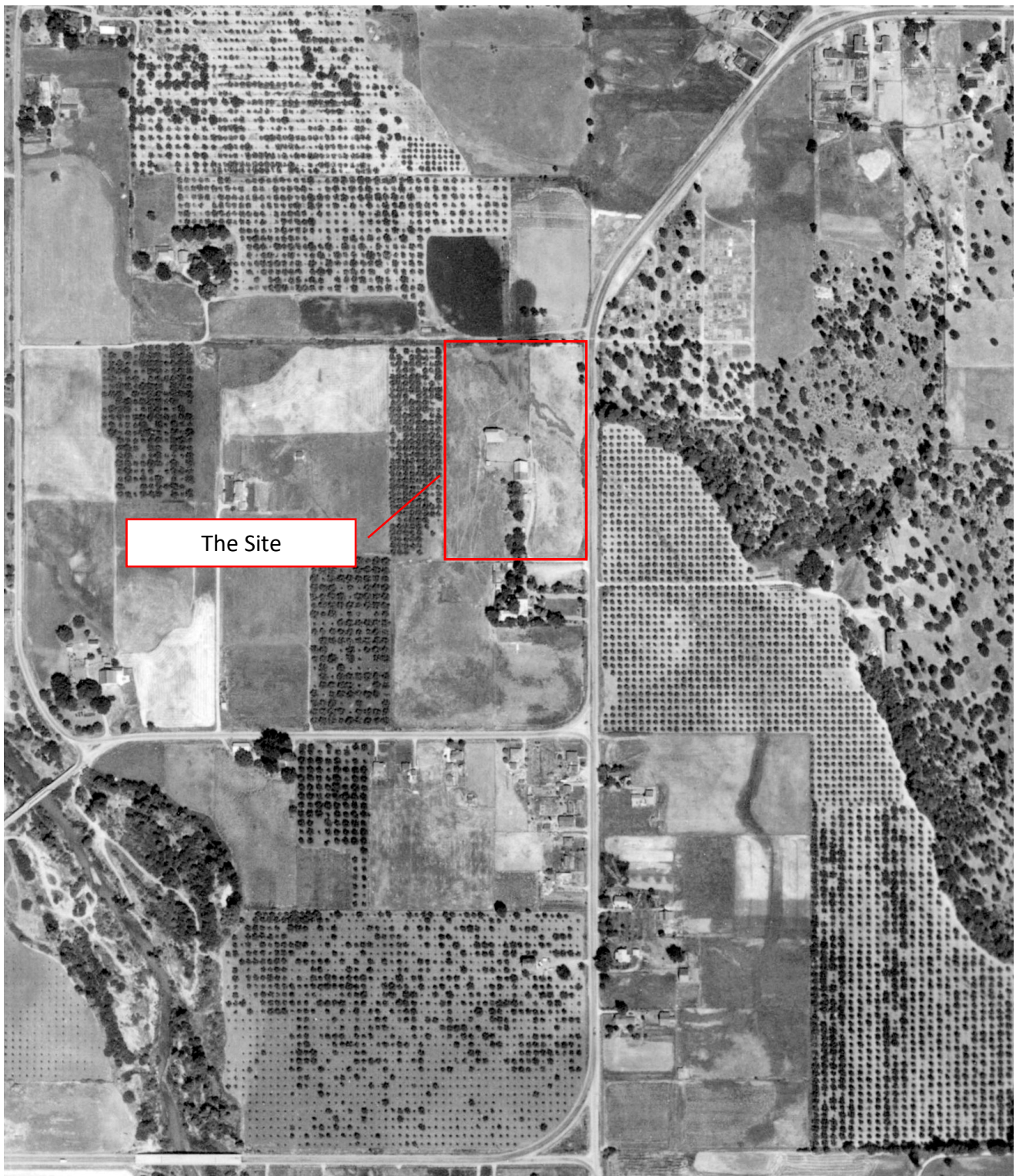
RSLs - Regional Screening Levels

TR - Target Risk

U.S. EPA - United States Environmental Protection Agency

APPENDIX 1

Historical Aerial Photographs



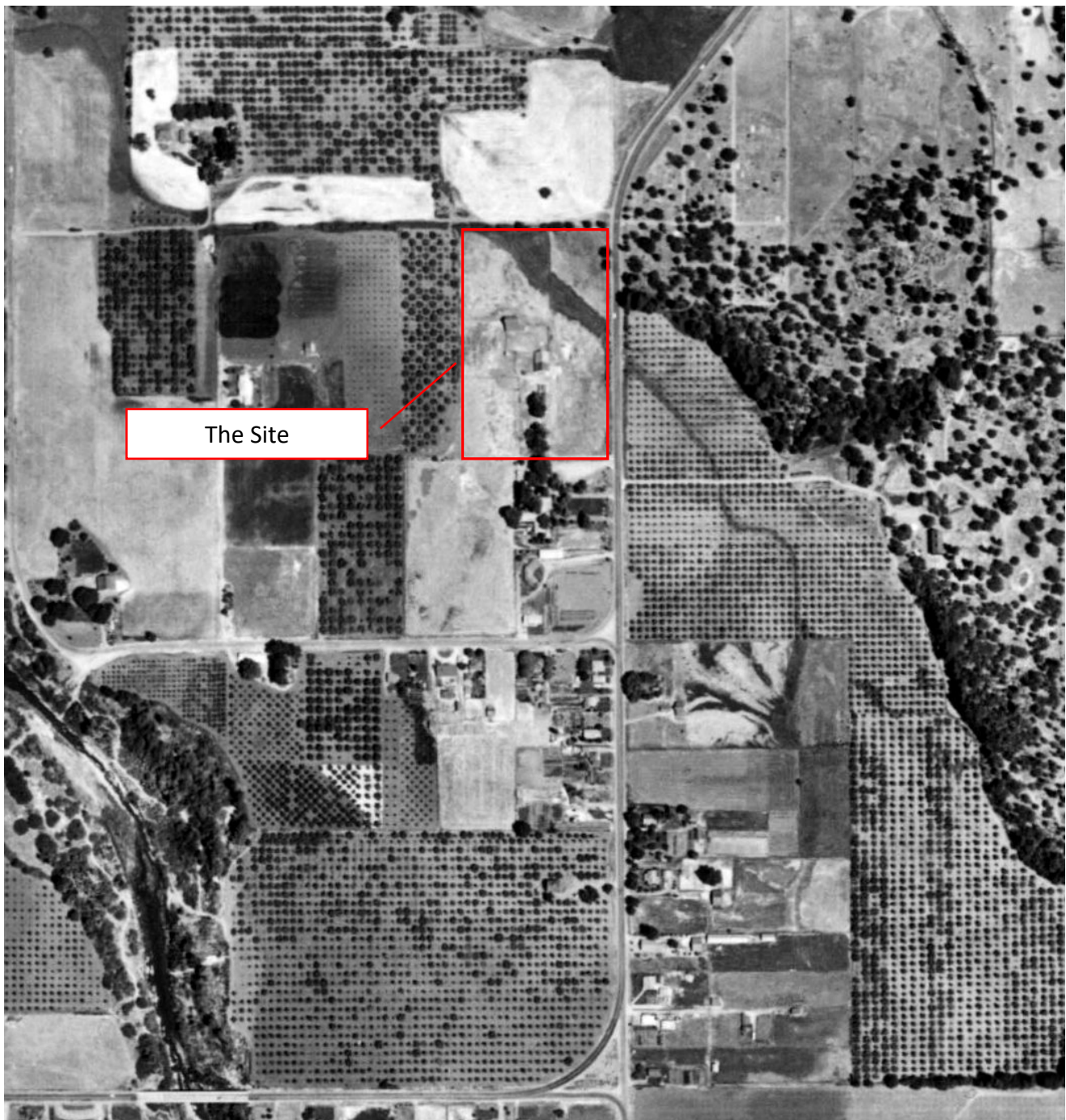
AERIAL PHOTO 1952

SOURCE: UNIVERSITY OF OREGON

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 1960

SOURCE: UNIVERSITY OF OREGON

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 1967

SOURCE: UNIVERSITY OF OREGON

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 1976

SOURCE: UNIVERSITY OF OREGON

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 1979

SOURCE: UNIVERSITY OF OREGON

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 1994

SOURCE: UNIVERSITY OF OREGON

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 2003

SOURCE: GOOGLE EARTH

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 2014

SOURCE: GOOGLE EARTH

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 2023

SOURCE: GOOGLE EARTH

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 980

APPENDIX 2

Photographic Documentation



1. SS1.



4. SS2, facing west.



2. SS1, facing north.



5. SS2.



3. SS2.



6. SS3.



7. SS3, facing southwest.



10. SS5.



8. SS4.



11. SS5.



9. SS4, facing west.



12. SS5, facing south.



13. SS6.



16. SS7, facing west.



14. SS6, facing north.



17. SS8.



15. SS7.



18. SS8, facing west.

APPENDIX 3

Complete Laboratory Results



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062

Wednesday, April 17, 2024

Jonathan Williams
Alpine Environmental Consultants
12210 Antioch Road
White City, OR 97503

RE: A4D0820 - 4630 Hamrick Rd. - [none]

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

Enclosed are the results of analyses for work order A4D0820, which was received by the laboratory on 4/2/2024 at 10:30:00AM.

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.

Please note: All samples will be disposed of within 30 days of sample receipt, unless prior arrangements have been made.

Cooler Receipt Information	
<u>Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.</u>	
(See Cooler Receipt Form for details)	
Default Cooler	3.3 degC

This Final Report is the official version of the data results for this sample submission, unless superseded by a subsequent, labeled amended report.

All other deliverables derived from this data, including Electronic Data Deliverables (EDDs), CLP-like forms, client requested summary sheets, and all other products are considered secondary to this report.



Apex Laboratories

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.

Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: **4630 Hamrick Rd.**

Project Number: [none]

Project Manager: **Jonathan Williams**

Report ID:

A4D0820 - 04 17 24 0656

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SS1	A4D0820-01	Soil	04/01/24 10:05	04/02/24 10:30
SS2	A4D0820-02	Soil	04/01/24 10:10	04/02/24 10:30
SS3	A4D0820-03	Soil	04/01/24 10:20	04/02/24 10:30
SS4	A4D0820-04	Soil	04/01/24 10:00	04/02/24 10:30
SS5	A4D0820-05	Soil	04/01/24 10:25	04/02/24 10:30
SS6	A4D0820-06	Soil	04/01/24 09:50	04/02/24 10:30
SS7	A4D0820-07	Soil	04/01/24 10:30	04/02/24 10:30
SS8	A4D0820-08	Soil	04/01/24 10:40	04/02/24 10:30
Comp-0.0-0.5	A4D0820-09	Soil	04/01/24 13:00	04/02/24 10:30

Apex Laboratories

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

ANALYTICAL SAMPLE RESULTS

Organochlorine Pesticides by EPA 8081B

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
Comp-0.0-0.5 (A4D0820-09RE1)				Matrix: Soil		Batch: 24D0288		C-05
Aldrin [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
alpha-BHC [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
beta-BHC [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
delta-BHC [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
gamma-BHC (Lindane) [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
cis-Chlordane [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
trans-Chlordane [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
4,4'-DDD [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
4,4'-DDE [2C]	0.0153	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
4,4'-DDT	0.00569	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Dieldrin [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Endosulfan I [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Endosulfan II [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Endosulfan sulfate [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Endrin [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Endrin aldehyde [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Endrin ketone [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Heptachlor [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Heptachlor epoxide [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Methoxychlor [2C]	ND	---	0.00602	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Chlordane (Technical) [2C]	ND	---	0.0602	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Toxaphene (Total) [2C]	ND	---	0.0602	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
<i>Surrogate: 2,4,5,6-TCMX (Surr)</i>		<i>Recovery:</i>	53 %	<i>Limits:</i>	42-129 %	1	04/09/24 14:39	EPA 8081B
<i>Decachlorobiphenyl (Surr)</i>			91 %		55-130 %	1	04/09/24 14:39	EPA 8081B

Apex Laboratories

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062Alpine Environmental Consultants
12210 Antioch Road
White City, OR 97503Project: **4630 Hamrick Rd.**
Project Number: [none]
Project Manager: Jonathan WilliamsReport ID:
A4D0820 - 04 17 24 0656

ANALYTICAL SAMPLE RESULTS

Organophosphorus Pesticides (OPPs) by EPA 8270E (GC/MS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
Comp-0.0-0.5 (A4D0820-09RE1)				Matrix: Soil		Batch: 24D0271		
Azinphos methyl (Guthion)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Chlorpyrifos	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Coumaphos	ND	---	0.0646	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	R-02
Demeton O	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Demeton S	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Diazinon	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Dichlorvos	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Dimethoate	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Disulfoton	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
EPN	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Ethoprop	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Fensulfothion	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Fenthion	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Malathion	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Merphos	ND	---	0.0810	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	R-02
Methyl parathion	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Mevinphos (Phosdrin)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Monocrotophos	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Naled (Dibrom)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Parathion, ethyl	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Phorate	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Ronnel (Fenchlorphos)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Sulfotep	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Sulprofos (Bolstar)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
TEPP	ND	---	0.205	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Tetrachlorvinphos (Rabon)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Tokuthion (Prothiofos)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Trichloronate	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Surrogate: Tributyl phosphate (Surr)		Recovery: 115 %		Limits: 10-136 %	1	04/08/24 12:57	EPA 8270E OPPs	
Triphenyl phosphate (Surr)		96 %		34-121 %	1	04/08/24 12:57	EPA 8270E OPPs	

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SS1 (A4D0820-01)		Matrix: Soil						
Batch: 24D0293								
Arsenic	25.9	---	1.19	mg/kg dry	10	04/08/24 21:18	EPA 6020B	
Lead	115	---	0.239	mg/kg dry	10	04/08/24 21:18	EPA 6020B	
SS2 (A4D0820-02)		Matrix: Soil						
Batch: 24D0293								
Arsenic	20.3	---	1.25	mg/kg dry	10	04/08/24 21:24	EPA 6020B	
Lead	140	---	0.251	mg/kg dry	10	04/08/24 21:24	EPA 6020B	
SS3 (A4D0820-03)		Matrix: Soil						
Batch: 24D0293								
Arsenic	35.5	---	1.16	mg/kg dry	10	04/08/24 21:30	EPA 6020B	
Lead	145	---	0.231	mg/kg dry	10	04/08/24 21:30	EPA 6020B	
SS4 (A4D0820-04)		Matrix: Soil						
Batch: 24D0293								
Arsenic	31.2	---	1.19	mg/kg dry	10	04/08/24 21:35	EPA 6020B	
Lead	135	---	0.239	mg/kg dry	10	04/08/24 21:35	EPA 6020B	
SS5 (A4D0820-05)		Matrix: Soil						
Batch: 24D0293								
Arsenic	6.89	---	1.08	mg/kg dry	10	04/08/24 21:41	EPA 6020B	
Lead	47.4	---	0.215	mg/kg dry	10	04/08/24 21:41	EPA 6020B	
SS6 (A4D0820-06)		Matrix: Soil						
Batch: 24D0293								
Arsenic	15.3	---	1.12	mg/kg dry	10	04/08/24 21:59	EPA 6020B	
Lead	79.2	---	0.224	mg/kg dry	10	04/08/24 21:59	EPA 6020B	
SS7 (A4D0820-07)		Matrix: Soil						
Batch: 24D0293								
Arsenic	30.5	---	1.23	mg/kg dry	10	04/08/24 22:05	EPA 6020B	
Lead	142	---	0.247	mg/kg dry	10	04/08/24 22:05	EPA 6020B	
SS8 (A4D0820-08)		Matrix: Soil						
Batch: 24D0349								

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12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SS8 (A4D0820-08)			Matrix: Soil					
Arsenic	31.3	---	1.17	mg/kg dry	10	04/09/24 17:14	EPA 6020B	
Lead	185	---	0.234	mg/kg dry	10	04/09/24 17:14	EPA 6020B	
Comp-0.0-0.5 (A4D0820-09)			Matrix: Soil					
Batch: 24D0349								
Antimony	ND	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Arsenic	26.3	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Barium	114	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Beryllium	0.254	---	0.241	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Cadmium	ND	---	0.241	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Chromium	14.2	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Cobalt	9.15	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Copper	27.7	---	2.41	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Lead	120	---	0.241	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Mercury	ND	---	0.0962	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Molybdenum	ND	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Nickel	12.0	---	4.81	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Selenium	ND	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Silver	ND	---	0.241	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Thallium	ND	---	0.241	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Vanadium	33.5	---	2.41	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Zinc	39.2	---	4.81	mg/kg dry	10	04/09/24 17:20	EPA 6020B	

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
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503-718-2323
ORELAP ID: OR100062Alpine Environmental Consultants
12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.
Project Number: [none]
Project Manager: Jonathan WilliamsReport ID:
A4D0820 - 04 17 24 0656

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SS1 (A4D0820-01)				Matrix: Soil		Batch: 24D0127		
% Solids	82.9	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS2 (A4D0820-02)				Matrix: Soil		Batch: 24D0127		
% Solids	88.2	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS3 (A4D0820-03)				Matrix: Soil		Batch: 24D0127		
% Solids	83.7	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS4 (A4D0820-04)				Matrix: Soil		Batch: 24D0127		
% Solids	85.5	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS5 (A4D0820-05)				Matrix: Soil		Batch: 24D0127		
% Solids	90.8	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS6 (A4D0820-06)				Matrix: Soil		Batch: 24D0127		
% Solids	88.5	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS7 (A4D0820-07)				Matrix: Soil		Batch: 24D0127		
% Solids	84.5	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS8 (A4D0820-08)				Matrix: Soil		Batch: 24D0127		
% Solids	86.0	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
Comp-0.0-0.5 (A4D0820-09)				Matrix: Soil		Batch: 24D0127		
% Solids	85.9	---	1.00	%	1	04/04/24 07:06	EPA 8000D	

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Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organochlorine Pesticides by EPA 8081B

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0288 - EPA 3546/3640A (GPC)						Soil						
Blank (24D0288-BLK1)			Prepared: 04/05/24 05:24 Analyzed: 04/09/24 14:07									C-05
EPA 8081B												
Aldrin	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
alpha-BHC	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
beta-BHC	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
delta-BHC	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
gamma-BHC (Lindane)	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
cis-Chlordane	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
trans-Chlordane	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
4,4'-DDD	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
4,4'-DDE	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
4,4'-DDT	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Dieldrin	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Endosulfan I	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Endosulfan II	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Endosulfan sulfate	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Endrin	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Endrin aldehyde	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Endrin ketone	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Heptachlor	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Heptachlor epoxide	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Methoxychlor	ND	---	0.00600	mg/kg wet	1	---	---	---	---	---	---	
Chlordane (Technical)	ND	---	0.0600	mg/kg wet	1	---	---	---	---	---	---	
Toxaphene (Total)	ND	---	0.0600	mg/kg wet	1	---	---	---	---	---	---	
Surr: 2,4,5,6-TCMX (Surr)		Recovery: 73 %		Limits: 42-129 %		Dilution: 1x						
Decachlorobiphenyl (Surr)		115 %		55-130 %		"						

LCS (24D0288-BS1)

Prepared: 04/05/24 05:24 Analyzed: 04/09/24 14:23

C-05

EPA 8081B

Aldrin	0.0384	---	0.00200	mg/kg wet	1	0.0500	---	77	45-136%	---	---
alpha-BHC	0.0427	---	0.00200	mg/kg wet	1	0.0500	---	85	45-137%	---	---
beta-BHC	0.0392	---	0.00200	mg/kg wet	1	0.0500	---	78	50-136%	---	---
delta-BHC	0.0408	---	0.00200	mg/kg wet	1	0.0500	---	82	47-139%	---	---
gamma-BHC (Lindane)	0.0437	---	0.00200	mg/kg wet	1	0.0500	---	87	49-135%	---	---
cis-Chlordane	0.0439	---	0.00200	mg/kg wet	1	0.0500	---	88	54-133%	---	---

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organochlorine Pesticides by EPA 8081B

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0288 - EPA 3546/3640A (GPC)						Soil						
LCS (24D0288-BS1)						Prepared: 04/05/24 05:24 Analyzed: 04/09/24 14:23						C-05
trans-Chlordane	0.0424	---	0.00200	mg/kg wet	1	0.0500	---	85	53-135%	---	---	
4,4'-DDD	0.0496	---	0.00200	mg/kg wet	1	0.0500	---	99	56-139%	---	---	
4,4'-DDE	0.0454	---	0.00200	mg/kg wet	1	0.0500	---	91	56-134%	---	---	
4,4'-DDT	0.0588	---	0.00200	mg/kg wet	1	0.0500	---	118	50-141%	---	---	
Dieldrin	0.0528	---	0.00200	mg/kg wet	1	0.0500	---	106	56-136%	---	---	
Endosulfan I	0.0465	---	0.00200	mg/kg wet	1	0.0500	---	93	53-132%	---	---	
Endosulfan II	0.0541	---	0.00200	mg/kg wet	1	0.0500	---	108	53-134%	---	---	
Endosulfan sulfate	0.0515	---	0.00200	mg/kg wet	1	0.0500	---	103	55-136%	---	---	
Endrin	0.0593	---	0.00200	mg/kg wet	1	0.0500	---	119	57-140%	---	---	
Endrin aldehyde	0.0426	---	0.00200	mg/kg wet	1	0.0500	---	85	35-137%	---	---	
Endrin ketone	0.0555	---	0.00200	mg/kg wet	1	0.0500	---	111	55-136%	---	---	
Heptachlor	0.0459	---	0.00200	mg/kg wet	1	0.0500	---	92	47-136%	---	---	
Heptachlor epoxide	0.0459	---	0.00200	mg/kg wet	1	0.0500	---	92	52-136%	---	---	
Methoxychlor	0.0621	---	0.00600	mg/kg wet	1	0.0500	---	124	52-143%	---	---	
Surr: 2,4,5,6-TCMX (Surr) Recovery: 74 % Limits: 42-129 % Dilution: 1x												
Decachlorobiphenyl (Surr) 107 % 55-130 % "												

Duplicate (24D0288-DUP1) Prepared: 04/05/24 05:24 Analyzed: 04/09/24 14:56 C-05

QC Source Sample: Comp-0.0-0.5 (A4D0820-09RE1)EPA 8081B

Aldrin	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%
alpha-BHC	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%
beta-BHC	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%
delta-BHC	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%
gamma-BHC (Lindane)	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%
cis-Chlordane	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%
trans-Chlordane	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%
4,4'-DDD	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%
4,4'-DDE	0.0139	---	0.00196	mg/kg dry	1	---	0.0153	---	---	10	30%
4,4'-DDT	0.00522	---	0.00196	mg/kg dry	1	---	0.00569	---	---	8	30%
Dieldrin	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%
Endosulfan I	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%
Endosulfan II	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%
Endosulfan sulfate	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%

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Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organochlorine Pesticides by EPA 8081B

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0288 - EPA 3546/3640A (GPC)							Soil					
Duplicate (24D0288-DUP1)			Prepared: 04/05/24 05:24		Analyzed: 04/09/24 14:56		C-05					
<u>QC Source Sample: Comp-0.0-0.5 (A4D0820-09RE1)</u>												
Endrin	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Endrin aldehyde	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Endrin ketone	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Heptachlor	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Heptachlor epoxide	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Methoxychlor	ND	---	0.00588	mg/kg dry	1	---	ND	---	---	---	30%	
Chlordane (Technical)	ND	---	0.0588	mg/kg dry	1	---	ND	---	---	---	30%	
Toxaphene (Total)	ND	---	0.0588	mg/kg dry	1	---	ND	---	---	---	30%	
Surr: 2,4,5,6-TCMX (Surr)		Recovery: 56 %		Limits: 42-129 %		Dilution: 1x						
Decachlorobiphenyl (Surr)		90 %		55-130 %		"						

Matrix Spike (24D0288-MS1)					Prepared: 04/05/24 05:24 Analyzed: 04/09/24 15:44					C-05, PRO	
<u>QC Source Sample: Non-SDG (A4D0833-04RE1)</u>											
<u>EPA 8081B</u>											
Aldrin	0.0222	---	0.00180	mg/kg dry	1	0.0451	ND	49	45-136%	---	---
alpha-BHC	0.0220	---	0.00180	mg/kg dry	1	0.0451	ND	49	45-137%	---	---
beta-BHC	0.0244	---	0.00180	mg/kg dry	1	0.0451	ND	54	50-136%	---	---
delta-BHC	0.0256	---	0.00180	mg/kg dry	1	0.0451	ND	57	47-139%	---	---
gamma-BHC (Lindane)	0.0223	---	0.00180	mg/kg dry	1	0.0451	ND	49	49-135%	---	---
cis-Chlordane	0.0296	---	0.00180	mg/kg dry	1	0.0451	ND	66	54-133%	---	---
trans-Chlordane	0.0283	---	0.00180	mg/kg dry	1	0.0451	ND	63	53-135%	---	---
4,4'-DDD	0.0303	---	0.00180	mg/kg dry	1	0.0451	ND	67	56-139%	---	---
4,4'-DDE	0.0331	---	0.00180	mg/kg dry	1	0.0451	0.00121	71	56-134%	---	---
4,4'-DDT	0.0353	---	0.00180	mg/kg dry	1	0.0451	0.00146	75	50-141%	---	---
Dieldrin	0.0352	---	0.00180	mg/kg dry	1	0.0451	0.00134	75	56-136%	---	---
Endosulfan I	0.0298	---	0.00180	mg/kg dry	1	0.0451	ND	66	53-132%	---	---
Endosulfan II	0.0351	---	0.00180	mg/kg dry	1	0.0451	ND	78	53-134%	---	---
Endosulfan sulfate	0.0348	---	0.00180	mg/kg dry	1	0.0451	ND	77	55-136%	---	---
Endrin	0.0398	---	0.00180	mg/kg dry	1	0.0451	ND	88	57-140%	---	---
Endrin aldehyde	0.0259	---	0.00180	mg/kg dry	1	0.0451	ND	57	35-137%	---	---
Endrin ketone	0.0365	---	0.00180	mg/kg dry	1	0.0451	ND	81	55-136%	---	---
Heptachlor	0.0238	---	0.00180	mg/kg dry	1	0.0451	ND	53	47-136%	---	---
Heptachlor epoxide	0.0283	---	0.00180	mg/kg dry	1	0.0451	ND	63	52-136%	---	---

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ANALYTICAL REPORT

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ORELAP ID: OR100062

Alpine Environmental Consultants
12210 Antioch Road
White City, OR 97503

Project: **4630 Hamrick Rd.**
Project Number: [none]
Project Manager: **Jonathan Williams**

Report ID:
A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organochlorine Pesticides by EPA 8081B

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0288 - EPA 3546/3640A (GPC)							Soil					
Matrix Spike (24D0288-MS1)			Prepared: 04/05/24 05:24 Analyzed: 04/09/24 15:44					C-05, PRO				
QC Source Sample: Non-SDG (A4D0833-04RE1)												
Methoxychlor	0.0418	---	0.00541	mg/kg dry	1	0.0451	ND	93	52-143%	---	---	
Surr: 2,4,5,6-TCMX (Surr)		Recovery: 45 %		Limits: 42-129 %		Dilution: 1x						
Decachlorobiphenyl (Surr)		79 %		55-130 %		"						

Apex Laboratories

Darwin Thomas, Business Development Director

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organophosphorus Pesticides (OPPs) by EPA 8270E (GC/MS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0271 - EPA 3546						Soil						
Blank (24D0271-BLK1)			Prepared: 04/08/24 04:49 Analyzed: 04/08/24 11:11									
EPA 8270E OPPs												
Azinphos methyl (Guthion)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Chlorpyrifos	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Coumaphos	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Demeton O	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Demeton S	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Diazinon	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Dichlorvos	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Dimethoate	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Disulfoton	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
EPN	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Ethoprop	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Fensulfothion	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Fenthion	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Malathion	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Merphos	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Methyl parathion	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Mevinphos (Phosdrin)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Monocrotophos	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Naled (Dibrom)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Parathion, ethyl	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Phorate	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Ronnel (Fenchlorphos)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Sulfotep	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Sulprofos (Bolstar)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
TEPP	ND	---	0.200	mg/kg wet	1	---	---	---	---	---	---	
Tetrachlorvinphos (Rabon)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Tokuthion (Prothiofos)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Trichloronate	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Surr: Tributyl phosphate (Surr)		Recovery: 103 %		Limits: 10-136 %		Dilution: 1x						
Triphenyl phosphate (Surr)		83 %		34-121 %		"						

LCS (24D0271-BS1)

Prepared: 04/08/24 04:49 Analyzed: 04/08/24 11:46

EPA 8270E OPPs

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organophosphorus Pesticides (OPPs) by EPA 8270E (GC/MS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0271 - EPA 3546						Soil						
LCS (24D0271-BS1)						Prepared: 04/08/24 04:49 Analyzed: 04/08/24 11:46						
Azinphos methyl (Guthion)	0.356	---	0.0500	mg/kg wet	1	0.400	---	89	38-156%	---	---	
Chlorpyrifos	0.367	---	0.0500	mg/kg wet	1	0.400	---	92	47-140%	---	---	
Coumaphos	0.440	---	0.0500	mg/kg wet	1	0.400	---	110	37-160%	---	---	
Demeton O	0.157	---	0.0500	mg/kg wet	1	0.184	---	85	66-127%	---	---	
Demeton S	0.194	---	0.0500	mg/kg wet	1	0.194	---	100	70-121%	---	---	
Diazinon	0.409	---	0.0500	mg/kg wet	1	0.400	---	102	42-134%	---	---	
Dichlorvos	0.572	---	0.0500	mg/kg wet	1	0.400	---	143	39-142%	---	---	Q-29
Dimethoate	0.383	---	0.0500	mg/kg wet	1	0.400	---	96	16-139%	---	---	
Disulfoton	0.368	---	0.0500	mg/kg wet	1	0.400	---	92	28-145%	---	---	
EPN	0.425	---	0.0500	mg/kg wet	1	0.400	---	106	44-137%	---	---	
Ethoprop	0.397	---	0.0500	mg/kg wet	1	0.400	---	99	47-128%	---	---	
Fensulfothion	0.519	---	0.0500	mg/kg wet	1	0.400	---	130	27-147%	---	---	Q-41
Fenthion	0.390	---	0.0500	mg/kg wet	1	0.400	---	98	44-134%	---	---	
Malathion	0.371	---	0.0500	mg/kg wet	1	0.400	---	93	46-137%	---	---	
Merphos	0.473	---	0.0500	mg/kg wet	1	0.400	---	118	66-131%	---	---	
Methyl parathion	0.394	---	0.0500	mg/kg wet	1	0.400	---	98	49-138%	---	---	
Mevinphos (Phosdrin)	0.412	---	0.0500	mg/kg wet	1	0.400	---	103	12-176%	---	---	
Monocrotophos	0.474	---	0.0500	mg/kg wet	1	0.400	---	119	10-153%	---	---	
Naled (Dibrom)	0.284	---	0.0500	mg/kg wet	1	0.400	---	71	10-174%	---	---	Q-31
Parathion, ethyl	0.375	---	0.0500	mg/kg wet	1	0.400	---	94	50-139%	---	---	
Phorate	0.386	---	0.0500	mg/kg wet	1	0.400	---	97	23-142%	---	---	
Ronnel (Fenchlorphos)	0.379	---	0.0500	mg/kg wet	1	0.400	---	95	45-138%	---	---	
Sulfotep	0.405	---	0.0500	mg/kg wet	1	0.400	---	101	52-126%	---	---	
Sulprofos (Bolstar)	0.367	---	0.0500	mg/kg wet	1	0.400	---	92	48-139%	---	---	
TEPP	0.417	---	0.200	mg/kg wet	1	0.400	---	104	16-126%	---	---	
Tetrachlorvinphos (Rabon)	0.410	---	0.0500	mg/kg wet	1	0.400	---	102	54-129%	---	---	
Tokuthion (Prothiofos)	0.385	---	0.0500	mg/kg wet	1	0.400	---	96	45-136%	---	---	
Trichloronate	0.367	---	0.0500	mg/kg wet	1	0.400	---	92	37-140%	---	---	
Surr: Tributyl phosphate (Surr)		Recovery: 116 %		Limits: 10-136 %		Dilution: 1x						
Triphenyl phosphate (Surr)		90 %		34-121 %		"						

Duplicate (24D0271-DUP1)

Prepared: 04/08/24 04:49 Analyzed: 04/08/24 13:33

QC Source Sample: Comp-0.0-0.5 (A4D0820-09RE1)EPA 8270E OPPs

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organophosphorus Pesticides (OPPs) by EPA 8270E (GC/MS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0271 - EPA 3546						Soil						
Duplicate (24D0271-DUP1)			Prepared: 04/08/24 04:49		Analyzed: 04/08/24 13:33							
<u>QC Source Sample: Comp-0.0-0.5 (A4D0820-09RE1)</u>												
Azinphos methyl (Guthion)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	R-02
Chlorpyrifos	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Coumaphos	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Demeton O	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Demeton S	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Diazinon	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Dichlorvos	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Dimethoate	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Disulfoton	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
EPN	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Ethoprop	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Fensulfothion	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Fenthion	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Malathion	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Merphos	ND	---	0.0557	mg/kg dry	1	---	ND	---	---	---	30%	
Methyl parathion	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Mevinphos (Phosdrin)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Monocrotophos	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Naled (Dibrom)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Parathion, ethyl	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Phorate	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Ronnel (Fenchlorphos)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Sulfotep	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Sulprofos (Bolstar)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
TEPP	ND	---	0.203	mg/kg dry	1	---	ND	---	---	---	30%	
Tetrachlorvinphos (Rabon)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Tokuthion (Prothiofos)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Trichloronate	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Surr: Tributyl phosphate (Surr)		Recovery: 113 %		Limits: 10-136 %		Dilution: 1x						
Triphenyl phosphate (Surr)		91 %		34-121 %		"						

Matrix Spike (24D0271-MS1)

Prepared: 04/08/24 04:49 Analyzed: 04/08/24 14:09

QC Source Sample: Comp-0.0-0.5 (A4D0820-09RE1)

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

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6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organophosphorus Pesticides (OPPs) by EPA 8270E (GC/MS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0271 - EPA 3546						Soil						
Matrix Spike (24D0271-MS1)			Prepared: 04/08/24 04:49 Analyzed: 04/08/24 14:09									
QC Source Sample: Comp-0.0-0.5 (A4D0820-09RE1)												
EPA 8270E OPPs												
Azinphos methyl (Guthion)	0.484	---	0.0526	mg/kg dry	1	0.421	ND	115	38-156%	---	---	
Chlorpyrifos	0.393	---	0.0526	mg/kg dry	1	0.421	ND	93	47-140%	---	---	
Coumaphos	0.533	---	0.0663	mg/kg dry	1	0.421	ND	127	37-160%	---	---	
Demeton O	0.127	---	0.0526	mg/kg dry	1	0.194	ND	66	66-127%	---	---	
Demeton S	0.228	---	0.0526	mg/kg dry	1	0.204	ND	112	70-121%	---	---	
Diazinon	0.386	---	0.0526	mg/kg dry	1	0.421	ND	92	42-134%	---	---	
Dichlorvos	0.650	---	0.0526	mg/kg dry	1	0.421	ND	155	39-142%	---	---	Q-01
Dimethoate	0.397	---	0.0526	mg/kg dry	1	0.421	ND	94	16-139%	---	---	
Disulfoton	0.367	---	0.0526	mg/kg dry	1	0.421	ND	87	28-145%	---	---	
EPN	0.515	---	0.0526	mg/kg dry	1	0.421	ND	122	44-137%	---	---	
Ethoprop	0.407	---	0.0526	mg/kg dry	1	0.421	ND	97	47-128%	---	---	
Fensulfothion	0.676	---	0.0526	mg/kg dry	1	0.421	ND	161	27-147%	---	---	Q-01, Q-41
Fenthion	0.423	---	0.0526	mg/kg dry	1	0.421	ND	101	44-134%	---	---	
Malathion	0.413	---	0.0526	mg/kg dry	1	0.421	ND	98	46-137%	---	---	
Merphos	0.493	---	0.0831	mg/kg dry	1	0.421	ND	117	66-131%	---	---	
Methyl parathion	0.456	---	0.0526	mg/kg dry	1	0.421	ND	108	49-138%	---	---	
Mevinphos (Phosdrin)	0.459	---	0.0526	mg/kg dry	1	0.421	ND	109	12-176%	---	---	
Monocrotophos	0.444	---	0.0526	mg/kg dry	1	0.421	ND	105	10-153%	---	---	
Naled (Dibrom)	0.249	---	0.0526	mg/kg dry	1	0.421	ND	59	10-174%	---	---	Q-31
Parathion, ethyl	0.411	---	0.0526	mg/kg dry	1	0.421	ND	98	50-139%	---	---	
Phorate	0.386	---	0.0526	mg/kg dry	1	0.421	ND	92	23-142%	---	---	
Ronnel (Fenchlorphos)	0.413	---	0.0526	mg/kg dry	1	0.421	ND	98	45-138%	---	---	
Sulfotep	0.415	---	0.0526	mg/kg dry	1	0.421	ND	99	52-126%	---	---	
Sulprofos (Bolstar)	0.413	---	0.0526	mg/kg dry	1	0.421	ND	98	48-139%	---	---	
TEPP	0.245	---	0.210	mg/kg dry	1	0.421	ND	58	16-126%	---	---	
Tetrachlorvinphos (Rabon)	0.445	---	0.0526	mg/kg dry	1	0.421	ND	106	54-129%	---	---	
Tokuthion (Prothiofos)	0.412	---	0.0526	mg/kg dry	1	0.421	ND	98	45-136%	---	---	
Trichloronate	0.377	---	0.0526	mg/kg dry	1	0.421	ND	90	37-140%	---	---	
Surr: Tributyl phosphate (Surr)		Recovery: 110 %		Limits: 10-136 %		Dilution: 1x						
Triphenyl phosphate (Surr)		89 %		34-121 %		"						

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Darwin Thomas, Business Development Director

Page 15 of 28

Page 251 of 533



ANALYTICAL REPORT

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ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0293 - EPA 3051A						Soil						
Blank (24D0293-BLK1)			Prepared: 04/08/24 10:12 Analyzed: 04/08/24 19:14									
EPA 6020B												
Arsenic	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
LCS (24D0293-BS1)			Prepared: 04/08/24 10:12 Analyzed: 04/08/24 19:20									
EPA 6020B												
Arsenic	46.2	---	1.00	mg/kg wet	10	50.0	---	92	80-120%	---	---	
Lead	53.5	---	0.200	mg/kg wet	10	50.0	---	107	80-120%	---	---	
Duplicate (24D0293-DUP1)			Prepared: 04/08/24 10:12 Analyzed: 04/08/24 19:44									
QC Source Sample: Non-SDG (A4C1831-14)												
Arsenic	2.35	---	1.32	mg/kg dry	10	---	2.09	---	---	12	20%	
Lead	6.32	---	0.263	mg/kg dry	10	---	5.72	---	---	10	20%	
Matrix Spike (24D0293-MS1)			Prepared: 04/08/24 10:12 Analyzed: 04/08/24 19:56									
QC Source Sample: Non-SDG (A4C1831-16)												
EPA 6020B												
Arsenic	78.3	---	1.66	mg/kg dry	10	82.8	3.94	90	75-125%	---	---	
Lead	92.9	---	0.331	mg/kg dry	10	82.8	11.5	98	75-125%	---	---	

Apex Laboratories

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Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0349 - EPA 3051A						Soil						
Blank (24D0349-BLK1)			Prepared: 04/09/24 10:15		Analyzed: 04/09/24 15:46							
EPA 6020B												
Antimony	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Arsenic	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Barium	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Beryllium	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
Cadmium	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
Chromium	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Cobalt	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Copper	ND	---	2.00	mg/kg wet	10	---	---	---	---	---	---	
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
Mercury	ND	---	0.0800	mg/kg wet	10	---	---	---	---	---	---	
Molybdenum	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Nickel	ND	---	4.00	mg/kg wet	10	---	---	---	---	---	---	
Selenium	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Silver	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
Thallium	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
Vanadium	ND	---	2.00	mg/kg wet	10	---	---	---	---	---	---	
Zinc	ND	---	4.00	mg/kg wet	10	---	---	---	---	---	---	

LCS (24D0349-BS1)

Prepared: 04/09/24 10:15 Analyzed: 04/09/24 15:52

EPA 6020B

Antimony	26.0	---	1.00	mg/kg wet	10	25.0	---	104	80-120%	---	---
Arsenic	47.5	---	1.00	mg/kg wet	10	50.0	---	95	80-120%	---	---
Barium	51.9	---	1.00	mg/kg wet	10	50.0	---	104	80-120%	---	---
Beryllium	25.4	---	0.200	mg/kg wet	10	25.0	---	101	80-120%	---	---
Cadmium	51.8	---	0.200	mg/kg wet	10	50.0	---	104	80-120%	---	---
Chromium	50.3	---	1.00	mg/kg wet	10	50.0	---	101	80-120%	---	---
Cobalt	51.3	---	1.00	mg/kg wet	10	50.0	---	103	80-120%	---	---
Copper	53.6	---	2.00	mg/kg wet	10	50.0	---	107	80-120%	---	---
Lead	53.6	---	0.200	mg/kg wet	10	50.0	---	107	80-120%	---	---
Mercury	1.01	---	0.0800	mg/kg wet	10	1.00	---	101	80-120%	---	---
Molybdenum	25.7	---	1.00	mg/kg wet	10	25.0	---	103	80-120%	---	---
Nickel	51.2	---	4.00	mg/kg wet	10	50.0	---	102	80-120%	---	---
Selenium	25.7	---	1.00	mg/kg wet	10	25.0	---	103	80-120%	---	---

Apex Laboratories

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0349 - EPA 3051A												
Soil												
LCS (24D0349-BS1)												
Prepared: 04/09/24 10:15 Analyzed: 04/09/24 15:52												
Silver	26.8	---	0.200	mg/kg wet	10	25.0	---	107	80-120%	---	---	
Thallium	26.3	---	0.200	mg/kg wet	10	25.0	---	105	80-120%	---	---	
Vanadium	47.8	---	2.00	mg/kg wet	10	50.0	---	96	80-120%	---	---	
Zinc	51.4	---	4.00	mg/kg wet	10	50.0	---	103	80-120%	---	---	
Duplicate (24D0349-DUP1)												
Prepared: 04/09/24 10:15 Analyzed: 04/09/24 16:03												
QC Source Sample: Non-SDG (A4C1792-01)												
Antimony	ND	---	1.14	mg/kg dry	10	---	ND	---	---	---	20%	
Arsenic	1.27	---	1.14	mg/kg dry	10	---	1.56	---	---	20	20%	
Barium	70.6	---	1.14	mg/kg dry	10	---	63.2	---	---	11	20%	
Beryllium	ND	---	0.228	mg/kg dry	10	---	0.171	---	---	***	20%	
Cadmium	ND	---	0.228	mg/kg dry	10	---	0.160	---	---	***	20%	
Chromium	4.63	---	1.14	mg/kg dry	10	---	5.99	---	---	26	20%	Q-05
Cobalt	5.25	---	1.14	mg/kg dry	10	---	6.24	---	---	17	20%	
Copper	5.82	---	2.28	mg/kg dry	10	---	6.89	---	---	17	20%	
Lead	4.95	---	0.228	mg/kg dry	10	---	5.68	---	---	14	20%	
Mercury	ND	---	0.0910	mg/kg dry	10	---	ND	---	---	---	20%	
Molybdenum	ND	---	1.14	mg/kg dry	10	---	ND	---	---	---	20%	
Nickel	6.85	---	4.55	mg/kg dry	10	---	8.57	---	---	22	20%	Q-05
Selenium	ND	---	1.14	mg/kg dry	10	---	ND	---	---	---	20%	
Silver	ND	---	0.228	mg/kg dry	10	---	ND	---	---	---	20%	
Thallium	ND	---	0.228	mg/kg dry	10	---	0.134	---	---	***	20%	
Vanadium	12.0	---	2.28	mg/kg dry	10	---	18.1	---	---	41	20%	Q-17
Zinc	39.7	---	4.55	mg/kg dry	10	---	45.2	---	---	13	20%	
Matrix Spike (24D0349-MS1)												
Prepared: 04/09/24 10:15 Analyzed: 04/09/24 16:15												
QC Source Sample: Non-SDG (A4C1792-02)												
EPA 6020B												
Antimony	28.3	---	1.14	mg/kg dry	10	28.4	ND	100	75-125%	---	---	
Arsenic	55.7	---	1.14	mg/kg dry	10	56.9	1.37	95	75-125%	---	---	
Barium	141	---	1.14	mg/kg dry	10	56.9	68.1	128	75-125%	---	---	Q-01
Beryllium	28.4	---	0.228	mg/kg dry	10	28.4	0.155	99	75-125%	---	---	
Cadmium	58.4	---	0.228	mg/kg dry	10	56.9	0.156	102	75-125%	---	---	
Chromium	63.8	---	1.14	mg/kg dry	10	56.9	4.76	104	75-125%	---	---	

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

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6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: **4630 Hamrick Rd.**

Project Number: [none]

Project Manager: **Jonathan Williams**

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0349 - EPA 3051A						Soil						
Matrix Spike (24D0349-MS1)			Prepared: 04/09/24 10:15 Analyzed: 04/09/24 16:15									
QC Source Sample: Non-SDG (A4C1792-02)												
Cobalt	62.4	---	1.14	mg/kg dry	10	56.9	3.89	103	75-125%	---	---	
Copper	67.4	---	2.28	mg/kg dry	10	56.9	6.24	108	75-125%	---	---	
Lead	62.1	---	0.228	mg/kg dry	10	56.9	4.78	101	75-125%	---	---	
Mercury	1.09	---	0.0910	mg/kg dry	10	1.14	ND	96	75-125%	---	---	
Molybdenum	29.5	---	1.14	mg/kg dry	10	28.4	ND	104	75-125%	---	---	
Nickel	66.9	---	4.55	mg/kg dry	10	56.9	8.00	103	75-125%	---	---	
Selenium	28.7	---	1.14	mg/kg dry	10	28.4	ND	101	75-125%	---	---	
Silver	29.6	---	0.228	mg/kg dry	10	28.4	ND	104	75-125%	---	---	
Thallium	28.5	---	0.228	mg/kg dry	10	28.4	ND	100	75-125%	---	---	
Vanadium	65.0	---	2.28	mg/kg dry	10	56.9	8.40	100	75-125%	---	---	
Zinc	107	---	4.55	mg/kg dry	10	56.9	47.7	104	75-125%	---	---	

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12210 Antioch Road
White City, OR 97503Project: **4630 Hamrick Rd.**
Project Number: [none]
Project Manager: Jonathan WilliamsReport ID:
A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0127 - Total Solids (Dry Weight) - 2022							Soil					
Duplicate (24D0127-DUP1)			Prepared: 04/03/24 09:13 Analyzed: 04/04/24 07:06						CONT			
<u>QC Source Sample: Non-SDG (A4D0813-01)</u>												
% Solids	77.0	---	1.00	%	1	---	76.0	---	---	1	10%	
Duplicate (24D0127-DUP2)			Prepared: 04/03/24 09:13 Analyzed: 04/04/24 07:06						CONT			
<u>QC Source Sample: Non-SDG (A4D0813-02)</u>												
% Solids	82.6	---	1.00	%	1	---	83.0	---	---	0.5	10%	
Duplicate (24D0127-DUP3)			Prepared: 04/03/24 19:24 Analyzed: 04/04/24 07:06									
<u>QC Source Sample: Non-SDG (A4D0873-01)</u>												
% Solids	74.2	---	1.00	%	1	---	74.5	---	---	0.3	10%	
Duplicate (24D0127-DUP4)			Prepared: 04/03/24 19:24 Analyzed: 04/04/24 07:06									
<u>QC Source Sample: Non-SDG (A4D0898-01)</u>												
% Solids	75.2	---	1.00	%	1	---	75.2	---	---	0.03	10%	
Duplicate (24D0127-DUP5)			Prepared: 04/03/24 19:24 Analyzed: 04/04/24 07:06									
<u>QC Source Sample: Non-SDG (A4D0907-01)</u>												
% Solids	76.6	---	1.00	%	1	---	76.2	---	---	0.5	10%	
Duplicate (24D0127-DUP6)			Prepared: 04/03/24 19:24 Analyzed: 04/04/24 07:06									
<u>QC Source Sample: Non-SDG (A4D0910-01)</u>												
% Solids	76.6	---	1.00	%	1	---	76.3	---	---	0.4	10%	

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

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503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: **4630 Hamrick Rd.**

Project Number: [none]

Project Manager: **Jonathan Williams****Report ID:****A4D0820 - 04 17 24 0656**

SAMPLE PREPARATION INFORMATION

Organochlorine Pesticides by EPA 8081B

Prep: EPA 3546/3640A (GPC)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24D0288							
A4D0820-09RE1	Soil	EPA 8081B	04/01/24 13:00	04/05/24 05:24	11.61g/10mL	10g/5mL	1.72

Organophosphorus Pesticides (OPPs) by EPA 8270E (GC/MS)

Prep: EPA 3546

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24D0271							
A4D0820-09RE1	Soil	EPA 8270E OPPs	04/01/24 13:00	04/08/24 04:49	11.36g/5mL	10g/5mL	0.88

Total Metals by EPA 6020B (ICPMS)

Prep: EPA 3051A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24D0293							
A4D0820-01	Soil	EPA 6020B	04/01/24 10:05	04/08/24 10:12	0.505g/50mL	0.5g/50mL	0.99
A4D0820-02	Soil	EPA 6020B	04/01/24 10:10	04/08/24 10:12	0.452g/50mL	0.5g/50mL	1.11
A4D0820-03	Soil	EPA 6020B	04/01/24 10:20	04/08/24 10:12	0.516g/50mL	0.5g/50mL	0.97
A4D0820-04	Soil	EPA 6020B	04/01/24 10:00	04/08/24 10:12	0.49g/50mL	0.5g/50mL	1.02
A4D0820-05	Soil	EPA 6020B	04/01/24 10:25	04/08/24 10:12	0.511g/50mL	0.5g/50mL	0.98
A4D0820-06	Soil	EPA 6020B	04/01/24 09:50	04/08/24 10:12	0.504g/50mL	0.5g/50mL	0.99
A4D0820-07	Soil	EPA 6020B	04/01/24 10:30	04/08/24 10:12	0.479g/50mL	0.5g/50mL	1.04
Batch: 24D0349							
A4D0820-08	Soil	EPA 6020B	04/01/24 10:40	04/09/24 10:15	0.497g/50mL	0.5g/50mL	1.01
A4D0820-09	Soil	EPA 6020B	04/01/24 13:00	04/09/24 10:15	0.484g/50mL	0.5g/50mL	1.03

Percent Dry Weight

Prep: Total Solids (Dry Weight) - 2022

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24D0127							
A4D0820-01	Soil	EPA 8000D	04/01/24 10:05	04/03/24 09:13			NA
A4D0820-02	Soil	EPA 8000D	04/01/24 10:10	04/03/24 09:13			NA
A4D0820-03	Soil	EPA 8000D	04/01/24 10:20	04/03/24 09:13			NA
A4D0820-04	Soil	EPA 8000D	04/01/24 10:00	04/03/24 09:13			NA
A4D0820-05	Soil	EPA 8000D	04/01/24 10:25	04/03/24 09:13			NA
A4D0820-06	Soil	EPA 8000D	04/01/24 09:50	04/03/24 09:13			NA

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503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: **4630 Hamrick Rd.**

Project Number: [none]

Project Manager: **Jonathan Williams**

Report ID:

A4D0820 - 04 17 24 0656

SAMPLE PREPARATION INFORMATION

Percent Dry Weight

Prep: Total Solids (Dry Weight) - 2022

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
A4D0820-07	Soil	EPA 8000D	04/01/24 10:30	04/03/24 09:13			NA
A4D0820-08	Soil	EPA 8000D	04/01/24 10:40	04/03/24 09:13			NA
A4D0820-09	Soil	EPA 8000D	04/01/24 13:00	04/03/24 09:13			NA

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QUALIFIER DEFINITIONS

Client Sample and Quality Control (QC) Sample Qualifier Definitions:

Apex Laboratories

- C-05** Extract has undergone a GPC (Gel-Permeation Chromatography) cleanup per EPA 3640A. Reporting levels may be raised due to dilution necessary for cleanup. Sample Final Volume includes the GPC dilution factor, see the Prep page for details.
- CONT** The Sample Container provided for this analysis was not provided by Apex Laboratories, and has not been verified as part of the Apex Quality System.
- PRO** Sample has undergone sample processing prior to extraction and analysis.
- Q-01** Spike recovery and/or RPD is outside acceptance limits.
- Q-05** Analyses are not controlled on RPD values from sample and duplicate concentrations that are below 5 times the reporting level.
- Q-17** RPD between original and duplicate sample, or spike duplicates, is outside of established control limits.
- Q-29** Recovery for Lab Control Spike (LCS) is above the upper control limit. Data may be biased high.
- Q-31** Estimated Results. Recovery of Continuing Calibration Verification sample below lower control limit for this analyte. Results are likely biased low.
- Q-41** Estimated Results. Recovery of Continuing Calibration Verification sample above upper control limit for this analyte. Results are likely biased high.
- R-02** The Reporting Limit for this analyte has been raised to account for interference from coeluting organic compounds present in the sample.

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A4D0820 - 04 17 24 0656

REPORTING NOTES AND CONVENTIONS:

Abbreviations:

DET Analyte DETECTED at or above the detection or reporting limit.
ND Analyte NOT DETECTED at or above the detection or reporting limit.
NR Result Not Reported
RPD Relative Percent Difference. RPDs for Matrix Spikes and Matrix Spike Duplicates are based on concentration, not recovery.

Detection Limits: Limit of Detection (LOD)

Limits of Detection (LODs) are normally set at a level of one half the validated Limit of Quantitation (LOQ).
If no value is listed ('-----'), then the data has not been evaluated below the Reporting Limit.

Reporting Limits: Limit of Quantitation (LOQ)

Validated Limits of Quantitation (LOQs) are reported as the Reporting Limits for all analyses where the LOQ, MRL, PQL or CRL are requested. The LOQ represents a level at or above the low point of the calibration curve, that has been validated according to Apex Laboratories' comprehensive LOQ policies and procedures.

Reporting Conventions:

Basis: Results for soil samples are generally reported on a 100% dry weight basis.
The Result Basis is listed following the units as "dry", "wet", or " " (blank) designation.

"dry" Sample results and Reporting Limits are reported on a dry weight basis. (i.e. "ug/kg dry")

See Percent Solids section for details of dry weight analysis.

"wet" Sample results and Reporting Limits for this analysis are normally dry weight corrected, but have not been modified in this case.

" " Results without 'wet' or 'dry' designation are not normally dry weight corrected. These results are considered 'As Received'.

Results for Volatiles analyses on soils and sediments that are reported on a "dry weight" basis include the water miscible solvent (WMS) correction referenced in the EPA 8000 Method guidance documents. Solid and Liquid samples reported on an "As Received" basis do not have the WMS correction applied, as dry weight was not performed.

QC Source:

In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) may be analyzed to demonstrate accuracy and precision of the extraction batch.

Non-Client Batch QC Samples (Duplicates and Matrix Spike/Duplicates) may not be included in this report. Please request a Full QC report if this data is required.

Miscellaneous Notes:

" --- " 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).

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REPORTING NOTES AND CONVENTIONS (Cont.):

Blanks:

Standard practice is to evaluate the results from Blank QC Samples down to a level equal to ½ the Reporting Limit (RL).

-For Blank hits falling between ½ the RL and the RL (J flagged hits), the associated sample and QC data will receive a 'B-02' qualifier.

-For Blank hits above the RL, the associated sample and QC data will receive a 'B' qualifier, per Apex Laboratories' Blank Policy.

For further details, please request a copy of this document.

-Sample results flagged with a 'B' or 'B-02' qualifier are potentially biased high if the sample results 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.

'B' and 'B-02' qualifications are only applied to sample results detected above the Reporting Level, if results are not reported to the MDL.

Preparation Notes:

Mixed Matrix Samples:

Water Samples:

Water samples containing significant amounts of sediment are decanted or separated prior to extraction, and only the water portion analyzed, unless otherwise directed by the client.

Soil and Sediment Samples:

Soil and Sediment samples containing significant amounts of water are decanted prior to extraction, and only the solid portion analyzed, unless otherwise directed by the client.

Sampling and Preservation Notes:

Certain regulatory programs, such as National Pollutant Discharge Elimination System (NPDES), require that activities such as sample filtration (for dissolved metals, orthophosphate, hexavalent chromium, etc.) and testing of short hold analytes (pH, Dissolved Oxygen, etc.) be performed in the field (on-site) within a short time window. In addition, sample matrix spikes are required for some analyses, and sufficient volume must be provided, and billable site specific QC requested, if this is required. All regulatory permits should be reviewed to ensure that these requirements are being met.

Data users should be aware of which regulations pertain to the samples they submit for testing. If related sample collection activities are not approved for a particular regulatory program, results should be considered estimates. Apex Laboratories will qualify these analytes according to the most stringent requirements, however results for samples that are for non-regulatory purposes may be acceptable.

Samples that have been filtered and preserved at Apex Laboratories per client request are listed in the preparation section of the report with the date and time of filtration listed.

Apex Laboratories maintains detailed records on sample receipt, including client label verification, cooler temperature, sample preservation, hold time compliance and field filtration. Data is qualified as necessary, and the lack of qualification indicates compliance with required parameters.

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Project Number: [none]

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Report ID:

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LABORATORY ACCREDITATION INFORMATION

ORELAP Certification ID: OR100062 (Primary Accreditation) -

EPA ID: OR01039

All methods and analytes reported from work performed at Apex Laboratories are included on Apex Laboratories' ORELAP Scope of Certification, with the exception of any analyte(s) listed below:

Apex Laboratories

Matrix	Analysis	TNI_ID	Analyte	TNI_ID	Accreditation
--------	----------	--------	---------	--------	---------------

All reported analytes are included in Apex Laboratories' current ORELAP scope.

Secondary Accreditations

Apex Laboratories also maintains reciprocal accreditation with non-TNI states (Washington DOE), as well as other state specific accreditations not listed here.

Subcontract Laboratory Accreditations

Subcontracted data falls outside of Apex Laboratories' Scope of Accreditation.

Please see the Subcontract Laboratory report for full details, or contact your Project Manager for more information.

Field Testing Parameters

Results for Field Tested data are provided by the client or sampler, and fall outside of Apex Laboratories' Scope of Accreditation.

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Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: **4630 Hamrick Rd.**

Project Number: [none]

Project Manager: **Jonathan Williams****Report ID:****A4D0820 - 04 17 24 0656****APEX LABS COOLER RECEIPT FORM**Client: Alpine Env. Element WO#: A4 D0820Project/Project #: 4630 Hamrick Rd.**Delivery Info:**Date/time received: 4/2/24 @ 1030 By: KRSDelivered by: Apex ☐ Client ☐ ESS ☐ FedEx ☒ UPS ☐ Radio ☐ Morgan ☐ SDS ☐ Evergreen ☐ Other ☐From USDA Regulated Origin? Yes ☐ No ☒**Cooler Inspection** Date/time inspected: 4/2/24 @ 1030 By: KRSChain of Custody included? Yes ☒ No ☐Signed/dated by client? Yes ☒ No ☐Contains USDA Reg. Soils? Yes ☐ No ☒ Unsure (email RegSoils) ☐

	Cooler #1	Cooler #2	Cooler #3	Cooler #4	Cooler #5	Cooler #6	Cooler #7
Temperature (°C)	<u>3.3</u>						
Custody seals? (Y/N)	<u>N</u>						
Received on ice? (Y/N)	<u>Y</u>						
Temp. blanks? (Y/N)	<u>Y</u>						
Ice type: (Gel/Real/Other)	<u>Real</u>						
Condition (In/Out):	<u>In</u>						

Cooler out of temp? (Y/N) Possible reason why: YesGreen dots applied to out of temperature samples? YesOut of temperature samples form initiated? Yes**Sample Inspection:** Date/time inspected: 4/2/24 @ 12:36 By: KAMAll samples intact? Yes ☒ No ☐ Comments: Bottle labels/COCs agree? Yes ☒ No ☐ Comments: COC/container discrepancies form initiated? Yes ☐ No ☒Containers/volumes received appropriate for analysis? Yes ☒ No ☐ Comments: Do VOA vials have visible headspace? Yes ☐ No ☐ NA ☒Comments: Water samples: pH checked: Yes ☐ No ☐ NA ☒ pH appropriate? Yes ☐ No ☐ NA ☒ pH ID: Comments: 2788 8024 4627Labeled by: KAMWitness: KABCooler Inspected by: KAM

Form Y-003 R-02

Apex Laboratories

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.

Darwin Thomas, Business Development Director

ANALYTICAL REPORT

PREPARED FOR

Attn: Mr. Darwin Thomas
Apex Laboratories LLC
6700 SW Sandburg St.
Tigard, Oregon 97223

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JOB DESCRIPTION

A4D0820

JOB NUMBER

570-179253-1

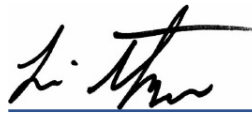
Eurofins Calscience

Job Notes

This report may not be reproduced except in full, and with written approval from the laboratory. The results relate only to the samples tested. For questions please contact the Project Manager at the e-mail address or telephone number listed on this page.

The test results in this report relate only to the samples as received by the laboratory and will meet all requirements of the methodology, with any exceptions noted. This report shall not be reproduced except in full, without the express written approval of the laboratory. All questions should be directed to the Eurofins Calscience Project Manager.

Authorization



Authorized for release by
Lori Thompson, Project Manager I
Lori.Thompson@et.eurofinsus.com
(657)212-3035

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Definitions/Glossary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Qualifiers

GC Semi VOA

Qualifier	Qualifier Description
*+	LCS and/or LCSD is outside acceptance limits, high biased.
E	Result exceeded calibration range.
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.
p	The %RPD between the primary and confirmation column/detector is >40%. The lower value has been reported.

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
▫	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

Case Narrative

Client: Apex Laboratories LLC
Project: A4D0820

Job ID: 570-179253-1

Job ID: 570-179253-1

Eurofins Calscience

Job Narrative 570-179253-1

Analytical test results meet all requirements of the associated regulatory program listed on the Accreditation/Certification Summary Page unless otherwise noted under the individual analysis. Data qualifiers are applied to indicate exceptions. Noncompliant quality control (QC) is further explained in narrative comments.

- Matrix QC may not be reported if insufficient sample or site-specific QC samples were not submitted. In these situations, to demonstrate precision and accuracy at a batch level, a LCS/LCSD may be performed, unless otherwise specified in the method.
- Surrogate and/or isotope dilution analyte recoveries (if applicable) which are outside of the QC window are confirmed unless attributed to a dilution or otherwise noted in the narrative.

Regulated compliance samples (e.g. SDWA, NPDES) must comply with the associated agency requirements/permits.

Receipt

The sample was received on 4/5/2024 9:35 AM. Unless otherwise noted below, the sample arrived in good condition, and, where required, properly preserved and on ice. The temperature of the cooler at receipt time was 2.6°C.

Herbicides

Method 8151A: Insufficient sample volume was available to perform a matrix spike/matrix spike duplicate (MS/MSD) associated with preparation batch 570-427853. The laboratory control sample (LCS) was performed in duplicate (LCSD) to provide precision data for this batch.
8151A

Method 8151A: The laboratory control sample (LCS) and / or laboratory control sample duplicate (LCSD) for preparation batch 570-427853 and analytical batch 570-430104 recovered outside control limits for the following analytes: 2,4-DB, Dalapon and Dinoseb. These analytes were biased high in the LCS and were not detected in the associated samples; therefore, the data have been reported.

Method 8151A: The continuing calibration verification (CCV) associated with 570-430104 recovered outside the control limits for 2,4-D, Dalapon and Dichlorprop on one column. Results are confirmed on both columns and reported from the passing column.

Method 8151A: The method blank for preparation batch 570-427853 contained 2,4-D and 2,4-DB above the reporting limit (RL). None of the samples associated with this method blank contained the target compound; therefore, re-extraction and/or re-analysis of samples were not performed.

Method 8151A: The continuing calibration verification (CCV) associated with 570-430104 recovered high and outside the control limits for 2,4-DB on one column. Results are confirmed on both columns and reported from the passing column.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/ Glossary page.

Eurofins Calscience

Detection Summary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Client Sample ID: Comp-0.0-0.5 Lab Sample ID: 570-179253-1

No Detections.

- 1
- 2
- 3
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- 14
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This Detection Summary does not include radiochemical test results.

Client Sample Results

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Method: SW846 8151A - Herbicides (GC)

Client Sample ID: Comp-0.0-0.5

Date Collected: 04/01/24 13:00

Date Received: 04/05/24 09:35

Lab Sample ID: 570-179253-1

Matrix: Solid

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
2,4,5-T	ND		12	4.3	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
2,4,5-TP (Silvex)	ND		12	8.7	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
2,4-D	ND		120	56	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
2,4-DB	ND	*+	120	120	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
Dalapon	ND	*+	290	84	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
Dicamba	ND		12	5.5	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
Dichlorprop	ND		120	57	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
Dinoseb	ND	*+	120	68	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
MCPA	ND		12000	5700	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
MCPP	ND		12000	7700	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
2,4-Dichlorophenylacetic acid	65	p	20 - 163	04/05/24 16:46	04/12/24 17:25	1

Surrogate Summary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Method: 8151A - Herbicides (GC)
Matrix: Solid

Prep Type: Total/NA

Percent Surrogate Recovery (Acceptance Limits)		
Lab Sample ID	Client Sample ID	DCPAA1 (20-163)
570-179253-1	Comp-0.0-0.5	65 p
LCS 570-427853/2-A	Lab Control Sample	92 p
LCSD 570-427853/3-A	Lab Control Sample Dup	97
MB 570-427853/1-A	Method Blank	63 p
Surrogate Legend		
DCPAA = 2,4-Dichlorophenylacetic acid		

QC Sample Results

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Method: 8151A - Herbicides (GC)

Lab Sample ID: MB 570-427853/1-A

Matrix: Solid

Analysis Batch: 430104

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 427853

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
2,4,5-T	ND		10	3.7	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
2,4,5-TP (Silvex)	ND		10	7.5	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
2,4-D	129.5	p	100	49	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
2,4-DB	140.4	p	100	100	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
Dalapon	ND		250	72	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
Dicamba	ND		10	4.7	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
Dichlorprop	ND		100	49	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
Dinoseb	ND		100	59	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
MCPA	13220	p	10000	4900	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
MCPP	7957	J p	10000	6600	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
Surrogate	MB %Recovery	MB Qualifier	Limits				Prepared	Analyzed	Dil Fac
2,4-Dichlorophenylacetic acid	63	p	20 - 163				04/05/24 16:46	04/12/24 13:20	1

Lab Sample ID: LCS 570-427853/2-A

Matrix: Solid

Analysis Batch: 430104

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 427853

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
2,4,5-T	20.0	17.26		ug/Kg		86	26 - 180
2,4,5-TP (Silvex)	20.0	20.90	p	ug/Kg		105	10 - 180
2,4-D	200	321.3	p	ug/Kg		161	13 - 180
2,4-DB	200	411.0	p *+	ug/Kg		206	10 - 180
Dalapon	500	896.1	*+	ug/Kg		179	10 - 176
Dicamba	20.0	23.24		ug/Kg		116	21 - 164
Dichlorprop	200	188.0		ug/Kg		94	10 - 175
Dinoseb	100	1028	E *+	ug/Kg		1028	10 - 180
MCPA	20000	29200	p	ug/Kg		146	22 - 180
MCPP	20000	25060	p	ug/Kg		125	18 - 180
Surrogate	LCS %Recovery	LCS Qualifier	Limits				
2,4-Dichlorophenylacetic acid	92	p	20 - 163				

Lab Sample ID: LCSD 570-427853/3-A

Matrix: Solid

Analysis Batch: 430104

Client Sample ID: Lab Control Sample Dup

Prep Type: Total/NA

Prep Batch: 427853

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
2,4,5-T	20.0	16.26		ug/Kg		81	26 - 180	6	40
2,4,5-TP (Silvex)	20.0	20.96		ug/Kg		105	10 - 180	0	40
2,4-D	200	312.3	p	ug/Kg		156	13 - 180	3	40
2,4-DB	200	334.8	p	ug/Kg		167	10 - 180	20	40
Dalapon	500	925.3	*+	ug/Kg		185	10 - 176	3	40
Dicamba	20.0	21.31		ug/Kg		107	21 - 164	9	40
Dichlorprop	200	191.8		ug/Kg		96	10 - 175	2	40
Dinoseb	100	927.5	E *+	ug/Kg		928	10 - 180	10	40
MCPA	20000	28760	p	ug/Kg		144	22 - 180	2	40
MCPP	20000	20760	p	ug/Kg		104	18 - 180	19	40

Eurofins Calscience

QC Sample Results

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Method: 8151A - Herbicides (GC) (Continued)

Surrogate	LCSD	LCSD	Limits
	%Recovery	Qualifier	
2,4-Dichlorophenylacetic acid	97		20 - 163

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QC Association Summary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

GC Semi VOA

Prep Batch: 427853

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
570-179253-1	Comp-0.0-0.5	Total/NA	Solid	8151A	
MB 570-427853/1-A	Method Blank	Total/NA	Solid	8151A	
LCS 570-427853/2-A	Lab Control Sample	Total/NA	Solid	8151A	
LCSD 570-427853/3-A	Lab Control Sample Dup	Total/NA	Solid	8151A	

Analysis Batch: 430104

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
570-179253-1	Comp-0.0-0.5	Total/NA	Solid	8151A	427853
MB 570-427853/1-A	Method Blank	Total/NA	Solid	8151A	427853
LCS 570-427853/2-A	Lab Control Sample	Total/NA	Solid	8151A	427853
LCSD 570-427853/3-A	Lab Control Sample Dup	Total/NA	Solid	8151A	427853

Lab Chronicle

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Client Sample ID: Comp-0.0-0.5
Date Collected: 04/01/24 13:00
Date Received: 04/05/24 09:35

Lab Sample ID: 570-179253-1
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	8151A			49.98 g	5 mL	427853	04/05/24 16:46	JC	EET CAL 4
Total/NA	Analysis	8151A		1	1 mL	1 mL	430104	04/12/24 17:25	UJ3K	EET CAL 4
Instrument ID: GC41										

Laboratory References:
EET CAL 4 = Eurofins Calscience Tustin, 2841 Dow Avenue, Tustin, CA 92780, TEL (714)895-5494

Accreditation/Certification Summary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Laboratory: Eurofins Calscience

The accreditations/certifications listed below are applicable to this report.

Authority	Program	Identification Number	Expiration Date
Oregon	NELAP	4175	02-03-25
Washington	State	C916-18	10-11-24

- 1
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Method Summary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Method	Method Description	Protocol	Laboratory
8151A	Herbicides (GC)	SW846	EET CAL 4
8151A	Extraction (Herbicides)	SW846	EET CAL 4

Protocol References:

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

Laboratory References:

EET CAL 4 = Eurofins Calscience Tustin, 2841 Dow Avenue, Tustin, CA 92780, TEL (714)895-5494

Sample Summary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
570-179253-1	Comp-0.0-0.5	Solid	04/01/24 13:00	04/05/24 09:35

- 1
- 2
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- 10
- 11
- 12
- 13
- 14
- 15

SUBCONTRACT ORDER

Apex Laboratories

A4D0820

Loc 570

179253

HAC 4/24

JB

SENDING LABORATORY:

Apex Laboratories
6700 S W. Sandburg Street
Tigard, OR 97223
Phone. (503) 718-2323
Fax: (503) 336-0745
Project Manager Darwin Thomas

RECEIVING LABORATORY:

Eurofins_CalScience
2841 Dow Avenue, Suite 100
Tustin, CA 92780
Phone : (714) 895-5494
Fax: (714) 894-7501

Sample Name: Comp-0.0-0.5

Soil

Sampled: 04/01/24 13:00

(A4D0820-09)

Analysis	Due	Expires	Comments
8151A Herbicides (SUB) Containers Supplied. (C)4 oz Glass Jar	04/15/24 17 00	04/15/24 13 00	

Standard JAT



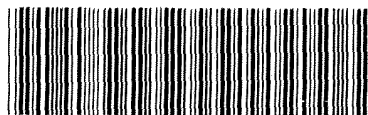
570-179253 Chain of Custody

Released By *[Signature]* Date 4/3/24
Received By *[Signature]* Date 4/4/24 0935
Released By *[Signature]* Date *[Signature]* Date 4/4/24 0935
Received By *[Signature]* Date 4/4/24 0935

Fed Ex (Shipper)

Fed Ex (Shipper)

179253



570-179253 Waybill

ORIGIN ID: BNOA (503) 718-2323
SAMPLE CONTROL
APEX LABS
6700 SW SANDBURG ST

SHIP DATE: 03APR24
ACTWGT 10.00 LB
CAD 4716258/INET4535
DIMS 9x13x9 IN

TIGARD, OR 97223
UNITED STATES US

BILL SENDER

TO **DANIELLE GONSMAN**
EUROFINS_CALSCIENCE
2841 DOW AVENUE
SUITE 100
TUSTIN CA 92780

58314/5D809AE3

(714) 895-5494

REF

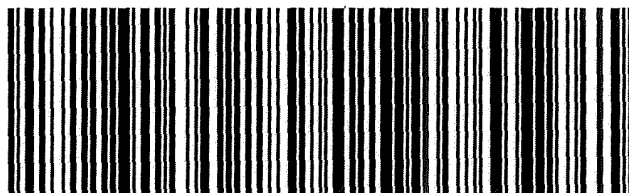
INV
PO:

DEPT.

**FedEx**
Express

THU - 04 APR 10:30A
PRIORITY OVERNIGHT

TRK#
0201 7758 1193 9457

WZ DTHA**92780****CA-US SNA**

Login Sample Receipt Checklist

Client: Apex Laboratories LLC

Job Number: 570-179253-1

Login Number: 179253

List Source: Eurofins Calscience

List Number: 1

Creator: Vitente, Precy

Question	Answer	Comment
Radioactivity wasn't checked or is $\leq$ background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	N/A	Received project as a subcontract.
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is $<6\text{mm}$ (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	

**FINDINGS OF FACT
AND CONCLUSIONS OF LAW
File No.: MP-23002**

**Before the City of Central Point Planning Commission
Consideration of the Sunnybrook Village
Eastside Transit Oriented Development
Master Plan**

Applicant:	)	Findings of Fact
CA Galpin LLC	)	and
744 Cardley Drive	)	Conclusion of Law
Medford OR 97501	)	

**PART 1
INTRODUCTION**

The applicant submitted the Sunnybrook Village Master Plan application for development of a residential subdivision, including public streets, parks and open space, storm drain facilities and utilities in the Eastside Transit Oriented Development (ETOD) Overlay. The property is zoned Low Mix Residential (LMR) and is located along Hamrick Road, north of the intersection with Beebe Road.

A master plan application is reviewed as a Type III application. Type III applications are reviewed in accordance with procedures provided in Section 17.05.400, which provides the basis for decisions upon standards and criteria in the development code and the comprehensive plan, when appropriate.

Applicable Review Criteria for TOD master plans are set forth in Chapter 17.66, Application Review Process for the TOD Overlay and include:

1. CPMC 17.65.040 and 17.65.050 relating to the TOD Overlay
2. CPMC 17.66.030 A(3) and 17.66.030 B – Submittal Requirements
3. CPMC 17.67, Design Standards—TOD Overlay;
4. CPMC 17.60, General Regulations unless superseded by Sections 17.65.040 through 17.65.070
5. CPMC 17.65.050(F)(3), Parking Standard, and CPMC 17.64, Off-Street Parking and Loading
6. CPMC 17.70, Historic Preservation Overlay

PROJECT BACKGROUND

The property is located along the west side of Hamrick Road, north of the intersection with Beebe Road, within the Low Mix Residential (LMR) zoning district of the Eastside Transit Oriented Development (ETOD) Overlay. It is the Applicant’s objective to obtain master plan approval to facilitate development of a residential subdivision on the property within the context of existing and planned development in the ETOD.

The proposed Sunnybrook Village encompasses the 7.57-acre project site. As shown on the Vicinity Map (Figure 1), abutting properties to the north, south and west are undeveloped. Low-density, single-family dwellings are located east of the site and Hamrick Road. Sunnybrook Village is the second master plan contemplated in the ETOD. Willow Bend, formerly known as White Hawk, is located

over 750-ft to the west. As the first master plan along the eastern portion of the ETOD, Sunnybrook Village will establish land use and circulation patterns that will influence development on surrounding properties and circulation throughout the ETOD.

Since Master Plan compliance is required for land divisions greater than two (2) acres, the application for master plan amendment is accompanied by, and being processed concurrently with, an application for a Tentative Subdivision Plan (see File No. SUB-23001) that reviews criteria for subdivision design standards (CPMC 16.10).

Figure 1. Vicinity Map



Page 4 of 47

Findings & Conclusions of Law

File No.: MP-23002

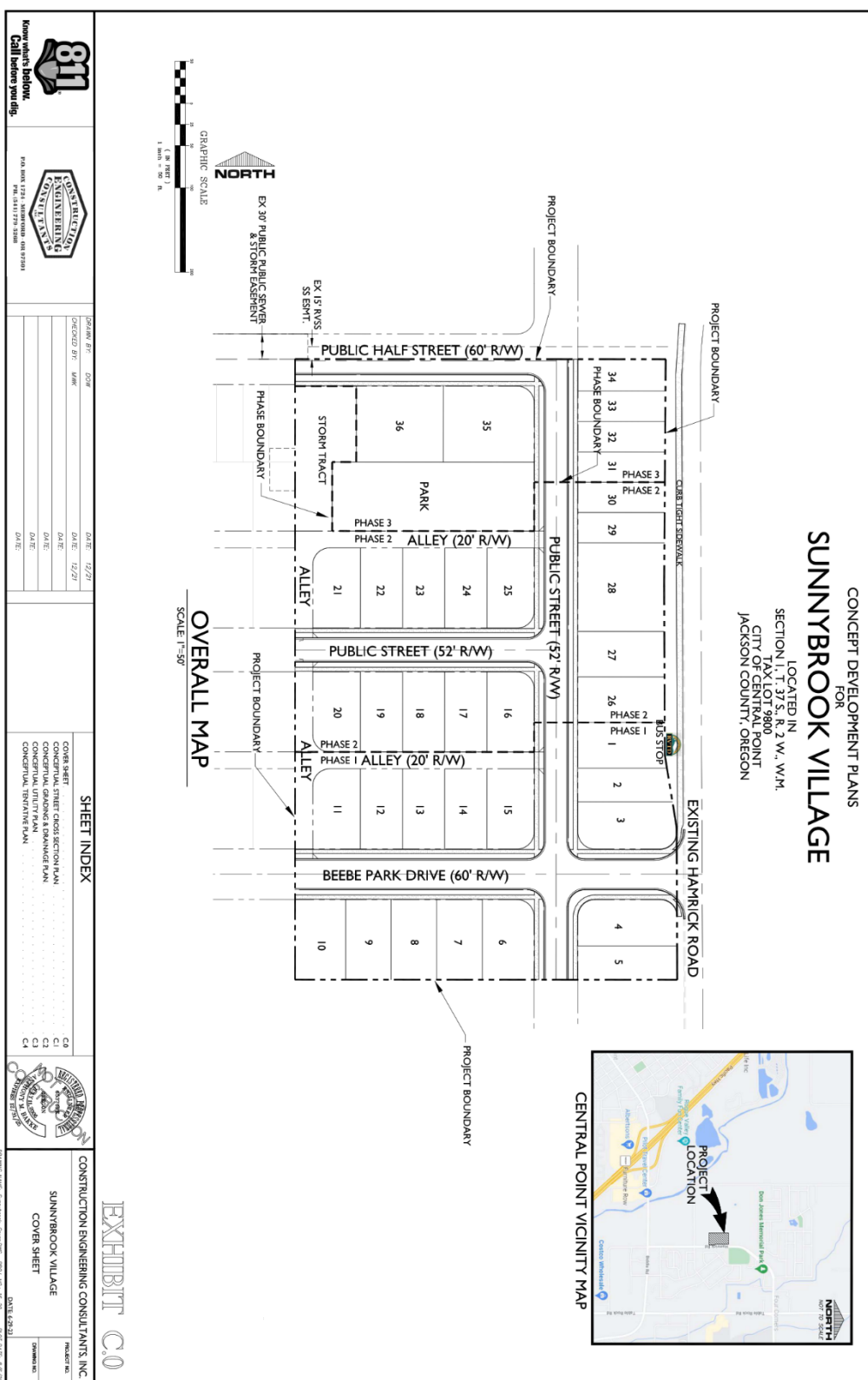


Figure 3. ETOD Circulation Plan

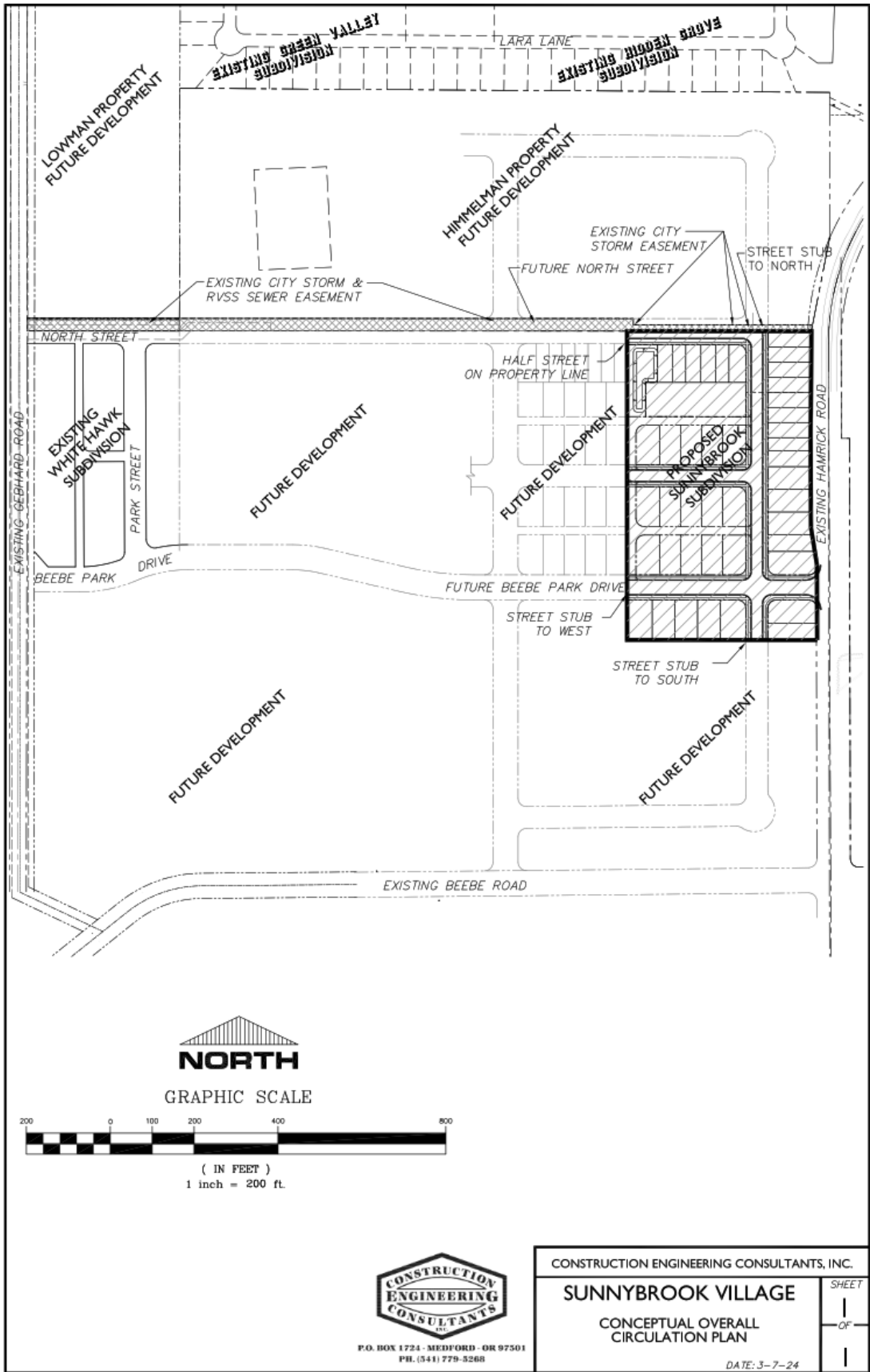


Figure 4. Park Concept Plan

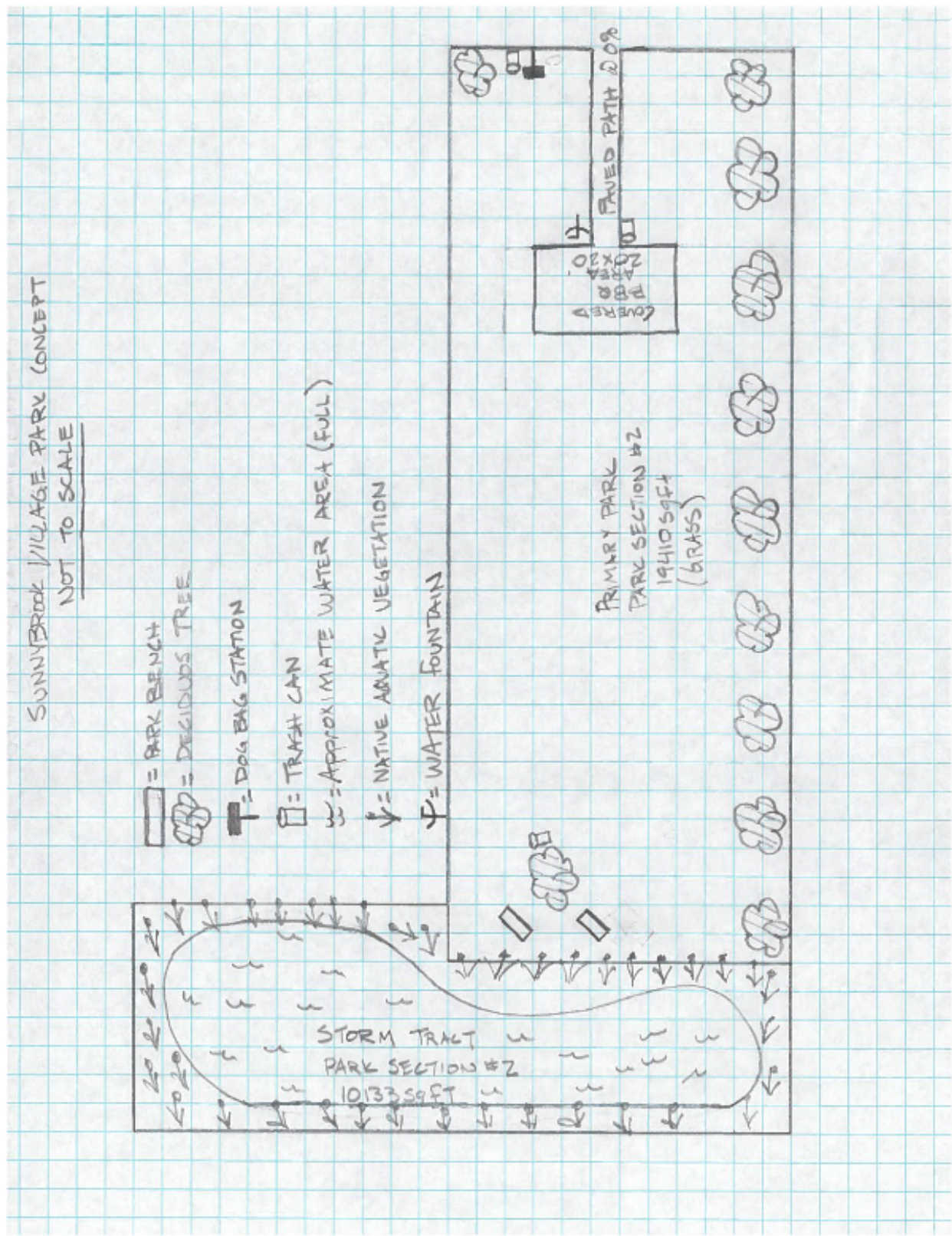
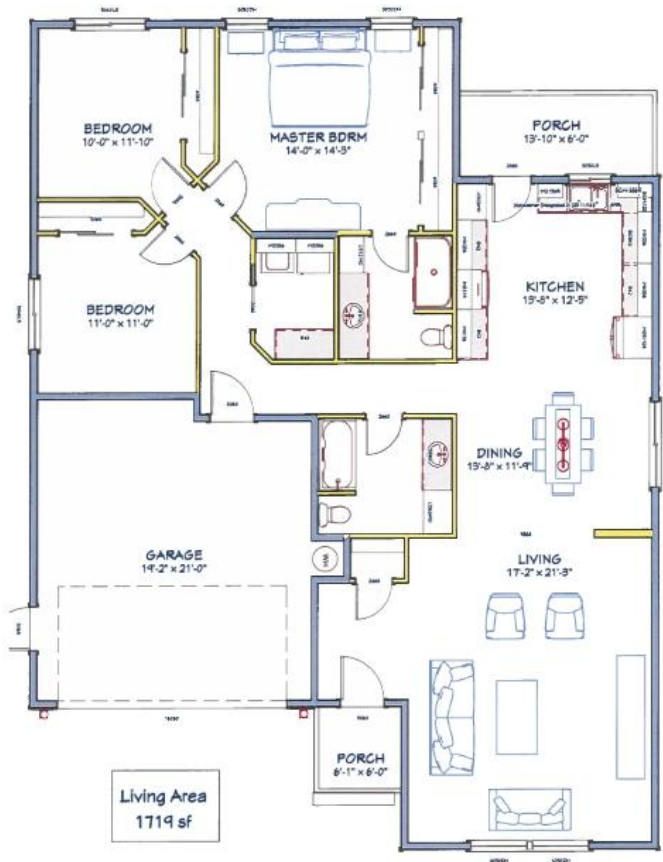


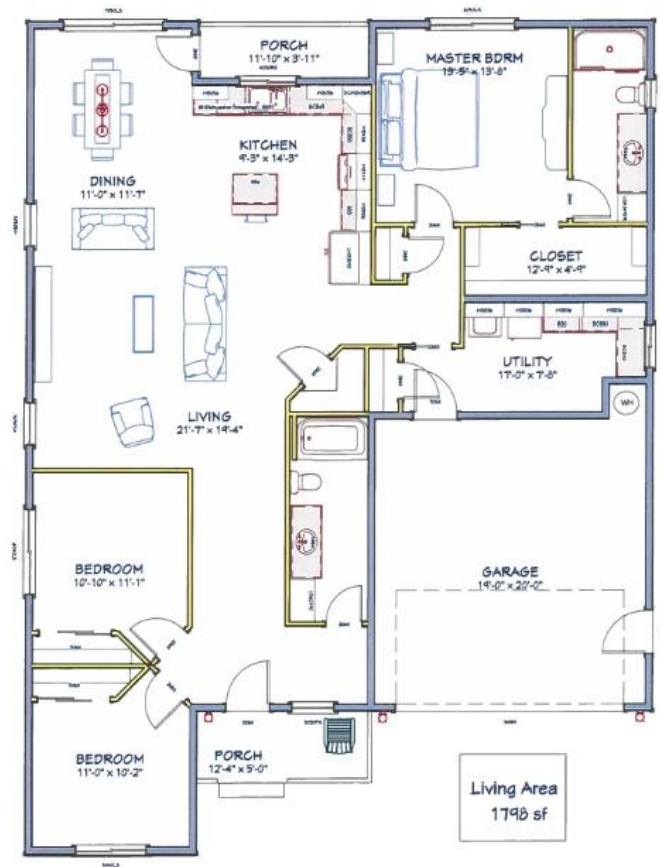
Figure 5. Building Design Plans



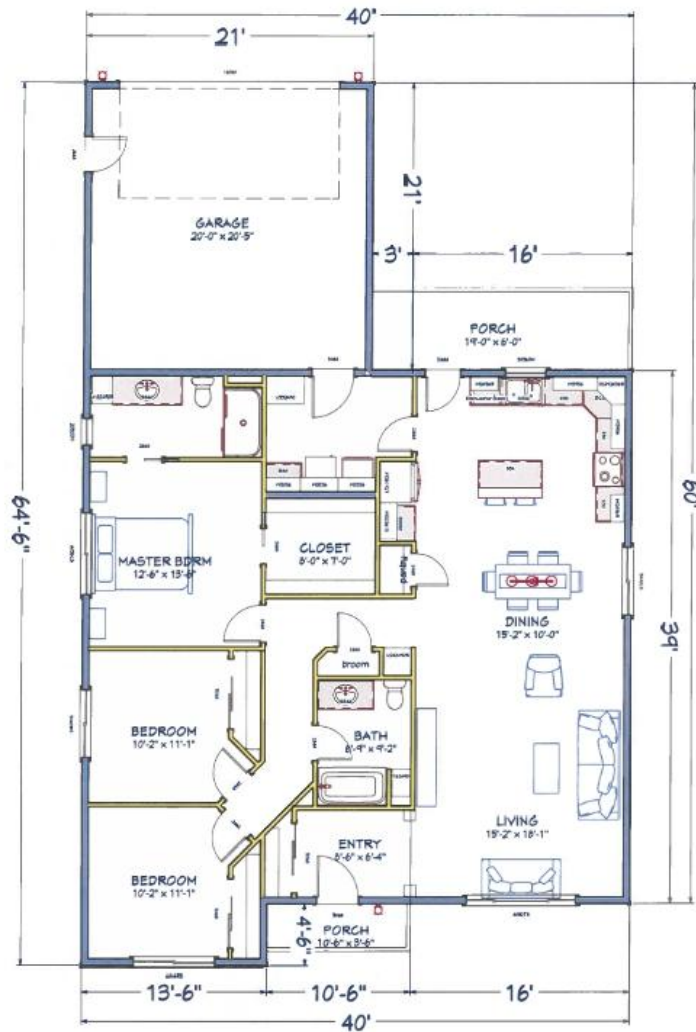
SUNNYBROOK Proposed Plan B



SUNNYBROOK Proposed Plan C



SUNNYBROOK Proposed Plan D - alley

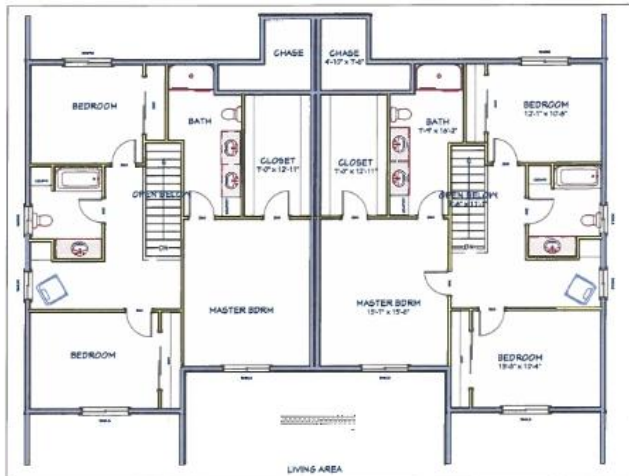


Living Area	1622 sf
Covered Porches	117 sf
Garage	427 sf
Total Under Cover	2203 sf



Galpin & Associates

SUNNYBROOK Proposed Duplex



Living Area per unit
897 sf down
1032 sf up
1929 sf total

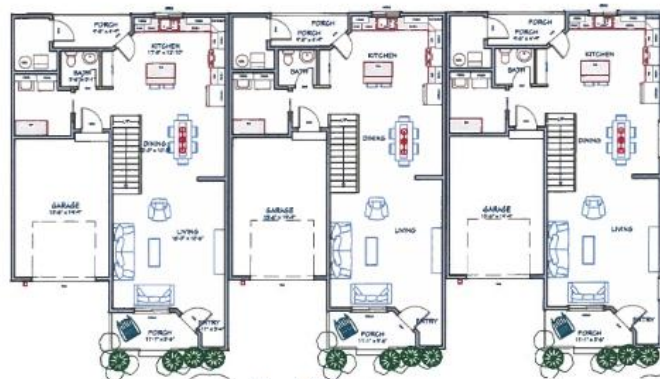


Galpin & Associates

SUNNYBROOK Proposed Triplex



2nd Floor



1st Floor

Living Area per unit
897 sf down
1032 sf up
1929 sf total



Galpin & Associates

PART 2 – CHAPTER 17.65
LAND USE AND ZONING REGULATIONS
TOD OVERLAY

The purpose of the Central Point Transit Oriented Development (TOD) overlay is to promote efficient and sustainable land development and the increased use of transit as required by the Oregon Transportation Planning Rule. The sections of CPMC 17.65 applicable to the application are:

17.65.025 Special Conditions.

On occasion it may be necessary to impose interim development restrictions on certain TOD overlay areas. Special conditions will be identified in this section for each TOD overlay.

- A. Eastside Transit Oriented Development Overlay (ETOD) Agricultural Mitigation. All development shall acknowledge the presence of active farm uses within the ETOD area by recording a right-to-farm disclosure statement as a condition of final plat, transfer of property, or site plan and architectural review approval. The ETOD agricultural mitigation shall be removed at such time as the urban growth boundary is incorporated and completely builds out.
- B. Eastside Transit Oriented Development Overlay (ETOD) Shallow Wells. Prior to development within the ETOD, a water table analysis shall be conducted to determine the local water table depth. Any development impacting the water table will require further analysis to determine the effect on neighboring wells and the development shall be expected to mitigate that impact.

The ETOD agricultural and shallow wells mitigation shall be removed at such time as the urban growth boundary is incorporated and parcels within the ETOD are built to urban standards and connected to city water.

Finding 17.65.025: *The project site is located in the ETOD and the Master Plan application acknowledges the presence of active farm uses nearby. As a condition of approval, the applicant will be required to record a right-to-farm disclosure prior to final plat.*

The application acknowledges three (3) shallow wells on the project site and multiple wells in the surrounding area. The applicant has provided a water table analysis, completed by Apex Engineers, dated July 25, 2024, that examines the potential effects on neighboring wells from the development of Sunnybrook Village. Based on the conclusions of the analysis and the proposed development plans for Sunnybrook Village, the development is not anticipated to impact the water table or surrounding wells unless installation of water and sanitary sewer lines extend below the water table. As conditioned in the Public Works Staff Report dated August 21, 2024, all underground public utilities will be required to implement the mitigation actions necessary to avoid impacts to shallow wells in the vicinity. These will be reviewed at the time of Civil Improvement Plan review by the City Engineer prior to the start of any construction

Conclusion 17.65.025: *Complies as conditioned.*

17.65.040 Land Use.

Four special zone district categories are applied in the Central Point TOD Overlay. The characteristics of these zoning districts are summarized in subsections A through D of this section, with specific uses further defined in Section 17.65.050, Table 1.

A. Residential (TOD).

1. LMR--Low Mix Residential. This is the lowest density residential zone in the district. Single-family detached residences are intended to be the primary housing type; however, attached single-family and lower density multifamily housing types are also allowed and encouraged.
2. MMR--Medium Mix Residential. This medium density residential zone focuses on higher density forms of residential living. The range of housing types includes higher density single-family and a variety of multifamily residences. Low impact commercial activities may also be allowed.
3. HMR--High Mix Residential/Commercial. This is the highest density residential zone intended to be near the center of the TOD district. High density forms of multifamily housing are encouraged along with complementary ground floor commercial uses. Low impact commercial activities may also be allowed. Low density residential uses are not permitted.

B. Employment (TOD).

1. EC--Employment Commercial. Retail, service, and office uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel and transit are encouraged. Development is expected to support pedestrian access and transit use. Automobile oriented activities are generally not included in the list of permitted uses. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone.
2. GC--General Commercial. Commercial and industrial uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel and transit are encouraged. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone.

C. C--Civic (TOD). Civic uses such as government offices, schools, and community centers are the primary uses intended in this district. These uses can play an important role in the vitality of the TOD district.

D. OS--Open Space (TOD). Because the density of development will generally be higher than other areas in the region, providing open space and recreation opportunities for the residents and employees in the TOD district becomes very important. This zone is intended to provide a variety of outdoor and recreation amenities.

Finding 17.65.040: *The project site is located in the LMR zone, designated as an area for residential development. The Master Plan application is accompanied by an application for a tentative subdivision*

plan that incorporates several types of residential uses, including single-family detached and single-family attached along with multifamily units.

Conclusion 17.65.040: *Consistent.*

17.65.050 Zoning Regulations

- A. Permitted Uses. Permitted uses in Table 1 are shown with a “P.” These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.
- B. Limited Uses. Limited uses in Table 1 are shown with an “L.” These uses are allowed if they comply with the specific limitations described in this chapter and the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.
- C. Conditional Uses. Conditional uses in Table 1 are shown with a “C.” These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other conditional uses identified in this title.

Finding 17.65.050(A-C): *The Master Plan proposes open space/recreation and residential uses, including housing types (i.e. single-family detached, single-family attached and multi-family units) that are permitted in the LMR zoning district per CPMC 17.65.050, Table 1.*

Conclusion 17.65.050(A-C): *Consistent.*

- D. Density. The allowable residential density and employment building floor area are specified in Table 2.
- E. Dimensional Standards. The dimensional standards for lot size, lot dimensions, building setbacks, and building height are specified in Table 2.

Finding 17.65.070(D): *As shown in Table 1, below, the proposed 36 lot tentative plan on 5.19 acres (after deducting right-of-way) complies with the density and lot dimension standards in the LMR zoning district in the TOD Overlay.*

Table 1. Applicable Zoning Regulations

Standard	LMR-TOD	Proposed Tentative Plan
Minimum Density	6 units/ acre	8 units/acre
Maximum Density	12 units/acre	
Minimum Lot Area		
Attached Row House	2,000 square feet	3,088 square feet
Std Single Family	3,000 square feet	4,131 square feet
Multifamily	N/A	N/A
Average Lot Area		
Attached Row House	2,500 square feet	3,469 square feet
Std Single Family	4,500 square feet	4,561 square feet

Multifamily	N/A	N/A
Minimum Lot Width		
Attached Row House	24-feet	32.7-feet
Std Single Family	50-feet	54-feet
Multifamily	N/A	N/A
Minimum Lot Depth	50-feet	65-feet

Conclusion 17.65.070(D): *Consistent.*

F. Development Standards.

1. Housing Mix. The required housing mix for the TOD district is shown in Table 2.
2. Accessory Units. Accessory units are allowed as indicated in Table 1. Accessory units shall meet the following standards:

Finding 17.65.050(F)(1-2): *Per Table 2 of CPMC 17.65.050, the proposal for 36 units is required to provide two housing types. The proposed housing mix includes three housing types: single-family detached, single-family attached, and multi-family units.*

Conclusion 17.65.050(F)(1-2): *Consistent.*

3. Parking Standards. The off-street parking and loading requirements in Chapter 17.64 shall apply to the TOD overlay.

Finding 17.65.050(F)(3): *As amended by Ordinance 2100, adopted June 6, 2023, Chapter 17.64 does not impose minimum or maximum parking requirements on residential uses; therefore, parking and loading requirements are not required for this application.*

Conclusion 17.65.070(F)(3): *Not applicable.*

PART 3 – CHAPTER 17.66 APPLICATION REVIEW PROCESS FOR THE TOD OVERLAY

This chapter describes the review procedures to be followed for development proposed within the TOD overlay which are identified on the official city zoning map. The sections of CPMC 17.66 applicable to the application are:

CPMC 17.66.030, Application and Review

- A. There are four types of applications which are subject to review within the Central Point TOD overlay.
 1. TOD Overlay Master Plan. TOD District or Corridor Master Plan. Master plan approval shall be required for:

- a. Development or land division applications which involve two or more acres of land; or
 - b. Modification to a valid master plan approval which involve one or more of the following:
 - i. An increase in dwelling unit density which exceeds five percent of approved density;
 - ii. An increase in commercial gross floor area of ten percent or two thousand square feet, whichever is greater;
 - iii. A change in the type and location of streets, accessways, and parking areas where off-site traffic would be affected; or
 - iv. A modification of a condition imposed as part of the master plan approval.
2. Site Plan and Architectural Review. The provisions of Chapter 17.72, Site Plan and Architectural Review, shall apply to permitted uses and limited uses within the TOD overlay. For site plan and architectural review applications involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a site plan and architectural review application.
 3. Land Division. Partitions and subdivisions shall be reviewed as provided in Title 16, Subdivisions. For a land division application involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a land division application.
 4. Conditional Use. Conditional uses shall be reviewed as provided in Chapter 17.76, Conditional Use Permits.

Finding CPMC 17.66.030(A): *The Sunnybrook Village Master Plan is for a 36-lot subdivision on a property of approximately 7.57 acres, with approximately 5.19 acres of net residential area. The current application is to satisfy the master plan requirements for development and land division proposals involving two or more acres. The master plan application is processed and reviewed concurrently with an application for tentative subdivision plan (File No. SUB-23001).*

Conclusion CPMC 17.66.030(A): *Consistent.*

B. Submittal Requirements. A master plan shall include the following elements:

1. Introduction. A written narrative describing:
 - a. Duration of the master plan;
 - b. Site location map;
 - c. Land use and minimum and maximum residential densities proposed;

- d. Identification of other approved master plans within the project area (one hundred feet).

Finding CPMC 17.66.030(B)(1): *The Master Plan provides a written analysis of the subdivision and project area. The proposed 36-lot subdivision will be completed in three (3) phases within five (5) years. The Vicinity Map (Figure 2) and ETOD Circulation Map (Figure 3) illustrate the site location of the subject property as it relates to the surrounding development and adjacent master plans.*

Conclusion CPMC 17.66.030(B): *Consistent.*

2. Site Analysis Map. A map and written narrative of the project area addressing site amenities and challenges on the project site and adjacent lands within one hundred feet of the project site.
 - a. Master Utility Plan. A plan and narrative addressing existing and proposed utilities and utility extensions for water, sanitary sewer, storm water, gas, electricity, and agricultural irrigation.
 - b. Adjacent Land Use Plan. A map identifying adjacent land uses and structures within one hundred feet of the project perimeter and remedies for preservation of livability of adjacent land uses.

Finding CPMC 17.66.030(B)(2): *The Master Plan identifies existing and proposed utilities and adjacent land uses. As evidenced by the findings and conclusions set forth herein, the Master Plan satisfies the approval criteria for the TOD Corridor and is consistent with the adjacent land uses.*

Conclusion CPMC 17.66.030(B)(2): *Consistent*

3. Transportation and Circulation Plan. A transportation impact analysis (TIA) identifying planned transportation facilities, services and networks to be provided concurrently with the development of the master plan and addressing Section 17.67.040, Circulation and access standards.

Finding CPMC 17.66.030(B)(3): *As shown on the ETOD Circulation Map (Figure 3), the street network and circulation patterns of the project site will continue the established patterns from an existing master plan to the east. A Transportation Impact Analysis (TIA) for the proposed development shows no adverse impacts to the surrounding transportation systems.*

Conclusion CPMC 17.66.030(B)(3): *Consistent.*

4. Site Plan. A plan and narrative addressing Section 17.67.050, Site design standards.

Finding CPMC 17.66.030(B)(4): *As evidenced by the findings and conclusions set forth herein, including the Vicinity Map (Figure 1) and the Tentative Plan (Figure 2), the Master Plan satisfies the approval criteria for site design standards for the TOD Overlay.*

Conclusion CPMC 17.66.030(B)(4): *Consistent.*

5. Recreation and Open Space Plan. A plan and narrative addressing Section 17.67.060, Public parks and open space design standards.

Finding CPMC 17.66.030(B)(5): *As evidenced by the findings and conclusions set forth herein, including the Park Concept Plan (Figure 4), the Master Plan satisfies the approval criteria for parks and open space for the TOD Overlay as demonstrated by the findings for CPMC 17.67.060 set forth herein below.*

Conclusion CPMC 17.66.030(B)(5): *Consistent.*

6. Building Design Plan. A written narrative and illustrations addressing Section 17.67.070, Building design standards.

Finding CPMC 17.66.030(B)(6): *As evidenced by the findings and conclusions set forth herein, including the Building Design Plans (Figure 5), the Master Plan satisfies the approval criteria for building design standards for the TOD Overlay as demonstrated by the findings for CPMC 17.67.070 set forth herein below.*

Conclusion CPMC 17.66.030(B)(6): *Consistent*

7. Transit Plan. A plan identifying proposed, or future, transit facilities (if any).

Finding CPMC 17.66.030(B)(7): *The project site is located in area planned for future transit services. The Master Plan provides connected pedestrian facilities via the public sidewalk system and proposes an area for a future transit stop on Hamrick Road adjacent to the project site.*

Conclusion: CPMC 17.66.030(B)(7): *Consistent.*

8. Environmental Plan. A plan identifying environmental conditions such as wetlands, flood hazard areas, groundwater conditions, and hazardous sites on and adjacent to the project site.

Finding CPMC 17.66.030(B)(8): *The site does not contain mapped wetlands, flood hazard areas, and the riparian area for Bear Creek is not adjacent to or near the project site. The ETOD, including the project site, has been identified as an area with soil contamination due to past farming practices and includes shallow groundwater wells. The Master Plan includes analysis of soil conditions on site and confirms contamination that requires removal prior to development of the property.*

As evidenced by the findings and conclusions set forth in Part 2 herein, the Master Plan satisfies the approval criteria for identifying and protecting shallow groundwater wells in the vicinity of the proposed development.

Conclusion CPMC 17.66.030(B)(8): *Complies as conditioned.*

CPMC 17.66.040 Parks and Open Space

Common park and open space shall be provided for all residential development within a TOD overlay as per Section 17.67.060.

Finding CPMC 17.66.040: *As shown on the Tentative Plan (Figure 2) and the Park Concept Plan (Figure 4), common park and open space is included as part of the proposal. As evidenced by the findings and conclusions set forth herein, the proposed common park and open space areas satisfy the approval criteria for parks and open space for the TOD Corridor.*

Conclusion CPMC 17.66.040: *Consistent.*

CPMC 17.66.050 Application Approval Criteria

A. TOD Overlay Master Plan. A master plan shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

1. Sections 17.65.040 and 17.65.050, relating to the TOD Overlay;

Findings CPMC 17.65.040 and 17.65.050: *As evidenced by the findings and conclusions set forth in Part 2 herein, the proposed development satisfies the approval criteria for land use and zoning standards for the TOD Overlay as conditioned.*

Conclusion CPMC 17.65.040 and 17.65.050: *Complies as conditioned.*

2. Chapter 17.67, Design Standards--TOD Overlay;

Findings CPMC 17.67: *As evidenced by the findings and conclusions set forth in Part 4 herein, the proposed Master Plan satisfies the approval criteria for design standards for the TOD Overlay.*

Conclusion CPMC 17.67: *Consistent.*

3. Section 17.65.050(F)(3), Parking Standards, and Chapter 17.64, Off-Street Parking and Loading;

Findings CPMC 17.65.050(F)(3): *As amended by Ordinance 2100, adopted June 6, 2023, Chapter 17.64 does not impose minimum or maximum parking requirements on residential uses; therefore, parking and loading requirements are not required for this application.*

Conclusion CPMC 17.65.050(F)(3): *Not applicable.*

B. Site Plan and Architectural Review. A site plan and architectural review application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

Finding CPMC 17.66.050(D): *The application is for a Master Plan. An application for Tentative Plan is being processed and reviewed concurrently (see File No. SUB-23001). There is no site plan application as part of the submittal.*

Conclusion CPMC 17.66.050(D): *Not applicable.*

C. Land Division. A land division application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

1. The provisions of Title 16, Subdivisions; and
2. The proposed land division complies with the approved TOD district or corridor master plan for the property, if required; and
3. Chapter 17.67, Design Standards--TOD District and TOD Corridor.

Finding CPMC 17.66.050(C): *As evidenced by the findings and conclusions set forth herein, the proposed subdivision tentative plan satisfies the approval criteria.*

Conclusion CPMC 17.66.050(C): *Consistent.*

D. Conditional Use.

Finding CPMC 17.66.050(D): *The application is for a new Master Plan in the ETOD Overlay. An application for Tentative Plan is being processed and reviewed concurrently (see File No. SUB-23001). There are no conditional uses as part of the submittal.*

Conclusion CPMC 17.66.050(D): *Not applicable.*

CPMC 17.66.060 Conditions of approval

The approval authority may apply reasonable conditions of approval to ensure that the applicable standards of this code are satisfied.

Finding CPMC 17.66.060: *As evidenced by the findings and conclusions set forth herein, reasonable conditions apply to ensure the standards of this code are satisfied.*

Conclusion CPMC 17.66.060: *Consistent.*

PART 4 – CHAPTER 17.67
DESIGN STANDARDS – TOD OVERLAY

The purpose of the Central Point TOD Overlay design standards is to complement and support efficient and sustainable land development, to reduce auto reliance and to increase transit use as required by the Oregon Transportation Planning Rule. The sections of CPMC 17.67 applicable to the application are:

CPMC 17.67.040 Circulation and access standards

A. Public Street Standards.

1. Except for specific transportation facilities identified in a TOD overlay master plan, the street dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for all development located within the TOD overlay which is approved according to the provisions in Section [17.65.020](#) and Chapter [17.66](#).
2. Block perimeters shall not exceed two thousand feet measured along the public street right-of-way.
3. Block lengths for public streets shall not exceed six hundred feet between through streets, measured along street right-of-way.
4. Public alleys or major off-street bike/pedestrian pathways, designed as provided in this chapter, may be used to meet the block length or perimeter standards of this section.
5. The standards for block perimeters and lengths shall be modified to the minimum extent necessary based on findings that strict compliance with the standards is not reasonably practicable or appropriate due to:
 - a. Topographic constraints;
 - b. Existing development patterns on abutting property which preclude the logical connection of streets or accessways;
 - c. Railroads;
 - d. Traffic safety concerns;
 - e. Functional and operational needs to create a large building; or
 - f. Protection of significant natural resources.
6. All utility lines shall be underground but utility vault access lids may be located in the sidewalk area.
7. Connections shall be provided between new streets in a TOD overlay and existing local and minor collector streets.

Finding 17.67.040(A)(1-7): *The public street design and circulation plan provides consistent block patterns within Sunnybrook Village and continues the major street network pattern started with the Master Plan for Willow Bend to the west (Figure 3). The access into Sunnybrook Village is from Hamrick Road, consistent with the Public Works Standards and Specifications for access and intersection construction. The Master Plan demonstrates future connections to adjacent properties and circulation patterns throughout the remaining properties within the ETOD. Once development is completed to the west, as depicted on the ETOD Circulation Plan (Figure 3), block length along the north street (Denson Street) measured along the public street right-of-way will be approximately 597-feet and perimeter block length will be approximately 1,900-feet, where 600-feet and 2,000-feet are the maximum permitted respectively.*

Conclusion 17.67.040(A)(1-7): *Consistent.*

8. Pedestrian/Bike Access ways Within Public Street Right-of-Way.

- a. Except for specific access way facilities identified in a TOD overlay master plan, the following access way dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for any development located within the TOD overlay which is approved according to the provisions in Section 17.65.020 and Chapter 17.66.

9. Public Off-Street Accessways.

- a. Pedestrian accessways and greenways should be provided as needed to supplement pedestrian routes along public streets.
- b. Major off-street pedestrian accessways shall incorporate all of the following design criteria:
 - i. The applicable standards in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction;
 - ii. Minimum ten-foot vertical clearance;
 - iii. Minimum twenty-foot horizontal barrier clearance for pathway;
 - iv. Asphalt, concrete, gravel, or wood chip surface as approved by the city, with a compacted subgrade;
 - v. Nonskid boardwalks if wetland construction is necessary; and
 - vi. Minimum one hundred square feet of trailhead area at intersections with other pedestrian improvements. A trail map sign shall be provided at this location.

- c. Minor off-street trails shall be a minimum of five feet wide, have a minimum vertical clearance of eight feet, a minimum two-foot horizontal clearance from edge of pathway and be constructed of gravel or wood chips, with a compacted subgrade.

Finding 17.67.040(A)(8-9): *The Sunnybrook Village Master Plan does not propose off-street public accessways for pedestrians or bicycles. All on-street facilities will be constructed in accordance with the Public Works Standards and Specifications in accordance with the conditions listed in the Public Works Staff Report dated August 21, 2024.*

Conclusion 17.67.040(A)(8-9): *Complies as conditioned.*

17.67.050 Site Design Standards.

The following standards and criteria shall be addressed in the master plan, land division, and/or site plan review process:

A. Adjacent Off-Site Structures and Uses.

1. All off-site structures, including septic systems, drain fields, and domestic wells (within one hundred feet) shall be identified and addressed in the master plan, land division, or site plan process in a manner that preserves and enhances the livability and future development needs of off-site structures and uses consistent with the purpose of the TOD overlay and as necessary to improve the overall relationship of a development or an individual building to the surrounding context.

Finding 17.67.050(A)(1): *Exhibit 3 identifies adjacent land uses and off-site structures and Exhibit 10 identifies adjacent domestic wells. An engineering analysis prepared by APEX dated July 24, 2024 evaluates the potential for short-term and long-term well impacts, identifies the likelihood of impacts, and recommends mitigation actions that are necessary if utility installation occurs below the water table. The report's conclusions state adverse impacts are not expected and mitigation actions are recommended for utility installation below the water table. As conditioned in the Public Works Staff Report dated August 21, 2024, all underground public utilities will be required to implement the mitigation actions necessary to avoid impacts to shallow wells in the vicinity. These will be reviewed at the time of Civil Improvement Plan review by the City Engineer prior to the start of any construction.*

Conclusion 17.67.050(A)(1): *Complies as conditioned.*

2. Specific infrastructure facilities identified on site in the master plan, land division, and/or site plan shall comply with the underground utility standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 400, Storm Water Sewer System and, more specifically, Section 420.10.02, Ground Water Control Plan, in order to safeguard the water resources of adjacent uses.

Finding 17.67.050(A)(2): *The Master Utility Plan (Exhibit 2) proposes underground utility construction. Connections to existing infrastructure will be in accordance with all applicable*

sections of the City of Central Point Department Public Works Standard Specification and Uniform Standard Details for Public Works Construction. Underground utilities will also be subject to the shallow well mitigation design and construction recommendations in the APEX report dated July 24, 2024 as provided in Finding 17.67.050(A)(1).

Conclusion 17.67.050(A)(2): *Consistent.*

B. Natural Features.

1. Buildings should be sited to preserve significant trees.
2. Buildings should be sited to avoid or lessen the impact of development on environmentally critical areas such as steep slopes, wetlands, and stream corridors.
3. Whenever possible, wetlands, groves and natural areas should be maintained as public preserves and as open space opportunities in neighborhoods.

Finding 17.67.050(B): *The site is currently undeveloped and consists largely of a large, open grass field with large trees dispersed throughout. The trees are not significant, with many damaged and/or considered hazardous. There are no rock outcroppings, the site does not contain mapped wetlands or flood hazard areas, and the riparian area for Bear Creek is not adjacent to or near the project site.*

Conclusion 17.67.050(B): *Consistent.*

C. Topography.

1. Buildings and other site improvements should reflect, rather than obscure, natural topography.
2. Buildings and parking lots should be designed to fit into hillsides, for instance, reducing the need for grading and filling.
3. Where neighboring buildings have responded to similar topographic conditions on their sites in a consistent and positive way, similar treatment for the new structure should be considered.

Finding 17.67.050(C): *The project site is currently undeveloped. Per staff site visits and aerial imagery, the project site contains some vegetation including a few mature trees, but it primarily consists of a flat, open grass field. There are no rock outcroppings or wetland areas on the project site.*

Conclusion 17.67.050(C): *Consistent.*

D. Solar Orientation.

1. The building design, massing and orientation should enhance solar exposure for the project, taking advantage of the climate of Central Point for sun-tempered design.
2. Where possible, the main elevation should be facing within twenty-five degrees due south.

3. In residential developments, the location of rooms should be considered in view of solar exposure, e.g., primary living spaces should be oriented south but a west facing kitchen should be avoided as it may result in summer overheating.
4. Outdoor spaces should be strategically sited for solar access and the cooling summer winds.
5. Shadow impacts, particularly in winter on adjacent buildings and outdoor spaces should be avoided.

Finding 17.67.050(D): *The proposal maximizes solar orientation to the greatest extent possible within the context of the existing and proposed street network and development patterns in the ETOD.*

Conclusion 17.67.050(D): *Consistent.*

E. Existing Buildings on the Site.

1. Where a new building shares the site with an admirable existing building or is a major addition to such a building, the design of the new building should be compatible with the original.
2. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Finding 17.67.050(E): *The project site is currently undeveloped. As evidenced by the findings and conclusions set forth herein addressing CPMC 17.67.070, the proposed structures satisfy the approval criteria for building design standards in the TOD Overlay.*

Conclusion 17.67.050(E): *Consistent.*

F. New Prominent Structures. Key public or civic buildings, such as community centers, churches, schools, libraries, post offices, and museums, should be placed in prominent locations, such as fronting on public squares or where pedestrian street vistas terminate, in order to serve as landmarks and to symbolically reinforce their importance.

Finding 17.67.050(F): *The proposed development project does not include public or civic buildings.*

Conclusion 17.67.050(F): *Not applicable.*

G. Views. The massing of individual buildings should be adjusted to preserve important views while benefiting new and existing occupants and surrounding neighborhoods.

Finding 17.67.050(G): *As evidenced by the findings and conclusions for CPMC 17.67.070 set forth herein, the proposed structures satisfy the approval criteria for building design standards for the TOD Overlay.*

Conclusion 17.67.050(G): *Consistent.*

H. Adjoining Uses and Adjacent Services.

1. When more intensive uses, such as neighborhood commercial or multifamily dwellings, are within or adjacent to existing single-family neighborhoods, care should be taken to minimize the impact of noise, lighting, and traffic on adjacent dwellings.
2. Activity or equipment areas should be strategically located to avoid disturbing adjacent residents.
3. All on-site service areas, loading zones and outdoor storage areas, waste storage, disposal facilities, transformer and utility vaults, and similar activities shall be located in an area not visible from a street or urban space.
4. Screening shall be provided for activities, areas and equipment that will create noise, such as loading and vehicle areas, air conditioning units, heat pumps, exhaust fans, and garbage compactors, to avoid disturbing adjacent residents.
5. Group mailboxes are limited to the number of houses on any given block of development. Only those boxes serving the units may be located on the block. Multiple units of mailboxes may be combined within a centrally located building of four walls that meets the design guidelines for materials, entrance, roof form, windows, etc. The structure must have lighting both inside and out.

Finding 17.67.050(H): *The project site is located in the LMR zoning district within the TOD Overlay and the proposed 36-lot subdivision is consistent with the zoning regulations in CPMC 17.65.050. The adjacent properties to the north, west and south are undeveloped. As the first master plan in this portion of the ETOD, Sunnybrook Village will establish land use and circulation patterns that will influence development on surrounding properties and circulation throughout the ETOD. Low-density, single-family dwellings are located east of the site; however, the project location and that development are separated by Hamrick Road.*

Conclusion 17.67.050(H): *Consistent.*

I. Transitions in Density.

1. Higher density, attached dwelling developments shall minimize impact on adjacent existing lower density, single-family dwelling neighborhoods by adjusting height, massing and materials and/or by providing adequate buffer strips with vegetative screens.
2. Adequate buffer strips with vegetative screens shall be placed to mitigate the impact of higher density development on adjacent lower density development.
3. New residential buildings within fifty feet of existing low density residential development shall be no higher than thirty-five feet and shall be limited to single-family detached or attached units, duplexes, triplexes or fourplexes.
4. New commercial buildings within fifty feet of existing low density residential development shall be no higher than forty-five feet.

5. Dwelling types in a TOD district or corridor shall be mixed to encourage interaction among people of varying backgrounds and income levels.
6. Zoning changes should occur midblock, not at the street centerline, to ensure that compatible building types face along streets and within neighborhoods. When dissimilar building types face each other across the street because the zoning change is at the street centerline or more infill housing is desired (for instance, duplexes across the street from single dwellings), design shall ensure similarity in massing, setback, and character.
7. Density should be increased incrementally, to buffer existing neighborhoods from incompatible building types or densities. Sequence density, generally, as follows: large lot single dwelling, small lot single dwelling, duplex, townhomes, courtyard multifamily apartments, large multifamily apartments, and mixed use buildings.

Finding 17.67.050(I): *The proposed development includes single-family attached, single-family detached and lower density multifamily housing types, consistent with the LMR zoning district within the TOD overlay. There are no multi-use, high density residential or commercial uses proposed as part of the development. The low-density single-family development to the east is located greater than fifty feet from the property boundary of the project site and is separated by Hamrick Road, an Arterial designated roadway.*

Conclusion 17.67.050(I): *Consistent.*

J. Parking.

1. Parking Lot Location.

- a. Off-street surface parking lots shall be located to the side or rear of buildings. Parking at midblock or behind buildings is preferred.
- b. Off-street surface parking lots shall not be located between a front facade of a building and a public street.
- c. If a building adjoins streets or accessways on two or more sides, off-street parking shall be allowed between the building and the pedestrian route in the following order of priority:
 - 1st. Accessways;
 - 2nd. Streets that are non-transit streets.
 - 3rd. Streets that are transit streets.
- d. Parking lots and garages should not be located within twenty feet of a street corner.

2. Design.

- a. All perimeter and interior landscaped areas must have protective curbs along the edges. Trees must have adequate protection from car doors and bumpers.

- b. A portion of the standard parking space may be landscaped instead of paved. The landscaped area may be up to two feet in front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space. Landscaping must be ground cover plants. The landscaping does not apply toward any perimeter or interior parking lot landscaping requirements, but does count toward any overall site landscaping requirement.
- c. In order to control dust and mud, all vehicle areas must be paved.
- d. All parking areas must be striped in conformance with the city of Central Point parking dimension standards.
- e. Thoughtful siting of parking and vehicle access should be used to minimize the impact of automobiles on the pedestrian environment, adjacent properties, and pedestrian safety.
- f. Large parking lots should be divided into smaller areas, using, for example, landscaping or special parking patterns.
- g. Parking should be located in lower or upper building levels or in less visible portions of site.

3. Additional Standards for LMR, MMR and HMR Zones.

- a. When parking must be located to the side of buildings, parking frontage should be limited to approximately fifty percent of total site frontage.
- b. Where possible, alleys should be used to bring the vehicle access to the back of the site.
- c. For parking structures, see Section 17.67.070(H).

Finding 17.67.050(J)(3): *The proposed development is a mix of attached single-family, detached single-family, and lower density multifamily housing types. Parking lots are not proposed as part of the development. Access to dwellings is provided by front-facing garages or alley-loaded, rear-facing garages. As evidenced by the findings and conclusions for CPMC 17.67.070 set forth herein, the proposed structures satisfy the approval criteria for building design standards for the TOD Overlay.*

Conclusion 17.67.050(J): *Consistent.*

K. Landscaping.

1. Perimeter Screening and Planting.

- a. Landscaped buffers should be used to achieve sufficient screening while still preserving views to allow areas to be watched and guarded by neighbors.
- b. Landscaping should be used to screen and buffer unsightly uses and to separate such incompatible uses as parking areas and waste storage pickup areas.

Finding 17.67.050(K)(1): *As conditioned in the Public Works Staff Report, dated August 21, 2024, landscape and irrigation plans are required as part of the civil improvement plans for landscaping installed in public areas, including but not limited to street trees and the park.*

Conclusion 17.67.050(K)(1): *Complies as conditioned.*

2. Parking Lot Landscaping and Screening.

a. Parking areas shall be screened with landscaping, fences, walls or a combination thereof.

- i. Trees shall be planted on the parking area perimeter and shall be spaced at thirty feet on center.
- ii. Live shrubs and ground cover plants shall be planted in the landscaped area.
- iii. Each tree shall be located in a four-foot by four-foot minimum planting area.
- iv. Shrub and ground cover beds shall be three feet wide minimum.
- v. Trees and shrubs must be fully protected from potential damage by vehicles.

b. Surface parking areas shall provide perimeter parking lot landscaping adjacent to a street that meets one of the following standards:

- i. A five-foot-wide planting strip between the right-of-way and the parking area. The planting strip may be interrupted by pedestrian-accessible and vehicular accessways. Planting strips shall be planted with an evergreen hedge. Hedges shall be no less than thirty-six inches and no more than forty-eight inches in height at maturity. Hedges and other landscaping shall be planted and maintained to afford adequate sight distance for vehicles entering and exiting the parking lot;
- ii. A solid decorative wall or fence a minimum of thirty-six inches and a maximum of forty-eight inches in height parallel to and not closer than two feet from the edge of right-of-way. The area between the wall or fence and the pedestrian accessway shall be landscaped. The required wall or screening shall be designed to allow for access to the site and sidewalk by pedestrians and shall be constructed and maintained to afford adequate sight distance as described above for vehicles entering and exiting the parking lot;
- iii. A transparent screen or grille forty-eight inches in height parallel to the edge of right-of-way. A two-foot minimum planting strip shall be located either inside the screen or between the screen and the edge of right-of-way. The planting strip shall be planted with a hedge or other landscaping. Hedges shall be a minimum thirty-six inches and a maximum of forty inches in height at maturity.

c. Gaps in a building's frontage on a pedestrian street that are adjacent to off-street parking areas and which exceed sixty-five feet in length shall be reduced to no more than sixty-five feet in length through use of a minimum eight-foot-high screen wall. The screen wall shall be solid, grille, mesh or lattice that obscures at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).

d. Parking Area Interior Landscaping.

i. Amount of Landscaping. All surface parking areas with more than ten spaces must provide interior landscaping complying with one or both of the standards stated below.

(A) Standard 1. Interior landscaping must be provided at the rate of twenty square feet per stall. At least one tree must be planted for every two hundred square feet of landscaped area. Ground cover plants must completely cover the remainder of the landscaped area.

(B) Standard 2. One tree must be provided for every four parking spaces. If surrounded by cement, the tree planting area must have a minimum dimension of four feet. If surrounded by asphalt, the tree planting area must have a minimum dimension of three feet.

ii. Development Standards for Parking Area Interior Landscaping.

(A) All landscaping must comply with applicable standards. Trees and shrubs must be fully protected from potential damage by vehicles.

(B) Interior parking area landscaping must be dispersed throughout the parking area. Some trees may be grouped, but the groups must be dispersed.

(C) Perimeter landscaping may not substitute for interior landscaping. However, interior landscaping may join perimeter landscaping as long as it extends four feet or more into the parking area from the perimeter landscape line.

(D) Parking areas that are thirty feet or less in width may locate their interior landscaping around the edges of the parking area. Interior landscaping placed along an edge is in addition to any required perimeter landscaping.

3. Landscaping Near Buildings. Landscaping shall serve as a screen or buffer to soften the appearance of structures or uses such as parking lots or large blank walls, or to increase the attractiveness of common open spaces.

Finding 17.67.050(K)(1-3): *As shown on the Site Plan (Figure 2), surface parking areas are not proposed as part of the development.*

Conclusion 17.67.050(K)(1-3): *Not applicable.*

4. Service Areas. Service areas, loading zones, waste disposal or storage areas must be fully screened from public view.

- a. Prohibited screening includes chain-link fencing with or without slats.

- b. Acceptable screening includes:

- i. A six-foot masonry enclosure, decorative metal fence enclosure, a wood enclosure, or other approved materials complementary to adjacent buildings; or
 - ii. A six foot solid hedge or other plant material screening as approved.

Finding 17.67.050(K)(4): *As shown on the Site Plan (Figure 2), storage and waste disposal areas are not proposed as part of the development.*

Conclusion 17.67.050(K)(4): *Not applicable.*

5. Street Trees. Street trees shall be required along both sides of all public streets with a spacing of twenty feet to forty feet on center depending on the mature width of the tree crown, and planted a minimum of two feet from the back of curb. Trees in the right-of-way or sidewalk easements shall be approved according to size, quality, and tree well design, if applicable, and irrigation shall be required. Tree species shall be chosen from the city of Central Point approved street tree list.

Finding 17.67.050(K)(5): *The Master Plan states the proposed completion of the public streets within Sunnybrook Village will be designed to comply with the City's codes including the Public Works Design Specifications for street construction, including street tree standards. As conditioned in the Public Works Staff Report, dated August 21, 2024, landscape and irrigation plans are required as part of the civil improvement plans for the installation of street trees in accordance with City Street Standards and Specifications. **Conclusion 17.67.050(K)(5):** *Complies as conditioned.**

L. Lighting.

1. Minimum Lighting Levels. Minimum lighting levels shall be provided for public safety in all urban spaces open to public circulation.
 - a. A minimum average light level of one and two-tenths foot candles is required for urban spaces and sidewalks.
 - b. Metal-halide or lamps with similar color, temperature and efficiency ratings shall be used for general lighting at building exteriors, parking areas, and urban spaces. Sodium-based lamp elements are not allowed.
 - c. Maximum lighting levels should not exceed six foot candles at intersections or one and one-half foot candles in parking areas.

2. Fixture Design in Public Rights-of-Way.

a. Pedestrian-scale street lighting shall be provided including all pedestrian streets along arterials, major collectors, minor collectors and local streets.

b. Pedestrian street lights shall be no taller than twenty feet along arterials and collectors, and sixteen feet along local streets.

3. On-Site Lighting. Lighting shall be incorporated into the design of a project so that it reinforces the pedestrian environment, provides continuity to an area, and enhances the drama and presence of architectural features. Street lighting should be provided along sidewalks and in medians. Selected street light standards should be appropriately scaled to the pedestrian environment. Adequate illumination should be provided for building entries, corners of buildings, courtyards, plazas and walkways.

a. Accessways through surface parking lots shall be well lighted with fixtures no taller than twenty feet.

b. Locate and design exterior lighting of buildings, signs, walkways, parking lots, and other areas to avoid casting light on nearby properties.

c. Fixture height and lighting levels shall be commensurate with their intended use and function and shall assure compatibility with neighboring land uses. Baffles shall be incorporated to minimize glare and to focus lighting on its intended area.

d. Additional pedestrian-oriented site lighting including step lights, well lights and bollards shall be provided along all courtyard lanes, alleys and off-street bike and pedestrian pathways.

e. In addition to lighting streets, sidewalks, and public spaces, additional project lighting is encouraged to highlight and illuminate building entrances, landscaping, parks, and special features.

Finding 17.67.050(L): *The Master Plan states the proposed completion of the public streets within Sunnybrook Village will be designed to comply with the City's codes including the Public Works Design Specifications for street construction, including electrical street lighting standards. As conditioned in the Public Works Staff Report, dated August 21, 2024, on-site lighting must be included on civil improvement plan. These plans will be reviewed by the City Engineer prior to the start of construction.*

Prior to final plat, location and installation shall be identified on as-built plans and verified by the Public Works Department.

Conclusion 17.67.050(L): *Complies as conditioned.*

M. Signs.

1. The provisions of this section are to be used in conjunction with the city sign regulations in the Central Point Sign Code, Chapter 15.24. The sign requirements in Chapter 15.24 shall govern in the TOD district and corridor with the exception of the following:
 - a. The types of signs permitted shall be limited only to those signs described in this chapter.
 - b. Decorative exterior murals are allowed and are subject to review and criteria by planning commission or architectural review committee appointed by city council.
 - c. Signs that use images and icons to identify store uses and products are encouraged.
 - d. Projecting signs located to address the pedestrian are encouraged.
2. Sign Requirements. Signs within the TOD district or corridor shall comply with the standards in Table 17.67.050(1).
 - a. For ground commercial uses in the HMR district.
 - b. For residential uses in the HMR district.
 - c. Scoreboards allowed only as a conditional use within the Civic district.
 - d. Sidewalk A-frame boards (1) within fixed dimensions and not obstructing public right-of-way.
 - e. Temporary commercial banners to promote grand openings, 30 to 60 days per year maximum with planning permit.
3. Sign Materials. Unless otherwise exempt, or authorized by the planning commission, all signs must comply with the following design criteria:
 - a. The base materials for a freestanding sign shall be natural materials including stone, brick, or aggregate.
 - b. Building/sign proportionality as referenced in Table 17.67.050(1).
 - c. Sign illumination shall be limited to external illumination to include conventional lighting and neon, if neon is applied to the sign plane area. External illumination is understood to include “back lit” or “halo” lighting. Internally illuminated signs are prohibited except as provided under Table 17.67.050(1) for scoreboards.
4. Prohibited Signs.
 - a. Internally illuminated signs;
 - b. Roof signs;
 - c. Reader boards;

- d. Flashing signs;
- e. Electronic message/image signs on which copy is created through the use of a pattern of lights in a dot matrix configuration, which may be changed intermittently;
- f. Bench signs;
- g. Balloons or streamers.

Finding 17.67.050(M): Signage is not considered or approved as part of this review. Proposed signs are required to apply for a building permit and must comply with the standards in this section.

Conclusion 17.67.050(M): Not applicable.

17.67.060 Public Parks and Open Space Design Standards.

- A. General. Parks and open spaces shall be provided in the TOD districts and TOD corridors and shall be designed to accommodate a variety of activities ranging from active play to passive contemplation for all ages and accessibility.

Finding 17.67.060(A): As shown on the Tentative Plan (Figure 2), the subdivision includes an open space area on the north side of the development. The open space area is designed to accommodate a variety of activities, including active and passive recreation as shown on the Parks Concept Plan (Figure 4).

Conclusion 17.67.060(A): Consistent.

- B. Parks and Open Space Location.

1. Parks and open spaces shall be located within walking distance of all those living, working and shopping in TOD Districts.
2. Parks and open spaces shall be easily and safely accessed by pedestrians and bicyclists.
3. For security purposes, parks and open spaces shall be visible from nearby residences, stores or offices.
4. Parks and open spaces shall be available for both passive and active use by people of all ages.
5. Parks and open spaces in predominantly residential neighborhoods shall be located so that windows from living areas (kitchens, family rooms, living rooms, but not bedrooms or bathrooms) of a minimum of four residences face onto it.

Finding CPMC 17.67.060(B): As shown on the Tentative Plan (Figure 2), the open space is located on the north side of the subdivision, with access along a proposed north-south street and an east-west street, within walking distance of the proposed lots, and is easily accessible and provides visibility from nearby residences.

Conclusion CPMC 17.67.060(C): Consistent.

C. Parks and Open Space Amount and Size.

1. Common open space will vary in size depending on their function and location.
2. The total amount of open space provided in a TOD district or corridor shall be adequate to meet the needs of those projected (at the time of build out) to live, work, shop and recreate there.
3. All TOD projects requiring master plans shall be required to reserve, improve and/or establish parks and open space which, excluding schools and civic plazas, meet or exceed the following requirements:
 - a. For single-family detached and attached residences, including duplex units, townhouses and row houses: four hundred square feet for each dwelling.
 - b. For multifamily residences, including multistory apartments, garden apartments, and senior housing: six hundred square feet for each dwelling.
 - c. Nonresidential development: at least ten percent of the development's site area

Finding CPMC 17.67.060(C): As shown on the Parks Concept Plan (Figure 4), the proposed open space area is 29,543 square feet, with 10,133 square feet to be used as storm water detention. The proposed subdivision is a 36-lot development that requires a minimum of 11,200 square feet of open space.

Conclusion CPMC 17.67.060(C): Consistent.

D. Parks and Open Space Design.

1. Parks and open spaces shall include a combination garbage/recycling bin and a drinking fountain at a frequency of one combination garbage/recycling bin and one drinking fountain per site or one combination garbage/recycling bin and one drinking fountain per two acres, whichever is less, and at least two of the following improvements:
 - a. Benches or a seating wall;
 - b. Public art such as a statue;
 - c. Water feature or decorative fountain;
 - d. Children's play structure including swing and slide;
 - e. Gazebo or picnic shelter;
 - f. Picnic tables with barbecue;
 - g. Open or covered outdoor sports court for one or more of the following: tennis, skateboard, basketball, volleyball, badminton, racquetball, handball/paddleball;

- h. Open or covered outdoor swimming and/or wading pool or play fountain suitable for children to use; or
 - i. Outdoor athletic fields for one or more of the following: baseball, softball, Little League, soccer.
2. All multifamily buildings that exceed twenty-five units and may house children shall provide at least one children's play structure on site.
 3. For safety and security purposes, parks and open spaces shall be adequately illuminated

Finding 17.67.060(D): *As shown on the Tentative Plan (Figure 2) and the Parks Concept Plan (Figure 4), the proposed open space area is 29,543 square feet and includes benches, a covered barbecue area, water fountain and other improvements provided in the open space area to accommodate a variety of activities, including active and passive recreation.*

Conclusion 17.67.060(D): *Consistent.*

17.67.070 Building Design Standards.

A. General Design Requirements.

1. In recognition of the need to use natural resources carefully and with maximum benefit, the use of "sustainable design" practices is strongly encouraged. In consideration of the climate and ecology of the Central Point area, a variety of strategies can be used to effectively conserve energy and resources:
 - a. Natural ventilation;
 - b. Passive heating and cooling;
 - c. Daylighting;
 - d. Sun-shading devices for solar control;
 - e. Water conservation;
 - f. Appropriate use of building mass and materials; and,
 - g. Careful integration of landscape and buildings. It is recommended that an accepted industry standard such as the U.S. Green Building Council's LEED™ program be used to identify the most effective strategies. (Information on the LEED™ program can be obtained from the U.S. Green Building Council's website, www.usgbc.org.)
2. All development along pedestrian routes shall be designed to encourage use by pedestrians by providing a safe, comfortable, and interesting walking environment.
3. Convenient, direct and identifiable building access shall be provided to guide pedestrians between pedestrian streets, accessways, transit facilities and adjacent buildings.

4. Adequate operable windows or roof-lights should be provided for ventilation and summer heat dissipation.

Finding 17.67.070(A): *As evidenced by the findings and conclusions for CPMC 17.67.070 set forth herein, the proposed structures satisfy the approval criteria for building design standards for the TOD Overlay. The proposed street design and layout provides safe pedestrian environments for walking and bicycle use between sites and to areas of interest in the vicinity of the proposed development.*

Conclusion 17.67.070(A): *Consistent.*

B. Architectural Character.

1. General.

- a. The architectural characteristics of surrounding buildings, including historic buildings, should be considered, especially if a consistent pattern is already established by similar or complementary building articulation, building scale and proportions, setbacks, architectural style, roof forms, building details and fenestration patterns, or materials. In some cases, the existing context is not well defined, or may be undesirable. In such cases, a well-designed new project can establish a pattern or identity from which future development can take its cues.
- b. Certain buildings, because of their size, purpose or location, should be given prominence and distinct architectural character, reflective of their special function or position. Examples of these special buildings include theaters, hotels, cultural centers, and civic buildings.
- c. Attention should be paid to the following architectural elements:
 - i. Building forms and massing;
 - ii. Building height;
 - iii. Rooflines and parapet features;
 - iv. Special building features (e.g. towers, arcades, entries, canopies, signs and artwork);
 - v. Window size, orientation and detailing;
 - vi. Materials and color; and
 - vii. The building's relationship to the site, climate topography and surrounding buildings.

Finding 17.67.070(B)(1): *The development proposes to construct single-family detached, single-family attached, and lower density multifamily residential structures. The building design plans in the Sunnybrook Village Master Plan depict two-story residential structures that are consistent*

with the building design standards in the section and representative of the development in Central Point.

Conclusion 17.67.070(B)(1): *Consistent.*

2. Commercial and High Mix Residential.

- a. Buildings shall be built to the sidewalk edge for a minimum of seventy-five percent of their site's primary street frontage along collector and arterial streets in C, EC, GC, and HMR zones unless the use is primarily residential or the activity that constitutes the request for increased setback is intended to increase pedestrian activity, i.e., pedestrian plaza or outdoor seating area.
- b. Commercial structures and multi-dwellings should be sited and designed to provide a sensitive transition to adjacent lower density residential structures, with consideration for the scale, bulk, height, setback, and architectural character of adjacent single-family dwellings.
- c. In multi-dwelling structures, the plan layout, orientation and window treatment of the building design should not infringe upon the privacy of other adjacent dwellings.

C. **Finding 17.67.070(B)(2):** *The proposed Master Plan is within the Low Mix Residential zone.*
Conclusion 17.67.070(B)(2): *Not applicable.* Building Entries.

1. General.

- a. The orientation of building entries shall:
 - i. Orient the primary entrance toward the street rather than the parking lot;
 - ii. Connect the building's main entrance to the sidewalk with a well-defined pedestrian walkway.
- b. Building facades over two hundred feet in length facing a street shall provide two or more public building entrances off the street.
- c. All entries fronting a pedestrian accessway shall be sheltered with a minimum four-foot overhang or shelter.
- d. An exception to any part of the requirements of this section shall be allowed upon finding that:
 - i. The slope of the land between the building and the pedestrian street is greater than 1:12 for more than twenty feet and that a more accessible pedestrian route to the building is available from a different side of the building; or

- ii. The access is to a courtyard or clustered development and identified pedestrian accessways are provided through a parking lot to directly connect the building complex to the most appropriate major pedestrian route(s).

Finding 17.67.070(C)(1): *The Building Design Plans include exhibits showing the conceptual building elevations (Figure 5). As shown, the entries to the proposed dwelling units front on public streets with porches and sidewalks leading from the public right-of-way consistent with building entry standards.*

Conclusion 17.67.070(C)(1): *Consistent.*

2. Commercial and High Mix Residential.

- a. For nonresidential buildings, or nonresidential portions of mixed-use buildings, main building entrances fronting on pedestrian streets shall remain open during normal business hours for that building.
- b. Nonresidential and mixed-use buildings fronting a pedestrian street shall have at least one main building entrance oriented to the pedestrian street.
 - i. Such an entrance shall not require a pedestrian to first pass through a garage, parking lot, or loading area to gain access to the entrance off or along the pedestrian street, but the entrance may be through a porch, breezeway, arcade, antechamber, portico, outdoor plaza, or similar architectural feature.
 - ii. If a building has frontage on more than one street, the building shall provide a main building entrance oriented to at least one of the streets, or a single entrance at the street intersection.
 - iii. A building may have more than one main building entrance oriented to a street, and may have other entrances facing off-street parking and loading areas.

Finding 17.67.070(C)(2): *The proposed development does not include commercial or high mix residential uses.*

Conclusion 17.67.070(C)(2): *Not applicable.*

3. Residential.

- a. The main entrance of each primary structure should face the street the site fronts on, except on corner lots, where the main entrance may face either of the streets or be oriented to the corner. For attached dwellings, duplexes, and multi-dwellings that have more than one main entrance, only one main entrance needs to meet this guideline. Entrances that face a shared landscaped courtyard are exempt.

- b. Residential buildings fronting on a street shall have an entrance to the building opening on to the street.
 - i. Single-family detached, attached and row house/townhouse residential units fronting on a pedestrian street shall have separate entries to each dwelling unit directly from the street.
 - ii. Ground floor and upper story dwelling units in a multifamily building fronting a street may share one or more building entries accessible directly from the street, and shall not be accessed through a side yard except for an accessory unit to a single-family detached dwelling.
- c. The main entrances to houses and buildings should be prominent, interesting, and pedestrian-accessible. A porch should be provided to shelter the main entrance and create a transition from outdoor to indoor space.
- d. Generally, single-dwelling porches should be at least eight feet wide and five feet deep and covered by a roof supported by columns or brackets. If the main entrance is to more than one dwelling unit, the covered area provided by the porch should be at least twelve feet wide and five feet deep.
- e. If the front porch projects out from the building, it should have a roof pitch which matches the roof pitch of the house. If the porch roof is a deck or balcony, it may be flat.
- f. Building elevation changes are encouraged to make a more prominent entrance. The maximum elevation for the entrance should not be more than one-half story in height, or six feet from grade, whichever is less.
- g. The front entrance of a multi-dwelling complex should get architectural emphasis, to create both interest and ease for visual identification.

Finding 17.67.070(C)(3): *The proposed dwelling units are oriented towards the adjacent sidewalks and streets. As shown on the building design plans (Figure 5), the building designs include front porches, varied roof lines and front windows in accordance with the residential building entry standards herein.*

Conclusion 17.67.070(C)(3): *Consistent.*

D. Building Facades.

1. General.

- a. All building frontages greater than forty feet in length shall break any flat, monolithic facade by including discernible architectural elements such as, but not limited to: bay windows, recessed entrances and windows, display windows, cornices, bases, pilasters, columns or other architectural details or articulation combined with changes in materials, so as to provide visual interest and a sense of division, in addition to creating community character and pedestrian scale. The overall design shall recognize that the simple relief provided by window cutouts or

sills on an otherwise flat facade, in and of itself, does not meet the requirements of this subsection.

- b. Building designs that result in a street frontage with a uniform and monotonous design style, roofline or facade treatment should be avoided.
- c. Architectural detailing, such as but not limited to, trellis, long overhangs, deep inset windows, should be incorporated to provide sun-shading from the summer sun.
- d. To balance horizontal features on longer facades, vertical building elements shall be emphasized.
- e. The dominant feature of any building frontage that is visible from a pedestrian street or public open space shall be the habitable area with its accompanying windows and doors. Parking lots, garages, and solid wall facades (e.g., warehouses) shall not dominate a pedestrian street frontage.
- f. Developments shall be designed to encourage informal surveillance of streets and other public spaces by maximizing sight lines between the buildings and the street.
- g. All buildings, of any type, constructed within any TOD district or corridor shall be constructed with exterior building materials and finishes that are of high quality to convey permanence and durability.
- h. The exterior walls of all building facades along pedestrian routes, including side or return facades, shall be of suitable durable building materials including the following: stucco, stone, brick, terra cotta, tile, cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding, vertical board-and-batten siding, articulated architectural concrete or concrete masonry units (CMU), or similar materials which are low maintenance, weather-resistant, abrasion-resistant, and easy to clean. Prohibited building materials include the following: plain concrete, plain concrete block, corrugated metal, unarticulated board siding (e.g., T1-11 siding, plain plywood, sheet pressboard), Exterior Insulated Finish Systems (EIFS), and similar quality, nondurable materials.
- i. All visible building facades along or off a pedestrian route, including side or return facades, are to be treated as part of the main building elevation and articulated in the same manner. Continuity of use of the selected approved materials must be used on these facades.
- j. Ground-floor openings in parking structures, except at points of access, must be covered with grilles, mesh or lattice that obscures at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).
- k. Appropriately scaled architectural detailing, such as but not limited to moldings or cornices, is encouraged at the roofline of commercial building facades, and where such detailing is present, should be a minimum of at least eight inches wide.

1. Compatible building designs along a street should be provided through similar massing (building facade, height and width as well as the space between buildings) and frontage setbacks.

Finding 17.67.070(D)(1): *The façades for development provide architectural detailing and massing consistent with the requirements of this section. The architectural design for residential structures is in a Craftsman theme that include durable materials including stone, and traditional wood style siding, discouraging the use of modern vinyl siding. Structures feature a front porch that provides a decorative entry into the residence and articulation and pedestrian scale to each façade. Together these features break up the front façade to avoid flat, monolithic design.*

Conclusion 17.67.070(D)(1): *Consistent.*

2. Commercial and High Mix Residential/Commercial.

- a. In areas adjacent to the transit station, sidewalks in front of buildings shall be covered to at least eight feet from building face to provide protection from sun and rain by use of elements such as: canopies, arcades, or pergolas. Supports for these features shall not impede pedestrian traffic.
- b. Canopies, overhangs or awnings shall be provided over entrances. Awnings at the ground level of buildings are encouraged.
- c. Awnings within the window bays (either above the main glass or the transom light) should not obscure or distract from the appearance of significant architectural features. The color of the awning shall be compatible with its attached building.
- d. Ground floor windows shall meet the following criteria:
 - i. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows.
 - ii. On the ground floor, buildings shall incorporate large windows, with multi-pane windows and transom lights above encouraged.
 - iii. Ground floor building facades must contain unobscured windows for at least fifty percent of the wall area and seventy-five percent of the wall length within the first ten to twelve feet of wall height.
 - iv. Lower windowsills shall not be more than three feet above grade except where interior floor levels prohibit such placement, in which case the lower windowsill shall not be more than a maximum of four feet above the finished exterior grade.
 - v. Windows shall have vertical emphasis in proportion. Horizontal windows may be created when a combination of vertical windows is grouped together or when a horizontal window is divided by mullions.

Finding 17.67.070(D)(2): *The proposed development does not include commercial or high mix residential uses.*

Conclusion 17.67.070(D)(2): *Not applicable.*

3. Residential.

- a. The facades of single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) shall comply with the following standards:
 - i. No more than forty five percent of the horizontal length of the ground floor front elevation of a single-family detached or attached dwelling shall be an attached garage.
 - ii. Residential building elevations facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural details such as windows, dormers, porch details, balconies or bays.
 - iii. For any exterior wall which is within twenty feet of and facing onto a street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.
 - iv. Architectural detailing is encouraged to provide variation among attached units. Architectural detailing includes but is not limited to the following: the use of different exterior siding materials or trim, shutters, different window types or sizes, varying roof lines, balconies or porches, and dormers. The overall design shall recognize that color variation, in and of itself, does not meet the requirements of this subsection.
 - v. Fences or hedges in a front yard shall not exceed three feet in height. Side yard fencing shall not exceed three feet in height between the front building facade and the street. Fences beyond the front facade of the building in a side yard or back yard and along a street, alley, property line, or bike/pedestrian pathway shall not exceed four feet in height. Fences over four feet in height are not permitted and hedges or vegetative screens in no case shall exceed six feet in height.

Finding 17.67.070(D)(3)(a): *The facades of the single-family residences feature a front porch at each entry, including attached residences (i.e. duplexes, triplexes and townhouses). Front-loaded garages shown in Figure 5 are less than forty five percent of the horizontal length of the ground floor and exterior walls facing pedestrian routes do not consist of blank walls and are consistent with the requirements of this section.*

Conclusion 17.67.070(D)(3)(a): *Consistent.*

- b. The facades of multifamily residences shall comply with the following standards:

- i. Building elevations, including the upper stories, facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural detailing such as windows, balconies, and dormers.
- ii. For any exterior wall which is within twenty feet of and facing onto a pedestrian street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.
- iii. Arcades or awnings should be provided over sidewalks where ground floor retail or commercial exists, to shelter pedestrians from sun and rain.

Finding 17.67.070(D)(3)(b): Multifamily residences included within the proposed development are consistent with the design of single-family residences and include a front porch at each entrance, articulated walls and windows. Ground floor retail and commercial uses are not included as part of the proposed development.

Conclusion 17.67.070(D)(3)(b): Consistent.

E. Roofs.

1. Commercial and High Mix Residential/Commercial.

- a. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.
- b. When the commercial structure has a flat parapet roof adjacent to pitched roof residential structures, stepped parapets are encouraged so the appearance is a gradual transition of rooflines.

Finding 17.67.070(E)(1): The proposed development does not include commercial or high mix residential uses.

Conclusion 17.67.070(E)(1): Consistent.

2. Residential.

- a. Flat roofs with a parapet and cornice are allowed for multifamily residences in all TOD, LMR, MMR and HMR districts, in which the minimum for sloped roofs is 5:12.
- b. Flat roofs with a parapet and cornice are allowed for single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) in all TOD residential districts, except the LMR zone.
- c. For all residences with sloped roofs, the roof slope shall be at least 5:12, and no more than 12:12. Eaves shall overhang building walls at a minimum twelve inches deep on all sides (front, back, sides) of a residential structure.

- d. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.

Finding 17.67.070(E)(2): *As shown on the building design plans (Figure 5) the proposed development is designed with sloped, gabled roofs, at least 5:12 and no more than 12:12 and wide eaves that overhang a minimum of 12-inches on all sides. Proposed roof materials and colors are consistent with the proposed Craftsman design philosophy that features quality materials and natural, earth tone colors that blend with the natural landscape.*

Conclusion 17.67.070(E)(2): *Consistent.*

F. Exterior Building Lighting.

1. Commercial and High Mix Residential/Commercial.

- a. Lighting of a building facade shall be designed to complement the architectural design. Lighting shall not draw inordinate attention to the building.
 - i. Primary lights shall address public sidewalks and/or pedestrian plazas adjacent to the building.
- b. No exterior lighting shall be permitted above the second floor of buildings for the purpose of highlighting the presence of the building if doing so would impact adjacent residential uses.

Finding 17.67.070(F)(1): *The proposed development does not include commercial or high mix residential uses.*

Conclusion 17.67.070(F)(1): *Not applicable.*

2. Residential.

- a. Lighting shall not draw inordinate attention to the building facade.
- b. Porch and entry lights are encouraged on all dwellings to create a safe and inviting pedestrian environment at night.
- c. No exterior lighting exceeding one hundred watts per fixture is permitted in any residential area.

Finding 17.67.070(F)(2): *The Master Plan describes the building types and design philosophy for Sunnybrook Village that are consistent with the TOD residential design standards. As shown on the Building Design Plans (Figure 5), residential lighting within the proposed development is provided in a manner that is consistent with this section.*

Conclusion 17.67.070(F)(2): *Consistent.*

G. Service Zones.

1. Buildings and sites shall be organized to group the utilitarian functions away from the public view.
2. Delivery and loading operations, mechanical equipment (HVAC), trash compacting/collection, and other utility and service functions shall be incorporated into the overall design of the building(s) and the landscaping.
3. The visual and acoustic impacts of these functions, along with all wall- or ground-mounted mechanical, electrical and communications equipment, shall be out of view from adjacent properties and public pedestrian streets.
4. Screening materials and landscape screens shall be architecturally compatible with and not inferior to the principal materials of the building.

Finding 17.67.050(G)(2): *As shown on the Tentative Plan (Figure 2), service zones, including storage and waste disposal areas are not proposed as part of the development. Mechanical, electrical, and communications equipment will be located out of view from adjacent properties and the public pedestrian streets.*

Conclusion 17.67.070(G)(2): *Consistent.*

PART 5 SUMMARY CONCLUSION

As evidenced in Planning Department Supplemental Findings, the proposed master plan application for the Sunnybrook Village Master Plan is, as conditioned in the Staff Report dated September 3, 2024, in compliance with the applicable criteria set forth in Title 17 of the Central Point Municipal Code.

PUBLIC WORKS STAFF REPORT

August 21, 2024

AGENDA ITEM: Sunnybrook Village (MP-23002 and SUB-23001)

A proposed 42-unit subdivision along the Hamrick Road frontage. The 7.57-acre site (37S 2W 01BC, Tax Lot 9800) is located within the Low Mixed Residential (LMR) zone and is within the Eastside Transit Oriented Development (ETOD) overlay.

Agent: Jack Galpin

Traffic:

Southern Oregon Transportation Engineering, LLC prepared a traffic impact analysis for the proposed subdivision (Sunnybrook Village) within the ETOD overlay at 4630 Hamrick Road. The TIA estimated 372 average daily trips (ADT) from the site at complete build-out. Access is proposed on Hamrick Road via a proposed new Residential Street (Hartgrave Way).

The proposed connection of Hartgrave Way with Hamrick Road is 691-feet, from the intersection at Beebe Road. A minimum of 500-feet is required and the intersection distance complies with Table 300-4 of section 300 of the PW standards for new intersection spacing requirements onto an Arterial street. The distance to the elevated curve just north of the project site along Hamrick Road is approximately 616-feet and provides adequate sight distance.

The findings of the TIA conclude that the proposed 36-lot/42-unit Sunnybrook Village Master Plan Development and resulting traffic will not cause adverse effects on the local transportation system.

Existing Infrastructure:

Water: There is an existing 16-inch water line in Hamrick Road
Streets: Hamrick is an improved minor arterial Street.
Stormwater: There is an existing Storm Drain ditch that conveys stormwater along the north border of the site, flowing east to west.

Background:

The Applicant proposes a 42-unit, single-family residential development along the Hamrick Road Frontage.

Issues:

Existing stormwater conveyance is via an open ditch on the north side of the development, flowing to the west, eventually tying into City stormwater facilities approximately 1150 feet to the west. Onsite stormwater runoff shall be treated onsite before it enters the existing ditch as part of phase 1 of the subdivision. The City has plans to convert the open stormwater ditch to piped.

Conditions of Approval:

Prior to the building permit issuance and the start of construction activities on the site, the following conditions shall be satisfied:

1. Civil Improvement Plan Review – The Applicant shall submit and receive approval for Civil Improvement Plans demonstrating compliance with Public Works Department Standard Specifications for public works construction that includes, but is not limited to, the proposed streets, utilities, and the protection of public infrastructure.
 - a. Public Street Construction - Applicant shall demonstrate compliance with City Street Standards for construction of the proposed public streets, including but not limited to access, sidewalks, landscape rows and street trees, and street lighting.
 - i. North Street–Applicant is proposing a half-street on the most northern street. The pavement width must be a minimum of 20 feet, and on-street parking is not permitted until full development of the street occurs.
 - ii. Landscape and Irrigation Plans – Landscaping and irrigation plans are required as part of civil improvement plans for landscape proposed in the public right-of-way. The Public Works Department must review and approve plans for public landscape areas.
 - b. Stormwater Management – The Applicant shall submit and receive approval for a stormwater management plan demonstrating compliance with the MS4 Phase II stormwater quality standards
2. Erosion and Sediment Control – The proposed development will disturb more than 5 acres and requires an erosion and sediment control permit (NPDES 1200-C) from the Department of Environmental Quality (DEQ). The Applicant shall obtain a 1200-C permit from DEQ and provide a copy to the Public Works Department.
3. Shallow Well Report – The City concurs with the findings and recommendations of the Apex Well Report. Civil improvement plans must incorporate necessary mitigation actions required for the installation of underground utilities.

Prior to the final inspection and certificate of occupancy, the Applicant shall comply with the following conditions of approval:

1. PW Standards and Specifications – Applicant shall demonstrate that all Public Works infrastructure construction is in compliance with the Standards Specifications and Uniform Details for Construction.
2. Stormwater Quality Operations & Maintenance – The Applicant shall record and submit to the Public Works Department an Operations and Maintenance Manual and Declaration of Covenants for Operation and Maintenance of the Stormwater Quality Features as required by the Rogue Valley Stormwater Quality Manual
3. Public Works As-Builts – Provide an accurate and stamped set of as-built drawings.

Inspection Report

CONSULTATION - Land Development/Pre-Construction Inspection Result

Inspection Status

Completed

Inspected by

Mark Northrop

Completed at

08/13/2024

Address	Suite	City	State	Zip
4630 HAMRICK RD --		CENTRAL POINT	OR	97502
		Business Name	Building Type	
		Sunnybrook	One Story	

Pass/Fail:

✓ Pass

ITEM: Pass/Fail

REMARK:

Comments for Sunnybrook Village

1. Hydrants will need to be added to this development to meet the requirements of the OFC Appendix C. Depending upon building size and street length from 3 to 6 hydrants may be required. Please contact FD3 to establish specific locations
2. The right of ways for the streets at 52 feet wide ROW shall be mark with Fire Lane no Parking on one side. OFC Appendix D103.6
3. The alleys being only 20 foot wide will be designated as required fire department access and shall be signed a Fire Lane No Parking on both sides. OFC Appendix D103.6
4. Based upon the three phase development plan no temporary turn around will be required.
5. If the development has townhomes that are taller than 30 at the highest level of roof access, aerial apparatus access may be required. OFC Appendix D105.1
6. Developments where the number of dwelling units exceeds 30 shall be provide with two separate and approved access roads. There are two exceptions to this requirement. First is if the

buildings are installed with an approved sprinkler system or if there WILL be future development as determined by the fire code official. Currently no future development is planned and therefore the buildings will need to meet exception 1 and have sprinklers installed.

Inspection Signatures

Inspector Signature



Mark Northrop

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541-831-2749

MarkN@jcf3.com



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER - HEALTHY COMMUNITIES

February 20, 2024

City of Central Point Planning Department
155 South Second Street
Central Point, Oregon 97502

Re: SUB-23001, MP-23002, Sunnybrook Village, 37S 2W 01BC, Tax Lot 9800

There is an existing 8 inch sewer main just north of the property on the adjacent tax lot. Sewer service for the proposed development may be had by a sewer main extension from the existing main into the proposed development.

Rogue Valley Sewer Services requests that approval of this development be subject to the following conditions:

1. Construction drawings must be submitted to RVSS for review and approval prior to construction.

Feel free to call me if you have any questions.

Sincerely,

Nicholas R. Bakke, PE
District Engineer

PLANNING COMMISSION RESOLUTION NO. 920

**A RESOLUTION OF THE PLANNING COMMISSION APPROVING
A MASTER PLAN APPLICATION FOR DEVELOPMENT IN THE TOD DISTRICT
TO BE KNOWN AS SUNNYBROOK VILLAGE
SUBJECT TO CONDITIONS OF APPROVAL**

(FILE NO. MP-23002)

WHEREAS, the applicant has submitted a master plan application for approval of Sunnybrook Village, a residential development consisting of property identified on the Jackson County Assessor's map as 37S 2W 01BC, Tax Lot 9800, Central Point, Oregon; and

WHEREAS, the project site is located in the Low Mix Residential (LMR) zoning district within the Transit Oriented Development (TOD) Overlay; and

WHEREAS, the application has been found to be consistent with the applicable approval criteria set forth in Title 17, Zoning as conditioned per the Staff Report dated September 3, 2024; and

WHEREAS, on September 3, 2024, at a duly noticed public hearing, the City of Central Point Planning Commission considered the Applicant's request for Master Plan approval for Sunnybrook Village.

NOW, THEREFORE, BE IT RESOLVED,

Section 1: The City of Central Point Planning Commission hereby approves the Master Plan application for Sunnybrook Village File No. MP-23002 subject to the conditions in the Staff Report dated September 3, 2024 (Exhibit 1).

Section 2: This decision is based upon the Planning Department Staff Report dated September 3, 2024, attached hereto as Exhibit 1, including all attachments thereto.

PASSED by the Planning Commission and signed by me in authentication of its passage this 3rd day of September, 2024.

Planning Commission Chair

ATTEST:

City Representative

Staff Report

Sunnybrook Village
Tentative Subdivision Plan
File No. SUB-23001

September 3, 2024

Item Summary

Consideration of a Tentative Plan application to develop a 36 lot subdivision on 7.57 acres in the Low Mix Residential (LMR) zoning district in the Eastside Transit Oriented Development (ETOD) Overlay. The project site is located at 3630 Hamrick Road and is identified on the Jackson County Assessor's Map as 37S 2W 01BC, Tax Lot 9800.

Applicant: CA Galpin, LLC.; **Agent:** Jack Galpin.

Approval Criteria: CPMC 16.10 (Tentative Plans) and CPMC 17.65, TOD Overlay.

Associated Files: MP-23002

Staff Source

Justin Gindlesperger, Community Planner III

Background

The Applicant submitted a tentative plan application for Sunnybrook Village to subdivide 7.57 acres into a 36-lot/42-unit ETOD subdivision (Attachment "A-2"). The project site is along Hamrick Road in the eastern portion of the ETOD. The tentative plan is being reviewed concurrently with a master plan application (MP-23002) for the subject property. The Master Plan serves as a blueprint to guide future development of the site. The tentative plan application initiates the land division process that subdivides the land in accordance with CPMC 16.10, Tentative Plans, following the guidance set by the master plan.

Description:

As shown on the Tentative Plan (Attachment "A-2"), Sunnybrook Village will be completed in three (3) phases. The tentative plan proposes a new street network, with connection to Hamrick Road. This network will provide circulation within the site, connections to future development on adjacent sites and circulation throughout the ETOD (Attachment "A-3").

The proposal is within the minimum/maximum density allowed on the site by proposing 42 units on 5.19 net acres – subtracting proposed right-of-way as per Note 'f', Table 2, CPMC 17.65.050. The resulting 8.1 units/acre is consistent with the required 6-12 units/acre required in the LMR zone. As demonstrated in the Planning Department Findings of Fact and Conclusions of Law (Attachment "D"), the proposal meets the lot dimension standards in the LMR zone.

Utilities are available to the site with sewer main abutting the southwest corner of the project area. Water is available in the right-of-way of Hamrick Road and will be extended into the project area. A drainage facility is proposed within the project area, collecting stormwater from the development and flowing to additional facilities to the north.

Issues

There are five (5) issues relative to this application as follows:

1. **Soil Mitigation.** The Sunnybrook Village Master Plan sets forth mitigation requirements to remediate arsenic contamination in the soils on the project site based on findings from a Phase II Environmental Site Assessment (Attachment “B”). Based on the findings of this assessment, it is recommended the the top six (6) inches of soil be removed from the site and/or a minimum of three (3) feet of uncontaminated, clean fill material be imported to the project site.

Comment: The applicant is responsible for the remediation of the site that ensures proper remediation, consistent with the Department of Environmental Quality (DEQ) standards and requirements that are designed to protect the environment and human health. Staff recommends Condition of Approval No. 1 requiring the applicant to provide a DEQ authorized remediation plan in accordance with the Independent Cleanup Process (ICP) requirements and Condition of Approval No. 2(c) requiring the applicant to submit final authorization that the soil remediation plan was completed and no further action on the site is required.

2. **Shallow Wells.** Construction of public utilities as part of the tentative plat process may impact the water table and shallow wells within the vicinity of the project site. The applicant submitted a report prepared by APEX dated July 25, 2024 (Attachment “C”) addressing the potential impacts and necessary mitigation measures.

Comment: Based on the conclusions of the analysis and the proposed development plans for Sunnybrook Village, the development is not anticipated to impact the water table or surrounding wells unless installation of water and sanitary sewer lines extend below the water table.

Staff recommends Condition of Approval No. 2(f)(i) requiring the applicant to implement mitigation actions identified in the APEX Report as necessary to avoid impacts to surrounding wells. Mitigation plans will be reviewed by the City Engineer during the Civil Improvement Plan review process prior to approval by the Public Works Department.

3. **Agriculture Mitigation.** The ETOD is identified as an area of the City that maintains active farm uses. Urban uses and developments to urban standards may conflict with agricultural practices. As a requirement to develop in the ETOD developments must recognize these uses until the ETOD is completely annexed and developed.

Comment: At this time, developments in the ETOD are required to record a right-to-farm disclosure statement as a condition of final plat. Staff recommends Condition of Approval

No. 2(d) requiring the applicant to record a right-to-farm disclosure statement prior to final plat of Sunnybrook Village..

4. **Fire Code.** The Oregon Fire Code (OFC) requires developments of 30 units or more to provide additional safety measures in the case of a fire emergency. Section D-107 of the OFC requires residential single- and two-family developments with more than 30 units to either install fire sprinklers in each unit or provide a secondary egress for emergencies. Sunnybrook Village proposes 42 units on 36 lots, with a single access/egress at Hamrick Road.

Comment: The applicant proposes to forego fire sprinkler installation and instead limit the number of dwelling units constructed until a secondary egress is provided for emergency access/egress via a cross-access easement with an adjoining property or an approved development on an adjacent property connects Sunnybrook Village to the public right-of-way with connectivity to Beebe, Gebhard and/or Hamrick Road. This would allow them to produce housing options that are more affordable. If the above options cannot be achieved, retrofit fire sprinkler systems could be installed to eliminate the limit on housing. To accommodate the Applicant's proposal, staff recommends Condition of Approval No. 2(e) and No. 4.

5. **Street Names.** All street names shall be approved by the City of Central Point and regional emergency services providers.

Comment: Staff recommends Condition of Approval No. 2(b) requiring the applicant to provide documentation of approved street name for the proposed public street.

Findings of Fact & Conclusions of Law

The Sunnybrook Village Tentative Plan has been evaluated against the applicable criteria set forth in CPMC 17.66 and CPMC 16.10 and found to comply as evidenced in the Sunnybrook Village Tentative Plan (Attachment "B"), the Planning Department Findings (Attachment "D") and the Staff Report dated September 3, 2024.

Recommended Conditions of Approval

1. Prior to issuance of any permits and the start of construction, including but not limited to site preparation and infrastructure construction, the applicant shall receive approval of a soil remediation plan from the Oregon Department of Environmental Quality (DEQ) and submit a copy to the City of Central Point Planning Department.
 - a. If soils are to be removed from the site, the applicant must submit an authorized Solid Waste Authorization Letter (SWLA) for a DEQ-approved disposal site.
 - b. If any fill is imported to the site, the Applicant shall provide documentation that the imported fill is consistent with DEQ clean fill requirements.
2. Prior to final plat approval, the applicant shall satisfy the following conditions:

- a. Provide documentation from the Jackson County Surveyor's Office that the name of the proposed subdivision is unique relative to other approved land divisions in Jackson County.
 - b. Provide documentation of approved street names for the proposed public street.
 - c. Provide a copy of a "No Further Action" letter from DEQ indicating that remediation of on-site contamination is completed;
 - d. Provide recorded copies of a right-to-farm disclosure, as required by CPMC 17.65.025(A);
 - e. Submit a revised tentative plan that depicts the Phase II/Phase III boundary relocated to the common property line between Lot 28 and Lot 29, limiting total units developed in Phase I and Phase II to 30 units.
 - f. Demonstrate compliance with the conditions listed in the Public Works Department Staff Report (Attachment "D"), including but not limited to:
 - i. Submit Civil Improvement Drawings for infrastructure construction, including but not limited to, streets, landscape row and street trees, sidewalk, access approach, street lighting, and utilities with necessary shallow well mitigation.
 - ii. Submit a stormwater management plan for the proposed demonstrating compliance with the MS4 Phase II stormwater quality standards.
 - iii. Obtain a 1200-C permit from DEQ and provide a copy to the Public Works Department. The proposed development will disturb more than 5 acres and requires an erosion and sediment control permit (NPDES 1200-C) from the Department of Environmental Quality (DEQ).
 - iv. Pay all System Development Charges and permit fees.
 - g. Coordinate with Fire District #3 to plan the location of and install fire lane signs and fire hydrants in accordance with Fire District #3 comments, dated August 13, 2024 (Attachment "E").
 - h. Comply with conditions of approval listed in the Rogue Valley Sewer Staff Report, dated August 8, 2024 (Attachment "F")
3. Prior to Public Works Final Inspection, the applicant shall demonstrate compliance with the following:

- a. Complete public infrastructure and civil improvements per Civil Improvement Plans approved by the Public Works Department and a fully executed development agreement and bond, if applicable. The Engineer-of-Record shall certify that all improvements were constructed per the approved plans.
 - b. Complete stormwater management improvements per the Stormwater Management Plan approved by the Public Works Department. The Engineer-of-Record shall certify that the construction of the drainage system was constructed per the approved plans.
 - c. Record an operations and maintenance agreement for all new stormwater quality features.
4. The number of residential units without fire sprinklers shall be limited to 30 units until such time a secondary egress route is available for emergency evacuations. The non-sprinklered residential unit cap will be removed when one of the following conditions is met :
 - a. Prior to issuance of building permits for Phase III of Sunnybrook Village, the Applicant records a cross-access easement across an adjacent property to a public right-of-way with connectivity to either Beebe, Gebhard and/or Hamrick Road for emergency egress purposes. The Applicant shall provide documentation to the Planning Department from Fire District #3 that any emergency access improvements, such as a drivable surface and signage, are complete; or,
 - b. An adjacent property is developed with a secondary egress route that provides street connectivity between Sunnybrook Village and an existing public right-of-way that provides connectivity to Beebe, Gebhard and/or Hamrick Road.
 - c. The Applicant shall cause all existing residential units in Sunnybrook Village to be retrofit with fire sprinklers as necessary to comply with the Fire Code.
5. Any modifications to the site layout, including but not limited to stormwater quality treatment facility type and location, shall be subject to review in accordance with CPMC 17.09, Modifications to Approved Plans and Conditions of Approval.

Attachments

Attachment "A-1" – Project Location Map

Attachment "A-2" – Tentative Subdivision Plan

Attachment "A-3" – ETOD Conceptual Plan

Attachment "B" – Focused Phase II Environmental Site Assessment, dated April 19, 2024

Attachment "C" – Shallow Well Assessment, dated July 25, 2024

Attachment "D" – Planning Department Findings of Fact

Attachment "E" – Public Works Department Staff Report, dated 08/21/2024

Attachment “F” – Fire District No. 3 Staff Report, dated 08/13/2024

Attachment “G” – Rogue Valley Sewer Services Staff Report, dated 08/08/2024

Attachment “H” – Resolution No. 921

Action

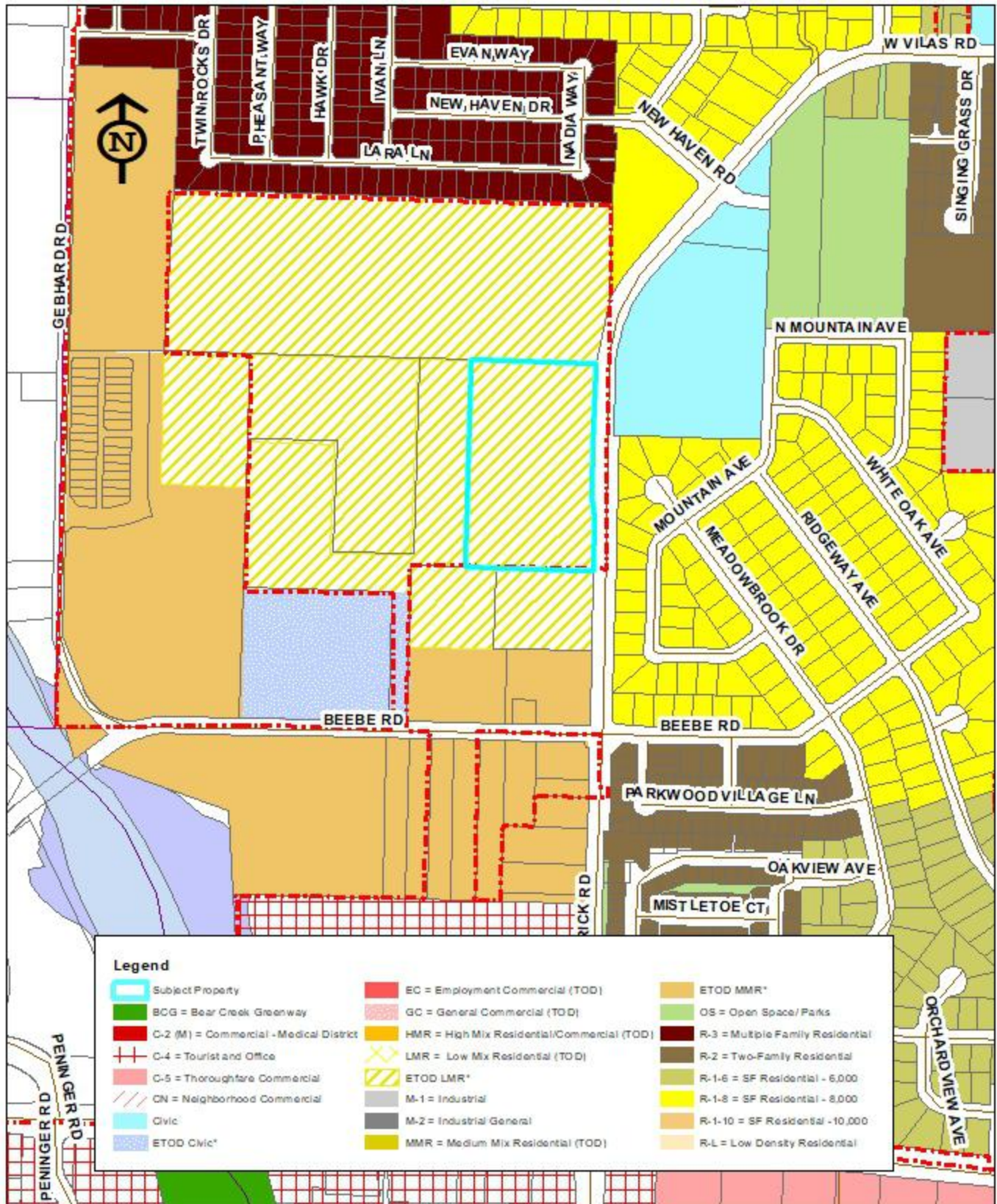
Open a public hearing and consider the proposed Tentative Subdivision Plan application and 1) approve; 2) approve with revisions; or 3) deny the application.

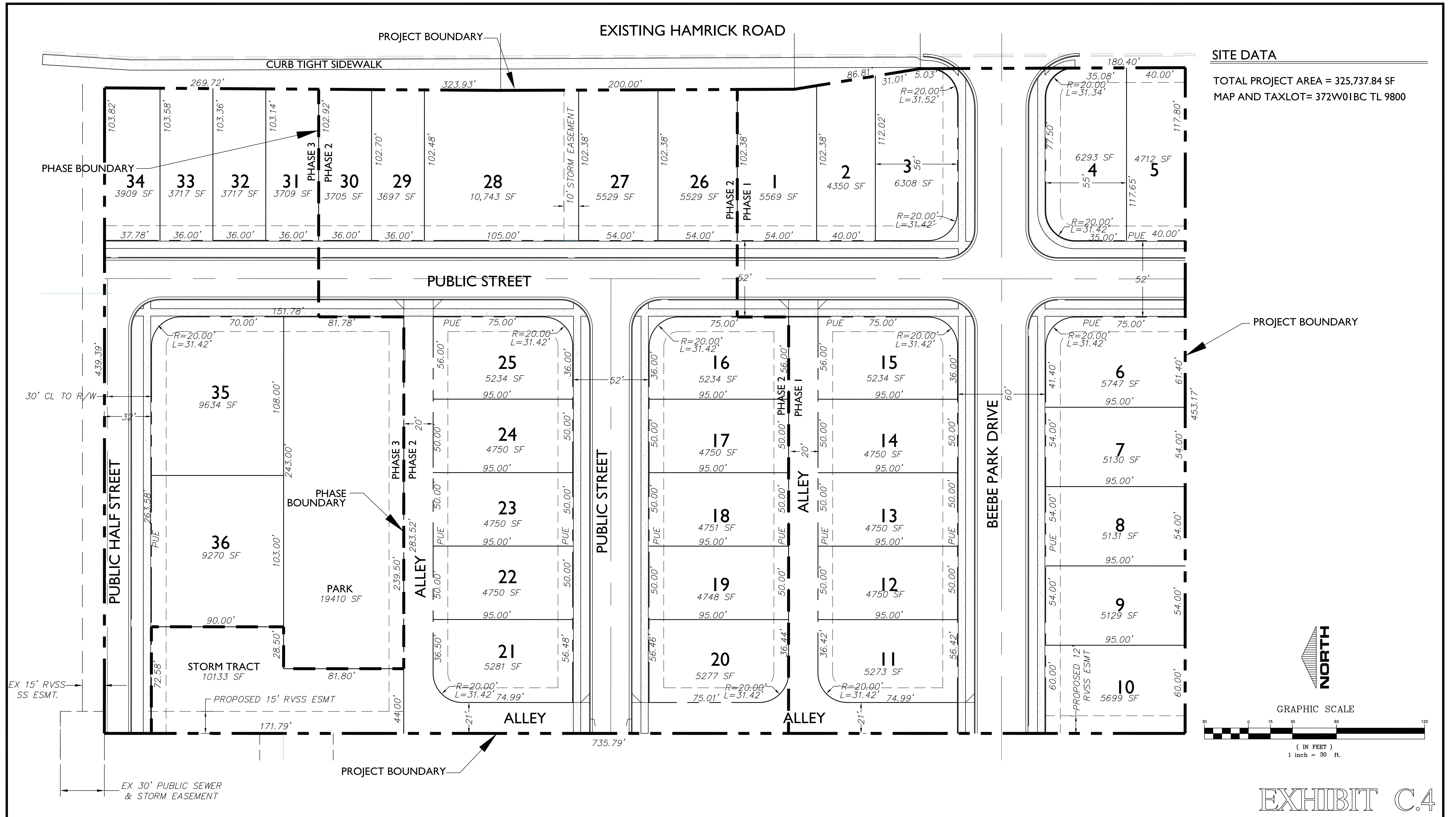
Recommendation

Approve Resolution No. 921, a Resolution recommending approval of the Sunnybrook Village Tentative Subdivision Plan application subject to the recommended conditions of approval set forth in the Staff Report dated September 3, 2024 and the Planning Department Findings of Fact..

Recommended Motion

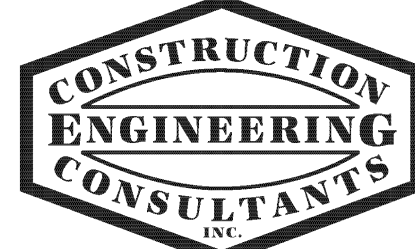
I move to approve Resolution No. 921, a Resolution recommending approval of the Sunnybrook Village Tentative Subdivision Plan application per the Staff Report dated September 3, 2024.







Know what's below.
Call before you dig.



P.O. BOX 1724 - MEDFORD - OR 97501
PH. (541) 779-5268

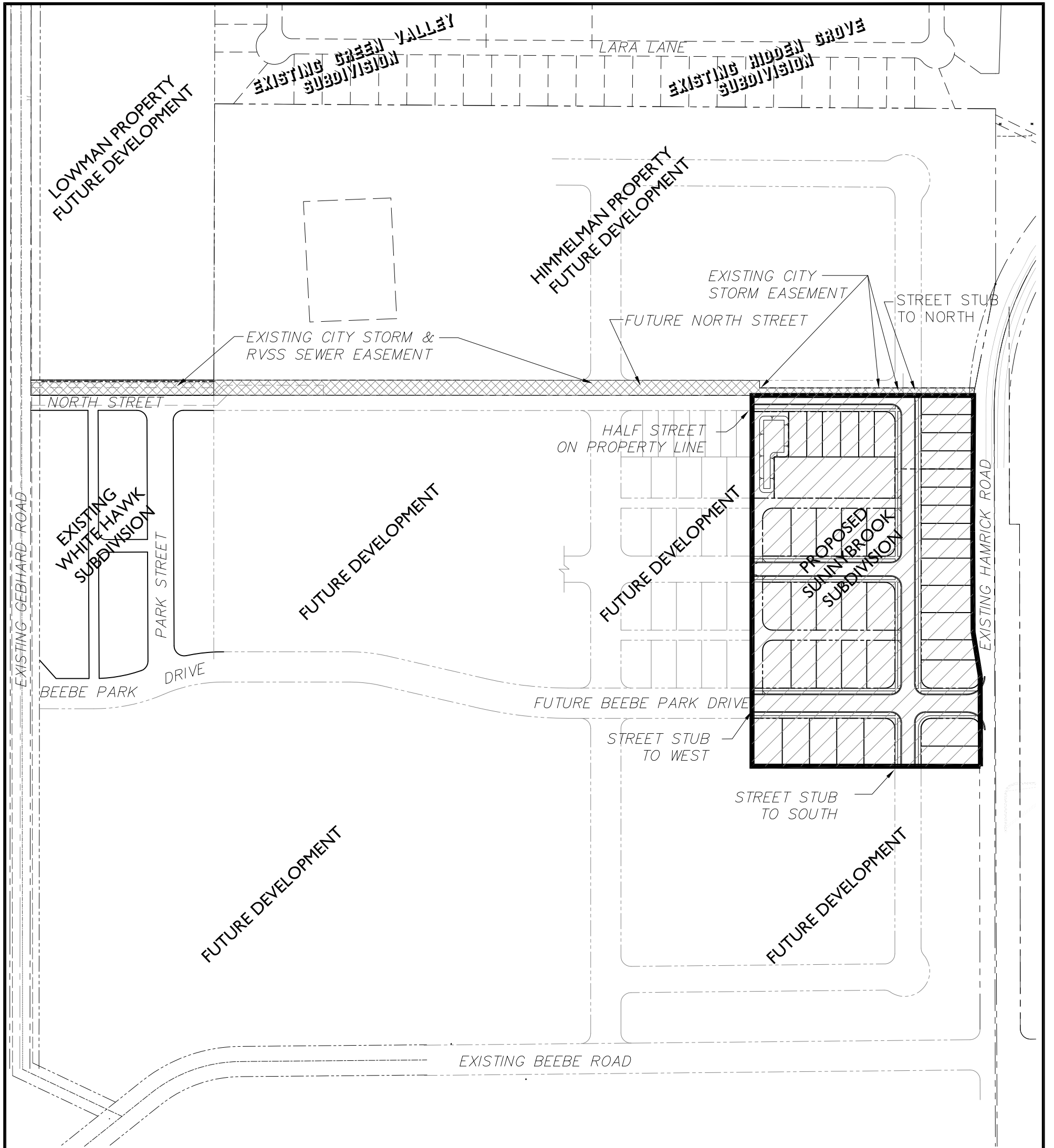
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CHECKED BY:	MWK	DATE:	12/21
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NO.	REVISION	DATE	BY

NOT FOR CONSTRUCTION

CONSTRUCTION ENGINEERING CONSULTANTS, INC.

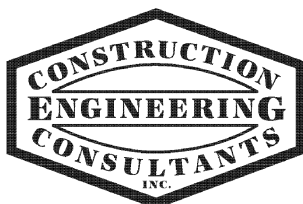
SUNNYBROOK VILLAGE CONCEPTUAL TENTATIVE PLAN	PROJECT NO. DRAWING NO.
---	--------------------------------



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



P.O. BOX 1724 - MEDFORD - OR 97501
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CONSTRUCTION ENGINEERING CONSULTANTS, INC.

SUNNYBROOK VILLAGE

CONCEPTUAL OVERALL
CIRCULATION PLAN

SHEET

OF

DATE: 3-7-24

Focused Phase II ESA Report

4630 Hamrick Road in Central Point, Oregon 97502

Map 372W01BC and Taxlot 9800

Prepared by:

Alpine Environmental Consultants, LLC

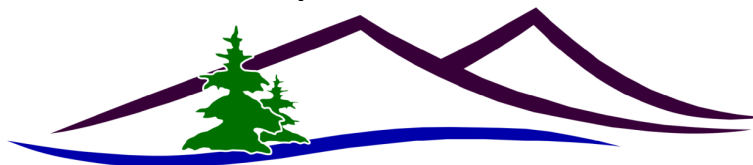
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April 19, 2024



ALPINE ENVIRONMENTAL CONSULTANTS, LLC

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LIST OF ACRONYMS AND ABBREVIATIONS

AEC	Alpine Environmental Consultants, LLC
bgs	below ground surface
CMMP	Contaminated Media Management Plan
4,4'-DDD	4,4'-Dichlorodiphenyldichloroethane
4,4'-DDE	4,4'-Dichlorodiphenyldichloroethene
4,4'-DDT	4,4'-Dichlorodiphenyltrichloroethane
DEQ	Department of Environmental Quality
ESA	Environmental Site Assessment
HASP	Health and Safety Plan
ICPMS	Inductively Coupled Plasma Mass Spectrometry
MCPA	2-methyl-4-chlorophenoxyacetic acid
NFA	No Further Action
PPE	personal protective equipment
mg/kg	milligrams per kilogram
MRL	method reporting limit
PPE	personal protective equipment
RBCs	risk-based concentrations
RBDM	Risk-Based Decision Making
REC	recognized environmental condition
RSLs	regional screening levels
SWLA	Solid Waste Letter of Authorization
TL	tax lot
USEPA	United States Environmental Protection Agency



1 INTRODUCTION

Alpine Environmental Consultants, LLC (AEC) has prepared this report to present the findings of the Focused Phase II Environmental Site Assessment (ESA) conducted at the property identified as the Map 372W01BC and Taxlot (TL) 9800 and addressed as 4630 Hamrick Road in Central Point, Oregon (hereinafter referred to as the Site). The Focused Phase II ESA was conducted to determine if historical agricultural use of the Site, specifically as orchards, has adversely impacted shallow soil at the Site. The Focused Phase II ESA was conducted for CA Galpin, the current owner of the Site.

1.1 Site Description and Background

The Site occupies approximately 7.57 acres of undeveloped land. The general location of the Site is illustrated on **Figure 1** and additional details are illustrated on **Figure 2**. AEC understands the Site is zone for residential development. The topography at the Site slopes gently to the west towards Bear Creek, which is located approximately 0.4 miles to the west of the Site. Based on professional judgment, the groundwater flow direction at the Site is assumed to be to the west towards Bear Creek.

Personnel from CA Galpin do not have any records indicating the Site was historically used as an orchard. AEC obtained historical aerial photographs of the Site from the University of Oregon Map Library and Google Earth to evaluate historical uses of the Site. These aerial photographs from 1952, 1960, 1967, 1976, 1979, 1994, 20023, 2014, and 2023 are presented in **Appendix 1**. These aerial photographs suggest the Site was not historically used as an orchard after 1952, though it is possible the Site could have been used as an orchard prior to 1952. It should be noted orchards were historically present to the east and west of the Site. The aerial photographs show numerous structures present on the Site from 1952 to some date after 2014 and prior to 2023. The structures are suggestive of rural residential development.

1.2 Focused Phase II ESA Objectives

The primary objective of the Focused Phase II ESA was to collect Site-specific shallow soil quality data to determine if historical agricultural use of the Site as an orchard has adversely impacted the upper 6 inches of soil at the Site. A secondary objective was to determine if residual pesticides contamination associated with historical orchard use might be present in shallow soil at concentrations exceeding generic risk-based concentrations (RBCs) developed by the Oregon Department of Environmental Quality (DEQ) for *the ingestion, dermal contact, and inhalation exposure pathway* for residential receptors, construction workers, and excavation workers on the Site.

The Focused Phase II ESA process is presented in **Section 2**, data evaluation is presented in **Section 3**, and conclusions and recommendations are presented in **Section 4**.



2 FOCUSED PHASE II ESA INVESTIGATION

The Focused Phase II ESA investigation included soil sampling. The Focused Phase II ESA investigation field work was conducted on April 1, 2024, and a summary of the field methods and observations is presented in **Section 2.1**. The analytical results of the soil samples and their interpretation are included in **Section 3**. Conclusions and recommendations are presented in **Section 4**. The photographic documentation is included in **Appendix 2**. The complete laboratory results are included in **Appendix 3**. The general location of the Site is shown on **Figure 1** and additional Site details, including sample locations, are illustrated on **Figure 2**. The analytical results of the discrete and composite soil samples are summarized in **Table 1** through **Table 4**.

2.1 Pre-Excavation

Because only shallow excavation in the upper 6 inches of soil occurred using only hand tool, AEC did not contact the Utility Notification Center to locate and trace any potential public underground utilities.

2.2 Shallow Soil Sampling

On April 1, 2024, soil samples were collected by Mr. Toby Shallcross (Project Geologist) of AEC.

Based on the Site's approximately 7.57-acre layout, AEC divided the Site into eight equal areas covering approximately 1 acre each and collected a single discrete soil sample from each of these eight approximately 1-acre areas. The soil sample locations were identified as SS1 through SS8 and these locations are shown on **Figure 4**. It should be noted that SS3 was located within 10 feet of the western property line to document potential overspray and/or wind drift of pesticides from historical orchard use of the adjacent property to the west.

Discrete soil samples representative of the upper 6 inches of soil were collected at each location using a steel shovel and placed into clean plastic Ziploc bags. The steel shovel was cleansed prior to each use by scrubbing with a brush and an Alconox solution and rinsed with de-ionized water. The soil in the ziploc bags was then thoroughly homogenized using gloved hands. Larger sized material (i.e., gravel greater than approximately ¼ to ½ inch in diameter) was removed by hand. A total of eight discrete soil samples were collected.

Soil from the eight Ziploc bats was then placed into eight laboratory-provided glass sample jars and these jars were labeled as SS1 through SS8. An equal volume of soil from the eight plastic bags was then placed into a decontaminated stainless steel bowl and thoroughly homogenized to develop a composite soil sample identified as COMP-0.0-0.5. The concept of discrete soil samples and composite soil samples is documented in DEQ's *Evaluating Residual Pesticides on Lands Formerly Used for Agricultural Production* Guidance of 2006 that was updated in June 2019 (DEQ, June 2019).



After soil sample collection was completed, the holes excavated with a shovel were backfilled and compacted using the shovel.

2.3 Soil Laboratory Analyses

The eight discrete soil samples and the single composite soil sample were placed in an iced cooler and submitted to Apex Laboratories, LLC (Apex) of Tigard, Oregon, under standard chain-of-custody protocol.

The eight discrete soil samples were submitted for analysis of arsenic and lead by U.S. Environmental Protection Agency (USEPA) Method 6020B by inductively coupled plasma and a mass spectrometer (ICPMS). The rationale for analyzing all eight of the discrete soil samples for arsenic and lead is that these two metals are most frequently associated with historical orchard use from application of pesticides formulations containing lead-arsenate. In addition, the cost of laboratory analyses for arsenic and lead is relatively low (i.e. approximately \$50 per sample).

The single composite soil sample was submitted for a much more extensive analytical suite as follows:

- 17 metals (i.e. antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, nickel, mercury, molybdenum, selenium, silver, thallium, vanadium, and zinc) by USEPA Methods 6020B by ICPMS;
- Organochlorine pesticides by USEPA Method 8081B;
- Organophosphorus pesticides by USEPA Method 8270E; and
- Chlorinated herbicides by USEPA Method 8151A (note that APEX subcontracted the chlorinated herbicides analysis to Eurofins Environmental Testing of Tustin, California).

The rationale for analyzing the composite soil sample for this extensive suite of constituents is because these constituents are identified in DEQ's *Evaluating Residual Pesticides on Lands Formerly Used for Agricultural Production* Guidance of 2006 that was updated in June 2019 (DEQ, June 2019) and because the cost of analyzing a single sample for this extensive suite of constituents is relatively high (i.e. approximately \$800 per sample).

Copies of the final analytical laboratory reports are included in **Appendix 3**. The analytical results for soil samples are summarized in **Table 1** through **Table 4**. The metals results are presented in **Table 1**, the organochlorine pesticides in **Table 2**, the organophosphorus pesticides in **Table 3**, and the chlorinated herbicides in **Table 4**. In addition to presenting the analytical results, **Table 1** through **Table 4** also identify relevant DEQ generic RBCs and Clean Fill Values for soil. The generic RBCs identified in these tables are consistent with the anticipated future land use and assume residential receptors, construction workers, and excavation workers will be present on the Site.



3 DATA EVALUATION

The soil samples analytical results are included in **Appendix 3** and summarized in **Table 1** through **Table 4**. The analytical results reported several constituents at concentrations that exceed the laboratory method reporting limits (MRLs) in several soil samples. These constituents were further compared to the following screening levels:

- DEQ's relevant generic RBCs, including the following receptors and exposure pathways: the residential receptors, construction workers, and excavation workers *ingestion, dermal contact, and inhalation exposure pathway*; the residential receptors *volatilization to outdoor air exposure pathway*; and the residential receptors *leaching to groundwater exposure pathway*. Risk-based concentrations are referenced from the June 2023 updated generic tables of the DEQ's *Risk-Based Decision Making (RBDM) for the Remediation of Contaminated Sites* guidance document (DEQ, 2017).
- USEPA's regional screening levels (RSLs) for industrial and worker receptors presented with target cancer risk of 1E-6 and non-cancer hazard index of 1. The RSLs are referenced from the May 2022 update to the USEPA Generic Tables.
- Clean Fill Values listed in the DEQ's *Clean Fill Determinations* Internal Management Directive dated February 21, 2019 (DEQ, February 2019). Note that the Clean Fill Values for metals equal the naturally occurring background concentrations.
- The naturally occurring background concentrations of metals in soil developed for the Klamath Mountains province, which includes much of Central Point and the Site. The background concentrations are derived from DEQ's Technical Report entitled *Development of Oregon Background Metals Concentrations in Soil* (DEQ, 2013). The background concentrations are a type of average defined as the 95 percent upper predictive limits.

The reported data are summarized in the following paragraphs.

3.1 Total Metals

Based on AEC's experience working on properties in the Rogue Valley used as orchards, arsenic and lead associated with the historical application of pesticide formulations containing lead arsenate is prevalent in shallow soils. The eight discrete soil samples were analyzed for arsenic and lead and the composite soil sample was analyzed for 17 metals, including arsenic and lead. Arsenic, barium, beryllium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc were reported at concentrations that exceeded the laboratory MRLs in all composite soil samples. Arsenic and lead were the only metals reported at concentrations above the generic applicable RBCs.



Arsenic

Arsenic was reported in all eight of the discrete samples and in the composite soil sample at concentrations ranging from 6.89 to 35.5 milligrams per kilogram (mg/kg). The reported concentrations of arsenic exceeded several cleanup levels, as follows:

- All reported concentrations exceeded the generic RBC for the *ingestion, dermal contact, and inhalation exposure pathway* for residential receptors of 0.43 mg/kg.
- With the exception of soil sample SS5, all reported concentrations exceeded the generic RBC for the *ingestion, dermal contact, and inhalation exposure pathway* for construction worker receptors of 15 mg/kg.
- With the exception of soil sample SS5, all reported concentrations of arsenic were above the naturally occurring background concentration and Clean Fill Value of 12 mg/kg.

While arsenic concentrations exceed the abovementioned RBCs, potential risks to human health associated with this constituent and exposure pathways can be managed, mitigated, and/or eliminated from further concern, as follows:

- The generic residential RBC for total arsenic under the *soil ingestion, dermal contact, and inhalation exposure pathway* assumes residential receptors are likely to come into contact with contaminated soils found in the upper 3 feet of soil. However, AEC understands CA Galpin's redevelopment plans will include the scalping of the upper 6 inches of soil at the Site and this soil will either be disposed of off-Site at a quarry under a DEQ-approved Solid Waste Letter of Authorization (SWLA) and/or the soil be placed on-Site at a depth greater than 3 feet the future grade. Furthermore, AEC understands CA Galpin's redevelopment plans will include the import of 3.5 to 4.5 feet of clean fill. Placement of this much clean fill constitutes an engineering control that will minimize or eliminate the exposure of residential receptors to soil containing elevated arsenic concentrations.
- The generic construction workers RBC for total arsenic under the *soil ingestion, dermal contact, and inhalation exposure pathway* assumes construction workers could be exposed over 1 year to arsenic during construction activities involving the disturbance of impacted-soils. However, it is unlikely construction workers would be working at the Site continuously for 1 year. Furthermore, this risk could be easily mitigated with proper communication to future construction workers requiring dust suppression and/or that they wear appropriate personal protective equipment (PPE) and follow proper decontamination procedures after working to avoid exposure and health risks. The procedures documenting proper communication, appropriate PPE, and proper decontamination could be documented in a Health and Safety Plan (HASP) and/or Contaminated Media Management Plan (CMMP).
- The arsenic concentrations in the upper 6 inches of soil that were tested exceeded the Clean Fill Value throughout the Site. See **Section 3.5** for Clean Fill data evaluation.



Lead

Lead was reported in the eight discrete samples and the single composite soil sample at concentrations above the laboratory MRL, specifically ranging from 47.4 to 185 mg/kg. All of the reported concentrations of lead exceeded the generic RBC for the *leaching to groundwater exposure pathway* for residential receptors of 30 mg/kg. All of the reported lead concentrations also exceeded the naturally occurring background concentration and Clean Fill Value of 36 mg/kg (see **Section 3.5** for Clean Fill data evaluation).

While the concentrations of lead exceeded the generic RBCs for residential receptors, potential risks to human health can be managed, mitigated, and/or eliminated from further concern. The generic residential RBC for total lead under the *leaching to groundwater exposure pathway* conservatively assumes that a water supply well is being used or will be used in the future and that lead could be leached from the shallow soil, impact groundwater, and that future residential receptors could subsequently be exposed to lead in drinking water. However, the Site will be serviced with municipal water by the Medford Water Commission. To completely eliminate the potential risk that leaching lead to groundwater might pose to residential receptors at the Site, a deed notice could be developed and applied that prohibits the installation of water supply wells at the Site.

Total metals results are summarized in **Table 1**.

3.2 Organochlorine Pesticides

Two organochlorine pesticides were reported at concentrations above the laboratory MRLs in the analyzed composite soil sample. The organochlorine pesticides MRLs were below the generic applicable RBCs. The organochlorine pesticides results are summarized in **Table 2**. The two organochlorine pesticides with reported concentrations include the following:

- 4,4'-dichlorodiphenyldichloroethene (4,4'-DDE); and
- 4,4'-dichlorodiphenyltrichloroethane (4,4'-DDT).

The reported concentration of 4,4'-DDE exceeded DEQ's Clean Fill Value (see **Section 3.5** for Clean Fill data evaluation).

3.3 Organophosphorus Pesticides

The analytical results reported no organophosphorus pesticides at concentrations above the laboratory MRLs in the analyzed composite soil samples. There are no established RBCs for organophosphorus pesticides. The organophosphorus pesticides MRLs were below their respective Clean Fill Values with the exception of the MRL for dichlorvos. The organophosphorus pesticides results are summarized in **Table 3**.



3.4 Chlorinated Herbicides

The analytical results reported no chlorinated herbicides at concentrations above the laboratory MRLs in the analyzed composite soil sample. The chlorinated herbicides MRLs were below the generic applicable RBCs with the exception of the MRL for 2-Methyl-4-chlorophenoxyacetic (MCPA), which exceeded the RBC for the *leaching to groundwater exposure pathway* for residential receptors. The chlorinated herbicides results are summarized in **Table 4**.

3.5 Clean Fill Determination

Based on the analytical results of the eight discrete soil samples and the single composite soil sample collected at the Site, which are presented in **Table 1** through **Table 4**, the upper 6 inches of soil at the Site does not qualify as Clean Fill. The constituents reported at concentrations above the Clean Fill Values (which for metals are equivalent with the naturally occurring background concentrations of metals) within the upper 6 inches of soil include arsenic, lead, and 4,4'-DDE.

Should the upper 6 inches of soil at the Site be excavated, handling options include but are not limited to off-Site disposal at a quarry under a DEQ-approved SWLA or reuse on-Site so long as the soil is covered with at least 3 feet of clean fill to be protective of future residential receptors. If soil at depths greater than 6 inches is excavated and is exported off-Site, additional analytical testing should be completed or the soil should be assumed to be impacted and handled appropriately.



4 CONCLUSIONS AND RECOMMENDATIONS

The Focused Phase II ESA Investigation conducted at the Site included the following the following:

- The collection of eight discrete soil samples from the upper 6 inches of soil. These samples were collected from spatially representative locations across the Site.
- The preparation of a single composite soil sample from the eight discrete soil samples.
- The laboratory analyses of all eight discrete soil samples for arsenic and lead by USEPA Method 8260B and the analysis of the single composite soil sample for 17 metals by USEPA Method 6020B; organochlorine pesticides by USEPA Method 8081B; organophosphorus pesticides by USEPA Method 8270E; and chlorinated herbicides by USEPA Method 8151A.

Based on an evaluation of the analytical results for the eight discrete soil samples and the single composite soil sample collected from the upper 6 inches at the Site, several exceedances of screening levels were reported. These included the following:

- Arsenic was reported at concentrations above its respective generic RBC for the *ingestion, dermal contact, and inhalation exposure pathway* for residential receptors.
- Arsenic was reported at concentration above its respective generic RBC for the *ingestion, dermal contact, and inhalation exposure pathway* for construction workers.
- Lead was reported at concentrations above the generic RBC for the *leaching to groundwater exposure pathway* for residential receptors.
- Arsenic, lead, and 4,4'-DDE were reported at concentrations above the Clean Fill Values at the Site.

While generic RBCs for residential receptors and construction workers were exceeded for the aforementioned constituents and exposure pathways, potential risks to human health associated with these constituents and exposure pathways can be managed, mitigated, and/or eliminated from further concern, as follows:

- The generic residential RBC for total arsenic under the *soil ingestion, dermal contact, and inhalation exposure pathway* assumes residential receptors are likely to come into contact with contaminated soils found in the upper 3 feet of soil. However, AEC understands CA Galpin's redevelopment plans will include the scalping of the upper 6 inches of soil at the Site and this soil will either be disposed of off-Site at a quarry under a DEQ-approved Solid Waste Letter of Authorization (SWLA) and/or the soil be placed on-Site at a depth greater than 3 feet the future grade. Furthermore, AEC understands CA Galpin's redevelopment plans will include the import of 3.5 to 4.5 feet of clean fill. Placement of this much clean fill constitutes an engineering control that will minimize or eliminate the exposure of residential receptors to soil containing elevated arsenic concentrations and this thickness of clean fill exceeds DEQ's requirements of 3 feet of clean fill.



- The generic construction workers RBC for total arsenic under the *soil ingestion, dermal contact, and inhalation exposure pathway* assumes construction workers could be exposed over 1 year to arsenic during construction activities involving the disturbance of impacted-soils. However, it is unlikely construction workers would be working at the Site continuously for 1 year. Furthermore, this risk could be easily mitigated with proper communication to future construction workers requiring dust suppression and/or that they wear appropriate PPE and follow proper decontamination procedures after working to avoid exposure and health risks. The procedures documenting proper communication, appropriate PPE, and proper decontamination could be documented in a HASP and/or CMMP.
- The generic residential RBC for total lead under the *leaching to groundwater exposure pathway* conservatively assumes that a water supply well is being used or will be used in the future and that lead could be leached from the shallow soil, impact groundwater, and that future residential receptors could subsequently be exposed to lead in drinking water. However, the Site will be serviced with municipal water by the Medford Water Commission. To completely eliminate the potential risk that leaching lead to groundwater might pose to residential receptors at the Site, a deed notice could be developed and applied that prohibits the installation of water supply wells at the Site.
- The upper 6 inches of soil at the Site does not qualify as Clean Fill. Should the upper 6 inches of soil at the Site be excavated, handling options include but are not limited to off-Site disposal at a quarry under a DEQ-approved SWLA or reuse on-Site so long as the soil is covered with at least 3 feet of clean fill to be protective of future residential receptors. If soil at depths greater than 6 inches is excavated and is exported off-Site, additional analytical testing should be completed or the soil should be assumed to be impacted and handled appropriately.

While the historical aerial photographs for the Site do not indicate the Site was used as an orchard after 1952, the available arsenic and lead results suggest the Site was historically used as an orchard prior to 1952. Based on the exceedances of arsenic, lead, and 4,4'-DDE for various screening levels described above and accounting for the inherent uncertainties associated with any subsurface investigation, AEC recommends the following:

- Develop a HASP to inform future construction workers of the contaminants present in shallow soil at the Site. The HASP should require construction workers to wear appropriate PPE and to follow proper decontamination procedures subsequent to working in order to avoid unsafe exposure and health risks. The procedures documenting proper communication, appropriate PPE, and proper decontamination could be also documented in a CMMP.
- Consider developing and applying a deed notice that prohibits the installation of wells to supply water to future residents unless groundwater investigations are conducted prior to well installation.
- Place 3 or more feet of Clean Fill over the existing grade during redevelopment. Placement of this much clean fill constitutes an engineering control that will minimize or eliminate the exposure of residential receptors to soil containing elevated arsenic concentrations. AEC understands at least 3.5 feet of clean fill will be placed across the



Site during redevelopment, and this thickness will exceed the minimum of 3 feet of clean fill that DEQ usually requires.

- Consider characterizing soil quality at depths greater than 6 inches to better understand the vertical extent of contamination. Based on AEC's extensive experience with characterizing orchard properties in the Rogue Valley, pesticides concentrations typically attenuate very rapidly with depth, usually to concentrations below RBCs at depths of 12 to 18 inches below ground surface. The concentrations of pesticides in the upper 6 inches of soil at the Site are relatively low compared the concentrations of pesticides in the upper 6 inches of soil at most other properties in the Rogue Valley historically used as orchards and it is possible the soil remaining after scalping of the upper 6 inches of soil will have pesticides concentrations below relevant generic RBCs.
- Should the upper 6 inches of soil at the Site be excavated, handling options include but are not limited to off-Site disposal at a quarry under a DEQ-approved SWLA or reuse on-Site so long as the soil is covered with at least 3 feet of clean fill to be protective of future residential receptors. If soil at depths greater than 6 inches is excavated and is exported off-Site, additional analytical testing should be completed or the soil should be assumed to be impacted and handled appropriately.
- It should be noted that per the *Clean Fill Determinations* Internal Management Directive (DEQ, 2019), any soil with petroleum-like staining or a petroleum-like odor does not qualify as Clean Fill and should not be exported from the Site unless it is properly managed.

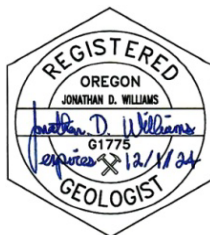
Please feel free to contact Jonathan Williams at 541-944-4685 or jwilliams@alpine-env-llc.com if you have any questions about this Supplemental Investigation report.

Sincerely,

Alpine Environmental Consultants, LLC



Jonathan D. Williams, R.G.
Senior Hydrogeologist



5 REFERENCES

Oregon Department of Environmental Quality (DEQ). March 2013. *Development of Oregon Background Metals Concentrations in Soil*, Technical report. Land Quality Division, Cleanup Program. (DEQ, 2013).

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6 LIMITATIONS

The purpose of an environmental assessment is to reasonably evaluate the potential for or actual impact of past practices on a given Subject Property 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. This 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 Subject Property. 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 Subject Property, but rather as the result of the services performed within the scope, limitations, and cost of the work performed.

Any opinions or recommendations presented apply to Subject Property conditions existing when services were performed. We are unable to report on or accurately predict events that may change the Subject Property 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 Subject Property that cannot be identified by visual observation. Where the scope of services was limited to observations made during Subject Property 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.

Where subsurface work was performed, our professional opinions are based in part on interpretation of data from discrete sampling locations that may not represent actual conditions at unsampled locations.

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 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, Subject Property, 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.

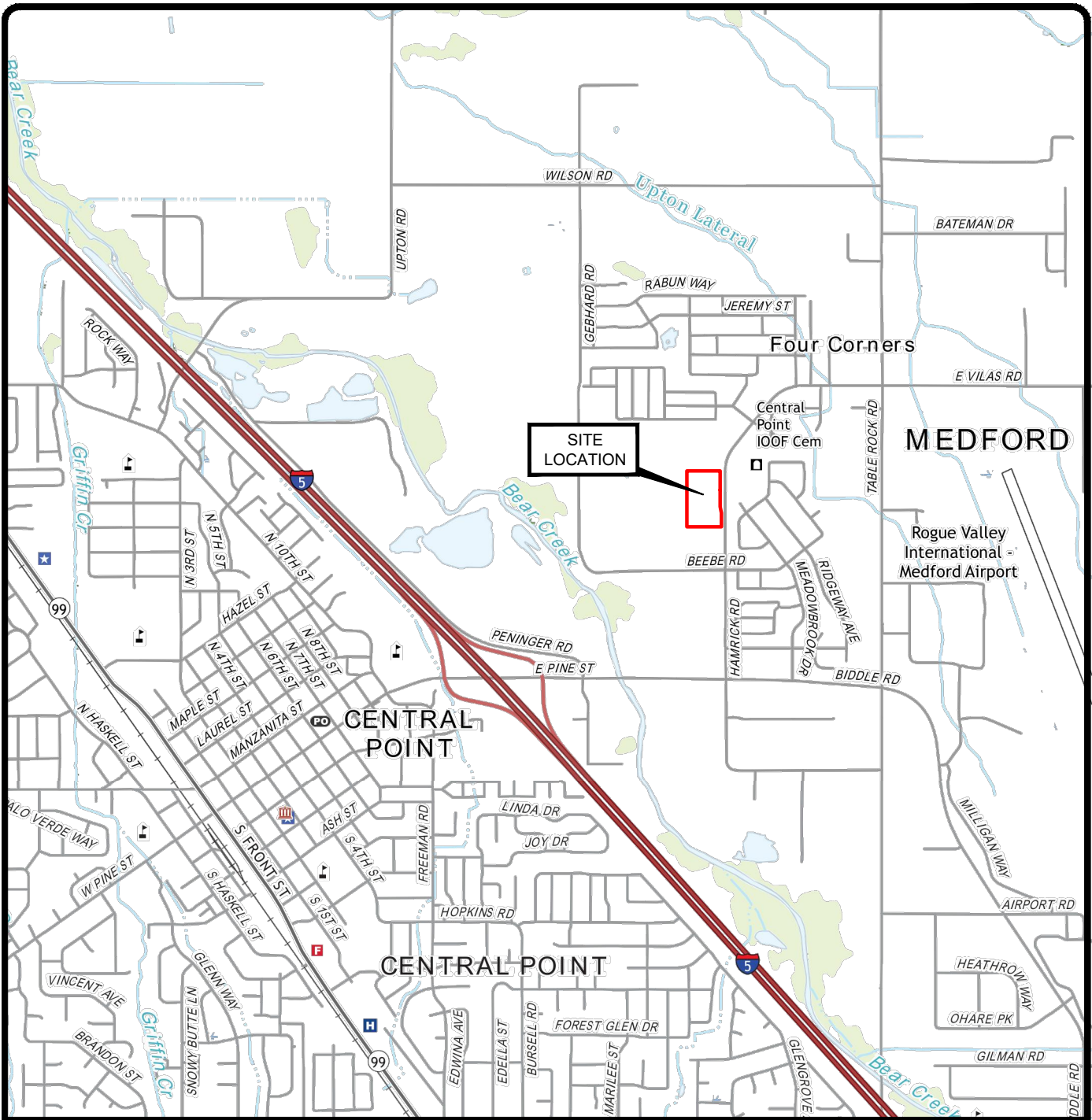


7 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

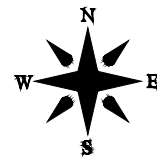
Mr. Jonathan Williams received a Bachelor of Science degree in Geology, with honors, from Duke University in 1987. He has over 30 years experience working with geologic and environmental reports, including Phase I ESAs. Mr. Williams has been a Registered Geologist in the State of Oregon since 1996, and has 40-hour HAZWOPER training.



FIGURES



SOURCE: U.S.G.S. 7.5 MINUTE TOPOGRAPHIC QUADRANGLE
MEDFORD WEST, OR AND SAMS VALLEY, OR (2020)





ALPINE ENVIRONMENTAL CONSULTANTS, LLC

DATE: 4/8/22	DRAWN BY: SM
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Figure 1
Site Location Map
Focused Phase II ESA
4630 Hamrick Road
Central Point, Oregon



SOURCE: Google Earth (2020)

LEGEND

- SS1 ■ Soil Sample Location
- Approximate Site Boundary





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DATE: 4/8/24	DRAWN BY: SM
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Figure 2
Soil Sample Location Map
Focused Phase II ESA
4630 Hamrick Road
Central Point, Oregon

TABLES

Table 1. Soil Samples Analytical Results - Total Metals
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

SAMPLING DATA					PARAMETERS Total Metals (mg/kg) U.S. EPA 6020B (ICPMS)																
Sample Type	Sample ID	Sample Location	Depth (ft bgs)	Date	Antimony (h)	Arsenic	Barium	Beryllium	Cadmium	Chromium (III)	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel (i)	Selenium	Silver	Thallium (i)	Vanadium	Zinc
Test Pit Discrete Samples	SS1	NW area	0.0-0.5	04/01/24	NA	25.9	NA	NA	NA	NA	NA	NA	115	NA	NA	NA	NA	NA	NA	NA	NA
	SS2	NE area	0.0-0.5	04/01/24	NA	20.3	NA	NA	NA	NA	NA	NA	140	NA	NA	NA	NA	NA	NA	NA	NA
	SS3	W area	0.0-0.5	04/01/24	NA	35.5	NA	NA	NA	NA	NA	NA	145	NA	NA	NA	NA	NA	NA	NA	NA
	SS4	E area	0.0-0.5	04/01/24	NA	31.2	NA	NA	NA	NA	NA	NA	135	NA	NA	NA	NA	NA	NA	NA	NA
	SS5	W-Central area	0.0-0.5	04/01/24	NA	6.89	NA	NA	NA	NA	NA	NA	47.4	NA	NA	NA	NA	NA	NA	NA	NA
	SS6	E-Central area	0.0-0.5	04/01/24	NA	15.3	NA	NA	NA	NA	NA	NA	79.2	NA	NA	NA	NA	NA	NA	NA	NA
	SS7	SW area	0.0-0.5	04/01/24	NA	30.5	NA	NA	NA	NA	NA	NA	142	NA	NA	NA	NA	NA	NA	NA	NA
	SS8	SE area	0.0-0.5	04/01/24	NA	31.3	NA	NA	NA	NA	NA	NA	185	NA	NA	NA	NA	NA	NA	NA	NA
	COMP-0.0-0.5	Site Composite	0.0-0.5	04/01/24	1.20U	26.3	114	0.254	0.241U	14.2	9.15	27.7	120	0.0962U	1.20U	12.0	1.20U	0.241U	0.241U	33.5	39.2
DEQ RBCs (a)	Ingestion, Dermal Contact and Inhalation (b)			RES.	NE	0.43	15,000	160	78	120,000	NE	3,100	400	23	NE	1,500	NE	390	NE	NE	NE
				C. W.	NE	15	69,000	700	350	530,000	NE	14,000	800	110	NE	7,000	NE	1,800	NE	NE	NE
				E. W.	NE	420	>Max	19,000	9,700	>Max	NE	390,000	800	2,900	NE	190,000	NE	49,000	NE	NE	NE
	Volatilization to Outdoor Air (c)			RES.	NE	NV	NV	NV	NV	NE	NV	NV	NV	NV	NE	NV	NE	NV	NE	NE	NE
Leaching to Groundwater (d)			RES.	NE	*	*	*	*	*	NE	*	30	*	NE	*	NE	*	NE	NE	NE	NE
DEQ's clean fill screening levels and background metals in Soil for Klamath Mountains province (e), (f)					0.59	12	630	1.4	0.52	890	NE	110	36	0.17	NE	630	0.80	0.16	0.31	290	140
USEPA RSLs (g)	Carcinogenic TR = 1E-06	Ingestion	RES.	NE	0.77	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Dermal	RES.	NE	5.50	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Inhalation	RES.	NE	890	NE	1,600	2,100	NE	420	NE	NE	NE	NE	NE	1,500	NE	NE	NE	NE	NE
	Noncancer Child HI = 1	Carcinogenic	RES.	NE	0.68	NE	1,600	2,100	NE	420	NE	NE	NE	NE	NE	1,500	NE	NE	NE	NE	NE
		Ingestion	RES.	31	39	16,000	160	7.8	120,000	23	3,100	NE	NE	390	860	390	390	0.78	390	23,000	
		Dermal	RES.	NE	330	NE	NE	82	NE	NE	NE	NE	NE	NE	3,600	NE	NE	6.6	NE	NE	
		Inhalation	RES.	280,000	21,000	710,000	28,000	14,000	NE	8,500	NE	NE	11	2,800,000	20,000	28,000,000	NE	NE	140,000	NE	
Noncarcinogenic			RES.	31	35	15,000	160	7.1	120,000	23	3,100	400	11	390	6,700	390	390	0.78	390	23,000	

Table 1. Soil Samples Analytical Results - Total Metals
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

Notes:

Analytical data in bold font indicates that the value exceeds the laboratory MRL.

Analytical data highlighted in yellow indicates the value exceeded one or more generic RBCs.

Analytical data highlighted in orange indicates the value exceeded one or more generic RBCs and RSLs.

Analytical data highlighted in brown indicates the value exceeded one or more RSLs.

Analytical data highlighted in both yellow and blue indicates the value exceeded one or more generic RBCs and the clean fill screening level.

Analytical data highlighted in both orange and blue indicates the value exceeded one or more generic RBCs and RSLs, and the clean fill screening level.

* - Leaching to groundwater RBCs are not provided for inorganic chemicals. If this pathway is of concern, then site-specific leaching tests must be performed.

Data Qualifiers:

U - The analyte was analyzed for, but was not detected ("Non-detect") at or above the MRL/MDL.

Footnotes:

(a) Risk-Based Concentrations are referenced from the July 2023 update to the DEQ's Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites guidance document dated September 2003.

(b) This pathway is applicable anytime someone is likely to come into contact with contaminated soil. For the occupational scenario, exposure to contaminated soils should be considered for all contaminants found in the top three feet of soil.

(c) This pathway is applicable whenever vadose zone soils are contaminated with volatile compounds.

(d) This pathway is applicable whenever vadose zone contamination is found overlying an aquifer that is currently used or is reasonably likely to be used in the future for drinking water.

(e) DEQ's Background Concentrations in Soil are referenced from the DEQ's Development of Oregon Background Metals Concentrations in Soil technical report dated March 2013. The background concentrations included in this table are 95% Upper Prediction Limit (UPL) for the Klamath Mountains province, which includes the Central Point area and the Subject Property.

(f) Clean Fill Values are referenced from the DEQ's Clean Fill Determinations guidance document dated February 2019.

(g) Regional Screening Levels (RSLs) are referenced from the May 2022 update to the U.S. EPA Generic Tables.

(h) The RSLs for antimony are the lowest RSLs listed in the USEPA Generic Tables for the following compounds: metallic antimony, antimony pentoxide, antimony tetroxide, and antimony trioxide.

(i) The RSLs for nickel are the lowest RSLs listed in the USEPA Generic Tables for the following compounds: nickel acetate, nickel carbonate, nickel carbonyl, nickel hydroxide, nickel oxide, nickel refinery dust, nickel soluble salts, and nickel subsulfide.

(j) The RSLs for thallium are the lowest RSLs listed in the USEPA Generic Tables for the following compounds: thallium nitrate, thallium soluble salts, thallium acetate, thallium carbonate, thallium chloride, thallium selenite, and thallium sulfate.

Symbols/Acronyms:

bgs - below ground surface

C. W. - construction worker receptors

DEQ - Department of Environmental Quality

DU - Decision Unit

E. W. - excavation worker receptors

ft - feet

HI - Hazard Index

MDL - Method Detection Limit

mg/kg - milligrams per kilogram

MRL - Method Reporting Limit

NA - Sample was not analyzed for this analyte.

NE - No RBCs or RSLs are established for this constituent.

NV - The chemical is considered "nonvolatile" for the purposes of the exposure calculations.

RBC - risk-based concentration

RES. - residential receptors

RSLs - Regional Screening Levels

TR - Target Risk

U.R. - urban residential receptors

U.S. EPA - United States Environmental Protection Agency

Table 2. Soil Samples Analytical Results - Organochlorine Pesticides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

SAMPLING DATA					PARAMETERS Organochlorine Pesticides (mg/kg) U.S. EPA 8081B (ICPMS)											
Sample Type	Sample ID	Sample Location	Depth (ft bgs)	Date	Aldrin	alpha-Hexachlorocyclohexane (alpha-BHC)	beta-BHC	delta-BHC	gamma-BHC (Lindane)	cis-Chlordane (Chlordane RBCs)	trans-Chlordane (Chlordane RBCs)	4,4'-Dichlorodiphenyldichloroethane (4,4'-DDD)	4,4'-Dichlorodiphenyldichloroethene (4,4'-DDE)	4,4'-Dichlorodiphenyltrichloroethane (4,4'-DDT)	Dieldrin	
Test Pit Discrete Samples	SS1	NW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS2	NE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS3	W area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS4	E area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS5	W-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS6	E-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS7	SW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS8	SE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	COMP-0.0-0.5	Site Composite	0.0-0.5	04/01/24	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.0153 C-05	0.00569 C-05	0.00201U, C-05	
DEQ RBCs (a)	Ingestion, Dermal Contact and Inhalation (b)			RES.	0.031	0.086	NE	NE	0.49	1.7	1.7	2.2	1.8	1.9	0.034	
				C. W.	1.1	3.0	NE	NE	17	61	61	9.7	66	66	1.2	
				E. W.	30	83	NE	NE	470	1,700	1,700	270	1,800	1,800	33	
	Volatilization to Outdoor Air (c)			RES.	>Csat	NV	NE	NE	NV	>Csat	>Csat	NV	>Csat	NV	NV	
	Leaching to Groundwater (d)			RES.	0.023	0.0063	NE	NE	0.036	0.45	0.45	1.1	1.6	12	0.010	
DEQ's clean fill screening levels (e)					0.023	0.0063	0.009	NE	0.0095	0.91	0.91	0.0063	0.01	0.01	0.0045	
USEPA RSLs (f)	Carcinogenic TR = 1E-06	Ingestion	RES.	0.041	0.11	0.39	NE	0.63	NE	NE	NE	2.90	2.0	2.0	0.043	
		Dermal	RES.	NE	0.39	1.40	NE	5.60	NE	NE	NE	10.00	NE	24	0.15	
		Inhalation	RES.	0.98	2,100	7,200	NE	12,000	NE	NE	NE	55,000	61	39,000	830	
		Carcinogenic	RES.	0.039	0.086	0.30	NE	0.57	NE	NE	NE	2.30	2.0	1.90	0.034	
	Noncancer Child HI = 1	Ingestion	RES.	2.30	630	NE	NE	0.78	39	39	39	39	39	39	3.90	
		Dermal	RES.	NE	2,600	NE	NE	8.20	410	410	160	NE	NE	550	16	
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
	Noncarcinogenic	RES.	2.30	510	NE	NE	0.71	36	36	32	39	37	37	3.20		

Table 2. Soil Samples Analytical Results - Organochlorine Pesticides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

SAMPLING DATA					PARAMETERS Organochlorine Pesticides (mg/kg) U.S. EPA 8081B (ICPMS)										
Sample Type	Sample ID	Sample Location	Depth (ft bgs)	Date	Endosulfan I (Endosulfan alpha-beta RBC)	Endosulfan II (Endosulfan alpha-beta RBC)	Endosulfan Sulfate (Endosulfan alpha-beta RBC)	Endrin	Endrin Aldehyde (Endrin RBC)	Endrin Ketone (Endrin RBC)	Heptachlor	Heptachlor epoxide	Methoxychlor	Chlordane	Toxaphene (Total)
Test Pit Discrete Samples	SS1	NW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS2	NE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS3	W area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS4	E area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS5	W-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS6	E-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS7	SW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS8	SE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMP-0.0-0.5	Site Composite	0.0-0.5	04/01/24	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00201U, C-05	0.00602U, C-05	0.0602U, C-05	0.0602U, C-05
DEQ RBCs (a)	Ingestion, Dermal Contact and Inhalation (b)			RES.	380	380	380	19	19	19	0.11	0.055	NE	1.7	0.49
				C. W.	1,600	1,600	1,600	80	80	80	4.0	2.0	NE	61	17
				E. W.	45,000	45,000	45,000	2,200	2,200	2,200	110	56	NE	1,700	470
	Volatilization to Outdoor Air (c)			RES.	>Max	>Max	>Max	NV	NV	NV	230	>Csat	NE	>Csat	NV
Leaching to Groundwater (d)			RES.	>Csat	>Csat	>Csat	11	11	11	0.017	0.0042	NE	0.45	0.36	
DEQ's clean fill screening levels (e)					0.64	0.64	0.64	0.0014	0.0014	0.0014	0.017	0.0042	5.1	0.91	0.36
USEPA RSLs (f)	Carcinogenic TR = 1E-06	Ingestion	RES.	NE	NE	NE	NE	NE	NE	NE	0.15	0.076	NE	NE	0.63
		Dermal	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	2.20
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	1.0	0.91	NE	NE	12,000
		Carcinogenic	RES.	NE	NE	NE	NE	NE	NE	NE	0.13	0.07	NE	NE	0.49
	Noncancer Child HI = 1	Ingestion	RES.	470	470	470	23	23	23	23	7.80	1.00	390	39	7.0
		Dermal	RES.	NE	NE	NE	99	99	99	99	NE	NE	1,600	410	30
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Noncarcinogenic	RES.	470	470	470	19	19	19	19	7.80	1.0	320	36	5.70

Table 2. Soil Samples Analytical Results - Organochlorine Pesticides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and TL 9800

Notes:

Analytical data in bold font indicates that the value exceeds the laboratory MRL.

Analytical data highlighted in blue indicates the value exceeded the clean fill screening level.

Data Qualifiers:

C-05 - Extract has undergone a GPC (Gel-Permeation Chromatography) cleanup per EPA 3640A. Reporting levels may be raised due to dilution necessary for cleanup. Sample Final Volume includes the GPC dilution factor, see the Prep page for details.

U - The analyte was analyzed for, but was not detected ("Non-detect") at or above the MRL/MDL.

Footnotes:

(a) Risk-Based Concentrations are referenced from the July 2023 update to the DEQ's Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites guidance document dated September 2003.

(b) This pathway is applicable anytime someone is likely to come into contact with contaminated soil. For the occupational scenario, exposure to contaminated soils should be considered for all contaminants found in the top three feet of soil.

(c) This pathway is applicable whenever vadose zone soils are contaminated with volatile compounds.

(d) This pathway is applicable whenever vadose zone contamination is found overlying an aquifer that is currently used or is reasonably likely to be used in the future for drinking water.

(e) Clean Fill Values are referenced from the DEQ's Clean Fill Determinations guidance document dated February 2019.

(f) Regional Screening Levels (RSLs) are referenced from the May 2022 update to the U.S. EPA Generic Tables.

Symbols/Acronyms:

bgs - below ground surface

C. W. - construction worker receptors

>Csat - The soil RBC exceeds the limit of three-phase equilibrium partitioning. Soil concentrations in excess of this value indicate free product might be present.

DEQ - Department of Environmental Quality

DU - Decision Unit

E. W. - excavation worker receptors

ft - feet

HI - Hazard Index

LOD - Limit of Detection

LOQ - Limit of Quantitation

>Max - The constituent RBC for this pathway is greater than 1,000,000 mg/Kg or 1,000,000 mg/L. Therefore, these substances are not expected to pose risks in the scenario shown.

MDL - Method Detection Limit

mg/kg - milligrams per kilogram

MRL - Method Reporting Limit

NA - Sample was not analyzed for this analyte.

NE - No RBCs or RSLs are established for this constituent.

NV - The chemical is considered "nonvolatile" for the purposes of the exposure calculations.

RBC - risk-based concentration

RES. - residential receptors

RSLs - Regional Screening Levels

TR - Target Risk

U.S. EPA - United States Environmental Protection Agency

Table 3. Soil Samples Analytical Results - Organophosphorus Herbicides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

SAMPLING DATA					PARAMETERS Organophosphorus Pesticides (mg/kg) ALA SOP													
Sample Type																		
	Sample ID	Sample Location	Depth (ft bgs)	Date	Azinphos methyl (Guthion)	Chlorpyrifos	Coumaphos	Demeton-O.S	Diazinon	Dichlorvos	Dimethoate	Disulfoton	EPN	Ethoprop	Fensulfotion	Fenthion	Malathion	Merphos
Test Pit Discrete Samples	SS1	NW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS2	NE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS3	W area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS4	E area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS5	W-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS6	E-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS7	SW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS8	SE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMP-0.0-0.5	Site Composite	0.0-0.5	04/01/24	0.0512U	0.0512U	0.0646U, R-02	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0810U, R-02
DEQ RBCs (a)	Ingestion, Dermal Contact and Inhalation (b)			RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
				C. W.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
				E. W.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
	Volatilization to Outdoor Air (c)			RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Leaching to Groundwater (d)			RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
DEQ's clean fill screening levels (e)					1.0	7.2	NE	2.5	3.9	0.0049	0.59	0.056	0.17	NE	NE	NE	6	2.3
USEPA RSLs (f)	Carcinogenic TR = 1E-06	Ingestion	RES.	NE	NE	NE	NE	NE	NE	2.40	NE	NE	NE	NE	NE	NE	NE	NE
		Dermal	RES.	NE	NE	NE	NE	NE	NE	8.50	NE	NE	NE	NE	NE	NE	NE	NE
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	46,000	NE	NE	NE	NE	NE	NE	NE	NE
		Carcinogenic	RES.	NE	NE	NE	NE	NE	NE	1.90	NE	NE	NE	NE	NE	NE	NE	NE
	Noncancer Child HI = 1	Ingestion	RES.	230	78	NE	3.10	55	39	170	3.10	0.78	NE	NE	NE	NE	1,600	2.30
		Dermal	RES.	990	330	NE	13	230	160	730	13	3.3	NE	NE	NE	NE	6,600	NE
		Inhalation	RES.	14,000,000	NE	NE	NE	NE	NE	710,000	NE	NE	NE	NE	NE	NE	NE	NE
		Noncarcinogenic	RES.	190	63	NE	2.50	44	32	140	2.50	0.63	NE	NE	NE	NE	1,300	2.30

Table 3. Soil Samples Analytical Results - Organophosphorus Herbicides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

SAMPLING DATA					PARAMETERS Organophosphorus Pesticides (mg/kg) ALA SOP													
Sample Type	Sample ID	Sample Location	Depth (ft bgs)	Date	Methyl parathion	Mevinphos (Phosdrin)	Monocrotophos	Naled (Dibrom)	Parathion, ethyl	Phorate	Ronnel (Fenchlorphos)	Sulfotep (Tetraethyl Dithiopyrophosphate)	Sulprofos (Bolstar)	TEPP	Tetrachlorvinphos (Rabon)	Tokuthion (Prothiofos)	Trichloronate	
Test Pit Discrete Samples	SS1	NW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS2	NE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS3	W area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS4	E area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS5	W-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS6	E-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS7	SW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	SS8	SE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	COMP-0.0-0.5	Site Composite	0.0-0.5	04/01/24	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.0512U	0.205U	0.0512U	0.0512U	0.0512U	
DEQ RBCs (a)	Ingestion, Dermal Contact and Inhalation (b)			RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
				C. W.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
				E. W.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
	Volatilization to Outdoor Air (c)			RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
Leaching to Groundwater (d)			RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
DEQ's clean fill screening levels (e)					0.44	NE	NE	1.1	26	0.2	220	NE	NE	NE	NE	NE	NE	
USEPA RSLs (f)	Carcinogenic TR = 1E-06	Ingestion	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
		Dermal	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
	Noncancer Child HI = 1	Carcinogenic	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Ingestion	RES.	20.00	NE	NE	160	470.00	16	3,900	39	NE	NE	NE	NE	NE	NE	
		Dermal	RES.	82.00	NE	NE	NE	NE	2,000.00	66	NE	160	NE	NE	NE	NE	NE	
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	
Noncarcinogenic	RES.	16.00	NE	NE	160	380.00	13	3,900	32	NE	NE	NE	NE	NE	NE			

Table 3. Soil Samples Analytical Results - Organophosphorus Herbicides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

Notes:

The laboratory MRL that exceeds a Clean Fill Value is indicated with bold blue font

Data Qualifiers:

R-02 - The Reporting Limit for this analyte has been raised to account for interference from coeluting organic compounds present in the sample.

U - The analyte was analyzed for, but was not detected ("Non-detect") at or above the MRL/MDL.

Footnotes:

(a) Risk-Based Concentrations are referenced from the July 2023 update to the DEQ's Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites guidance document dated September 2003.

(b) This pathway is applicable anytime someone is likely to come into contact with contaminated soil. For the occupational scenario, exposure to contaminated soils should be considered for all contaminants found in the top three feet of soil.

(c) This pathway is applicable whenever vadose zone soils are contaminated with volatile compounds.

(d) This pathway is applicable whenever vadose zone contamination is found overlying an aquifer that is currently used or is reasonably likely to be used in the future for drinking water.

(e) Clean Fill Values are referenced from the DEQ's Clean Fill Determinations guidance document dated February 2019.

(f) Regional Screening Levels (RSLs) are referenced from the May 2022 update to the U.S. EPA Generic Tables.

Symbols/Acronyms:

bgs - below ground surface

C. W. - construction worker receptors

>Csat - The soil RBC exceeds the limit of three-phase equilibrium partitioning. Soil concentrations in excess of this value indicate free product might be present.

DEQ - Department of Environmental Quality

DU - Decision Unit

E. W. - excavation worker receptors

ft - feet

HI - Hazard Index

>Max - The constituent RBC for this pathway is greater than 1,000,000 mg/Kg or 1,000,000 mg/L. Therefore, these substances are not expected to pose risks in the scenario shown.

MDL - Method Detection Limit

mg/kg - milligrams per kilogram

MRL - Method Reporting Limit

NA - Sample was not analyzed for this analyte.

NE - No RBCs or RSLs are established for this constituent.

NV - The chemical is considered "nonvolatile" for the purposes of the exposure calculations.

RBC - risk-based concentration

RES. - residential receptors

RSLs - Regional Screening Levels

SOP - Standard Operating Procedure

TR - Target Risk

U.S. EPA - United States Environmental Protection Agency

Table 4. Soil Samples Analytical Results - Chlorinated Herbicides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

SAMPLING DATA					PARAMETERS Chlorinated Herbicides (mg/kg) U.S. EPA 8151A									
Sample Type	Sample ID	Sample Location	Depth (ft bgs)	Date	2,4,5-Trichlorophenoxyacetic acid (2,4,5-T)	2,4,5-Trichlorophenoxypropionic acid (2,4,5-TP) (Silvex)	2,4-Dichlorophenoxyacetic acid (2,4-D)	4-(2,4-dichlorophenoxy)butyric acid (2,4-DB)	Dalapon	Dicamba	Dichloroprop	Dinoseb	2-Methyl-4-chlorophenoxyacetic acid (MCPA)	Methylchlorophenoxypropionic acid (MCPP)
Test Pit Discrete Samples	SS1	NW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS2	NE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS3	W area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS4	E area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS5	W-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS6	E-Central area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS7	SW area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	SS8	SE area	0.0-0.5	04/01/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	COMP-0.0-0.5	Site Composite	0.0-0.5	04/01/24	0.012U	0.012U	0.120U	0.120U, +*	0.290U, +*	0.012U	0.120U	0.120U, +*	12.0U	12.0U
DEQ RBCs (a)	Ingestion, Dermal Contact and Inhalation (b)			RES.	NE	NE	630	NE	NE	NE	NE	NE	32	NE
				C. W.	NE	NE	2,700	NE	NE	NE	NE	NE	130	NE
				E. W.	NE	NE	74,000	NE	NE	NE	NE	NE	3,700	NE
	Volatilization to Outdoor Air (c)			RES.	NE	NE	NV	NE	NE	NE	NE	NE	NV	NE
Leaching to Groundwater (d)			RES.	NE	NE	2.3	NE	NE	NE	NE	NE	0.097	NE	
DEQ's clean fill screening levels (e)					4.1	3.7	2.3	25	7.2	9	NE	7.8	0.097	NE
USEPA RSLs (f)	Carcinogenic TR = 1E-06	Ingestion	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Dermal	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
		Carcinogenic	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
	Noncancer Child HI = 1	Ingestion	RES.	780	630	780	NE	2,300	2,300	NE	78	39	78	
		Dermal	RES.	3,300	2,600	6,600	NE	9,900	9,900	NE	330	160	330	
		Inhalation	RES.	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
Noncarcinogenic		RES.	630	510	700	NE	1,900	1,900	NE	63	32	63		

Table 4. Soil Samples Analytical Results - Chlorinated Herbicides
Focused Phase II Environmental Site Assessment: 4630 Hamrick Road, Central Point, Oregon 97502; Map 372W01BC and Taxlot 9800

Notes:

The laboratory MRL that exceeds one or more RBCs are indicated with bold blue font.

Data Qualifiers:

*+ - LCS and/or LCSD is outside acceptance limits, high biased.

U - The analyte was analyzed for, but was not detected ("Non-detect") at or above the MRL/MDL.

Footnotes:

(a) Risk-Based Concentrations are referenced from the July 2023 update to the DEQ's Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites guidance document dated September 2003.

(b) This pathway is applicable anytime someone is likely to come into contact with contaminated soil. For the occupational scenario, exposure to contaminated soils should be considered for all contaminants found in the top three feet of soil.

(c) This pathway is applicable whenever vadose zone soils are contaminated with volatile compounds.

(d) This pathway is applicable whenever vadose zone contamination is found overlying an aquifer that is currently used or is reasonably likely to be used in the future for drinking water.

(e) Clean Fill Values are referenced from the DEQ's Clean Fill Determinations guidance document dated February 2019.

(f) Regional Screening Levels (RSLs) are referenced from the May 2022 update to the U.S. EPA Generic Tables.

Symbols/Acronyms:

bgs - below ground surface

C. W. - construction worker receptors

>Csat - The soil RBC exceeds the limit of three-phase equilibrium partitioning. Soil concentrations in excess of this value indicate free product might be present.

DEQ - Department of Environmental Quality

DU - Decision Unit

E. W. - excavation worker receptors

ft - feet

HI - Hazard Index

LOD - Limit of Detection

LOQ - Limit of Quantitation

>Max - The constituent RBC for this pathway is greater than 1,000,000 mg/Kg or 1,000,000 mg/L. Therefore, these substances are not expected to pose risks in the scenario shown.

MDL - Method Detection Limit

mg/kg - milligrams per kilogram

MRL - Method Reporting Limit

NA - Sample was not analyzed for this analyte.

NE - No RBCs or RSLs are established for this constituent.

NV - The chemical is considered "nonvolatile" for the purposes of the exposure calculations.

RBC - risk-based concentration

RES. - residential receptors

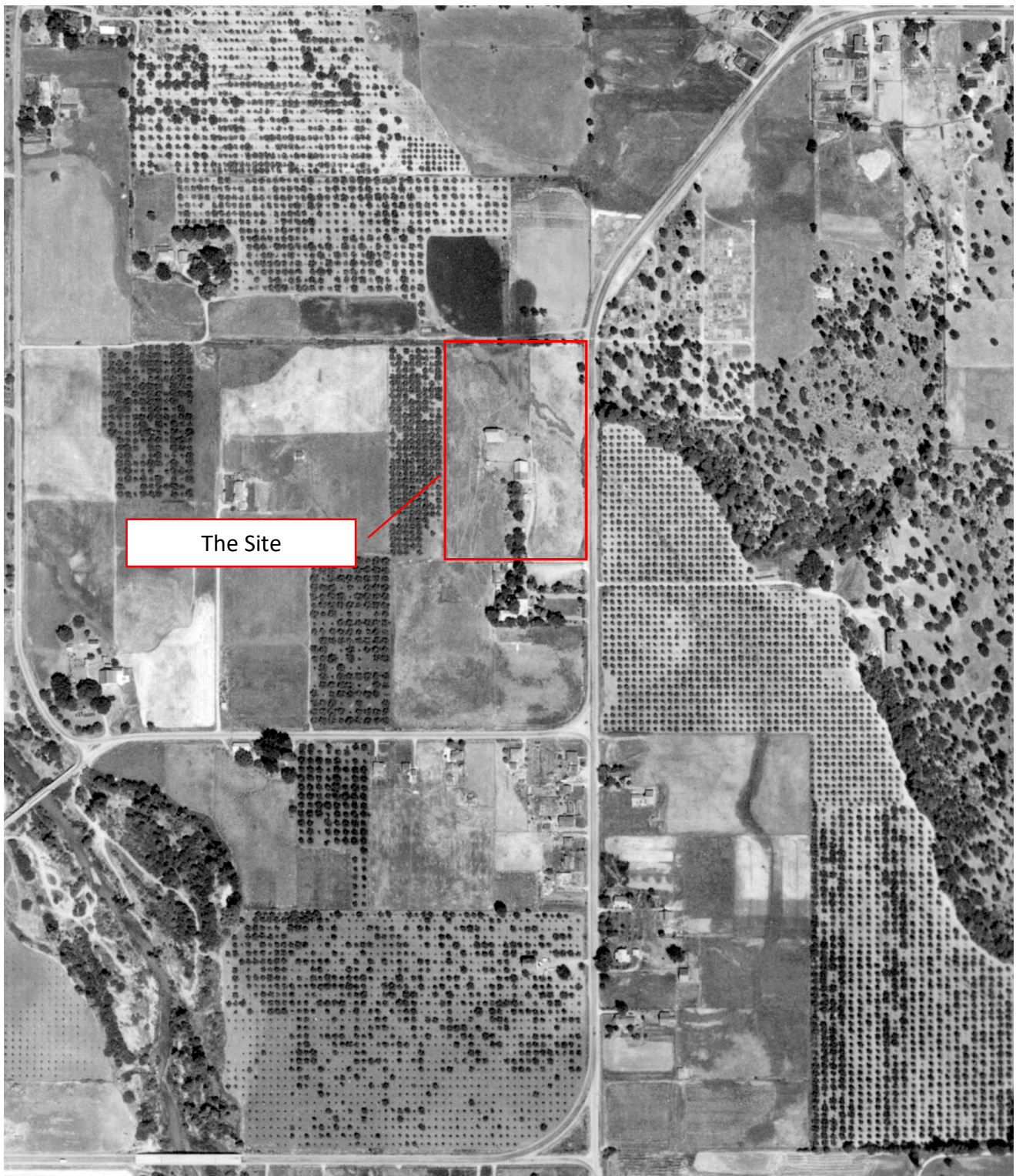
RSLs - Regional Screening Levels

TR - Target Risk

U.S. EPA - United States Environmental Protection Agency

APPENDIX 1

Historical Aerial Photographs



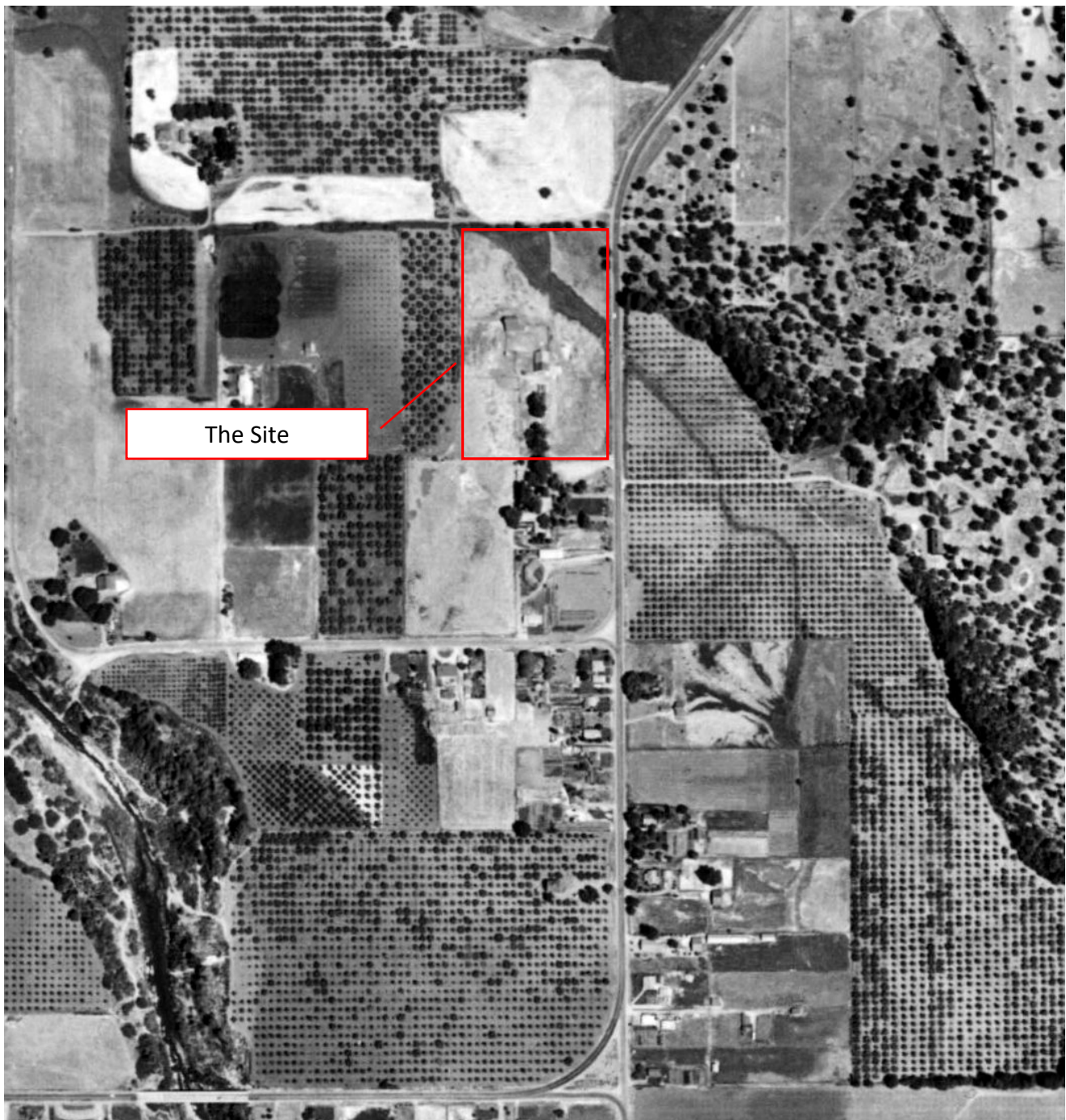
AERIAL PHOTO 1952

SOURCE: UNIVERSITY OF OREGON

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 1960

SOURCE: UNIVERSITY OF OREGON

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 1967

SOURCE: UNIVERSITY OF OREGON

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 1976

SOURCE: UNIVERSITY OF OREGON

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 1979

SOURCE: UNIVERSITY OF OREGON

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 1994

SOURCE: UNIVERSITY OF OREGON

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 2003

SOURCE: GOOGLE EARTH

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 2014

SOURCE: GOOGLE EARTH

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 9800



AERIAL PHOTO 2023

SOURCE: GOOGLE EARTH

4630 Hamrick Road

Central Point, Oregon 97502

Map and Taxlot 372W01BC TL 980

APPENDIX 2

Photographic Documentation



1. SS1.



4. SS2, facing west.



2. SS1, facing north.



5. SS2.



3. SS2.



6. SS3.



7. SS3, facing southwest.



10. SS5.



8. SS4.



11. SS5.



9. SS4, facing west.



12. SS5, facing south.



13. SS6.



16. SS7, facing west.



14. SS6, facing north.



17. SS8.



15. SS7.



18. SS8, facing west.

APPENDIX 3

Complete Laboratory Results



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062

Wednesday, April 17, 2024

Jonathan Williams
Alpine Environmental Consultants
12210 Antioch Road
White City, OR 97503

RE: A4D0820 - 4630 Hamrick Rd. - [none]

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

Enclosed are the results of analyses for work order A4D0820, which was received by the laboratory on 4/2/2024 at 10:30:00AM.

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.

Please note: All samples will be disposed of within 30 days of sample receipt, unless prior arrangements have been made.

Cooler Receipt Information	
<u>Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.</u>	
(See Cooler Receipt Form for details)	
Default Cooler	3.3 degC

This Final Report is the official version of the data results for this sample submission, unless superseded by a subsequent, labeled amended report.

All other deliverables derived from this data, including Electronic Data Deliverables (EDDs), CLP-like forms, client requested summary sheets, and all other products are considered secondary to this report.



Apex Laboratories

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.

Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: **4630 Hamrick Rd.**

Project Number: [none]

Project Manager: **Jonathan Williams**

Report ID:

A4D0820 - 04 17 24 0656

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SS1	A4D0820-01	Soil	04/01/24 10:05	04/02/24 10:30
SS2	A4D0820-02	Soil	04/01/24 10:10	04/02/24 10:30
SS3	A4D0820-03	Soil	04/01/24 10:20	04/02/24 10:30
SS4	A4D0820-04	Soil	04/01/24 10:00	04/02/24 10:30
SS5	A4D0820-05	Soil	04/01/24 10:25	04/02/24 10:30
SS6	A4D0820-06	Soil	04/01/24 09:50	04/02/24 10:30
SS7	A4D0820-07	Soil	04/01/24 10:30	04/02/24 10:30
SS8	A4D0820-08	Soil	04/01/24 10:40	04/02/24 10:30
Comp-0.0-0.5	A4D0820-09	Soil	04/01/24 13:00	04/02/24 10:30

Apex Laboratories

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

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Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

ANALYTICAL SAMPLE RESULTS

Organochlorine Pesticides by EPA 8081B

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
Comp-0.0-0.5 (A4D0820-09RE1)				Matrix: Soil		Batch: 24D0288		C-05
Aldrin [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
alpha-BHC [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
beta-BHC [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
delta-BHC [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
gamma-BHC (Lindane) [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
cis-Chlordane [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
trans-Chlordane [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
4,4'-DDD [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
4,4'-DDE [2C]	0.0153	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
4,4'-DDT	0.00569	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Dieldrin [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Endosulfan I [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Endosulfan II [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Endosulfan sulfate [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Endrin [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Endrin aldehyde [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Endrin ketone [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Heptachlor [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Heptachlor epoxide [2C]	ND	---	0.00201	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Methoxychlor [2C]	ND	---	0.00602	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Chlordane (Technical) [2C]	ND	---	0.0602	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
Toxaphene (Total) [2C]	ND	---	0.0602	mg/kg dry	1	04/09/24 14:39	EPA 8081B	
<i>Surrogate: 2,4,5,6-TCMX (Surr)</i>		<i>Recovery:</i>	53 %	<i>Limits:</i>	42-129 %	1	04/09/24 14:39	EPA 8081B
<i>Decachlorobiphenyl (Surr)</i>			91 %		55-130 %	1	04/09/24 14:39	EPA 8081B

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

ANALYTICAL SAMPLE RESULTS

Organophosphorus Pesticides (OPPs) by EPA 8270E (GC/MS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
Comp-0.0-0.5 (A4D0820-09RE1)				Matrix: Soil		Batch: 24D0271		
Azinphos methyl (Guthion)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Chlorpyrifos	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Coumaphos	ND	---	0.0646	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	R-02
Demeton O	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Demeton S	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Diazinon	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Dichlorvos	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Dimethoate	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Disulfoton	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
EPN	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Ethoprop	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Fensulfothion	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Fenthion	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Malathion	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Merphos	ND	---	0.0810	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	R-02
Methyl parathion	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Mevinphos (Phosdrin)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Monocrotophos	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Naled (Dibrom)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Parathion, ethyl	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Phorate	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Ronnel (Fenchlorphos)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Sulfotep	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Sulprofos (Bolstar)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
TEPP	ND	---	0.205	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Tetrachlorvinphos (Rabon)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Tokuthion (Prothiofos)	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Trichloronate	ND	---	0.0512	mg/kg dry	1	04/08/24 12:57	EPA 8270E OPPs	
Surrogate: Tributyl phosphate (Surr)		Recovery: 115 %		Limits: 10-136 %	1	04/08/24 12:57	EPA 8270E OPPs	
Triphenyl phosphate (Surr)		96 %		34-121 %	1	04/08/24 12:57	EPA 8270E OPPs	

Apex Laboratories

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Darwin Thomas, Business Development Director

**ANALYTICAL REPORT****Apex Laboratories, LLC**

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: **4630 Hamrick Rd.**

Project Number: [none]

Project Manager: **Jonathan Williams****Report ID:****A4D0820 - 04 17 24 0656****ANALYTICAL SAMPLE RESULTS****Total Metals by EPA 6020B (ICPMS)**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SS1 (A4D0820-01)		Matrix: Soil						
Batch: 24D0293								
Arsenic	25.9	---	1.19	mg/kg dry	10	04/08/24 21:18	EPA 6020B	
Lead	115	---	0.239	mg/kg dry	10	04/08/24 21:18	EPA 6020B	
SS2 (A4D0820-02)		Matrix: Soil						
Batch: 24D0293								
Arsenic	20.3	---	1.25	mg/kg dry	10	04/08/24 21:24	EPA 6020B	
Lead	140	---	0.251	mg/kg dry	10	04/08/24 21:24	EPA 6020B	
SS3 (A4D0820-03)		Matrix: Soil						
Batch: 24D0293								
Arsenic	35.5	---	1.16	mg/kg dry	10	04/08/24 21:30	EPA 6020B	
Lead	145	---	0.231	mg/kg dry	10	04/08/24 21:30	EPA 6020B	
SS4 (A4D0820-04)		Matrix: Soil						
Batch: 24D0293								
Arsenic	31.2	---	1.19	mg/kg dry	10	04/08/24 21:35	EPA 6020B	
Lead	135	---	0.239	mg/kg dry	10	04/08/24 21:35	EPA 6020B	
SS5 (A4D0820-05)		Matrix: Soil						
Batch: 24D0293								
Arsenic	6.89	---	1.08	mg/kg dry	10	04/08/24 21:41	EPA 6020B	
Lead	47.4	---	0.215	mg/kg dry	10	04/08/24 21:41	EPA 6020B	
SS6 (A4D0820-06)		Matrix: Soil						
Batch: 24D0293								
Arsenic	15.3	---	1.12	mg/kg dry	10	04/08/24 21:59	EPA 6020B	
Lead	79.2	---	0.224	mg/kg dry	10	04/08/24 21:59	EPA 6020B	
SS7 (A4D0820-07)		Matrix: Soil						
Batch: 24D0293								
Arsenic	30.5	---	1.23	mg/kg dry	10	04/08/24 22:05	EPA 6020B	
Lead	142	---	0.247	mg/kg dry	10	04/08/24 22:05	EPA 6020B	
SS8 (A4D0820-08)		Matrix: Soil						
Batch: 24D0349								

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SS8 (A4D0820-08)			Matrix: Soil					
Arsenic	31.3	---	1.17	mg/kg dry	10	04/09/24 17:14	EPA 6020B	
Lead	185	---	0.234	mg/kg dry	10	04/09/24 17:14	EPA 6020B	
Comp-0.0-0.5 (A4D0820-09)			Matrix: Soil					
Batch: 24D0349								
Antimony	ND	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Arsenic	26.3	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Barium	114	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Beryllium	0.254	---	0.241	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Cadmium	ND	---	0.241	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Chromium	14.2	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Cobalt	9.15	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Copper	27.7	---	2.41	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Lead	120	---	0.241	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Mercury	ND	---	0.0962	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Molybdenum	ND	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Nickel	12.0	---	4.81	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Selenium	ND	---	1.20	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Silver	ND	---	0.241	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Thallium	ND	---	0.241	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Vanadium	33.5	---	2.41	mg/kg dry	10	04/09/24 17:20	EPA 6020B	
Zinc	39.2	---	4.81	mg/kg dry	10	04/09/24 17:20	EPA 6020B	

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SS1 (A4D0820-01)				Matrix: Soil		Batch: 24D0127		
% Solids	82.9	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS2 (A4D0820-02)				Matrix: Soil		Batch: 24D0127		
% Solids	88.2	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS3 (A4D0820-03)				Matrix: Soil		Batch: 24D0127		
% Solids	83.7	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS4 (A4D0820-04)				Matrix: Soil		Batch: 24D0127		
% Solids	85.5	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS5 (A4D0820-05)				Matrix: Soil		Batch: 24D0127		
% Solids	90.8	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS6 (A4D0820-06)				Matrix: Soil		Batch: 24D0127		
% Solids	88.5	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS7 (A4D0820-07)				Matrix: Soil		Batch: 24D0127		
% Solids	84.5	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
SS8 (A4D0820-08)				Matrix: Soil		Batch: 24D0127		
% Solids	86.0	---	1.00	%	1	04/04/24 07:06	EPA 8000D	
Comp-0.0-0.5 (A4D0820-09)				Matrix: Soil		Batch: 24D0127		
% Solids	85.9	---	1.00	%	1	04/04/24 07:06	EPA 8000D	

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ANALYTICAL REPORT

Apex Laboratories, LLC

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503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organochlorine Pesticides by EPA 8081B

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0288 - EPA 3546/3640A (GPC)						Soil						
Blank (24D0288-BLK1)			Prepared: 04/05/24 05:24 Analyzed: 04/09/24 14:07									C-05
EPA 8081B												
Aldrin	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
alpha-BHC	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
beta-BHC	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
delta-BHC	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
gamma-BHC (Lindane)	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
cis-Chlordane	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
trans-Chlordane	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
4,4'-DDD	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
4,4'-DDE	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
4,4'-DDT	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Dieldrin	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Endosulfan I	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Endosulfan II	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Endosulfan sulfate	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Endrin	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Endrin aldehyde	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Endrin ketone	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Heptachlor	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Heptachlor epoxide	ND	---	0.00200	mg/kg wet	1	---	---	---	---	---	---	
Methoxychlor	ND	---	0.00600	mg/kg wet	1	---	---	---	---	---	---	
Chlordane (Technical)	ND	---	0.0600	mg/kg wet	1	---	---	---	---	---	---	
Toxaphene (Total)	ND	---	0.0600	mg/kg wet	1	---	---	---	---	---	---	
Surr: 2,4,5,6-TCMX (Surr)		Recovery: 73 %		Limits: 42-129 %		Dilution: 1x						
Decachlorobiphenyl (Surr)		115 %		55-130 %		"						

LCS (24D0288-BS1)

Prepared: 04/05/24 05:24 Analyzed: 04/09/24 14:23

C-05

EPA 8081B

Aldrin	0.0384	---	0.00200	mg/kg wet	1	0.0500	---	77	45-136%	---	---
alpha-BHC	0.0427	---	0.00200	mg/kg wet	1	0.0500	---	85	45-137%	---	---
beta-BHC	0.0392	---	0.00200	mg/kg wet	1	0.0500	---	78	50-136%	---	---
delta-BHC	0.0408	---	0.00200	mg/kg wet	1	0.0500	---	82	47-139%	---	---
gamma-BHC (Lindane)	0.0437	---	0.00200	mg/kg wet	1	0.0500	---	87	49-135%	---	---
cis-Chlordane	0.0439	---	0.00200	mg/kg wet	1	0.0500	---	88	54-133%	---	---

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organochlorine Pesticides by EPA 8081B

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0288 - EPA 3546/3640A (GPC)						Soil						
LCS (24D0288-BS1)						Prepared: 04/05/24 05:24 Analyzed: 04/09/24 14:23						C-05
trans-Chlordane	0.0424	---	0.00200	mg/kg wet	1	0.0500	---	85	53-135%	---	---	
4,4'-DDD	0.0496	---	0.00200	mg/kg wet	1	0.0500	---	99	56-139%	---	---	
4,4'-DDE	0.0454	---	0.00200	mg/kg wet	1	0.0500	---	91	56-134%	---	---	
4,4'-DDT	0.0588	---	0.00200	mg/kg wet	1	0.0500	---	118	50-141%	---	---	
Dieldrin	0.0528	---	0.00200	mg/kg wet	1	0.0500	---	106	56-136%	---	---	
Endosulfan I	0.0465	---	0.00200	mg/kg wet	1	0.0500	---	93	53-132%	---	---	
Endosulfan II	0.0541	---	0.00200	mg/kg wet	1	0.0500	---	108	53-134%	---	---	
Endosulfan sulfate	0.0515	---	0.00200	mg/kg wet	1	0.0500	---	103	55-136%	---	---	
Endrin	0.0593	---	0.00200	mg/kg wet	1	0.0500	---	119	57-140%	---	---	
Endrin aldehyde	0.0426	---	0.00200	mg/kg wet	1	0.0500	---	85	35-137%	---	---	
Endrin ketone	0.0555	---	0.00200	mg/kg wet	1	0.0500	---	111	55-136%	---	---	
Heptachlor	0.0459	---	0.00200	mg/kg wet	1	0.0500	---	92	47-136%	---	---	
Heptachlor epoxide	0.0459	---	0.00200	mg/kg wet	1	0.0500	---	92	52-136%	---	---	
Methoxychlor	0.0621	---	0.00600	mg/kg wet	1	0.0500	---	124	52-143%	---	---	
Surr: 2,4,5,6-TCMX (Surr) Recovery: 74 % Limits: 42-129 % Dilution: 1x												
Decachlorobiphenyl (Surr) 107 % 55-130 % "												

Duplicate (24D0288-DUP1)				Prepared: 04/05/24 05:24 Analyzed: 04/09/24 14:56								C-05
<u>QC Source Sample: Comp-0.0-0.5 (A4D0820-09RE1)</u>												
<u>EPA 8081B</u>												
Aldrin	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
alpha-BHC	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
beta-BHC	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
delta-BHC	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
gamma-BHC (Lindane)	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
cis-Chlordane	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
trans-Chlordane	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
4,4'-DDD	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
4,4'-DDE	0.0139	---	0.00196	mg/kg dry	1	---	0.0153	---	---	10	30%	
4,4'-DDT	0.00522	---	0.00196	mg/kg dry	1	---	0.00569	---	---	8	30%	
Dieldrin	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Endosulfan I	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Endosulfan II	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Endosulfan sulfate	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

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ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organochlorine Pesticides by EPA 8081B

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0288 - EPA 3546/3640A (GPC)						Soil						
Duplicate (24D0288-DUP1)			Prepared: 04/05/24 05:24		Analyzed: 04/09/24 14:56		C-05					
<u>QC Source Sample: Comp-0.0-0.5 (A4D0820-09RE1)</u>												
Endrin	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Endrin aldehyde	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Endrin ketone	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Heptachlor	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Heptachlor epoxide	ND	---	0.00196	mg/kg dry	1	---	ND	---	---	---	30%	
Methoxychlor	ND	---	0.00588	mg/kg dry	1	---	ND	---	---	---	30%	
Chlordane (Technical)	ND	---	0.0588	mg/kg dry	1	---	ND	---	---	---	30%	
Toxaphene (Total)	ND	---	0.0588	mg/kg dry	1	---	ND	---	---	---	30%	
Surr: 2,4,5,6-TCMX (Surr)		Recovery: 56 %		Limits: 42-129 %		Dilution: 1x						
Decachlorobiphenyl (Surr)		90 %		55-130 %		"						

Matrix Spike (24D0288-MS1)					Prepared: 04/05/24 05:24 Analyzed: 04/09/24 15:44					C-05, PRO	
<u>QC Source Sample: Non-SDG (A4D0833-04RE1)</u>											
<u>EPA 8081B</u>											
Aldrin	0.0222	---	0.00180	mg/kg dry	1	0.0451	ND	49	45-136%	---	---
alpha-BHC	0.0220	---	0.00180	mg/kg dry	1	0.0451	ND	49	45-137%	---	---
beta-BHC	0.0244	---	0.00180	mg/kg dry	1	0.0451	ND	54	50-136%	---	---
delta-BHC	0.0256	---	0.00180	mg/kg dry	1	0.0451	ND	57	47-139%	---	---
gamma-BHC (Lindane)	0.0223	---	0.00180	mg/kg dry	1	0.0451	ND	49	49-135%	---	---
cis-Chlordane	0.0296	---	0.00180	mg/kg dry	1	0.0451	ND	66	54-133%	---	---
trans-Chlordane	0.0283	---	0.00180	mg/kg dry	1	0.0451	ND	63	53-135%	---	---
4,4'-DDD	0.0303	---	0.00180	mg/kg dry	1	0.0451	ND	67	56-139%	---	---
4,4'-DDE	0.0331	---	0.00180	mg/kg dry	1	0.0451	0.00121	71	56-134%	---	---
4,4'-DDT	0.0353	---	0.00180	mg/kg dry	1	0.0451	0.00146	75	50-141%	---	---
Dieldrin	0.0352	---	0.00180	mg/kg dry	1	0.0451	0.00134	75	56-136%	---	---
Endosulfan I	0.0298	---	0.00180	mg/kg dry	1	0.0451	ND	66	53-132%	---	---
Endosulfan II	0.0351	---	0.00180	mg/kg dry	1	0.0451	ND	78	53-134%	---	---
Endosulfan sulfate	0.0348	---	0.00180	mg/kg dry	1	0.0451	ND	77	55-136%	---	---
Endrin	0.0398	---	0.00180	mg/kg dry	1	0.0451	ND	88	57-140%	---	---
Endrin aldehyde	0.0259	---	0.00180	mg/kg dry	1	0.0451	ND	57	35-137%	---	---
Endrin ketone	0.0365	---	0.00180	mg/kg dry	1	0.0451	ND	81	55-136%	---	---
Heptachlor	0.0238	---	0.00180	mg/kg dry	1	0.0451	ND	53	47-136%	---	---
Heptachlor epoxide	0.0283	---	0.00180	mg/kg dry	1	0.0451	ND	63	52-136%	---	---

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ANALYTICAL REPORT

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6700 S.W. Sandburg Street
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503-718-2323
ORELAP ID: OR100062

Alpine Environmental Consultants
12210 Antioch Road
White City, OR 97503

Project: **4630 Hamrick Rd.**
Project Number: [none]
Project Manager: **Jonathan Williams**

Report ID:
A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organochlorine Pesticides by EPA 8081B

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0288 - EPA 3546/3640A (GPC)							Soil					
Matrix Spike (24D0288-MS1)			Prepared: 04/05/24 05:24 Analyzed: 04/09/24 15:44					C-05, PRO				
QC Source Sample: Non-SDG (A4D0833-04RE1)												
Methoxychlor	0.0418	---	0.00541	mg/kg dry	1	0.0451	ND	93	52-143%	---	---	
Surr: 2,4,5,6-TCMX (Surr)		Recovery: 45 %		Limits: 42-129 %		Dilution: 1x						
Decachlorobiphenyl (Surr)		79 %		55-130 %		"						

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organophosphorus Pesticides (OPPs) by EPA 8270E (GC/MS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0271 - EPA 3546						Soil						
Blank (24D0271-BLK1)			Prepared: 04/08/24 04:49 Analyzed: 04/08/24 11:11									
EPA 8270E OPPs												
Azinphos methyl (Guthion)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Chlorpyrifos	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Coumaphos	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Demeton O	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Demeton S	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Diazinon	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Dichlorvos	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Dimethoate	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Disulfoton	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
EPN	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Ethoprop	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Fensulfothion	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Fenthion	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Malathion	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Merphos	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Methyl parathion	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Mevinphos (Phosdrin)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Monocrotophos	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Naled (Dibrom)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Parathion, ethyl	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Phorate	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Ronnel (Fenchlorphos)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Sulfotep	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Sulprofos (Bolstar)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
TEPP	ND	---	0.200	mg/kg wet	1	---	---	---	---	---	---	
Tetrachlorvinphos (Rabon)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Tokuthion (Prothiofos)	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Trichloronate	ND	---	0.0500	mg/kg wet	1	---	---	---	---	---	---	
Surr: Tributyl phosphate (Surr)		Recovery: 103 %		Limits: 10-136 %		Dilution: 1x						
Triphenyl phosphate (Surr)		83 %		34-121 %		"						

LCS (24D0271-BS1)

Prepared: 04/08/24 04:49 Analyzed: 04/08/24 11:46

EPA 8270E OPPs

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organophosphorus Pesticides (OPPs) by EPA 8270E (GC/MS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0271 - EPA 3546						Soil						
LCS (24D0271-BS1)						Prepared: 04/08/24 04:49 Analyzed: 04/08/24 11:46						
Azinphos methyl (Guthion)	0.356	---	0.0500	mg/kg wet	1	0.400	---	89	38-156%	---	---	
Chlorpyrifos	0.367	---	0.0500	mg/kg wet	1	0.400	---	92	47-140%	---	---	
Coumaphos	0.440	---	0.0500	mg/kg wet	1	0.400	---	110	37-160%	---	---	
Demeton O	0.157	---	0.0500	mg/kg wet	1	0.184	---	85	66-127%	---	---	
Demeton S	0.194	---	0.0500	mg/kg wet	1	0.194	---	100	70-121%	---	---	
Diazinon	0.409	---	0.0500	mg/kg wet	1	0.400	---	102	42-134%	---	---	
Dichlorvos	0.572	---	0.0500	mg/kg wet	1	0.400	---	143	39-142%	---	---	Q-29
Dimethoate	0.383	---	0.0500	mg/kg wet	1	0.400	---	96	16-139%	---	---	
Disulfoton	0.368	---	0.0500	mg/kg wet	1	0.400	---	92	28-145%	---	---	
EPN	0.425	---	0.0500	mg/kg wet	1	0.400	---	106	44-137%	---	---	
Ethoprop	0.397	---	0.0500	mg/kg wet	1	0.400	---	99	47-128%	---	---	
Fensulfothion	0.519	---	0.0500	mg/kg wet	1	0.400	---	130	27-147%	---	---	Q-41
Fenthion	0.390	---	0.0500	mg/kg wet	1	0.400	---	98	44-134%	---	---	
Malathion	0.371	---	0.0500	mg/kg wet	1	0.400	---	93	46-137%	---	---	
Merphos	0.473	---	0.0500	mg/kg wet	1	0.400	---	118	66-131%	---	---	
Methyl parathion	0.394	---	0.0500	mg/kg wet	1	0.400	---	98	49-138%	---	---	
Mevinphos (Phosdrin)	0.412	---	0.0500	mg/kg wet	1	0.400	---	103	12-176%	---	---	
Monocrotophos	0.474	---	0.0500	mg/kg wet	1	0.400	---	119	10-153%	---	---	
Naled (Dibrom)	0.284	---	0.0500	mg/kg wet	1	0.400	---	71	10-174%	---	---	Q-31
Parathion, ethyl	0.375	---	0.0500	mg/kg wet	1	0.400	---	94	50-139%	---	---	
Phorate	0.386	---	0.0500	mg/kg wet	1	0.400	---	97	23-142%	---	---	
Ronnel (Fenchlorphos)	0.379	---	0.0500	mg/kg wet	1	0.400	---	95	45-138%	---	---	
Sulfotep	0.405	---	0.0500	mg/kg wet	1	0.400	---	101	52-126%	---	---	
Sulprofos (Bolstar)	0.367	---	0.0500	mg/kg wet	1	0.400	---	92	48-139%	---	---	
TEPP	0.417	---	0.200	mg/kg wet	1	0.400	---	104	16-126%	---	---	
Tetrachlorvinphos (Rabon)	0.410	---	0.0500	mg/kg wet	1	0.400	---	102	54-129%	---	---	
Tokuthion (Prothiofos)	0.385	---	0.0500	mg/kg wet	1	0.400	---	96	45-136%	---	---	
Trichloronate	0.367	---	0.0500	mg/kg wet	1	0.400	---	92	37-140%	---	---	
Surr: Tributyl phosphate (Surr)		Recovery: 116 %		Limits: 10-136 %		Dilution: 1x						
Triphenyl phosphate (Surr)		90 %		34-121 %		"						

Duplicate (24D0271-DUP1)

Prepared: 04/08/24 04:49 Analyzed: 04/08/24 13:33

QC Source Sample: Comp-0.0-0.5 (A4D0820-09RE1)EPA 8270E OPPs

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organophosphorus Pesticides (OPPs) by EPA 8270E (GC/MS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0271 - EPA 3546						Soil						
Duplicate (24D0271-DUP1)			Prepared: 04/08/24 04:49		Analyzed: 04/08/24 13:33							
<u>QC Source Sample: Comp-0.0-0.5 (A4D0820-09RE1)</u>												
Azinphos methyl (Guthion)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	R-02
Chlorpyrifos	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Coumaphos	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Demeton O	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Demeton S	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Diazinon	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Dichlorvos	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Dimethoate	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Disulfoton	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
EPN	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Ethoprop	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Fensulfothion	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Fenthion	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Malathion	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Merphos	ND	---	0.0557	mg/kg dry	1	---	ND	---	---	---	30%	
Methyl parathion	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Mevinphos (Phosdrin)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Monocrotophos	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Naled (Dibrom)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Parathion, ethyl	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Phorate	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Ronnel (Fenchlorphos)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Sulfotep	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Sulprofos (Bolstar)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
TEPP	ND	---	0.203	mg/kg dry	1	---	ND	---	---	---	30%	
Tetrachlorvinphos (Rabon)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Tokuthion (Prothiofos)	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Trichloronate	ND	---	0.0507	mg/kg dry	1	---	ND	---	---	---	30%	
Surr: Tributyl phosphate (Surr)		Recovery: 113 %		Limits: 10-136 %		Dilution: 1x						
Triphenyl phosphate (Surr)		91 %		34-121 %		"						

Matrix Spike (24D0271-MS1)

Prepared: 04/08/24 04:49 Analyzed: 04/08/24 14:09

QC Source Sample: Comp-0.0-0.5 (A4D0820-09RE1)

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

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6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Organophosphorus Pesticides (OPPs) by EPA 8270E (GC/MS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0271 - EPA 3546						Soil						
Matrix Spike (24D0271-MS1)			Prepared: 04/08/24 04:49 Analyzed: 04/08/24 14:09									
QC Source Sample: Comp-0.0-0.5 (A4D0820-09RE1)												
EPA 8270E OPPs												
Azinphos methyl (Guthion)	0.484	---	0.0526	mg/kg dry	1	0.421	ND	115	38-156%	---	---	
Chlorpyrifos	0.393	---	0.0526	mg/kg dry	1	0.421	ND	93	47-140%	---	---	
Coumaphos	0.533	---	0.0663	mg/kg dry	1	0.421	ND	127	37-160%	---	---	
Demeton O	0.127	---	0.0526	mg/kg dry	1	0.194	ND	66	66-127%	---	---	
Demeton S	0.228	---	0.0526	mg/kg dry	1	0.204	ND	112	70-121%	---	---	
Diazinon	0.386	---	0.0526	mg/kg dry	1	0.421	ND	92	42-134%	---	---	
Dichlorvos	0.650	---	0.0526	mg/kg dry	1	0.421	ND	155	39-142%	---	---	Q-01
Dimethoate	0.397	---	0.0526	mg/kg dry	1	0.421	ND	94	16-139%	---	---	
Disulfoton	0.367	---	0.0526	mg/kg dry	1	0.421	ND	87	28-145%	---	---	
EPN	0.515	---	0.0526	mg/kg dry	1	0.421	ND	122	44-137%	---	---	
Ethoprop	0.407	---	0.0526	mg/kg dry	1	0.421	ND	97	47-128%	---	---	
Fensulfothion	0.676	---	0.0526	mg/kg dry	1	0.421	ND	161	27-147%	---	---	Q-01, Q-41
Fenthion	0.423	---	0.0526	mg/kg dry	1	0.421	ND	101	44-134%	---	---	
Malathion	0.413	---	0.0526	mg/kg dry	1	0.421	ND	98	46-137%	---	---	
Merphos	0.493	---	0.0831	mg/kg dry	1	0.421	ND	117	66-131%	---	---	
Methyl parathion	0.456	---	0.0526	mg/kg dry	1	0.421	ND	108	49-138%	---	---	
Mevinphos (Phosdrin)	0.459	---	0.0526	mg/kg dry	1	0.421	ND	109	12-176%	---	---	
Monocrotophos	0.444	---	0.0526	mg/kg dry	1	0.421	ND	105	10-153%	---	---	
Naled (Dibrom)	0.249	---	0.0526	mg/kg dry	1	0.421	ND	59	10-174%	---	---	Q-31
Parathion, ethyl	0.411	---	0.0526	mg/kg dry	1	0.421	ND	98	50-139%	---	---	
Phorate	0.386	---	0.0526	mg/kg dry	1	0.421	ND	92	23-142%	---	---	
Ronnel (Fenchlorphos)	0.413	---	0.0526	mg/kg dry	1	0.421	ND	98	45-138%	---	---	
Sulfotep	0.415	---	0.0526	mg/kg dry	1	0.421	ND	99	52-126%	---	---	
Sulprofos (Bolstar)	0.413	---	0.0526	mg/kg dry	1	0.421	ND	98	48-139%	---	---	
TEPP	0.245	---	0.210	mg/kg dry	1	0.421	ND	58	16-126%	---	---	
Tetrachlorvinphos (Rabon)	0.445	---	0.0526	mg/kg dry	1	0.421	ND	106	54-129%	---	---	
Tokuthion (Prothiofos)	0.412	---	0.0526	mg/kg dry	1	0.421	ND	98	45-136%	---	---	
Trichloronate	0.377	---	0.0526	mg/kg dry	1	0.421	ND	90	37-140%	---	---	
Surr: Tributyl phosphate (Surr)		Recovery: 110 %		Limits: 10-136 %		Dilution: 1x						
Triphenyl phosphate (Surr)		89 %		34-121 %		"						

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Darwin Thomas, Business Development Director

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Page 406 of 533



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0293 - EPA 3051A						Soil						
Blank (24D0293-BLK1)			Prepared: 04/08/24 10:12 Analyzed: 04/08/24 19:14									
EPA 6020B												
Arsenic	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
LCS (24D0293-BS1)			Prepared: 04/08/24 10:12 Analyzed: 04/08/24 19:20									
EPA 6020B												
Arsenic	46.2	---	1.00	mg/kg wet	10	50.0	---	92	80-120%	---	---	
Lead	53.5	---	0.200	mg/kg wet	10	50.0	---	107	80-120%	---	---	
Duplicate (24D0293-DUP1)			Prepared: 04/08/24 10:12 Analyzed: 04/08/24 19:44									
QC Source Sample: Non-SDG (A4C1831-14)												
Arsenic	2.35	---	1.32	mg/kg dry	10	---	2.09	---	---	12	20%	
Lead	6.32	---	0.263	mg/kg dry	10	---	5.72	---	---	10	20%	
Matrix Spike (24D0293-MS1)			Prepared: 04/08/24 10:12 Analyzed: 04/08/24 19:56									
QC Source Sample: Non-SDG (A4C1831-16)												
EPA 6020B												
Arsenic	78.3	---	1.66	mg/kg dry	10	82.8	3.94	90	75-125%	---	---	
Lead	92.9	---	0.331	mg/kg dry	10	82.8	11.5	98	75-125%	---	---	

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Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0349 - EPA 3051A						Soil						
Blank (24D0349-BLK1)			Prepared: 04/09/24 10:15		Analyzed: 04/09/24 15:46							
EPA 6020B												
Antimony	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Arsenic	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Barium	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Beryllium	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
Cadmium	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
Chromium	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Cobalt	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Copper	ND	---	2.00	mg/kg wet	10	---	---	---	---	---	---	
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
Mercury	ND	---	0.0800	mg/kg wet	10	---	---	---	---	---	---	
Molybdenum	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Nickel	ND	---	4.00	mg/kg wet	10	---	---	---	---	---	---	
Selenium	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
Silver	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
Thallium	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
Vanadium	ND	---	2.00	mg/kg wet	10	---	---	---	---	---	---	
Zinc	ND	---	4.00	mg/kg wet	10	---	---	---	---	---	---	

LCS (24D0349-BS1)

Prepared: 04/09/24 10:15 Analyzed: 04/09/24 15:52

<u>EPA 6020B</u>												
Antimony	26.0	---	1.00	mg/kg wet	10	25.0	---	104	80-120%	---	---	
Arsenic	47.5	---	1.00	mg/kg wet	10	50.0	---	95	80-120%	---	---	
Barium	51.9	---	1.00	mg/kg wet	10	50.0	---	104	80-120%	---	---	
Beryllium	25.4	---	0.200	mg/kg wet	10	25.0	---	101	80-120%	---	---	
Cadmium	51.8	---	0.200	mg/kg wet	10	50.0	---	104	80-120%	---	---	
Chromium	50.3	---	1.00	mg/kg wet	10	50.0	---	101	80-120%	---	---	
Cobalt	51.3	---	1.00	mg/kg wet	10	50.0	---	103	80-120%	---	---	
Copper	53.6	---	2.00	mg/kg wet	10	50.0	---	107	80-120%	---	---	
Lead	53.6	---	0.200	mg/kg wet	10	50.0	---	107	80-120%	---	---	
Mercury	1.01	---	0.0800	mg/kg wet	10	1.00	---	101	80-120%	---	---	
Molybdenum	25.7	---	1.00	mg/kg wet	10	25.0	---	103	80-120%	---	---	
Nickel	51.2	---	4.00	mg/kg wet	10	50.0	---	102	80-120%	---	---	
Selenium	25.7	---	1.00	mg/kg wet	10	25.0	---	103	80-120%	---	---	

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Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0349 - EPA 3051A												
Soil												
LCS (24D0349-BS1)												
Prepared: 04/09/24 10:15 Analyzed: 04/09/24 15:52												
Silver	26.8	---	0.200	mg/kg wet	10	25.0	---	107	80-120%	---	---	
Thallium	26.3	---	0.200	mg/kg wet	10	25.0	---	105	80-120%	---	---	
Vanadium	47.8	---	2.00	mg/kg wet	10	50.0	---	96	80-120%	---	---	
Zinc	51.4	---	4.00	mg/kg wet	10	50.0	---	103	80-120%	---	---	
Duplicate (24D0349-DUP1)												
Prepared: 04/09/24 10:15 Analyzed: 04/09/24 16:03												
QC Source Sample: Non-SDG (A4C1792-01)												
Antimony	ND	---	1.14	mg/kg dry	10	---	ND	---	---	---	20%	
Arsenic	1.27	---	1.14	mg/kg dry	10	---	1.56	---	---	20	20%	
Barium	70.6	---	1.14	mg/kg dry	10	---	63.2	---	---	11	20%	
Beryllium	ND	---	0.228	mg/kg dry	10	---	0.171	---	---	***	20%	
Cadmium	ND	---	0.228	mg/kg dry	10	---	0.160	---	---	***	20%	
Chromium	4.63	---	1.14	mg/kg dry	10	---	5.99	---	---	26	20%	Q-05
Cobalt	5.25	---	1.14	mg/kg dry	10	---	6.24	---	---	17	20%	
Copper	5.82	---	2.28	mg/kg dry	10	---	6.89	---	---	17	20%	
Lead	4.95	---	0.228	mg/kg dry	10	---	5.68	---	---	14	20%	
Mercury	ND	---	0.0910	mg/kg dry	10	---	ND	---	---	---	20%	
Molybdenum	ND	---	1.14	mg/kg dry	10	---	ND	---	---	---	20%	
Nickel	6.85	---	4.55	mg/kg dry	10	---	8.57	---	---	22	20%	Q-05
Selenium	ND	---	1.14	mg/kg dry	10	---	ND	---	---	---	20%	
Silver	ND	---	0.228	mg/kg dry	10	---	ND	---	---	---	20%	
Thallium	ND	---	0.228	mg/kg dry	10	---	0.134	---	---	***	20%	
Vanadium	12.0	---	2.28	mg/kg dry	10	---	18.1	---	---	41	20%	Q-17
Zinc	39.7	---	4.55	mg/kg dry	10	---	45.2	---	---	13	20%	
Matrix Spike (24D0349-MS1)												
Prepared: 04/09/24 10:15 Analyzed: 04/09/24 16:15												
QC Source Sample: Non-SDG (A4C1792-02)												
EPA 6020B												
Antimony	28.3	---	1.14	mg/kg dry	10	28.4	ND	100	75-125%	---	---	
Arsenic	55.7	---	1.14	mg/kg dry	10	56.9	1.37	95	75-125%	---	---	
Barium	141	---	1.14	mg/kg dry	10	56.9	68.1	128	75-125%	---	---	Q-01
Beryllium	28.4	---	0.228	mg/kg dry	10	28.4	0.155	99	75-125%	---	---	
Cadmium	58.4	---	0.228	mg/kg dry	10	56.9	0.156	102	75-125%	---	---	
Chromium	63.8	---	1.14	mg/kg dry	10	56.9	4.76	104	75-125%	---	---	

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Darwin Thomas, Business Development Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: 4630 Hamrick Rd.

Project Number: [none]

Project Manager: Jonathan Williams

Report ID:

A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0349 - EPA 3051A						Soil						
Matrix Spike (24D0349-MS1)			Prepared: 04/09/24 10:15 Analyzed: 04/09/24 16:15									
QC Source Sample: Non-SDG (A4C1792-02)												
Cobalt	62.4	---	1.14	mg/kg dry	10	56.9	3.89	103	75-125%	---	---	
Copper	67.4	---	2.28	mg/kg dry	10	56.9	6.24	108	75-125%	---	---	
Lead	62.1	---	0.228	mg/kg dry	10	56.9	4.78	101	75-125%	---	---	
Mercury	1.09	---	0.0910	mg/kg dry	10	1.14	ND	96	75-125%	---	---	
Molybdenum	29.5	---	1.14	mg/kg dry	10	28.4	ND	104	75-125%	---	---	
Nickel	66.9	---	4.55	mg/kg dry	10	56.9	8.00	103	75-125%	---	---	
Selenium	28.7	---	1.14	mg/kg dry	10	28.4	ND	101	75-125%	---	---	
Silver	29.6	---	0.228	mg/kg dry	10	28.4	ND	104	75-125%	---	---	
Thallium	28.5	---	0.228	mg/kg dry	10	28.4	ND	100	75-125%	---	---	
Vanadium	65.0	---	2.28	mg/kg dry	10	56.9	8.40	100	75-125%	---	---	
Zinc	107	---	4.55	mg/kg dry	10	56.9	47.7	104	75-125%	---	---	

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503-718-2323
ORELAP ID: OR100062Alpine Environmental Consultants
12210 Antioch Road
White City, OR 97503Project: **4630 Hamrick Rd.**
Project Number: [none]
Project Manager: Jonathan WilliamsReport ID:
A4D0820 - 04 17 24 0656

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0127 - Total Solids (Dry Weight) - 2022							Soil					
Duplicate (24D0127-DUP1)			Prepared: 04/03/24 09:13 Analyzed: 04/04/24 07:06						CONT			
<u>QC Source Sample: Non-SDG (A4D0813-01)</u>												
% Solids	77.0	---	1.00	%	1	---	76.0	---	---	1	10%	
Duplicate (24D0127-DUP2)			Prepared: 04/03/24 09:13 Analyzed: 04/04/24 07:06						CONT			
<u>QC Source Sample: Non-SDG (A4D0813-02)</u>												
% Solids	82.6	---	1.00	%	1	---	83.0	---	---	0.5	10%	
Duplicate (24D0127-DUP3)			Prepared: 04/03/24 19:24 Analyzed: 04/04/24 07:06									
<u>QC Source Sample: Non-SDG (A4D0873-01)</u>												
% Solids	74.2	---	1.00	%	1	---	74.5	---	---	0.3	10%	
Duplicate (24D0127-DUP4)			Prepared: 04/03/24 19:24 Analyzed: 04/04/24 07:06									
<u>QC Source Sample: Non-SDG (A4D0898-01)</u>												
% Solids	75.2	---	1.00	%	1	---	75.2	---	---	0.03	10%	
Duplicate (24D0127-DUP5)			Prepared: 04/03/24 19:24 Analyzed: 04/04/24 07:06									
<u>QC Source Sample: Non-SDG (A4D0907-01)</u>												
% Solids	76.6	---	1.00	%	1	---	76.2	---	---	0.5	10%	
Duplicate (24D0127-DUP6)			Prepared: 04/03/24 19:24 Analyzed: 04/04/24 07:06									
<u>QC Source Sample: Non-SDG (A4D0910-01)</u>												
% Solids	76.6	---	1.00	%	1	---	76.3	---	---	0.4	10%	

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

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6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants12210 Antioch Road
White City, OR 97503Project: **4630 Hamrick Rd.**

Project Number: [none]

Project Manager: **Jonathan Williams****Report ID:****A4D0820 - 04 17 24 0656**

SAMPLE PREPARATION INFORMATION

Organochlorine Pesticides by EPA 8081B

Prep: EPA 3546/3640A (GPC)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24D0288							
A4D0820-09RE1	Soil	EPA 8081B	04/01/24 13:00	04/05/24 05:24	11.61g/10mL	10g/5mL	1.72

Organophosphorus Pesticides (OPPs) by EPA 8270E (GC/MS)

Prep: EPA 3546

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24D0271							
A4D0820-09RE1	Soil	EPA 8270E OPPs	04/01/24 13:00	04/08/24 04:49	11.36g/5mL	10g/5mL	0.88

Total Metals by EPA 6020B (ICPMS)

Prep: EPA 3051A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24D0293							
A4D0820-01	Soil	EPA 6020B	04/01/24 10:05	04/08/24 10:12	0.505g/50mL	0.5g/50mL	0.99
A4D0820-02	Soil	EPA 6020B	04/01/24 10:10	04/08/24 10:12	0.452g/50mL	0.5g/50mL	1.11
A4D0820-03	Soil	EPA 6020B	04/01/24 10:20	04/08/24 10:12	0.516g/50mL	0.5g/50mL	0.97
A4D0820-04	Soil	EPA 6020B	04/01/24 10:00	04/08/24 10:12	0.49g/50mL	0.5g/50mL	1.02
A4D0820-05	Soil	EPA 6020B	04/01/24 10:25	04/08/24 10:12	0.511g/50mL	0.5g/50mL	0.98
A4D0820-06	Soil	EPA 6020B	04/01/24 09:50	04/08/24 10:12	0.504g/50mL	0.5g/50mL	0.99
A4D0820-07	Soil	EPA 6020B	04/01/24 10:30	04/08/24 10:12	0.479g/50mL	0.5g/50mL	1.04
Batch: 24D0349							
A4D0820-08	Soil	EPA 6020B	04/01/24 10:40	04/09/24 10:15	0.497g/50mL	0.5g/50mL	1.01
A4D0820-09	Soil	EPA 6020B	04/01/24 13:00	04/09/24 10:15	0.484g/50mL	0.5g/50mL	1.03

Percent Dry Weight

Prep: Total Solids (Dry Weight) - 2022

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24D0127							
A4D0820-01	Soil	EPA 8000D	04/01/24 10:05	04/03/24 09:13			NA
A4D0820-02	Soil	EPA 8000D	04/01/24 10:10	04/03/24 09:13			NA
A4D0820-03	Soil	EPA 8000D	04/01/24 10:20	04/03/24 09:13			NA
A4D0820-04	Soil	EPA 8000D	04/01/24 10:00	04/03/24 09:13			NA
A4D0820-05	Soil	EPA 8000D	04/01/24 10:25	04/03/24 09:13			NA
A4D0820-06	Soil	EPA 8000D	04/01/24 09:50	04/03/24 09:13			NA

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Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpine Environmental Consultants

12210 Antioch Road

White City, OR 97503

Project: **4630 Hamrick Rd.**

Project Number: [none]

Project Manager: **Jonathan Williams**

Report ID:

A4D0820 - 04 17 24 0656

SAMPLE PREPARATION INFORMATION

Percent Dry Weight

Prep: Total Solids (Dry Weight) - 2022

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
A4D0820-07	Soil	EPA 8000D	04/01/24 10:30	04/03/24 09:13			NA
A4D0820-08	Soil	EPA 8000D	04/01/24 10:40	04/03/24 09:13			NA
A4D0820-09	Soil	EPA 8000D	04/01/24 13:00	04/03/24 09:13			NA

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QUALIFIER DEFINITIONS

Client Sample and Quality Control (QC) Sample Qualifier Definitions:

Apex Laboratories

- C-05** Extract has undergone a GPC (Gel-Permeation Chromatography) cleanup per EPA 3640A. Reporting levels may be raised due to dilution necessary for cleanup. Sample Final Volume includes the GPC dilution factor, see the Prep page for details.
- CONT** The Sample Container provided for this analysis was not provided by Apex Laboratories, and has not been verified as part of the Apex Quality System.
- PRO** Sample has undergone sample processing prior to extraction and analysis.
- Q-01** Spike recovery and/or RPD is outside acceptance limits.
- Q-05** Analyses are not controlled on RPD values from sample and duplicate concentrations that are below 5 times the reporting level.
- Q-17** RPD between original and duplicate sample, or spike duplicates, is outside of established control limits.
- Q-29** Recovery for Lab Control Spike (LCS) is above the upper control limit. Data may be biased high.
- Q-31** Estimated Results. Recovery of Continuing Calibration Verification sample below lower control limit for this analyte. Results are likely biased low.
- Q-41** Estimated Results. Recovery of Continuing Calibration Verification sample above upper control limit for this analyte. Results are likely biased high.
- R-02** The Reporting Limit for this analyte has been raised to account for interference from coeluting organic compounds present in the sample.

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Report ID:

A4D0820 - 04 17 24 0656

REPORTING NOTES AND CONVENTIONS:

Abbreviations:

DET Analyte DETECTED at or above the detection or reporting limit.
ND Analyte NOT DETECTED at or above the detection or reporting limit.
NR Result Not Reported
RPD Relative Percent Difference. RPDs for Matrix Spikes and Matrix Spike Duplicates are based on concentration, not recovery.

Detection Limits: Limit of Detection (LOD)

Limits of Detection (LODs) are normally set at a level of one half the validated Limit of Quantitation (LOQ).
If no value is listed ('-----'), then the data has not been evaluated below the Reporting Limit.

Reporting Limits: Limit of Quantitation (LOQ)

Validated Limits of Quantitation (LOQs) are reported as the Reporting Limits for all analyses where the LOQ, MRL, PQL or CRL are requested. The LOQ represents a level at or above the low point of the calibration curve, that has been validated according to Apex Laboratories' comprehensive LOQ policies and procedures.

Reporting Conventions:

Basis: Results for soil samples are generally reported on a 100% dry weight basis.
The Result Basis is listed following the units as "dry", "wet", or " " (blank) designation.

"dry" Sample results and Reporting Limits are reported on a dry weight basis. (i.e. "ug/kg dry")

See Percent Solids section for details of dry weight analysis.

"wet" Sample results and Reporting Limits for this analysis are normally dry weight corrected, but have not been modified in this case.

" " Results without 'wet' or 'dry' designation are not normally dry weight corrected. These results are considered 'As Received'.

Results for Volatiles analyses on soils and sediments that are reported on a "dry weight" basis include the water miscible solvent (WMS) correction referenced in the EPA 8000 Method guidance documents. Solid and Liquid samples reported on an "As Received" basis do not have the WMS correction applied, as dry weight was not performed.

QC Source:

In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) may be analyzed to demonstrate accuracy and precision of the extraction batch.

Non-Client Batch QC Samples (Duplicates and Matrix Spike/Duplicates) may not be included in this report. Please request a Full QC report if this data is required.

Miscellaneous Notes:

" --- " 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).

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Project Number: [none]

Project Manager: **Jonathan Williams**

Report ID:

A4D0820 - 04 17 24 0656

REPORTING NOTES AND CONVENTIONS (Cont.):

Blanks:

Standard practice is to evaluate the results from Blank QC Samples down to a level equal to ½ the Reporting Limit (RL).

-For Blank hits falling between ½ the RL and the RL (J flagged hits), the associated sample and QC data will receive a 'B-02' qualifier.

-For Blank hits above the RL, the associated sample and QC data will receive a 'B' qualifier, per Apex Laboratories' Blank Policy.

For further details, please request a copy of this document.

-Sample results flagged with a 'B' or 'B-02' qualifier are potentially biased high if the sample results 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.

'B' and 'B-02' qualifications are only applied to sample results detected above the Reporting Level, if results are not reported to the MDL.

Preparation Notes:

Mixed Matrix Samples:

Water Samples:

Water samples containing significant amounts of sediment are decanted or separated prior to extraction, and only the water portion analyzed, unless otherwise directed by the client.

Soil and Sediment Samples:

Soil and Sediment samples containing significant amounts of water are decanted prior to extraction, and only the solid portion analyzed, unless otherwise directed by the client.

Sampling and Preservation Notes:

Certain regulatory programs, such as National Pollutant Discharge Elimination System (NPDES), require that activities such as sample filtration (for dissolved metals, orthophosphate, hexavalent chromium, etc.) and testing of short hold analytes (pH, Dissolved Oxygen, etc.) be performed in the field (on-site) within a short time window. In addition, sample matrix spikes are required for some analyses, and sufficient volume must be provided, and billable site specific QC requested, if this is required. All regulatory permits should be reviewed to ensure that these requirements are being met.

Data users should be aware of which regulations pertain to the samples they submit for testing. If related sample collection activities are not approved for a particular regulatory program, results should be considered estimates. Apex Laboratories will qualify these analytes according to the most stringent requirements, however results for samples that are for non-regulatory purposes may be acceptable.

Samples that have been filtered and preserved at Apex Laboratories per client request are listed in the preparation section of the report with the date and time of filtration listed.

Apex Laboratories maintains detailed records on sample receipt, including client label verification, cooler temperature, sample preservation, hold time compliance and field filtration. Data is qualified as necessary, and the lack of qualification indicates compliance with required parameters.

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Project Number: [none]

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Report ID:

A4D0820 - 04 17 24 0656

LABORATORY ACCREDITATION INFORMATION

ORELAP Certification ID: OR100062 (Primary Accreditation) -

EPA ID: OR01039

All methods and analytes reported from work performed at Apex Laboratories are included on Apex Laboratories' ORELAP Scope of Certification, with the exception of any analyte(s) listed below:

Apex Laboratories

Matrix	Analysis	TNI_ID	Analyte	TNI_ID	Accreditation
--------	----------	--------	---------	--------	---------------

All reported analytes are included in Apex Laboratories' current ORELAP scope.

Secondary Accreditations

Apex Laboratories also maintains reciprocal accreditation with non-TNI states (Washington DOE), as well as other state specific accreditations not listed here.

Subcontract Laboratory Accreditations

Subcontracted data falls outside of Apex Laboratories' Scope of Accreditation.

Please see the Subcontract Laboratory report for full details, or contact your Project Manager for more information.

Field Testing Parameters

Results for Field Tested data are provided by the client or sampler, and fall outside of Apex Laboratories' Scope of Accreditation.

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White City, OR 97503

Project: **4630 Hamrick Rd.**

Project Number: [none]

Project Manager: **Jonathan Williams****Report ID:****A4D0820 - 04 17 24 0656****APEX LABS COOLER RECEIPT FORM**Client: Alpine Env. Element WO#: A4 D0820Project/Project #: 4630 Hamrick Rd.**Delivery Info:**Date/time received: 4/2/24 @ 1030 By: KRSDelivered by: Apex ☐ Client ☐ ESS ☐ FedEx ☒ UPS ☐ Radio ☐ Morgan ☐ SDS ☐ Evergreen ☐ Other ☐From USDA Regulated Origin? Yes ☐ No ☒**Cooler Inspection** Date/time inspected: 4/2/24 @ 1030 By: KRSChain of Custody included? Yes ☒ No ☐Signed/dated by client? Yes ☒ No ☐Contains USDA Reg. Soils? Yes ☐ No ☒ Unsure (email RegSoils) ☐

	Cooler #1	Cooler #2	Cooler #3	Cooler #4	Cooler #5	Cooler #6	Cooler #7
Temperature (°C)	<u>3.3</u>						
Custody seals? (Y/N)	<u>N</u>						
Received on ice? (Y/N)	<u>Y</u>						
Temp. blanks? (Y/N)	<u>Y</u>						
Ice type: (Gel/Real/Other)	<u>Real</u>						
Condition (In/Out):	<u>In</u>						

Cooler out of temp? (Y/N) Possible reason why: YesGreen dots applied to out of temperature samples? Yes NoOut of temperature samples form initiated? Yes No**Sample Inspection:** Date/time inspected: 4/2/24 @ 12:36 By: KAMAll samples intact? Yes ☒ No ☐ Comments: Bottle labels/COCs agree? Yes ☒ No ☐ Comments: COC/container discrepancies form initiated? Yes ☐ No ☒Containers/volumes received appropriate for analysis? Yes ☒ No ☐ Comments: Do VOA vials have visible headspace? Yes ☐ No ☐ NA ☒Comments: Water samples: pH checked: Yes ☐ No ☐ NA ☒ pH appropriate? Yes ☐ No ☐ NA ☒ pH ID: Comments: 2788 8024 4627Labeled by: KAMWitness: KABCooler Inspected by: KAM

Form Y-003 R-02

Apex Laboratories

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Darwin Thomas, Business Development Director

ANALYTICAL REPORT

PREPARED FOR

Attn: Mr. Darwin Thomas
Apex Laboratories LLC
6700 SW Sandburg St.
Tigard, Oregon 97223

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JOB DESCRIPTION

A4D0820

JOB NUMBER

570-179253-1

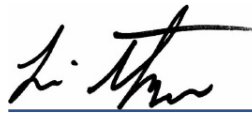
Eurofins Calscience

Job Notes

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The test results in this report relate only to the samples as received by the laboratory and will meet all requirements of the methodology, with any exceptions noted. This report shall not be reproduced except in full, without the express written approval of the laboratory. All questions should be directed to the Eurofins Calscience Project Manager.

Authorization



Authorized for release by
Lori Thompson, Project Manager I
Lori.Thompson@et.eurofinsus.com
(657)212-3035

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Definitions/Glossary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Qualifiers

GC Semi VOA

Qualifier	Qualifier Description
*+	LCS and/or LCSD is outside acceptance limits, high biased.
E	Result exceeded calibration range.
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.
p	The %RPD between the primary and confirmation column/detector is >40%. The lower value has been reported.

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
▫	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

Case Narrative

Client: Apex Laboratories LLC
Project: A4D0820

Job ID: 570-179253-1

Job ID: 570-179253-1

Eurofins Calscience

Job Narrative 570-179253-1

Analytical test results meet all requirements of the associated regulatory program listed on the Accreditation/Certification Summary Page unless otherwise noted under the individual analysis. Data qualifiers are applied to indicate exceptions. Noncompliant quality control (QC) is further explained in narrative comments.

- Matrix QC may not be reported if insufficient sample or site-specific QC samples were not submitted. In these situations, to demonstrate precision and accuracy at a batch level, a LCS/LCSD may be performed, unless otherwise specified in the method.
- Surrogate and/or isotope dilution analyte recoveries (if applicable) which are outside of the QC window are confirmed unless attributed to a dilution or otherwise noted in the narrative.

Regulated compliance samples (e.g. SDWA, NPDES) must comply with the associated agency requirements/permits.

Receipt

The sample was received on 4/5/2024 9:35 AM. Unless otherwise noted below, the sample arrived in good condition, and, where required, properly preserved and on ice. The temperature of the cooler at receipt time was 2.6°C.

Herbicides

Method 8151A: Insufficient sample volume was available to perform a matrix spike/matrix spike duplicate (MS/MSD) associated with preparation batch 570-427853. The laboratory control sample (LCS) was performed in duplicate (LCSD) to provide precision data for this batch.
8151A

Method 8151A: The laboratory control sample (LCS) and / or laboratory control sample duplicate (LCSD) for preparation batch 570-427853 and analytical batch 570-430104 recovered outside control limits for the following analytes: 2,4-DB, Dalapon and Dinoseb. These analytes were biased high in the LCS and were not detected in the associated samples; therefore, the data have been reported.

Method 8151A: The continuing calibration verification (CCV) associated with 570-430104 recovered outside the control limits for 2,4-D, Dalapon and Dichlorprop on one column. Results are confirmed on both columns and reported from the passing column.

Method 8151A: The method blank for preparation batch 570-427853 contained 2,4-D and 2,4-DB above the reporting limit (RL). None of the samples associated with this method blank contained the target compound; therefore, re-extraction and/or re-analysis of samples were not performed.

Method 8151A: The continuing calibration verification (CCV) associated with 570-430104 recovered high and outside the control limits for 2,4-DB on one column. Results are confirmed on both columns and reported from the passing column.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/ Glossary page.

Eurofins Calscience

Detection Summary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Client Sample ID: Comp-0.0-0.5 Lab Sample ID: 570-179253-1

No Detections.

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This Detection Summary does not include radiochemical test results.

Client Sample Results

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Method: SW846 8151A - Herbicides (GC)

Client Sample ID: Comp-0.0-0.5
Date Collected: 04/01/24 13:00
Date Received: 04/05/24 09:35

Lab Sample ID: 570-179253-1
Matrix: Solid

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
2,4,5-T	ND		12	4.3	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
2,4,5-TP (Silvex)	ND		12	8.7	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
2,4-D	ND		120	56	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
2,4-DB	ND	*+	120	120	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
Dalapon	ND	*+	290	84	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
Dicamba	ND		12	5.5	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
Dichlorprop	ND		120	57	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
Dinoseb	ND	*+	120	68	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
MCPA	ND		12000	5700	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
MCPP	ND		12000	7700	ug/Kg	☼	04/05/24 16:46	04/12/24 17:25	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
2,4-Dichlorophenylacetic acid	65	p	20 - 163				04/05/24 16:46	04/12/24 17:25	1

Surrogate Summary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Method: 8151A - Herbicides (GC)
Matrix: Solid

Prep Type: Total/NA

Percent Surrogate Recovery (Acceptance Limits)		
Lab Sample ID	Client Sample ID	DCPAA1 (20-163)
570-179253-1	Comp-0.0-0.5	65 p
LCS 570-427853/2-A	Lab Control Sample	92 p
LCSD 570-427853/3-A	Lab Control Sample Dup	97
MB 570-427853/1-A	Method Blank	63 p
Surrogate Legend		
DCPAA = 2,4-Dichlorophenylacetic acid		

QC Sample Results

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Method: 8151A - Herbicides (GC)

Lab Sample ID: MB 570-427853/1-A

Matrix: Solid

Analysis Batch: 430104

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 427853

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
2,4,5-T	ND		10	3.7	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
2,4,5-TP (Silvex)	ND		10	7.5	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
2,4-D	129.5	p	100	49	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
2,4-DB	140.4	p	100	100	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
Dalapon	ND		250	72	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
Dicamba	ND		10	4.7	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
Dichlorprop	ND		100	49	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
Dinoseb	ND		100	59	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
MCPA	13220	p	10000	4900	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
MCPP	7957	J p	10000	6600	ug/Kg		04/05/24 16:46	04/12/24 13:20	1
Surrogate	MB %Recovery	MB Qualifier	Limits				Prepared	Analyzed	Dil Fac
2,4-Dichlorophenylacetic acid	63	p	20 - 163				04/05/24 16:46	04/12/24 13:20	1

Lab Sample ID: LCS 570-427853/2-A

Matrix: Solid

Analysis Batch: 430104

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 427853

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
2,4,5-T	20.0	17.26		ug/Kg		86	26 - 180
2,4,5-TP (Silvex)	20.0	20.90	p	ug/Kg		105	10 - 180
2,4-D	200	321.3	p	ug/Kg		161	13 - 180
2,4-DB	200	411.0	p *+	ug/Kg		206	10 - 180
Dalapon	500	896.1	*+	ug/Kg		179	10 - 176
Dicamba	20.0	23.24		ug/Kg		116	21 - 164
Dichlorprop	200	188.0		ug/Kg		94	10 - 175
Dinoseb	100	1028	E *+	ug/Kg		1028	10 - 180
MCPA	20000	29200	p	ug/Kg		146	22 - 180
MCPP	20000	25060	p	ug/Kg		125	18 - 180
Surrogate	LCS %Recovery	LCS Qualifier	Limits				
2,4-Dichlorophenylacetic acid	92	p	20 - 163				

Lab Sample ID: LCSD 570-427853/3-A

Matrix: Solid

Analysis Batch: 430104

Client Sample ID: Lab Control Sample Dup

Prep Type: Total/NA

Prep Batch: 427853

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
2,4,5-T	20.0	16.26		ug/Kg		81	26 - 180	6	40
2,4,5-TP (Silvex)	20.0	20.96		ug/Kg		105	10 - 180	0	40
2,4-D	200	312.3	p	ug/Kg		156	13 - 180	3	40
2,4-DB	200	334.8	p	ug/Kg		167	10 - 180	20	40
Dalapon	500	925.3	*+	ug/Kg		185	10 - 176	3	40
Dicamba	20.0	21.31		ug/Kg		107	21 - 164	9	40
Dichlorprop	200	191.8		ug/Kg		96	10 - 175	2	40
Dinoseb	100	927.5	E *+	ug/Kg		928	10 - 180	10	40
MCPA	20000	28760	p	ug/Kg		144	22 - 180	2	40
MCPP	20000	20760	p	ug/Kg		104	18 - 180	19	40

Eurofins Calscience

QC Sample Results

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Method: 8151A - Herbicides (GC) (Continued)

Surrogate	LCSD		Limits
	%Recovery	Qualifier	
2,4-Dichlorophenylacetic acid	97		20 - 163

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QC Association Summary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

GC Semi VOA

Prep Batch: 427853

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
570-179253-1	Comp-0.0-0.5	Total/NA	Solid	8151A	
MB 570-427853/1-A	Method Blank	Total/NA	Solid	8151A	
LCS 570-427853/2-A	Lab Control Sample	Total/NA	Solid	8151A	
LCSD 570-427853/3-A	Lab Control Sample Dup	Total/NA	Solid	8151A	

Analysis Batch: 430104

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
570-179253-1	Comp-0.0-0.5	Total/NA	Solid	8151A	427853
MB 570-427853/1-A	Method Blank	Total/NA	Solid	8151A	427853
LCS 570-427853/2-A	Lab Control Sample	Total/NA	Solid	8151A	427853
LCSD 570-427853/3-A	Lab Control Sample Dup	Total/NA	Solid	8151A	427853

Lab Chronicle

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Client Sample ID: Comp-0.0-0.5
Date Collected: 04/01/24 13:00
Date Received: 04/05/24 09:35

Lab Sample ID: 570-179253-1
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	8151A			49.98 g	5 mL	427853	04/05/24 16:46	JC	EET CAL 4
Total/NA	Analysis	8151A		1	1 mL	1 mL	430104	04/12/24 17:25	UJ3K	EET CAL 4
Instrument ID: GC41										

Laboratory References:
EET CAL 4 = Eurofins Calscience Tustin, 2841 Dow Avenue, Tustin, CA 92780, TEL (714)895-5494

Accreditation/Certification Summary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Laboratory: Eurofins Calscience

The accreditations/certifications listed below are applicable to this report.

Authority	Program	Identification Number	Expiration Date
Oregon	NELAP	4175	02-03-25
Washington	State	C916-18	10-11-24

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Method Summary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Method	Method Description	Protocol	Laboratory
8151A	Herbicides (GC)	SW846	EET CAL 4
8151A	Extraction (Herbicides)	SW846	EET CAL 4

Protocol References:

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

Laboratory References:

EET CAL 4 = Eurofins Calscience Tustin, 2841 Dow Avenue, Tustin, CA 92780, TEL (714)895-5494

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Sample Summary

Client: Apex Laboratories LLC
Project/Site: A4D0820

Job ID: 570-179253-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
570-179253-1	Comp-0.0-0.5	Solid	04/01/24 13:00	04/05/24 09:35

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SUBCONTRACT ORDER

Apex Laboratories

A4D0820

Loc 570

179253

HAC 4/24

JB

SENDING LABORATORY:

Apex Laboratories
6700 S W. Sandburg Street
Tigard, OR 97223
Phone. (503) 718-2323
Fax: (503) 336-0745
Project Manager Darwin Thomas

RECEIVING LABORATORY:

Eurofins_CalScience
2841 Dow Avenue, Suite 100
Tustin, CA 92780
Phone : (714) 895-5494
Fax: (714) 894-7501

Sample Name: Comp-0.0-0.5

Soil

Sampled: 04/01/24 13:00

(A4D0820-09)

Analysis	Due	Expires	Comments
8151A Herbicides (SUB) Containers Supplied. (C)4 oz Glass Jar	04/15/24 17 00	04/15/24 13 00	

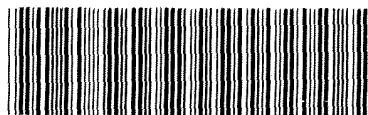
Standard JAT



570-179253 Chain of Custody

Released By [Signature] Date 4/3/24 Received By [Signature] Date 4/4/24 0935
Fed Ex (Shipper) Fed Ex (Shipper)
Released By [Signature] Date 4/4/24 Received By [Signature] Date 4/4/24 0935
Fed Ex (Shipper) Fed Ex (Shipper)

179253



570-179253 Waybill

ORIGIN ID: BNOA (503) 718-2323
SAMPLE CONTROL
APEX LABS
6700 SW SANDBURG ST

SHIP DATE: 03APR24
ACTWGT: 10.00 LB
CAD: 4716258/INET4535
DIMS: 9x13x9 IN

TIGARD, OR 97223
UNITED STATES US

BILL SENDER

TO **DANIELLE GONSMAN**
EUROFINS_CALSCIENCE
2841 DOW AVENUE
SUITE 100
TUSTIN CA 92780

58314/5D809AE3

(714) 895-5494

REF

INV

DEPT.

PO:



FedEx
Express

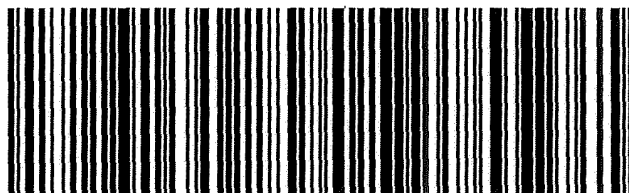


THU - 04 APR 10:30A
PRIORITY OVERNIGHT

TRK#
0201 7758 1193 9457

WZ DTHA

92780
CA-US SNA



Login Sample Receipt Checklist

Client: Apex Laboratories LLC

Job Number: 570-179253-1

Login Number: 179253

List Source: Eurofins Calscience

List Number: 1

Creator: Vitente, Precy

Question	Answer	Comment
Radioactivity wasn't checked or is $\leq$ background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	N/A	Received project as a subcontract.
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is $<6\text{mm}$ (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	



July 25, 2024

Jack Galpin
744 Cardley Ave,
Medford, Oregon 97504

Re: Assessment of Potential Groundwater Impacts to Shallow Wells
Proposed Sunnybrook Development
4630 Hamrick Road, Central Point, Oregon
32-24007645

Dear Mr. Galpin:

This letter provides the results of an assessment of shallow wells in the vicinity of the proposed Sunnybrook Development at 4630 Hamrick Road in Central Point, Oregon for Galpin Homes, LLC (Galpin). Apex Companies, LLC (Apex) understands that the City of Central Point requires an evaluation of the potential for impacts to the water levels in domestic wells near the development due to the installation of utilities within the subdivision. The results of the assessment and an evaluation of potential impacts to groundwater elevations in the vicinity of the proposed development of the Site are provided below.

SHALLOW WELL ASSESSMENT

Apex reviewed Oregon Water Resources Department (OWRD) online files to identify registered wells within 1,000 feet of the proposed Sunnybrook Development. Additionally, Apex reviewed the *White Hawk Development – Well Survey Results* letter completed for the White Hawk Transit Oriented Development project (Apex, 2016). Sixteen wells were identified as being potentially located within 1,000 feet of the proposed Sunnybrook Development. Table 1 summarizes the information on the identified wells, and Figure 2 shows approximate well locations by parcel. Exact well locations have not been identified, and it is unknown how many of the wells are still in use. OWRD well logs, where available, are included in Attachment A, and Attachment B includes the 2016 *White Hawk Development – Well Survey Results* letter (Apex, 2016). Three wells were previously identified as potentially being within the proposed Sunnybrook Development area; however, only one well has been located during pre-development surveys.

The well logs in the OWRD database suggest that, in the vicinity of the development, the soil consists of clay to depths of 6 to 12 feet below ground surface (bgs) underlain by sand and gravel to at least 40 to 50 feet bgs in most locations. The top of claystone, siltstone, or sandstone is present in many of the wells at depths ranging from 4 to 60 feet bgs.

Based on the information obtained from the OWRD well logs and the 2016 well survey for White Hawk development, the completed well depths within the vicinity of the proposed development range from 10 to 50 feet bgs, where known. The static water level at the time of drilling reported on the well logs ranges from 4 feet bgs in well 13 (JACK12241) to 41 feet bgs in well 6 (JACK52926), both located to the southwest of the property. At least three of the well logs are for well deepening (well 6, well 9, and well 13), indicating that there is a long-term lowering in the water table in the area and shallow static water levels reported at the time of drilling may no longer be representative of site conditions. The depth to static water in wells drilled since 1990 ranges from 12 to 41 feet bgs and is likely more representative of current conditions.

EVALUATION OF THE POTENTIAL FOR IMPACTS DURING EXCAVATION AND UTILITY INSTALLATION

Depth to first encountered water for shallow wells in the area appears to be at least 12 feet bgs as described above. Based on the OWRD well logs, it appears that most (if not all) of the wells are sealed to at least 9 feet bgs and are accessing water below that depth.

During development, imported soil will be used to raise the existing grade by 3 to 4 feet. Based on development plans provided by Galpin, utilities will be installed at a maximum depth of 9 feet below existing grade, and in many cases at shallower depths. It is unlikely that the installation of utilities in the subdivision will intercept the water table. In the unlikely event that groundwater is encountered, local groundwater levels could be impacted by the following:

- Dewatering during construction;
- Infiltration into drain lines; or
- Longitudinal flow in trench backfill.

If dewatering is necessary during construction, the water table could be lowered locally and may impact the static water levels in nearby water wells. This effect would be temporary, and conditions would be expected to return to normal within a short period after completion of the dewatering activities.

Long-term, if the storm or sanitary lines leak, infiltration into the lines could potentially lower the water table in the vicinity of the utilities to the base of the lines; however, this effect would likely extend only a few feet from the utility trenches. This potential impact can be addressed through construction methodologies that meet industry performance standards and city codes.

Given the native soil conditions (clay soils in the upper 6 to 12 feet), the trench backfill could potentially be more permeable than the native soil in the areas where the native clay extends below the bottom depth of the utility bedding. Depending on the depth to which the trench penetrates the water table, longitudinal flow could occur along the trench alignment; however, the influence on the shallow water table would likely be limited to only a few feet laterally from the utility trench.

POTENTIAL MITIGATION

The proposed Sunnybrook Development is not expected to impact groundwater levels in local wells, as excavation and development plans provided by Galpin do not include depths that would likely be below the water table. Additionally, the development will be provided with municipal water supply and sewer services and is not anticipated to impact water availability. If installation does extend below the water table, low-permeability plugs can be used to inhibit flow along the trench line. Assuming crushed rock is used for trench backfill, adding 5 percent (dry weight) bentonite to the backfill would be sufficient to reduce the permeability of the backfill. The bentonite plugs should be placed from the bottom of the trench to 1 foot above the water table in the full width of the trench with a minimum length of 5 feet. A plug should be placed at the low end of each main sewer line.

If you have any questions or need further information, please contact us at your convenience.

Sincerely,



Tess Chadil
Project Manager



Steve Misner, R.G.
Senior Associate Hydrogeologist

ATTACHMENTS

Table 1 – Galpin Homes Well Log Search

Figure 1 – Site Location Map

Figure 2 – Location of Wells Near Proposed Sunnybrook Development

Attachment A – OWRD Well Logs

Attachment B – White Hawk Development – Well Survey Results (Apex 2016)

REFERENCES

Apex Companies, LLC, 2016. *White Hawk Development – Well Survey Results, Central Point, Oregon*. November 16, 2016.

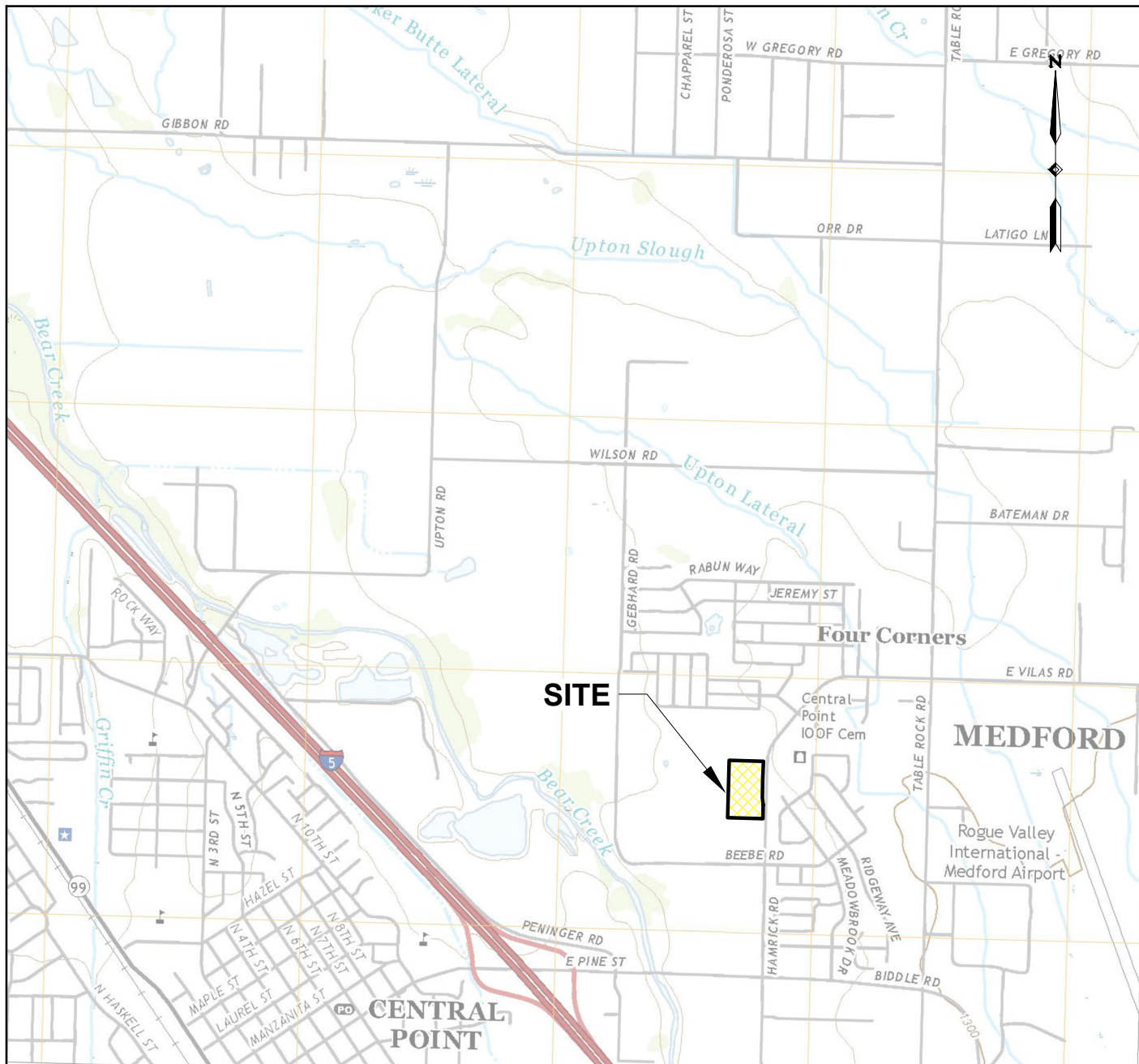
“Oregon Water Resources Department Well Report Query.” *Well Report Query*, Oregon Water Resources Department, apps.wrd.state.or.us/apps/gw/well_log/Default.aspx. Accessed 25 July 2024.

Table 1. Galpin Homes Well Log Search
Proposed Sunnybrook Development
4613 Hamrick Road Central Point, Oregon

Shallow Wells Within 1,000 feet of Proposed Sunnybrook Development									
Map ID	Location	Tax Lot	Street Number	Street	Owner	Well Log #	Well Depth	Date Installed	Static Water Level
W-1	372W01	1100	4475	Hamrick Rd	Muse	JACK 12222	60	1960	25
W-2	372W01	1100	4475	Hamrick Rd	Muse	JACK 62111	45	2015	12
W-3	372W01	Unk.	Unk.	Unk.	Gebhard	JACK 34914	10	Pre 1948	7
W-4	372W01	2500	507	Beebe Rd	Beebe	JACK 52862	144	1998	12
W-5	372W02	Unk.	Unk.	Unk.	Childress	JACK 34915	14	1938	10
W-6	372W02	200	511	Beebe Rd	Mingus	JACK52926	204 feet	1999	41
W-7	372W02	200	511	Beebe Rd	Mingus	JACK55868		2003	12
W-8	372W02	200	511	Beebe Rd	Mingus	JACK52660	59 feet	1998	41
W-9	372W02	3100	600	Beebe Rd	Shep. of Valley	JACK 30394	90	1990	17
W-10	372W02	Unk.	Unk.	Beebe Rd	Beebe	JACK 12262	12	1966	9
W-11	372W02	200	4848	Gebhard Rd	Himmelman	JACK 33759	100	1994	22
W-12	372W02	2700	718	Beebe Rd	Nixon	JACK 12239	100	1989	28
W-13	372W02	3000	628	Beebe Rd	Picollo	JACK12241	60 feet	1983	4
W-14	372W02	3000	628	Beebe Rd	Picollo	n/a	12 feet	Unk.	12
W-15	372W02	3000	628	Beebe Rd	Picollo	n/a	34 feet	1940	34
W-16	372W01	Unk.	4713	Hamrick Rd	Houser	JACK 12201	37	1963	12

Notes:

1. See Figure 1 for approximate well location
2. Static water level as measured at time of drilling



Sams Valley, Oregon

United States Geological Survey

7.5 Minute Series Topographic Map

Contour Interval: 20 feet

Scale: 1 inch = 24,000 feet

Date: 2020



Central Point

OREGON

0 2,000 4,000
Scale in Feet

Site Location Map

Assessment of Groundwater Impacts to Shallow Wells
4630 Hamrick Road
Central Point, Oregon



Apex Companies, LLC
15618 SW 72nd Avenue
Tigard, Oregon 97224

Project Number:
32-24007645

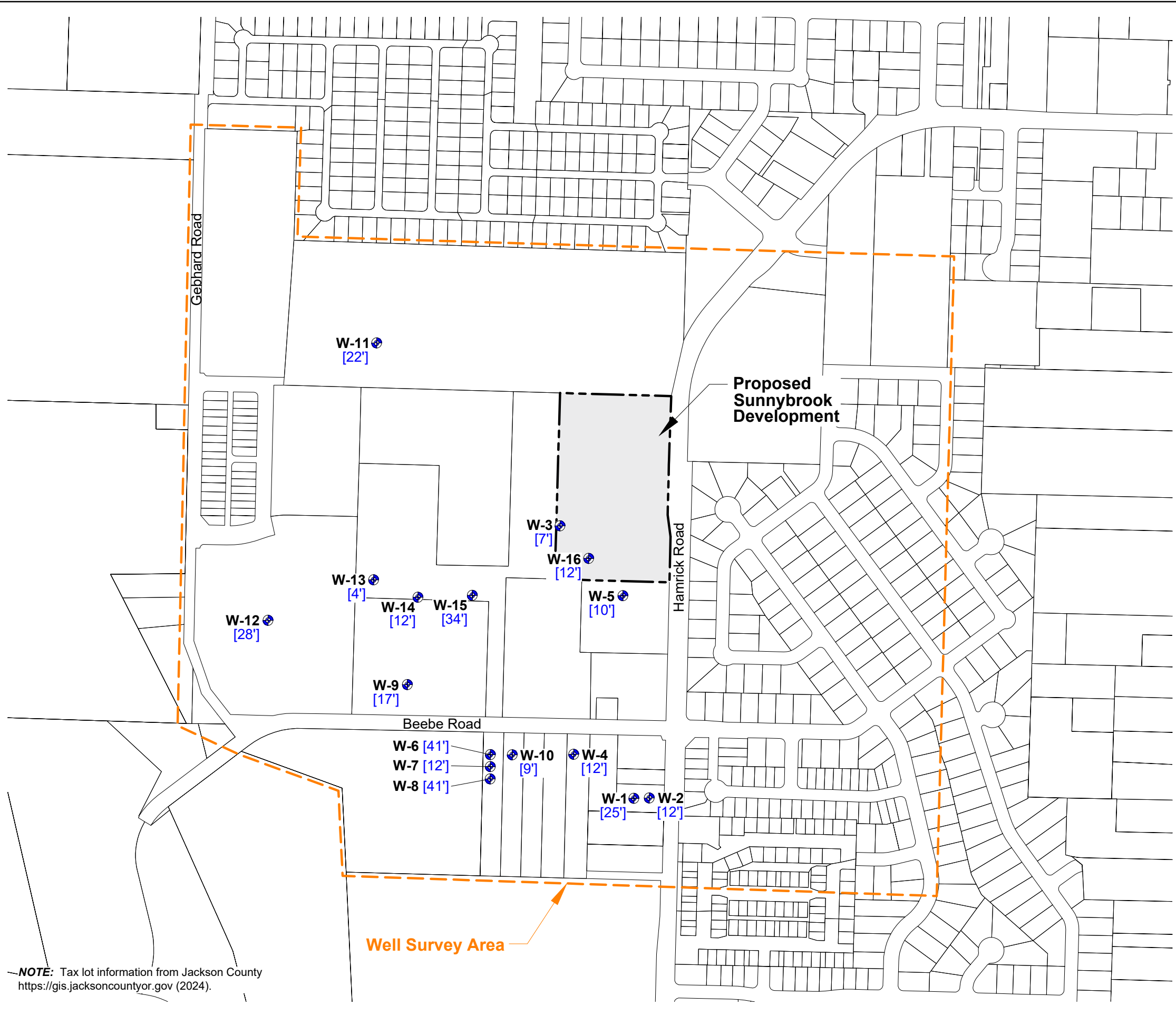
Drawn:
JP

Approved:
TC

July 2024

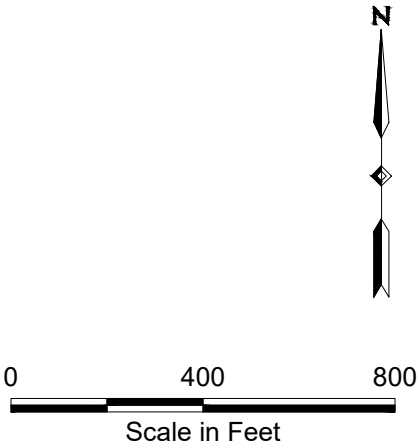
Figure
1

I:\Client\Galpin Homes, LLC\Central Point\32-24007645 02 (Well Locations).dwg Modified: 7/25/2024 by JPoore



Legend:

- W-12** [28'] Approximate Water Well Location
- [28'] [Static Water Level] in Feet Below Ground Surface



Location of Wells Near Proposed Sunnybrook Development

Assessment of Groundwater Impacts to Shallow Wells
4630 Hamrick Road
Central Point, Oregon

 Apex Companies, LLC 15618 SW 72nd Avenue Tigard, Oregon 97224	Project Number: 32-24007645	Drawn: JP	Approved: TC	Figure 2
	July 2024			

NOTE: Tax lot information from Jackson County
<https://gis.jacksoncountyor.gov> (2024).

Attachment A

OWRD Well Logs

NOTICE TO WATER WELL CONTRACTOR

The original and first copy
of this report are to be
filed with the

STATE ENGINEER, SALEM 10, OREGON
within 30 days from the date
of well completion.

WATER WELL REPORT

STATE OF OREGON
(Please type or print)

AUG 23 1963

State Well No. 37/2W-1M

State Permit No.

(1) OWNER:

Name

Address

(2) LOCATION OF WELL:

County Jackson Driller's well number 268

NW 1/4 SW 1/4 Section 1 T. 37S R. 2W. W.M.

Bearing and distance from section or subdivision corner

(3) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
Abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check):

Domestic ☒ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

(5) TYPE OF WELL:

Rotary ☐ Driven ☐
Cable ☐ Jetted ☐
Dug ☐ Bored ☐

(6) CASING INSTALLED:

Threaded ☐ Welded ☒

6" Diam. from 0 ft. to 35 1/2 ft. Gage 25

" Diam. from ft. to ft. Gage

" Diam. from ft. to ft. Gage

(7) PERFORATIONS:

Perforated? ☒ Yes ☐ No

Type of perforator used

Size of perforations 4 in. by 1/8 in.

12 perforations from 32 ft. to 34 1/2 ft.

perforations from ft. to ft.

perforations from ft. to ft.

perforations from ft. to ft.

perforations from ft. to ft.

(8) SCREENS:

Well screen installed ☐ Yes ☒ No

Manufacturer's Name

Model No.

Diam. Slot size Set from ft. to ft.

Diam. Slot size Set from ft. to ft.

(9) CONSTRUCTION:

Well seal—Material used in seal Bentonite & grout

Depth of seal 30 ft. Was a packer used? no

Diameter of well bore to bottom of seal 6 in.

Were any loose strata cemented off? ☐ Yes ☒ No DepthWas a drive shoe used? ☒ Yes ☐ NoWas well gravel packed? ☐ Yes ☒ No Size of gravel:

Gravel placed from ft. to ft.

Did any strata contain unusable water? ☐ Yes ☒ No

Type of water? Depth of strata 19

Method of sealing strata off 1/2" red sand bentonite

(10) WATER LEVELS:

Static level 12 ft. below land surface Date 7-28-63

Artesian pressure lbs. per square inch Date

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☒ No If yes, by whom?

Yield: gal./min. with ft. drawdown after hrs.

" " " "

" " " "

Bailer test 17 gal./min. with 10 ft. drawdown after 11 hrs.

Artesian flow g.p.m. Date

Temperature of water 57 Was a chemical analysis made? ☐ Yes ☒ No

(12) WELL LOG:

Diameter of well below casing 6

Depth drilled 40 ft. Depth of completed well 36 1/2 ft.

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
Sticky top soil Db Br.	0	1
Clay Brown	1	12
Clay & sand li	12	16
Clay sand gravel boulders li	16	21
Conglomerate green	21	33
li & boulders tan	33	40

Work started 7-25 1963 Completed 7-28 1963

Date well drilling machine moved off of well 7-29 1963

(13) PUMP:

Manufacturer's Name Universal

Type: Jet H.P. 1

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME SHULTS Bros. Well Drilling

(Person, firm or corporation) (Type or print)

Address 2634 W. Main Medford

Drilling Machine Operator's License No. 94

[Signed] M. Shults

(Water Well Contractor)

Contractor's License No. 105 Date 7-1, 1963

(USE ADDITIONAL SHEETS IF NECESSARY)

RECEIVED
JUL 27 1989
(START CARD) # 10374

Well Number:

(9) LOCATION OF WELL by legal description:

☒ New Well ☐ Deepen ☐ Recondition ☐ Abandon

☒ Rotary Air ☐ Rotary Mud ☐ Cable
☐ Other _____

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

Special Construction approval Yes No Depth of Completed Well 100 ft.
Explosives used Yes No ☐ ☒ Type _____ Amount _____

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E
☐ Other _____

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

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6"	+1	59	.250	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
Liner:	4"	0	100		☐	☒	☒	☐
					☐	☐	☐	☐

Final location of shoe(s) _____ 59

☒ Perforations Method SAW
☐ Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
40	60	1X8X8	60			☐	☒ XX
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐

☐ Pump ☐ Bailer ☒ Air ☐ Flowing
Artesian

Yield gal/min	Drawdown	Drill stem at	Time
12 GPM	72	100	1 hr.

Temperature of water _____ Depth Artesian Flow Found _____

Was a water analysis done? ☐ Yes By whom _____

Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____

Depth of strata:

28 ft. below land surface. Date 7-6-89

Artesian pressure _____ lb. per square inch. Date _____

Depth at which water was first found 60

(12) WELL LOG:

Ground elevation

Date started 7-6-89 Completed 7-6-89

(unbonded) Water Well Constructor Certification:

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

WWC Number _____
Signed MEDINA WELL DRILLING Date _____

(bonded) Water Well Constructor Certification:

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

believe. Joaquin Medana WWC Number 1207
Signed Joaquin Medana Date 7-9-89

RECEIVED
FEB 22 1983
WATER RESOURCES DEPT.
SALEM, OREGON

State Well No. 375/2W-2
State Permit No. Sepered

JACK
1224

Name Gus Picollo
Address 628 Bee Be Road
City Central Point State Oregon

New Well ☐ Deepening ☒ Reconditioning ☐ Abandon ☐
If abandonment, describe material and procedure in Item 12.

Rotary Air	☒	Driven	☐	Domestic	☒	Industrial	☐	Municipal	☐
Rotary Mud	☐	Dug	☐	Irrigation	☐	Test Well	☐	Other	☐
	☐	Bored	☐	Thermal:		Withdrawal	☐	Reinjection	☐

" Diam. from ft. to ft. Gauge

" Diam. from ft. to ft. Gauge

"Diam. from ft. to ft. Gauge

Type of perforator used	Size of perforations	in.	by	in.	ft.
	perforations from			ft. to	ft.
	perforations from			ft. to	ft.
	perforations from			ft. to	ft.

Manufacturer's Name			
Type		Model No.	
Diam.	Slot Size	Set from	ft. to
Diam.	Slot Size	Set from	ft. to

Was a pump test made? ☐ Yes ☐ No If yes, by whom?

1st:	gal./min. with	ft. drawdown after	hrs.
"	"	"	"
Air test	gal. min. with drill stem at	ft.	hrs.
Bailer test	gal./min. with	ft. drawdown after	hrs.
Artesian flow	g.p.m.		

Well seal—Material used

Well sealed from land surface to ft.

Diameter of well bore to bottom of seal in.

Diameter of well bore below seal in.

Number of sacks of cement used in well seal sacks

How was cement grout placed?

Was a drive shoe used? ☐ Yes ☐ No Plugs Size: location ft.
Did any strata contain unusable water? ☐ Yes ☐ No

Method of sealing strata off

Gravel placed from _____ ft to _____ ft

County Jackson Driller's well number 83-3
 1/4 Section 2 T. 37S R. 2W W.M.
 Tax Lot # 3000 Lot Blk Subdivision
 Address at well location: 628 Bee Be Road
Central Point, Oregon

Depth at which water was first found see below
 Static level 4 ft. below land surface. Date 1-18-83
 Artesian pressure _____ lbs. per square inch. Date _____

Depth drilled 35 ft. Depth of completed well 45 ft.
Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Increased air return from 75 GPM to 250+ GPM.			
Formations:			
Medium sand with coarse gravel	25	60	4

Work started	1-18	19 83	Completed	1-18	19 83
Date well drilling machine moved off of well				1-18	19 83

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.
[Signed] John Studelaker Date 2-17, 1983
(Drilling Machine Operator)

Drilling Machine Operator's License No.1008.....

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Studebaker Well Drilling
(Person, firm or corporation) (Type or print)

Address 4876 Highway 66 Ashland, Oregon 97520

[Signed] John Studelaker

Contractor's License No. 679 Date 2-17 1983

The original and first copy of this report
is to be filed with the

WATER RESOURCES DEPARTMENT,
SALEM, OREGON 97310
within 30 days from the date of well completion.

SP*12658-690

Jack30394

21199

(START CARD) #

Well Number:

(2) TYPE OF WORK:

☐ New Well ☒ Deepen ☐ Recondition ☐ Abandon

☒ Rotary Air ☐ Rotary Mud ☐ Cable
☐ Other _____

(4) PROPOSED USE:

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

(5) BORE HOLE CONSTRUCTION:

Special Construction approval Yes ☐ No ☒ Depth of Completed Well 90 ft.

Explosives used Yes ☐ No ☒ Type _____ Amount _____

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
6"	68	90	DEEPENING			

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☐ Other _____

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

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	N/A				☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
Liner:	4"	0	90	160	☐	☒	☐	☐
					☐	☐	☐	☐

Final location of shoe(s)

(7) PERFORATIONS/SCREENS:

☒ Perforations Method SAW
☐ Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
30	90	1X8X8	60			☐	☐
						☐	☒
						☐	☐
						☐	☐
						☐	☐
						☐	☐

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

☐ Pump	☐ Bailor	☒ Air	☐ Flowing Artesian
Yield gal/min	Drawdown	Drill stem at	Time
8GPM		90	1 hr.

Temperature of water 54 Depth Artesian Flow Found _____

Was a water analysis done? ☐ Yes By whom _____

Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____

Depth of strata:

(9) LOCATION OF WELL by legal description:

County JACKSON Latitude _____ ' _____ " Longitude _____ ' _____ "
Township 37S N or S, Range 2W _____ E or W, WM.
Section 2 _____ ¼ _____ ¼
Tax Lot 3100 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) SAME AS #1

(10) STATIC WATER LEVEL:

17 ft. below land surface. Date 9-14-90

Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found 17SWL

From	To	Estimated Flow Rate	SWL
75	85	8GPM	17

(12) WELL LOG:

Ground elevation

[illegible]

Date started 9-14-90 Completed 9-14-90

(unbonded) Water Well Constructor Certification:

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

MEDINA WELL DRILLING WWC Number _____
Signed 3286 Date _____

(bonded) Water Well Constructor Certification:

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

Signed James M. Madigan WWC Number 1207
Date 9-17-90

STATE ENGINEER
Salem, Oregon

JACK
34914
Well Record

STATE WELL NO. 37/2W-1E(1)
COUNTY Jackson
APPLICATION NO. GR-534

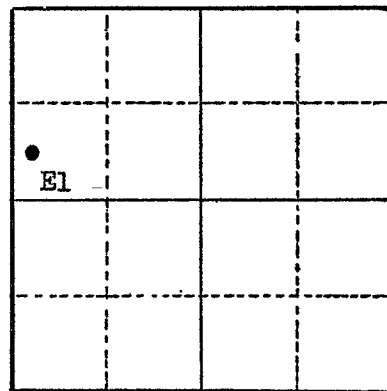
OWNER: Edwin Gebhard
MAILING ADDRESS:

CITY AND STATE: Central Point, Oregon

LOCATION OF WELL: Owner's No. N. E.
SW 1/4 NW 1/4 Sec. 1 T. 37 S. R. 2 W., W.M.

Bearing and distance from section or subdivision

corner 1920' S. of N. line Sec. 1, 75' E. of
W line Sec. 1



Altitude at well 1260

TYPE OF WELL: Dug Date Constructed Previous to '48

Depth drilled 10 Depth cased 10

Section 1

CASING RECORD:

5 1/2' diameter casing
0 to 4' cement
4 to 10' galvanized steel

FINISH:

AQUIFERS:

WATER LEVEL:

7

PUMPING EQUIPMENT: Type Rainmaster H.P. 11
Capacity 180 G.P.M.

WELL TESTS:

Drawdown 2 ft. after 170 hours G.P.M.

Drawdown ft. after hours G.P.M.

USE OF WATER Irrigation 7 acres Temp. °F., 19

SOURCE OF INFORMATION GR-534

DRILLER or DIGGER

ADDITIONAL DATA:

Log Water Level Measurements Chemical Analysis Aquifer Test

REMARKS:

Sandy loam & clay 0 to 6'
Quicksand & water-bearing gravel 6 to 10'

STATE ENGINEER
Salem, Oregon

JACK
34915 Well Record

STATE WELL NO. *37/2W-1M(1)*
COUNTY *Jackson*
APPLICATION NO. *GR-726*

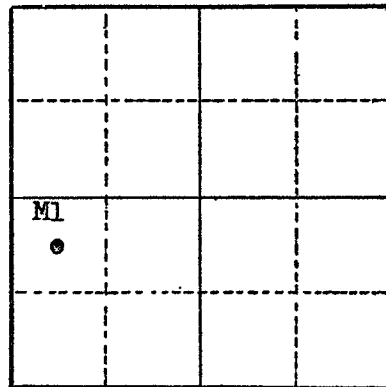
OWNER: *Walter L. Childress* MAILING ADDRESS: _____

LOCATION OF WELL: Owner's No. *1* CITY AND STATE: *Central Point, Oregon*

NW 1/4 SW 1/4 Sec. 1 T. 37 N. S. R. 2 E. W.M.

Bearing and distance from section or subdivision

corner *2205.3' N. & 767.4' E. from SW cor. Sec. 1*



Section *1*

Altitude at well *1260'* *Interpolated*

TYPE OF WELL: *Dug* Date Constructed *1938*

Depth drilled *14'* Depth cased *13'*

CASING RECORD:

84" concrete from 0 to 13'

FINISH:

AQUIFERS:

WATER LEVEL:

10'

PUMPING EQUIPMENT: Type *Elect. mtr. 1.5" cent.* H.P. *2*
Capacity *36* G.P.M.

WELL TESTS:

Drawdown *0 - 0.5* ft. after _____ hours *36* G.P.M.

Drawdown _____ ft. after _____ hours _____ G.P.M.

USE OF WATER *Irrigation* Temp. _____ °F. _____, 19_____

SOURCE OF INFORMATION *GR0726*

DRILLER or DIGGER *Tom Harris, Gold Hill*

ADDITIONAL DATA:

Log *No* Water Level Measurements _____ Chemical Analysis _____ Aquifer Test _____

REMARKS:

(as required by ORS 537.765)

WELL I.D. # L 19077
START CARD # 10/206

Well Number

Name Thomas + Karyce Brown
Address 507 Beebe Rd
City Central Point State OR Zip 97502

☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

☐ Rotary Air ☐ Rotary Mud ☒ Cable ☐ Auger
☐ Other

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other

Special Construction approval ☐ Yes ☒ No Depth of Completed Well 144 ft.
Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE			SEAL			
Diameter	From	To	Material	From	To	Sacks or pounds
10"	0	19'	BENTONITE	0	19'	23 sacks
6"	19'	144'				

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E

☒ Other BENTONITE

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

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6"	+1	65'	.250	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
Liner:					☐	☐	☐	☐
					☐	☐	☐	☐

Final location of shoe(s)

☐ Perforations Method

☐ Screens	Type	Material
----------------------------------	------	----------

From	To	Slot size	Number	Diameter	Tele/pipe	Casing	Line
------	----	-----------	--------	----------	-----------	--------	------

[illegible]

☐ Pump ☒ Bailer ☐ Air ☐ Flowing
☐ Artesian

Yield gal/min	Drawdown	Drift stem at	Time
20 gpm	110 ft		1 hr.

Temperature of water 52° Depth Artesian Flow Found _____

Was a water analysis done? ☐ Yes By whom

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☒ Odor ☐ Colored ☐ Other

Depth of strata: _____

County JACKSON Latitude Longitude

Township 37 N or S Range 24 E or W. WM.

Section 1 NW 1/4 SW 1/4

Tax Lot 2500 Lot _____ Block _____ Subdivision _____

Street Address of Well (or nearest address) 507 Beebe Rd

CENTRAL POINT OR 97502

12 ft. below land surface. Date July 30 1998

Artesian pressure _____ lb. per square inch. Date _____

Depth at which water was first found 72 ft

From	To	Estimated Flow Rate	SWL
72'	75'	4 gpm	20'
120'	124'	8 gpm	20'
132'	135'	8 gpm	12'

Ground Elevation _____

[illegible]

Date started Nov 18, 1998 Completed Nov 30, 1998

(unbonded) Water Well Constructor Certification:

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

Signed Scott Chene WWC Number 1705
Date Nov 30, 1998

(bonded) Water Well Constructor Certification:

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

Signed Jack N. Bartlett WWC Number 172
Date 10 Dec. 90

ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

FEB 16 1999

JACK
52926

WELL I.D. # L L27891
START CARD # 61007

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

WATER RESOURCES DEPT.
SALEM, OREGON

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

(1) OWNER: _____ Well Number _____
 Name Earnest Mingus
 Address 511 Beebe Rd
 City Central Point State OR Zip 97503

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

(3) **DRILL METHOD:**

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger

☐ Other _____

(4) PROPOSED USE:

☒ Domestic	☐ Community	☐ Industrial	☐ Irrigation
☐ Thermal	☐ Injection	☐ Livestock	☐ Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval ☐ Yes ☒ No Depth of Completed Well 204 ft.
Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE			SEAL			Sacks or pounds
Diameter	From	To	Material	From	To	
6	59	204	SEAL	WGT		Disturbed

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☐ Other _____

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

(6) CASING/LINER:				Steel	Plastic	Welded	Threaded
Diameter	From	To	Gauge				
Casing:				☐	☐	☐	☐
				☐	☐	☐	☐
				☐	☐	☐	☐
				☐	☐	☐	☐
Liner:	4	0	204	14	☒	☒ 610	☐
					☐	☐	☐

Final location of shoe(s) EXISTING

(7) PERFORATIONS/SCREENS: Saw

☒ Perforations Method Saw

☐ Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tube/pipe size	Casing	Liner
120	180	12	128	1 1/8"	4"	☐	☒
						☐	☐
						☐	☐
						☐	☐
						☐	☐

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

☐ Pump Yield gal/min	☐ Bailer Drawdown	☒ Air Drill stem at	☐ Flowing Artesian Time
12		203	1 hr.

Temperature of water 54 Depth Artesian Flow Found _____
 Was a water analysis done? ☐ Yes By whom _____
 Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____
 Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County Jackson Latitude _____ Longitude _____
Township 37 N or S Range 2 E or W WM.

Township 37 N Range 10 E
Section 2-8 SW 1/4 SE 1/4
Tax Lot 200 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 511 Beebe Rd
Central Point OR 97502

(10) **STATIC WATER LEVEL:**
41 ft. below land surface. Date 1-27-97
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found 78

From	To	Estimated Flow Rate	SWL
78	162	12	41

(12) WELL LOG:

Ground Elevation _____

[illegible]

Date started 1-29-99 Completed 1-27-99

(unbonded) Water Well Constructor Certification:

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

WWC Number _____

Signed _____ Date _____

(bonded) Water Well Constructor Certification:

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

WWC Number 679

Signed John Studabak WWC Number 671 Date 1-20-99

Department of _____ Signed _____
ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

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

(START CARD) # 153911

Page 457 of 533

Attachment B

White Hawk Development – Well Survey Results (Apex 2016)



November 16, 2016

John Boyd
People's Bank of Commerce
1311 East Barnett Rd.
Medford, Oregon 97504

Re: White Hawk Development – Well Survey Results
718 Beebe Road
Central Point, Oregon
2251-00

Dear Mr. Boyd:

This letter provides the results of a well survey conducted in the vicinity of the proposed White Hawk Development and updates the evaluation of the potential for impacts to the water levels in wells near the development due to the installation of a proposed storm drain line along Gebhard Road. A preliminary evaluation was provided in a letter to you dated August 24, 2015. Subsequent to that letter, the City of Central Point requested that a survey be performed to identify domestic well owners in the vicinity of the development and, where possible, the construction of the wells (e.g., depth, use, screened interval if screened, etc.) to further evaluate the potential for negative impacts to water levels in wells located within the White Hawk transit oriented development (TOD) from the proposed construction of the storm drain line. The survey was completed between December 2015 and April 2016. The results of the survey and an updated evaluation on the potential impacts of the storm drain line on wells identified in the White Hawk TOD are provided below.

WELL SURVEY

A well survey form was sent to the residents located within the White Hawk TOD; Attachment A shows the boundaries and tax lots within the White Hawk TOD. Well surveys were sent to owners of the 31 tax lots within the White Hawk TOD. The well survey was sent at least two times to each tax lot owner; 11 completed surveys were returned to Apex. Attachment B includes copies of the completed surveys. Table 1 summarizes the results of the survey; two surveys were for property outside of the TOD and were not included on Table 1. Results of the well survey indicated the presence of six wells on five tax lots within the TOD. The location of these wells and the reported depth of the well is shown on Figure 1. Where information on the exact location of the well is not available, the location is approximated by placing it in the center of the tax lot for which the information was obtained.

In addition, Apex reviewed Oregon Water Resources Department (OWRD) online files to identify registered wells in the TOD. Ten well logs for wells located on 6 parcels within the TOD were identified. Attachment C contains the identified well logs and Table 2 summarizes the information on the identified wells, by parcel. Two of the parcels¹ with well logs registered by OWRD sent in completed well surveys; the other well logs provided additional information. Additionally, shown on Figure 1 are the locations of wells identified in a report prepared by Don Haggerty, PhD in February 2000².

¹ Dino Picollo, parcel 28 and Charlotte Holder, parcel 15; see Table 1.

² Haggerty 2000. *Report on Groundwater in the Vicinity of Beebe Rd.*, Jackson County, Oregon. February 28, 2000.

It is unknown how many of the wells identified in the OWRD database or in the Haggerty report are still in use as only two property owners³ with wells identified in the OWRD database and/or the Haggerty report sent back completed well surveys (parcel owners were sent water well surveys in December 2015, January 2016, and/or March 2017). Additionally, the Haggerty report indicated 3 wells to be present on parcel number 15, but the completed well survey for this parcel indicated just one 50-foot deepwell. Figure 1 shows the updated information from the well survey.

Based on the information obtained from the well searches:

- At least six wells are in use in the White Hawk TOD based on the well survey results; the well depths range from 12 to 50 feet, where known.
- An additional 5 to 8 wells were identified from the OWRD well log database. Of these, all but two are sealed from ground surface to 20 feet or more. Additionally, the Himmelman well at parcel 30 appears to be 100 feet deep and sealed to 35 feet.
- It is unclear whether the additional wells identified in the OWRD database are still in use.
- The well logs in the OWRD database suggest that, in the vicinity of the development, the soil consists of clay to depths of 8 to 12 feet below grade, underlain by sand and gravel to at least 40 to 50 feet in most locations.

Figure 1 shows that most of the wells are more than 100 feet from the proposed stormdrain line to be installed beneath Gebhard Road. However, wells are reported at parcels 3, 5, and 6 (see Figure 1) and the location of the wells are not known so the wells could be closer to the proposed utility.

EVALUATION OF THE POTENTIAL FOR IMPACTS DURING STORM AND SANITARY LINE INSTALLATION

Depth to first encountered water for shallow wells in the area appears to be about 9 feet below grade, but was historically reported as shallow as 4 feet below grade in some areas. Based on the OWRD well logs, it appears that most (if not all) of the wells are sealed to at least 9 feet below grade and are accessing water below that depth. The proposed storm and sanitary lines may be installed to depths of up to 10 to 12 feet and therefore, may intercept the water table in some areas. Based on this information, installation of the storm and/or sanitary lines could impact groundwater levels (and thereby impact the nearby water wells) from the following:

- Dewatering during construction;
- Infiltration into sewer lines; or
- Longitudinal flow in trench backfill.

If dewatering is necessary during construction, the water table would be lowered and these effects could extend to nearby water wells. This effect would be temporary and conditions would be expected to return to normal within a short period after completion of the work.

Long-term, if the storm or sanitary lines leak, infiltration into the lines could permanently lower the water table in the vicinity of the utilities to the base of the lines; however, this effect would likely extend only a few feet from the utility trench. This potential impact is addressed by quality control during construction to assure the utility lines are installed in alignment, seals are in place, intact and tested, proper pipe bedding is used, and trench backfill is properly compacted. These conditions assure the lines have a tight seal and meet the required performance standards prior to acceptance by the City.

³ Dino Picollo, parcel 28 and Charlotte Holder, parcel 15; see Table 1.

If trench backfill is more permeable than native soil, water could flow longitudinally along the trench and discharge to surface water, permanently lowering the water table in the vicinity of the trench. Given the native soil conditions (clay soils in the upper 8 to 12 feet), it is possible that the trench backfill could be more permeable than the native soil in the areas where the native clay extends below the bottom depth of the utility bedding. Depending on the depth to which the trench penetrates the water table, longitudinal flow could occur; however, the influence on the shallow water table would likely extend only a few feet laterally from the utility trench. This localized depression in the water table caused by the trench could be addressed by installing low-permeability plugs at intervals in the trench backfill. Given that dewatering of local wells was reported after a drain trench was installed in Beebe Road in 1998, it is recommended that low permeability trench plugs be installed in future utility trenches dug for the project.

MITIGATION RECOMMENDATIONS EVALUATION AND MITIGATION OPTIONS

The potential impact of the installation and presence of the proposed storm and sanitary lines was performed in 2015 and is updated herein based on the updated well information obtained from the wells survey:

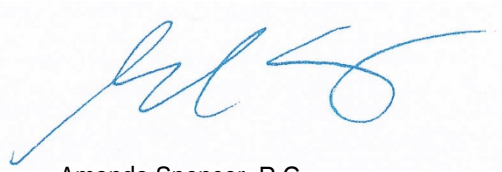
- Up to 21 wells may be located in the vicinity of the proposed project; it is unclear how many of these wells are still in use, however, at least three wells that are likely in use appear to be located within 100 feet of the proposed installation along Gebhard Road. The proposed utility installation is not expected to impact two of these wells because the wells are 35 and 140 feet deep and access water well below the depth of utility installation. The third well, located on parcel 3 (Figure 1) is of unknown depth. It is also unlikely that the utility installation will impact this well because the utility installations will penetrate only a few feet into the water table, if at all, at this location.
- A 12-foot depth well is reportedly located on parcel 28 that may be within 100 feet of proposed storm and sewer lines to be installed along the eastern development boundary (Figure 1). There is the potential that this well could be impacted by the utility installation, if the line extends into the water table at this location.
- Wells located further than 100 feet from the installation would not be anticipated to be impacted by the utility installation.
- It is also noted that three wells have been deepened over a period of 16 years, indicating that there is a long-term reduction in water level in the area.

The following presents mitigation options to address potential concerns:

- Prior to construction of the storm drain line proposed to be placed along Gebhard Road, verify the depth of the well located on parcel 3 and, if the well is less than a total depth of 15 feet, monitor water levels in that well during construction.
- Prior to construction of storm or sewer lines tie-ins to the existing storm or sewer lines beneath Beebe Road, verify the presence of wells located on parcel 10 identified in the Haggerty report that may be located within 100 feet of the tie-ins and are reported to be shallower than 15 feet in depth. If these wells are still present and in use, monitor the water levels during the construction.
- If installation does penetrate the water table, low-permeability plugs can be used to inhibit flow along the trench line. Assuming crushed rock is used for trench backfill, adding 5 percent (dry weight) bentonite to the backfill is sufficient to reduce the permeability of the backfill. The plugs should be placed from the bottom of the trench to 1 foot above the water table the full width of the trench and have a minimum length of 5 feet. A plug should be placed at the low end of each main sewer line.
- In areas where the lines are installed below the water table, particular care needs to be taken to ensure that the lines have a tight seal.

If you have any questions or need further information, please contact us at your convenience.

Sincerely,



Amanda Spencer, R.G.
Principal Hydrogeologist

ATTACHMENTS

Table 1 – Summary of Well Survey Results

Table 2 – OWRD Well Survey Results

Figure 1 – Location of Wells in the White Hawk TOD

Attachment A – White Hawk TOD

Attachment B – Completed Surveys

Attachment C – OWRD Well Logs for Wells Within the TOD

cc: Matt Samitore, City of Central Point

TABLE 1: SUMMARY OF WELL SURVEY RESULTS

Parcel Index	MAP	TAX LOT	Site Num	Site St	Owner	Owner Address (if different from Site Address)	Date Survey sent	Survey Returned?	Well?	Well Depth	Date Installed	Notes
1	372W02	400	No Address			6026 Palmero Cir Cameron Park, CA 95682	Survey sent 12/15	12/22/2015 1/25/2016	N	NA	NA	Undeveloped land
2	372W02	500	No Address			10 S Oakdale Ave Medford, OR 97501	Survey sent 3/3/16	3/11/2016	N	NA	NA	Undeveloped land
3	372W02	2500	4757	Gebhard	Karen and Randall Wales		Survey sent 12/15	12/28/2015	Y	unknown	unknown	domestic use and yard/gardening
4	372W02	600	No Address			1355 Cora Ln Auburn, CA 95603	Survey sent 3/3/16	3/11/2016	N	NA	NA	Undeveloped land
5	372W02	2601	4617	Gebhard	David & Julie Webb		Survey sent 12/15	12/30/2015	Y	35 feet bgs	1930?	domestic use and yard/gardening/orchard
6	372W02	2600	4613	Gebhard	Sergio Mejia		Survey sent 12/15 Resent 3/3/16	N				Survey not completed but OWRD well log found dated 5/4/2012 for a 140 foot well
7	372W02	2602	4603	Gebhard	William Jeshke		Survey sent 12/15 Resent 3/3/16	N				
8	372W02D	501	No Address			PO Box 996 Medford, OR 97501	Survey sent 12/15 Resent 3/3/16	3/11/2016	N			Undeveloped land
10	372W02D	300	587	Beebe	Ken Beebe?		Survey sent 12/15 Resent 3/3/16	N				Completed Survey not received but 3 OWRD well logs identified - See Table 2
11	372W02D	200	511	Beebe	Mingus		Survey sent 3/3/16	N				Completed Survey not received but 3 OWRD well logs identified - See Table 2
12	372W01C	2500	507	Beebe	Terry & Harley Callahan		Survey sent 12/15 Resent 3/3/16	N				
13	372W01C	2400	495	Beebe	James and Michelle Nistler		Survey sent 12/15 Resent 3/3/16	N				
14	372W01C	2300	477	Beebe	Michelle Nistler		Survey sent 12/15 Resent 3/3/16	N				
15	372W01C	2301	445	Beebe	Charlotte Holder		Survey sent 12/15 Resent 3/3/16	1/11/2016	Y	50 feet	1998	lawn, gardening, watering orchard, fire abatement
16	372W01C	2200	443	Beebe	Rita Deann Tyner		Survey sent 12/15 Resent 3/3/16	N				
17	372W01C	1700	4511	Hamrick	James Sutton		Survey sent 12/15 Resent 3/3/16	N				
18	372W01C	1800	4497	Hamrick	Nick Kenneth Lee		Survey sent 12/15 Resent 3/3/16	N				
19	372W01CB	1100	4475	Hamrick	Gladys Muse		Survey sent 12/15 Resent 3/3/16	N				
20	372W01CB	1000	4461	Hamrick	Richard Smith		Survey sent 12/15 Resent 3/3/16	N				

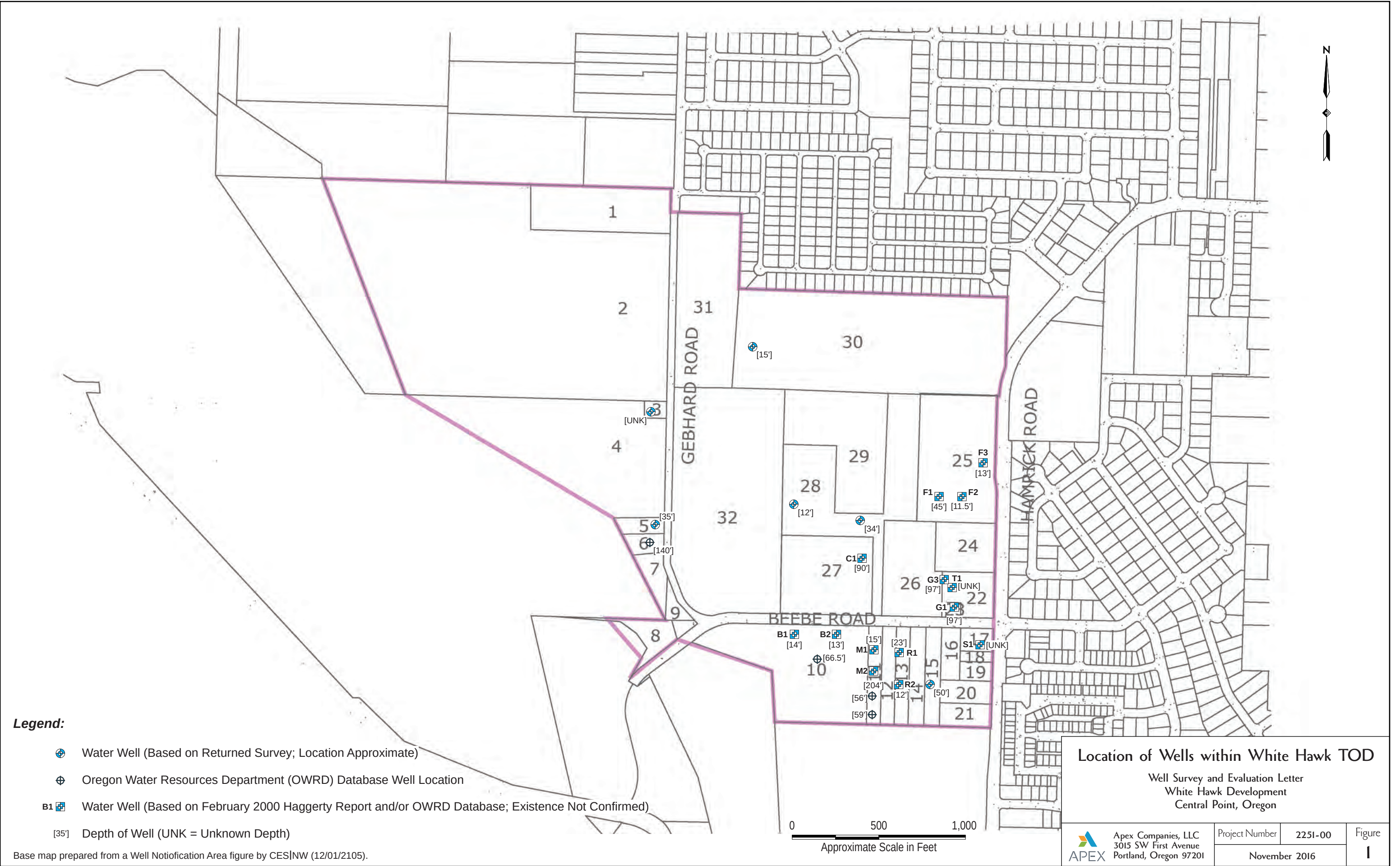
21	372W01CB	900	4439	Hamrick	Humphrey&Windsor LLC		Survey sent 12/15 Resent 3/3/16	N				
22	372W01BC	10100	446	Beebe			Survey sent 3/3/16	N				
23	372W01BC	10200	444	Beebe			Survey sent 3/3/16	N				
24	372W01BC	10000	4615	Hamrick	Edic Sliva		Survey sent 12/15 Resent 3/3/16	N				
25	372W01BC	9800	4630	Hamrick	CA Galpin		Survey sent 12/15 Resent 3/3/16	N				
26	372W01BC	9900	456	Beebe	Picollo LLC		Survey sent 12/15 Resent 3/3/16	N				
27	372W02	3100	600	Beebe	Shepherd of the Valley Catholic Church		Survey sent 12/15 Resent 3/3/16	N				Completed Survey not received but OWRD well log identified - See Table 2
28	372W02	3000	628	Beebe	Dino Picollo		Survey sent 12/15	12/23/2015	2 wells	1 - 12 feet 2 - 34 feet	1 - Unknown 2 - 1940ish	one well at back of lot used for irrigation; second well shared with 523 Beebe for domestic and irrigation OWRD well log from 2/17/1983 for a 60 foot well - see Table 2
30	372W02	200	4848	Gebhard	Steve & Carolyn Himmelman		Survey sent 12/15	1/5/2016	Y	15 feet	unknown	hand dug well domestic use/irrigation/stock watering OWRD well log found from 10/11/1994 for a 100 foot well
31	372W02AA	2800	4920	Gebhard			Survey sent 3/3/16	N				

Note: yellow highlighted: surveys were returned because the post office could not deliver

TABLE 2: OWRD SURVEY RESULTS

Parcel Index	MAP	TAX LOT	Site Num	Site St	Owner	Well Log #	Well Depth	Date Installed	Notes
1	372W02	400	No Address			None	NA	NA	
2	372W02	500	No Address			None	NA	NA	
3	372W02	2500	4757	Gebhard		None	unknown	unknown	domestic use and yard/gardening well onsite based on Well Survey (see Table 1)
4	372W02	600	No Address			None	NA	NA	
5	372W02	2601	4617	Gebhard		None	35 feet bgs	1930?	domestic use and yard/gardening/orchard well onsite based on Well Survey (see Table 1)
6	372W02	2600	4613	Gebhard	Sergio Mejia	JACK61181	140 feet	5/4/2012	sealed from 0 to 50 feet below grade; screened from 50 to 140 feet below grade
7	372W02	2602	4603	Gebhard	William Jeshke	None			
8	372W02D	501	No Address			None			
10	372W02D	300	587	Beebe	Ken Beebe?	JACK12262	12 feet	1965 and 1966	sealed 0 to 9 feet
						JACK12264	66.5 feet		sealed 0 to 20 feet
						JACK12261	13 feet		sealed 0 to 9 feet
11	372W02D	200	511	Beebe	Mingus	JACK52926	204 feet	1999	sealed 0 to 59?
						JACK55868	56 feet	2003	Sealed 0 to 27 feet
						JACK52660	59 feet	1998	sealed 0 to 20 feet
12	372W01C	2500	507	Beebe	Terry & Harley Callahan	None			
13	372W01C	2400	495	Beebe	James and Michelle Nistler	None			
14	372W01C	2300	477	Beebe	Michelle Nistler	None			
15	372W01C	2301	445	Beebe	Charlotte Holder	None	50 feet	1998	lawn, gardening, watering orchard, fire abatement well onsite based on Well Survey (see Table 1)
16	372W01C	2200	443	Beebe	Rita Deann Tyner	None			
17	372W01C	1700	4511	Hamrick	James Sutton	None			
18	372W01C	1800	4497	Hamrick	Nick Kenneth Lee	None			
19	372W01CB	1100	4475	Hamrick	Gladys Muse	None			
20	372W01CB	1000	4461	Hamrick	Richard Smith	None			
21	372W01CB	900	4439	Hamrick	Humphrey&Windsor LLC	None			
22	372W01BC	10100	446	Beebe		None			
23	372W01BC	10200	444	Beebe		None			
24	372W01BC	10000	4615	Hamrick	Edic Sliva	None			
25	372W01BC	9800	4630	Hamrick	CA Galpin	None			
26	372W01BC	9900	456	Beebe	Picollo LLC	None			

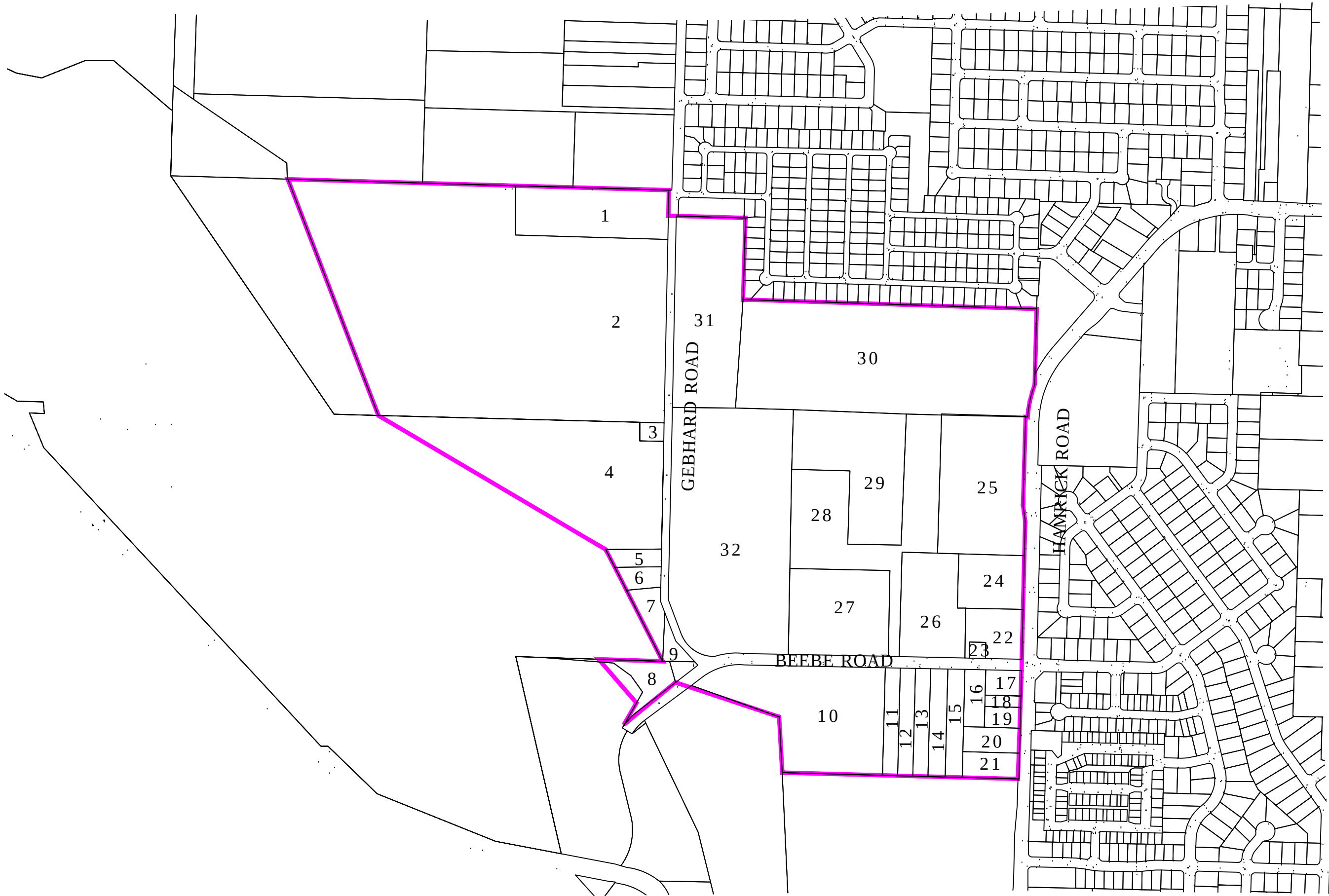
27	372W02	3100	600	Beebe	Shepherd of the Valley Catholic Church	JACK30394	90 feet	1990	Deepening of an existing well from 68 to 90 feet
28	372W02	3000	628	Beebe	Dino Picollo	JACK12241	60 feet	1983	Deepening of an existing well from 35 feet to 60 feet. Sealed from 0 to 35 feet.
30	372W02	200	4848	Gebhard	Steve Himmelman	JACK33759	100 feet	1994	sealed 0 to 35 feet
31	372W02AA	2800	4920	Gebhard		None			



***Well Survey Results Letter
Attachment A***

White Hawk TOD

PLOTTED: 1/12/2016 11:44 AM



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[illegible]

15 SEPTEMBER 2006

13190 SW 68th Parkway, Suite 150
Tigard, Oregon 97223
503.968.6655 www.cesnw.com

WHITE HAWK TOP

PEOPLE'S BANK OF COMMERCE
1311 BARNETT ROAD
MEDFORD, OR 97054
(541) 774-7656

***Well Survey Results Letter
Attachment B***

Completed Surveys

Received

DEC 21 2015

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 1 A Pennington Rd
City, State, Zip: CP OR

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

Received

DEC 28 2015

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 4757 GEBHARD RD
City, State, Zip: CENTRAL POINT OR 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed? UNKNOWN

5. What is the depth of the well? UNKNOWN

6. Was the well installed by a drilling contractor? UNKNOWN - PROBABLY

VOLUNTARY RESIDENTIAL WATER USE SURVEY

Received

DEC 30 2015

Apex-Fort...

1. Please provide your address

Address: 4617 GEBHARD ROAD

City, State, Zip: CENTRAL POINT OR. 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

20 + FRUIT TREES 40 + OTHER TREES

VERY LARGE GARDEN, GRAPES, RASPBERRIES STRAWBERRIES ETC.

4. When was the well installed? 1930 ?
5. What is the depth of the well? 35 FEET
6. Was the well installed by a drilling contractor? ?

Received

DEC 23 2015

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 628 Beebe Rd
City, State, Zip: CENTRAL POINT, OR 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

one well on BACK of property for
IRRIGATION, one well for Both
628 & 523 Beebe for Household
& IRRIGATION

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed? #1 unknown
#2 WAS USED FOR HOUSE BUILT AROUND 1940
5. What is the depth of the well? #1 ABOUT 12' #2 ABOUT 34'

6. Was the well installed by a drilling contractor?

UNKNOWN #2 ASSUME YES

DEC 22 2015

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 6076 Palmera Circle
City, State, Zip: Cameron Park, CA. 95682

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

☒ Other (please describe):

under Rogue Valley Irrigation District

No well on property

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

Received

JAN 05 2015

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: P.O. Box 3972 ^{MAIL} 4848 Gebhard Rd
City, State, Zip: CENTRAL POINT, OR 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed? UNKNOWN

5. What is the depth of the well? 15' APPROX

6. Was the well installed by a drilling contractor? NO - HAND DUG

Receiver

JAN 11 2016

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 445 BEEBE RD.
City, State, Zip: CENTRAL POINT, OREGON 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

FIRE ABATEMENT

4. When was the well installed? 1998
5. What is the depth of the well? 50'
6. Was the well installed by a drilling contractor? YES

Received

VOLUNTARY RESIDENTIAL WATER USE SURVEY

MAR 10 2016

1. Please provide your address

Apex-Portland

Address: Map 372 W020 TL 500+600

City, State, Zip: _____

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

No water source - bare land

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

JAN 25 2016

Apex-Portland

(property no. 1)

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address - *Property is on Gebhard Rd. 5 acre parcel*
No Dwelling

Address: 6026 Palmero CircleCity, State, Zip: Cameron Park, CA 95682

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

✓ Other (please describe):

Rogue River Valley Irrigation District

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

VOLUNTARY RESIDENTIAL WATER USE SURVEY

Received

JAN 25 2016

Apex-Pontiac

1. Please provide your address

Address: 1480 E. Pine Street
City, State, Zip: Central Point, OR, 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

Commercial / Retail

4. When was the well installed?

About 1950

5. What is the depth of the well?

not known

6. Was the well installed by a drilling contractor?

not known

Received

MAR 11 2016

Lots 2 & 4 & 8

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 10 S Oakdale Ave #111
City, State, Zip: Medford OR 97501

2. What water source(s) are used on your property?

Individual well
Well shared with one neighbor
Central Point Utility Services
Other (please describe):

Property is currently unused bare land
shown on your map as Lots 2 & 4 & 8,
with the exception of the greenway
path through lot 8
No water use

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use
Lawn and garden watering
Pasture/Crops/Orchard
Stock watering
Other (please describe)

4. When was the well installed?
5. What is the depth of the well?
6. Was the well installed by a drilling contractor?

***Well Survey Results Letter
Attachment C***

OWRD Well Logs for Wells Within the TOD

CONTRACTOR

22732 1966

STATE OF OREGON
(Please type or print)

(continued)

State Permit No. _____

Name D R ADAMS
Address 582 BEEBE RD
CENTRAL POINT ORE

County JACKSON Driller's well number _____
 1/4 1/4 Section 2 T. 37 S R. 2 W W.M. _____
 Bearing and distance from section or subdivision corner _____

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
Abandonment, describe material and procedure in Item 12.

Domestic	☐	Industrial	☐	Municipal	☐	Rotary	☐	Driven	☐
						Cable	☐	Jetted	☐
Irrigation	☒	Test Well	☐	Other	☐	Dug	☐	Bored	☒

18 " Diam. from 19 ABS ft. to 13 ft. Gage CONCRETE
" Diam. from ft. to ft. Gage
" Diam. from ft. to ft. Gage

Size of perforations	in.	by	in.
1 1/2 x 1 1/2	perforations from	9	ft. to 13
	perforations from		ft. to
	perforations from		ft. to
	perforations from		ft. to
	perforations from		ft. to

Manufacturer's Name _____

_____ Model No. _____

Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

Well seal—Material used in seal CONCRETE
Depth of seal 9 ft. Was a packer used? NO
Diameter of well bore to bottom of seal 24 in.
Were any loose strata cemented off? ☐ Yes ☒ No Depth _____
Was a drive shoe used? ☐ Yes ☒ No
Was well gravel packed? ☐ Yes ☒ No Size of gravel: _____
Gravel placed from NONE ft. to _____ ft.
Did any strata contain unusable water? ☐ Yes ☒ No
Type of water? _____ Depth of strata _____
Method of sealing strata off _____

Static level 9 ft. below land surface Date 5-13-66
 Artesian pressure _____ lbs. per square inch Date _____

Temperature of water 49 Was a chemical analysis made? ☐ Yes ☒ No

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

[illegible]

Work started 5-13-1966 Completed 5-13-1966
Date well drilling machine moved off of well 5-13-1966

Manufacturer's Name _____
Type: _____ H.P. _____

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME LLOYD K. FISCHER
(Person, firm or corporation) (Type or print)

Address 1021 VAWTER RD

Drilling Machine Operator's License No. 43

[Signed] Floyd K. Fischer

Contractor's License No. 346 Date 5-16 1966

(USE ADDITIONAL SHEETS IF NECESSARY)

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

(START CARD) # 153911

Page 487 of 533

FEB 16 1999

JACK
52926

WELL I.D. # L L27891
START CARD # 61007

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

WATER RESOURCES DEPT.
SALEM, OREGON

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

(1) OWNER: _____ Well Number _____
Name Earnest Mingus
Address 511 Beebe Rd
City Central Point State OR Zip 97503

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

(3) **DRILL METHOD:**

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger

☐ Other _____

(4) PROPOSED USE:

☒ Domestic	☐ Community	☐ Industrial	☐ Irrigation
☐ Thermal	☐ Injection	☐ Livestock	☐ Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval ☐ Yes ☒ No Depth of Completed Well 204 ft.
Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE			SEAL		Sacks or pounds	
Diameter	From	To	Material	From	To	
6	59	204	SEAL	WGT		Disturbed

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☐ Other _____ Material _____

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

(6) CASING/LINER:

(b) CASING/LINER:				Steel	Plastic	Welded	Threaded
Diameter	From	To	Gauge				
Casing:				☐	☐	☐	☐
				☐	☐	☐	☐
				☐	☐	☐	☐
				☐	☐	☐	☐
Liner:	4	0	204 7/8	☐	☒	☒ 610	☐
				☐	☐	☐	☐

Final location of shoe(s) EXISTING

(7) PERFORATIONS/SCREENS:

☒ Perforations ☐ Screens		Method	Type	Material	Tel./pipe size	Casing	Liner
From	To	Slot size	Number	Diameter			
20	180	12	128	18"	4"	☐	☒
						☐	☐
						☐	☐
						☐	☐
						☐	☐

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

☐ Pump Yield gal/min	☐ Bailer Drawdown	☒ Air Drill stem at	☐ Flowing Artesian Time
12		203	1 hr.

Temperature of water 54 Depth Artesian Flow Found _____
 Was a water analysis done? ☐ Yes By whom _____
 Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____
 Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County Jackson Latitude _____ Longitude _____
Township 37 N or (S) Range 2 E or (W) WM.

Township 37 N Range 10 E
Section 2-8 SW 1/4 SE 1/4
Tax Lot 200 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 511 Beebe Rd
Central Point OR 97502

(10) STATIC WATER LEVEL:

4/ ft. below land surface. Date 1-27-97
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found 78

From	To	Estimated Flow Rate	SWL
7B	162	12	41

(12) WELL LOG:

Ground Elevation

[illegible]

Date started 1-29-99 Completed 1-27-99

(unbonded) Water Well Constructor Certification:

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

WWC Number

Signed

Date _____

(bonded) Water Well Constructor Certification:

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

WWC Number 679

Signed _____

Date 1-28-98

Department of _____ Signed _____
ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

STATE ENGINEER, SALEM, OREGON within 30 days from the date of well completion.

NOV 15 1965 WATER WELL REPORT

STATE OF OREGON
(Please type or print)
SALEM OREGON

State Well No. 37/2w-2

State Permit No.

(1) OWNER:

Name D.R. Adams

Address 587 Beebe Rd.

Medford, Oregon

(2) LOCATION OF WELL:

County Jackson

Driller's well number

1/4 1/4 Section 2 T. 37 S. R. 2W W.M.

Bearing and distance from section or subdivision corner

210 FT NORTH & 25 FT
WEST OF SOUTH EAST
CORNER

(3) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
In abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check):

Domestic ☒ Industrial ☐ Municipal ☐ Rotary ☐ Driven ☐
Irrigation ☐ Test Well ☐ Other ☐ Cable ☒ Jetted ☐
Dug ☐ Bored ☐

(5) TYPE OF WELL:

(6) CASING INSTALLED:

Threaded ☐ Welded ☒

6" Diam. from +1 ft. to 50 ft. Gage 250

" Diam. from ft. to ft. Gage

" Diam. from ft. to ft. Gage

(7) PERFORATIONS:

Perforated? ☒ Yes ☐ No

Type of perforator used TORCH

Size of perforations 1/4 in. by 11/12 in.

9 perforations from 91 ft. to 99 ft.

perforations from ft. to ft.

perforations from ft. to ft.

perforations from ft. to ft.

perforations from ft. to ft.

(8) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name

Model No.

Diam. Slot size Set from ft. to ft.

Diam. Slot size Set from ft. to ft.

(9) CONSTRUCTION:

Well seal—Material used in seal BENTONITE & CUTTINGS

Depth of seal 20 ft. Was a packer used? NO

Diameter of well bore to bottom of seal 9 1/2 in.

Were any loose strata cemented off? ☐ Yes ☒ No DepthWas a drive shoe used? ☒ Yes ☐ NoWas well gravel packed? ☐ Yes ☒ No Size of gravel:

Gravel placed from ft. to ft.

Did any strata contain unusable water? ☒ Yes ☐ No

Type of water? SURFACE depth of strata 7709

Method of sealing strata off BENTONITE

(10) WATER LEVELS:

Static level 8 ft. below land surface Date 11-10-65

Artesian pressure lbs. per square inch Date

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☒ No If yes, by whom?

Yield: gal./min. with ft. drawdown after hrs.

" " " "

" " " "

Bailer test 5 gal./min. with 53 ft. drawdown after 1 hrs.

Artesian flow g.p.m. Date

Temperature of water Was a chemical analysis made? ☐ Yes ☒ No

(12) WELL LOG:

Diameter of well below casing 6

Depth drilled 66 1/2 ft. Depth of completed well 66 1/2 ft.

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
SOIL BRACK CLAY	0	4
CLAY & SAND	4	17
CLAY DROWN	17	25
SAND, GRAVEL FINE.	25	49
CLAYSTONE BLUE	49	53
CLAYSTONE	53	60
SANDSTONE	60	66 1/2
WATER	45	49
	59	61

Work started 11-8 19 65 Completed 11-10 19 65

Date well drilling machine moved off of well 11-10 19 65

(13) PUMP:

Manufacturer's Name

Type: H.P.

Water-Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME CRATERWELL DRILLING, INC.

(Person, firm or corporation)

(Type or print)

Address 3061 Crater Lake Ave., Medford, Ore.

Drilling Machine Operator's License No. 71

[Signed] P.G. Chitwood (Water Well Contractor)

Contractor's License No. 83 Date 11-10 19=65

RECEIVED
JUL 27 1989
(START CARD) # 10374

Well Number:

(9) LOCATION OF WELL by legal description:

County **JACKSON** Latitude _____ Longitude _____
Township **37N** N or S, Range **2W** E or W, WM.
Section **02** ¼ ¼
Tax Lot **2700** Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) **SAME AS #1**

☒ New Well ☐ Deepen ☐ Recondition ☐ Abandon

☒ Rotary Air ☐ Rotary Mud ☐ Cable
☐ Other _____

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

Special Construction approval Yes No Depth of Completed Well 100 ft.
Explosives used ☐ Yes ☒ No Type _____ Amount _____

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E
☐ Other _____

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

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6"	+1	59	.250	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
Liner:	4"	0	100		☐	☒	☒	☐
					☐	☐	☐	☐

Final location of shoe(s) _____ 59

☒ Perforations Method SAW
☐ Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
40	60	1X8X8	60			☐	☒ XX
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐

☐ Pump ☐ Bailer ☒ Air ☐ Flowing
Artesian

Yield gal/min	Drawdown	Drill stem at	Time
12 GPM	72	100	1 hr.

Temperature of water _____ Depth Artesian Flow Found _____

Was a water analysis done? ☐ Yes By whom _____

Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____

Depth of strata:

28 ft. below land surface. Date 7-6-89

Artesian pressure _____ lb. per square inch. Date _____

Depth at which water was first found 60

From	To	Estimated Flow Rate	SWL
60	90	12GPM	28

Ground elevation

[illegible]

Date started 7-6-89 Completed 7-6-89

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

Signed **MEDINA WELL DRILLING** WWC Number _____ Date _____

(bonded) Water Well Constructor Certification:

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

Signed Josquin Medina WWC Number 1207
Date 7-9-89

RECEIVED
FEB 22 1983
WATER RESOURCES DEPT.
SALEM, OREGON

State Well No. 375/2W-2
State Permit No. Seperated

Jack
12241

Name	Gus Picollo		
Address	628 Bee Be Road		
City	Central Point	State	Oregon

New Well ☐ Deepening ☒ Reconditioning ☐ Abandon ☐
If abandonment, describe material and procedure in Item 12.

Rotary Air	☒	Driven	☐	Domestic	☒	Industrial	☐	Municipal	☐
Rotary Mud	☐	Dug	☐	Irrigation	☐	Test Well	☐	Other	☐
	☐	Bored	☐	Thermal:		Withdrawal	☐	Reinjection	☐

Steel ☐ Plastic ☐
Threaded ☐ Welded ☐

" Diam. from ft. to ft. Gauge

" Diam. from ft. to ft. Gauge

"Diam. from ft. to ft. Gauge

Perforated? ☐ Yes ☒ No

Type of perforator used	Size of perforations	in by	in
	perforations from	ft. to	ft.
	perforations from	ft. to	ft.
	perforations from	ft. to	ft.

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name				
Type		Model No.		
Diam.	Slot Size	Set from	ft. to	ft.
Diam.	Slot Size	Set from	ft. to	ft.

Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☐ No If yes, by whom?

1: gal./min. with ft. drawdown after hrs.

" " " "

Air test gal./min. with drill stem at ft. hrs.

Bailer test gal./min. with ft. drawdown after hrs.

Artesian flow g.p.m.

Temperature of water Depth artesian flow encountered ft.

Special standards: Yes ☐ No ☐

Well seal—Material used

Well sealed from land surface to ft.

Diameter of well bore to bottom of seal in.

Diameter of well bore below seal in.

Number of sacks of cement used in well seal sacks

How was cement grout placed?

Was pump installed? Type HP Depth ft.
 Was a drive shoe used? ☐ Yes ☐ No Plugs Size: location ft.
 Did any strata contain unusable water? ☐ Yes ☐ No
 Type of Water? depth of strata
 Method of sealing strata off
 Was well gravel packed? ☐ Yes ☐ No Size of gravel:
 Gravel placed from ft. to ft.

County Jackson Driller's well number 83-3
 1/4 Section 2 T. 37S R. 2W W.M.
 Tax Lot # 3000 Lot Blk Subdivision
 Address at well location: 628 Bee Be Road
Central Point, Oregon

Depth at which water was first found see below
 Static level 4 ft. below land surface. Date 1-18-83
 Artesian pressure _____ lbs. per square inch. Date _____

Diameter of well below casing 6 inch

Depth drilled 35 ft. Depth of completed well 45 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Increased air return from 75 GPM to 250+ GPM.			
Formations:			
Medium sand with coarse gravel	25	60	4

Work started	1-18	19 83	Completed	1-18	19 83
Date well drilling machine moved off of well				1-18	19 83

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.
[Signed] John Studelaker Date 2-17, 1983.
(Drilling Machine Operator)

Drilling Machine Operator's License No.1008.....

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Studebaker Well Drilling
(Person, firm or corporation) (Type or print)
Address 4876 Highway 66 Ashland, Oregon 97520
[Signed] John Studebaker
(Water Well Contractor)
Contractor's License No. 679 Date 2-17 1983

The original and first copy of this report
are to be filed with the

WATER RESOURCES DEPARTMENT,
SALEM, OREGON 97310
within 30 days from the date of well completion.

SP*12658-690

WATER RES.

(9) LOCATION OF WELL by legal description:

Well Number 1

Page 494 of 533

STATE OF OREGON
WATER SUPPLY WELL REPORT

(ORS 537.765 & OAR 690-205-0210)

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

JACK 61181

WELL LABEL # L

START CARD #

ORIGINAL LOG #

(1) LANDOWNER

Owner Well I.D. _____
First Name _____ Last Name _____
Company Highlander Forest L.L.C.
Address 1246 Vista Dr
City Central Point State Or Zip 97502

(2) TYPE OF WORK

☒ New ☐ Conversion ☐ Deepening
☐ Alteration (complete Sections 2a & 10) ☐ Abandonment (complete Section 5a)

(2a) PRE-ALTERATION:

Well Depth _____ ft.

Seal Material _____

Casing Type: ☐ Steel ☐ Plastic ☐ Other _____

Casing Gauge _____ Casing Diameter _____

(3) DRILL METHOD

☒ Rotary Air ☐ Rotary Mud ☐ Auger
☐ Cable ☐ Cable Mud ☐ Reverse Rotary ☐ Other _____

(4) PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Community
☐ Industrial/Commercial ☐ Livestock ☐ Dewatering ☐ Injection
☐ Thermal ☐ Other _____

(5) BORE HOLE CONSTRUCTION

Depth of Completed Well 140 ft. Special Standard: ☐ Yes (attach copy)

BORE HOLE				SEAL			
Dia	From	To	Material	From	To	Amount	Scks/lbs
10"	0	50'	Bent	0	50	1200	165
6"	50	140					

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E

☒ Other Formed dry

Backfill placed from _____ ft. to _____ ft. Material _____

Filter pack from _____ ft. to _____ ft. Material _____ Size _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE:

Calculated Amount Proposed to be Used: _____ sacks/lbs

Actual Amount Used: _____ sacks/lbs

(6) CASING/LINER

Csng/Linr	Dia	+	From	To	Gauge	Steel	Plastic	Welded	Thrd
☒	6"	1		59	250	☒		☒	
☒	4"	0	140	280			☒	☒	

Shoe ☐ Inside ☒ Outside ☐ Other Location of shoe(s) 59'

Temporary casing ☐ Yes Diameter _____ From _____ To _____

(7) PERFORATIONS/SCREENS

Perforations Method Saw cut

Screens Type _____ Material _____

Perf	Scrn	Csng/Linr	Screen Dia	From	To	Screen/slot width	Slot length	# of slots	Tele/pipe size
☒		☒		80	140	1/8"	5"	90	

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

☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal/min _____ Drawdown _____ Drill stem/Pump depth _____ Duration (hr) _____

Temperature 57 °F Lab analysis ☐ Yes By _____

Water quality concerns? ☐ Yes (describe below) TDS _____ ppm

From _____ To _____ Description _____ Amount _____ Units _____

From _____ To _____ Description _____ Amount _____ Units _____

From _____ To _____ Description _____ Amount _____ Units _____

From _____ To _____ Description _____ Amount _____ Units _____

From _____ To _____ Description _____ Amount _____ Units _____

From _____ To _____ Description _____ Amount _____ Units _____

From _____ To _____ Description _____ Amount _____ Units _____

From _____ To _____ Description _____ Amount _____ Units _____

(9) LOCATION OF WELL (legal description)

County Jackson Twp 37 N or S Ranged 2-W E or W W.M.

Sec 2 1/4 of the _____ 1/4 Tax Lot _____

Tax Map Number _____ Lot _____

Lat 42° 38' 27.0" DMS or DD

Long 122° 39' 13.3" DMS or DD

Street Address of Well (or nearest address) 4613 Goldhard Rd

Central Point, Or 97502

(10) STATIC WATER LEVEL

Date _____ SWL(psi) _____ + _____ SWL (ft) _____

Existing Well/Pre-Alteration _____

Completed Well 4/3/12 45

Flowing Artesian? ☐ Yes Dry Hole? ☐ Yes

WATER BEARING ZONES Depth water was first found 80

SWL Date From To Est Flow SWL (psi) + SWL (ft)

4/3/12 80 91 1.5 _____ 45

_____ _____ _____ _____ _____

_____ _____ _____ _____ _____

_____ _____ _____ _____ _____

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_____ _____ _____ _____ _____

(11) WELL LOG

Ground Elevation 1247

Material From To

Clay + gravel 0 18

brown

Claystone 18 42

blue

Granite + boulders 42 51

Tan

Claystone - Blue 51 140

Date Started 4/3/12 Completed 4/4/12

(unbonded) Water Well Constructor Certification

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

RECEIVED

License Number _____ Date _____

Signed _____

JUN 04 2012

(bonded) Water Well Constructor Certification

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

License Number 1661 Date 5/6/12

Signed Brandon J. Wilkerson

Contact Info. (optional) _____

**PLANNING DEPARTMENT SUPPLEMENTAL FINDINGS OF FACT
AND CONCLUSIONS OF LAW
File No.: SUB-23001**

**Before the City of Central Point Planning Commission
Consideration of a Tentative Plan for the Sunnybrook Village Subdivision**

Applicant:	)	Findings of Fact
C.A. Galpin, LLC	)	and
744 Cardley Ave, Suite 100	)	Conclusion of Law
Medford OR 97504	)	

**PART 1
INTRODUCTION**

The applicant submitted a tentative plan application (Type III) for the Sunnybrook Village Subdivision to subdivide 7.57 acres into 36 lots (“Application”). The property is located within the Low Mix Residential (LMR) zoning district in the Eastside Transit Oriented Development (TOD) Overlay.

A subdivision tentative plan is reviewed as a Type III application. Type III applications are reviewed in accordance with procedures provided in Section 17.05.400, which provides the basis for decisions upon standards and criteria in the development code and the comprehensive plan, where applicable.

The standards and criteria for the proposal are set forth in CPMC Title 16, Subdivisions, and Chapter 17.66, Application Review Process for the TOD Overlay. The following findings address each of the standards and criteria as applies to the subdivision tentative plan.

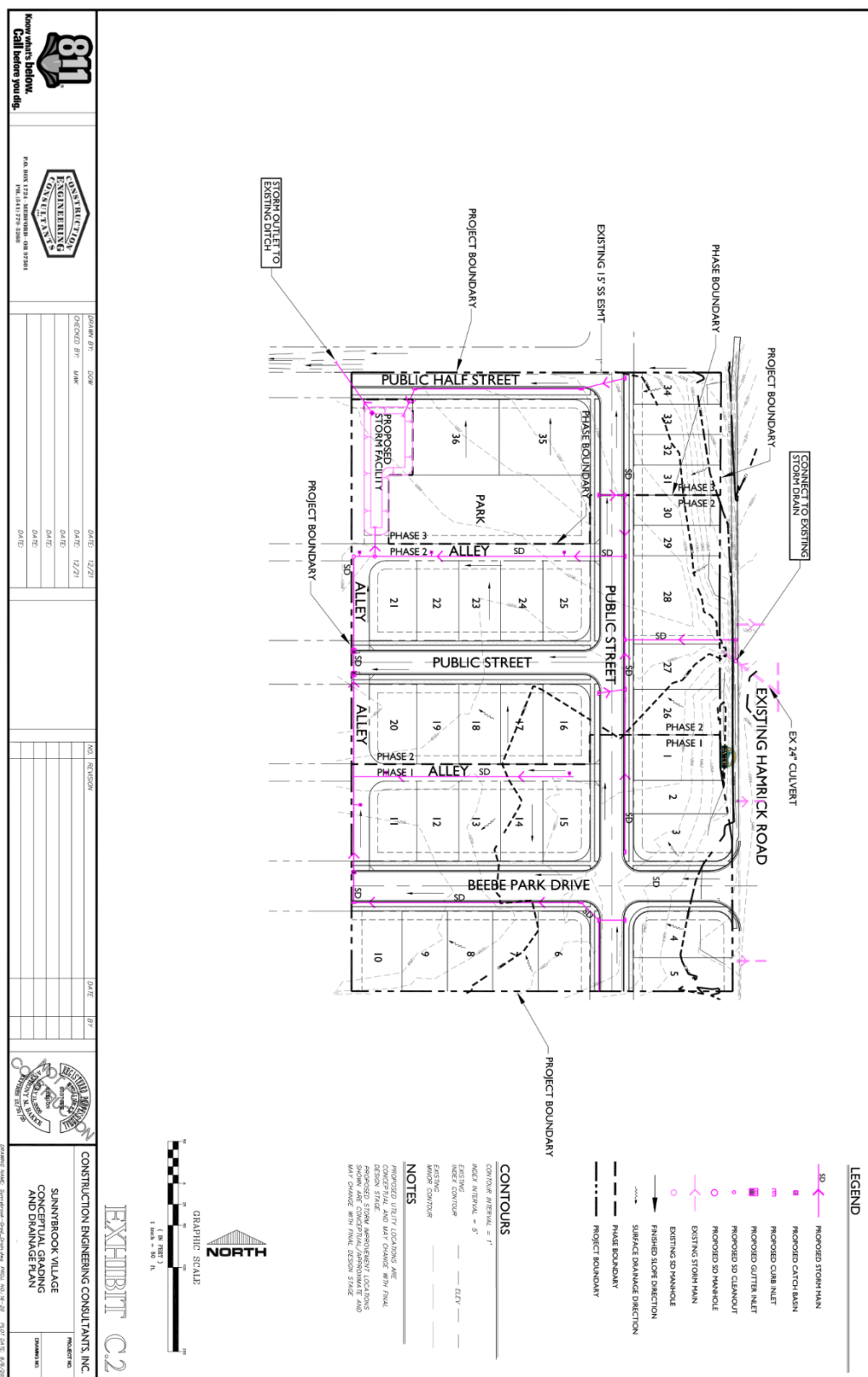
PROJECT BACKGROUND

Sunnybrook Village is located within the Eastside Transit Oriented Development (ETOD) Overlay along Hamrick Road. Abutting properties to the north, south and west are undeveloped. Low-density, single-family dwellings are located east of the site and Hamrick Road. Sunnybrook Village is the second master plan contemplated in the ETOD. Willow Bend, formerly known as White Hawk, is located over 750-ft. to the west. As the first master plan in this portion of the ETOD, Sunnybrook Village will establish land use and circulation patterns that will influence development on surrounding properties and circulation throughout the ETOD. The proposed density of 8 units per acre is consistent with the minimum/maximum range for density in the LMR zoning district. Access to the proposed development will be provided by a new connection with Hamrick Road and new streets and alleys will provide circulation throughout the development.

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Figure 4. ETOD Conceptual Circulation Plan

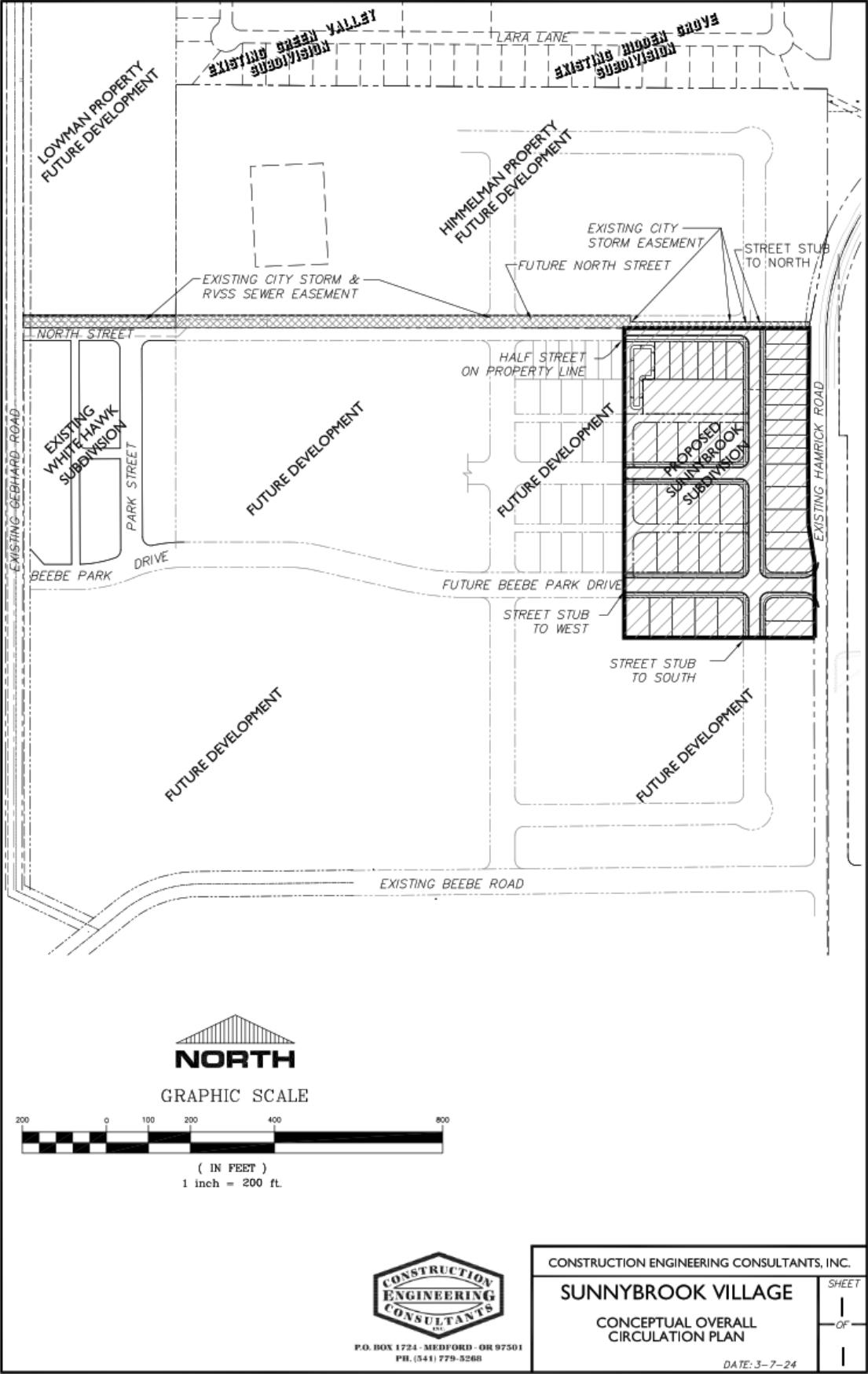


Figure 5. Tentative Plan



PART 2 SUBDIVISIONS

Title 16 of the Central Point Municipal Code (CPMC) establishes standards and criteria for land division applications including tentative plans and final plats. The sections of CPMC 16 applicable to the Application are:

Chapter 16.10 - Tentative Plans.

CPMC 16.10.010 Submission of application – Filing fee.

The applicant shall submit an application and tentative plan together with improvement plans and other supplementary material as may be required to indicate the development plan and shall submit ten copies to the city together with a filing fee defined in the city's adopted planning application fee schedule. The diagrams submitted shall consist of three copies at the scale specified in Section 16.10.020 and one copy in an eight-and-one-half-inch by eleven-inch format.

***Finding CPMC 16.10.010:** The applicant submitted the tentative plan application along with the required \$4,700 application fee on September 29, 2023. The submittal was reviewed and accepted as complete on January 10, 2024 for review in accordance with the submittal requirements in CPMC 16.10, CPMC 17.05, and CPMC 17.66.*

***Conclusion CPMC 16.10.010:** Consistent.*

CPMC 16.10.015 Application and review--Fees.

Applications and review thereof shall conform to the provisions of Chapter 17.05 and all applicable city ordinances and laws of the state. All costs of administrative and legal staff time costs, plans checks, construction inspection, preparation of agreements, in excess of the filing fee, shall be borne by the applicant and paid upon billing by city. Failure to pay such costs as billed shall constitute grounds for denial of final plat approval or building permits.

***Finding CPMC 16.10.015:** See Finding CPMC 16.10.010.*

***Conclusion: 16.10.015:** Consistent.*

CPMC 16.10.020 Scale.

The tentative plan shall be drawn on a sheet eighteen by twenty-four inches in size or a multiple thereof at a scale of one inch equals one hundred feet or, for areas over one hundred acres, one inch equals two hundred feet, and shall be clearly and legibly reproduced.

***Finding CPMC 16.10.020:** The tentative plan is drawn on a sheet that is eighteen inches by twenty-four inches and at a scale of one-inch equals thirty feet, which is clearly and legibly produced relative to the project area.*

***Conclusion CPMC 16.10.020:** Consistent.*

CPMC 16.10.030 General information.

The following general information shall be shown on or included with the tentative plan:

- A. Proposed name of the subdivision. This name must not duplicate or resemble the name of another subdivision in the county;

Finding CPMC 16.10.030(A): The proposed subdivision is named “Sunnybrook Village” The proposed name must be unique relative to other approved land divisions in Jackson County. As a condition of approval, the applicant is required to submit a subdivision plat name approval from the Jackson County Surveyor.

Conclusion CPMC 16.10.030(A): Complies as conditioned.

- B. Date, north point, and scale of drawing;

Finding CPMC 16.10.030(B): The tentative plan was drawn on August 6, 2024 and includes the scale and north arrow.

Conclusion CPMC 16.10.030(B): Consistent.

- C. Location of the subdivision by section, township, and range, and a legal description sufficient to define the location and boundaries of the proposed tract or the tract designation or other description according to the records of the county assessor;

Finding CPMC 16.10.030(C): Figure 1 provides the section, township and range (37 2W 01BC, Tax Lot 9800) and Figure 2 provides a site Vicinity Map. Combined with the legal description submitted with the application, these items define the location and boundaries of the project site.

Conclusion CPMC 16.10.030(C): Consistent.

- D. Names and addresses of the owner or owners, applicant and engineer or surveyor;

Finding CPMC 16.10.030(D): The applicant is listed on the tentative plan (Figure 1) as CA Galpin, LLC and the engineer is listed as Construction Engineering Consultants, Inc out of Medford, Oregon.

Conclusion CPMC 16.10.030(D): Consistent.

- E. A title report indicating all interests of record in the property which is the subject of the application.

Finding CPMC 16.10.030(E): A title report prepared by First American Title on August 16, 2024 was provided by the applicant.

Conclusion CPMC 16.10.030(E): Consistent.

CPMC 16.10.040 Existing conditions.

The following existing conditions shall be shown on the tentative plan:

- A. The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, easements, railroad rights-of-way and such other important features within or adjacent to the tract as may be required by the city;

Finding CPMC 16.10.040(A): *The tentative plat illustrates the location and width of Hamrick Road, which is east of and adjacent to the project site. There are no other existing easements or rights-of-way within or adjacent to the tract.*

Conclusion CPMC 16.10.040(A): *Consistent.*

- B. Contour lines related to some established bench mark or other datum as approved by the city when the city determines that the nature of the topography or size of the subdivision requires such data. Contour lines shall have the following minimum intervals:

1. Two-foot contour intervals for ground slopes less than five percent;
2. Five-foot contour intervals for ground slopes exceeding five percent;

Finding CPMC 16.10.040(B): *Figure 2 includes topographic information at two-foot contour intervals. The slope of the property is less than five percent.*

Conclusion CPMC 16.10.040(B): *Consistent.*

- C. The location of at least one temporary bench mark within the plat boundaries;

Finding CPMC 16.10.040(C): *The tentative plat submittal provides the basis of survey including the bearings and elevations.*

Conclusion CPMC 16.10.040(C): *Consistent.*

- D. Location and direction of all watercourses and drainage systems;

Finding CPMC 16.10.040(D): *There are no drainage systems on the project site; however, per the Public Works Staff Report dated August 21, 2024, there is a 24-inch storm drain line within the Hamrick Road right-of-way and an open ditch for stormwater conveyance along the north property boundary. There are no watercourses on or immediately adjacent to the project site.*

Conclusion CPMC 16.10.040(D): *Consistent.*

- E. Natural features, such as rock outcroppings, marshes and wooded areas;

Finding CPMC 16.10.040(E): *The project site is currently undeveloped. Per staff site visits and aerial imagery, the project site contains some vegetation including a few mature trees, but it primarily consists of a flat, open grass field. There are no rock outcroppings or wetland areas on the project site.*

Conclusion 16.10.040(E): *Consistent.*

- F. Existing uses of the property, including location of all existing structures which the subdivider proposes to leave on the property after platting;

Finding CPMC 16.10.040(F): *The property is currently undeveloped and there are no structures for removal as part of the proposed subdivision.*

Conclusion CPMC 16.10.040(F): *Not applicable.*

- G. The location within the subdivision and in the adjoining streets and property of existing sewers and water mains, culverts and drain pipes, and all other existing or proposed utilities to be used on the property to be subdivided and invert elevations of sewers at points of probable connections;

Finding CPMC 16.10.040(G): *The Applicant's Findings identify the location of existing infrastructure adjacent to the subject property relative to existing conditions.*

Conclusion CPMC 16.10.040(G): *Consistent.*

- H. Zoning on and adjacent to the tract.

Finding CPMC 16.10.040(H): *Zoning designations on the project site and adjacent properties are denoted on the Vicinity Map (Figure 2).*

Conclusion CPMC 16.10.040(H): *Consistent.*

CPMC 16.10.050 Additional information.

The following additional information shall also be included on the tentative plan:

- A. Streets, showing location, width, proposed names, approximate grades and approximate radii of curves and the relationship of all streets to any projected streets as shown of any development plan adopted by the city;

Finding CPMC 16.10.050(A): *The proposed tentative plan (Figure 5) identifies proposed internal streets, including their location and width. As shown on Figure 4, the project proposes to align the east-west streets with the streets developed as part of Willow Bend to the west.*

Condition CPMC 16.10.050(A): *Consistent.*

- B. Easements, showing the width and purpose;

Finding CPMC 16.10.050(B): *As shown on the tentative plan (Figure 5), a 10-ft Public Utility Easement (PUE) is proposed along the frontage of all proposed lots consistent with the Public Works Standards. A*

stormwater easement provides connection to existing drainage facilities along the south property line of Lot 5. A sanitary sewer easement provides maintenance access and connection to sanitary sewer utilities on Lot 17 and the proposed stormwater facility tract. No other easements are proposed on the project site.

Conclusion CPMC 16.10.050(B): *Consistent.*

- C. Lots, showing approximate dimensions, area of smallest lot or lots and utility easements and building setback lines to be proposed, if any;

Finding CPMC 16.10.050(C): *Public utility easements and approximate dimensions of each proposed lot are shown on the tentative plan (Figure 5).*

Conclusion CPMC 16.10.050(C): *Consistent.*

- D. Sites, if any, proposed for purposes other than dwellings;

Finding CPMC 16.10.050(D): *As shown on the tentative plan (Figure 5), an open space area and stormwater tract are proposed in the northern most block of the development.*

Conclusion CPMC 16.10.050(D): *Consistent.*

- E. Area in square footage of each lot and the average lot area.

Finding CPMC 16.10.050(E): *The lot area for the each of the proposed lots is provided on the tentative plan (Figure 5).*

Conclusion CPMC 16.10.050(E): *Consistent.*

CPMC 16.10.060 Partial development.

When the property to be subdivided contains only part of the tract owned or controlled by the applicant, the city may require a development plan of a layout for streets, numbered lots, blocks, phases of development, and other improvements in the undivided portion, indicating inter-relationship with the portion sought to be divided. The city shall have authority to require that any adjacent parcel or parcels owned or controlled by the applicant but not included in the proposed subdivision boundaries be included in the development whenever inclusion of such parcel or parcels would be an appropriate extension of the development and in the best interests of the public, considering the development plan and the relationship between the surrounding area and the area of proposed development.

Finding CPMC 16.10.060: *The project site is approximately 7.57 acres and the proposed subdivision, including individual lots, streets and other improvements, will occupy the subject property in its entirety.*

Conclusion CPMC 16.10.060: *Not Applicable.*

16.10.070 Explanatory information.

Any of the following information may be required by the city and, if it cannot be shown practicably on the tentative plan, it shall be submitted in separate statements accompanying the tentative plan:

- A. A vicinity map showing all existing subdivisions, streets and un-subdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets may be connected to existing streets;

Finding CPMC 16.10.070(A): *The proposed subdivision is not adjacent to existing subdivisions, with properties to the north, south and west currently undeveloped. Figure 4 illustrates how the proposed streets may connect to future development on adjacent properties and extend to an existing development, Willow Bend, on the west side of the ETOD.*

Conclusion CPMC 16.10.070(A): *Consistent.*

- B. Proposed deed restrictions in outline form;

Finding CPMC 16.10.070(B): *The proposed subdivision does not include any proposed deed restrictions.*

Conclusion CPMC 16.10.070(B): *Not applicable.*

- C. Approximate centerline profiles showing the proposed finished grade of all streets, including the extensions for a reasonable distance beyond the limits of the proposed subdivision;

Finding CPMC 16.10.700(C): *Street profiles are not provided with the tentative plan application. The Public Works Staff Report dated August 21, 2024 requires that the applicant comply with all Public Works requirements prior to final plat to ensure the streets are completed in accordance with current standards.*

Conclusion CPMC 16.10.070(C): *Complies as conditioned.*

- D. The approximate location and size of all proposed and existing water and sewer lines and storm drainage systems.

Finding CPMC 16.10.070(D): *The approximate location of existing and proposed water, sanitary sewer and storm drainage systems are included with the tentative plan application. As required by the Public Works Staff Report dated August 21, 2024, civil improvement plans that are designed in conformance with City Standard Specification and Uniform Details for Construction, including the location of proposed utilities and protection of all existing public facilities. These plans are reviewed by the City Engineer prior to construction on site. Prior to final plat, the location of utilities must be shown on as-built drawings and final installation verified by the engineer of record. Conditions from Rogue Valley Sewer Services requires that the applicant comply with all RVSS requirements prior to construction to ensure the sewer facilities are completed in accordance with current standards.*

Conclusion CPMC 16.10.070(D): *Complies as conditioned.*

CPMC 16.10.080 Tentative plan approval.

- A. Approval of the tentative plan shall not constitute final acceptance of the final plat of the proposed subdivision or partition for recording; however, approval of the tentative plan shall be binding upon city for the purpose of the approval of the final plat if the final plat is in substantial compliance with the tentative plan and any conditions of approval thereof. A tentative plan approval shall expire and become void one year from the date on which it was issued unless the final plat has been approved pursuant to Chapter 16.12 or an application for extension is filed and approved subject to the requirements of Section 16.10.100 and Chapter 17.05.
- B. When it is the intent to develop a tentative plan and record a final plat in phases, the city, at the time of tentative plat approval, may authorize a time schedule for platting the various phases in periods exceeding one year, but in no case shall the total time period for platting all phases be greater than five years without review of the tentative plan for compliance with the current code and comprehensive plan. Each phase so platted shall conform to the applicable requirements of this chapter. Phases platted after the passage of one year from approval of the tentative plan will be required to modify the tentative plan as necessary to avoid conflicts with changes in the comprehensive plan or this chapter.

Finding CPMC 16.10.080: *Upon receipt of a final plat application within the required time limitation per CPMC 16.12 or CPMC 16.10.100 and 17.05, the City will evaluate the final plat application to assure that the final plat is substantially compliant with the tentative plan and that all conditions have been met. The Applicant's Findings propose the final plat and development will be constructed in three (3) phases and will be completed within ten (10) years.*

Conclusion CPMC 16.10.080: *Consistent.*

CPMC 16.10.090 Conditions on tentative plan approval.

The city may attach to any tentative plan approval given under this chapter specific conditions deemed necessary in the interests of the public health, safety or welfare, including but not limited to the following:

- A. Construction and installation of any on-site or off-site improvements, including but not limited to sidewalks, curbs, gutters, streets, street signs and street lights, traffic control signs and signals, water, storm drainage, sanitary sewer, and park and recreation improvements. In requiring off-site improvements, the city shall find that said improvements are reasonably related to the development and would serve a public purpose such as mitigating negative impacts of the proposed development.
- B. All improvements required under this subsection shall be made at the expense of the applicant, and shall conform to the provisions of the Standard Specifications and Uniform Standard Details for Public Works Construction in the City of Central Point, Oregon, however, the city, in its discretion, may modify such standards and determine site-specific design, engineering and construction specifications when appropriate in the particular development;
- C. An agreement by the owner of the property to waive, on his or her behalf, and on behalf of all future owners of the land, any objection to the formation of a local improvement district which may be formed in the future to provide any of the improvements specified in subsection A of this section;

- D. An agreement by the owner of the property to enter into a written deferred improvement agreement, providing that one or more of the improvements specified in subsection A of this section shall be made by the owner at some future time to be determined by the city;
- E. Any agreement entered into pursuant to subsections B or C of this section shall be recorded in the county recorder's office and shall be intended to thereafter run with the land, so as to bind future owners of the lands affected. Any and all recording costs shall be borne by the applicant;
- F. Any other conditions deemed by the city to be reasonable and necessary in the interests of the public health, safety or welfare.

Finding CPMC 16.10.090: *Conditions of approval attached to the tentative plan include providing improvements that are in the interest of the public health, safety and welfare that include sidewalks, curbs, gutters, streets, storm drainage, sanitary sewer, water, park and recreation improvements. Required improvements are related to the development and, as noted in the Parks and Public Works Staff Report, dated August 21, 2024, are required to conform to City of Central Point Standard Specifications and Uniform Details for Public Works Construction. Standards have not been modified for the proposed development and the proposal does not include agreement for local improvement districts or deferred improvements. Conditions of Approval are listed in the Planning Department Staff Report, dated September 3, 2024.*

Conclusion CPMC 16.10.090: *Consistent.*

Chapter 16.20, Streets and Other Ways – Design Standards.

CPMC 16.20.010 Creation of streets.

- A. Streets created by subdivisions and partitions shall be designed and constructed in conformance with the requirements of the city's comprehensive plan, this code, the city's public works standards, and all conditions established by the city.

Finding CPMC 16.20.010(A): *As shown on the Tentative Plan (Figure 5), access to the proposed subdivision will be provided by newly proposed public streets. All streets will be improved to minimum construction standards, per the Public Works Staff Report dated August 21, 2024.*

Conclusion CPMC 16.20.010(A): *Consistent.*

- B. The construction of streets shall include subgrade, base, asphaltic concrete surfacing, curbs, gutters, sidewalks, storm drainage, street signs, street lighting, and underground utilities.

Finding CPMC 16.20.010(B): *The application states that the proposed roadways will be designed to comply with the City's codes including the Public Works Design Specifications for street construction. This is supported by the Tentative Plan (Figure 5) and the Public Works Staff Report dated August 21, 2024.*

Conclusion CPMC 16.20.010(B): *Consistent.*

- C. All streets, including the entire right-of-way necessary for the installation of the items mentioned in the preceding paragraph, shall be dedicated to the city.

Finding CPMC 16.20.010(C): *The streets, including the entire right-of-way necessary for installation, will be dedicated to the City at the time of final plat.*

Conclusion CPMC 16.20.010(C): *Consistent.*

CPMC 16.20.020 Streets – Generally

The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions as they relate to drainage and the operation of the water, sewer systems, to public convenience and safety and their appropriate relation to the proposed use of the land to be served by such streets. Where location is not shown in a development plan, the arrangement of streets in a subdivision shall either:

- A. Provide for the continuation or appropriate projection of existing streets in surrounding areas; or,

Finding CPMC 16.20.020(A): *The proposed subdivision is not adjacent to existing subdivisions, with properties to the north, south and west currently undeveloped. Figure 4 illustrates how the proposed streets may connect to future development on adjacent properties and extend to an existing development, Willow Bend, on the west side of the ETOD.*

Conclusion CPMC 16.20.020(A): *Consistent*

- B. Conform to the plan for the neighborhood approved or adopted by the city to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.

Finding CPMC 16.20.020(B): *The proposed subdivision is not adjacent to existing subdivisions, with properties to the north, south and west currently undeveloped. Figure 4 illustrates how the proposed streets may connect to future development on adjacent properties and extend to an existing development, Willow Bend, on the west side of the ETOD.*

Conclusion CPMC 16.20.020(B): *Not applicable.*

CPMC 16.20.030 Streets--Reserve strips.

Reserve strips ("street plugs") controlling the access to public ways may be required, in the discretion of city.

Finding CPMC 16.20.030: *Per Figure 5, reserve strips are not proposed or determined necessary for any part of the proposed Sunnybrook Village.*

Conclusion CPMC 16.20.030: *Not Applicable.*

CPMC 16.20.050 Streets--Extension.

Where a subdivision adjoins acreage, streets which in the option of the city should be continued in the event of the subdivision of the acreage will be required to be provided through to the boundary lines of the tract. Reserve strips and street plugs may be required to preserve the objectives of street extensions.

Finding CPMC 16.20.050: *The proposed subdivision is not adjacent to existing subdivisions, with properties to the north, south and west currently undeveloped. Figure 4 illustrates how the proposed streets may connect to future development on adjacent properties and extend to an existing development, Willow Bend, on the west side of the ETOD.*

Conclusion CPMC 16.20.050: *Consistent.*

CPMC 16.20.060 Existing streets.

Whenever existing streets within a tract are determined by the city to be of inadequate width, additional right-of-way shall be provided as required.

Finding CPMC 16.20.060: *There are no existing streets within the project site. The streets, including the entire right-of-way necessary for installation, will be dedicated to the City at the time of final plat.*

Conclusion CPMC 16.20.060: *Complies as conditioned.*

CPMC 16.20.070 Half streets.

Half streets while generally not acceptable may be approved where essential to the reasonable development of the subdivision when in conformity with the other requirements of these regulations and when the city finds it will be practical to require the dedication of the other half when the adjoining property is developed. Whenever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract. Reserve strips and street plugs may be required to preserve the objectives of half streets.

Finding CPMC 16.20.070: *As shown on the Tentative Plan (Figure 5), half street improvements are proposed along the northern property line of the Sunnybrook Village tentative plan application. As noted in the Parks and Public Works Staff Report, dated August 21, 2024, half street improvements are required to comply with current standards and specifications.*

Conclusion CPMC 16.20.070: *Consistent.*

CPMC 16.20.080 Cul-de-sac.

A cul-de-sac shall be as short as possible and shall in no event be more than four hundred feet long nor serve more than twelve single-family dwellings or seventy-five dwelling units. All cul-de-sacs shall terminate with a circular turn-around.

Finding CPMC 16.20.080: *As shown on the Tentative Plan (Figure 5), a cul-de-sac is not proposed as part of the Sunnybrook Village tentative plan application.*

Conclusion CPMC 16.20.080: *Not applicable.*

CPMC 16.20.090 Streets--Names.

No street name shall be used which will duplicate or be confused with the names of existing streets except for extensions of existing streets. Street names and numbers shall conform to the established pattern in the city and the surrounding area and shall be subject to the approval of the city.

***Finding CPMC 16.20.090:** The east-west streets on the north and south of the proposed development provide extensions of existing streets platted with a previous development. Remaining street names will be subject to approval by the City and Emergency Communications of Southern Oregon prior to Final Plat.*

***Conclusion CPMC 16.20.090:** Complies as conditioned.*

CPMC 16.20.100 Streets--Adjacent to railroad right-of-way.

Wherever the proposed subdivision contains or is adjacent to a railroad right-of-way, provisions shall be made for a street approximately parallel to and on each side of such right-of-way at a distance to be determined by city. Such distance shall be determined with due consideration at cross streets of the minimum distance required for approach grades to a future grade separation.

***Finding CPMC 16.20.100:** As shown on the Tentative Plan (Figure 5), the project site is not adjacent to railroad right-of-way.*

***Conclusion CPMC 16.20.100:** Not applicable.*

CPMC 16.20.110 Planting easements.

Where physical conditions require approval of streets less than fifty feet in right-of-way width, additional easements for planting of street trees or shrubs may be required.

***Finding CPMC 16.20.110:** Per the Public Works Staff Report dated August 21, 2024, the Public Works Department is not requiring any easements for planting of street trees or shrubs.*

***Conclusion CPMC 16.20.110:** Not applicable.*

CPMC 16.20.120 Alleys.

- A. Location. Alleys may be provided in commercial and industrial districts, unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the city.

***Finding CPMC 16.20.120(A):** As shown on the tentative plat (Figure 5), the proposed development includes alleys for access to rear-loaded garages throughout the development. Access from the alley is consistent with design standards and specifications.*

***Conclusion CPMC 16.20.120(A):** Consistent.*

- B. Intersections. Alley intersections and sharp changes in alignment shall be avoided. The corners of necessary alley intersections shall have a radius of not less than twenty feet.

Finding CPMC 16.20.120(B): As shown on the tentative plan (Figure 5), the proposed development does not include sharp changes in alignment and intersections designs are consistent with standards and specifications for street construction.

Conclusion CPMC 16.20.120(B): Consistent.

CPMC 16.20.130 Sidewalks.

Sidewalks shall be constructed in accordance with such standards as are adopted by the city. Sidewalk construction shall be completed on each individual lot prior to the city building inspector granting a certificate of occupancy for any construction upon said individual lot. No application for a building permit shall be granted without a requirement in the building permit for construction of sidewalks to city's standards.

Finding CPMC 16.20.130: Sidewalks shall be constructed along Hamrick Road to the east, and along all proposed streets within the development per public works standards.

Conclusion CPMC 16.20.130: Consistent.

Chapter 16.24, Blocks and Lots—Design Standards

CPMC 16.24.010 Blocks – Length, Width and Shape

The lengths, widths and shapes of blocks shall be designed with due regard to providing adequate building sites suitable to the special needs of the type and use contemplated, needs for convenient access, circulation, control and safety of street traffic and limitations and opportunities of topography.

Finding CPMC 16.24.010: The proposed subdivision is not adjacent to existing subdivisions or other developments, with properties to the north, south and west currently undeveloped. Figure 4 illustrates how the proposed streets may connect to future development on adjacent properties and extend to an existing development, Willow Bend, on the west side of the ETOD.

Conclusion CPMC 16.24.010: Consistent.

CPMC 16.24.020 Blocks – Sizes

Blocks shall not exceed twelve hundred feet in length except blocks adjacent to arterial streets or unless the previous adjacent layout or topographical conditions justify a variation. The recommended minimum distance between intersections on arterial streets is three hundred feet.

Finding CPMC 16.24.020: As shown on the tentative plan (Figure 5), block lengths are consistent with this section. Block length for proposed streets is measured along the proposed centerline. As noted in the Parks and Public Works Staff Report, dated August 21, 2024, the access spacing along Hamrick Road, for the proposed access to development, exceeds the 500-foot minimum. As shown on Figure 4, future development on adjacent properties may continue the development pattern and maintain compliance with block sizes.

Conclusion CPMC 16.24.020: Consistent.

CPMC 16.24.030 Blocks – Easements

A. **Utility Lines.** Easements for electric lines or other non-city-owned public utilities may be required, and shall be a minimum of ten feet in width located on the exterior portion of a single property. Easements for city utilities (i.e., water, storm drain and sanitary sewer mains) shall be a minimum of fifteen feet in width located on the exterior portion of a single property. Tie-back easements six feet wide by twenty feet long shall be provided for utility poles along lot lines at change of direction points of easements.

1. Structures Located within a City Utility Easement.

- a. Except for public utilities and for signs when developed in accordance with Chapter 15.24 (Sign Code), no person shall locate, construct, or continue to locate a structure (as defined in Chapter 16.08) within a city utility easement (as defined in Chapter 16.08), except as provided in subsections (A)(1)(b) and (A)(2) of this section.
- b. Notwithstanding the foregoing, the city may approve fencing, concrete block walls/fencing, retaining walls, and similar fencing/wall structures that are otherwise in compliance with the building code, and with the clearance provisions noted herein, over an easement subject to the following requirements:
 - i. Said fencing or wall structures that interfere with the installation, maintenance, access, or operation of a public utility or city utility may be removed by the utility provider or the city at the sole cost of owner.
 - ii. Any replacement or relocation of the fencing or wall structures shall be at the sole cost of the property owner or occupant.
 - iii. Owners and occupants of property shall not be entitled to compensation for damages related to removal of the fencing or wall structures.

2. Grass, Asphalt, and Concrete Installed within a City Utility Easement.

- a. Subject to the limitations of the building code, lawful owners and occupants of property may install grass, asphalt and concrete within a city utility easement.
- b. In the course of installing, accessing, maintaining, or operating its facilities in a city utility easement, a public utility or the city, as the case may be, may move or remove any asphalt, concrete, or vegetation located within said easement. After the same are moved or removed and after completion of the necessary work, the grass, asphalt or concrete shall be repaired and replaced in a reasonable manner at the sole cost of the public utility or city.
- c. Owners and occupants of property shall not be entitled to compensation related to damages to grass, asphalt, or concrete so long as the repairs and replacement are done in a reasonable manner and in a reasonable time frame.

Finding CPMC 16.24.030(A): Per the tentative plat (Figure 5) no structures or fencing are proposed in the City Utility Easements along the proposed streets. Development of the individual lots will be required to comply with the provisions of this section.

Conclusion CPMC 16.24.030(A): Consistent.

- B. Watercourses. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there may be required a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourse, and such further width as will be adequate for the purpose. Streets, parkways or access roads parallel to major watercourses may be required.

Finding CPMC 16.24.030(B): The proposed subdivision is not traversed by a watercourse or drainage way. There is an open ditch for stormwater conveyance along the north property boundary. The ditch is not located on the subject property and stormwater runoff from the project site will discharge into the ditch. As shown on the Tentative Plan (Figure 5) and ETOD Circulation Plan (Figure 4), the ditch will align with future street right-of-way and does not require an easement at this time.

Conclusion CPMC 16.24.030(B): Consistent.

- C. Pedestrian Ways. In any block over seven hundred fifty feet in length a pedestrian way may be required. The minimum width of the pedestrian right-of-way must be at least six feet in width which shall be hard surfaced through the block and curb to curb in order to provide easy access to schools, parks, shopping centers, mass transportation stops or other community services. If conditions require blocks longer than twelve hundred feet, two pedestrian ways may be required for combination pedestrian way and utility easement. When essential for public convenience, such ways may be required to connect to cul-de-sacs. Long blocks parallel to arterial streets may be approved without pedestrian ways if desirable in the interests of traffic safety

Finding CPMC 16.24.030(C): Per Finding CPMC 16.24.020, the proposed blocks are less than seven hundred fifty feet in length and a pedestrian way is not included as part of the proposed subdivision.

Conclusion CPMC 16.24.030: Consistent.

CPMC 16.24.040 Lots – Uses

- A. The city may, in its discretion, deny approval for the creation of any lot by any manner if the effect of such creation of lot would be to facilitate perpetuation of a nonconforming use.
- B. No lot shall be created unless it is in compliance with all applicable provision of this code.

Finding CPMC 16.24.040: As evidenced by the findings and conclusions set forth herein, the lots of the proposed subdivision tentative plan satisfy the approval criteria.

Conclusion CPMC 16.24.040: Consistent.

CPMC 16.24.050 Lots – Sizes and Determination

Lot sizes shall conform with the zoning ordinance and shall be appropriate for the location of the subdivision and for the type of development and use contemplated. In the case of irregular lots, the width shall be measured along the front building line. In no case shall the average depth be more than two and one-half times the width. Corner lots for residential use shall have sufficient width to permit appropriate building setback from and orientation to both streets.

- A. In areas that cannot be connected to sewer lines, minimum lot sizes shall be sufficient to permit sewage disposal by an engineered system in accordance with Department of Environmental Quality, Jackson County environmental quality section, and public works standards. Such lot sizes shall conform to the requirements of the Jackson County environmental quality section.
- B. Where property is zoned and planned for business or industrial use, other widths and areas may be required, at the discretion of the city. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated

Finding CPMC 16.24.050: *As evidenced by the findings and conclusions set forth herein, the proposed subdivision tentative plan satisfies the approval criteria.*

Conclusion CPMC 16.24.050: *Consistent.*

CPMC 16.24.060 Through Lots

Through lots shall be avoided except where essential to reduce access to primary or secondary arterial streets or streets of equivalent traffic volume, reduce access to adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten feet may be required along the line of lots abutting such adjacent street. There shall be no right of access across such planting screen easements.

Finding CPMC 16.24.060: *As shown on the tentative plan (Figure 5), the proposed development does not include through lots.*

Conclusion CPMC 16.24.060: *Consistent.*

CPMC 16.24.070 Lot Side Lines

The side lines of lots shall run at right angles to the street upon which the lots face, as far as practicable, or on curbed streets they shall be radial to the curve.

Finding CPMC 16.24.070: *As shown on the tentative plan (Figure 5), the sides of the lots are at right angles to the proposed streets.*

Conclusion 16.24.070: *Consistent.*

CPMC 16.24.080 Large Lot Subdivision

In subdividing tracts into large lots which at some future time are likely to be resubdivided, the location of lot lines and other details of the layout shall be such that the resubdivisions may readily take place without violating the requirements of these regulations and without interfering with the

orderly development of streets or other utilities. Restrictions of building locations in relationship to future rights-of-way shall be made a matter of record if the city considers it necessary.

Finding CPMC 16.24.080: *As evidenced by the findings and conclusions set forth herein, the proposed subdivision tentative plan satisfies the lot dimension criteria and does not include large lots to be resubdivided at a later time.*

Conclusion CPMC 16.24.080: *Not applicable.*

PART 3 ZONING ORDINANCE

The purpose of Title 17 of the CPMC is to encourage the most appropriate use of land, promote orderly growth of the city, and promote public health, safety, convenience and general welfare. The sections of CPMC 17 applicable to the application are:

Chapter 17.05, Applications and Types of Review Procedures

This Chapter establishes standard decision-making procedures that enable the city, the applicant, and the public to review applications and participate in the local decision making process. There are four (4) types of review procedures, Type I, II, III, and IV that are applied to land use and development applications in Table 17.05.100.1. It also establishes when a Traffic Impact Analysis (TIA) is required.

Finding CPMC 17.05: *As identified in Table I, Section 17.05.100.1 a subdivision tentative plan is reviewed using Type III procedures. As evidenced by the mailed and posted notice documents in Exhibit “A”, the application has been noticed and processed in accordance with the Type III review procedures per Section 17.05.400.*

Per Section 17.05.900, a TIA for residential development is required when Average Daily Trips (ADT) exceed 250. The proposed Sunnybrook Village is estimated to generate 372 ADT for the 33 single-family dwellings (315 ADT) and 9 multi-family dwellings (57 ADT). The TIA for Sunnybrook Village, prepared November 13, 2023, evaluates the impacts of the development the following intersections: 1). Hamrick Road/Beebe Road, 2). Hamrick Road/Sunnybrook access road, and 3). Hamrick Road/Biddle Road. Per the TIA, Sunnybrook Village does not create impacts to the local street network and additional mitigation is not recommended at this time.

Conclusion CPMC 17.05: *Consistent.*

Chapter 17.65 – TOD Districts and Corridors

The purpose of the Central Point transit oriented development (TOD) district is to promote efficient and sustainable land development and the increased use of transit as required by the Oregon Transportation Planning Rule.

Finding CPMC 17.65: *The proposed tentative plan has been reviewed in accordance with the applicable zoning regulations provided in Chapter 17.65.*

Table 1. Applicable Zoning Regulations

Standard	LMR-TOD	Proposed Tentative Plan
Minimum Density	6 units/ acre	8.1 units/acre
Maximum Density	12 units/acre	
Minimum Lot Area		
Attached Row House	2,000 square feet	3,088 square feet
Std Single Family	3,000 square feet	4,131 square feet
Average Lot Area		
Attached Row House	2,500 square feet	3,469 square feet
Std Single Family	4,500 square feet	4,561 square feet
Minimum Lot Width		
Attached Row House	24-feet	32.7-feet
Std Single Family	50-feet	54-feet
Minimum Lot Depth	50-feet	65-feet

As shown in Table 1, above, the tentative plan proposes 42 residential units on 7.57 gross acres. Per CPMC 17.65.070(D), Table 2, net density is the gross acreage minus any right-of-way, environmental or civic land. Based on the Tentative Plan (Figure 5), right-of-way accounts for 2.38 acres resulting in 5.19 acres (net) for the density calculation in this section. Based on the minimum/maximum density requirement for the LMR zone, this requires 31-62 dwelling units on the site. The applicant proposes 42 units, which is within the minimum/maximum range for density in the LMR zone (Table 1).

Conclusion CPMC 17.65: *Consistent.*

Chapter 17.66 – Application Review Process for the TOD District and Corridor

This chapter describes the review procedures to be followed for development proposed within the TOD district and corridor which are identified on the official city zoning map.

CPMC 17.66.030, Application and Review

- A. There are four types of applications which are subject to review within the Central Point TOD district and corridor.
 1. TOD District or Corridor Master Plan. TOD District or Corridor Master Plan. Master plans shall be required for:
 - a. Development or land division applications which involve two or more acres of land; or
 - b. Modifications to a valid master plan approval which involve one or more of the following:
 - i. An increase in dwelling unit density which exceeds five percent of approved density;

- ii. An increase in commercial gross floor area of ten percent or two thousand square feet, whichever is greater;
- iii. A change in the type and location of streets, accessways, and parking areas where off-site traffic would be affected; or
- iv. A modification of a condition imposed as part of the master plan approval.

Finding CPMC 17.66.030(A)(1): The current application is for a 36-lot/42-unit subdivision on a property of approximately 7.57 acres, with approximately 5.19 acres of net residential area. An application for a master plan (File No. MP-23002) was submitted separately and concurrently with the application for the Sunnybrook Village Tentative Plan.

Conclusion CPMC 17.66.030(A)(1): Not applicable.

- 2. Site Plan and Architectural Review. The provisions of Chapter 17.72, Site Plan and Architectural Review, shall apply to permitted uses and limited uses within the TOD district and corridor. For site plan and architectural review applications involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a site plan and architectural review application.

Finding CPMC 17.66.030(A)(2): The current application is for a subdivision tentative plan and does not include a Site Plan and Architectural Review.

Conclusion CPMC 17.66.030(A)(2): Not applicable.

- 3. Land Division. Partitions and subdivisions shall be reviewed as provided in Title 16, Subdivisions. For a land division application involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a land division application.

Finding CPMC 17.66.030(A)(3): The subject property is approximately 7.57 acres with approximately 2.38 acres net residential area. As evidenced by the findings and conclusions set forth herein, the proposed subdivision tentative plan satisfies the approval criteria for Title 16, Subdivisions. The application for subdivision tentative plan was submitted concurrently with an application for a master plan (See File No. MP-23002), which is under separate review.

Conclusion CPMC 17.66.030(A)(3): Consistent.

- 4. Conditional Use. Conditional uses shall be reviewed as provided in Chapter 17.76, Conditional Use Permits.

Finding CPMC 17.66.030(A)(4): The current application is a 36-lot/42-unit subdivision and does not include a Conditional Use.

Conclusion CPMC 17.66.030(A): Not applicable.

B. Submittal Requirements. A master plan shall include the following elements:

1. Introduction. A written narrative describing:
 - a. Duration of the master plan;
 - b. Site location map;
 - c. Land use and minimum and maximum residential densities proposed;
 - d. Identification of other approved master plans within the project area (one hundred feet).
2. Site Analysis Map. A map and written narrative of the project area addressing site amenities and challenges on the project site and adjacent lands within one hundred feet of the project site.
 - a. Master Utility Plan. A plan and narrative addressing existing and proposed utilities and utility extensions for water, sanitary sewer, storm water, gas, electricity, and agricultural irrigation.
 - b. Adjacent Land Use Plan. A map identifying adjacent land uses and structures within one hundred feet of the project perimeter and remedies for preservation of livability of adjacent land uses.
3. Transportation and Circulation Plan. A transportation impact analysis (TIA) identifying planned transportation facilities, services and networks to be provided concurrently with the development of the master plan and addressing Section 17.67.040, Circulation and access standards.
4. Site Plan. A plan and narrative addressing Section 17.67.050, Site design standards.
5. Recreation and Open Space Plan. A plan and narrative addressing Section 17.67.060, Public parks and open space design standards.
6. Building Design Plan. A written narrative and illustrations addressing Section 17.67.070, Building design standards.
7. Transit Plan. A plan identifying proposed, or future, transit facilities (if any).
8. Environmental Plan. A plan identifying environmental conditions such as wetlands, flood hazard areas, groundwater conditions, and hazardous sites on and adjacent to the project site.
9. Applications shall be submitted as required in Chapter 17.05.

Finding CPMC 17.66.030(B): *The current application is a subdivision tentative plan and the master plan application is under separate review.*

Conclusion CPMC 17.66.030(B): *Not applicable.*

CPMC 17.66.040 Parks and Open Space

Common park and open space shall be provided for all residential development within a TOD district or corridor as per Section 17.67.060.

Finding CPMC 17.66.040: *As shown on the Tentative Plan (Figure 5), common park and open space is included as part of the proposal.*

Conclusion CPMC 17.66.040: *Consistent.*

CPMC 17.66.050 Application Approval Criteria

A. TOD District or Corridor Master Plan. A master plan shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

1. Sections 17.65.040 and 17.65.050, relating to the TOD district;
2. Sections 17.65.060 and 17.65.070, relating to the TOD corridor;
3. Chapter 17.67, Design Standards--TOD District and TOD Corridor;
4. Chapter 17.60, General Regulations, unless superseded by Sections 17.65.040 through 17.65.070;
5. Section 17.65.050, Table 3, TOD District and Corridor Parking Standards, and Chapter 17.64, Off-Street Parking and Loading;
6. Chapter 17.70, Historic Preservation Overlay Zone; and
7. Chapter 17.76, Conditional Use Permits, for any conditional uses proposed as part of the master plan.

Finding CPMC 17.66.050(A): *The current application is for a subdivision tentative plan and the application for master plan (MP-23002) is under separate review.*

Conclusion CPMC 17.66.050(A): *Not applicable.*

B. Site Plan and Architectural Review. A site plan and architectural review application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

1. The provisions of Chapter 17.72, Site Plan and Architectural Review, shall be satisfied; and
2. The proposed improvements comply with the approved TOD district or corridor master plan for the property, if required; and

3. Chapter 17.67, Design Standards--TOD District and TOD Corridor.

Finding CPMC 17.66.050(B): *The application is for a subdivision tentative plan and does not include a Site Plan and Architectural Review.*

Conclusion CPMC 17.66.050(B): *Not applicable.*

C. Land Division. A land division application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

1. The provisions of Title 16, Subdivisions; and
2. The proposed land division complies with the approved TOD district or corridor master plan for the property, if required; and
3. Chapter 17.67, Design Standards--TOD District and TOD Corridor.

Finding CPMC 17.66.050(C): *As evidenced by the findings and conclusions set forth herein, the proposed subdivision tentative plan satisfies the approval criteria.*

Conclusion CPMC 17.66.050(C): *Consistent.*

D. Conditional Use.

1. A conditional use application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:
 - a. The provisions of Chapter 17.76, Conditional Use Permits; and
 - b. The proposed conditional use complies with the approved TOD district or corridor master plan for the property, if required; and
 - c. Chapter 17.67, Design Standards--TOD District and TOD Corridor.
2. A conditional use application shall not be required for a conditional use which was approved as part of a valid master plan approval as provided in subsection (A) of this section

Finding CPMC 17.66.050(D): *The current application is a 36-lot/42-unit subdivision and does not include a Conditional Use.*

Conclusion CPMC 17.66.050: *Not applicable.*

CPMC 17.66.060 Conditions of approval

The approval authority may apply reasonable conditions of approval to ensure that the applicable standards of this code are satisfied.

Finding CPMC 17.66.060: *As evidenced by the findings and conclusions set forth herein, reasonable conditions apply to ensure the standards of this code are satisfied.*

Conclusion CPMC 17.66.060: *Consistent.*

CPMC 17.66.070 Approval expiration

- A. Application approvals granted according to the provisions of this chapter shall expire and become void one year from the date on which they were issued unless:
1. An application for extension is filed and approved subject to the requirements of Chapter 17.05; or
 2. Building permits for the development have been issued and construction diligently pursued to initiate construction.
- B. If the time limit for development expired and no extension has been granted, the application shall be void

Finding CPMC 17.66.070: *The application for subdivision tentative plan is reviewed as a Type III application. Type III applications are reviewed in accordance with procedures provided in Section 17.05.400, including approval expiration and extension requests.*

Conclusion CPMC 17.66.070: *Consistent.*

Chapter 17.67, Design Standards – TOD District and TOD Corridor

CPMC 17.67.040 Circulation and access standards

- A. Public Street Standards.
1. Except for specific transportation facilities identified in a TOD district or corridor master plan, the street dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for all development located within the TOD district and for development within the TOD corridor which is approved according to the provisions in Section [17.65.020](#) and Chapter [17.66](#).

Finding 17.67.040(A)(1): *The application states the proposed roadways will be designed to comply with the City's codes including the Public Works Design Specifications for street construction. This is supported by the Tentative Plan (Figure 5) and the Public Works Staff Report dated August 21, 2024.*

Conclusion 17.67.040(A)(1): *Consistent.*

2. Block perimeters shall not exceed two thousand feet measured along the public street right-of-way.

Finding 17.67.040(A)(2): *The properties to the north, south and west currently are undeveloped. Figure 4 illustrates how the proposed streets may connect to future development on adjacent properties and extend to an existing development, Willow Bend, on the west side*

of the ETOD. Once development is completed to the west, block perimeter length measured along the public street right-of-way when development is approximately 1,900-feet.

Conclusion 17.67.040(A)(2): *Consistent.*

3. Block lengths for public streets shall not exceed six hundred feet between through streets, measured along street right-of-way.

Finding CPMC 17.67.040(A)(3): *The properties to the north, south and west currently are undeveloped. Figure 4 illustrates how the proposed streets may connect to future development on adjacent properties and extend to an existing development, Willow Bend, on the west side of the ETOD. Once development is completed to the west, block length along the north street (Denson Street) measured along the public street right-of-way when development is approximately 597-feet.*

Conclusion CPC 17.67.040(A)(3): *Consistent.*

4. Public alleys or major off-street bike/pedestrian pathways, designed as provided in this chapter, may be used to meet the block length or perimeter standards of this section.

Finding CPMC 17.67.040(A)(4): *As shown on the Tentative Plan (Figure 5), alleys are proposed mid-block within the interior subdivision. As evidenced in findings and conclusions of this section, the proposed subdivision complies with block perimeter and block length standards.*

Conclusion CPMC 17.67.040(A)(4): *Consistent.*

5. The standards for block perimeters and lengths shall be modified to the minimum extent necessary based on findings that strict compliance with the standards is not reasonably practicable or appropriate due to:
 - a. Topographic constraints;
 - b. Existing development patterns on abutting property which preclude the logical connection of streets or accessways;
 - c. Railroads;
 - d. Traffic safety concerns;
 - e. Functional and operational needs to create a large building; or
 - f. Protection of significant natural resources.

Finding CPMC 17.67.040(A)(5): *As demonstrated in Finding 17.67.040(A)(2) and (4), the proposal is consistent with the block perimeter and length requirement; therefore, modification of the standard is not necessary.*

Conclusion 17.67.040(A)(5): *Not applicable.*

6. All utility lines shall be underground but utility vault access lids may be located in the sidewalk area.
7. Connections shall be provided between new streets in a TOD district or corridor and existing local and minor collector streets.
8. Pedestrian/Bike Accessways Within Public Street Right-of-Way.
 - a. Except for specific accessway facilities identified in a TOD district or corridor master plan, the following accessway dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for any development located within the TOD district and for development within the TOD corridor which is approved according to the provisions in Section [17.65.020](#) and Chapter [17.66](#).
 - b. In transit station areas, one or more pedestrian-scaled amenities shall be required with every one hundred square feet of the sidewalk area, including but not limited to:
 - i. Street furniture;
 - ii. Plantings;
 - iii. Distinctive Paving;
 - iv. Drinking fountains; and
 - v. Sculpture.
 - c. Sidewalks adjacent to undeveloped parcels may be temporary.
 - d. Public street, driveway, loading area, and surface parking lot crossings shall be clearly marked with textured accent paving or painted stripes.
 - e. The different zones of a sidewalk should be articulated using special paving or concrete scoring.

Finding 17.67.040(A)(6-8): *The application states the proposed completion of public streets will be designed to comply with the City's codes including the Public Works Design Specifications for street construction. This is supported by the Tentative Plan (Figure 5) and the Public Works Staff Report dated August 21, 2024. As a condition of approval, sidewalks and landscape rows must be installed along Hamrick Road and all internal subdivision streets.*

Conclusion 17.67.040(A)(6-8): *Complies as conditioned.*

9. Public Off-Street Accessways.
 - a. Pedestrian accessways and greenways should be provided as needed to supplement pedestrian routes along public streets.

b. Off-street pedestrian accessways shall incorporate all of the following design criteria:

- i. The applicable standards in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction;
 - ii. Minimum ten-foot vertical clearance;
 - iii. Minimum twenty-foot horizontal barrier clearance for pathway;
 - iv. Asphalt, concrete, gravel, or wood chip surface as approved by the city, with a compacted subgrade;
 - v. Nonskid boardwalks if wetland construction is necessary; and
 - vi. Minimum one hundred square feet of trailhead area at intersections with other pedestrian improvements. A trail map sign shall be provided at this location.
- c. Minor off-street trails shall be a minimum of five feet wide, have a minimum vertical clearance of eight feet, a minimum two-foot horizontal clearance from edge of pathway and be constructed of gravel or wood chips, with a compacted subgrade.

Finding 17.67.040(A)(9): *As shown on the tentative plan (Figure 5), the proposed development does not include pedestrian accessways or greenways.*

Conclusion 17.67.040(A)(9): *Not applicable.*

B. Parking Lot Driveways.

1. Parking lot driveways that link public streets and/or private streets with parking stalls shall be designed as private streets, unless one of the following is met:
 - a. The parking lot driveway is less than one hundred feet long;
 - b. The parking lot driveway serves one or two residential units; or
 - c. The parking lot driveway provides direct access to angled parking stalls.
2. The number and width of driveways and curb cuts should be minimized and consolidated when possible.
3. Where possible, parking lots for new development shall be designed to provide vehicular and pedestrian connections to adjacent sites.
4. Large driveways should use distinctive paving patterns.

Finding 17.67.040(B): As shown in Figures 1 and 5, surface parking areas are not proposed as part of the subdivision development. Driveways and on-site parking will be provided for the individual residential lots.

Conclusion 17.67.040(B): Not applicable.

C. On-Site Pedestrian and Bicycle Circulation. Attractive access routes for pedestrian travel should be provided by:

1. Reducing distances between destinations or activity areas such as public sidewalks and building entrances. Where appropriate, develop pedestrian routes through sites and buildings to supplement the public right-of-way;
2. Providing an attractive, convenient pedestrian accessway to building entrances;
3. Bridging across barriers and obstacles such as fragmented pathway systems, wide streets, heavy vehicular traffic, and changes in level by connecting pedestrian pathways with clearly marked crossings and inviting sidewalk design;
4. Integrating signage and lighting system which offers interest and safety for pedestrians;
5. Connecting parking areas and destinations with pedestrian paths identified through use of distinctive paving materials, pavement striping, grade separations, or landscaping.

Finding 17.67.040(C): As shown in Figures 1 and 5, on-site pedestrian circulation will be provided by completion of sidewalks along Hamrick Road and the internal public streets.

Conclusion 17.67.040(C): Consistent.

PART 4 SUNNYBROOK VILLAGE MASTER PLAN

The Sunnybrook Village Master Plan provides the framework for site development and includes a network of public streets internal to the site (See File No. MP-23002).

Finding: The tentative plan (Figure 5) would result in creation of 36 lots, with 42 residential units, consistent with the Master Plan.

Conclusion: Consistent.

PART 5 SUMMARY CONCLUSION

As evidenced in Planning Department Supplemental Findings, the proposed tentative plan application for the Sunnybrook Village Subdivision is, as conditioned in the Staff Report dated September 3, 2024, in compliance with the applicable criteria set forth in Title 16 and Title 17 of the Central Point Municipal Code.

PUBLIC WORKS STAFF REPORT

August 21, 2024

AGENDA ITEM: Sunnybrook Village (MP-23002 and SUB-23001)

A proposed 42-unit subdivision along the Hamrick Road frontage. The 7.57-acre site (37S 2W 01BC, Tax Lot 9800) is located within the Low Mixed Residential (LMR) zone and is within the Eastside Transit Oriented Development (ETOD) overlay.

Agent: Jack Galpin

Traffic:

Southern Oregon Transportation Engineering, LLC prepared a traffic impact analysis for the proposed subdivision (Sunnybrook Village) within the ETOD overlay at 4630 Hamrick Road. The TIA estimated 372 average daily trips (ADT) from the site at complete build-out. Access is proposed on Hamrick Road via a proposed new Residential Street (Hartgrave Way).

The proposed connection of Hartgrave Way with Hamrick Road is 691-feet, from the intersection at Beebe Road. A minimum of 500-feet is required and the intersection distance complies with Table 300-4 of section 300 of the PW standards for new intersection spacing requirements onto an Arterial street. The distance to the elevated curve just north of the project site along Hamrick Road is approximately 616-feet and provides adequate sight distance.

The findings of the TIA conclude that the proposed 36-lot/42-unit Sunnybrook Village Master Plan Development and resulting traffic will not cause adverse effects on the local transportation system.

Existing Infrastructure:

Water: There is an existing 16-inch water line in Hamrick Road
Streets: Hamrick is an improved minor arterial Street.
Stormwater: There is an existing Storm Drain ditch that conveys stormwater along the north border of the site, flowing east to west.

Background:

The Applicant proposes a 42-unit, single-family residential development along the Hamrick Road Frontage.

Issues:

Existing stormwater conveyance is via an open ditch on the north side of the development, flowing to the west, eventually tying into City stormwater facilities approximately 1150 feet to the west. Onsite stormwater runoff shall be treated onsite before it enters the existing ditch as part of phase 1 of the subdivision. The City has plans to convert the open stormwater ditch to piped.

Conditions of Approval:

Prior to the building permit issuance and the start of construction activities on the site, the following conditions shall be satisfied:

1. Civil Improvement Plan Review – The Applicant shall submit and receive approval for Civil Improvement Plans demonstrating compliance with Public Works Department Standard Specifications for public works construction that includes, but is not limited to, the proposed streets, utilities, and the protection of public infrastructure.
 - a. Public Street Construction - Applicant shall demonstrate compliance with City Street Standards for construction of the proposed public streets, including but not limited to access, sidewalks, landscape rows and street trees, and street lighting.
 - i. North Street–Applicant is proposing a half-street on the most northern street. The pavement width must be a minimum of 20 feet, and on-street parking is not permitted until full development of the street occurs.
 - ii. Landscape and Irrigation Plans – Landscaping and irrigation plans are required as part of civil improvement plans for landscape proposed in the public right-of-way. The Public Works Department must review and approve plans for public landscape areas.
 - b. Stormwater Management – The Applicant shall submit and receive approval for a stormwater management plan demonstrating compliance with the MS4 Phase II stormwater quality standards
2. Erosion and Sediment Control – The proposed development will disturb more than 5 acres and requires an erosion and sediment control permit (NPDES 1200-C) from the Department of Environmental Quality (DEQ). The Applicant shall obtain a 1200-C permit from DEQ and provide a copy to the Public Works Department.
3. Shallow Well Report – The City concurs with the findings and recommendations of the Apex Well Report. Civil improvement plans must incorporate necessary mitigation actions required for the installation of underground utilities.

Prior to the final inspection and certificate of occupancy, the Applicant shall comply with the following conditions of approval:

1. PW Standards and Specifications – Applicant shall demonstrate that all Public Works infrastructure construction is in compliance with the Standards Specifications and Uniform Details for Construction.
2. Stormwater Quality Operations & Maintenance – The Applicant shall record and submit to the Public Works Department an Operations and Maintenance Manual and Declaration of Covenants for Operation and Maintenance of the Stormwater Quality Features as required by the Rogue Valley Stormwater Quality Manual
3. Public Works As-Builts – Provide an accurate and stamped set of as-built drawings.

Inspection Report

CONSULTATION - Land Development/Pre-Construction Inspection Result

Inspection Status

Completed

Inspected by

Mark Northrop

Completed at

08/13/2024

Address	Suite	City	State	Zip
4630 HAMRICK RD --		CENTRAL POINT	OR	97502
		Business Name	Building Type	
		Sunnybrook	One Story	

Pass/Fail:

✓ Pass

ITEM: Pass/Fail

REMARK:

Comments for Sunnybrook Village

1. Hydrants will need to be added to this development to meet the requirements of the OFC Appendix C. Depending upon building size and street length from 3 to 6 hydrants may be required. Please contact FD3 to establish specific locations
2. The right of ways for the streets at 52 feet wide ROW shall be mark with Fire Lane no Parking on one side. OFC Appendix D103.6
3. The alleys being only 20 foot wide will be designated as required fire department access and shall be signed a Fire Lane No Parking on both sides. OFC Appendix D103.6
4. Based upon the three phase development plan no temporary turn around will be required.
5. If the development has townhomes that are taller than 30 at the highest level of roof access, aerial apparatus access may be required. OFC Appendix D105.1
6. Developments where the number of dwelling units exceeds 30 shall be provide with two separate and approved access roads. There are two exceptions to this requirement. First is if the

buildings are installed with an approved sprinkler system or if there WILL be future development as determined by the fire code official. Currently no future development is planned and therefore the buildings will need to meet exception 1 and have sprinklers installed.

Inspection Signatures

Inspector Signature



Mark Northrop

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541-831-2749

MarkN@jcf3.com



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER - HEALTHY COMMUNITIES

February 20, 2024

City of Central Point Planning Department
155 South Second Street
Central Point, Oregon 97502

Re: SUB-23001, MP-23002, Sunnybrook Village, 37S 2W 01BC, Tax Lot 9800

There is an existing 8 inch sewer main just north of the property on the adjacent tax lot. Sewer service for the proposed development may be had by a sewer main extension from the existing main into the proposed development.

Rogue Valley Sewer Services requests that approval of this development be subject to the following conditions:

1. Construction drawings must be submitted to RVSS for review and approval prior to construction.

Feel free to call me if you have any questions.

Sincerely,

Nicholas R. Bakke, PE
District Engineer

PLANNING COMMISSION RESOLUTION NO. 921

**A RESOLUTION OF THE PLANNING COMMISSION APPROVING
A TENTATIVE SUBDIVISION FOR AN 36 LOT SUBDIVISION
TO BE KNOWN AS SUNNYBROOK VILLAGE
SUBJECT TO CONDITIONS OF APPROVAL**

(File No: SUB-23001)

WHEREAS, the applicant has submitted a tentative plan application to create an 36-lot subdivision consisting of residential property identified on the Jackson County Assessor's map as 37S 2W 01BC, Tax Lot 9800, Central Point, Oregon; and

WHEREAS, the project site is located in the Low Mix Residential (LMR) zoning district within the Transit Oriented Development (TOD) Overlay; and

WHEREAS, the application has been found to be consistent with the applicable approval criteria set forth in Title 16, Subdivisions and Title 17, Zoning as conditioned per the Staff Report dated September 3, 2024; and

WHEREAS, on September 3, 2024, at a duly noticed public hearing, the City of Central Point Planning Commission considered the Applicant's request for Tentative Plan approval for Sunnybrook Village subdivision.

NOW, THEREFORE, BE IT RESOLVED:

Section 1: The City of Central Point Planning Commission hereby approves the Tentative Plan application for Sunnybrook Village subdivision File No. SUB-23001 subject to the conditions in the Staff Report dated September 3, 2024 (Exhibit 1).

Section 2: This decision is based upon the Planning Department Staff Report dated September 3, 2024, attached hereto as Exhibit 1, including all attachments thereto.

PASSED by the Planning Commission and signed by me in authentication of its passage this 3rd day of September, 2024.

Planning Commission Chair

ATTEST:

City Representative