CONTAMINATED MEDIA MANAGEMENT PLAN

Commercial Property

609, 611, and 619 NE 3rd Street
McMinnville, Oregon

Prepared for:

Hugh Development LLC
Attn: Mark Vuong
1619 NE Killingsworth Street, Suite A
Portland, Oregon 97211

Issued on:

October 13, 2022

Project No. 1667-22001-04

EVREN NORTHWEST, INC.
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Purpose

This Contaminated Media Management Plan (Plan) must be followed by any person or entity hired or granted permission to conduct surface and subsurface work on the subject site (609, 611, and 619 NE 3rd Street in McMinnville, Oregon). Work in the west and south adjoining rights of way should also adhere to this Plan. This Plan applies to site development, operations, maintenance, and other work, and:

ANY FIRM involved with earthwork / subsurface work, or ANY INDIVIDUAL who has the potential to encounter soil, ground water or surface water at the subject site must review, understand, and follow this Plan. Acknowledgement is required (Appendix A).

1) Has been designed as a tool for architects, engineers, and others involved in the design, planning, and implementation of subject site redevelopment.
2) Has been prepared in accordance with State of Oregon requirements.
3) Outlines methods to minimize risk to human health and the environment from historic contamination beneath the site.
4) Provides guidance for managing impacted soil and ground water.

Use

This plan has been prepared for use during site redevelopment. The property owner must provide a copy of this Plan to any firm or person with the potential to come in contact with the contaminated media at the subject site prior to starting subsurface work.

The Plan includes generic requirements for conducting surface and subsurface work. Detailed sampling/work plans may need to be developed, depending on the nature of the subsurface work at the property. The Plan covers the following:

1) Explains the current understanding of impacted media at the site.
2) Details contractor, subcontractor, field personnel and permitting requirements.
3) Outlines guidance and requirements for managing impacted media in a manner that is protective of human health and the environment.

This Plan must be reviewed and signed by any person involved in any work with the potential to come in contact with contaminated media at the subject site prior to site work. A copy of this Plan will be made available to all personnel involved as a reference, with at least one copy being kept onsite during work. In order to document review and understanding, an acknowledgement page has been prepared (Appendix A) and *must* be signed by anyone conducting work involving contaminated media at the site prior to the commencement of this work.

Plan Revisions

Users of this Plan are advised that Oregon Department of Environmental Quality (ODEQ) regulations and other applicable state or federal regulations and guidance may change in the future and applicable regulations should be reviewed prior to commencing any subsurface work. If it is believed that local and State regulations related to contaminated soils have changed, revisions to the Plan may be necessary to reflect current regulatory standards. Additionally, the Contact Information listed in Attachment B should be kept current.

This

Contaminated Media Management Plan

for:

Commercial Property

609, 611, and 619 NE 3rd Street
McMinnville, Oregon

Has been prepared for the sole benefit and use of our Client:

Hugh Development LLC
Attn: Mark Vuong
1619 NE Killingsworth Street, Suite A
Portland, Oregon 97211

and its assignees

Issued
October 13, 2022

by:

EVREN NORTHWEST INC.
environmental & natural resource consultants

Assumptions and Limitations

This Contaminated Media Management Plan (Plan) is designed to provide earthwork contractors with guidance for the proper handling and management of potentially contaminated media. This document is intended to be used as a general overview document for use by the excavation contractor during any earthwork completed at the project site. This Plan is reflective of site conditions discovered through environmental site assessments. Required actions described in this Plan are consistent with State of Oregon and Oregon Department of Environmental Quality rules, regulations and guidance enforce and available as of the date of issue. The user of this Plan is advised to check for any updates that may be applicable to a specific scope of work being conducted under this Plan. Each contractor and subcontractor are responsible for the safety of its employees, including compliance with applicable OSHA regulations and compliance with all specifications for the project.

No warranties are expressed, or implied concerning potential contaminants or environmental media not addressed through sampling and analysis. EVREN Northwest, Inc. is not responsible for conditions or consequences arising from information not available at the time of Plan preparation. This Plan was prepared in accordance with generally accepted professional practice in the area at this time for the exclusive use of our client and their agents or authorized third parties. No other warranty, either expressed or implied, is made.

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Attachments

CFSLs	clean fill screening levels
Client	Hugh Development LLC
DU	decision unit
ENW	EVREN Northwest, Inc.
ISM	Incremental Sampling Methodology
ITRC	Intestate Technology & Regulatory Council
mg/Kg	milligram per Kilogram
NPDES	National Pollutant Discharge Elimination System
OAR	Oregon Administrative Rule
ODEQ	Oregon Department of Environmental Quality
OSHA	Occupational Safety & Health Administration
PID	photoionization detector
ppm	parts per million
RBC	risk-based concentration
RCRA	Resource Conservation and Recovery Act
SAP	sampling and analysis plan
SLRBCs	screening-level risk-based concentrations
UST	underground storage tank
VOC	volatile organic constituent

1.0 Site Setting & Environmental Conditions

This Plan applies to the property located at 609, 611 and 619 NE 3rd Street in McMinnville, Oregon and south and west adjoining rights-of-way (subject site or subject property). Please reference Figure 1 for a site vicinity map and Figure 2 for site features.

1.1 Site Location and Setting

The subject property occupies Tax Lots 4201 and 4500 and the southern part of Tax Lot 4300 of Yamhill County Tax Map 4421BC (Figure 1). The approximately 0.5-acre property is developed with three adjoining commercial buildings (Figure 2). For the purposes of this CMMP, the adjoining rights-of-way should also be

The subject property is in a commercial area McMinnville. The property is bordered by NE 3rd Street on the south, NE Ford Street on the west, a parking lot and two commercial buildings on the north (occupied by an event space and letterpress shop), and a commercial building on the east (occupied by a restaurant). Properties across NE Ford Street to the west are occupied by a wine tasting room and hotel. Properties across NE 3rd Street to the south are occupied by hotels, a wine barn, offices, and a brewery. Site features are presented on the Site Map on Figure 2.

Historical Use. Historical research has indicated that by the late 1880s, the subject site was developed with two single-family residences. By 1912, one of the residences was removed and the current western building on site had been constructed along with an additional commercial structure located in the center of the site. Both of these buildings were occupied by garages, and the additional structure was later removed. In 1920, the current central building was constructed and in 1923, the eastern building had been constructed. By 1928, all the buildings on site were occupied by automotive facilities including service repair, garages, and auto sales. By 1948, a gas and oils facility (service station) occupied the southwest portion of the western building on site until at least the early 1980s. By the early 1990s, the buildings on site were then occupied by a publishing company, appliance service, real estate offices, construction offices, and barber shop. The subject property remains developed with three structures to present day with tenants including a restaurant, hair salon, rental and administrative offices, and a publishing company.

Topography. The subject site is located within the US Geological Survey McMinnville, OR 7.5-minute quadrangle, at an approximate elevation of 163 feet above mean sea level (see Figure 1). The subject property is generally level and the surrounding area slopes to the south.

Regional Geologic Setting. The site is located in the Yamhill Basin. The majority of the city of McMinnville and the subject site occur on middle terrace deposits which consist of poorly sorted, semi-consolidated deposits of clay, silt, sand, and fine to very coarse gravel and 10 to 50 feet of light-brown massive to faintly

bedded Willamette Silt,[1] which O'Connor and others (2001)[2] maps as the main body of fine-grained Missoula Flood deposits (Qff_2) consisting of stratified silt and clay with minor sand. Rhythmic bedding is observed in many sections with up to 40 individual beds ranging from 0.1 to 1.0 m (4 inches to 3.3 feet) thick. Sparse pebbles to boulders of types exotic to the Willamette Basin occur in these deposits. Qff_2 forms undulating to planar topography in lowlands and mantles foothills below an altitude of 120 m (400 feet.

Surface Water and Ground Water. No surface waters, springs or wetlands are present in the vicinity of the site. According to records for the subject property accessed at the State of Oregon Water Resources Department's online Well Log Query, ground water at the site is expected to be between approximately four and 11 feet below ground surface.

For the purposes of this report, it is assumed that shallow ground water flow generally mimics surface water flow (i.e., from topographic highs to lows). However, multiple factors can affect the direction of ground-water flow in subsurface layers including, but not limited to, sediment/rock type, subsurface utility lines, buried river valleys, and stream beds, folds, fractures, and faults. The direction of ground water flow in the subject area is generally expected to be to the south-southwest, based on the local and regional topography and based on ground water monitoring data from others.[3]

1.2 Summary of Regulatory and Environmental Investigation History

A tire service shop operated in the western building, also referred to as the O'Dell Building, between 1948 and 1981. Potential fuel dispensers associated with a service station were located in the southwest corner of the western building and two 1,000-gallon gasoline USTs were located in the west adjacent right-of-way. At some point, one of the tanks was decommissioned in-place, with the removal of both tanks occurring in 1985. During the 1985 tank decommissioning, soil and ground water contamination was identified, including the presence of free product. The site was entered into the LUST database under LUST ID 36-85-4001, and the impacted soil and free product were later removed. In February 1998, a 540-gallon heating oil UST was decommissioned in-place on the northwest adjacent property (parking lot) and was possibly associated with a former diesel generator for the western building on site. Soil samples were collected and did not identify a release from the heating oil UST.

ODEQ requested additional investigation in 2001 regarding the LUST listing. Through several investigations performed between 2001 and 2016 it was determined that soil, ground water, soil vapor, indoor air, and outdoor air had been impacted with gasoline constituents at the western building on site, as well as the west adjacent right-of-way, and west adjacent property (referred to as the Odd Fellows Building). The primary constituents of concern included gasoline-range total petroleum hydrocarbons

[1] Brownfield, M.E. and Schlicker, H.G., 1981, *Preliminary Geologic Map of the McMinnville and Dayton Quadrangles, Oregon*: State of Oregon Department of Geology and Mineral Industries Open File Report O-81-6, 1:24,000.

[2] O'Connor and others, 2001. *Origin, Extent, and Thickness of Quaternary Geologic Units in Willamette Valley, Oregon*: U.S. Geologic Survey Professional Paper 1620, map scale 1:100,000.

[3] Apex, Draft Summary Report – Second Quarter 2020 Sampling Event, Oregon Lithoprint aka News Register Site, 609-611 NE Third Street, McMinnville, Oregon, 5 May 2020.

(TPHg) and benzene in all medias, as well as dissolved lead in ground water. Solvent hydrocarbons were also detected in ground water, although it was stated that these derived from an off-site source. A chemical oxidation treatment pilot study was performed at the subject site during a three-month period in 2015, which was successful in decreasing TPHg and benzene concentrations. A geophysical survey was performed in 2016 on the western right-of-way of the site, as well as off-site western areas, which confirmed the former UST locations.

Between 2019 and 2020 several ground monitoring and sub-slab vapor monitoring events occurred, which identified significant reductions in soil, ground water, and soil vapor, based on commercial site use, although concentrations remained above risk-based concentrations in areas to the adjacent west of the site.

Between 2021 and 2022 additional site investigations were performed which assessed the potential for unacceptable exposure risks, as well as any future remediation efforts that may be necessary for the subject site. It was concluded that no unacceptable exposure risks were present under current site conditions and that any potential future exposure was limited to construction/excavation work undertaken without appropriate precautions, and potential for vapor intrusion impacts.

1.3 Overview of Known Residual Contamination

All contractors are advised that the information presented herein is based on data available through sampling under one or more specific Scopes of Work; there is no practice that is thorough enough to absolutely identify the presence of all hazardous substances that may be present at a given site.

Information regarding known impacted soil and ground water on site was gleaned from the following investigations performed at the subject site:

- Coles & Associates, LLC, *Summary of Findings for the 4th Quarter Soil-Gas Sample, Basement Air Samples, and Sump Sample for the Oregon Lithoprint Environmental Site Investigation, 611 NE Third Street, McMinnville, Oregon (DEQ USTC #36-85-4001)*, 12 September 2013.
- Coles & Associates, LLC, *Remediation Pilot Study Report for the Oregon Lithoprint Environmental Site Investigation, 611 NE Third Street, McMinnville, Oregon (DEQ USTC #36-85-4001)*, 12 February 2016.
- Coles & Associates, LLC, *Results for the Data Gap Investigation to Resolve the Source of Elevated Gasoline Concentrations in Ground Water at Monitoring Well MW-3, Oregon Lithoprint Property, 611 NE Third Street, McMinnville, Oregon (DEQ USTC #36-85-4001)*, 28 July 2016.
- Apex, *Draft October 2019 Site Investigation Summary Report, Oregon Lithoprint aka News Register Site, 609 NE Third Street, McMinnville, Oregon*, 14 November 2019.
- Apex, *Site Investigation Summary Report, Oregon Lithoprint aka News Register Site, 609-611 NE Third Street, McMinnville*, Oregon, 28 June 2019.
- Apex, *Draft Summary Report – Second Quarter 2020 Sampling Event, Oregon Lithoprint aka News Register Site, 609-611 NE Third Street, McMinnville, Oregon*, 5 May 2020.

- Apex, *Oregon Lithoprint Site – Environmental Conditions Summary, McMinnville, Oregon*, 1 October 2020.
- Apex, *Contaminated Media Management Plan, Oregon Lithoprint aka News Register Site, 609 NE Third Street, McMinnville, Oregon*, 16 November 2020.
- Apex, *Additional Investigation Work Plan, Oregon Lithoprint aka News Register Site, 609 NE Third Street, McMinnville, Oregon*, 9 November 2021.
- Apex, *Draft Site Investigation Summary Report, Oregon Lithoprint aka News Register Site, 609 NE Third Street, McMinnville, Oregon*, 15 June 2022.
- Apex, *Site Investigation Summary Report, Oregon Lithoprint aka News Register Site, 609 NE Third Street, McMinnville, Oregon*, 17 June 2022.

Soil and ground water in western areas of the subject site (and west adjacent right-of-way) remain impacted by gasoline and gasoline-related constituents. Primary constituents of concern include gasoline-range total petroleum hydrocarbons and benzene in soil and ground water, as well as dissolved lead and solvent hydrocarbons in ground water. The eastern extent of ground water and soil impacts at the site remains unknown, as suggested by sampling locations shown in Figure 3, which are concentrated in the western portion of the subject area.

Residual impacts were identified as a potential risk to future construction or excavation workers. The media-handling protocol described in this Plan is intended to minimize the risk to site workers during earthwork.

Please reference Figure 3, Sample Location Diagram, for sampling locations.

2.0 Site Work Initiation

This section describes work to be conducted and requirements to be met ***prior*** to beginning site work.

2.1 Notifications, Permits and Other Approvals

All notifications, legally required permits or other approvals required to conduct the work to be performed will be made or obtained prior to starting work at the site. Such permits may include a National Pollutant Discharge Elimination System (NPDES) 1200-C Construction Stormwater Permit, a permit from the City of McMinnville, and an Erosion and Sediment Control Plan.

2.2 Contractor Requirements

Contractors and/or subcontractors hired to conduct surface and subsurface work at the site will be competent and experienced in the management of media impacted with hazardous substances. Pre-planning of anticipated work with the Environmental Consultant (contact information in Attachment B) is recommended.

2.3 On-Site Personnel

All field personnel who have the potential for coming in contact with impacted media will:

4) Have a copy and be familiar with the Health and Safety Plan (see Section 2.4).

5) Have reviewed this Plan and signed the acknowledgement page (Attachment A). The signed acknowledgement pages will be available for the property owner's or site management's inspection and permanent record-keeping, if requested.

2.4 Health and Safety Plan

Any contractor conducting earthwork at the subject site must prepare and implement a site-specific Hazard Communications Plan. The Hazard Communications Plan fulfills "worker right to know" requirements (29 CFR 1926.59). A copy of the Hazard Communications Plan must be submitted to the Owner prior to the start of work on the project. During work on the project, the Hazard Communications Plan must be posted at the project site. The general contractor is responsible for notifying any subcontractors of pertinent environmental conditions. Subcontractors may either adopt the prime general contractor's Hazard Communications Plan or must prepare their own Hazard Communications Plan. This document should be used in conjunction with, not in place of, the Hazard Communications Plan and the project specifications. The general contractor and subcontractor are responsible for the safety of its employees, including compliance with applicable Occupational Safety & Health Administration (OSHA) regulations, and compliance with all specifications in the technical specifications for the project.

In addition, a Health and Safety Plan specific to the work to be performed will be prepared according to industry standards. At a minimum, OSHA standards specific to the work to be performed will be met. The Health and Safety Plan should be prepared by a qualified specialist knowledgeable about health and safety issues, the contaminants identified at the site, the previously documented site conditions, and the proposed contractors' scope of work.

2.5 Corrective Action

If requirements outlined in this Plan are not fully or timely completed, the property owner will take appropriate corrective action to meet the intent of this Plan and in doing so will remain in compliance with this Plan.

3.0 Soil Management

ODEQ requires contaminated media to be adequately characterized to determine management options. When soil is highly contaminated, the generation, treatment, transportation, and disposal may fall under

both state and federal hazardous waste regulations.[4] Contaminated media that is not hazardous waste is regulated under Oregon Administrative Rule (OAR) Chapter 340-093 for solid waste.

For the purposes of this Plan, contaminated soil is defined as soil with concentrations of hazardous substances greater than the CFSLs (ODEQ July 2014), or screening-level risk-based concentrations (SLRBCs; see OAR 340-122-0115). It is important for field personnel to know how to identify, characterize (if appropriate), and manage contaminated soil.

A detailed soil sampling and analysis plan is outside the scope of this document as the specifics would be determined by the scope(s) of work to be conducted at the site. To minimize expenses from any surface or subsurface project, we recommend reviewing the scope with the Environmental Consultant.

3.1 Identification of Impacted Soil

Known residual impacts are present in the western area of the site. However, soil and ground water beneath the entire site has the potential to be impacted. Potentially impacted soil may be identified using any of the following methods:

1) Visual observation of discolored soil (staining).
    a) Generally, soil that is contaminated with petroleum hydrocarbons exhibits gray or black staining, although other contaminants and natural conditions may also cause staining.
2) Olfactory observation of a petroleum odor.
    a) Petroleum products, solvents, and other types of contaminated soil may release vapors when exposed to the atmosphere. If concentrated enough, these vapors will be interpreted as an odor. Odors may also be present in contaminated groundwater. Odor can be subjective, and inhalation of vapors from impacted soil is harmful to human health. Therefore, odor is considered an inadvertent field indicator and will not be used for continuous screening of soil.
3) Sheen
    a) Sheen is another indication of petroleum contamination. Soil with a sheen may appear shiny and reflective. Sheens from heavily impacted soil may appear iridescent with rainbow-like colors. Sheens may also be observed in contaminated groundwater.
4) Collection and analysis of soil for constituents of concern.
5) Indication of impacts by instrumentation designed for screening for volatile constituents (e.g., photoionization detector [PID]).
    a) PID readings involve the measurement of headspace vapors originating from a soil sample. PID screening is performed by placing a soil sample in a plastic bag. Air is captured in the bag, and the

[4] When soil is contaminated by a listed or characteristic hazardous waste, then soil contains a hazardous waste and must be managed accordingly. ODEQ hazardous waste generator requirements are triggered when the contaminated soil is removed from its original location.

bag is shaken to expose the soil to the air trapped in the bag. The probe of a PID is inserted into the bag, which measures VOC vapor (petroleum constituent) concentrations in units of ppm. A PID is designed to quantify VOC vapor concentrations in the range between 1 and 2,000 parts per million (ppm). It should be noted that a PID may give false positive readings in the presence of water vapor and rain may also affect performance. High humidity can cause lamp fogging and decreased sensitivity. This can be significant when soil moisture levels are high.

6) Where both soil and ground water are present, soil impacts may be indicated by observation of iridescent sheen or separated fluid phases (i.e., immiscible liquids).

Anyone performing subsurface work at the site should be prepared for the possibility to encounter impacted soil in other areas as well.

It is important to note that there may be impacted media on site in areas that ENW has not assessed. If soils with significantly different characteristics than those previously identified are excavated at the site, they may need to be appropriately characterized by laboratory analyses prior to disposal or reuse onsite. They should be brought to the attention of the Project Manager or Environmental Consultant. The Environmental Consultant will notify ODEQ, if applicable, to ensure proper characterization and management under this scenario.

If samples are to be collected, they should be collected by personnel knowledgeable in soil sampling methods and protocols, ensuring that appropriate sample selection, collection (whether discrete or composite), labeling, and storage methods are followed.

If soil exhibiting evidence of contamination or other debris associated with chemical contamination is encountered during excavation work, it should be brought to the immediate attention of the Environmental Consultant. However, it must be emphasized that some impacted soils do not exhibit any physical indication of their impacts (e.g., no odor or discoloration or PID response associated with metals-impacted soils). Therefore, the most reliable method of determining if chemical impacts are present is laboratory analysis.

3.2 Field Screening Protocols

Soil field screening will include observation of any disturbed project site soil. Soil field screening should be conducted at a minimum frequency of one grab sample per approximately 20 cubic yards or more frequently as needed. The field screening process includes the following:

1) Observe the sidewalls and bases of excavations (or trenches) for evidence of possible contamination.

2) Three inches of soil will be scraped from sidewalls prior to collection of samples. If samples are collected from an excavation bucket, they should be collected from the interior and away from the sides of the bucket.

3) Collect grab samples by hand or trowel (approximately one hand full) that are representative of the material being stockpiled. If used, the trowel will be decontaminated between sampling intervals.

4) Retain a portion of the samples (approximately the size of half a sugar cube) for sheen testing that includes dropping the soil into a black pan to observe the degree of soil sheen (no sheen, slight sheen, moderate sheen, or heavy sheen).

5) The majority of the grab sample will be placed into a plastic bag with trapped air. The bagged sample is allowed to sit for approximately one minute and then tested for headspace vapors using a hand-held PID. Based on the routine field screening process and the use of standard bag size, it is assumed that the amount of trapped air in each bag is approximately equivalent for all field-screened samples. Calibration of the PID will be conducted on a daily basis and will be recorded in a calibration log. The calibration log will document the PID model calibration standard used and background level after calibration.

6) Field screening documentation (i.e., staining, sheen, headspace vapor measurements, and odors) and a brief description of the soil type shall be recorded in soil field screening logs. The field logs will indicate areas and associated volumes of excavated material requiring stockpiling for further evaluation.

3.3 Management of Impacted Soil

It is ENW's understanding that the entire site will be excavated to a depth of approximately 15 feet below ground surface. During site excavation, all soil will be monitored and field-screened for potential impacts during site excavation activities. If suspect subsurface features are encountered (e.g., underground storage tanks, piping, dry wells, sumps, etc.) or field-screening suggest impacts, all excavated or disturbed soil in these areas will be managed as impacted soil unless the Project Manager chooses to conduct additional sampling and testing (according to ODEQ-approved methods) and determines the soil is not impacted. If any soils are identified through observation or olfactory indication (sight or smell) as being impacted outside previously identified areas (Section 1.3), this will be brought to the attention of the Environmental Consultant (see Attachment B for contact information). Soil testing, if appropriate, would be conducted to determine the regulatory status of impacted soil (e.g., soil with contaminants at levels triggering special regulatory, handling, and/or management requirements) and to confirm removal of impacted soil, if applicable.

If impacted soil is excavated, it must be managed as a contaminated material. Unless otherwise directed by the Project Manager, the preferred method of excavation and disposal of impacted soil will be to load the material directly into transport vehicles for off-site disposal.

3.3.1 Stockpiling

Soils generated during excavation activities may be temporarily stockpiled for further evaluation (for example, if soil needs to be characterized prior to exporting from the subject site). Soil that is placed in temporary stockpiles must be well maintained at all times. All stockpiled soil must be placed either (1) in enclosed and covered metal bins with plastic liners; (2) in sealed 55-gallon drums; or (3) on impermeable plastic sheeting (minimum 6-mil thick) with a berm around the perimeter of the stockpile and a plastic sheeting cover. The plastic sheeting and berm prevent the runoff of stockpiled soil contaminants to surrounding areas. The berm may be constructed with hay bales or other equivalent methods approved by the Owner. The bottom plastic sheeting should be lapped over the berm materials, and the soil

stockpile within the berm should also be covered with plastic sheeting to prevent erosion or leaching of contaminants. The upper plastic sheeting covering the soil stockpile should be secured using sandbags or equivalent. The upper plastic sheeting prevents the stockpiled soil from being exposed to precipitation and wind.

These soils may be temporarily managed on-site for no more than 30 days. If stockpiled soils must remain at the site longer than 30 days, a Solid Waste Letter of Authorization must be obtained from ODEQ. If soil stockpiles are to be exported offsite, testing of the stockpile to confirm appropriate disposition is required (see Section 3.3.2)

3.3.2 Characterization of Soil to be Exported

Soil determined by field screening to be impacted will be disposed offsite (see Section 3.3.3). Soil for offsite export derived from areas where field screening results are unclear are suggest may not be impacted shall be sampled to determine appropriate method of disposition .

3.3.3 In-Place and Small Soil Stockpile (<50 cubic yards) Characterization of Soil to be Exported

Representative samples from small temporary soil stockpiles (<50 cubic yards) or from the excavation margins will be collected by the Environmental Consultant using a decontaminated stainless-steel hand auger and/or stainless-steel hand shovel and/or excavator bucket (for large stockpiles). Sampling depths will depend on the volume and dimensions of the stockpile and/or area within the excavation. For stockpiles, soil composite samples will be collected consisting of the upper, middle, and lower portions of the stockpile are equally represented, based on stockpile geometry. Samples will be placed into their own dedicated laboratory-provided sample jars, uniquely labelled, and immediately placed in cooled storage pending delivery to the laboratory. Sampling personnel will wear fresh Nitrile gloves, and all sampling equipment will be decontaminated prior to sampling each stockpile (and replicates, as applicable) to prevent cross-contamination between samples.

3.3.4 Large Soil Stockpile (>50 cubic yards) Characterization of Soil to be Exported

Soil derived from a large soil stockpile (<50 cubic yards) for offsite export shall be sampled following using the guidance provided in the Interstate Technology & Regulatory Council (ITRC) Incremental Sampling Methodology (ISM) guidance document. Representative samples from temporary soil stockpiles will be collecting using ISM, through which multiple “increments” (samples of equal mass) are collected across a targeted area, identified as a “decision unit” or DU. The increments from each DU are composited and processed to derive a statistically valid average concentration across the target area.

ISM subsamples will be collected using a decontaminated stainless-steel hand auger and/or stainless-steel hand shovel and/or excavator bucket (for large stockpiles). Sampling depths will depend on the volume and dimensions of the stockpile and will be selected to ensure that the upper, middle, and lower portions of the stockpile are equally represented, based on stockpile geometry. For the purposes of statistical quality control, two replicate samples may be collected from a stockpile, in addition to an initial sample. A total of 50 increment subsamples will collected from each stockpile (along with 50 subsamples for each replicate sample, as applicable) and will be placed into their own dedicated laboratory-provided one-gallon glass sample jars, uniquely labelled, and immediately placed in cooled storage pending delivery to

the laboratory. Sampling personnel will wear fresh Nitrile gloves, and all sampling equipment will be decontaminated prior to sampling each stockpile (and replicates, as applicable) to prevent cross-contamination between samples.

ISM samples will be submitted to a laboratory for processing in accordance with ITRC protocols, prior to analysis. Sampling shall be conducted by the Environmental Consultant.

3.3.5 Off-Site Disposal of Impacted Soil

Unless otherwise directed by the Project Manager, the preferred method of excavation and disposal of impacted soil will be to load the material directly into transport vehicles for off-site disposal. Transport to a landfill authorized to accept contaminated materials will require a waste disposal permit. It is anticipated that disposal of impacted soils, if necessary, will be acceptable at a Resource Conservation and Recovery Act (RCRA) Subtitle D Landfill Facility. The data does not suggest the presence of hazardous waste at the site. If, however, hazardous waste is encountered, it will be properly characterized for disposal at a hazardous waste landfill.

Upon approval from the receiving facility, the stockpiled material can be loaded into trucks for transport. The contractor must exercise care during loading of the potentially contaminated soil to minimize spillage of the soil onto the ground surface. All trucks leaving the project site must be free of loose soil on the exterior of the trucks and may require covers. Contaminated soil loaded into trucks should be covered if weather conditions could cause soil to blow out (dry, warm, or windy conditions) during transport to the disposal facility. The contractor must use care not to track soil onto city roads. Trucks will not be allowed to leave the site if liquids are draining from the load. Transport tracking tickets may be required to document delivery to the approved disposal facility for each individual truck leaving the project site.

3.4 Cultural Resources

Cultural or archaeological artifacts have not been identified at the project site. However, if cultural or archaeological resources are inadvertently discovered during excavation, work in the area must stop and the Legislative Commission on Indian Services shall be notified by calling (503) 986-1067. The Oregon State Historic Preservation Office should be contacted regarding discovery or potential damage to archaeological sites. The Owner should also be contacted so that modifications to the work scope may be discussed.

3.5 Import Fill Characterization

If the importation of fill soils, other than soil purchased from a commercial source, such as compost and/or aggregate, is required for this project, ENW will prepare a Sampling and Analysis Plan (SAP) to document that fill being imported meets ODEQ's CFSLs, specifically testing for RCRA metals and petroleum hydrocarbons, to ensure concentrations in soil to be imported are not above established background concentrations in this area. The SAP for this testing will likely incorporate ISM and will be completed once the source for soil fill has been identified, if applicable. ODEQ must review this SAP and analytical results, and approve the import of materials used on site, prior to importation. Depending on the source and previous site use of the source material, analytical requirements my include contaminants beyond RCRA

metals and total petroleum hydrocarbons. For example, if fill is to be sourced from agricultural property, imported fill will also be tested for pesticide residues.

3.6 Protective Measures for Workers

The media-handling protocol described in this Plan is intended to minimize the risk to site workers during earthwork as well as to future occupants of the site. This section provides general measures to be taken to protect workers from impacted soil.

On-site workers may be exposed to contaminants through incidental:

1) Ingestion of soil.
2) Dermal contact (through the skin).
3) Inhalation of impacted airborne dust and vapor.

To reduce exposure:

1) All personnel will minimize their direct contact with soil, and wear project-specific personal protective equipment identified by the Health and Safety Plan.
2) Contaminated clothing should be washed with a strong detergent and hot water before reuse.
3) Personnel will thoroughly wash their hands and other exposed body parts, as necessary, upon leaving the work area and before eating, drinking, or other activities.
4) Release of dust and vapors to the air should be minimized, and all personnel will remain upwind of the work areas to the maximum extent practical.

3.7 Protective Measures for the Environment

This section provides general measures to be taken to protect the environment from contaminants in soil. Depending on construction scope, federal, state, and local permits or other project approvals will provide the detailed protective measures required. The environment may be exposed to contaminants through incidental:

1) Wind-borne dispersion.
2) Transport by surface water.
3) Transport by site equipment or workers.
4) Contact by public or environmental receptors (e.g., birds and animals) that enter the work area.

To reduce exposure:

1) Control access to earthwork area through fencing, signage, or other means.
2) Implement dust-control methods, if needed.
3) Prevent surface water from leaving the work area.

3.8 Record Keeping

The contractor is responsible for keeping a detailed daily record of all soil excavation, stockpiling, export, and disposal of stockpiled soil. This includes the purpose, origin, destination, and volume of soils generated from the project site. The contractor is responsible for preparing a daily field report for distribution to the Owner and Environmental Consultant that identifies the amount of soil excavated, stockpiled, and/or transported off site and daily tonnage for each respective soil disposition. All soil excavation, handling, and disposal will be documented in these daily field reports by the contractor, and all field screening, soil sampling, chemical analyses and disposal receipts shall be documented in a summary report to be furnished to the Owner. The following information must be submitted to the Environmental Consultant for all subsurface work:

1) Company performing work.
2) Brief description and purpose of the subsurface work.
3) Attachment A consisting of original signatures of all field personnel indicating that they have read and understood the content of this Plan.
4) Documentation of the locations (aerial and vertical extents) where work was conducted, and any impacted media encountered. A photo-documentation log of the field work and survey or high accuracy GPS data is highly recommended.
5) Documentation (including photographs, as appropriate) of the location of, method of collection, and analytical results of any samples collected and analyzed. Chain-of-custody documentation should also be retained with the analytical data.
6) If any impacted media is stored on-site, dates and methods of storage.
7) Disposition of any impacted media, including permit and disposal receipts, as appropriate. For any impacted media that is excavated and placed back on site, the date, location (both map and high accuracy GPS coordinates), volume of placement and confirmation of approval of onsite placement from Environmental Consultant (who contacted, date and time of contact and approval) as well as photo-documentation of the placed soil is required.

Based on these records, a post-development Plan may be prepared.

4.0 Water Management

Ground water at the subject site is expected to be between approximately four and 11 feet below ground surface. Firms conducting any excavation work or trenching should be prepared to encounter ground water (which may or may not be impacted). Additionally, surface water has the possibility of collecting in subsurface work areas and becoming impacted by residual soil contamination. Any water present during subsurface work will need to be managed as described in this section.

4.1 Managing Removed Water

Any dewatering will require management using one of the following methods:

- Above-ground management in a temporary holding vessel prior to disposal. Temporary holding vessels prior to disposal may consist of a 55-gallon drum, a small above-ground storage tank (AST), or large ASTs (such as Baker or Frac-Tanks), or other suitable storage vessels, depending on the amount of water to be removed. During the dewatering process, care should be taken to minimize the uptake of soil and sediment.
- Direct transfer to a truck designed and permitted to transport such wastes.
- Disposal into a sewer system, *if allowed,* must be pre-approved by City of McMinnville and pretreatment may be required.

Dewatered fluids may require sampling and testing, dependent upon the disposal method(s) to be used. Additionally, sampling can be conducted to show that dewatered fluids are not impacted (and can be disposed in an agency approved manner). Contact the Environmental Consultant to ensure correct sampling protocol and methods are used.

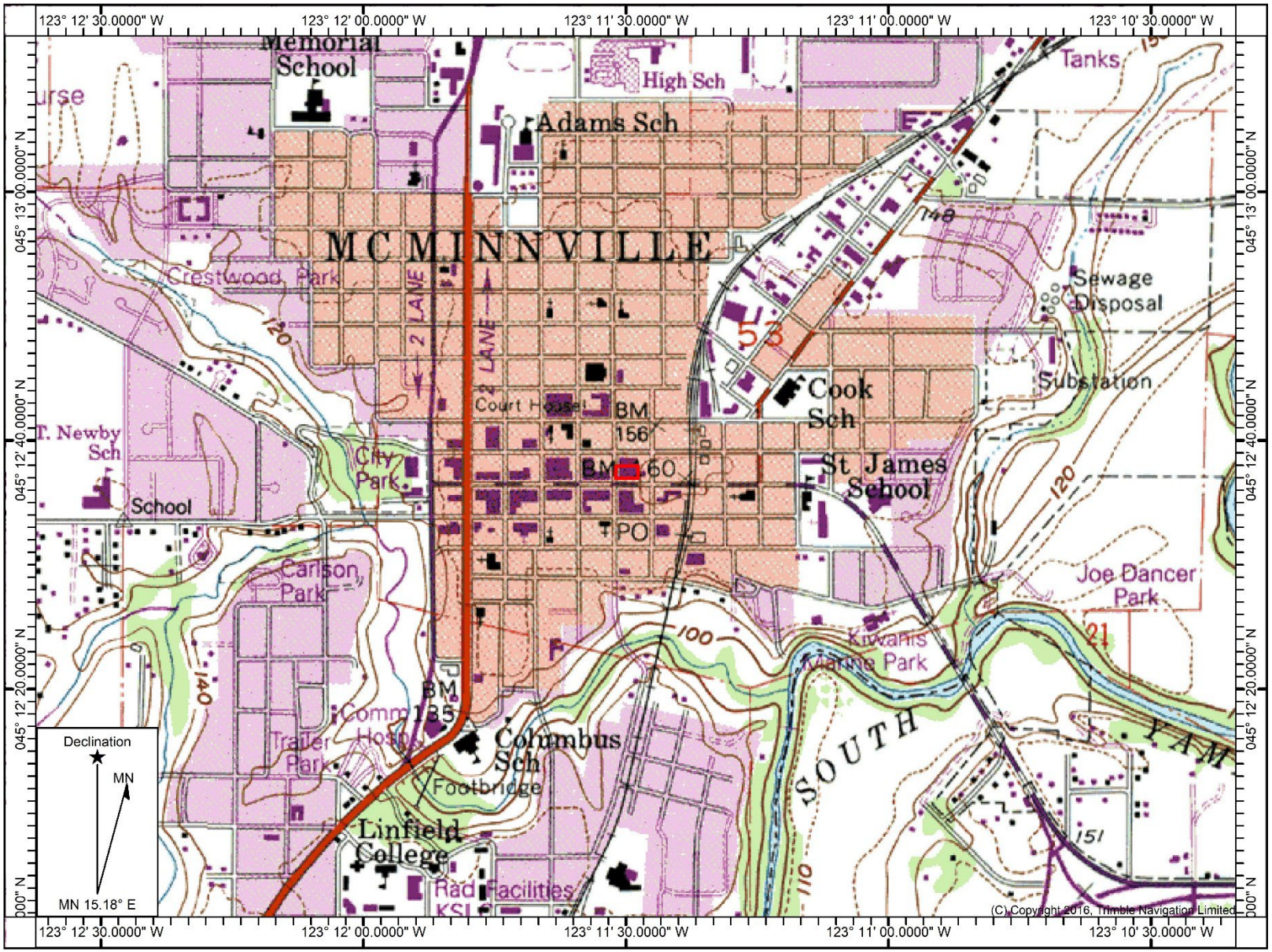
4.2 Record-Keeping for Removed Water

The following information must be submitted to the Environmental Consultant for each batch of water:

- Company performing work.
- Batch Identification.
- Batch laboratory results.
- Documentation of approval for discharge or waste manifest/receipt of trucking company.
- Date discharged/transported.
- Total gallons discharged/transported.

Once work is complete, this information will be summarized for all occurrences and submitted to the appropriate agencies by the Environmental Consultant.

Figures



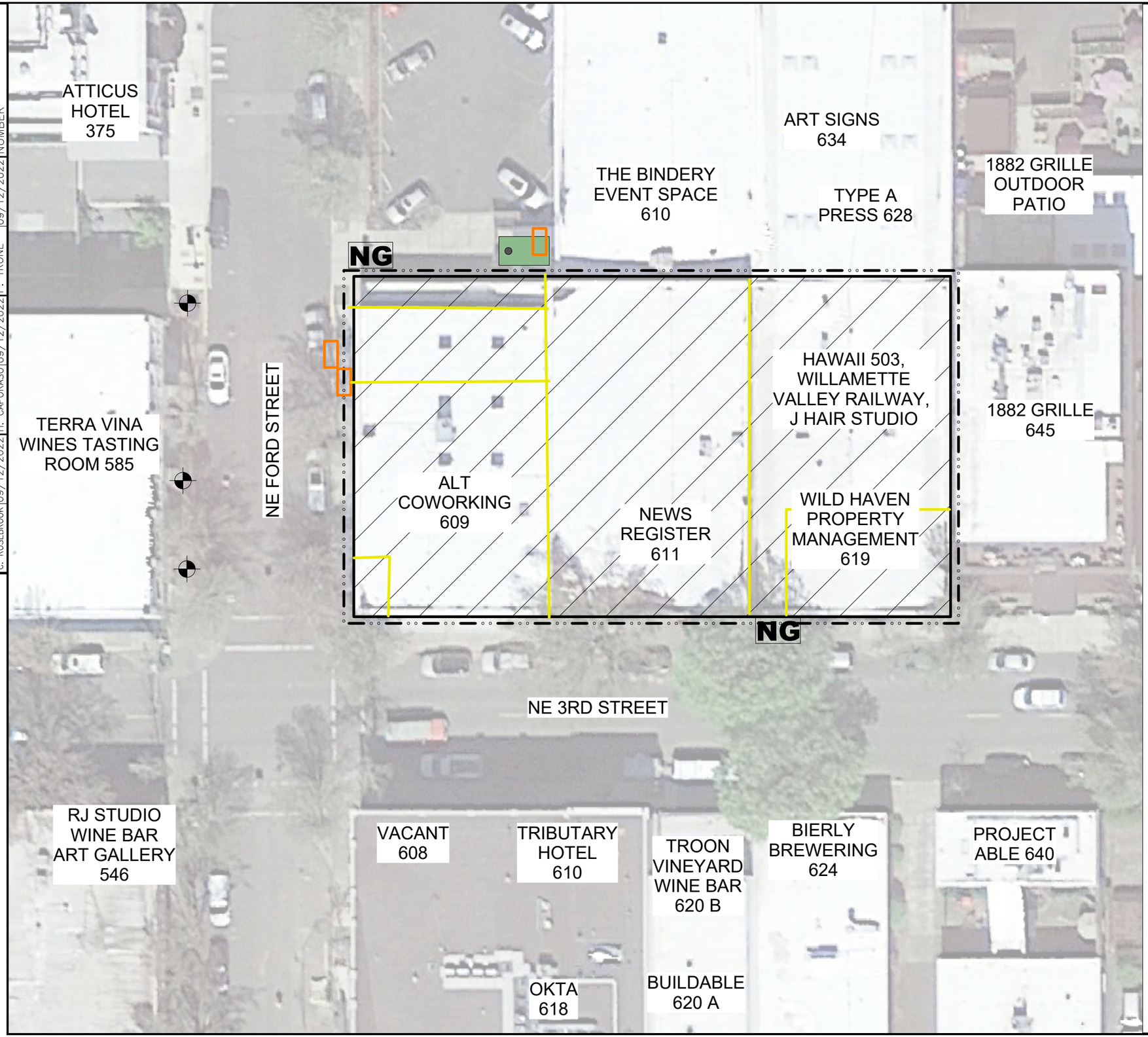
Name: MC MINNVILLE
Date: 07/08/22

0 1000 2000 3000
Feet

Location: 045° 12' 37.1097" N, 123° 11' 28.8982" W
Contour Interval: 20 ft

EVREN NORTHWEST INC. environmental natural resource consultants	Date Drawn: 7/8/2022 CAD File Name: 1667-220001-fig1sv_map Drawn By: CLR Approved By: LDG	Commercial Property 609, 611, and 619 NE 3rd Street McMinnville, Oregon	**Site Vicinity Map**	Project No. 1667-22001 Figure No. **1**

DRAWING NUMBER 1667-22001(v01)
APPROVED BY P. TRONE 09/12/2022
CHECKED BY H. CAPORASO 09/12/2022
DRAWN BY C. ROSEBROOK 09/12/2022



LEGEND:

- SUBJECT BUILDINGS
- SUBJECT PROPERTY BOUNDARIES
- NG — NATURAL GAS METER
- GENERATOR
- MONITORING WELL LOCATION
- FORMER UNDERGROUND STORAGE TANK PER 2020 APEX COMPANIES, LLC CLOSURE REPORT
- FORMER TENANT SPACES PER 1948 HISTORICAL SANBORN MAP

NOTES:

1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2022 AND ENW FIELD NOTES.
2. ALL BUILDING, STREET, AND FEATURE LOCATIONS ARE APPROXIMATE.
3. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION.

APPROXIMATE SCALE

0 30 60 FEET

N

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FIGURE 2

SITE PLAN

COMMERCIAL PROPERTY
609, 611, AND 619 NE 3RD STREET
MCMINNVILLE, OREGON

DRAWING NUMBER	APPROVED BY	CHECKED BY	DRAWN BY
1667-22001(v01)	P. TRONE 09/12/2022	H. CAPORASO 09/12/2022	ROSEBROOK 09/12/2022

LEGEND:

- SUBJECT BUILDINGS
- SUBJECT PROPERTY BOUNDARIES
- MONITORING WELL LOCATION
- FORMER UNDERGROUND STORAGE TANK PER 2020 APEX COMPANIES, LLC CLOSURE REPORT
- FORMER TENANT SPACES PER 1948 HISTORICAL SANBORN MAP
- MONITORING WELL LOCATION (COLES)
- ODB-1 BORING LOCATION (APEX)
- DGB2 DATA GAP INVESTIGATION BORING LOCATION (COLES)
- B-8 ODD FELLOWS BASEMENT BORING LOCATION (COLES)
- BH-2 SEWER LINE BOREHOLE LOCATION (COLES)
- PP-1 PUSH PROBE LOCATION (COLES)
- SP-1 HISTORICAL PUSH PROBE/AUGER BORING LOCATION (COLES)

NOTES:

1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2022 AND ENW FIELD NOTES.
2. ALL BUILDING, STREET, AND FEATURE LOCATIONS ARE APPROXIMATE.
3. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION.

APPROXIMATE SCALE

0 20 40 FEET

N

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FIGURE 3

SAMPLE LOCATION DIAGRAM

COMMERCIAL PROPERTY
609, 611, AND 619 NE 3RD STREET
MCMINNVILLE, OREGON

Attachment A

Acknowledgement Signature Form

Copy and use the following form to document review and understanding of the Contaminated Media Management Plan. Any person responsible for or conducting subsurface work at the site must sign this form.

Acknowledgement Signature Form

To be signed by all personnel responsible for, or involved in subsurface work:

I have read this Contaminated Media Management Plan, and I agree to abide by these measures and safety rules and all applicable safety regulations while working at this site. I understand that any violation of these rules will result in my removal from the work area.

Brief Description of Scope of Work

Signature / Title - Project Role	Date

Attachment B

Site Contacts

Site contacts should be reviewed and updated prior to each scope of work at the site.

Site Contacts

Client	**Environmental Consultant***
Hugh Development, LLC Mark Vuong Email: mark@hughdev.com Cell: (503) 926-3084	**EVREN Northwest, Inc.** Lynn D. Green, C.E.G. Email: lynng@evren-nw.com Phone: (503) 452-5561

Site Project Manager*	**Geotechnical Engineer***
Name: Company: Email: Cell:	Name: **Company:** Email: Cell:
Architect	**Engineer**
Name: **Company:** Email: Cell:	Name: **Company:** Email: Cell:

Contractor Office / Field Contacts	
Name: **Company:** Email: Cell:	Name: **Company:** Email: Cell:

Add additional contacts as appropriate for the scope of work. This may include subcontractors, the Oregon Department of Environmental Quality and/or the City of McMinnville.