Planning Commission Meeting

7PM
Public Safety Building
401 E Third St
Hybrid: Instructions To Join Electronically At Www.Newbergoregon.Gov
Email Comments To: Fe.Bates@Newbergoregon.Gov
June 12, 2025

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

3. **PUBLIC COMMENTS**
   (5-minute maximum per person - for items not on the agenda)

4. **CONSENT CALENDAR**
   a. 5/8/2025 Planning Commission Meeting Minutes

5. **QUASI-JUDICIAL PUBLIC HEARINGS**
   (complete registration form to give testimony - 5-minute maximum per person except for principals, unless otherwise set by majority motion of the Planning Commission).
   a. **CONDITIONAL USE PERMIT AND MINOR MODIFICATION- PLNG-25-11 FOR A TOWER EXTENSION AND COLLOCATION AT 500 E ILLINOIS STREET, YAMHILL COUNTY TAX LOT R3218DD 01000**

      PLNG-25-11 Staff Report.pdf
      Planning Commission Order 2025-06.pdf
      Attachment 1. Application and Supplemental Materials.pdf
      Attachment 2. Agency Comments.pdf

6. **LEGISLATIVE PUBLIC HEARINGS**
   (complete registration form to give testimony - 5-minute maximum per person except for principals, unless otherwise set by majority motion of the Planning Commission).

7. **ITEMS FROM STAFF**
   a. **Anticipated Schedule of Planning Commission Activities**
   b. **Staff Updates for Planning Commission**

8. **ITEMS FROM COMMISSIONERS**

9. **ADJOURNMENT**

Planning Commission Meeting

May 8, 2025

CALL MEETING TO ORDER

Vice Chair Layne Quinn called meeting to order at 7:00 p.m.

ROLL CALL

Commissioners Present:

Layne Quinn (Vice Chair)
Jason Dale
Mathew Mansfield
Randy Rickert
Jose Villalpando
Kriss Wright

Commissioners Absent: Elise Steffen (Student)
Linda Newton-Curtis(Chair)

City Council Representative:
Jeri Turgesen (absent)

Staff Present: Community Development Director: Scot Siegel
Assistant Planner: James Dingwall
Administrative Assistant: Rachel Thomas

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

4/10/2025 Planning Commission Meeting Minutes

Commissioner Kriss Wright motioned to approve the April 10, 2025 Planning Commission meeting minutes with amendments to page 2, paragraph 4, second sentence. The amendments clarified that Commissioner Wright, not Chair Newton-Curtis, expressed concern about the limited public input process with special use permits and eliminating LUBA in the process. It also added that Chair Newton-Curtis felt the Planning Commission was making waves and facing retaliation from city council by being removed from the short-term rental or vacation rental hearings process.

Motion: Commissioner Kriss Wright moved to approve the April 10, 2025 Planning Commission meeting minutes as amended. Commissioner Randy Rickert seconded the motion.

The motion passed unanimously.

LEGISLATIVE PUBLIC HEARINGS

DCA24-0003: Updates to the City's vacation rental home policy that include changes to the Zoning Use Table classifications (NMC 15.305), Special Use Standards (NMC 15.445), and Transient Lodging Tax (NMC 3.10).

James Dingwall, Assistant Planner, presented the staff report on proposed updates to the city's vacation rental home policy. He outlined the process to date, including community engagement events and previous Planning Commission discussions. Dingwall explained the proposed amendments to Title 3 Revenue and Finance and Title 15 Development Code.

Key changes included:

- Requiring agents to collect transient lodging tax when used for vacation rentals
- Changing vacation rentals from conditional use to special use in the zoning table
- Implementing a 2% cap on total vacation rental permits based on households in the city
- Establishing grandfathering and compliance timelines for existing vacation rentals
- Requiring registration, including land use permit, business license, and transient lodging tax registration
- Proposing penalties for unregistered vacation rentals

Dingwall noted that no changes were currently proposed to development standards like parking requirements, but a memo was provided on potential parking standard options for the commission's consideration.

Public testimony was received from two residents:

- Robert Soppe expressed concerns about the lack of density caps in specific neighborhoods and urged keeping vacation rentals as a conditional use requiring Planning Commission approval. He worried about the potential for entire blocks to become dominated by vacation rentals without additional restrictions.
- Michael Pender, a vacation rental owner, supported automating tax collection to improve compliance. He noted bookings were down and suggested some owners may drop out with new rules. Pender questioned how downtown rentals without on-site parking would be affected by parking requirements.

The commissioners then deliberated on the proposed changes, focusing extensively on parking requirements. Commissioner Matthew Mansfield proposed adopting the bed and breakfast parking standard for vacation rentals. After discussion, the commission agreed to recommend a minimum of 2 parking spaces for rentals with 3 or fewer bedrooms, and for 4+ bedrooms, the number of spaces would be calculated as bedrooms divided by 2, rounded up with a minimum of 2 off street spaces.

There was also discussion about keeping vacation rentals as a conditional use permit in R1 and R2 zones to allow for more public input, rather than changing to a special use permit as staff recommended.

> *Motion: Chair Layne Quinn moved to adopt resolution number 2025-399 which recommends that the city council adopt the development code amendments to update the city's vacation rental home policy with the corrections of the findings as recommended per the staff, with the contingency that staff create a table with regards to parking to create a base 2 spaces with additional spaces calculated based on the number of sleeping rooms (for 4+ bedrooms, number of spaces = bedrooms divided by 2, rounded up). Commissioner Jason Dale seconded the motion.*

ITEMS FROM STAFF

Community Development Director Scot Siegel provided an update on upcoming Planning Commission activities:

- June 12th meeting will include a conditional use permit for an extension to an existing wireless facility
- July meeting will tentatively start work sessions on the next round of annual code maintenance amendments
- A housing development update is planned for later in the summer to align with state reporting requirements

ITEMS FROM COMMISSIONERS

Commissioner Kriss Wright reminded everyone about the upcoming special district election on May 20, 2025, and encouraged all to vote.

ADJOURNMENT

Vice Chair Layne Quinn adjourned the meeting at: 8:29 p.m.

Attest:

Linda Newton-Curtis,Planning Commission Chair

Fé Bates, Office Assistant

PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT AND MINOR MODIFICATION FOR TELECOMMUNICATION FACILITY MODIFICATIONS
PLNG-25-11 500 E ILLINOIS STREET

HEARING DATE:	June 12, 2025
FILE NO:	PLNG-25-11
REQUEST:	Conditional use permit and minor modification approval for a collocation, tower extension, and expansion of the compound at an existing telecommunications site
LOCATION:	500 E Illinois Street
TAX LOT:	R3218DD 01000
APPLICANT:	Centerline Communications, on behalf of New Cingular Wireless PCS, LLC (AT&T)
OWNER:	Newberg Industrial Park, LLC
ZONE:	M-2 (Light Industrial District)
PLAN DISTRICT:	IND (Industrial)
OVERLAY:	Airport Conical Surface

ATTACHMENTS:

Order 2025-06 with

Exhibit "A": Findings
Exhibit "B": Conditions of Approval

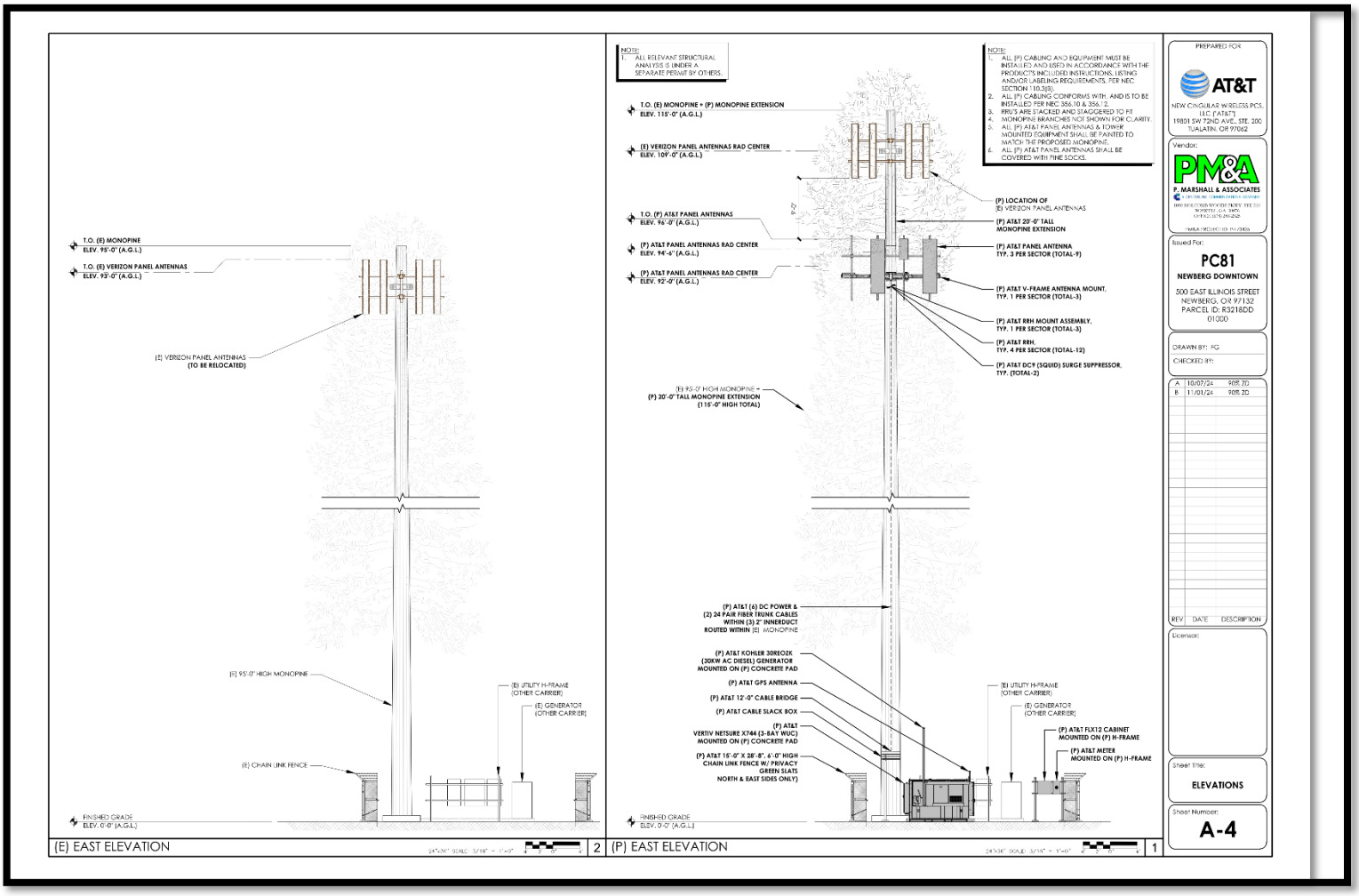
Attachment 1: Application and Supplemental Materials
Attachment 2: Agency Comments

A. DESCRIPTION OF APPLICATION:

The Applicant, Centerline Communications, on behalf of New Cingular Wireless PCS, LLC (AT&T), requests a conditional use permit and minor modification approval for the collocation, tower extension, and expansion of the compound at an existing telecommunications facility and site. The proposed collocation would include installation of antennas and accessory equipment and extension of the existing tower from 95 feet to 115 feet in height. The existing fenced compound will also be expanded 15 ft to the east.

There are no engineering standards that apply to this proposal.

Elevations



Aerial Map

500 E Illinois Street

Subject Property

Taxlots

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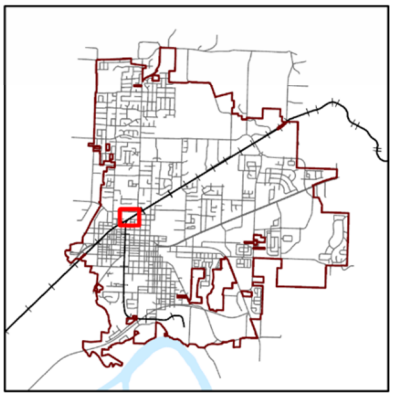
0 150 300 Feet



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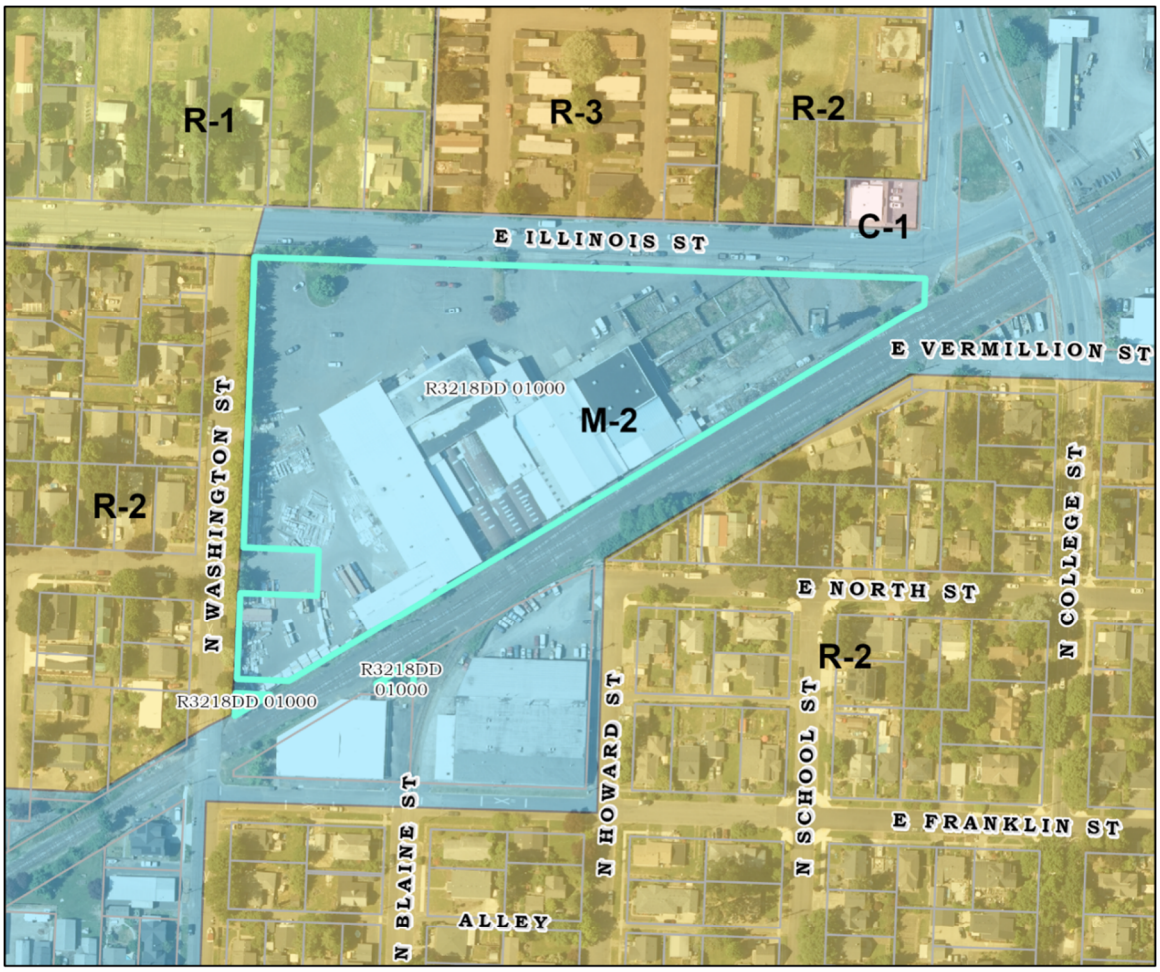
Zoning Map



500 E Illinois Street - Zoning

- Subject Property
- Taxlots

ZONING

- C-1 Neighborhood Commercial
- M-2 Light Industrial District
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential

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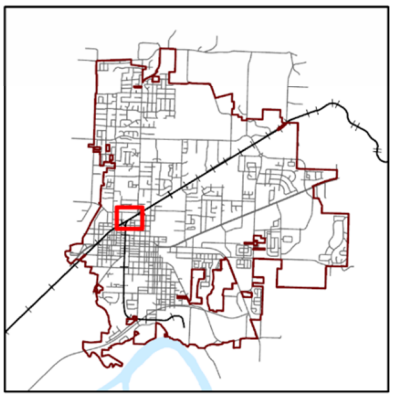
0 200 400 Feet



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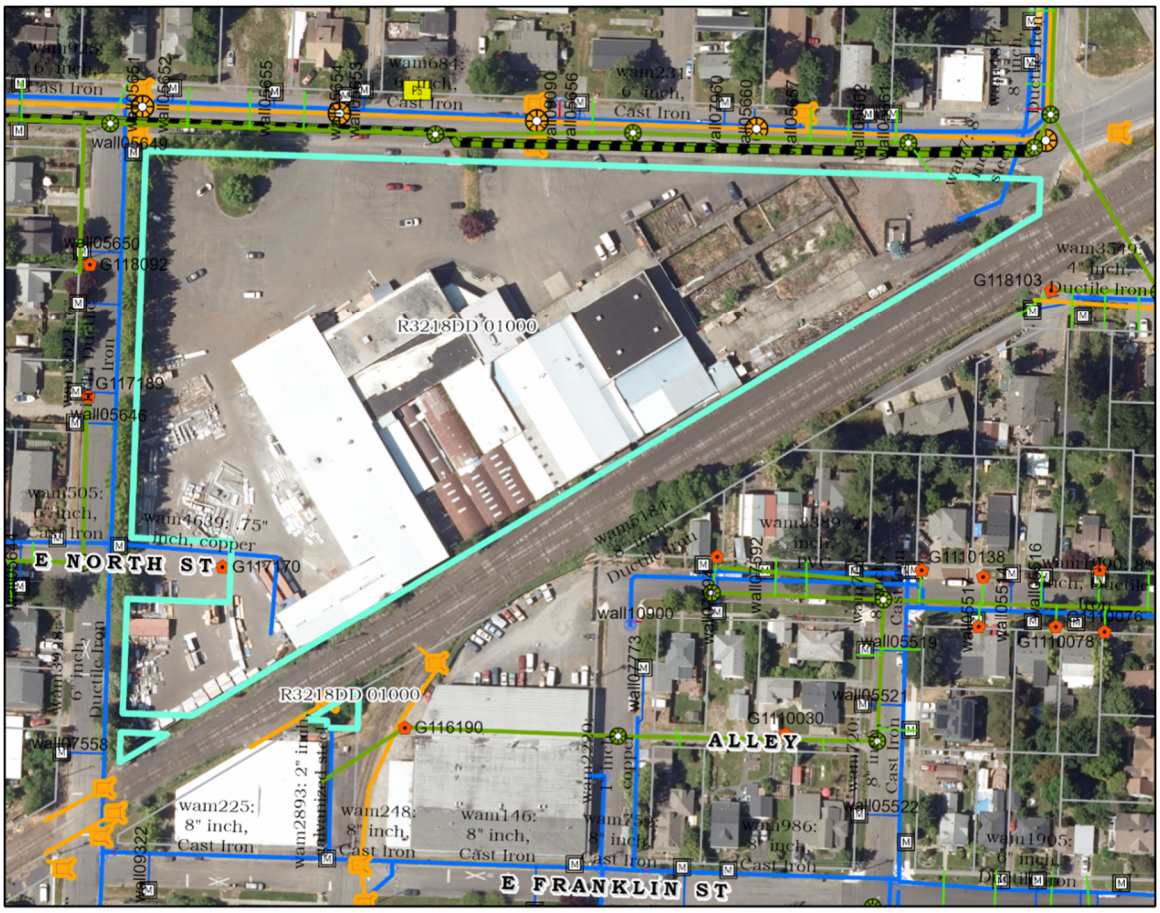
Utilities Map

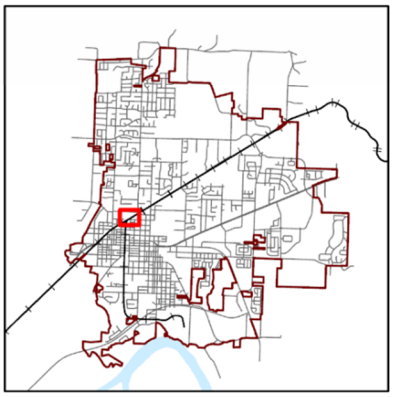


500 E Illinois Street - Utilities

- Subject Property
- Taxlots
- Sewer CleanOut
- Sewer Manholes
- Sewer Laterals
- Force Main
- Gravity Main
- pvt Pumpstation
- Storm Manhole
- Active Storm Inlet
- Collector Storm Pipe
- Detention Area
- Storm Basin
- Water Meter
- Water Valves
- CITY OF NEWBERG, Potable Main
- Hydrant Lateral
- Service Lateral

N W E S

0 150 300 Feet



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B. SITE INFORMATION:

1. Location: 500 E Illinois Street

2. Size: Existing development site of approximately 644 square feet to be expanded approximately 400 square feet on a 6.18 acre subject property.

3. Topography: Flat

4. Current Land Uses: Food machinery supply and telecommunications

5. Natural Features: Perimeter landscaping around the site

6. Adjacent Land Uses:

   a. North: Mobile home park / Single-family residential

   b. South: Light industrial / Single-family residential

   c. East: Single-family residential

   d. West: Single-family residential

7. Zoning:

   a. North: R-3 (High Density Residential) / R-2 (Medium Density Residential) / C-1 (Neighborhood Commercial)

   b. South: M-2 (Light Industrial) / R-2 (Medium Density Residential)

   c. East: R-2 (Medium Density Residential)

   d. West: R-2 (Medium Density Residential)

8. Access and Transportation: Access to the site will occur via E Illinois Street. E Illinois Street is a paved road classified as a major collector.

9. Utilities:

   Water: The City's GIS indicates that the subject property is served by an 8-inch water main in the N College Street right-of-way with an existing service lateral to the property.

   Wastewater: The City's GIS indicates that the subject property is served by an 8-inch wastewater line.

Stormwater: The City's GIS indicates that a storm collector system drains into the gutter and then into the City's stormwater system.

Overhead Lines: The property is served by overhead power lines. Any new overhead utility connections to the property must be undergrounded. See NMC 15.430.010 for exception provisions.

C. **PROCESS:** This Conditional Use Permit request is a Type III application and follows the procedures in Newberg Development Code 15.100.050. Additionally, the Minor Modification is a Type I application and follows the procedures in Newberg Development Code 15.100.020.

The Planning Commission will hold a quasi-judicial public hearing on the application. The Commission will make a decision on the application based on the criteria listed in the attached findings (Section II). The Planning Commission's decision is final ..

Important dates related to this application are as follows:

04/25/25:	The Community Development Director deemed the application complete.
05/22/25:	The applicant posted notice on the subject property.
05/22/25:	The applicant mailed notice to the property owners within 500 feet of the site.
05/29/25:	The *Newberg Graphic* published notice of the Planning Commission hearing and notice was posted in four public places.
06/12/25:	The Planning Commission will hold a quasi-judicial public hearing to consider the application.

D. **AGENCY COMMENTS:** The application was routed to several public agencies and City departments for review and comment. Comments and recommendations from City departments have been incorporated into the findings and conditions of approval. As of the writing of this report, the City received the following responses from the following referral agencies (Attachment 2):

1. Building Official: The following comment was provided:

   Special inspection is required for attachment of antennas.

2. Chehalem Valley Parks and Recreation: Reviewed, no conflict.

3. City Manager: Reviewed, no conflict

4. Community Development Director: The following comments were provided:

   Explain how Engineers report is met. It is a completeness item; okay to provide general answers with final calcs at time of BP. Label setback to Illinois St confirming 30% of height standard is met.

5. Finance: Reviewed, no conflict.

6. Newberg Dundee Police Department: Reviewed, no conflict.

7. Oregon Department of Aviation: The following comment was provided:

   In accordance with FAR Part 77.9 and OAR 738-070-0060, the proposed development is required to undergo aeronautical evaluations by the FAA and ODAV. The applicant is required to provide separate notices of construction to both the FAA and ODAV. They should receive the resulting aeronautical determination letters prior to approval of any building permits.

8. Public Works Compliance: Reviewed, no conflict

9. Public Works Engineering: Reviewed, no conflict.

E. **PUBLIC COMMENTS:** As of the writing of this report, the City has received no public comments on this proposal.

F. **ANALYSIS:** Initially approved on March 9, 2017, under conditional use permit and design review file number CUP-17-001 / DR2-17-001 for construction of a camouflaged wireless telecommunication tower and associated ground equipment, the subject property's includes a faux tree monopole tower that is 95 feet in height. The proposed tower extension will maintain the camouflaged nature of the wireless telecommunication facility by installing additional faux branches above the tower which will be extended to a height of 115 feet. The project's existing lease area is approximately 600 square feet in area and the proposed project would increase the lease area to approximately 1,040 square feet.

A tower extension to 115 feet in height and facility expansion adding approximately 15 feet to the lease area was approved via Planning Commission Resolution 2023-05 (Case File Nos. CUP23-0002 and MIMD123-0001) on January 9, 2023. The approval expired on March 9, 2024.

The Newberg Municipal Code (NMC) defines the following key terms related to the proposed project:

- "Antenna" means the surface from which telecommunication signals are sent and received by a personal wireless service facility.

- "Camouflaged" means a telecommunications facility that is disguised, hidden, part of an existing or proposed structure or placed within an existing or proposed structure such that its presence is not readily discernable as a telecommunications facility.

- "Monopole" means the type of mount that is self-supporting with a single shaft of wood, steel or concrete and a platform (or racks) for panel antennas arrayed at the top.

- "Telecommunications facility" means a land use which generates, detects or processes radio frequency (RF) energy for purposes of wireless telecommunication and which provides commercial transmission capabilities to convey intelligence such as voice, digital data, and still or moving pictures. Services include cellular communication, personal communication services (PS), enhanced specialized mobile radio, specialized mobile radio and paging. The facility may include a cellular tower or monopole; antennas; feedlines; structures to support antennas, feedlines, and other receiving and/or transmitting devices; transmitters, receivers and transceivers; accessory equipment, development and structures; and the land on which they are situated. This definition does not include amateur radio and citizen band radio equipment (see "amateur ("ham") radio" and "citizen band (CB) radio").

Criteria applicable to the proposed project include those related to modification of approved design review (NMC 15.220.020), conditional use permit criteria (NMC 15.225.060), Airport Overlay Subdistrict (NMC 15.340.050), and special use criteria for telecommunications facilities (NMC 15.445.180 through NMC 15.445.240).

G. PRELIMINARY STAFF RECOMMENDATION: The preliminary staff recommendation is made in the absence of public hearing testimony and may be modified after the close of the public hearing. At the time this report was drafted, staff recommends the following motion:

Move to adopt Planning Commission Order 2025-06, which approves the requested conditional use permit with the attached conditions of approval in Exhibit "B".

PLANNING COMMISSION ORDER 2025-06

AN ORDER APPROVING CONDITIONAL USE PERMIT AND MINOR MODIFICATION PLNG-25-11 FOR A TOWER EXTENSION AND COLLOCATION AT 500 E ILLINOIS STREET, YAMHILL COUNTY TAX LOT R3218DD 01000

RECITALS

1. Centerline Communications, on behalf of New Cingular Wireless PCS, LLC (AT&T), applied for a conditional use permit and a minor modification for a tower extension and collocation at 500 E Illinois Street, Yamhill County Tax Lot R3218DD 01000.

2. After proper notice, the Newberg Planning Commission held a public hearing on June 12, 2025, to consider the application. The Commission considered testimony and deliberated.

3. The Newberg Planning Commission finds that the application, as conditioned in Exhibit "B", meets the applicable Newberg Municipal Code criteria as shown in the findings in Exhibit "A".

The Newberg Planning Commission orders as follows:

1. Conditional Use Permit and Minor Modification PLNG-25-11 hereby approved, subject to the conditions contained in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.

2. The findings shown in Exhibit "A" are hereby adopted. Exhibit "A" is hereby adopted and by this reference incorporated.

3. This Order shall be effective on June 27, 2025.

4. This order shall expire one year after the effective date above if the applicant does not obtain a building permit pursuant to this application by that time, unless an extension is granted per Newberg Development Code 15.225.100.

Adopted by the Newberg Planning Commission this 12th day of June 2025.

ATTEST:

Planning Commission Chair

Planning Commission Secretary

List of Exhibits:

Exhibit “A”: Findings

Exhibit “B”: Conditions of Approval

Exhibit "A" to Planning Commission Order 2025-06
Findings – File PLNG-25-11
Telecommunication Facility Modification

A. FINDINGS FOR LAND USE APPLICATIONS (NMC DIVISION 15.200)

Chapter 15.220 SITE DESIGN REVIEW

15.220.020 Site design review applicability.

[…]

E. Modifications to an Approved Design Review. Following design review approval, an applicant may make modifications to the plan consistent with the following procedures. The director will determine whether the proposed modification is a minor or a major modification.

1. Minor modifications are those which are in substantial compliance with the layout, uses and conditions of the original design review. Generally, the characteristics of the project, such as the layout or size of buildings, number of units, number of parking spaces, landscaping areas, and similar changes, are within five percent of those in the original proposal. The director may approve a minor modification under a Type I procedure upon finding that the modification is substantially consistent with the approved design review, is consistent with the provisions of this code and the conditions of approval, and does not have substantially greater impacts on surrounding properties than the original plan. Changes shall meet all development code requirements.

Finding: The proposal includes an expansion of the existing telecommunication facility and leased area located at 500 E Illinois Street. The existing telecommunication facility is a 95-foot monopole stealth facility on a fenced/lease area of approximately 644 square feet. The proposed telecommunication facility modification will expand the lease area approximately 15 to the east adding approximately 400 square feet to the facility. The proposal will extend the existing tower by 20 feet in height to a maximum of 115 feet, add antennas and accessory equipment, ground equipment, and add concealment apparatus to maintain the stealth nature of the faux mono-fir facility. The current facility comprises 0.23 percent of the subject property, and the total area including the proposed expansion will be located on 0.38 percent of the property. The original conditional use permit and design review were approved under CUP-17-0001 and DR2-17-0001.

The proposed modification of the existing wireless telecommunication facility substantially complies with the original conditional use permit and design review approved under CUP-17-001 / DR2-17-001, Planning Commission Order 2017-02. The proposed modifications are substantially compliant with the design review criteria as follows:

1. Design Compatibility – The proposed tower extension will include additional

stealth faux mono-fir camouflaging. The expansion to the facility will be consistent in layout in design with the existing telecommunications facility.

2. Zoning District Compliance – The telecommunications facility is within 2,000 of another tower, which requires a conditional use permit in the M-2 zoning district. In addition, the proposed extension would increase the tower height above 100 feet, which also required a conditional use permit review.

3. Subdistrict Compliance – The subject property is located within the Airport Overlay Subdistrict's conical surface. The proposed tower extension does not intrude into the Conical Imaginary surface, and the requirements of the Airport Overlay Subdistrict are addressed in the findings for NMC 15.340 elsewhere in this staff report.

4. Setbacks and General Requirements - There is not a height limitation in the M-2 zone unless it is within 50 feet of a residential district. The tower is over 120 feet from the nearest residential boundary. The M-2 zoning district requires a 20-foot front yard setback and 10 feet interior yard setback when abutting residentially zoned property. The proposed expansion to the telecommunications facility is approximately 60 feet from the front yard and 46 feet from the nearest interior yard.

5. Landscaping Requirements – Planning Commission Order 2017-02 approved an alternative landscaping plan to meet the Installation Standards for telecommunications facilities. The current site does not include this landscaping, and the approval is conditioned to provide the previously approved landscaping and buffering. The proposed development does not modify other existing landscaping on the site.

6. Signs – Any changes to signage which require permits shall be subject to NMC 15.435.

7. Parking and On-Site Circulation - There is sufficient existing parking on site. The proposed collocation, tower extension, and expansion of ground facilities will not affect the existing parking on site.

8. Manufactured Dwelling, Mobile Home, and RV Parks – The proposed development does not include manufactured dwellings, mobile homes, or RV Parks.

9. Alternative Circulation – The expansion of the telecommunications facility does not modify the existing circulation facilities for other industrial uses on the subject property

10. Traffic Study Improvements – The proposed tower extension and facility expansion will not impact trip generation to the site, and no traffic study is required.

The proposed modifications to the approved Conditional Use Permit and Design Review consist of a less than five prevent increase in facility footprint on the subject property, and upon adherence to the conditions of approval in these findings will be substantially consistent with the approved design review, consistent with the provisions of the code, and does not have substantially greater impacts on surrounding properties than the original plan.

This criterion is met.

2. Other modifications are major modifications. Major modifications are any proposed changes to elements of the approved plan or conditions of approval not meeting the thresholds in subsection (E)(1) of this section. An application for major modification shall be reviewed under the same procedure as the original application. The criteria for approval shall be those for design review.

Finding: The proposed tower extension and facility expansion are a minor modification to the original approval. Because the proposed modifications are not major modifications, this criterion is not applicable.

3. All applications for modifications under this provision shall be considered new applications for the purposes of the 120-day time limit for processing applications in accordance with NMC 15.100.100 and state statutes. The applicant shall acknowledge in writing that this is a new application for purposes of the 120-day rule.

Finding: The Applicant acknowledged the new 120-day time limit for processing the modification application and indicated compliance in the application materials. Because the Applicant acknowledged the requirement that this application is a new application, this criterion is met.

4. The city council shall establish a fee for modification of approved design review by resolution.

Finding: The Applicant paid the required land use application fees established by City Council. This criterion is met.

Chapter 15.225 CONDITIONAL USE PROCEDURES

15.225.060 General conditional use permit criteria – Type III.

A conditional use permit may only be granted if the proposal conforms to the following:

A. ***The location, size, design and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.***

Finding: A telecommunications facility that is over 100 feet is a conditional use in the M-2 zone. The proposed ground equipment will be obscured from view by landscaping and a fence. The facility will be unmanned and require one monthly maintenance trip. which will not generate additional noise or traffic in the neighborhood. The existing wireless facility is a camouflaged, stealth-designed, facility consisting of a faux mono-fir tower. The proposed minor modification will maintain the camouflaged nature and existing stealth operating characteristics of the wireless telecommunication facility by installing faux .

The location, size, design, and operating characteristics of the proposed development are reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood.

This criterion is met.

B. ***The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.***

Finding: The location provides a functional/capacity improvement in coverage for AT&T Wireless and will contribute to the availability and quality of wireless communication service to the central areas of the city. The faux mono-fir design will be an attractive and fitting addition to the architecture of the existing tower. The proposed modification to the existing telecommunication facility will not detract from the residential character of the area.

This criterion is met.

C. ***The proposed development will be consistent with this code.***

Finding: The existing telecommunications facility was approved by Planning Commission Order 2017-02 approving a conditional use permit and site design review and subject to conditions of approval to be consistent with this code. The Applicant submitted a concurrent Design Review Modification, which is addressed in the findings for NMC 15.220.020.

Subject to adherence to conditions of approval, this criterion will be met.

B. FINDINGS FOR ZONING DISTRICTS (NMC DIVISION 15.300)

Chapter 15.340 AIRPORT OVERLAY SUBDISTRICT

15.340.040 Procedures.

A. Development Permits. An application for a development permit for any permitted use within the airport approach safety zone or the displaced threshold approach surface zone which is subject to site design review as required by NMC 15.220.010 et seq. and shall include the following information:

1. The boundaries of the airport imaginary surfaces as they relate to property boundary lines; and

2. The location and height of all existing and proposed buildings, structures, utility lines and roads; and

3. A statement from the Oregon Aeronautics Division indicating whether the proposed use will interfere with operation of the landing facility.

Finding: The subject property is not located within the airport approach safety zone or displaced threshold approach surface zone. This criterion is not applicable.

B. FAA Notice Required. To meet the requirements of Federal Aviation Regulations Part 77, FAA Form 7460-1, Notice of Proposed Construction or Alteration, must be submitted for any construction or alteration of greater height than an imaginary surface extending outward and upward at a slope of 50 to one for a horizontal distance of 10,000 feet from the nearest point of the nearest runway of the airport. Notice is not required for construction or alteration that is shielded by existing structures or terrain as defined in Section 77.15 of Part 77 of the Federal Aviation Regulations.

Finding: The tower is located approximately 5,925 feet from the nearest runway, resulting in an imaginary surface of approximately 118.5 feet. Because the proposed tower extension will be 115 feet in height, this criterion is not applicable.

15.340.050 Limitations.

A. To meet the standards and reporting requirements established in FAA Regulations, Part 77, no structure shall penetrate into the airport imaginary surfaces as defined in this code except as provided in NMC 15.340.030(B).

Finding: The subject property is located within the Conical Surface of the Airport Overlay Subdistrict. The imaginary surface height at the tower location is approximately 376 feet and site elevation is approximately 199 feet. The proposed tower extension will be 115 feet in height.

Because the proposed tower extension will not penetrate the airport imaginary surface, this criterion is met.

B. High density public uses as defined in this code shall not be permitted in the airport approach safety zone or the displaced threshold approach surface zone.

Finding: High density public uses are defined as "a structure or place which the public may enter for such purposes as deliberation, education, worship, entertainment, amusement, awaiting transportation or similar activity where the occupant load is greater than one person per 15 square feet of gross building lot coverage." The proposed development is for the extension of a telecommunications facility and expansion of leased area, and the subject property is not located in the airport approach safety zone or displaced threshold approach surface zone. This criterion is not applicable.

C. Following July 1990, if FAA funds are used by the city to improve or enhance the airport, new structures, buildings and dense uses shall be prohibited in the runway protection zone consistent with federal requirements.

Finding: The subject property is not located in the runway protection zone. This criterion is not applicable.

D. Whenever there is a conflict in height limitations prescribed by this overlay zone and the primary zoning district, the lowest height limitation fixed shall govern; provided, however, that the height limitations here imposed shall not apply to such structures customarily employed for aeronautical purposes.

Finding: There is no height limitation in the M-2 zoning district, except that within 50 feet of a residential zone, the height limitation of the residential zone shall govern. The tower location is greater than 50 feet from the nearest residential zone, and the Airport Overlay Subdistrict height limitation shall govern. This criterion is met.

E. No glare-producing materials shall be used on the exterior of any structure located within the airport approach safety zone.

Finding: The subject property is not located within the airport approach safety zone. This criterion is not applicable.

F. In noise-sensitive areas (within 1,500 feet of an airport or within established noise contour boundaries of 55 Ldn and above for identified airports) where noise levels are a concern, a declaration of anticipated noise levels shall be attached to any building permit or development approval. In areas where the noise level is anticipated to be 55 Ldn and above, prior to issuance of a building permit for construction of noise-sensitive land use (real property normally used for sleeping or normally used as schools, churches, hospitals, or public libraries) the permit applicant shall be required to demonstrate that the indoor noise level will not exceed 55 Ldn. The director will review building permits for noise-sensitive developments.

[Ord. 2451, 12-2-96. Code 2001 § 151.454.]

Finding: The subject property is approximately 5,500 feet from the airport. Because the proposed development is not within a noise-sensitive area, this criterion is not applicable.

C. FINDINGS FOR DEVELOPMENT STANDARDS (NMC DIVISION 15.400)

Chapter 15.445 SPECIAL USE STANDARDS

Article IV. Telecommunications Facilities

15.445.190 Approval criteria.

New transmission towers or replacement of existing towers may be allowed, based on findings by the approval authority that the following criteria are met:

A. A good faith effort has been made to demonstrate that an existing tower cannot accommodate the proposed antennas and/or transmitter.

B. The tower and associate *structures* ***meet the setback, landscaping, parking and vegetation requirements of NMC 15.445.220.***

C. The proposed tower has been structurally designed to accommodate the maximum number of additional users technically practicable.

D. The tower has minimal visual impact on the environment.

E. The tower meets the design review provisions of NMC 15.220.030.

F. The tower does not intrude into the *airport imaginary surface* ***areas as defined in NMC 15.05.030.***

Finding: The proposed project does not include a new or replacement tower.

Because the project does not include a new or replacement tower, the criteria are not applicable.

15.445.200 Application requirements.

An application for approval of a Type II or Type III decision for a radio or television transmission tower shall contain at least the following information before it is complete:

A. Site Plan. Site plan or plans to scale specifying the location of tower(s), guy anchors (if any), transmission building and/or other accessory uses, access, parking, fences, landscaped areas, and adjacent land uses. Such plan shall also demonstrate compliance with NMC 15.445.220(B) and (C).

B. Landscape Plan. Landscape plan to scale indicating size, spacing and type of plantings required in NMC 15.445.220(H).

C. Engineer's Report. Report from a professional engineer licensed in the State of Oregon, documenting the following:

> ***1. Tower height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design. A cross-section of the tower structure shall be included.***
>
> ***2. Total anticipated capacity of the structure, including number and types of antennas which can be accommodated.***
>
> ***3. Evidence of structural integrity of the tower structure as required by the building official.***
>
> ***4. Failure characteristics of the tower and demonstration that the site and setbacks are of adequate size to contain debris.***
>
> ***5. Ice hazards and mitigation measures which have been employed, including increased setbacks and/or de-icing equipment.***
>
> ***6. Specific design and reconstruction plans indicating the means by which the shared use provisions of this section will be met. This submission is required only in the event that the applicant intends to meet the shared use requirements of this section by subsequent reinforcement and reconstruction of the tower.***
>
> ***7. The requirement of subsection (C)(6) of this section may be deferred if:***
>
> > ***a. At the time the building permit for the tower is issued, there are no applications before the FCC that could use the tower; or***
> >
> > ***b. The applications which are before the FCC have contractual arrangements for the use of other towers.***

D. Letter of Intent.

> ***1. The applicant shall provide a letter of intent to lease excess space on the tower structure and to lease additional applicant-controlled excess land on the tower site when the shared-use potential of the tower is absorbed, if structurally and technically possible. A reasonable pro rata charge may be made for shared use, consistent with an appropriate sharing of construction, financing and maintenance costs. Fees may also***

be charged for any structural or RF changes necessitated by such shared use. Such sharing shall be a condition of approval if approval is granted.

2. The applicant shall base charges on generally accepted accounting principles and shall explain the elements included in the charge, including, but not limited to, a pro rata share of actual site selection and processing costs, land costs, site design, construction and maintenance costs, finance costs, return on equity, and depreciation.

E. Tower Capacity. The applicant shall quantify the additional tower capacity anticipated, including the approximate number and types of antennas. The applicant shall also describe any limitations on the ability of the tower to accommodate other uses, e.g., radio frequency interference, mass height, frequency or other characteristics. The applicant shall describe the technical options available to overcome those limitations and reasons why the technical options considered were not chosen to be incorporated. The approval authority shall approve those limitations if they cannot be overcome by reasonable technical means.

F. Evidence of Lack of Space. Evidence of the lack of space on all suitable existing towers to locate the proposed antenna and of the lack of space on existing tower sites to construct a tower for the proposed antenna.

G. Written Authorization. Written authorization from adjoining property owners if needed, under NMC 15.445.220(C).

H. Written Evidence. Written evidence from the Federal Communications Commission related to a request for approval of a reduction in the capacity of the proposed tower under NMC 15.445.220(D), if needed.

Finding: The application materials submitted included a site plan, landscaping plan, and structural elevation details. The Applicant has indicated that any additional engineering design and calculations will be submitted at the time of the building permit application. Prior to the issuance of building permits, the Applicant shall submit any additional engineering report elements required by the Building Official for building permit review. The Applicant is proposing to co-locate on an existing telecommunications facility that is not owned by AT&T, however the existing facility is performing on the provision to lease excess space by allowing the co-location at the facility. The Applicant has indicated that there will be capacity for additional carriers of parameters of the network are met, however as AT&T does not own the facility the approval and limitations of additional co-location are not applicable. The proposed extension is onto an existing facility for the purposes of co-location, and the Applicant is not proposing to construct a new telecommunications tower due to lack of space. The telecommunications facility is located on the subject property and a reduction in the capacity of the tower is not being requested from the Federal Communications Commission, so written authorization and evidence are not required.

Because the Applicant has provided required materials and will provide additional materials prior to the issuance of building permits, upon adherence to the aforementioned condition of approval this criterion will be met.

15.445.210 Conditions of approval.

The following conditions of approval must be met prior to issuance of a building permit for any telecommunications facility:

A. Agency Statements. The applicant shall provide the following information in writing from the appropriate responsible official:

1. Confirmation that a Federal Communications Commission (FCC) antenna structure registration application (FCC 854 Form) has been approved, or a statement that an application is not required.

2. Confirmation that the Federal Aviation Administration (FAA) has been notified and that the facility has not been found to be a hazard to air navigation under FAA regulations, or a statement that compliance is not required.

3. A statement from the Oregon State Department of Aviation (OSDA) that the application has been found to comply with the applicable regulations of the Department, or a statement that no such compliance is required.

4. The director may waive the statements in subsections (A)(1) through (3) of this section when the applicant demonstrates that a good faith, timely effort was made to obtain such responses but that no such response was forthcoming, provided the applicant conveys any response received; and further, provided any subsequent response that is received is conveyed to the approval authority as soon as possible.

Finding: The Applicant has indicated that the required agency statements will be submitted prior to the issuance of a building permit. The Oregon Department of Aviation also provided a referral comment that "In accordance with FAR Part 77.9 and OAR 738-070-0060, the proposed development is required to undergo aeronautical evaluations by the FAA and ODAV. The applicant is required to provide separate notices of construction to both the FAA and ODAV. They should receive the resulting aeronautical determination letters prior to approval of any building permits." Prior to the issuance of building permits, the Applicant shall submit the required agency statements from the Federal Communications Commission, Federal Aviation Administration, and Oregon Department of Aviation, or statements that additional approvals are not required from the appropriate responsible officials.

Upon adherence to the aforementioned condition of approval, this criterion shall be met.

B. Franchise Agreement. The applicant shall complete a franchise or license agreement with the city if the facility is located within the public right-of-way.

Finding: The project is not proposed to occur at a facility located within the public right-of-way.

Because project is not proposed to occur at a facility located within the public right-of-way, the criterion it is not applicable.

15.445.220 Installation standards.

A. Shared Use of Existing Towers. The applicant shall make a good faith effort to substantially demonstrate that no existing tower can accommodate the applicant's proposed antenna/transmitter as described below.

[…]

Finding: The proposed project will modify and expand use of an existing tower to accommodate the project's antennas and related apparatus by co-locating on existing facilities.

Because the proposed extension will be to facilitate the shared use of an existing tower, the criteria are met.

B. Tower Setbacks.

1. Only one tower per lot is authorized. Towers shall be set back from any existing structure on the site, abutting properties, and public rights-of-way a minimum distance equal to 30 percent of the height of the tower, measured from the base of the tower to the structure, abutting property or public right-of-way. All towers shall be set back from a residential zone a distance equal to or greater than 100 percent of the tower height, measured from the base of the tower to the nearest property line of a residentially zoned lot. The setback requirements of this section shall not apply towards:

a. Antennas incorporated into, and no more than 18 feet above, existing or new buildings;

b. Antennas incorporated into, and no more than 18 feet above, existing structures;

c. Antenna support structures incorporated into, and no more than 18 feet above, existing or new buildings.

2. Towers must meet all setback, design and landscape requirements of the code.

3. No new tower may be installed closer than 2,000 feet from any existing or proposed tower, unless approved through the Type III conditional use permit process.

Finding: The proposed project modifies an existing tower and does not propose a new tower. The proposed project does not modify the setback distances of the existing tower that was approved under conditional use permit and design review CUP-17-001 / DR-17-001. The proposed height of the extension will be 115 feet. The 30 percent minimum setback from existing structures on the site, abutting properties, or public right-of-way is 34.5 feet. The closest building on the site is approximately 195 feet away, the closest property line is approximately 35 feet, and the closest public right-of-way is approximately 80 feet away from the tower location. The Application materials indicate that the existing tower is located at least 115 feet away from the nearest residential zoning district, however the City's mapping imagery and taxlot data indicate a discrepancy between the existing conditions on the site and site plan. Prior to the issuance of building permits, the Applicant shall submit updated site plans showing the scaled location of the tower and setback distance from the nearest residential zone, which will govern the structure height limitation.

Upon adherence to the aforementioned condition of approval, this criterion will be met.

C. Guy Setback.

[…]

Finding: The proposed project does not modify the guy anchors associated with the existing telecommunication facility's tower.

Because the project does not modify the guy anchors associated with the existing telecommunication facility's tower, the criteria are not applicable.

D. Required Sharing of New Towers. All new towers shall be designed to structurally accommodate the maximum number of additional users technically practicable, but in no case less than the following:

[…]

Finding: The proposed project does not include a new or replacement tower.

Because the project does not include a new or replacement tower, the criteria are not applicable.

E. Visual Impact. The applicant shall demonstrate that the tower can be expected to have the least visual impact on the environment, taking into consideration technical, engineering, economic and other pertinent factors. Towers shall be painted and lighted as follows:

1. ***Towers 200 feet or less in height shall be painted in accordance with regulations of the Federal Aviation Administration and/or Oregon State Department of Aviation. Where such regulations do not apply, towers shall be camouflaged. All new towers and antennas must either be camouflaged or employ appropriate stealth technologies that are visually compatible with a host building or structure, or the surrounding natural environment. The type of camouflage may include trees, flagpoles, bell towers, smoke stacks, steeples; however, other types of camouflage may be approved at the discretion of the decision making body.***

2. ***Towers more than 200 feet in height shall be painted in accordance with regulations of the Federal Aviation Administration and the Oregon State Department of Aviation.***

3. ***Towers shall be illuminated as required by the Federal Aviation Administration and the Oregon State Department of Aviation.***

4. ***Towers shall be the minimum height necessary to provide parity with existing similar tower-supported antennas and shall be freestanding where the negative visual effect is less than would be created by use of a guyed tower.***

Finding: The existing wireless facility is a camouflaged, stealth-designed, facility consisting of a faux mono-fir tower that is 95 feet in height. The proposed project will collocate antennas and accessory equipment on the tower following an extension of the existing tower from 95 feet to 115 feet in height using socks and faux branches to screen the aerial equipment. Additionally, the proposed project will expand the existing lease area 15 feet to the east.

The proposed project demonstrates that the tower will be expected to have the least visual impact on the environment because it adds camouflaged features to the modified project areas, maintaining the stealth nature approved through conditional use permit and design review CUP-17-001 / DR-17-0001.

The criteria are met.

F. Parking. A minimum of two parking spaces shall be provided on each site; an additional parking space for each two employees shall be provided at facilities which require on-site personnel. The director may authorize the joint use of parking facilities subject to the requirements of NMC 15.440.050.

Finding: The existing telecommunication facility is unmanned. The proposed project will not alter the parking requirements or traffic impacts for the telecommunication facility or subject property.

Because the project will not alter the parking requirements or traffic impacts for the telecommunication facility or subject property, the criterion is not applicable.

G. Vegetation. Existing landscaping on the site shall be preserved to the greatest practical extent. The applicant shall provide a site plan showing existing significant vegetation to be removed, and vegetation to be replanted to replace that lost.

Finding: The proposed project will expand the lease area and add landscaping to the site where none currently exists along the eastern and western sides of the lease area.

This criterion is met.

H. Landscaping. Landscape material shall include the following:

1. For towers 200 feet tall or less, a 20-foot-wide landscape buffer is required immediately adjacent to the structure containing the telecommunications facility. At least one row of evergreen trees or shrubs, not less than four feet high at the time of planting, and spaced not more than 15 feet apart, shall be provided within the landscape buffer. Shrubs should be of a variety which can be expected to grow to form a continuous hedge at least five feet in height within two years of planting. Trees and shrubs in the vicinity of guy wires shall be of a kind that would not exceed 20 feet in height or would not affect the stability of the guys, should they be uprooted, and shall not obscure visibility of the anchor from the transmission building or security facilities and staff.

2. For towers more than 200 feet tall, a 40-foot-wide landscape buffer shall be provided immediately adjacent to the structure containing the telecommunications facility. Provide at least one row of evergreen shrubs spaced not more than five feet apart which will grow to form a continuous hedge at least five feet in height within two years of planting; one row of deciduous trees, not less than one-and-one-half-inch caliper measured three feet from the ground at the time of planting, and spaced not more than 20 feet apart; and at least one row of evergreen trees, not less than four feet at the time of planting, and spaced not more than 15 feet apart. Trees and shrubs in the vicinity of guy wires shall be of a kind that would not exceed 20 feet in height or would not affect the stability of the guys, should they be uprooted, and shall not obscure visibility of the anchor from the transmission building or security facilities and staff.

3. In lieu of these standards, the approval authority may allow use of an alternate detailed plan and specifications for landscaping, screening, plantings, fences, walls, structures and other features designed to camouflage, screen and buffer towers and accessory uses. The plan shall accomplish the same degree of screening achieved in subsections (H)(1) and (2) of this section, except as lesser requirements are desirable for adequate visibility for security purposes.

4. ***Grounds maintenance, including landscaping, shall be provided and maintained for the duration of the use, to encourage health of plant material and to protect public health and safety. The maintenance shall be the responsibility of the property owner, and/or the lessee of the property, and/or the owner of the tower.***

Finding: The proposed project occurs at an existing telecommunications facility. Conditional use permit and design review CUP-17-001 / DR-17-001 approved a landscaping design that was described in the staff report as:

> "a site obscuring fence around the ground equipment, and a 4 foot tall hedge on the east and west sides of the ground equipment. The northern side has no landscaping to allow driveway access. The landscape proposal is minimal but meets the intent of the code by providing hedges where possible, and buffering the view of the ground equipment. The tower meets the 100 foot setback requirement from residential areas, and the 30 foot setback requirement from structures and the public right-of-way. The driveway provides parking for service visits. The proposal meets the structure, landscaping, parking and vegetation requirements."

The applicant is proposing to add a landscaping buffer to the eastern and western boundaries of the lease area. The original land use approval included buffering with 17 Giant Arborvitae shrubs, and the included landscape plan indicates 9 will be provided. Prior to the issuance of building permits, the Applicant shall submit updated landscaping plans meeting the landscaping screening originally approved or a landscaping plan substantially compliant.

Upon adherence to the aforementioned condition of approval, this criterion is met.

D. CONCLUSION:

Based on the above-mentioned findings, the application meets the required criteria within the Newberg Municipal Code, subject to completion of the attached conditions.

Exhibit "B" to Planning Commission Order 2025-06
Conditions of Approval – File PLNG-25-11
Telecommunication Facility Modification – 500 E Illinois Street

A. THE FOLLOWING MUST BE COMPLETED BEFORE THE CITY WILL ISSUE A BUILDING PERMIT:

1. **Permit Submittal:** Submit a building permit application, two (2) complete working drawing sets of the proposed project. Show all the features of the plan approved through design review, including the following:

   a. Mechanical details
   b. Structural details

2. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.

3. Prior to the issuance of building permits, the Applicant shall submit any additional engineering report elements required by the Building Official for building permit review.

4. Prior to the issuance of building permits, the Applicant shall submit the required agency statements from the Federal Communications Commission, Federal Aviation Administration, and Oregon Department of Aviation, or statements that additional approvals are not required from the appropriate responsible officials.

5. Prior to the issuance of building permits, the Applicant shall submit updated site plans showing the scaled location of the tower and setback distance from the nearest residential zone, which will govern the structure height limitation.

6. Prior to the issuance of building permits, the Applicant shall submit updated landscaping plans meeting the landscaping screening originally approved or a landscaping plan substantially compliant.

B. THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY

1. **All conditions** noted above must be completed prior to occupancy.

2. **Design Review Conditions:** Contact the Planning Division (503-537-1240) to verify that all design review conditions have been completed.

3. **Site Inspections:**

   a. Contact the Building Division (503-537-1240) for Building, Mechanical,

and Plumbing final inspections.

b. Contact the Fire Department (503-537-1260) for Fire Safety final inspections.

c. Contact Yamhill County (503-538-7302) for electrical final inspections.

d. Contact the Planning Division (503-537-1240) for landscaping final inspections.

PLNG-25-11
Attachment 1: Application and Supplemental Materials

WIRELESS –Type III (CUP) Application & Type III Design Review
Wireless Communications Facility
(AT&T: PC81 Newberg Downtown)

Submitted to City of Newberg, Washington
Economic & Community Department

DATE: 2.19.25

J5 Infrastructure Partners on behalf of New Cingular Wireless PCS, LLC ("AT&T") 19801 SW 72nd Ave. Ste 200, Tualatin, OR 97062

Representative:	Centerline Communications, LLC 23035 SE 263rd Street (Remote) Maple Valley, WA 98038 **Contact:** Phillip Kitzes 206.227.7445 pkitzes@clinellc.com
Property-Owner:	Newberg Industrial Park Attn: Andre & Kathleen Meyer 23500 Scholls Ferry Road Hillsboro, OR 97123
Project Address:	500 East Illinois Street Newberg, OR 97132
Description & Tax Lot:	GPS Coordinates: 45.305344, -122.97447 Parcel No. R3218DD01000
Zoning Classification:	Light Industrial (M-2)

Centerline Communications, LLC, is submitting this application on behalf of New Cingular Wireless PCS, LLC ("AT&T").

1. PROJECT OVERVIEW

AT&T is proposing to construct a new 20-foot extension to the existing monopine ("WCF" or "facility"), PC81 Newberg DT site, at the abovementioned address. The objective is to provide outdoor, in vehicle, and in-building coverage within a geographic area in high demand. All ground equipment will be located within a 15'x28.7' (431 SF) secured lease area. The antennas and ancillary equipment will be colored to match the structure and screened with stealth technology to match the existing monopine. There will be a backup generator for emergency purposes only.

AT&T intends for its application of the proposed Wireless Communication Facility (WCF) to include the following documents (collectively, "AT&T's Application"):

- **Attachment 1 Project Narrative (this document)**
- **Attachment 2 Statement of Code Compliance**
- **Attachment 3 CUP Application (Type III)**
- **Attachment 4 Minor Modification Application (Type II)**
- **Attachment 5 Letter of Authorization (landowners)**
- **Attachment 6 RF Justification Report**
- **Attachment 7 Statement of Safety Compliance (AT&T)**
- **Attachment 8 Noise Report**
- **Attachment 9 FCC License**
- **Attachment 10 RFSSRP Report**
- **Attachment 11 Phase 1 EAS Report**
- **Attachment 12 Land Use Plan Set (incl. landscape)**
- **Attachment 13 Legal Description**
- **Attachment 14 Public Notification (draft)**
- **Attachment 15 Photo-simulations**

As shown in AT&T's Application, AT&T's proposal meets the city's criteria for siting new wireless communications facilities and complies with all other applicable municipal, state, and federal regulations. AT&T's proposal is also the least intrusive means of meeting AT&T's service objective. Accordingly, AT&T respectfully requests that the city approve this project as proposed and modify the approved conditional use permit to allow collocation.

Please Note: The responses and information included in **this document** are intended to support and supplement this application request. All references to "Attachments" in this Project Narrative and the Statement of Code Compliance are in reference to the attachments included as part of AT&T's Application. It should also be noted that there was a CUP and Minor Modification approval for the same request being sought—CUP23-0002 & MMD123-0001.

2. PROPOSED PROJECT DETAILS

2.1. Subject Property. Detailed information regarding the subject property and proposed lease area is included in **Attachment 12, Land Use Plan Set.**

2.1.1. Proposed Location; Use; Zoning.

- The property is approximately 6.18 acres and zoned Light Industrial (M-2). The existing wireless facility is in the easterly portion of the property. The property is relatively flat and there is very little vegetation. The primary us of the site is for light industrial and here are many buildings and out structures. The existing 95-foot wireless facility is a stealth design—monopine.

The proposal is to extend the pole 20 feet to allow for the collocation of the new antennas without interfering with the existing carrier. The aerial equipment will be screened (socks) and will be covered with faux branches. (Note: The existing carrier will be moved to the top (115') and AT&T will take their spot at the existing height (95').)

Surrounding land uses include:

- North: Residences
- South: Train tracks, residential
- East: Vacant
- West: Residential

2.1.2. Lease Area.

- Again, the lease area is a 15'x 24.6' (368 SF) within an existing secured fence area (slated chain-link with razor wire) that will contain the ground equipment and the emergency backup generator. (the "Lease Area").

2.1.3. Access and Parking.

- Access is from E. Illinois Street (gated) via an existing 13'-wide dirt/gravel path.
- There will be parking in front of the lease area. As the proposed Facility will be an unmanned wireless facility, after the initial construction, AT&T will only regularly access the Facility for maintenance and inspections, which will likely generate no more than one or two trips per month with a single vehicle.

2.1.4. Utilities.

- **Power.** Power will be provided by the local purveyor. AT&T's GC will install a new meter base and will run conduit from the new meter base to the new equipment. A bridge will be provided from the equipment to the antennas.
- **Fiber.** Fiber to the Facility will be provided via the local fiber purveyor.
- **Other.** Given this is an unmanned wireless communications facility, no water, sewer, or other utilities are required.

2.2. Wireless Facilities and Equipment. Specifications of the facilities outlined below, including a site plan, can be found in **Attachment 12, Land Use Plan Set.**

2.2.1. Antennas and accessory equipment.

- The Three (3) Sectors on the 20-foot monopine extension will contain the following AT&T equipment:
- Nine (9) panel antennas
- Twelve (12) remote radio head units (RRHs)
- Three (3) remote RRH mounts

- Two (2) surge protectors
- Three (3) Mounting Brackets
- All other associated and accessory equipment

2.2.2. Ground equipment.

- Ground equipment includes:
- Two (2) Equipment cabinets (one walk-up)
- One (1) Generator w/ concrete pad
- One (1) Cable Bridge
- One (1) GPS
- Fiber/cable vaults
- All associated and accessory equipment

3. NETWORK COVERAGE AND SERVICES.

3.1. Overview—AT&T 4G LTE. AT&T is upgrading and expanding its wireless communications network throughout the Pacific Northwest, including the installation of the latest 4G technology at this proposed facility. LTE stands for "Long Term Evolution." This acronym refers to the ongoing process of improving wireless technology standards with speeds up to ten times faster than 3G. LTE technology is the next step in increasing broadband speeds to meet the demands of uses and the variety of content accessed over mobile networks.

Upon completion of this update, AT&T will operate a state-of-the-art digital network of wireless communications facilities throughout the proposed coverage area as part of its nationwide wireless communications network.

The new Facility will allow for uninterrupted wireless service in the targeted service area with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls within the area.

3.2. Network Service Objectives for Proposed Facility. The proposed new facility is a service coverage site., AT&T's existing coverage in the area is at or near its capacity and is insufficient for the volume of traffic. There are gaps in the coverage area in the immediate vicinity and north and south of the site

The proposed Facility meets AT&T's service objectives to provide sufficient continuous and uninterrupted outdoor, in-vehicle, and in-building wireless service within the Targeted Service Area, resulting in fewer dropped calls, improved call quality, and improved access to additional wireless services the public now demands (this includes emergency 911 calls).

In addition to AT&T LTE commercial facilities, this proposed WTF will include facilities to support FirstNet. As a FirstNet site, this proposed WTF is part of a more significant initiative by AT&T to upgrade existing wireless sites and to build new sites to support FirstNet and deploy the new frequency band for first responders ("Band 14"). Placing antennas at the minimum height necessary to reliably make and receive telephone calls and provide data service in the presence of varying signals is crucial for the efficient and effective operation of this site as a FirstNet Network site.

4. SEARCH RING. AT&T's radio frequency ("RF") engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives for the Targeted Service Area. From this study,

AT&T's RF engineers identified a specific geographic area or "search ring" area, where a WTF may be located to provide effective service. The search ring established for this proposal is provided in **Attachment 6, RF Justification Report**.

5. APPLICABLE LAW

5.1. Local Codes. Pursuant to the Newberg Development Code, Chapter 15.305.020 (Zoning Use Table Condition 19), a conditional use permit (Type III) is required telecommunication facilities above 100 feet in height. Furthermore, the project will be making modifications to an approved Design Review application (Type III) and must go through a 2nd review (Minor Modification) to ensure the revisions are consistent with original approval. See **Attachment 2, Statement of Code Compliance** for AT&T's demonstration of compliance with the applicable code sections.

5.2. Federal Law. Federal law, primarily found in the Telecommunications Act of 1996 ("Telecom Act") acknowledges a local jurisdiction's zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

5.2.1. Local jurisdictions may not materially limit or inhibit. The Telecom Act prohibit a local jurisdiction from taking any action on a wireless siting permit that "prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services." 47 U.S.C. §332(c)(7)(B)(i)(II). According to the Federal Communications Commission ("FCC") Order adopted in September 2018, a local jurisdiction's action has the effect of prohibiting the proviso of wireless service when it "materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment."[2] Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility terms of adding capacity, updating to new technologies, and/or maintaining high quality service.[3] While an applicant is no longer required to show a significant gap in service coverage, in the Ninth Circuit, local jurisdiction clearly violates section 332(c)(7)(B)(i)(II) when it prevents a wireless carrier from using the least intrusive means to fill a significant gap in service coverage. *T-Mobile U.S.A., Inc. v. City of*

Anacortes, 572 F.3d 987, 988 (9th Cir. 2009).

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[1] *Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, WT Docket No. 17-79, WC Docket No. 17-84 (rel. Sept. 27, 2018); 83 Fed. Reg. 51867 (Oct. 15,2018) ("FCC Order"). [2] Id. at ¶ 35. [3] Id. at ¶¶ 34-42.

- **Significant Gap**. Reliable in-building coverage is now a necessity and every community's expectation. Consistent with the abandonment of land line telephones and reliance on only wireless communications, federal courts now recognize that a "significant gap" can exist based on inadequate in-building coverage. See, e.g., *T-Mobile Central, LLC v. Unified Government of Wyandotte County/Kansas City,* 528 F. Supp. 2d 1128, 1168-69 (D.Kan. 2007*), affirmed in part,* 546 F.3d 1299 (10th Cir. 2008); *MetroPCS, Inc. v. City and County of San Francisco,* 2006 WL 1699580, *10-11 (N.D. Cal. 2006).

- **Least Intrusive** Means. The least intrusive means standard "requires that the provider 'show that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values that the denial sought to serve.'" 572 F.3d at 995, *quoting MetroPCS, Inc. v. City of San Francisco*, 400 F.3d 715, 734 (9th Cir. 2005). These values are reflected by the local code's preferences and siting requirements.

5.2.2. Environmental and health effects prohibited from consideration. Also under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). AT&T has included with this application a statement from its radio frequency engineers demonstrating that the proposed facility will operate in accordance with the Federal Communications Commission's RF emissions regulations. *See* **Attachment 6, RF Justification Report**. Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed site should be disregarded in this proceeding.

5.2.3. No discrimination amongst providers. Local jurisdiction also may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities.

5.2.4. Shot Clock. Finally, the Telecom Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. 47 U.S.C. § 332(c)(7)(B)(ii).

The FCC has issued a "Shot Clock" rule to establish a deadline for the issuance of land use permits for wireless facilities. 47 C.F.R. § 1.6001, *et seq*. According to the Shot Clock rule, a reasonable period for local government to act on wireless applications is 120 days for a collocation application, with "collocation" defined to include an attachment to any existing structure regardless of whether it already supports wireless, and 150 days for all other applications.

The Shot Clock applies to all authorizations required for siting a wireless facility, including the building permit, and all application notice and administrative appeal periods. Pursuant to federal law, the reasonable time period for review of this application is 150 days.

Thank you for your time and consideration in the review of this request. Please feel free to contact me by phone (206.227.7445) or email (pkitzes@clinellc.com) if there are any questions or comments.

CENTERLINE COMMUNICATIONS, LLC

Phil Kitzes

PHILLIP KITZES
Project Manager

STATEMENT OF CODE COMPLIANCE
WIRELESS –CUP (Type III) & SITE DESIGN REVIEW (Type III) APPLICATION
Collocation Wireless Communications Facility
(AT&T: PC81 Newberg Downtown)

Submitted to City of Newberg, Washington
Economic & Community Department

DATE: 2.19.25

AT&T's Conditional Use Permit (Type III) & Minor Modification (Type III) application (the "Application") for collocation onto an existing telecommunication facility ("Facility") in the Light Industrial (M-2) zone is subject to and complies with all requirements of the Newberg Development Code ("NDC"), which are addressed in this Statement of Code Compliance in the following order:

Relevant Requirements of Newberg Development Code

15.220 Site Design Review
15.305.020 Zoning Use Table
15.322 M-2 Light Industrial District
15.445 Article IV. Telecommunications Facilities
15.100 Land Use Process and Procedures
15.225 Conditional Use Procedures

PLEASE NOTE: AT&T's responses to the above referenced criteria are indicated below each applicable provision in ***blue text***. Any reference to an "Attachment" is in reference to an attachment included in AT&T's application for the proposed Facility. It should also be noted that an application for the existing facility was originally submitted and approved under CUP-17-001 / DR2-17-001. In 2023, an application was later made for the same requested collocation project (CUP3-002 / MIMD123-001) and was approved. However, time has lapsed, and a new CUP and Design Review is required (per Pre-Application Meeting on 1.7.25).

15.220 SITE DESIGN REVIEW.

15.220.020.E. Modification to an Approved Design Review.

1. Minor modifications are those which are in substantial compliance with the layout, uses and conditions of the original design review. Generally, the characteristics of the project, such as the layout or size of buildings, number of units, number of parking spaces, landscaping areas, and similar changes, are within five percent of those in the original proposal. The director may approve a minor modification under a Type I procedure upon finding that the modification is substantially consistent with the approved design review, is consistent with the provisions of this code and the conditions of approval, and does not have substantially greater impacts on surrounding properties than the original plan. Changes shall meet all development code requirements.

   RESPONSE: *This will be a Type III Site Design Review to modify a previously approved CUP & Site Design Review.*

2. Other modifications are major modifications. A change in the whole application or substantive parts of an application shall be considered a new application. The modified application shall be reviewed under the same procedure as the original application. The criteria for approval shall be those for design review.

   RESPONSE: *Not applicable.*

3. All applications for modifications under this provision shall be considered new applications for the purposes of the 120-day time limit for processing applications in accordance with NMC 15.100.100 and state statutes. The applicant shall acknowledge in writing that this is a new application for purposes of the 120-day rule.

   RESPONSE: *The applicant is compliant.*

4. The city council shall establish a fee for modification of approved design review by resolution.

   RESPONSE: *The applicant is compliant.*

15.305 ZONING USE TABLE.

Definition: Telecommunication facility, including radio towers and transmitters, which are over 100 feet require a CUP in the M-2 zone.

RESPONSE: *The applicant is submitting for a Conditional Use Permit (Type III) and a Minor Site Design Review (Type III) for this request to extend the height of the pole 20 feet.*

15.322 M-2 LIGHT INDUSTRIAL DISTICT.

Definition: Telecommunication facility, including radio towers and transmitters, which are over 100 feet require a CUP in the M-2 zone.

RESPONSE: *The applicant is submitting for a Conditional Use Permit (Type III) and Minor Site Plan Review (Type III) for this request to extend the height of the pole 20 feet.*

15.445 ARTICLE IV. TELECOMMUNICATION FACILITIES. (Applicable Sections)

15.445.180 Description and purpose.

The purpose of this article is to:

A. Allow new transmission towers, but only when necessary to meet functional requirements of the broadcast industry.
B. Minimize visual impacts of towers through careful design, siting and vegetative screening.
C. Avoid potential damage to adjacent properties from tower failure and falling ice, through engineering and careful siting of tower structures.
D. Lessen impacts on surrounding residential areas.
E. Maximize use of any new transmission tower so as to minimize the need to construct new towers.

RESPONSE: *The proposal is to collocate onto an existing wireless facility by extending 20 feet and does not require a new structure. The extension and aerial equipment will be appropriately screened, as is the existing stealth monopine. The original CUP approval required plantings around the leased area—there is none. This proposal will place plantings around the compound to mitigate the lack of vegetation. The surrounding residential neighborhood will be served with another viable wireless alternative for home and office use. The impacts are minimized by utilizing the existing structure.*

15.445.190 Approval Criteria.

New transmission towers or replacement of existing towers may be allowed, based on findings by the approval authority that the following criteria are met:

A. A good faith effort has been made to demonstrate that an existing tower cannot accommodate the proposed antennas and/or transmitter.
B. The tower and associate structures meet the setback, landscaping, parking and vegetation requirements of NMC 15.445.220.
C. The proposed tower has been structurally designed to accommodate the maximum number of additional users technically practicable.
D. The tower has minimal visual impact on the environment.
E. The tower meets the design review provisions of NMC 15.220.030.
F. The tower does not intrude into the airport imaginary surface areas as defined in NMC 15.05.030.

RESPONSE: *Again, the project extends the existing pole (monopine) 20 feet to allow collocation of two carriers at the single facility. The additional equipment will go inside the existing compound and will not affect the existing landscaping, parking or setbacks. The existing tower is 95 feet tall, and the requirement is to be setback at least 30% of the height (28.5') or 100% (95') to the nearest residential property line. The existing setbacks are:*

- *North (street): 76.5' (P/L)*
- **South: 43.5' (P/L), 120' to Residential*
- *East: 69' (P/L)*
- *West: 745.5' (P/L)*

*(*Note: Per County Assessor's Map, the right-of-way for the train tracks is approximately 75' wide at this point.)*

Therefore, the setback requirements are met.

The additional 20 feet means the required setbacks are as follows: 34.5 feet (30%) from a property line and 115' (100%) from residential. Based on the above calculations, the setbacks are still met for this proposal.

The existing tower is constructed to allow for multiple users, but the extension is necessary to allow proper separation for interference. The tower will not intrude into airport imagery surface areas. The facility will remain stealth—the extension will have faux branches, and the equipment will be covered in socks to further reduce visibility. (Note: AT&T is going at the tip height of the existing aerial equipment at 95'—Verizon is moving up to new height (115' to the tip.)

15.445.200 Approval Application Requirements.

An application for approval of a Type II or Type III decision for a radio or television transmission tower shall contain at least the following information before it is complete:

A. Site Plan. Site plan or plans to scale specifying the location of tower(s), guy anchors (if any), transmission building and/or other accessory uses, access, parking, fences, landscaped areas, and adjacent land uses. Such plan shall also demonstrate compliance with NMC 15.445.220(B) and (C).

RESPONSE: *Please see* ***Attachment 12, Land Use Plan Set****.*

B. Landscape Plan. Landscape plan to scale indicating size, spacing and type of plantings required in NMC 15.445.220(H).

RESPONSE: *The existing perimeter landscaping, as approved under the original CUP, is not present. Therefore, AT&T will be responsible to re-plant this vegetative buffer. Please See the Landscape Plan in* ***Attachment 12, Land Use Plan Set.***

C. Engineer's Report. Report from a professional engineer licensed in the State of Oregon, documenting the following:

1. Tower height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design. A cross-section of the tower structure shall be included.
2. Total anticipated capacity of the structure, including number and types of antennas which can be accommodated.
3. Evidence of structural integrity of the tower structure as required by the building official.
4. Failure characteristics of the tower and demonstration that the site and setbacks are of adequate size to contain debris.
5. Ice hazards and mitigation measures which have been employed, including increased setbacks and/or de-icing equipment.
6. Specific design and reconstruction plans indicating the means by which the shared use provisions of this section will be met. This submission is required only in the event that the applicant intends to meet the shared use requirements of this section by subsequent reinforcement and reconstruction of the tower.
7. The requirement of subsection (C)(6) of this section may be deferred if:
    a. At the time the building permit for the tower is issued, there are no applications before the FCC that could use the tower; or
    b. The applications which are before the FCC have contractual arrangements for the use of other towers.

RESPONSE: *The structural engineering design and calculations will be submitted at the time of the building permit application.*

D. Letter of Intent.

1. The applicant shall provide a letter of intent to lease excess space on the tower structure and to lease additional applicant-controlled excess land on the tower site when the shared-use potential of the tower is absorbed, if structurally and technically possible. A reasonable pro rata charge may be made for shared use, consistent with an appropriate sharing of construction, financing and maintenance costs. Fees may also be charged for any structural

or RF changes necessitated by such shared use. Such sharing shall be a condition of approval if approval is granted.

2. The applicant shall base charges on generally accepted accounting principles and shall explain the elements included in the charge, including, but not limited to, a pro rata share of actual site selection and processing costs, land costs, site design, construction and maintenance costs, finance costs, return on equity, and depreciation.

RESPONSE: *The structure is not AT&T's; thus, they do not have the right to dictate the space on the pole or in the compound. However, the underlying tower owner (Verizon) has performed on this provision by allowing AT&T to collocate at this facility. There is not sufficient space inside the existing ground area; therefore, the proponent is acquiring more lease area from the underlying landowner.*

E. Tower Capacity. The applicant shall quantify the additional tower capacity anticipated, including the approximate number and types of antennas. The applicant shall also describe any limitations on the ability of the tower to accommodate other uses, e.g., radio frequency interference, mass height, frequency or other characteristics. The applicant shall describe the technical options available to overcome those limitations and reasons why the technical options considered were not chosen to be incorporated. The approval authority shall approve those limitations if they cannot be overcome by reasonable technical means.

RESPONSE: *The project is collocation onto an existing wireless facility be extending the structure 20 feet. There is room available for another carrier if it meets the parameters of the network requirements. AT&T will preclude anyone from going onto the structure as it is not their structure.*

F. Evidence of Lack of Space. Evidence of the lack of space on all suitable existing towers to locate the proposed antenna and of the lack of space on existing tower sites to construct a tower for the proposed antenna.

RESPONSE: *Again, AT&T is collocating onto an existing facility; therefore, space exists at the structure. Again, there was not sufficient ground space; therefore, they are leasing additional land from the underlying property owner.*

G. Written Authorization. Written authorization from adjoining property owners if needed, under NMC 15.445.220(C).

RESPONSE: *Not Applicable.*

H. Written Evidence. Written evidence from the Federal Communications Commission related to a request for approval of a reduction in the capacity of the proposed tower under NMC 15.445.220(D), if needed.

RESPONSE: *Not Applicable.*

15.445.210 Conditions of approval.

The following conditions of approval must be met prior to issuance of a building permit for any telecommunications facility:

A. Agency Statements. The applicant shall provide the following information in writing from the appropriate responsible official:
   1. Confirmation that a Federal Communications Commission (FCC) antenna structure registration application (FCC 854 Form) has been approved, or a statement that an application is not required.
   2. Confirmation that the Federal Aviation Administration (FAA) has been notified and that the facility has not been found to be a hazard to air navigation under FAA regulations, or a statement that compliance is not required.
   3. A statement from the Oregon State Department of Aviation (OSDA) that the application has been found to comply with the applicable regulations of the Department, or a statement that no such compliance is required.
   4. The director may waive the statements in subsections (A)(1) through (3) of this section when the applicant demonstrates that a good faith, timely effort was made to obtain such responses but that no such response was forthcoming, provided the applicant conveys any response received; and further, provided any subsequent response that is received is conveyed to the approval authority as soon as possible.

B. Franchise Agreement. The applicant shall complete a franchise or license agreement with the city if the facility is located within the public right-of-way.

RESPONSE: *Requirements will be met prior to issuance of the building permit.*

15.445.220 Installation Standards.

A. Shared Use of Existing Towers. The applicant shall make a good faith effort to substantially demonstrate that no existing tower can accommodate the applicant's proposed antenna/transmitter as described below.

   1. The applicant shall contact the owners of all existing towers, of a height roughly equal to or greater than the height of the tower proposed by the applicant. A list shall be provided of all owners contacted, the date of such contact, and the form and content of such contact.

      RESPONSE: *Not applicable—collocation project.*

   2. Such contact shall be made in a timely manner; that is, sufficiently before the filing of an application for a hearing to include a response into the application when filed.
      a. Where an existing tower is known to have capacity for additional antennas of the sort proposed, the application for a new tower shall not be deemed complete until the owner of the existing tower responds. Failure of a listed owner to respond shall not be relevant to the approval authority if a timely, good faith effort was made to obtain a response and a response was not received within 30 days of the request.
      b. The director shall maintain and provide, on request, records of responses from each owner.
      c. Once an owner demonstrates an antenna of the sort proposed by the applicant cannot be accommodated on the owner's tower as described below, the owner need not be contacted by future applicants for antennas of the sort proposed.

      RESPONSE: *Not applicable—collocation project.*

3. The applicant shall provide the following information from each owner contacted:
   a. Identification of the site by location, tax lot number, existing uses, and tower height.
   b. Whether each such tower could structurally accommodate the antenna proposed by the applicant without requiring structural changes be made to the tower. To enable the owner to respond, the applicant shall provide each such owner with the height, length, weight, and other relevant data about the proposed antenna.
   c. Whether each such tower could structurally accommodate the proposed antenna if structural changes were made, not including totally rebuilding the tower. If so, the owner shall specify in general terms what structural changes would be required.
   d. If structurally able, would shared use by such existing tower be precluded for reasons related to RF interference. If so, the owner shall describe in general terms what changes in either the existing or proposed antenna would be required to accommodate the proposed tower, if at all.
   e. If shared use is possible based on subsections (A)(3)(a) through (d) of this section, the fee an owner of an existing tower would charge for such shared use.

   RESPONSE: *Not applicable.*

4. Shared use is not precluded simply because a reasonable fee for shared use is charged, or because of reasonable costs necessary to adapt the existing and proposed uses to a shared tower. The approval authority may consider expert testimony to determine whether the fee and costs are reasonable. Costs exceeding new tower development are presumed unreasonable.

   RESPONSE: *Not applicable*

B. Tower Setbacks.
   1. Only one tower per lot is authorized. Towers shall be set back from any existing structure on the site, abutting properties, and public rights-of-way a minimum distance equal to 30 percent of the height of the tower, measured from the base of the tower to the structure, abutting property or public right-of-way. All towers shall be set back from a residential zone a distance equal to or greater than 100 percent of the tower height, measured from the base of the tower to the nearest property line of a residentially zoned lot. The setback requirements of this section shall not apply towards:
      a. Antennas incorporated into, and no more than 18 feet above, existing or new buildings;
      b. Antennas incorporated into, and no more than 18 feet above, existing structures;
      c. Antenna support structures incorporated into, and no more than 18 feet above, existing or new buildings.

      RESPONSE: *There is only one (1) existing wireless facility on the subject property. The existing setback is a minimum of 115' from any residentially zoned property. Thus, the proposal of a 115-foot monopine will meet the setback requirement. (Note: This total includes the street and train right-of-way. Please see the Site Plan in* ***Attachment 12, LU Plan Set****.)*

   2. Towers must meet all setback, design and landscape requirements of the code.

      RESPONSE: *Again, the setback requirements are being met by this project. Per NMC 15.445.220(H), the original project required perimeter landscaping around compound—there*

is none. As part of this project, the proponent will re-plant the required vegetation around the entire to meet the approved landscaping requirements of the previous project.

3. No new tower may be installed closer than 2,000 feet from any existing or proposed tower, unless approved through the Type III conditional use permit process.

   RESPONSE: *Not applicable.*

C. Guy Setback.

   RESPONSE: *Not Applicable.*

D. Required Sharing of New Towers.

   RESPONSE: *Not Applicable.*

E. Visual Impact. The applicant shall demonstrate that the tower can be expected to have the least visual impact on the environment, taking into consideration technical, engineering, economic and other pertinent factors. Towers shall be painted and lighted as follows:
   1. Towers 200 feet or less in height shall be painted in accordance with regulations of the Federal Aviation Administration and/or Oregon State Department of Aviation. Where such regulations do not apply, towers shall be camouflaged. All new towers and antennas must either be camouflaged or employ appropriate stealth technologies that are visually compatible with a host building or structure, or the surrounding natural environment. The type of camouflage may include trees, flagpoles, bell towers, smoke stacks, steeples; however, other types of camouflage may be approved at the discretion of the decision making body.

      RESPONSE: *The existing structure is camouflaged as a monopine. The 20-foot extension (115' total)) is designed to continue the same concept with the antennas blocked with socks and faux branches screening the aerial equipment.*

   2. Towers more than 200 feet in height shall be painted in accordance with regulations of the Federal Aviation Administration and the Oregon State Department of Aviation.
   3. Towers shall be illuminated as required by the Federal Aviation Administration and the Oregon State Department of Aviation.
   4. Towers shall be the minimum height necessary to provide parity with existing similar tower-supported antennas and shall be freestanding where the negative visual effect is less than would be created by use of a guyed tower.

      RESPONSE: *The completed structure will be 115 feet tall, and no painting or illumination is required. The proposal is the minimum that will work for both carriers—Verizon is moving to the top position. (Please see* ***Attachment 6, RF Justification Report****.)*

F. Parking. A minimum of two parking spaces shall be provided on each site; an additional parking space for each two employees shall be provided at facilities which require on-site personnel. The director may authorize the joint use of parking facilities subject to the requirements of NMC 15.440.050.

RESPONSE: *There is a minimum of two (2) parking spaces at the facility.*

G. Vegetation. Existing landscaping on the site shall be preserved to the greatest practical extent. The applicant shall provide a site plan showing existing significant vegetation to be removed, and vegetation to be replanted to replace that lost.

RESPONSE: *There is sparse to no vegetation on the property—no significant trees or vegetation is proposed to be removed for this project.*

H. Landscaping. Landscape material shall include the following:

1. For towers 200 feet tall or less, a 20-foot-wide landscape buffer is required immediately adjacent to the structure containing the telecommunications facility. At least one row of evergreen trees or shrubs, not less than four feet high at the time of planting, and spaced not more than 15 feet apart, shall be provided within the landscape buffer. Shrubs should be of a variety which can be expected to grow to form a continuous hedge at least five feet in height within two years of planting. Trees and shrubs in the vicinity of guy wires shall be of a kind that would not exceed 20 feet in height or would not affect the stability of the guys, should they be uprooted, and shall not obscure visibility of the anchor from the transmission building or security facilities and staff.

   RESPONSE: *As noted, the proponent will be completing the landscaping required in the original CUP approval.*

2. For towers more than 200 feet tall, a 40-foot-wide landscape buffer shall be provided immediately adjacent to the structure containing the telecommunications facility. Provide at least one row of evergreen shrubs spaced not more than five feet apart which will grow to form a continuous hedge at least five feet in height within two years of planting; one row of deciduous trees, not less than one-and-one-half-inch caliper measured three feet from the ground at the time of planting, and spaced not more than 20 feet apart; and at least one row of evergreen trees, not less than four feet at the time of planting, and spaced not more than 15 feet apart. Trees and shrubs in the vicinity of guy wires shall be of a kind that would not exceed 20 feet in height or would not affect the stability of the guys, should they be uprooted, and shall not obscure visibility of the anchor from the transmission building or security facilities and staff.

   RESPONSE: *Not Applicable.*

3. In lieu of these standards, the approval authority may allow use of an alternate detailed plan and specifications for landscaping, screening, plantings, fences, walls, structures and other features designed to camouflage, screen and buffer towers and accessory uses. The plan shall accomplish the same degree of screening achieved in subsections (H)(1) and (2) of this section, except as lesser requirements are desirable for adequate visibility for security purposes.

   RESPONSE: *Given the existing conditions, if this is an option (not to landscape), the proponent requests that staff please consider it. The proposed security chain-link fence will have slats that will match the color of the existing ones around the compound.*

4. Grounds maintenance, including landscaping, shall be provided and maintained for the duration of the use, to encourage health of plant material and to protect public health and safety. The maintenance shall be the responsibility of the property owner, and/or the lessee of the property, and/or the owner of the tower.

RESPONSE: *The proponent will be compliant.*

15.445.230 Removal Standards.

Telecommunication equipment facility removal is required if the equipment is out of use for more than 90 days.

RESPONSE: *The proponent will be compliant.*

15.100 LAND USE PROCESS AND PROCEDURES

15.100.050. Type III procedure – Quasi-judicial hearing. (Applicable Sections)

A. All Type III decisions shall be heard and decided by the planning commission. The planning commission's decision shall be final unless the decision is appealed or the decision is a recommendation to the city council.
B. Type III actions include, but are not limited to:
   1. An appeal of a Type I or Type II decision: This action of the planning commission is a final decision unless appealed to the city council.
   2. Conditional use permits: This action is a final decision unless appealed.

RESPONSE: *Per our pre-application meeting, the project requires a Conditional Use Permit and Site Design Review which are both Type III procedures.*

C. Planning Commission Decisions and Recommendation Actions.
   1. Planning Commission Decision. Development actions shall be decided by the planning commission for those land use actions that require a Type III procedure and do not require the adoption of an ordinance. The decision shall be made after public notice and a public hearing is held in accordance with the requirements of NMC 15.100.090 et seq. A Type III decision may be appealed to the city council by a Type III affected party in accordance with NMC 15.100.160 et seq.
   2. Planning Commission Recommendation to City Council. Land use actions that would require the adoption of an ordinance shall be referred to the city council by the planning commission together with the record and a recommendation. The recommendation shall be made after public notice and a public hearing is held in accordance with the requirements of NMC 15.100.090 et seq.

RESPONSE: *Understood and proponent is compliant.*

15.100.150. Decision, findings, and order – Type III and IV.

A. Following the hearing for review of a development permit, the hearing body shall approve, conditionally approve, or deny the application. If the hearing is an appeal, the hearing body shall affirm, reverse, or remand the decision that is on appeal.
B. The hearing body shall prepare written findings of fact and an order which shall include:

1. A statement of the applicable criteria against which the proposal was tested.
2. A statement of the facts that the hearing body found establishing compliance or noncompliance with each applicable criterion and assurance of compliance with applicable standards.
3. The reasons for a conclusion to approve or deny.
4. The decision to approve the proposed change with or without conditions, or the decision to deny the proposed change.

C. The director shall notify the applicant and others entitled to notice of the disposition of the application within five calendar days of the written decision. This shall include the applicant, anyone providing written testimony prior to the close of the hearing, anyone providing oral testimony at the hearing, or anyone requesting such notice. The notice shall include a description of the item, indicate the date that the decision will take effect and describe the right of appeal pursuant to NMC 15.100.160 et seq.

RESPONSE: *The applicant is compliant.*

Article IV. Notice

15.100.200 – *Understood.*

15.100.210. Type III procedure – Quasi-judicial hearing.

A. Type I Actions. No public notice is required. (Not Applicable)
B. Type II and Type III Actions. The applicant shall provide public notice to:
   1. The owner of the site for which the application is made; and
   2. Owners of property within 500 feet of the entire site for which the application is made. The list shall be compiled from the most recent property tax assessment roll. For purposes of review, this requirement shall be deemed met when the applicant can provide an affidavit or other certification that such notice was deposited in the mail or personally delivered.
   3. To the owner of a public use airport, subject to the provisions of ORS 215.416 or 227.175.
C. The director may request that the applicant provide notice to people other than those required in this section if the director believes they are affected or otherwise represent an interest that may be affected by the proposed development. This includes, but is not limited to, neighborhood associations, other governmental agencies, or other parties the director believes may be affected by the decision.
D. The director shall provide the applicant with the following information regarding the mailing of notice:
   1. The latest date by which the notice must be mailed;
   2. An affidavit of mailing (to be signed and returned) certifying that the notice was mailed, acknowledging that a failure to mail the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledging that failure to mail will result in the automatic postponement of a decision on the application; and
   3. A sample notice.
E. The notice of a Type II and Type III development application shall be reasonably calculated to give actual notice and shall:
   1. Set forth the street address or other easily understood geographical reference to the subject property;
   2. List, by commonly used citation, the applicable criteria for the decision;

3. Include the name and phone number of a local government contact person, the telephone number where additional information may be obtained and where information may be examined;
4. Explain the nature of the application and the proposed use or uses which could be authorized;
5. State that a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at a reasonable cost.

F. Prior to mailing or posting any notice required by this code, the applicant shall submit a copy of the notice to the director.

G. The applicant shall mail the notice for Type II actions at least 14 days before a decision is rendered. The applicant shall file with the director an affidavit of mailing as identified in subsection (D) of this section within two business days after notice is mailed.

H. The applicant shall mail the notice for Type III actions at least 20 days before the first new hearing, or if two or more new hearings are allowed, 10 days before the first new hearing. The applicant shall file with the director an affidavit of mailing as identified in subsection (D) of this section within two business days after notice is mailed.

I. All public notices shall be deemed to have been provided or received upon the date the notice is deposited in the mail or personally delivered, whichever occurs first. The failure of a property owner to receive notice shall not invalidate an action if a good faith attempt was made to notify all persons entitled to notice. An affidavit of mailing issued by the person conducting the mailing shall be conclusive evidence of a good faith attempt to contact all persons listed in the affidavit.

J. Failure to mail the notice and affirm that the mailing was completed in conformance with the code shall result in:
   1. Postponement of a decision until the mailing requirements have been met; or
   2. Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or
   3. The entire process being invalidated; or
   4. Denial of the application.

RESPONSE: *The applicant will be compliant.*

15.100.230. Additional notice procedures for Type III quasi-judicial hearing.

In addition to the requirements of NMC 15.100.210, mailed notice for Type III development actions shall also contain the following:

A. State that an issue which may be the basis for an appeal to the Land Use Board of Appeals shall be raised not later than the close of the record at or following the final new hearing on the proposal before the city. Such issues shall be raised with sufficient specificity so as to afford the hearing body and the parties an adequate opportunity to respond to each issue;

B. State the date, time and location of the hearing;

C. State that the failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the hearing body an opportunity to respond to the issue may preclude appeal to the Land Use Board of Appeals on that issue;

D. State that a copy of the staff report will be available for inspection at no cost at least seven calendar days prior to the hearing and will be provided at reasonable cost;

E. Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.

RESPONSE: *The applicant will be compliant.*

15.100.260. Procedure for posted notice for Type II and III procedures.

A. Posted Notice Required. Posted notice is required for all Type II and III procedures. The notice shall be posted on the subject property by the applicant.
B. Notice Information Provided by City. The director shall provide the applicant with the following information regarding the posting of notice:
   1. The number of notices required;
   2. The latest date by which the notice must be posted;
   3. An affidavit of posting (to be signed and returned) certifying that the notice was posted on site, acknowledging that a failure to post the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledging that failure to post will result in the automatic postponement of a decision on the application; and
   4. A sample notice.
C. Submission of Notice. Prior to posting any notice required by this section, the applicant shall submit a copy of the notice to the director for review.
D. Size, Number and Location Requirements. A waterproof notice which measures a minimum of two feet by three feet shall be placed on each frontage of the site. If a frontage is over 600 feet long, a notice is required for each 600 feet, or fraction of 600 feet. If possible, notices shall be posted within 10 feet of a street lot line and shall be visible to pedestrians and motorists in clear view from a public right-of-way. Notices shall not be posted in a public right-of-way or on trees.
E. Contents of Notice. The posted notice shall only contain the following information: planning action number, brief description of the proposal, phone number and address for contact at the Newberg planning and building department.
F. Standards and Timing, Type II Actions. The applicant shall post the notice at least 14 days before a decision is rendered. The applicant shall file with the director an affidavit of posting as identified in subsection (B) of this section within two business days after notice is posted. ***(N/A)***
G. Standards and Timing, Type III Actions. The applicant shall post the notice at least 10 days before the first scheduled hearing. The applicant shall file with the director an affidavit of posting as identified in subsection (B) of this section within two business days after notice is posted.
H. Removal of Notice. The applicant shall not remove the notice before the final decision. All posted notice shall be removed by the applicant within 10 days following the date of the final decision on the request.
I. Failure to Post Notice. The failure of the posted notice to remain on the property shall not invalidate the proceedings. Failure by the applicant to post a notice and affirm that the posting was completed in conformance with the code shall result in:
   1. Postponement of a decision until the mailing requirements have been met; or
   2. Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or
   3. The entire process being invalidated; or
   4. Denial of the application.

RESPONSE: *The applicant will be compliant.*

15.100.260. Procedure for posted notice for Type II and III procedures.

A. Notice shall be provided within a newspaper of general circulation within the city at least 10 days prior to the first public hearing on the action.

B. The notice shall reasonably describe:
   1. Type III Proceedings. The proposed development permit request, location, file number, the name and phone number of a local government contact person and the location where information may be examined.
   2. Type IV Proceedings. The nature of the proposed final action of an amendment to the Newberg comprehensive plan, code or new land use regulation.
C. The notice shall include a statement that all interested persons may appear and provide testimony and that only those persons who participate either orally or in writing in the hearing proceedings leading to the adoption of the action may appeal the decision.
D. The notice shall state the place, date and time of the hearing.

RESPONSE: *The applicant will be compliant.*

15.225 CONDITIONAL USE AND PROCEDURES - (Applicable Sections)

15.225.060. General conditional use permit criteria – Type III.

A conditional use permit may be granted through a Type III procedure only if the proposal conforms to all the following criteria:

A. The location, size, design and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.
B. The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.
C. The proposed development will be consistent with this code.

RESPONSE: *The proponent is collocating onto an existing wireless tower (monopine) requiring a twenty-foot (20') extension. The use is present on the property and is a part of the immediate neighborhood. The design will remain as a monopine to help soften the visual impacts of the structure. The project will require one (1) monthly maintenance trip, unless there is an emergency. Thus, there is very little impact to the surrounding streets after construction (1 month). The project requires fiber and power which is already at the site.*

For the most part, the location is away from the residences and very close to the train tracks. The zoning is Light Industrial (M-2) and is a compatible use for the site (light industrial uses). This collocation project is consistent with this code, as well as federal and state codes.

15.225.080. Conditions.

The hearing body shall designate conditions in connection with the conditional use permit deemed necessary to secure the purpose of this chapter and the general conditional use permit criteria and require the guarantees and evidence that such conditions will be complied with.

RESPONSE: *The applicant will be compliant.*

TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #:_____

TYPES – PLEASE CHECK ONE:

- ☐ **Annexation**
- ☐ **Comprehensive Plan Amendment (site specific)**
- ☐ **Zoning Amendment (site specific)**
- ☐ **Historic Landmark Modification/alteration**
- ☑ **Conditional Use Permit**
- ☐ **Type III Major Modification**
- ☐ **Planned Unit Development**
- ☐ **Other: (Explain)**_____

APPLICANT INFORMATION:

APPLICANT: Centerline Communications, on behalf of New Cingular Wireless PCS, LLC (AT&T)

ADDRESS: 23035 SE 263rd Street (remote) CITY: Maple Valey STATE: WA ZIP: 98038

EMAIL ADDRESS: pkitzes@clinellc.com - Phillip Kitzes PHONE: (206) 227-7445 MOBILE: (206) 227-7445

OWNER *(if different from above)*: Newberg Industral Park, LLC PHONE: _____

ADDRESS: 23500 Scholls Ferry Road CITY: Hillsboro STATE: OR ZIP: 97123

ENGINEER/SURVEYOR: _____ CONTACT: _____

EMAIL ADDRESS: _____ PHONE: _____ MOBILE: _____

GENERAL INFORMATION:

PROJECT LOCATION: 500 East Illinois Street PROJECT VALUATION: $ 80000

PROJECT DESCRIPTION/USE: A twenty foot (20') extension to collocate at an existing wireless facility (monopine).

MAP/TAX LOT NO. (i.e.3200AB-400): R3218DD0100 SITE SIZE: 6.18 SQ. FT. ☐ ACRE ☐

COMP PLAN DESIGNATION: Industrial CURRENT ZONING: M-2

CURRENT USE: Industrial buildings; existing wireless facility (95=foot monopine) TOPOGRAPY: Flat

SURROUNDING USES:

NORTH: Residential SOUTH: Train tracks; residential

EAST: Industrial; vacant WEST: Residential

ATTACHED PROJECT CRITERIA AND REQUIREMENTS *(check all that is included)*

General Checklist: ☑ Fees ☑ Public Notice Information ☑ Current Title Report(*60 days*) ☑ Written Criteria Response ☑ Owner Signature

☐ 1 -Digital Copy of Full Application Packet

For the type of project detailed checklists and applicable criteria for the written criteria response, turn to:

Annexation ..... **p. 11**
Comprehensive Plan / Zoning Map Amendment (site specific) ..... **p. 20**
Conditional Use Permit ..... **p. 26**
Historic Landmark Modification/Alteration ..... **p. 32**
Planned Unit Development ..... **p. 34**

Submit a complete Application Packet to *Planning@newbergoregon.gov*

Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief.

Phil Kitzes
Applicant Signature Date

Please See Owner's LOA
Owner Signature Date

Phillip Kitzes (authorized agent for AT&T)
Print Name

_____
Print Name

NEWBERG PERMIT CENTER FEE SCHEDULE

Effective Date: April 1,2024

5% TECHNOLOGY FEE WILL BE ADDED TO TOTAL FEES (*Resolution No. 2016-3268)*

PRE-APPLICATION REVIEW	**$100**
TYPE I (ADMINISTRATIVE REVIEW)	
OTHER:ANY TYPE I ACTION NOT SPECIFICALLY LISTED IN THIS SECTION	**$208**
HOME OCCUPATION BUSINESS LICENSE REVIEW	**$208**
* ADU DESIGN REVIEW	**$208**
* COTTAGE CLUSTER DESIGN REVIEW	**$417**
PROPERTY CONSOLIDATION	**$208**
CODE ADJUSTMENT	**$521**
* DESIGN REVIEW (DUPLEX OR COM. /IND. MINOR ADDITION REVIEW	**0.3% OF PROJECT VALUE, $521 MINIMUM**
MINOR MODIFICATION OR EXTENSION OF TYPE I DECISION	**$208**
MAJOR MODIFICATION OF TYPE I DECISION	**50% OF ORIGINAL FEE**
* PARTITION FINAL PLAT	**$1,048 + $90 PER PARCEL**
PROPERTY LINE ADJUSTMENT	**$1,048**
SIGN REVIEW	**$91 + $1.00 PER SQ. FT. OF SIGN FACE**
* SUBDIVISION, PUD, OR CONDOMINIUM FINAL PLAT	**$2,101 + $90 PER LOT OR UNIT**
HISTORIC LANDMARK MINOR ALTERATION/DEMOLITION	**$0**
TYPE II (LAND USE DECISION)	
OTHER-ANY TYPE II ACTION NOT SPECIFICALLY LISTED IN THIS SECTION	**$1,048**
MINOR MODIFICATION OR EXTENSION OF TYPE II DECISION	**$208**
MAJOR MODIFICATION OF TYPE II DECISION	**50% OF ORIGINAL FEE**
* DESIGN REVIEW (INCLUDING MOBILE/MANUFACTURED HOME PARKS)	**0.6% OF TOTAL PROJECT COST, $1,048 MINIMUM**
* PARTITION PRELIMINARY PLAT	**$1,048 + $90 PER PARCEL**
* SUBDIVISION PRELIMINARY PLAT	**$2,101 + $90 PER LOT**
VARIANCE	**$1,048**
TYPE III (QUASI-JUDICIAL REVIEW)	
OTHER-ANY TYPE III ACTION NOT SPECIFICALLY LISTED IN THIS SECTION	**$2,226**
ANNEXATION	**$2,926 + $278 PER ACRE**
COMPREHENSIVE PLAN AMENDMENT (SITE SPECIFIC)	**$2,742**
CONDITIONAL USE PERMIT	**$2,226**
MINOR MODIFICATION OR EXTENSION OF TYPE III DECISION	**$208**
MAJOR MODIFICATION OF TYPE III DECISION	**50% OF ORIGINAL FEE**
HISTORIC LANDMARK ESTABLISHMENT OR MODIFICATION	**$0**
HISTORIC LANDMARK ELIMINATION	**$2,552**
* SUBDIVISION PRELIMINARY PLAT	**$2,101 + $90 PER LOT**
* PLANNED UNIT DEVELOPMENT	**$4,446 + $90 PER LOT**
ZONING AMENDMENT (SITE SPECIFIC)	**$2,772**
TYPE IV (LEGISLATIVE AMENDMENTS)	
COMPREHENSIVE PLAN TEXT AMENDMENT OR LARGE SCALE MAP REVISION	**$3,153**
DEVELOPMENT CODE TEXT AMENDMENT OR LARGE SCALE MAP REVISION	**$3,153**
APPEALS	
TYPE I OR II APPEAL TO PLANNING COMMISSION	**$601**
TYPE I OR II APPEAL TO CITY COUNCIL	**$1,089**
TYPE III APPEAL TO CITY COUNCIL	**$1,279**
TYPE I ADJUSTMENTS OR TYPE II VARIANCES (*That are not designed to reculate the phyusical characteristics ofa use permitted outright)*	**$336**
EXHIBITOR LICENSE FEE APPPEAL TO THE CITY COUNCIL	**50% OF EXIBITOR LICENSE FEE**
OTHER FEES	
TECHNOLOGY FEE (*This fee will be added to all Planning, Engineering and Building Fees, does not apply to SDC fees*)	**5% OF TOTAL**
TREES IN PUBLIC RIGHT-OF-WAY REMOVAL PERMIT	**$10.50**
EXPEDITED LAND DIVISION	**$7,812 + $90 PER LOT OR UNIT**
URBAN GROWTH BOUNDARY AMENDMENT	**$4,992**
VACATION OF PUBLIC RIGHT-OF-WAY	**$2,071**
FEE-IN-LIEU OF PARKING PROGRAM	**$16,295 PER VEHICLE SPACE**
VERTICAL HOUSING DEVELOPMENT ZONE FEES	**$600 CERTIFICATION & APPLICATION FEE** **$400 ANNUAL MONITORING FEE**
BIKE RACK COST SHARING PROGRAM	**$100 PER RACK**
LICENSE FEES	
GENERAL BUSINESS	**$50**
HOME OCCUPATION	**$25**
PEDDLER/SOLICITOR/STREET VENDOR	**NO FEE (*GENERAL BUSINESS LICENSE FEE ONLY*)**
EXHIBITOR	**$152**
TEMPORARY MERCHANT	**$123/45 DAYS OR $414/PERPETUAL**

***ADDITIONAL LAND USE REVIEW FEES – ENGINEERING DEPARTMENT**	
ALL DESIGN REVIEWS & TYPE II/III PARTITION, SUBDIVISION, PUD'S & MHLD	**$340.79 + $15.14 PER LOT OVER 19 LOT'S**
FINAL PLAT REVIEW: PARTITION, SUBDIVISION & MHLD	**$340.79 + $8.56 PER LOT OR PARCEL**
DEVELOPMENT REVIEW FOR PUBLIC IMPROVEMENTS ON COMMERCIAL, INDUSTRIAL, INSTITUTIONAL ZONES, & MULTIFAMILY DEVELOPMENTS	**$476.60 1ST ACRE + $272.24 PER ADDITIONAL ACRES**

Adoption: Resolution NO: 2024-3920, March 18,2024

GENERAL INFORMATION
Type III Development Permit Process (Quasi-Judicial Hearing)

Overview: Type III Permit applications are reviewed by the Planning Commission and include a mix of objective and subjective standards. Public notice is provided to property owners within 500 ft of the site. Any interested party may appear before the Planning Commission and comment on the project. The applicant or anyone commenting at the hearing may appeal the decision to the City Council. Some Type III decisions automatically proceed to the City Council with a recommendation by the Planning Commission. Type III decisions must be issued within 120 days of an application being determined complete.

Type III Permits Include:

- Annexations*
- Comprehensive Plan and Zoning Map Amendments – site specific*
- Conditional Use Permits
- Historic Landmark Reviews
- Planned Unit Developments
- Subdivisions not meeting the criteria in Newberg Development Code (NDC) §15.100.040(A), or proposed for Type III review by the applicant, or converted from a Type II to a Type III process.

Pre-Application Conference:

Please call to schedule a time for a pre-application meeting **(required on Type III applications)** prior to submitting an application. The Development Review Meetings are held every Wednesday. This meeting provides the opportunity to get advance information from Planning, Engineering and Building divisions all at once. It is likely to save you time and effort later. The non-refundable pre-application conference fee is $105.00, payable prior to the conference.

Submit Application

- Pay fees
- Complete application form(s)
- Submit plans and other required information

Processing

- Staff will perform a completeness check of the application and notify applicant of any information that is missing or incomplete. Processing time 0 to 30 days.
- Staff will route the application to affected agencies and City departments Processing time 14 to 20 days
- Applicant will provide copies of mailed and posted notices to the City for review, mail the approved notice to property owners within 500 ft. of the site, post the site, and provide staff with an affidavit verifying that the notice was mailed and posted. Processing time 14 to 20 days
- Staff will prepare a written report for review by the Planning Commission. A copy will be available for review seven (7) days prior to the hearing. A copy will be mailed to the applicant seven prior to the hearing.

Planning Commission Hearing

- At the Planning Commission Hearing, the applicant and all interested parties are encouraged to testify. Testimony may be given orally or in writing.
- After public testimony, the Planning Commission may approve, deny, table, make a recommendation to the City Council or continue the item. If the decision is final at the Planning Commission, then proceed to Appeals. Planning Commission decisions become effective upon completion of the 14 day appeal period.

City Council Hearing

- If the decision is a recommendation from the Planning Commission that requires adoption of an ordinance, then a new public hearing will be held at the City Council. At the City Council hearing, the applicant and all interested parties are encouraged to testify. Testimony may be given orally or in writing. After public testimony, the City Council may approve, deny, table, or continue the item.

Appeals

- If the applicant, or other parties providing written testimony prior to or at the hearing, or parties providing oral testimony at the hearing; are dissatisfied with the decision of the Planning Commission, they may file an appeal within 14 calendar days of the issuance of the decision. Appeals of Type III decisions proceed to the City Council for a hearing on the record. City Council decisions may only be appealed to the Land Use Board of Appeals.

Permits

- Once a final decision has been made, the applicant may proceed or submit other permits, if necessary (i.e.: design review, building permits, subdivision approval, etc.). For applications involving more than one application type, the permits may be processed individually under each procedure or under the highest procedure number that applies.

.

Helpful Hints:

- **Questions?** Information is free! Please do not hesitate to call (503) 537-1240 prior to submitting the application.

- **Partial Applications:** Please do not submit partial applications. If the application, plans, and fee are not submitted together; processing will be delayed and the application may not be accepted for review.

- **Face-to-Face:** It is best to submit an application in person. That way you can receive immediate feedback if there's missing information or suggestions for improvements.

City of Newberg
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(503) 537-1240
planning@newbergoregon.gov

LAND USE REVIEW PROCEDURE
TYPE III

✓ A pre-application conference is optional, ***but encouraged***, for Type III procedures.

APPLICATION SUBMITTED

The city's customer service goal is to determine completeness within 14 days.*

Completeness Check

DAY ZERO — **COMPLETENESS DETERMINATION AND REFERRAL**

Deemed complete:
- Letter is emailed to applicant explaining the next required steps in the process.
- Application is referred to other city departments and public agencies.

Deemed incomplete:
- Letter is emailed to the applicant detailing the needed information.

Applicant has up to 180 days to provide needed information or application will be denied and no fees returned.

Comment Period & Staff Analysis

40 DAYS — **PUBLIC NOTICE**

Notice of proposal mailed 20 days before the public hearing to all properties within 500 ft of the site. A notice sign is also posted on site.This is done by the Applicant

53 DAYS — **STAFF REPORT**

Published 7 days before hearing, includes staff recommendation to Planning Commission.

60 DAYS — **PUBLIC HEARING**

The city's customer service goal is to hold a public hearing within approximately 45 days after it is deemed complete.
- Decision may be pronounced at hearing or continued to a future date.

62 DAYS — **NOTICE OF DECISION**

Issued within 2 days of the Planning Commission decision

14-Day Appeal Period

An appeal may be made to the Planning Commission.
The Planning Commission's decision may be appealed City Council.
TheCityCouncil's decision can be appealed to the LandUse Board of Appeals(LUBA)

77 DAYS* — **DECISION IS FINAL**

The Decision is final in 14 days, If not appealed.

**Timeline reflects Newberg Municipal Code requirements and the city's customer service goals. Oregon State law allows 30 days for a completeness determination and requires a final local decision within 120 days of complete application. Applicants always retain the right to postpone the decision or extend past 120 days.*

CITY OF NEWBERG
REQUIREMENTS FOR MAILED NOTICES

For all Type II and Type III land use applications, mailed notice must be sent to all property owners within five hundred (500) feet of the site. Newberg Development Code §15.100.210 sets forth the requirements for mailed notices. The applicant is responsible for preparing and mailing the notices, for paying the postage, and for submitting an affidavit of mailing within two days of mailing the notices.

Mailing List:

- The applicant must create a mailing list including the tax lot numbers and addresses of property owners within five hundred (500) feet of the outer boundaries of the tax lot or tax lots of the proposed project. This information can be obtained at a local title company.
- The Community Development Department may request that notice be provided to people other than those who own property within five hundred (500) feet of the site, if the Department believes that they are affected or otherwise represent an interest that may be affected by the proposed development.
- The mailing list and a copy of the mailed notice should be submitted with the affidavit of mailing.
- Envelopes returned to the post office should go to the Planning & Building Office so that they can be kept with the application file.

The return address on the notices should read:

City of Newberg
Community Development Department
P.O. Box 970
Newberg, OR 97132

Before mailing the notice, the applicant must submit a copy for approval to Planning Staff.

Mailed Notice Deadlines:

For Type III actions, the notice must be mailed at least:

- Twenty (20) days before the first new hearing

If 2 or more hearings are required:

- Ten (10) days before the first new hearing.

The affidavit of mailing must be submitted to Planning Staff within two (2)days of mailing the notice.

Sample Notices:

A sample notice is included after the Type III Check Lists. Information to be filled in by the applicant is indicated by italicized text. Sample notices for each application type can also be found on the web at:
http://www.newbergoregon.gov/planning/sample-notice-forms-type-ii-applications
(or to navigate there on your own from the homepage (www.newbergoregon.gov): City Departments, Community Development, Planning, Planning Forms)

Failure to mail the notice and affirm that the mailing was completed in conformance with the code shall result in:

1. Postponement of a decision until the mailing requirements have been met; **or**
2. Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; **or**
3. The entire process being invalidated; **or**
4. Denial of the application.

CITY OF NEWBERG
REQUIREMENTS FOR POSTED NOTICES

For all Type II and Type III land use applications, the site must be posted with an approved notice. Newberg Development Code §15.100.260 establishes the standards for posted notices. Before notice is posted on the site, a copy of the notice must be submitted to the Planning & Building Office for review. Within two (2) days of posting the site, an affidavit of posting must be submitted to the Planning & Building Office.

Posted notices must contain the following information:

- Planning Division file number
- A brief description of the proposal
- Phone number and address for the Newberg Planning & Building Department, 414 E. First Street, phone 503-537-1240

Guidelines for Posting Notice:

- The posted notice must to be waterproof and a minimum of two (2) feet by three (3) feet in size.
- Each frontage of the site must be posted. If a frontage is more than six hundred (600) feet in length, additional notices are required for each six hundred (600) feet or fraction thereof. For example, a lot with a 1400' frontage on Wynooski Street must be posted with three notices along that frontage.
- The notices must not be posted within the public right-of-way, though they must be within ten (10) feet of it.
- The notices must be clearly visible to pedestrians and motorists in the public right-of-way, and must not be posted on trees.
- For Type II applications, the site must be posted at least fourteen (14) days before a decision is rendered.
- For Type III applications, the site must be posted at least ten days (10) before the first scheduled hearing.

Signs for posted notices:
The posted notices must be able to withstand adverse weather. All posted notice signs must conform to the attached example. Signs must be landscape orientation and white with black lettering ("sans-serif" font i.e. Arial or block printing).

Signs may be ordered custom-made from sign companies or applicants may construct their own signs.

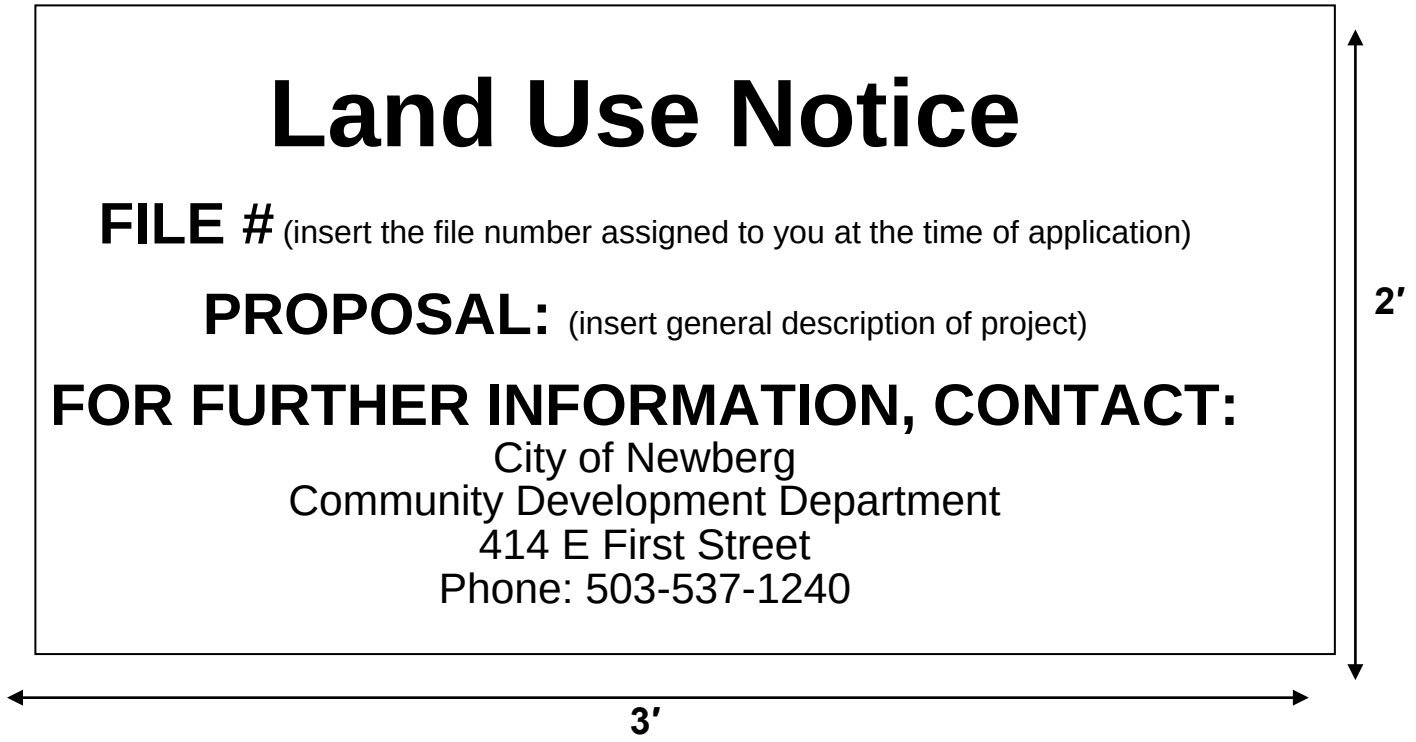
Acceptable materials for notice signs: (dimensions: minimum 2' x 3')

- Plywood (but sign face must be white)
- Plastic or corrugated plastic
- Foam core board (available at many art and hobby supply shops)
- Water resistant poster board
- Other weatherproof materials

Posted notice signs may not be attached to trees, and must be located outside the public right-of-way but within ten (10) feet of it. Therefore, the signs should have legs or stakes or otherwise be freestanding.

Removal of Posted Notice:
The notice must remain posted until a final decision is made. Within ten (10) days of the final decision, the notice(s) must be removed from the site by the applicant.

CITY OF NEWBERG
SAMPLE POSTED NOTICE



Notice must be white with black letters, and must be landscape orientation, as shown above.
The notice must be lettered using block printing or a “sans-serif” font, such as Arial.

CITY OF NEWBERG
AFFIDAVIT OF NOTICING REQUIREMENTS

The affidavit on the following page must be submitted to the Community Development Department **within two (2) days of mailing notice** and **within two (2) days of posting notice.** The consequences of failure to mail and post notice, and to submit the affidavits within the two (2) day deadline are described in Newberg Development Code §15.100.210(J) and §15.100.260(1).

§15.100.210(J) - Failure to Mail the Notice:
Failure to mail the notice and affirm that the mailing was completed in conformance with the code shall result in:

(1) Postponement of a decision until the mailing requirements have been met; or

(2) Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or

(3) The entire process being invalidated; or

(4) Denial of the application.

§15.100.260(1) - Failure to Post the Notice:
The failure of the posted notice to remain on the property shall not invalidate the proceedings. Failure by the applicant to post a notice and affirm that the posting was completed in conformance with the code shall result in:

(1) Postponement of a decision until the mailing requirements have been met; or

(2) Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or

(3) The entire process being invalidated; or

(4) Denial of the application.

PLANNING DIVISION FILE #: _____

CITY OF NEWBERG
AFFIDAVIT OF NOTICING

REFERENCE ATTACHED LIST(S)/NOTICE(S)

I, _____, do hereby certify that the attached Notice of Land Use Action was:

a) mailed to the following list of property owners, by United States mail, postage prepaid on_____;
(date)

b) posted on the site according to standards established in Newberg Development Code §15.100.260 on_____.
(date)

I acknowledge that failure to mail the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledge that failure to mail will result in the automatic postponement of a decision on the application *15.100.210.(D)(2)* _____.
(date)

_____
Signature Date

_____
Print name

§ 15.250.030 - TYPE III ANNEXATION CRITERIA

Annexation is the first step to converting future urbanizable lands to urbanizable land within the Newberg Urban Growth Boundary. It is an important part of the process of providing timely and orderly urban development. Development of lands at an urban density must include the provision of an adequate level of required urban services such as sewer, water, and roads. The City Charter requires that, unless otherwise mandated by state law, annexation may only be approved by a majority of those voting.

The following conditions must be met prior to or concurrent with city processing of any annexation request:

- The subject site must be located within the Newberg Urban Growth Boundary or Newberg Urban Reserve Areas.
- The subject site must be contiguous to the existing city limits

Provide a written response that specifies how your project meets the following criteria:

(A) The proposed use for the site complies with the Newberg comprehensive plan and with the designation on the Newberg comprehensive plan map. If a redesignation of the plan map is requested concurrent with annexation, the uses allowed under the proposed designation must comply with the Newberg comprehensive plan.

(1) Where large LDR or MDR designated parcels or groups of parcels are to be annexed, the applicant(s) shall concurrently apply for a comprehensive plan map amendment to include some HDR-designated/R-3 zoned lands, consistent with the policy of distributing R-3 multifamily housing throughout the community. Such zoning shall be applied to portions of the property that are most suitable for high density development.

(2) For the purposes of this policy, “large” is defined as an area greater than 15 net acres, after subtracting for land in stream corridor overlays. “Some” is defined as 10 percent of the net size of the application.

(B) An adequate level of urban services must be available, or made available, within three years time of annexation. An adequate level of urban services shall be defined as:

(1) Municipal sanitary sewer and water service meeting the requirements enumerated in the Newberg comprehensive plan for provision of these services.

(2) Roads with an adequate design capacity for the proposed use and projected future uses. Where construction of the road is not deemed necessary within the three year time period, the city shall note requirements such as dedication of right-of-way, waiver of remonstrance against assessment for road improvement costs, or participation in other traffic improvement costs, for application at the appropriate level of the planning process. The city shall also consider public costs for improvement and the ability of the city to provide for those costs.

(C) Findings documenting the availability of police, fire, parks, and school facilities and services shall be made to allow for conclusionary findings either for or against the proposed annexation. The adequacy of these services shall be considered in relation to annexation proposals.

(D) The burden for providing the findings for divisions (A), (B) and (C) of this section is placed upon the applicant.

(E) The city council may annex properties where urban services are not and cannot practically be made available within the three-year time frame noted in subsection (B) of this section, but where annexation is needed to address

(1) a health hazard,
(2) to annex an island,
(3) to address wastewater or water connection issues for existing development,
(4) to address specific legal or contract issues,
(5) to annex property where the timing and provision of adequate services in relation to development is or will be addressed through legislatively adopted specific area plans or similar plans, or to address similar situations.

In these cases, absent a specific legal or contractual constraint, the city council shall apply an interim zone, such as a limited-use overlay, that would limit development of the property until such time as the services become available.

ANNEXATION CHECKLIST

The following information shall be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division staff regarding additional requirements for your project.

☐ **FEES**

☐ **PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list to all properties within 500'.

☐ **WRITTEN CRITERIA RESPONSE** – Address the criteria listed on page 11.

☐ **CURRENT TITLE REPORT**

☐ **MEASURE 49 WAIVER**

☐ **ANNEXATION CONSENT FORMS**

☐ **MAP AND LEGAL DESCRIPTION OF THE PROPERTY –** Provide a map and a corresponding written legal description of the area to be annexed. The map and legal description must be capable of closure and be certified by a registered engineer or surveyor. If not certified, the map and description must be approved by the Department of Revenue per ORS 308.225.

☐ **GENERAL LAND USE PLAN –** Indicate types and intensities of proposed development, transportation routes (for pedestrians and vehicles), watercourses, significant natural features, open space, significant stands of mature trees, wildlife travel corridors, and any development on adjacent properties.

☐ **DEVELOPMENT CONCEPT STATEMENT –** Provide a written statement about the overall development concept that addresses methods by which the physical and social environment of the site, surrounding area, and community will be enhanced by this project.

☐ **PUBLIC FACILITIES FINANCING STATEMENT –** Provide a written statement outlining the method and source of financing that will be used to provide public utilities to the site.

☐ **POSITIVE AND NEGATIVE EFFECTS STATEMENT –** Provide a written statement regarding the potential positive and negative physical, aesthetic, and related social effects of the proposed development on the community as a whole and on the smaller sub-community or neighborhood of which it will become a part, along with proposed actions to mitigate the negative effects.

ANNEXATION CONSENT

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF NEWBERG, OREGON:

The undersigned _____

_____

_____

being the sole owner of the real premises described in Exhibit A attached hereto and incorporated by reference herein, and generally known as (address)_____and (tax lot)_____, does hereby consent to the annexation of such territory above described to the City of Newberg, Oregon.

The undersigned does hereby respectfully petition that the real premises described in Exhibit A be annexed to the City of Newberg, Oregon, in the manner provided by the laws of the State of Oregon and the Charter and Ordinances of the City of Newberg, Oregon.

This consent is binding upon the heirs, successors, and assigns of the above listed property.

In construing this consent, the singular includes the plural as circumstances may require.

IN WITNESS WHEREOF, Petitioner has caused these presents to be executed this _____ day of _____, 20 ___.

_____

_____

_____

_____

STATE OF _____, County of _____ ss _____.
Month / day / year

Personally appeared the above named _____

_____

_____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

_____

Notary Public for _____

My commission expires _____

WAIVER OF EXPIRATION OF ANNEXATION CONSENT

WHEREAS: The undersigned

_____

_____

_____as

owner(s) of certain property have signed a consent to annex that property to the City of Newberg, Oregon, which consent is attached; and

WHEREAS: ORS 222.173 provides that "only statements of consent to annexation which are filed within any one-year period shall be effective, unless separate written agreement waiving the one-year period or prescribing some other period of time has been entered into between an owner of land or an elector and the city."; and

WHEREAS: The owner(s) desire that this consent to annex be valid until the property is annexed.

NOW, THEREFORE:

The undersigned do hereby request that the attached consent to annex be valid until the property is annexed to the City of Newberg, Oregon.

In construing this consent, the singular includes the plural as circumstances may require.

IN WITNESS WHEREOF, Petitioner has caused these presents to be executed this _____ day of _____, 20 ___.

_____

_____

_____

_____

STATE OF _____, County of _____ ss _____.
month/day/year

Personally appeared the above named _____

_____

_____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

_____

Notary Public for:

_____

My commission expires:

_____

AFTER RECORDING RETURN TO:
City of Newberg
Community Development Department
PO Box 970 – (414 E. First Street)
Newberg, OR 97132

COVENANT OF WAIVER OF RIGHTS AND REMEDIES

Recitals

1) The undersigned, _____ and _____ (hereinafter referred to as "Owner" or "Owners") has/have petitioned the City of Newberg (hereinafter referred to as "City") to commence certain proceedings, relating to _____,_____ for the real property described in **Exhibit A** which is attached hereto and incorporated herein.

2) Pursuant to the enactment of **Ballot Measure 49** (adopted November 6, 2007), if a public entity enacts one or more land use regulations that restrict the residential use of private real property or a farming or forest practice and that reduce the fair market value of the property, then the owner of the property shall be entitled to just compensation from the public entity that enacted the land use regulation or regulations as provided in Measure 49.

3) There is the potential that the Oregon electors or the Oregon Legislature may, in the future, enact further statutory or constitutional amendments relating to compensation for the impact of local regulations upon real property, under certain circumstances.

4) City does not wish to approve the Owner's/Owners' requested proceedings if the result would or could arguably give rise to a later claim by the Owner or Owners, or the Owner's/Owners' successors or assigns for compensation for the land use regulations in effect upon the effective date of the proceedings, or would or could arguably require the City to waive the City's land use regulations in effect upon the effective date of the proceedings, which are being newly imposed upon the property by reason and result of the proceedings.

5) Owner(s) seek(s) to induce the City to proceed with the proceedings and therefore Owner(s) agree(s) to eliminate the potential of claim for compensation or the right to seek waiver from the City's land use regulations existing as of the effective date of the proceedings.

NOW THEREFORE, the undersigned Owner(s) warrant(s) that the Owner(s) executing this covenant hold(s) the full and complete present ownership or any interest therein in the property, and hereby agree(s) and covenant(s) as follows:

1) As inducement to the City to proceed with the following proceeding(s) affecting the subject real property: _____, which may include designation of the property as subject to additional applicable overlay zones and districts, e.g., Limited Use Overlay District, (all inclusively referred to herein as "proceedings"), the undersigned Owner(s), on behalf of Owner(s), Owner's/Owners' heirs, devisees, executors, administrators, successors and assigns, agree(s) and covenant(s) to the City of Newberg, its officers, agents, employees and assigns that the undersigned hereby remises, waives, releases and forever discharges, and agrees that Owner(s) shall be estopped from asserting any rights and remedies, actions, causes of action, suits, claims, liabilities, demands, and rights to waivers arising under or granted by any statutory or constitutional regulatory compensation or waiver provisions, including but not limited to Ballot Measure 49 (2007) or otherwise enacted after the date of this proceeding which would create a right of claim for compensation or waiver from City land use regulations that exist upon the effective date of the proceeding and which, by the approval of the proceeding, are then applicable to the property.

2) This waiver and release shall bind the undersigned's heirs, devisees, executors and administrators, successors in interests, and assigns. This covenant, waiver, release and discharge shall run with the land, and this instrument, or a memorandum hereof, may be recorded in the official records of the County in which the subject real property is located. This instrument may be terminated upon the filing of a Notice of Termination of Covenant filed by the City of Newberg.

3) If this instrument is given contemporaneous with a consent to future proceedings to be initiated by the City, Owner(s) acknowledge(s) that the proceedings may be initiated by the City of Newberg at any time in the discretion of the City of Newberg, and that this waiver and release is applicable to any ordinances adopted prior to the effective date of the proceeding.

4) This document is executed of my/our own free will and without duress. I, or if more than one, each of us respectively acknowledge that I/we have been advised to obtain legal advice prior to the execution of this document, and that either I, or each of us respectively, have either obtained legal advice or have independently elected not to seek legal advice prior to the execution of this document, recognizing that this document may affect my/our legal rights and remedies.

OWNER OWNER

_____ _____

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me on this _____day of _____, 202___, by _____ and _____.

_____
Notary Public for Oregon
My Commission expires: _____

CITY OF NEWBERG

_____
City Recorder

Dated: _____

APPROVED AS TO FORM:

_____
City Attorney

Dated: _____

Community Development Department
P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON A PROPOSED ANNEXATION

A property owner in your neighborhood submitted an application to the City of Newberg to annex approximately [xxx] acres at [xxx] Street, Yamhill County tax lot [xxx]. The Newberg Planning Commission will hold a hearing on ***Date of Hearing*** at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The application would annex ***(number of lots, size)***: ***(describe the application, including current and proposed zone designations)***

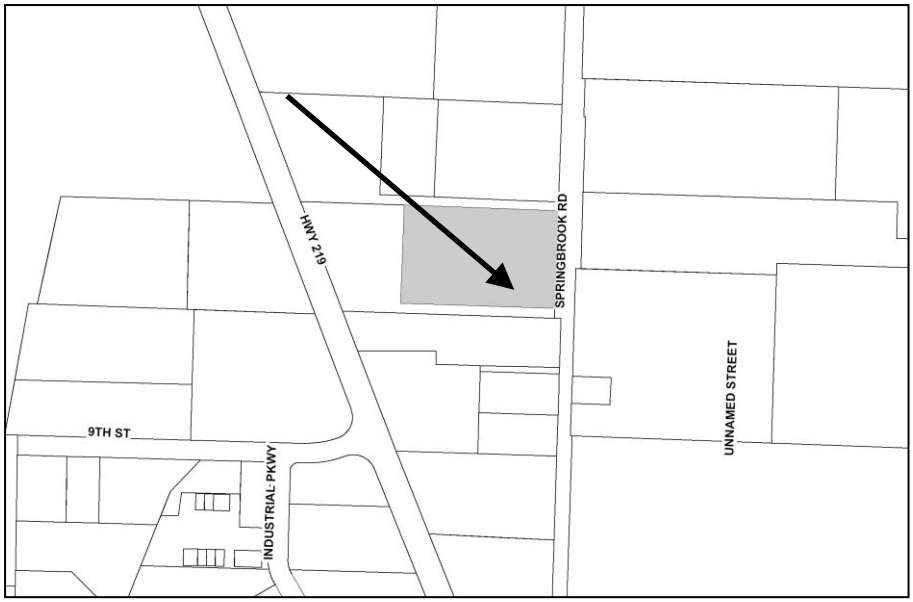
APPLICANT: ***Applicant's name***
TELEPHONE: ***Applicant's phone number***

PROPERTY OWNER: ***Property owner name***

LOCATION: ***Project Address***

TAX LOT NUMBER: ***Yamhill County Tax Map and Lot Number (i.e. 3219AB-1400)***

Insert site map with the project location highlighted as shown on the adjacent sample map.



We are mailing you information about this project because you own land within 500 feet of the proposed annexation. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. You also may submit written comments. Oral testimony is typically limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.XX **(City staff will give you the file number for your project at the time of application)**
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

All written comments must be received by 4:30 p.m. on ***(enter date seven days from date of the hearing.)*** Written information received after this time will be read out loud at the hearing subject to time limits for speakers, and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1215.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for annexation are found in Newberg Development Code Section 15.250.030.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a recommendation at the end of the public hearing. Their recommendation will be forwarded to the City Council, Who also will hold a hearing on the application. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, we will send you information about any decision made by the City relating to this project.

Date Mailed: ***Date notice is mailed***

***ACCOMMODATION OF PHYSICAL IMPAIRMENTS*:**

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TRS services please dial 711.

§ 15.302.030 TYPE III COMPREHENSIVE PLAN/ZONING MAP AMENDMENT CRITERIA

Property owners or the city may initiate a map amendment for one parcel or a small group of parcels under the Type III procedure. It may be initiated by a resolution of the Planning Commission or City Council. Unlike other Type III procedures, the decision of the Planning Commission on a Type III plan map amendment shall be in the form of a recommendation to the City Council.

The City Council shall hold another new hearing and make a final decision.

Where an application has been denied, no new application for the same purpose shall be filed within one year of the date of the previous denial unless the City Council for good cause shall grant permission to do so.

The owner must demonstrate compliance with the following criteria

a) The proposed change is consistent with and promotes the goals and policies of the Newberg Comprehensive Plan and this Code;

b) Public facilities and services are or can be reasonably made available to support the uses allowed by the proposed change.

c) Compliance with the State Transportation Planning Rule (OAR 660-012-0060) for proposals that significantly affect transportation facilities.

d) A traffic study shall be submitted for any proposed change that would significantly affect a transportation facility, or that would allow uses that would increase trip generation in excess of 40 trips per p.m. peak hour.

    a. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed, which adequately mitigate any traffic impacts and/or the proposed use is not in a location, which is adjacent to an intersection, which is functioning at a poor level of service.

e) A traffic study may be required by the director for changes in areas below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards.

The property owner who desired to have their property reclassified has the burden of establishing that the requested classification meets the requirements of this section. As part of the application, the property owner requesting a change shall file a waiver stating that the owner will not file any demand against the city under Ballot Measure 49, approved November 6, 2007, that amended ORS Chapters 195 and 197.

COMPREHENSIVE PLAN MAP/ZONING MAP AMENDMENT CHECKLIST

The following information shall be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division staff regarding additional requirements for your project.

☐ **FEES**

☐ **PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list to all properties within 500'.

☐ **WRITTEN CRITERIA RESPONSE** – Address the criteria listed on page 18. The written response should detail how the proposed comprehensive plan map/zoning map amendment meets the goals and policies of the Newberg Comprehensive Plan. The written response should also address the location and size of existing public utilities to serve the site, or if none are currently available, detail how public utilities will be extended to serve the site.

☐ **CURRENT TITLE REPORT**

☐ **MEASURE 49 WAIVER**

☐ **MAP AND LEGAL DESCRIPTION OF THE PROPERTY –** Provide a map and a corresponding written legal description of the area to be changed. The map and legal description must be capable of closure and be certified by a registered engineer or surveyor. If not certified, the map and description must be approved by the Department of Revenue per ORS 308.225.

☐ **GENERAL LAND USE PLAN –** Indicate types and intensities of proposed development, transportation routes (for pedestrians and vehicles), watercourses, significant natural features, open space, significant stands of mature trees, wildlife travel corridors, and any development on adjacent properties.

☐ **TRAFFIC STUDY –** A traffic study shall be submitted for any proposed change that would significantly affect a transportation facility, or that would allow uses that would increase trip generation in excess of 40 trips per p.m. peak hour. This requirement may be waived by the Director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed, which adequately mitigate any traffic impacts and/or the proposed use is not in a location, which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the Director for changes in areas below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. If required, the traffic study shall be conducted according to the City of Newberg design standards.

AFTER RECORDING RETURN TO:
City of Newberg
Community Development Department
PO Box 970 – (414 E. First Street)
Newberg, OR 97132

COVENANT OF WAIVER OF RIGHTS AND REMEDIES

Recitals

1) The undersigned, _____ and _____ (hereinafter referred to as "Owner" or "Owners") has/have petitioned the City of Newberg (hereinafter referred to as "City") to commence certain proceedings, relating to _____,_____ for the real property described in **Exhibit A** which is attached hereto and incorporated herein.

2) Pursuant to the enactment of **Ballot Measure 49** (adopted November 6, 2007), if a public entity enacts one or more land use regulations that restrict the residential use of private real property or a farming or forest practice and that reduce the fair market value of the property, then the owner of the property shall be entitled to just compensation from the public entity that enacted the land use regulation or regulations as provided in Measure 49.

3) There is the potential that the Oregon electors or the Oregon Legislature may, in the future, enact further statutory or constitutional amendments relating to compensation for the impact of local regulations upon real property, under certain circumstances.

4) City does not wish to approve the Owner's/Owners' requested proceedings if the result would or could arguably give rise to a later claim by the Owner or Owners, or the Owner's/Owners' successors or assigns for compensation for the land use regulations in effect upon the effective date of the proceedings, or would or could arguably require the City to waive the City's land use regulations in effect upon the effective date of the proceedings, which are being newly imposed upon the property by reason and result of the proceedings.

5) Owner(s) seek(s) to induce the City to proceed with the proceedings and therefore Owner(s) agree(s) to eliminate the potential of claim for compensation or the right to seek waiver from the City's land use regulations existing as of the effective date of the proceedings.

NOW THEREFORE, the undersigned Owner(s) warrant(s) that the Owner(s) executing this covenant hold(s) the full and complete present ownership or any interest therein in the property, and hereby agree(s) and covenant(s) as follows:

1) As inducement to the City to proceed with the following proceeding(s) affecting the subject real property: _____, which may include designation of the property as subject to additional applicable overlay zones and districts, e.g., Limited Use Overlay District, (all inclusively referred to herein as "proceedings"), the undersigned Owner(s), on behalf of Owner(s), Owner's/Owners' heirs, devisees, executors, administrators, successors and assigns, agree(s) and covenant(s) to the City of Newberg, its officers, agents, employees and assigns that the undersigned hereby remises, waives, releases and forever discharges, and agrees that Owner(s) shall be estopped from asserting any rights and remedies, actions, causes of action, suits, claims, liabilities, demands, and rights to waivers arising under or granted by any statutory or constitutional regulatory compensation or waiver provisions, including but not limited to Ballot Measure 49 (2007) or otherwise enacted after the date of this proceeding which would create a right of claim for compensation or waiver from City land use regulations that exist upon the effective date of the proceeding and which, by the approval of the proceeding, are then applicable to the property.

2) This waiver and release shall bind the undersigned's heirs, devisees, executors and administrators, successors in interests, and assigns. This covenant, waiver, release and discharge shall run with the land, and this instrument, or a memorandum hereof, may be recorded in the official records of the County in which the subject real property is located. This instrument may be terminated upon the filing of a Notice of Termination of Covenant filed by the City of Newberg.

3) If this instrument is given contemporaneous with a consent to future proceedings to be initiated by the City, Owner(s) acknowledge(s) that the proceedings may be initiated by the City of Newberg at any time in the discretion of the City of Newberg, and that this waiver and release is applicable to any ordinances adopted prior to the effective date of the proceeding.

4) This document is executed of my/our own free will and without duress. I, or if more than one, each of us respectively acknowledge that I/we have been advised to obtain legal advice prior to the execution of this document, and that either I, or each of us respectively, have either obtained legal advice or have independently elected not to seek legal advice prior to the execution of this document, recognizing that this document may affect my/our legal rights and remedies.

OWNER OWNER

_____ _____

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me on this _____day of _____, 202___, by _____ and _____.

_____
Notary Public for Oregon
My Commission expires: _____

CITY OF NEWBERG

_____
City Recorder

Dated: _____

APPROVED AS TO FORM:

_____
City Attorney

Dated: _____

Community Development Department
P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON A COMPREHENSIVE PLAN AND ZONE CHANGE

A property owner in your neighborhood submitted an application to the City of Newberg for a comprehensive plan zone change from { } to { } and zone change { } to { }. The Newberg Planning Commission will hold a hearing on ***Date of Hearing*** at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The application would create: ***(Include the reason for application, proposed uses, history of the property or application, allowed uses, etc.)***

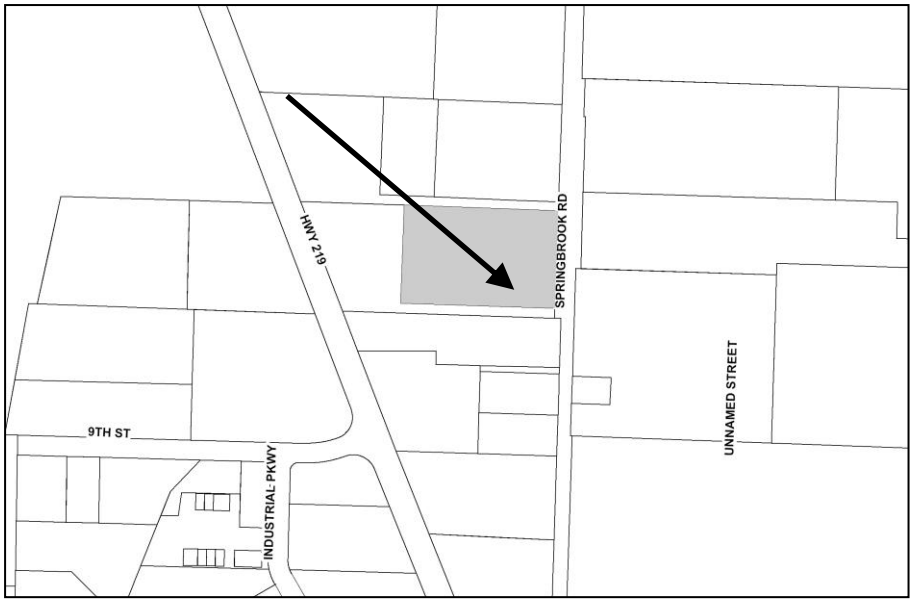
APPLICANT: ***Applicant's name***
TELEPHONE: ***Applicant's phone number***

PROPERTY OWNER: ***Property owner name***

LOCATION: ***Project Address***

TAX LOT NUMBER: ***Yamhill County Tax Map and Lot Number (i.e. 3219AB-1400)***

Insert site map with the project location highlighted as shown on the adjacent sample map.



We are mailing you information about this project because you own land within 500 feet of the proposed comprehensive plan zone change. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. You also may submit written comments. Oral testimony is typically limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.XX **(City staff will give you the file number for your project at the time of application)**
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

All written comments must be received by 4:30 p.m. on ***(enter date seven days from date of the hearing.)*** Written information received after this time will be read out loud at the hearing subject to time limits for speakers, and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a comprehensive plan map and zone change are found in Newberg Development Code Section 15.302.030(A) (3).

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a recommendation to the City Council at the end of the public hearing process. The Planning Commission's recommendation will be forwarded to the City Council. The City Council will hold a hearing on the application at a later date. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, we will send you information about any decision made by the City relating to this project.

Date Mailed: ***Date notice is mailed***

***ACCOMMODATION OF PHYSICAL IMPAIRMENTS*:**

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503- 537-1283. For TRS services please dial 711.

§15.225.010-060 TYPE III CONDITIONAL USE PERMIT CRITERIA

DESCRIPTION PURPOSE
It is recognized that certain types of uses require special consideration prior to their being permitted in a particular district. The reason for requiring such special consideration involves, among other things, the size of the area required for the full development of such uses, the nature of the traffic problems incidental to operation of the use, the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole.

All uses permitted conditionally are declared to possess such unique and special characteristics as to make impractical their being included as out-right uses in any of the various districts herein defined. The authority for the location and operation thereof shall be subject to review and the issuance of a conditional use permit. The purpose of review shall be to determine that the characteristics of any such use shall be reasonably compatible with the types of uses permitted in surrounding areas, and for the further purpose of stipulating such conditions as may be reasonable so that the basic purposes of this code shall be served. Nothing construed herein shall be deemed to require the hearing body to grant a conditional use permit.

GENERAL CONDITIONAL USE PERMIT CRITERIA *15.225.060*
A conditional use permit may be granted through a Type III procedure only if the proposal conforms to all the following criteria:

- The location, size, design and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.
- The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.
- The proposed development will be consistent with this code.

Provide a written response that specifies how your project meets the following criteria:

- The location, size, design and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.
- The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants. The proposed development will be consistent with this code.
- The proposed development will be consistent with this code.

If new buildings or structures are to be included as part of the application, the planning commission shall concurrently review the application for site design review in order to streamline the review process.

In order to fully evaluate the proposal, additional information may be required. This includes but is not limited to traffic studies, noise studies, visual analysis, and other site impact studies as determined by the director or planning commission.

CONDITIONAL USE PERMIT CHECKLIST

The following items must be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.

☐ **FEES**

☐ **PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list of all properties within 500'.

☐ **CURRENT TITLE REPORT** (within 60 days)

☐ **WRITTEN CRITERIA RESPONSE** – Address the criteria listed on page 22.

☐ **PROJECT STATEMENT** – Provide a written statement that addresses the operational data for the project, including hours of operation, number of employees, traffic information, odor impacts, and noise impacts.

☐ **SITE DEVELOPMENT PLAN**. Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1":10', 1":20' or other multiples of 10). Include the following information in the plan set (information may be shown on multiple pages):

- ☐ Existing Site Features: Show existing landscaping, grades, slopes and structures on the site and for areas within 100' of the site. Indicate items to be preserved and removed.
- ☐ Drainage & Grading: Show the direction and location of on and off-site drainage on the plans. This shall include site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project. Provide an engineered grading plan if necessary.
- ☐ Utilities: Show the location of and access to all public and private utilities, including sewer, water, storm water and any overhead utilities.
- ☐ Public Improvements: Indicate any public improvements that will be constructed as part of the project, including sidewalks, roadways, and utilities.
- ☐ Access, Parking, and Circulation: Show proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points from adjacent streets. Provide dimensions for parking aisles, back-up areas, and other items as appropriate. Indicate where required bicycle parking will be provided on the site along with the dimensions of the parking spaces.
- ☐ Site Features: Indicate the location and design of all on-site buildings and other facilities such as mail delivery, trash disposal, above ground utilities, loading areas, and outdoor recreation areas. Include appropriate buffering and screening as required by the code.
- ☐ Exterior Lighting Plan: Show all exterior lighting, including the direction of the lighting, size and type of fixtures, and an indication of the amount of lighting using foot candles for analysis.
- ☐ Landscape Plan: Include a comprehensive plan that indicates the size, species and locations of all planned landscaping for the site. The landscape plan should have a legend that indicates the common and botanical names of plants, quantity and spacing, size (caliper, height, or container size), planned landscaping materials, and description of the irrigation system. Include a calculation of the percentage of landscaped area.
- ☐ ADA Plan Compliance: Indicate compliance with any applicable ADA provisions.
- ☐ Architectural Drawings: Provide floor plans and elevations for all planned structures.
- ☐ Signs and Graphics: Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features if applicable.
- ☐ Other: Show any other site elements which will assist in the evaluation of the site and the project.

☐ **TRAFFIC STUDY.** A traffic study shall be submitted for any project that generates in excess of forty (40) trips per p.m. peak hour. This requirement may be waived by the Director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the Director for projects below forty (40) trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service.

Community Development Department
P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON A CONDITIONAL USE PERMIT

A property owner in your neighborhood submitted an application to the City of Newberg for a conditional use permit to ***(describe proposed use).*** The Newberg Planning Commission will hold a hearing on ***(Date of hearing)*** at 7 p.m. at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or by testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The application would change the land use of this ***(describe how many acres)*** acre parcel to allow ***(describe the proposed use of the land; describe anticipated improvements, and any proposed construction or demolition anticipated on the site).***

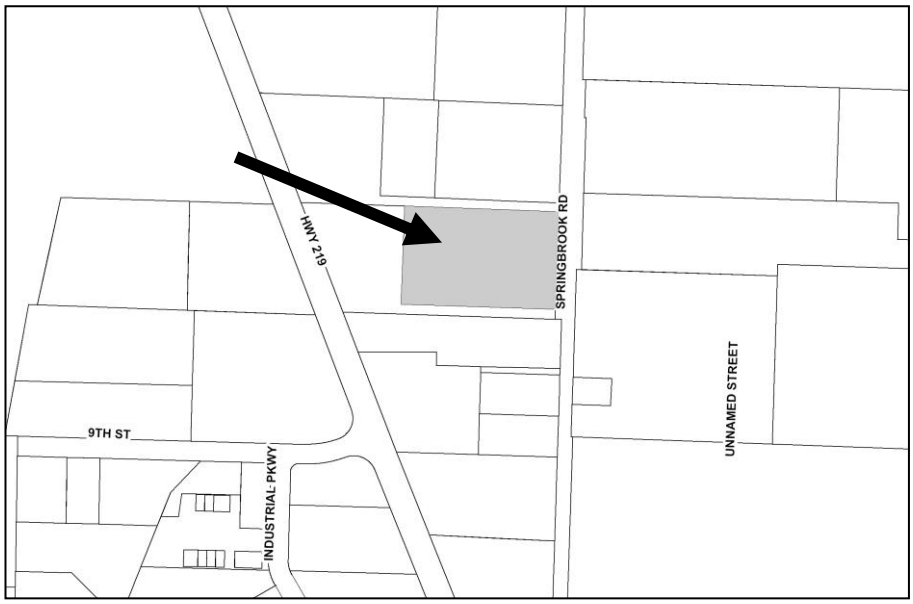
APPLICANT: (***Applicant's name)***
TELEPHONE: (***Applicant's number)***

PROPERTY OWNER: ***(Property owner name)***

LOCATION: ***(Property address)***

TAX LOT NUMBER: ***Yamhill County Tax Map and Lot Number (i.e. 3219AB-1400)***

Insert site map with the project location highlighted as shown on the adjacent sample map.



We are mailing you information about this project because you own land within 500 feet of the proposed subdivision. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. Oral testimony typically is limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.***(staff will provide)***
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

All written comments must be turned in by noon on Monday, ***(insert date – Monday prior to hearing).*** Written information received after this time will be read out loud at the hearing subject to time limits for speakers and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. Application material can also be accessed at https://www.newbergoregon.gov/planning under the "Current Planning Projects" page.

A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a conditional use permit are found in Newberg Development Code Section 15.225.060.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, you will be sent information about any decision made by the City relating to this project.

Date Mailed: ***Date notice is mailed***

***ACCOMMODATION OF PHYSICAL IMPAIRMENTS*:**

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TTY services please dial 711.

§15.344.030(A) **TYPE III HISTORIC LANDMARK ALTERATION / MODIFICATION CRITERIA**

The purpose of the Historic overlay zone is to safeguard the Historic Landmarks, buildings and sites representing significant elements of Newberg history and to promote the historic educational, cultural, economic and general welfare of the public through the preservation, restoration and protection of these buildings, structures, sites, and objects of Historic interest within the City. To foster civic pride in the accomplishments of the past, protect and enhance the City's attractions to tourists and visitors and to carry out the provisions of the Land Conservation and Development Commission Goal 5

The Historic Preservation Commission shall review applications for landmark designation, alteration, new construction, and demolition requiring Type III review. In conducting a Type III review, the commission shall have all powers and duties of the Planning Commission. The notice, review, and appeal provisions of this code that apply to Type III Planning Commission reviews shall apply equally to Type III Historic Preservation Commission review. In cases where an application requires both Historic Preservation Commission and Planning Commission review, such as for a modification to a landmark for a conditional use, the two commissions may hold a combined hearing. However, the two commissions shall make separate decisions.

Requests to alter a designated landmark in such a manner as to affect its exterior appearance shall be reviewed for permit approval by the historic preservation commission using the Type III procedure.

The Historic Preservation Commission, in considering applications for permit approval for any alteration, shall base their decision on substantial compliance with the following criteria and guidelines:

(A) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific design elements which must be addressed include:

- Average setback. When a new structure is being constructed on an infill lot, the front yard setback shall be the same as the buildings on either side. When the front setbacks of the adjacent buildings are different, the front setback of the new structure shall be an average of the two.
- Architectural elements. The design shall incorporate architectural elements of the city's historic styles, including Queen Anne, Colonial Revival, Dutch Colonial Revival, and Bungalow styles. Ideally, the architectural elements should reflect and/or be compatible with the style of other nearby historic structures. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, roof dormers, and decorative trim boards.
- Building orientation. The main entrance of the new structure shall be oriented to the street. Construction of a porch is encouraged but not required. Such a porch shall be at least six feet in depth.
- Vehicle parking/storage. Garages and carports shall be set back from the front facade of the primary structure and shall relate to the primary structure in terms of design and building materials.
- Fences. Fences shall be built of materials which are compatible with the design and materials used in the primary structure

(B) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(C) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(D) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved to the extent possible.

(E) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall reasonably match the old in design,

color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(F) Chemical or physical treatments, such as sandblasting, that cause extensive damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(G) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(H) New additions, exterior alterations, or related new construction shall not destroy historic character of the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(I) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

§ 15.344.030(B) **TYPE III HISTORIC LANDMARK NEW CONSTRUCTION CRITERIA**

If an application is made to build a new building on a landmark site, the Historic Preservation Commission shall review the request through the Type III procedure to assure the plans are compatible with any existing landmark structures on the site.

No new structure or major public improvement shall be constructed without review pursuant to the following criteria:

A. Designs shall be compatible with any existing Landmark structures on the site in terms of size, scale, material and character.

B. Contemporary designs shall not be discouraged when they do not destroy significant historical, architectural, or cultural material.

C. Review criteria shall include consideration of the guidelines listed in § 15.344.030 (A)(3).

§ 15.344.030(C) **TYPE III HISTORIC LANDMARK DEMOLITION AND MOVING CRITERIA**

The process and public notice for review of a demolition permit shall be conducted under the Type III procedure. Unless extended by mutual consent of the applicant and the Historic Preservation Commission, the Historic Preservation Commission shall complete any review within 45 days of the date the city received a complete application, with the intent that the Historic Preservation Commission and applicant seek alternatives such as sale, salvage, relocation or donation to historic or interested groups, not simply to delay the demolition or moving.

In reviewing an application for a demolition permit or moving permit, the Commission shall consider the purpose of this code as stated in § 15.344.010 and the criteria used in the original designation of the landmark as stated in § 15.344.030 (D).

The City Council may order the removal or demolition of any structure determined to be dangerous to life, health, or property.

In the event of the demolition or moving of a landmark, building, structure, site or object, the history of such landmark shall be documented and kept on file with the City.

HISTORIC LANDMARK MODIFICATION/ALTERATION REVIEW CHECKLIST

The following items must be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.

☐ **FEES**

☐ **PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list of all properties within 500'.

☐ **CURRENT TITLE REPORT** (within 60 days)

☐ **WRITTEN CRITERIA RESPONSE** – Address the criteria listed as applicable.

☐ **PROJECT STATEMENT** – Provide a written statement that addresses the scope of the project. Include information about the historic nature of the structure (age, style) along with details about the existing and planned materials, textures, or any other information relevant to the structure.

☐ **SITE PLAN**. Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1":10', 1":20' or other multiples of 10). Include the following information in the plan set (information may be shown on multiple pages):

- ☐ Existing Site Features: Show existing landscaping, grades, slopes and structures on the site and for areas within 100' of the site. Indicate items to be preserved and removed.
- ☐ Site Features: Indicate the location and design of all on-site buildings and other facilities such as mail delivery, trash disposal, above ground utilities, loading areas, and outdoor recreation areas. Include appropriate buffering and screening as required by the code.
- ☐ ADA Plan Compliance: Indicate compliance with any applicable ADA provisions.
- ☐ Architectural Drawings: Provide floor plans and elevations for all existing and planned alterations. Include detail about existing materials used on the structure as well as proposed materials to be used in conjunction with any alteration of the structure.
- ☐ Other: Show any other site elements which will assist in the evaluation of the site and the project.

§ 15.240.010 **TYPE III PLANNED UNIT DEVELOPMENT CRITERIA**

The city's planned unit development regulations are intended to:

(A) Encourage comprehensive planning in areas of sufficient size to provide developments at least equal in the quality of their environment to traditional lot by lot development and that are reasonably compatible with the surrounding area; and

(B) Provide flexibility in architectural design, placement and clustering of buildings, use of open space and outdoor living areas, and provision of circulation facilities, parking, storage and related site and design considerations; and

(C) Promote an attractive, safe, efficient and stable environment which incorporates a compatible variety and mix of uses and dwelling types; and

(D) Provide for economy of shared services and facilities; and

(E) Implement the density requirements of the comprehensive plan and zoning districts through the allocation of the number of permitted dwelling units based on the number of bedrooms provided.

The applicant must apply for a Pre-Application meeting to discuss the feasibility of the proposed planned unit development and determine the processing requirements.

An application, with the required fee, for preliminary plan approval shall be made by the owner of the affected property, or the owner's authorized agent.

The application shall contain or have attached sufficient information as prescribed by the director to allow processing and review in accordance with these regulations. As part of the application, the property owner requesting the planned development shall file a waiver stating that the owner will not file any demand against the city under Ballot Measure 49, approved November 6, 2007, that amended ORS Chapters 195 and 197 based on the city's decision on the planned development.

Decisions shall include review and recognition of the potential impact of the entire development, and preliminary approval shall include written affirmative findings that::

(1) The proposed development is consistent with standards, plans, policies and ordinances adopted by the city; and

(2) The proposed development's general design and character, including but not limited to anticipated building locations, bulk and height, location and distribution of recreation space, parking, roads, access and other uses, will be reasonably compatible with appropriate development of abutting properties and the surrounding neighborhood; and

(3) Public services and facilities are available to serve the proposed development. If such public services and facilities are not at present available, an affirmative finding may be made under this criterion if the evidence indicates that the public services and facilities will be available prior to need by reason of:

a) Public facility planning by the appropriate agencies; or

b) A commitment by the applicant to provide private services and facilities adequate to accommodate the projected demands of the project; or

c) Commitment by the applicant to provide for offsetting all added public costs or early commitment of public funds made necessary by the development.

(4) The provisions and conditions of this code have been met; and

(5) Proposed buildings, roads, and other uses are designed and sited to ensure preservation of features, and other unique or worthwhile natural features and to prevent soil erosion or flood hazard; and

(6) There will be adequate on-site provisions for utility services, emergency vehicular access, and, where appropriate, public transportation facilities; and

(7) Sufficient usable recreation facilities, outdoor living area, open space, and parking areas will be conveniently and safely accessible for use by residents of the proposed development; and

(8) Proposed buildings, structures, and uses will be arranged, designed, and constructed so as to take into consideration the surrounding area in terms of access, building scale, bulk, design, setbacks, heights, coverage, landscaping and screening, and to assure reasonable privacy for residents of the development and surrounding properties.

PLANNED UNIT DEVELOPMENT CHECKLIST

The following items must be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.

☐ **FEES**

☐ **PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list of all properties within 500'.

☐ **CURRENT TITLE REPORT** (within 60 days)

☐ **MEASURE 49 WAIVER**

☐ **WRITTEN CRITERIA RESPONSE** – Address the criteria listed on page 30. In addition, the written response should address the planned unit development general provisions found in § 15.240.020 of the Development Code.

☐ **SITE DEVELOPMENT PLAN** - Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1":10', 1":20' or other multiples of 10). Include the following information in the plan set (information may be shown on multiple pages):

- ☐ Existing Site Features: Show existing landscaping, grades, slopes and structures on the site and for areas within 100' of the site. Indicate items to be preserved and removed.
- ☐ Drainage & Grading: Show the direction and location of on and off-site drainage on the plans. This shall include site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project. Provide an engineered grading plan if necessary.
- ☐ Utilities: Show the location of and access to all public and private utilities, including sewer, water, storm water and any overhead utilities.
- ☐ Public Improvements: Indicate any public improvements that will be constructed as part of the project, including sidewalks, roadways, and utilities.
- ☐ Access, Parking, and Circulation: Show proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points from adjacent streets. Provide dimensions for parking aisles, back-up areas, and other items as appropriate. Indicate where required bicycle parking will be provided on the site along with the dimensions of the parking spaces.
- ☐ Site Features: Indicate the location and design of all on-site buildings and other facilities such as mail delivery, trash disposal, above ground utilities, loading areas, and outdoor recreation areas. Include appropriate buffering and screening as required by the code.
- ☐ Exterior Lighting Plan: Show all exterior lighting, including the direction of the lighting, size and type of fixtures, and an indication of the amount of lighting using foot candles for analysis.
- ☐ Landscape Plan: Include a comprehensive plan that indicates the size, species and locations of all planned landscaping for the site. The landscape plan should have a legend that indicates the common and botanical names of plants, quantity and spacing, size (caliper, height, or container size), planned landscaping materials, and description of the irrigation system. Include a calculation of the percentage of landscaped area.
- ☐ ADA Plan Compliance: Indicate compliance with any applicable ADA provisions.
- ☐ Architectural Drawings: Provide floor plans and elevations for all planned structures.
- ☐ Sun Exposure Plan Diagram: All buildings and structures on the site must comply with the sun exposure plan (see Figure VIII in the Development Code for more details).
- ☐ Signs and Graphics: Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features if applicable.
- ☐ Other: Show any other site elements which will assist in the evaluation of the site and the project.

☐ **TRAFFIC STUDY** - A traffic study shall be submitted for any project that generates in excess of forty (40) trips per p.m. peak hour. This requirement may be waived by the Director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the Director for projects below forty (40) trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service.

☐ **TUALATIN VALLEY FIRE & RESCUE SERVICE PROVIDER PERMIT** -
The permit form and detailed information can be found on TVFR website at:
https //www.tvfr.com/376/New-Construction-and-Service-Provider-Pe

City of Newberg
Community Development Department
P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON A PLANNED UNIT DEVELOPMENT

A property owner in your neighborhood submitted an application to the City of Newberg for a planned unit development at {address}. The Newberg Planning Commission will hold a hearing on ***Date of Hearing*** at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The application would create ***(number of lots created) lots***: ***(describe the name of the planned unit development, how large each lot will be, the anticipated street access, and any proposed construction or demolition anticipated on the site.)***

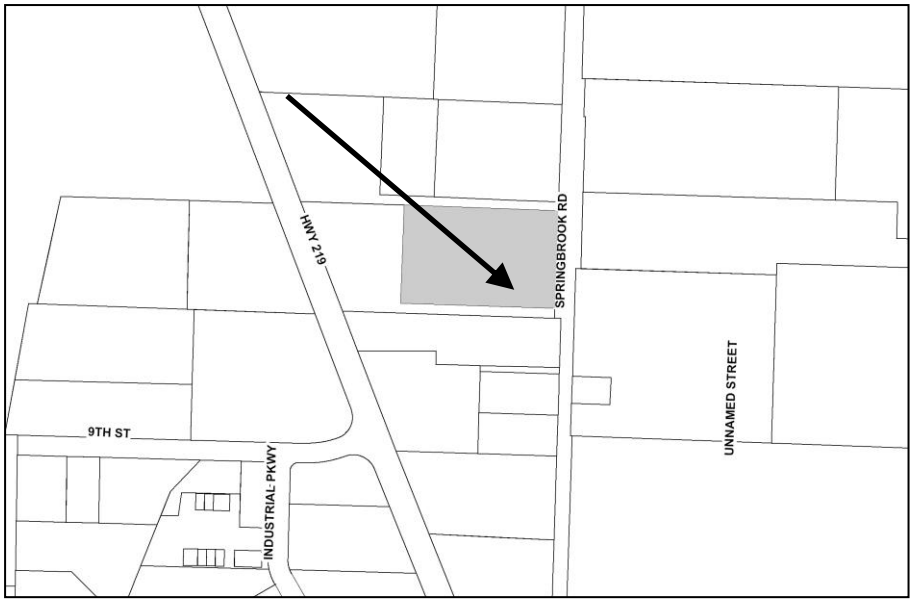
APPLICANT: ***Applicant's name***
TELEPHONE: ***Applicant's phone number***

PROPERTY OWNER: ***Property owner name***

LOCATION: ***Project Address***

TAX LOT NUMBER: ***Yamhill County Tax Map and Lot Number (i.e. 3219AB-1400)***

Insert site map with the project location highlighted as shown on the adjacent sample map.



We are mailing you information about this project because you own land within 500 feet of the proposed planned unit development. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. You also may submit written comments. Oral testimony is typically limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.XX **(City staff will give you the file number for your project at the time of application)**
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

All written comments must be received by 4:30 p.m. on ***(enter date seven days from date of the hearing.)*** Written information received after this time will be read out loud at the hearing subject to time limits for speakers, and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a Planned Unit Development are found in Newberg Development Code Section 15.240.030 (C).

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, we will send you information about any decision made by the City relating to this project.

Date Mailed: ***Date notice is mailed***

***ACCOMMODATION OF PHYSICAL IMPAIRMENTS*:**
In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TRS services please dial 711.

AFTER RECORDING RETURN TO:
City of Newberg
Community Development Department
PO Box 970 – (414 E. First Street)
Newberg, OR 97132

COVENANT OF WAIVER OF RIGHTS AND REMEDIES

Recitals

1) The undersigned, _____ and _____ (hereinafter referred to as "Owner" or "Owners") has/have petitioned the City of Newberg (hereinafter referred to as "City") to commence certain proceedings, relating to _____,_____ for the real property described in **Exhibit A** which is attached hereto and incorporated herein.

2) Pursuant to the enactment of **Ballot Measure 49** (adopted November 6, 2007), if a public entity enacts one or more land use regulations that restrict the residential use of private real property or a farming or forest practice and that reduce the fair market value of the property, then the owner of the property shall be entitled to just compensation from the public entity that enacted the land use regulation or regulations as provided in Measure 49.

3) There is the potential that the Oregon electors or the Oregon Legislature may, in the future, enact further statutory or constitutional amendments relating to compensation for the impact of local regulations upon real property, under certain circumstances.

4) City does not wish to approve the Owner's/Owners' requested proceedings if the result would or could arguably give rise to a later claim by the Owner or Owners, or the Owner's/Owners' successors or assigns for compensation for the land use regulations in effect upon the effective date of the proceedings, or would or could arguably require the City to waive the City's land use regulations in effect upon the effective date of the proceedings, which are being newly imposed upon the property by reason and result of the proceedings.

5) Owner(s) seek(s) to induce the City to proceed with the proceedings and therefore Owner(s) agree(s) to eliminate the potential of claim for compensation or the right to seek waiver from the City's land use regulations existing as of the effective date of the proceedings.

NOW THEREFORE, the undersigned Owner(s) warrant(s) that the Owner(s) executing this covenant hold(s) the full and complete present ownership or any interest therein in the property, and hereby agree(s) and covenant(s) as follows:

1) As inducement to the City to proceed with the following proceeding(s) affecting the subject real property: _____, which may include designation of the property as subject to additional applicable overlay zones and districts, e.g., Limited Use Overlay District, (all inclusively referred to herein as "proceedings"), the undersigned Owner(s), on behalf of Owner(s), Owner's/Owners' heirs, devisees, executors, administrators, successors and assigns, agree(s) and covenant(s) to the City of Newberg, its officers, agents, employees and assigns that the undersigned hereby remises, waives, releases and forever discharges, and agrees that Owner(s) shall be estopped from asserting any rights and remedies, actions, causes of action, suits, claims, liabilities, demands, and rights to waivers arising under or granted by any statutory or constitutional regulatory compensation or waiver provisions, including but not limited to Ballot Measure 49 (2007) or otherwise enacted after the date of this proceeding which would create a right of claim for compensation or waiver from City land use regulations that exist upon the effective date of the proceeding and which, by the approval of the proceeding, are then applicable to the property.

2) This waiver and release shall bind the undersigned's heirs, devisees, executors and administrators, successors in interests, and assigns. This covenant, waiver, release and discharge shall run with the land, and this instrument, or a memorandum hereof, may be recorded in the official records of the County in which the subject real property is located. This instrument may be terminated upon the filing of a Notice of Termination of Covenant filed by the City of Newberg.

3) If this instrument is given contemporaneous with a consent to future proceedings to be initiated by the City, Owner(s) acknowledge(s) that the proceedings may be initiated by the City of Newberg at any time in the discretion of the City of Newberg, and that this waiver and release is applicable to any ordinances adopted prior to the effective date of the proceeding.

4) This document is executed of my/our own free will and without duress. I, or if more than one, each of us respectively acknowledge that I/we have been advised to obtain legal advice prior to the execution of this document, and that either I, or each of us respectively, have either obtained legal advice or have independently elected not to seek legal advice prior to the execution of this document, recognizing that this document may affect my/our legal rights and remedies.

OWNER OWNER

_____ _____

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me on this _____day of _____, 202___, by _____ and _____.

_____
Notary Public for Oregon
My Commission expires: _____

CITY OF NEWBERG

_____
City Recorder

Dated: _____

APPROVED AS TO FORM:

_____
City Attorney

Dated: _____

TYPE II APPLICATION – LAND USE

File #: MIMD225-0001

TYPES – PLEASE CHECK ONE:

- ☐ **Design review**
- ☐ **Partition Preliminary Plat**
- ☐ **Subdivision Preliminary Plat**
- ☐ **Type II Major Modification**
- ☐ **Variance** _____
- ☑ **Other: (Explain)** Minor Modification to Existing Facility

APPLICANT INFORMATION:

APPLICANT: Centerline Communications, on behalf of New Cingular Wireless PCS, LLC (AT&T)

ADDRESS: 23035 SE 263rd Sreet (remote) CITY: Maple Valley STATE: WA ZIP: 98038

EMAIL ADDRESS: pkitzes@clinellc.com - Phillip Kitzes PHONE: 206.227.7445 MOBILE: 206.227.7445

OWNER *(if different from above)*: Newberg Industrial Park, LLC PHONE: _____

ADDRESS: 23500 Scholls Ferry Road CITY: Hillsboro STATE: OR ZIP: 97123

ENGINEER/SURVEYOR: PM&A CONTACT: Jarrett Elington

EMAIL ADDRESS: jellington@pmass.com PHONE: (706) 294-1479 MOBILE: 706.294.1479

GENERAL INFORMATION:

PROJECT LOCATION: 500 E Illinois Street (existing wireless facility) PROJECT VALUATION: $ 80000

PROJECT DESCRIPTION/USE: Collocation at an existing facility; extending existing pole 20' (115' total) - monopine

MAP/TAX LOT NO. (i.e.3200AB-400): R3218DD01000 SITE SIZE: 6.18 SQ. FT. ☐ ACRE ☑

COMP PLAN DESIGNATION: Industrial CURRENT ZONING: M-2

CURRENT USE: Industrial buildings; existing wireless facility (95-foot monopine)

SURROUNDING USES:

NORTH: Residential SOUTH: Train tracks; residential

EAST: Industrial; vacant WEST: Residential

ATTACHED PROJECT CRITERIA AND REQUIREMENTS *(check all that apply)*

General Checklist: ☑ Fees ☑ Public Notice Information ☑ Current Title Report ☑ Written Criteria Response ☑ Owner Signature ☑ 1 Digital copy of complete Application Packet

For detailed checklists, applicable criteria for the written response, and other requirements per application type, turn to:

Design Review ..... **p. 13**
Land Division (Partition & Subdivision Tentative Plat) ..... **p. 15**
Variance Checklist ..... **p. 20**
Short-term Rental ..... **p. 22**

The Application Packet can be submitted to *Planning@newbergoregon.gov* or at 414 E First St., Newberg OR. 9713

2 physical copies of the Applications must be mailed or brought into the Community Development Department

Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief.

Phil Kitzes
Applicant Signature Date

See Owner's LOA
Owner Signature Date

Phillip Kitzes
Print Name

Print Name

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address: 500 E. Illinois St. Newberg, OR 97132

Tax ID# : 45338 & 548206

I/We, the owner(s) of the above described property, authorize **New Cingular Wireless, doing business as AT&T Mobility,** whose address is 19801 SW 72nd Ave., Tualatin, OR. 97062, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any and all building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits, and at all times thereafter.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

OWNER(S):

Andre Meyer	Kathleen Meyer
Print Name	Print Name
Owner	Owner
Title	Title
Signature	Signature
Date: 12/4/2024	Date: 12/4/2024

Site Name: PC81 Downtown Newberg

PC81 Newberg Downtown NSB
RF Justification

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Coverage Justification

OVERVIEW

AT&T is proposing to build a new wireless communication facility ("WCF" or "facility"), PC81 Newberg Downtown (45.305344, -122.97447), located at 500 E. Illinois Street, Newberg, OR 97132 in Multnomah County. This proposed facility meets AT&T's coverage objectives (providing outdoor, in-vehicle, and in-building wireless coverage) within a geographic area not presently served by AT&T's network. Specifically, this proposed new wireless facility will provide coverage and capacity enhancement at George Fox University and Newberg as well as enhance the coverage at north including residential areas along OR-219 N College St and E Mountainview Dr. This coverage objective was determined through a combined analysis of the coverage from current sites in the area, customer complaints, service requests, and radio frequency engineering design. This facility will allow AT&T to provide uninterrupted wireless service with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area.

In addition to AT&T 4G LTE commercial facilities, this proposed WCF will include facilities to support FirstNet. As a FirstNet site, this proposed WCF is part of a more significant initiative by AT&T to upgrade existing wireless sites and to build new sites to support FirstNet and deploy the new frequency band for first responders ("Band 14").

SEARCH RING

AT&T's radio frequency ("RF") engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives for the targeted service area. From this study, AT&T's RF engineers identified a "search ring" area where a WCF may be located to provide effective service in the target coverage area. Candidates need to have good height and location, overlooking major roads and highways. This was the primary criteria to identify the search ring.

Figure A—Targeted Search Ring indicates the search ring AT&T's RF engineers established for this proposed site. A discussion of the methodology AT&T's RF engineers used to identify the search ring is included at the end of this RF Justification document.

Coverage Justification—Con't

COVERAGE OBJECTIVE

Figure B—Existing AT&T Coverage shows existing AT&T wireless services in the general area of the proposed new site. The red star indicates the location of the proposed new WCF. The blue diamonds indicate the location of existing AT&T WCF sites; coverage from AT&T's existing WCF sites is shaded in green. As can be seen, there is a coverage gap in areas not shaded in green which may have minimal to no 4G voice service and does not have adequate 4G LTE service.

Figure C—Projected New AT&T Coverage identifies the projected coverage from the proposed new WCF with the requested antenna tip height of 105ft. The proposed antenna tip height is the necessary to help fill the coverage gap relative to nearby complementary wireless facilities and to support the FirstNet Network. This is also the height where an AT&T wireless device can be reliably used to make and receive telephone calls and use data service in the presence of varying signals. The new WCF will provide coverage and capacity enhancement at George Fox University and Newberg as well as enhance the coverage at north including residential areas along OR-219 N College St and E Mountainview Dr.

ANTENNAS AND EQUIPMENT

To meet the above coverage objectives, this proposed site will contain up to 9 panel antennas and 9 RRH units (together with all associated accessory equipment).

Figure A—Targeted Search Ring

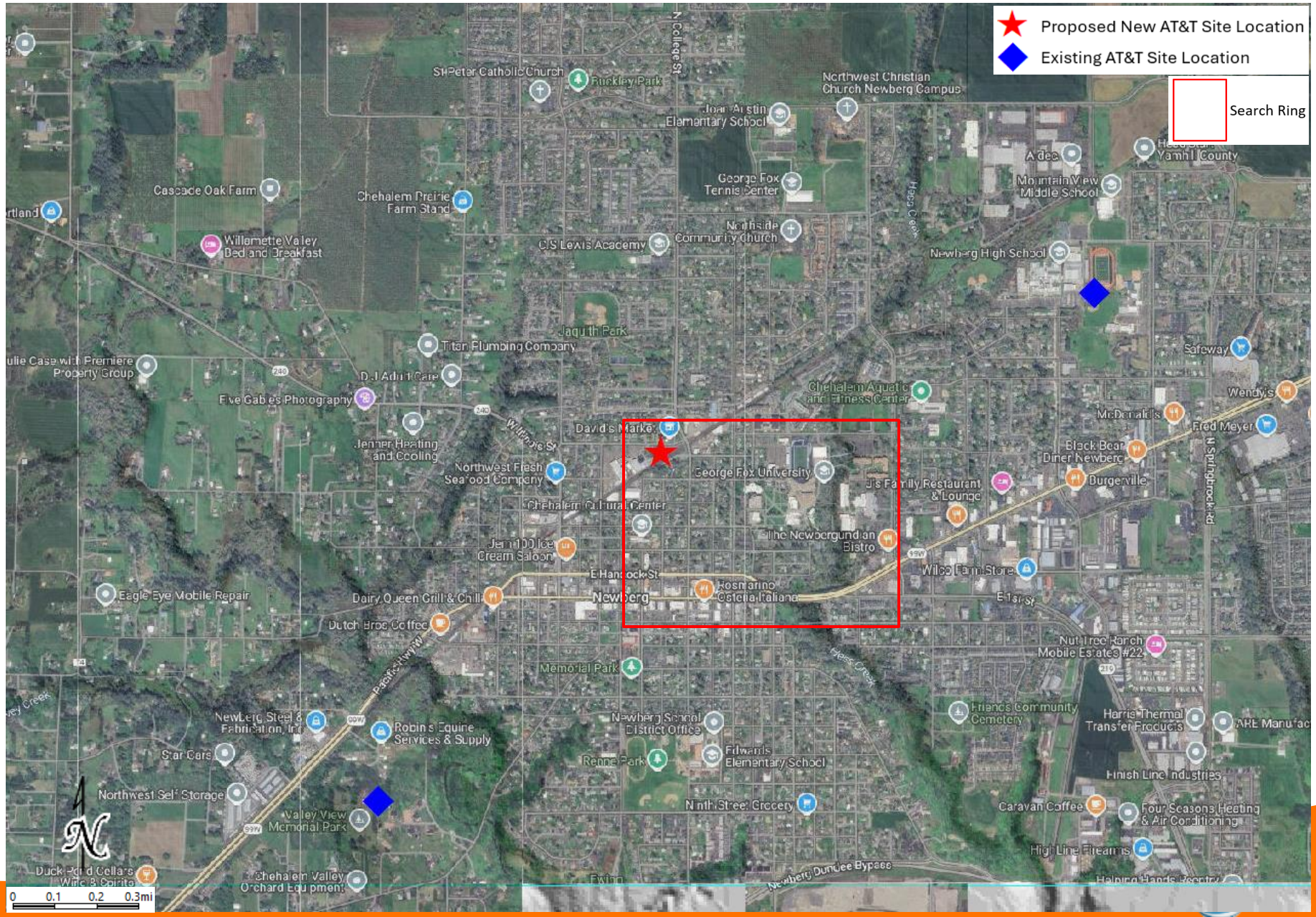
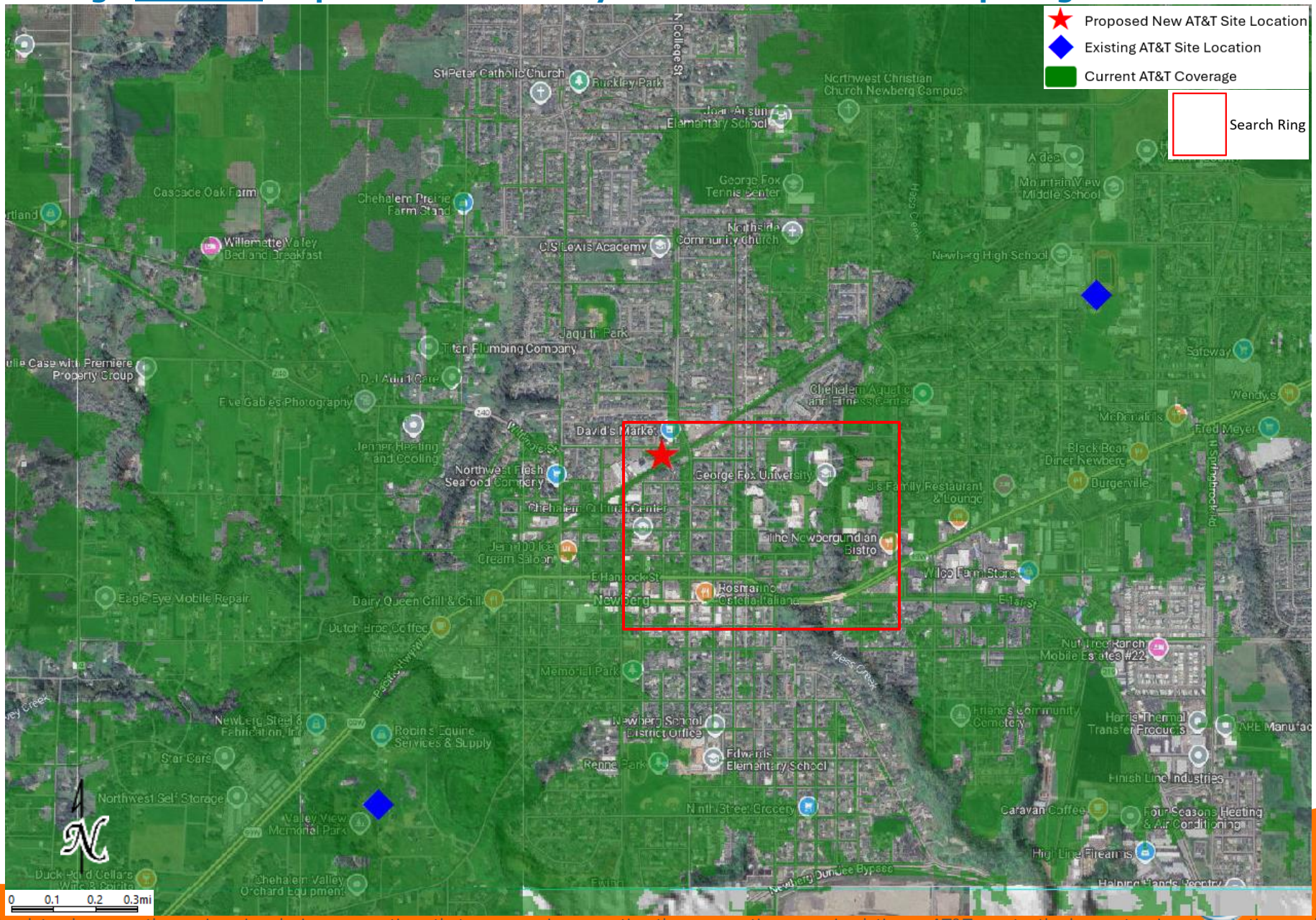


Figure B—Existing AT&T Coverage

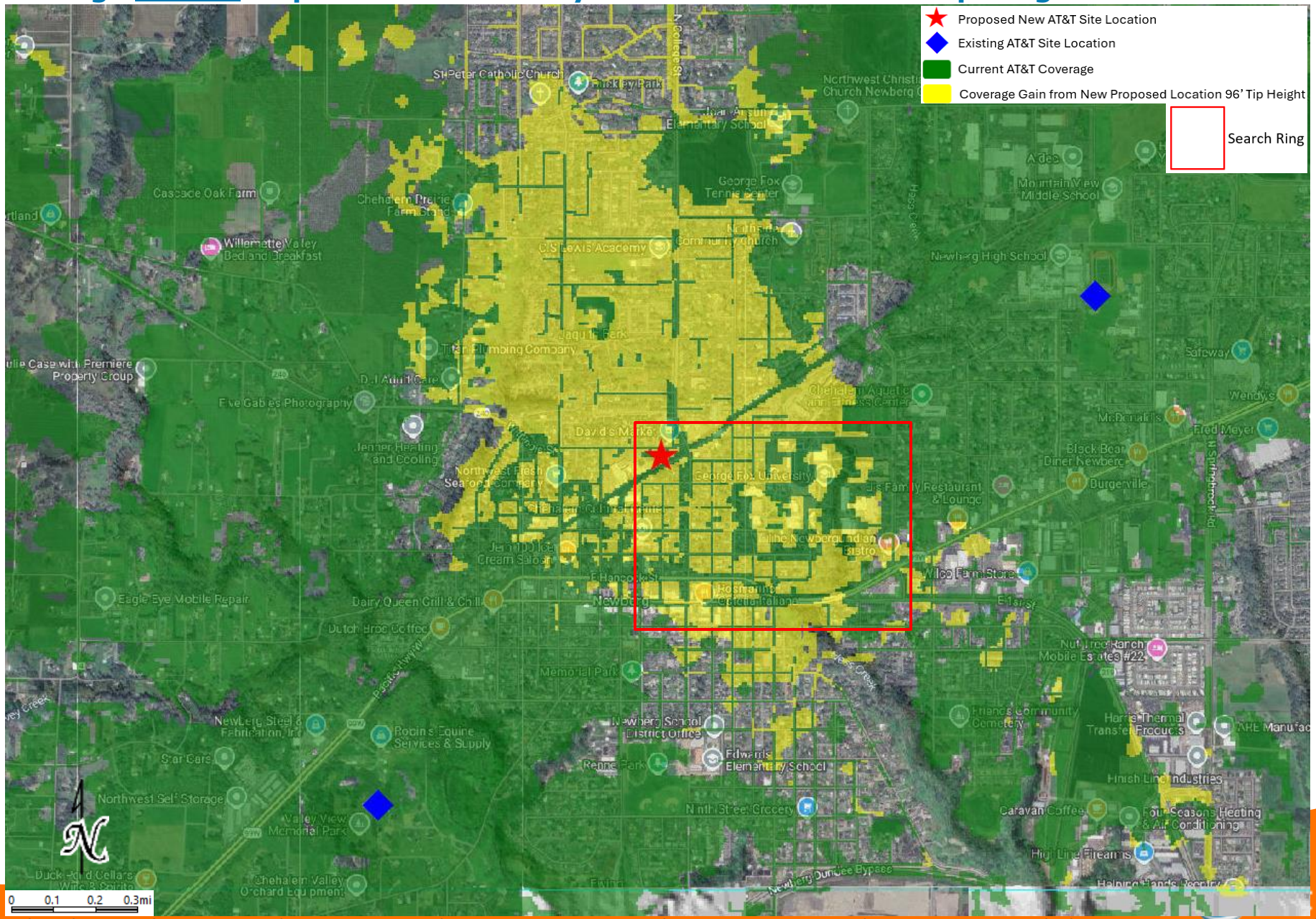
Coverage BEFORE Proposed AT&T Facility On-Air—96ft Antenna Tip Height



The data above are the engineering design assumptions that were use in generating the propagation map simulations. AT&T constantly does extensive propagation model adjustments to insure they accurately reflect actual wireless signal conditions.

Figure C—Projected New AT&T Coverage

Coverage AFTER Proposed AT&T Facility On-Air—96ft Antenna Tip Height



The data above are the engineering design assumptions that were use in generating the propagation map simulations. AT&T constantly does extensive propagation model adjustments to insure they accurately reflect actual wireless signal conditions.

Search Ring Methodology

AT&T's RF engineers used coverage propagation software systems to predict the coverage provided by the proposed new WCF. The software and AT&T's RF engineers considered the general factors outlined below, as well as more project-specific factors such as the type of antenna, antenna tilt, etc.

Coverage. The antenna site must be located in an area where the radio frequency broadcasts will provide adequate coverage within the targeted service area. The RF engineer must take into consideration the coverage objectives for the site as well as the terrain in and around the area to be covered. Because radio frequency broadcasts travel in a straight line and diminish as they travel further away from the antennas, it is generally best to place an antenna site near the center of the desired coverage area. However, in certain cases, the search ring may be located away from the center of the desired coverage area due to the existing coverage, the surrounding terrain, or other features which might affect the radio frequency broadcasts, *e.g.* buildings or sources of electrical interference.

Clutter. AT&T's WCFs must "clear the clutter"—the WCF site must be installed above or close to RF obstructions (the "clutter") to enable the RF to extend beyond and clear the clutter. AT&T's radio frequencies do not penetrate mountains, hills, rocks, or metal, and are diminished by trees, brick and wood walls, and other structures. Accordingly, AT&T's antennas must be installed above or close to the "clutter" to provide high quality communications services in the desired coverage areas. Additionally, if the local code requires us to accommodate additional carriers on the support structure, the structure must be even taller to also allow the other carriers' antennas to clear the clutter.

Call Handoff. The WCF site must be in an area where the radio broadcasts from the site will allow seamless "call handoff" with adjacent WCF sites. Call handoff is a feature of a wireless communications system that allows an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlap for a sufficient distance and/or period of time to support the mechanism of the call handoff.

Quality of Service. Users of wireless communications services want to use their services where they live, work, commute and play, including when they are indoors. AT&T's coverage objectives include the ability to provide indoor coverage in areas where there are residences, businesses and indoor recreational facilities.

Search Ring Methodology—Con't

Radio Frequencies used by System. The designs of wireless communications systems vary greatly based upon the radio frequencies that are used by the carrier. If the carrier uses radio frequencies in the 700 MHz to 850 MHz range, the radio signals will travel further and will penetrate buildings better than the radio frequencies in the 1900 MHz band. As a result, wireless communications systems that use lower radio frequencies will need fewer sites than wireless communications systems that use higher radio frequencies.

Land Use Classifications. AT&T's ability to construct a WCF site on any particular property is affected by state and local regulations, including zoning and comprehensive plan classifications, goals, and policies. AT&T's search rings take these laws and regulations into consideration.

Date:	December 3, 2024
Site Number:	PC81 – Newberg Downtown
FA Code:	15960528
USID:	324411
Address:	500 E. Illinois Street, Newberg, OR 97132
Re:	Radio Frequency Compliance

Statement of Compliance

This AT&T wireless communications facility complies with all federal standards for radio frequency radiation in accordance with the Telecommunications Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies.

Description of Facility:

Location Type: Proposed modifications to the wireless communications facility will be comprised of multiple panel antennas and associated radio cabinets utilizing licensed frequencies in the 700, 850, 1900, 2100 and 3700 MHz bands. The purpose of the facility is to provide coverage and/or capacity to the geographic service area.

Power Density:

The power density from any sector as designed with the proposed facility shall not exceed the FCC maximum permissible exposure limits in accordance with FCC Public Standards OET Bulletin 65 (e.g., 1 mW/cm^2 at 1900 MHz) at any location that is considered readily accessible by the general public.

The proposed facility should not interfere with other communications facilities. Our sites are monitored 24/7 by a national operations center to insure all is operating normally. In addition, we have local technicians who make routine visits to cell sites to make repairs when needed. AT&T audits our facilities on a semi-annual basis to ensure that FCC compliance levels are continuously met.

If requested, a detailed radio frequency emission safety report detailing the maximum potential exposures will be provided to the jurisdiction.

Sincerely,

M Samsul Bujang
AT&T Mobility - RAN Engineering

February 17, 2025

Patrick Ewing
Centerline Communications

Re: Acoustical Report – AT&T Wireless PC81 Newberg Downtown
Site: 500 E Illinois Street, Newberg, Oregon 97132

Dear Patrick,

This report presents a noise survey performed in the immediate vicinity of the proposed AT&T Wireless facility at 500 E Illinois Street in Newberg, Oregon. This noise survey extends from the proposed equipment to the nearest properties. The purpose of this report is to document the existing conditions and the impacts of the acoustical changes due to the proposed equipment. This report contains data on the existing and predicted noise environments, impact criteria and an evaluation of the predicted sound levels as they relate to the criteria.

Code Requirements

The site is located within the City of Newberg zoning jurisdiction on property with an M-2 Light Industrial zoning designation. The nearest receiving properties are across E Illinois Street to the north. There is a convenience store on the corner that is zoned Commercial, and all of the other properties in that block are zoned Residential.

The proposed new equipment includes equipment support cabinets and an emergency generator. The equipment support cabinets are expected to run 24 hours a day. The generator will run once a week during daytime hours only for maintenance and testing purposes.

Under Newberg Municipal Code Chapter 8.15.050, Permissible Noise Levels, noise being received by the following types of properties shall not exceed the following limits:

Commercial Receiver: Noise is limited to 60 dBA between the hours of 7:00 a.m. and 7:00 p.m., and 55 dBA between the hours of 7:00 p.m. and 7:00 a.m. The support cabinets are expected to operate 24 hours a day, therefore they must meet the 55 dBA nighttime limit at the Commercial receiver. The generator will operate during daytime hours only, and so must meet the 60 dBA daytime limit.

Residential Receiver: Noise is limited to 55 dBA between the hours of 7:00 a.m. and 7:00 p.m., and 50 dBA between the hours of 7:00 p.m. and 7:00 a.m. The support cabinets are expected to operate 24 hours a day, therefore they must meet the 50 dBA nighttime limit at the Residential receiver. The generator will operate during daytime hours only, and so must meet the 55 dBA daytime limit.

Ambient Conditions

Existing ambient noise levels were measured on site with a Svantek 971 sound level meter on February 12, 2025. Measurements were conducted as close to the proposed location as possible and the property lines in accordance with the (OAR) 340-35-035 subsection (3)(b). The average ambient noise level was 47 dBA.

Predicted Equipment Sound Levels

24-Hour Operation Equipment

The following table presents a summary of the equipment and their associated noise levels:

Table 1: Equipment Noise Levels

Equipment	dBA (each)	Quantity	Combined dBA @ 5 ft
Vertiv F2020030 3-Bay Walk-Up Cabinet	70 dBA @ 5 ft	1	70
Purcell FlexSure-FLX12 Cabinet	65 dBA @ 5ft	1	65
Total dBA (All cabinets combined)			**71**

Methods established by AHRI Standard 275-2010 and ASHRAE were used in predicting equipment noise levels to the receiving properties. Application factors such as location, height, and reflective surfaces are accounted for in the calculations.

The equipment will be located at grade surrounded by a 6'-0" chain-link fence with privacy slats. The nearest Residential receiving property is approximately 89 feet southeast of the equipment, and the nearest Commercial receiving property is approximately 141 feet north of the equipment. The following table presents the predicted sound levels at the nearest receiving properties:

Table 2: Predicted Noise Levels: Proposed Equipment Cabinets

Line	Application Factor	Resid. SE	Comm. N
1	Sound Pressure Level at 5 ft (dBA), Lp1	71	71
2	Distance Factor (DF) Inverse-Square Law (Free Field): DF = 20*log (d1/d2)	-25 (89 ft)	-29 (141 ft)
3	New Equipment Sound Pressure Level at Receiver, Lpr (Add lines 1 and 2)	**46**	**42**

As shown in Table 2, the predicted sound level from the proposed equipment is 46 dBA at the nearest Residential receiving property to the southeast, which meets the 50 dBA nighttime code limit.

The predicted sound level from the proposed equipment is 42 dBA at the nearest Commercial receiving property to the north, which meets the 55 dBA nighttime code limit.

Noise levels at other receiving properties, which are further away, will be lower and within code limits.

Emergency Equipment

The proposed equipment includes one Kohler 30REOZK 30 KW generator with a sound enclosure which has a sound level of 65 dBA at 23 feet. The generator will be located at grade surrounded by 6'-0" chain-link fence with privacy slats. The nearest Residential receiving property is approximately 86 feet southeast of the generator, and the nearest Commercial receiving property is approximately 139 feet north of the generator. The following table presents the predicted sound level at the nearest noise-sensitive receiving property:

Table 3: Predicted Noise Levels: Proposed Emergency Generator

Line	Application Factor	Resid. SE	Comm. N
1	Equipment Sound Pressure Level at 23 ft. (dBA), Lp1	65	65
2	Distance Factor (DF) Inverse-Square Law (Free Field): DF = 20log (d1/d2)	-11 (86 ft)	-16 (139 ft)
3	New Equipment Sound Pressure Level at Receiver, Lpr (Add lines 1 and 2)	**54**	**49**

As shown in Table 3, the predicted sound level from the proposed generator during test cycle operation is 54 dBA at the nearest Residential receiving property to the southeast, which meets the 55 dBA daytime code limit.

The predicted sound level from the proposed generator during test cycle operation is 49 dBA at the nearest Commercial receiving property to the north, which meets the 60 dBA daytime code limit

Noise levels at other noise-sensitive receiving properties, which are further away, will be lower and within code limits.

Please contact us if you have any questions or require further information.

Sincerely,
SSA Acoustics, LLP

Alan Burt, P.E.
MANAGING PARTNER

RENEWAL DATE: 12/31/25

This report has been prepared for the titled project or named part thereof and should not be used in whole or part and relied upon for any other project without the written authorization of SSA Acoustics, LLP. SSA Acoustics, LLP accepts no responsibility or liability for the consequences of this document if it is used for a purpose other than that for which it was commissioned. Persons wishing to use or rely upon this report for other purposes must seek written authority to do so from the owner of this report and/or SSA Acoustics, LLP and agree to indemnify SSA Acoustics, LLP for any and all resulting loss or damage. SSA Acoustics, LLP accepts no responsibility or liability for this document to any other party other than the person by whom it was commissioned. The findings and opinions expressed are relevant to the dates of the works and should not be relied upon to represent conditions at substantially later dates. Opinions included therein are based on information gathered during the study and from our experience. If additional information becomes available which may affect our comments, conclusions or recommendations SSA Acoustics, LLP reserves the right to review the information, reassess any new potential concerns and modify our opinions accordingly.

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: CECIL J MATHEW
NEW CINGULAR WIRELESS PCS, LLC
208 S AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign	File Number
WPWU989	0008643019
Radio Service	
WZ - 700 MHz Lower Band (Blocks C, D)	

FCC Registration Number (FRN): 0003291192

Grant Date	Effective Date	Expiration Date	Print Date
11-05-2019	11-05-2019	06-13-2029	11-07-2019

Market Number	Channel Block	Sub-Market Designator
EAG706	D	0

Market Name
Pacific

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-13-2019			

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

Operation of the facilities authorized herein, are subject to the condition that harmful interference may not be caused to, but must be accepted from UHF TV transmitters in Canada and Mexico as identified in existing and any future agreements with those countries.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

FCC 601-MB
October 2017

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WPWU989 **File Number:** 0008643019 **Print Date:** 11-07-2019

This application is granted pursuant to the Commission's Order In the Matter of Qualcomm Incorporated Petition for Declaratory Ruling, WT Docket No. 05-7, FCC 06-155, released October 13, 2006.

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WPWU989 **File Number:** 0008643019 **Print Date:** 11-07-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

Radio Frequency Safety Survey Report Prediction (RFSSRP)

AT&T Monopole Facility

Site Name	NEWBERG DOWNTOWN
Site ID	PC81
Site Address	500 EAST ILLINOIS STREET, NEWBERG, OR 97132
Latitude: 45.305344 **Longitude:** -122.974000 **USID:** 324411 **FA**: 15960528 **Centerline PN:** Internal **Pace ID:** WSWOR0041747, WSWOR0040990, WSWOR0041693, WSWOR0041657	**Prepared for:** Centerline on behalf of AT&T **Report Date:** December 30, 2024 **Report Writer:** Danilo Jardeliza **Report Reviewer:** Dane Folie

Statement of Compliance

AT&T will be compliant with FCC regulations upon installation of recommended mitigation measures.

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1.0 GENERAL SUMMARY

Centerline has been contracted to provide a Radio Frequency (RF) Analysis for the following AT&T monopole facility to determine whether the facility is in compliance with federal standards and regulations regarding RF emissions. This analysis includes theoretical emissions calculations for all equipment for AT&T.

1.1 SITE SUMMARY

Analysis Site Data	
Site USID:	324411
Site FA#:	15960528
Site Name:	NEWBERG DOWNTOWN
Site Address:	500 EAST ILLINOIS STREET, NEWBERG, OR 97132
Site Latitude:	45.305344
Site Longitude:	-122.974000
Facility Type:	Monopole
Compliance Summary	
Compliance Status:	Compliant Upon Mitigation
Maximum Calculated AT&T MPE Level on Site (General Population Limit):	9.56%
Maximum Calculated Composite MPE Level on Site (General Population Limit):	9.58%
Maximum Calculated AT&T MPE Level at Ground (General Population Limit):	5.45%
Maximum Calculated Composite MPE Level at Ground (General Population Limit):	5.45%
Site Data Information	
CD:	AT&T_PC81 Newberg Downtown_90_ NBS ZD REV B_2024-11-01(DT).pdf
RFDS:	Snapshot-RF Issue Final RFDS-1730398488493.pdf
MPE Modeling Program:	IXUS Version: 4.12; Published 2024-07-24

1.2 SITE MITIGATION

Signage and barriers are the primary means of mitigating accessible areas of exposure. Below is a summary of existing and recommended signage at this AT&T facility.

Existing Signage and Barriers (AT&T Sectors)										
Location	Safety Instructions	Notice 2	Notice 2D	Caution 2	Caution 2B	Caution 2C	Caution 2D	Warning 1B	Warning 2A	Barrier
Monopole Base										

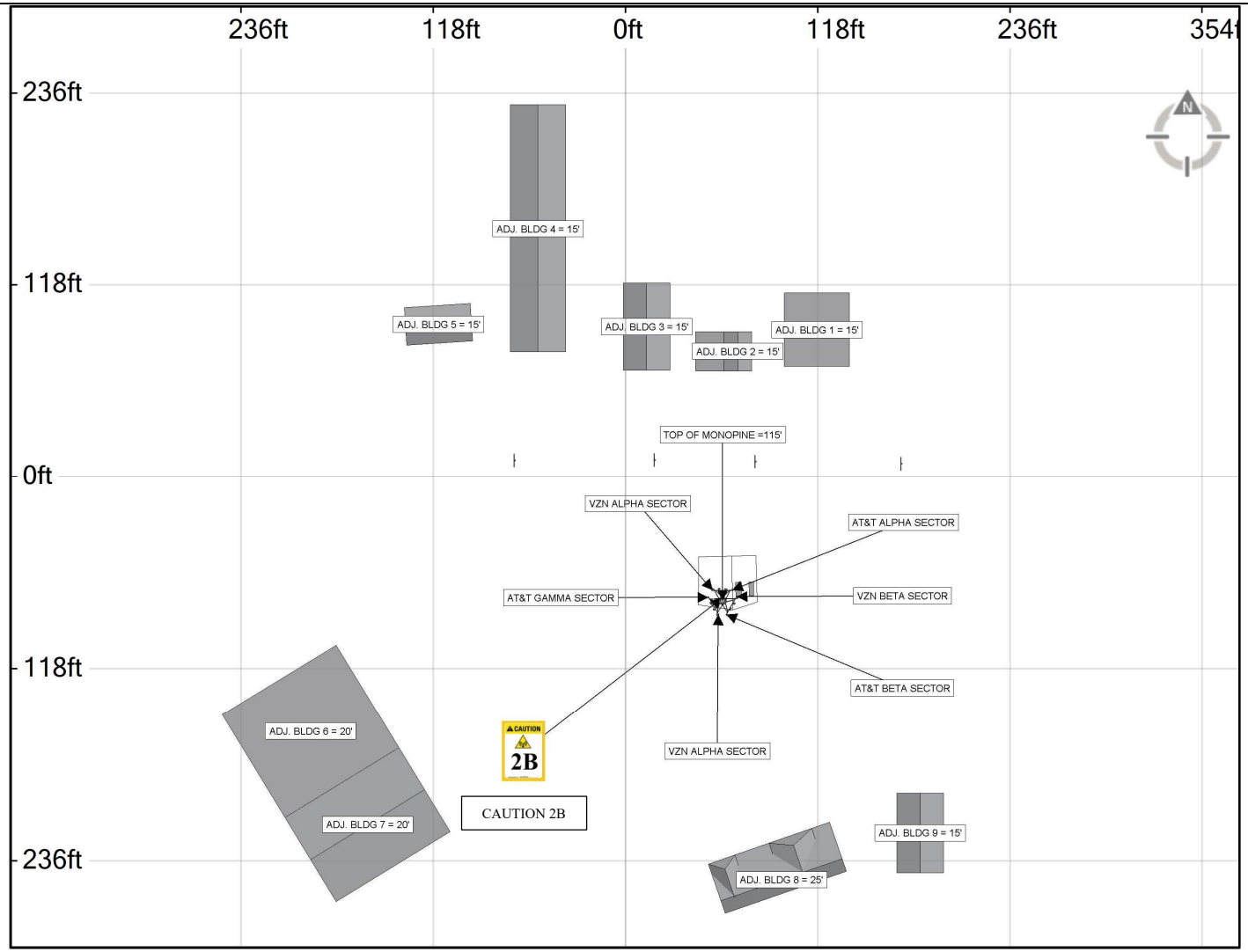
Proposed Signage and Barriers (AT&T Sectors)									
Location	Notice 2	Notice 2D	Caution 2	Caution 2B	Caution 2C	Caution 2D	Warning 1B	Warning 2A	Barrier
Monopole Base				1					

Final Signage and Barriers (AT&T Sectors)									
Location	Notice 2	Notice 2D	Caution 2	Caution 2B	Caution 2C	Caution 2D	Warning 1B	Warning 2A	Barrier
Monopole Base				1					

Monopole Base:

- Install (1) Caution 2B Signs on the Monopole Base.

2.0 SITE SCALE MAP



Site Scale Map

Grid size: 10'

Safety Instructions

Caution 1

Notice 1

Caution 2

Notice 2

Caution 2D

Notice 2D

Warning

Existing Barrier

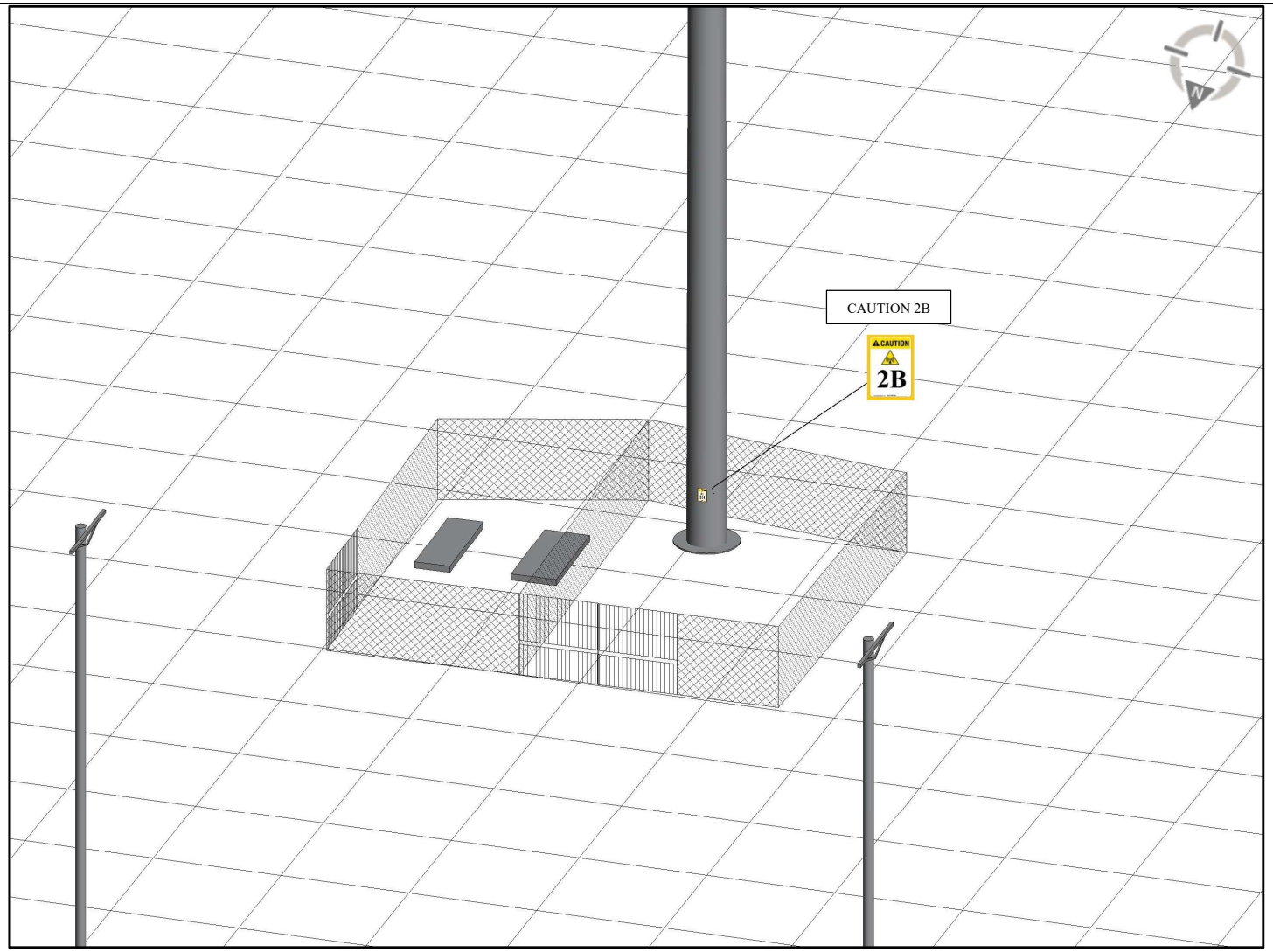
Proposed Barrier

Items to be removed

Existing Sign

Proposed Sign

Signage / Mitigation Plan
NEWBERG DOWNTOWN / 15960528



Monopole Base

Grid size: 10’

Safety Instructions

Caution 1

Notice 1

Caution 2

Notice 2

Caution 2D

Notice 2D

Warning

Existing Barrier

Proposed Barrier

Items to be removed

Existing Sign

Proposed Sign

Signage / Mitigation Plan
NEWBERG DOWNTOWN / 15960528

3.0 ANTENNA INVENTORY

ANT ID	Operator	Antenna Manufacturer	Antenna Model	System / Freq (MHz)	TPO (Watts)	Gain (dBd)	Total ERP (Watts)	Azimuth (°)	Mech. Tilt (°)	Elec. Tilt (°)	Antenna Length (ft.)	Antenna Centerline Height (ft)	Antenna Bottom Tip Height (ft)
A1	AT&T	CellMax	CMA-UBTULBULBHHP-6517-17-21-21	LTE 700	180	14.85	5498.08	0	0	2 to 12	8.04	92	87.98
A1	AT&T	CellMax	CMA-UBTULBULBHHP-6517-17-21-21	LTE 850	180	15.15	5891.3	0	0	2 to 12	8.04	92	87.98
A2	AT&T	Ericsson	AIR6472 B77G B77M	NR 3700	78.62	24.25	20918.62	0	0	6	3.02	94.5	92.99
A2	AT&T	Ericsson	AIR6472 B77G B77M	NR 3450	49.21	24.25	13093.43	0	0	6	3.02	94.5	92.99
A3	AT&T	CellMax	CMA-UBTLBLBHHHH-6518-18-22-22-22-22	LTE 700	120	14.95	3750.77	0	0	2 to 8	8.02	92	87.99
A3	AT&T	CellMax	CMA-UBTLBLBHHHH-6518-18-22-22-22-22	700 (FDD)	59.99	14.95	1875.38	0	0	2 to 8	8.02	92	87.99
A3	AT&T	CellMax	CMA-UBTLBLBHHHH-6518-18-22-22-22-22	LTE 1900	180	19.55	16225.99	0	0	1 to 9	8.02	92	87.99
A3	AT&T	CellMax	CMA-UBTLBLBHHHH-6518-18-22-22-22-22	LTE 2100	180	19.55	16225.99	0	0	1 to 9	8.02	92	87.99
B1	AT&T	CellMax	CMA-UBTULBULBHHP-6517-17-21-21	LTE 700	180	14.85	5498.08	120	0	2 to 12	8.04	92	87.98
B1	AT&T	CellMax	CMA-UBTULBULBHHP-6517-17-21-21	LTE 850	180	15.15	5891.3	120	0	2 to 12	8.04	92	87.98
B2	AT&T	Ericsson	AIR6472 B77G B77M	NR 3700	78.62	24.25	20918.62	120	0	6	3.02	94.5	92.99
B2	AT&T	Ericsson	AIR6472 B77G B77M	NR 3450	49.21	24.25	13093.43	120	0	6	3.02	94.5	92.99
B3	AT&T	CellMax	CMA-UBTLBLBHHHH-6518-18-22-22-22-22	LTE 700	120	14.95	3750.77	120	0	2 to 8	8.02	92	87.99
B3	AT&T	CellMax	CMA-UBTLBLBHHHH-6518-18-22-22-22-22	700 (FDD)	59.99	14.95	1875.38	120	0	2 to 8	8.02	92	87.99

ANT ID	Operator	Antenna Manufacturer	Antenna Model	System / Freq (MHz)	TPO (Watts)	Gain (dBd)	Total ERP (Watts)	Azimuth (°)	Mech. Tilt (°)	Elec. Tilt (°)	Antenna Length (ft.)	Antenna Centerline Height (ft)	Antenna Bottom Tip Height (ft)
B3	AT&T	CellMax	CMA-UBTLBLBHHHH-6518-18-22-22-22-22	LTE 1900	180	19.55	16225.99	120	0	1 to 9	8.02	92	87.99
B3	AT&T	CellMax	CMA-UBTLBLBHHHH-6518-18-22-22-22-22	LTE 2100	180	19.55	16225.99	120	0	1 to 9	8.02	92	87.99
C1	AT&T	CommScope	NNHH-45C-R4	LTE 700	180	14.25	4788.63	240	0	2 to 14	8	92	88
C1	AT&T	CommScope	NNHH-45C-R4	LTE 850	180	14.95	5626.15	240	0	2 to 14	8	92	88
C2	AT&T	Ericsson	AIR6472 B77G B77M	NR 3700	78.62	24.25	20918.62	240	0	6	3.02	94.5	92.99
C2	AT&T	Ericsson	AIR6472 B77G B77M	NR 3450	49.21	24.25	13093.43	240	0	6	3.02	94.5	92.99
C3	AT&T	ACE	MA-2L4M-45F8-A12P-A	LTE 700	120	15.15	3927.53	240	0	2 to 12	8	92	88
C3	AT&T	ACE	MA-2L4M-45F8-A12P-A	700 (FDD)	59.99	15.15	1963.77	240	0	2 to 12	8	92	88
C3	AT&T	ACE	MA-2L4M-45F8-A12P-A	LTE 1900	180	19.85	17386.46	240	0	1 to 7	8	92	88
C3	AT&T	ACE	MA-2L4M-45F8-A12P-A	LTE 2100	180	19.85	17386.46	240	0	1 to 7	8	92	88
VW1	Verizon Wireless	GENERIC	8 FT PANEL	LTE 700	160	14.05	4065.56	0	0	0	8.05	109	104.975
VW2	Verizon Wireless	GENERIC	8 FT PANEL	LTE 850	160	13.85	3882.58	0	0	0	8.05	109	104.975
VW3	Verizon Wireless	GENERIC	8 FT PANEL	LTE 1900	160	16.35	6904.31	0	0	0	8.05	109	104.975
VW4	Verizon Wireless	GENERIC	8 FT PANEL	LTE 2100	160	16.35	6904.31	0	0	0	8.05	109	104.975
VW5	Verizon Wireless	GENERIC	8 FT PANEL	LTE 1900	160	16.35	6904.31	120	0	0	8.05	109	104.975
VW6	Verizon Wireless	GENERIC	8 FT PANEL	LTE 2100	160	16.35	6904.31	120	0	0	8.05	109	104.975
VW7	Verizon Wireless	GENERIC	8 FT PANEL	LTE 700	160	14.05	4065.56	120	0	0	8.05	109	104.975
VW8	Verizon Wireless	GENERIC	8 FT PANEL	LTE 850	160	13.85	3882.58	120	0	0	8.05	109	104.975
VW9	Verizon Wireless	GENERIC	8 FT PANEL	LTE 2100	160	16.35	6904.31	240	0	0	8.05	109	104.975

ANT ID	Operator	Antenna Manufacturer	Antenna Model	System / Freq (MHz)	TPO (Watts)	Gain (dBd)	Total ERP (Watts)	Azimuth (°)	Mech. Tilt (°)	Elec. Tilt (°)	Antenna Length (ft.)	Antenna Centerline Height (ft)	Antenna Bottom Tip Height (ft)
VW10	Verizon Wireless	GENERIC	8 FT PANEL	LTE 700	160	14.05	4065.56	240	0	0	8.05	109	104.975
VW11	Verizon Wireless	GENERIC	8 FT PANEL	LTE 1900	160	16.35	6904.31	240	0	0	8.05	109	104.975
VW12	Verizon Wireless	GENERIC	8 FT PANEL	LTE 850	160	13.85	3882.58	240	0	0	8.05	109	104.975

75% duty cycle is assumed for all AT&T antennas

AIR6472 antennas were calculated using AT&T's preferred conservative power reduction factor of 0.32

4.0 CALCULATED RF EXPOSURE LEVELS

Calculations performed based upon the data listed for this facility have produced the results that are shown below:

Maximum Calculated AT&T MPE Level on Site:	% of MPE Limit:
Accessible **General Population** MPE Limits:	**9.56%**
Accessible **Occupational** MPE Limits:	**1.91%**

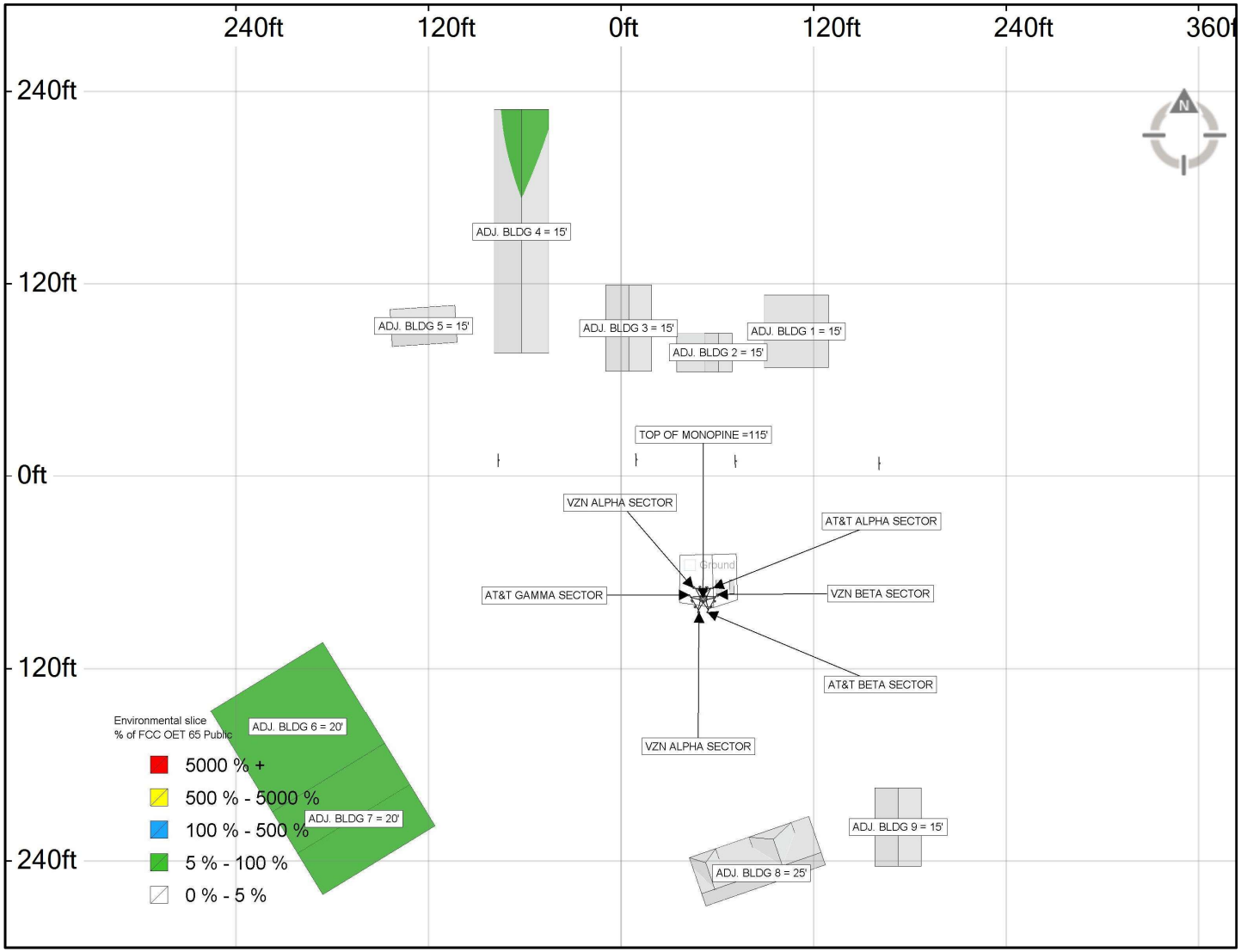
Maximum Calculated Composite MPE Level on Site:	% of MPE Limit:
Accessible **General Population** MPE Limits:	**9.58%**
Accessible **Occupational** MPE Limits:	**1.92%**

Maximum Calculated AT&T Ground Level MPE:	% of MPE Limit:
Accessible **General Population** MPE Limits:	**5.45%**
Accessible **Occupational** MPE Limits:	**1.09%**

Maximum Calculated Composite Ground Level MPE:	% of MPE Limit:
Accessible **General Population** MPE Limits:	**5.45%**
Accessible **Occupational** MPE Limits:	**1.09%**

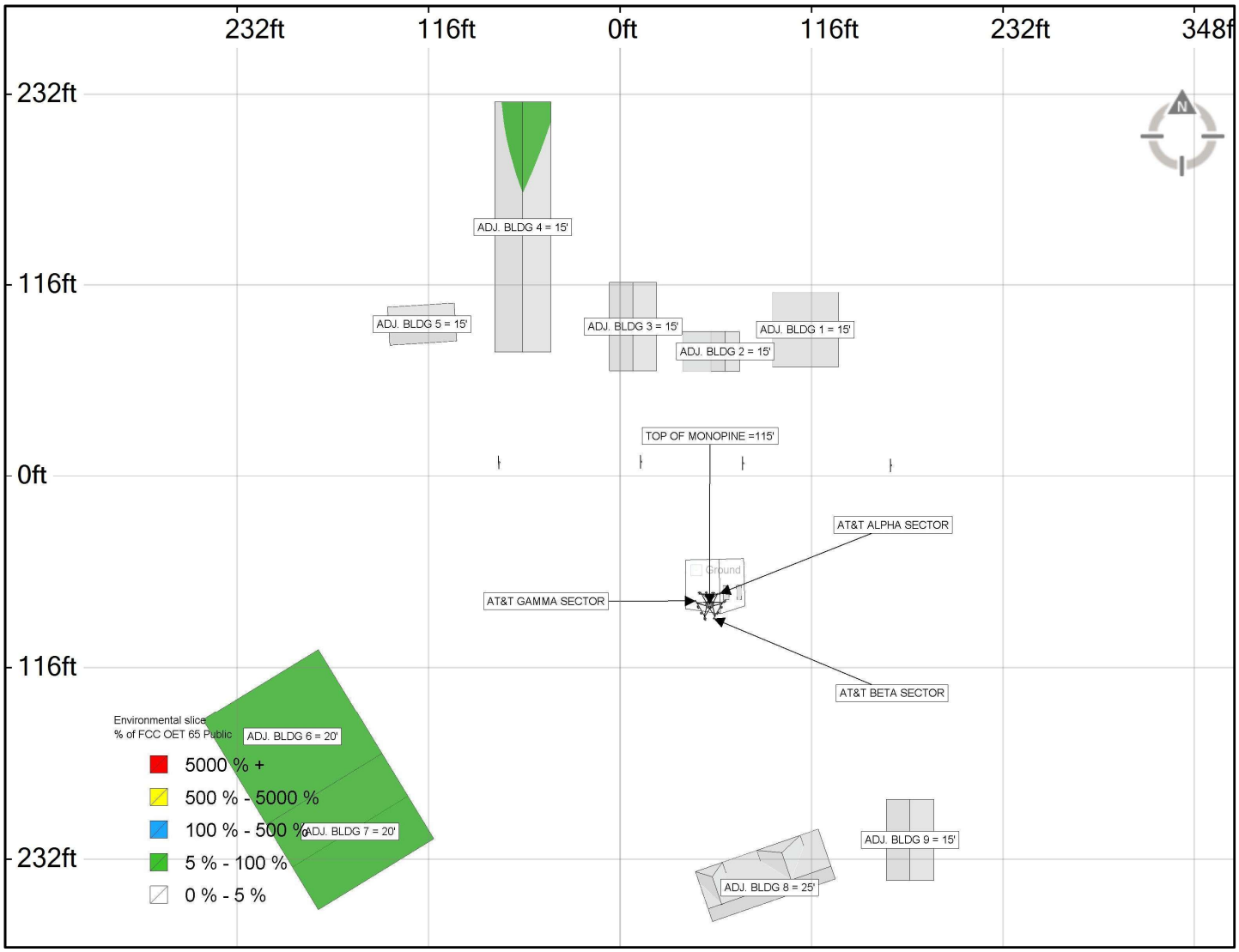
5.0 RF EXPOSURE DIAGRAMS

Overall Overview



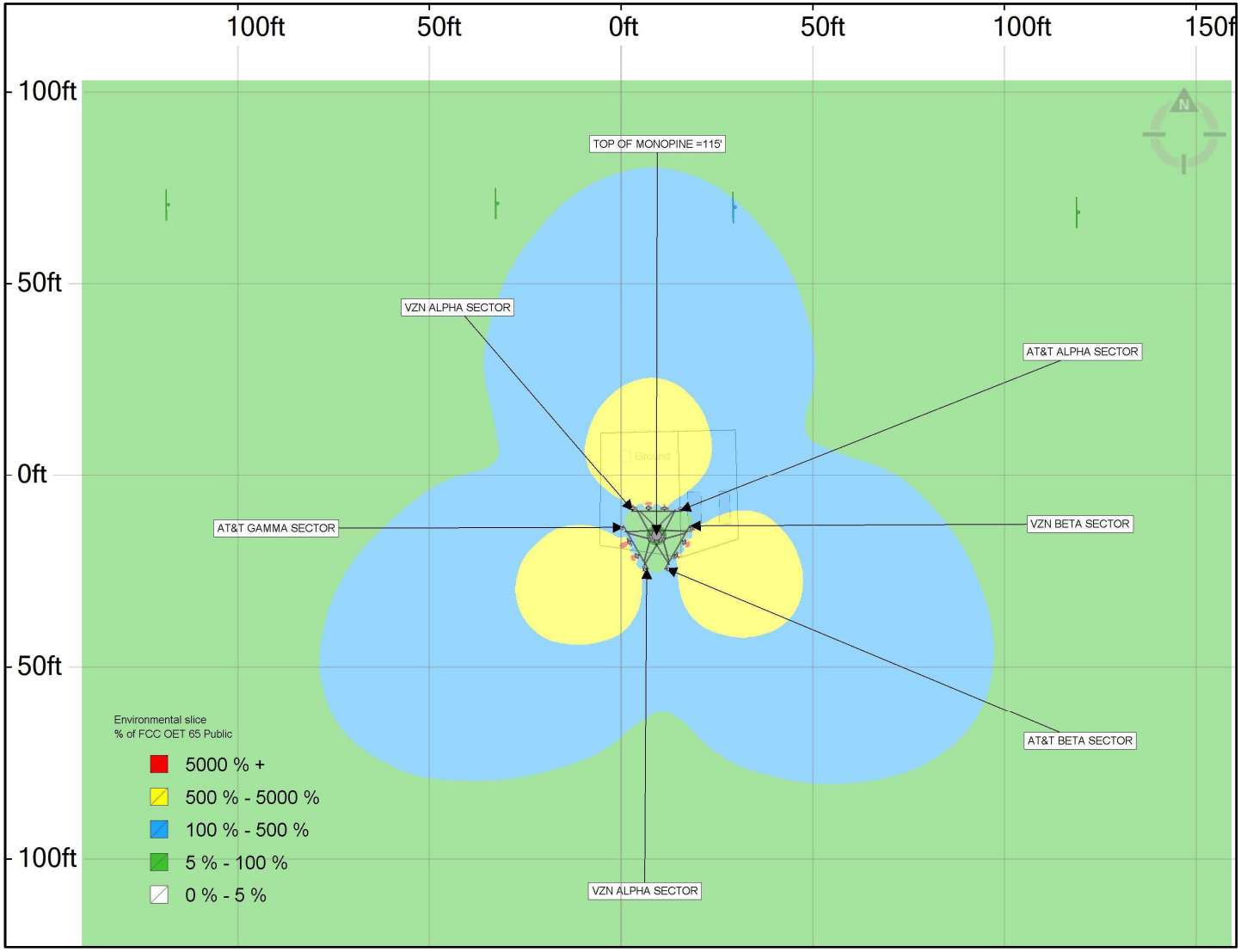
Grid Size: 10'

AT&T Only Overview



Grid Size: 10'

Antenna Level



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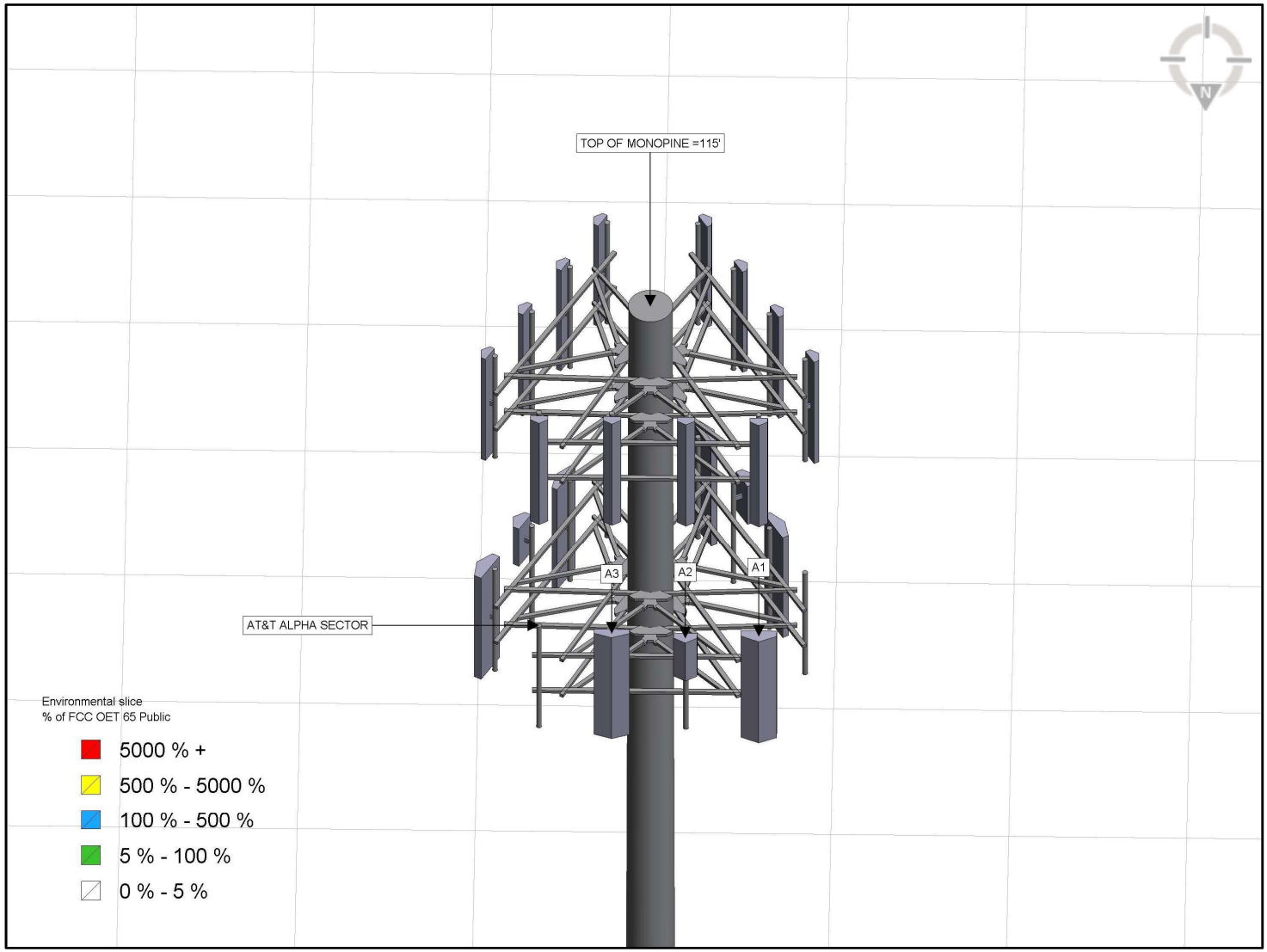
Alpha Sector Overview



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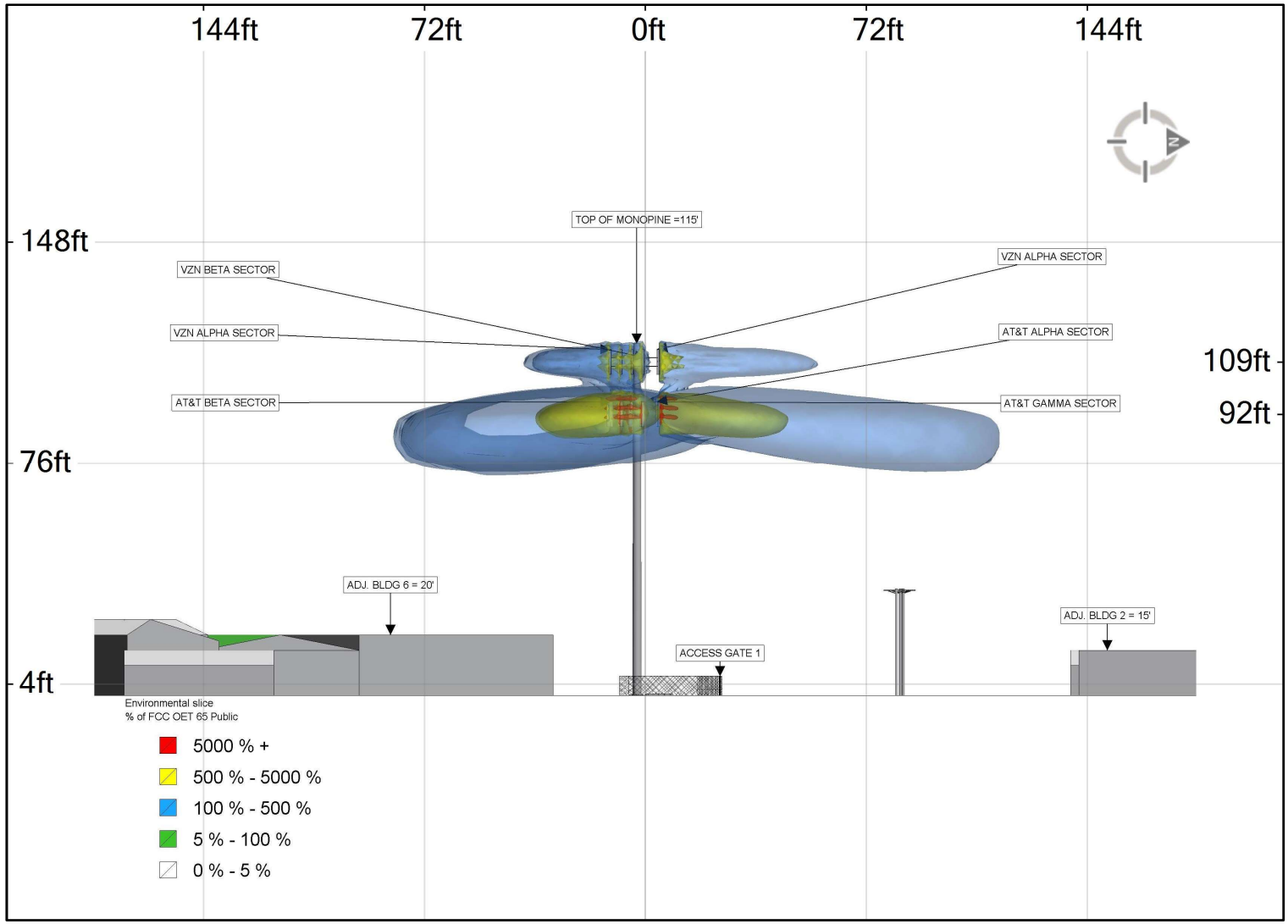
Elevation



Grid Size: 10'

6.0 STATEMENT OF COMPLIANCE

Centerline conducted worst case modeling to determine whether the subject facility is in compliance with FCC regulations.

Based on the information analyzed, AT&T will be compliant with FCC regulations once the mitigation measures recommended in this report are implemented.

6.1 RECOMMENDATIONS

Existing Signage and Barriers (AT&T Sectors)										
Location	Safety Instructions	Notice 2	Notice 2D	Caution 2	Caution 2B	Caution 2C	Caution 2D	Warning 1B	Warning 2A	Barrier
Monopole Base										

Proposed Signage and Barriers (AT&T Sectors)									
Location	Notice 2	Notice 2D	Caution 2	Caution 2B	Caution 2C	Caution 2D	Warning 1B	Warning 2A	Barrier
Monopole Base				1					

Final Signage and Barriers (AT&T Sectors)									
Location	Notice 2	Notice 2D	Caution 2	Caution 2B	Caution 2C	Caution 2D	Warning 1B	Warning 2A	Barrier
Monopole Base				1					

Monopole Base:

- Install (1) Caution 2B Signs on the Monopole Base.

APPENDIX A: AT&T RF SIGNAGE

Sign	Details	Sign	Details
	Safety Instructions Provides guidelines on how to proceed and who to contact regarding areas that may exceed either the FCC's General Population or Occupational exposure limits.		**Notice 2** Used to alert individuals that they are entering an area that may exceed the FCC's General Population exposure limits. To be used on barriers or antenna sectors as a hybrid of the Information 1 and Blue Notice 1 signs.
	Caution 2 Used to alert individuals that they are entering an area that may exceed the FCC's Occupational exposure limits. To be used on barriers or antenna sectors as a hybrid of the Information 1 and Yellow Caution 1 signs.		**Caution 2A** Used to alert individuals that they are entering an area that may exceed the FCC's Occupational exposure limits. To be used on barriers or antenna sectors as a hybrid of the Information 1 and Yellow Caution 1 signs (used in conjunction with painted stripes).
	Caution 2B Used to inform individuals that they are entering an area that may exceed the FCC's Occupational exposure limits. Must be placed at the base of the tower to warn tower climbers of potential for exposure.		**Caution 2C** Gives specific information on how to proceed and who to contact regarding antennas that are façade mounted, concealed or on stand-alone structures.
	Notice 2D Used to inform individuals accessing adjacent towers that AT&T is exceeding FCC's General Population exposure limits on the structure.		**Caution 2D** Used to inform individuals accessing adjacent towers that AT&T is exceeding FCC's Occupational exposure limits on the structure.
	Warning 1B Used to inform individuals that they are entering an area that may exceed the FCC's Occupational exposure limits by a factor of 10 or greater. Must be positioned such that persons approaching from any angle have ample warning to avoid the marked areas.		**Warning 2A** Used to inform individuals that they are entering an area that may exceed the FCC's Occupational exposure limits by a factor of 10 or greater. Must be positioned such that persons approaching from any angle have ample warning to avoid the marked areas (used in conjunction with painted stripes).

APPENDIX B: FCC GUIDELINES AND EMISSIONS THRESHOLD LIMITS

All information used in this report was analyzed as a percentage of the Maximum Permissible Exposure (% MPE) limits as detailed in 47 CFR § 1.1310 as well as Federal Communications Commission (FCC) OET Bulletin 65 Edition 97-01. The FCC MPE limits are typically expressed in units of milliwatts per square centimeter (mW/cm^2) or microwatts per square centimeter ($\mu W/cm^2$). The exposure limits vary depending upon the frequencies being utilized. The General Population/Uncontrolled MPE limit (in mW/cm^2) for frequencies between 300 and 1500 is defined as frequency (in MHz) divided by 1500 ($f_{MHz}/1500$). Frequencies between 1500 and 100,000 MHz have a General Population/Uncontrolled MPE limit of 1 mW/cm^2 (1000 $\mu W/cm^2$). The calculated power density at each sample point divided by the limit at each calculated frequency provides a result in % MPE. Summing the calculated % MPE from all contributors provides a cumulative % MPE at a particular sample point. Because exposure limits may vary for each frequency band, it is necessary to report % MPE rather than power density.

All results were compared to the FCC radio frequency exposure rules as detailed in 47 CFR § 1.1307(b) to determine compliance with the MPE limits for General Population/Uncontrolled environments as defined below.

General population/uncontrolled exposure limits apply to situations in which the general population may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general population would always be considered under this category when exposure is not employment related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means. Additional details can be found in FCC OET 65.

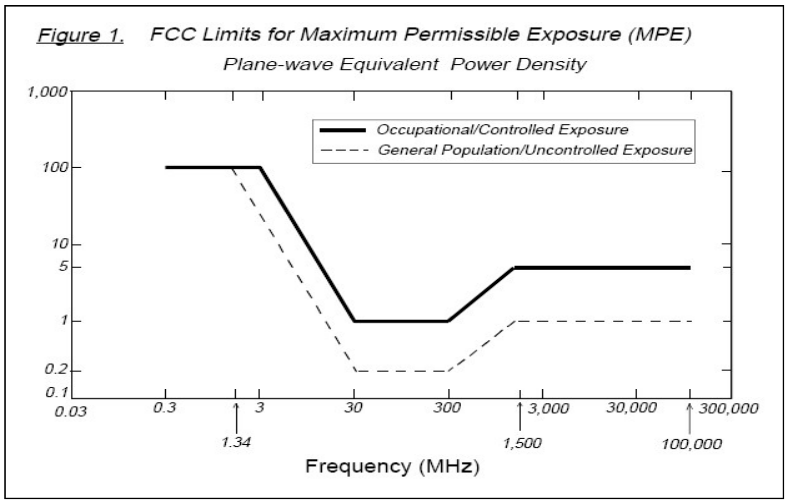
The FCC mandates that if a site is found to be out of compliance with regard to exposure, any system operator contributing 5% or more to areas exceeding the FCC's allowable limits will be responsible for bringing the site into compliance.

Additional details can be found in FCC OET 65.

Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Population/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



APPENDIX C: CALCULATION METHODOLOGY

IXUS electromagnetic energy (EME) calculation software was used to assess all RF field levels presented in this study. IXUS software uses a fast and accurate EME calculation tool that allows for the determination of RF field strength in the vicinity of radio communication base stations and transmitters. At its core, the IXUS EME calculation module implements evaluation techniques detailed in the ITU-T K.61, CENELEC EN 50383, and IEC 62232 specifications and referenced in *C95.3 IEEE Recommended Practice for Measurements and Computations of Electric, Magnetic, and Electromagnetic Fields with Respect to Human Exposure to Such Fields, 0 Hz to 300 GHz*. The EME calculation result at any point in 3D space is achieved via a synthetic ray tracing technique, a conservative cylindrical envelope method, or through full-wave electromagnetic simulation. The ray tracing method is an advanced computation method described in IEC 622322 where the power is summed from elemental sources representing the individual components of the antenna which are selected by an analysis of published manufacturer datasheets and antenna pattern information. The selection of the solution method is determined by the particular antenna being considered.

Power Calculation Table

All Systems	Tx Power in Watts = (**X**) x 0.75 (AT&T Duty Cycle) = Input Power Example: 160W x 0.75 = **120W**
C-Band (3800 MHz / DOD-band (3450 MHz) (for integrated beamforming antennas only)	Tx Power in Watts = (**X**) x 0.75 (AT&T Duty Cycle) x 1.412 (Power Tolerance) x 0.32 (Power Reduction Factor) = Input Power Example 1: **320W** x 0.75 x 1.412 x 0.32 = **108.44W** Example 2: **256W** x 0.75 x 1.412 x 0.32 = **86.75W** Example 3: **160W** x 0.75 x 1.412 x 0.32 = **54.22W**

APPENDIX D: CERTIFICATIONS

I, Danilo Jardeliza, preparer of this report certify that I am fully trained and aware of the rules and regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I have been trained in the procedures and requirements outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document.

Danilo Jardeliza

12/30/2024

I, Dane Folie, reviewer and approver of this report certify that I am fully trained and aware of the rules and regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I have been trained in the procedures and requirements outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document.

Dane Folie

12/30/2024

APPENDIX E: PROPRIETARY STATEMENT

This report was prepared for the use of AT&T to meet all applicable FCC requirements. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by Centerline are based solely on the information provided by AT&T and all observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to Centerline so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Environmental Assessment Specialists, Inc.

Office (818) 898-4866 Fax (805) 650-0949 www.easenv.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT

AT&T Site PC81 (Newberg DT)
500 East Illinois Street
Newberg, Oregon 97132
Yamhill County

Prepared for:

AT&T Mobility
19801 SW 72nd Avenue, Suite 200
Tualatin, OR 97062

Prepared by:

Environmental Assessment Specialists, Inc.

Office (818) 898-4866 - Fax (805) 650-0949

Contact: Gavin Leaver, Project Supervisor

November 11, 2024

Environmental Assessment Specialists, Inc.

Office (818) 898-4866 Fax (805) 650-0949 www.easenv.com

November 11, 2024

AT&T Mobility
19801 SW 72nd Avenue, Suite 200
Tualatin, OR 97062

Re: Phase I Environmental Site Assessment
AT&T Site PC81 (Newberg DT)
500 East Illinois Street
Newberg, Oregon 97132
Yamhill County

Environmental Assessment Specialists, Inc. (EAS) has completed a Phase I Environmental Site Assessment (ESA) for the above referenced site in accordance with the 2024 Master Services Agreement between EAS and AT&T Mobility, LLC (AT&T; Client), and in substantial compliance with the scope and limitations of the American Society of Testing Materials (ASTM), Standard Practices for ESAs: The Phase I ESA Process, Designation E1527-21. This Phase I Environmental Site Assessment has been modified to focus on the construction/modification of a proposed wireless telecommunications facility and its relationship to any onsite Recognized Environmental Conditions.

For the purpose of this report, the entire land area associated with the proposed new AT&T development is referred to as the Property, lease area, and/or Site. The land area associated with the address and/or APN is referred to as the parent parcel and will be treated as an adjoining property.

The proposed AT&T Site is to be constructed in a gravel covered area within an existing wireless communications compound located approximately 175 feet southwest of the intersection of East Illinois Street and Deskins Street in in Newberg, Yamhill County, Oregon. The Property/Site is occupied by an existing KGI Wireless communications facility (ID #29544) and its environs including a monopine antenna structure and associated equipment by others located within a chain-link fence compound. The parent parcel is an approximately 6.15-acre light industrial property and its environs. The western and central portion of the parent parcel are occupied by a PPM Technologies, Inc. food processing, seasoning, conveying, and cooling equipment manufacturing facility including multiple buildings, paved parking areas, driveways, and storage yard areas, and landscaped areas. The northeast portion of the parent parcel is occupied by the onsite KGI Wireless facility, a small parking area, and a landscaped area. The parent parcel is located in an area comprised primarily of residential and commercial land uses. EAS walked the Property, visually observing all accessible features. At the time of the site visit, the Property appeared to be in good condition and well maintained.

According to the provided Lease Exhibit dated December 13, 2022, AT&T proposes the installation of a new unmanned telecommunications facility at this location. Proposed is the installation of a new panel antennas on an existing KGI Wireless 95' monopine antenna structure with associated equipment to be placed at grade within the onsite lease area. Underground utility conduit runs are to be pulled from existing utility sources. For details, refer to the Lease Exhibit in the Appendices. Of note, according to the FCC's online Antenna Structure Registration search portal, the existing tower (Registration #1302894) was constructed in December 2017 as confirmed by a review of historical aerial photographs (see Appendices).

FINDINGS AND CONCLUSIONS

The following *Historical Recognized Environmental Condition* was identified regarding the parent parcel:

The parent parcel, identified as Allen Machinery Facility at 500 East Illinois Street, is listed on the LUST database within the FirstSearch regulatory records report, and listed on the Oregon Department of Environmental Quality's (DEQ) LUST database. According to the DEQ LUST database, Allen Machinery Facility reported a release of leaded gasoline from a regulated tank during a tightness test on July 30, 2004 (Log Number/Facility ID #36-04-1508; UST Facility ID #12206). Media effected included groundwater and soil and tank decommissioning took place in September 2004. Cleanup was reported from July 30, 2004, and ended on August 12, 2014. The Status is listed as Closed and the File Status is listed as No Further Action (See DEQ LUST Site Information in Appendices).

A Case Closed/No Further Action status is granted to those sites that do not exhibit levels of contamination requiring clean-up, have been remediated to the satisfaction of the lead regulatory agency, or are not suspected to represent a significant threat to human health or the environment.

Due to the Case Closed/No Further Action regulatory status, the Allen Machinery Facility LUST site is considered an *Historical Recognized Environmental Condition* for the Property. According to ASTM PRACTICE E1527-21, an historical recognized environmental condition is defined as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition."

Based on the above information, including the proposed AT&T site design that calls for shallow/minimal ground disturbance, in addition to the depth to groundwater at over 100 feet below the ground surface, it is unlikely the Allen Machinery Facility's Case Closed/No Further Action LUST site has had a significant negative environmental impact on the existing wireless communications facility or proposed new areas of AT&T ground disturbance.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-21 of AT&T Site PC81 (Newberg DT) located at 500 East Illinois Street in Newberg, Yamhill County, Oregon, the Property. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. **This assessment has revealed no evidence of recognized environmental conditions in connection with the parent parcel, existing wireless communications facility, or proposed new areas of AT&T ground disturbance. No further investigation is recommended at this time.**

Of note, although no further investigation is recommended at this time, due to the parent parcel's HREC discussed above, if any discolored or odiferous soils are encountered during ground disturbance activities, EAS recommends that ground disturbance activities cease at once and that EAS be contacted immediately for further evaluation.

1.0 INTRODUCTION

This Phase I Environmental Site Assessment has been modified to focus on the construction of a proposed wireless telecommunications facility and its relationship to any onsite Recognized Environmental Conditions, if any. It is up to the Client, based on their risk tolerance and applicable law, to determine the extent of further inquiry. The purpose of this Phase I ESA was to identify recognized environmental conditions associated with the proposed AT&T lease area. To achieve this objective, the Phase I ESA included visual observations of the property and observations of the surrounding properties, a visual survey for suspect asbestos-containing materials/debris piles/lead-based paint, limited historical land use review, review of regulatory database listings, and reviews of readily available geologic and hydrogeologic data. This report represents a summary of these findings. Construction drawings/site plans, site photographs, site vicinity maps, aerial photos, additional provided documents, and a regulatory database report are included as attachments to this report.

EAS visually observed the site to identify potential sources or indications of chemical contamination such as underground storage tanks (USTs), aboveground storage tanks (ASTs), polychlorinated biphenyls (PCBs), chemicals and hazardous waste materials, areas with surficial staining or distressed vegetation, and visual evidence of asbestos containing materials (ACMs) and/or lead-based paint.

Lands immediately adjacent to the Property were visually inspected for possible sources of contamination or environmental impairment, which could migrate to the site via surface water runoff, groundwater transport, and other pathways. EAS conducted a regulatory records review, reviewed historical aerial photographs and historical maps, if available, and contacted and interviewed property representatives and regulatory agencies as necessary.

2.0 SITE LOCATION and DESCRIPTION

The proposed AT&T Site is to be constructed in a gravel covered area within an existing wireless communications compound located approximately 175 feet southwest of the intersection of East Illinois Street and Deskins Street in in Newberg, Yamhill County, Oregon. The Property/Site is occupied by an existing KGI Wireless communications facility (ID #29544) and its environs including a monopine antenna structure and associated equipment by others located within a chain-link fence compound. The parent parcel is an approximately 6.15-acre light industrial property and its environs. The western and central portion of the parent parcel are occupied by a PPM Technologies, Inc. food processing, seasoning, conveying, and cooling equipment manufacturing facility including multiple buildings, paved parking areas, driveways, and storage yard areas, and landscaped areas. The northeast portion of the parent parcel is occupied by the onsite KGI Wireless facility, a small parking area, and a landscaped area. The parent parcel is located in an area comprised primarily of residential and commercial land uses. EAS walked the Property, visually observing all accessible features. At the time of the site visit, the Property appeared to be in good condition and well maintained.

According to the provided Lease Exhibit dated December 13, 2022, AT&T proposes the installation of a new unmanned telecommunications facility at this location. Proposed is the installation of a new panel antennas on an existing KGI Wireless 95' monopine antenna structure with associated equipment to be placed at grade within the onsite lease area. Underground utility conduit runs are to be pulled from existing utility sources. For details, refer to the Lease Exhibit in the Appendices. Of note, according to the FCC's online Antenna Structure Registration search portal, the existing tower (Registration #1302894) was constructed in December 2017 as confirmed by a review of historical aerial photographs (see Appendices).

3.0 PHYSICAL SETTING

According to the provided construction drawings, the proposed AT&T Site is to be located at approximately 44.305350° North Latitude, 122.974160° West Longitude as depicted on the United States Geological Survey (USGS) *Newberg, OR* 7.5-Minute Quadrangle (1:24,000). According to the Oregon Department of Geology and Mineral Industries online Geologic Map of Oregon, the Property appears to be underlain by Lacustrine and fluvial sedimentary rocks consisting of unconsolidated to semi-consolidated lacustrine clay, silt, sand, and gravel.

The Site has an average elevation of approximately 196 feet above mean sea level with slight gradients descending toward the south-southwest. Storm water runoff is expected to flow off the Site to the south-southwest.

According to information obtained from the Oregon Water Resources Department, online Groundwater Information System Mapping Tool, groundwater in the vicinity of the Property is expected to be over 100 feet below the ground surface (based on a 2003 measurement). Groundwater in the vicinity of the Property would generally be expected to follow local topography and flow towards the south-southwest. Therefore, areas and properties located north-northeast of the Property are considered upgradient. However, actual groundwater flow direction is often locally influenced by factors such as rainfall, geologic structure, seasonal fluctuations, soil and bedrock geology, production wells, and other factors beyond the scope of this study. The actual groundwater flow direction under the site can be accurately determined only by installing groundwater monitoring wells, which was beyond this scope of this project.

4.0 SITE RECONNAISSANCE and OBSERVATION

On October 24, 2024, EAS personnel conducted a site reconnaissance of the AT&T lease area (see Site Location Map and Site Plan in Appendices). The site reconnaissance is documented in the site photographs (Appendices). The EAS representative was unaccompanied during the site visit. In addition, a walk along the perimeter of the Property and a drive around roads in the immediate area were conducted. At the time of the site visit, the weather was mostly clear.

The purpose of the site reconnaissance was to visually and physically observe the site, site structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous substances or petroleum products into structures of the site, or into soil and/or groundwater beneath the site. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage/handling.

The proposed AT&T Site is accessible via a driveway located on the south side of East Illinois Street. The Site is bordered to the north and east by open space areas covered with native vegetation. The Site is bordered to the south by open space areas covered with native vegetation followed by the parent parcel's residential area. The Site is bordered to the west by open space areas covered with native vegetation including the parent parcel's access driveway. No stained surfaces or stressed vegetation were observed in the AT&T lease area, or adjacent areas, during the Site inspection.

Underground Storage Tanks/Aboveground Storage Tanks (USTs/ASTs)

No visual evidence (e.g. pipes, vents, pumps, and stains) that would indicate the past or present use of petroleum hydrocarbon underground storage tanks (USTs) or leaking petroleum hydrocarbon aboveground storage tanks (ASTs) on or immediately up-gradient of the proposed lease area was readily apparent during the site visit.

The parent parcel is listed in the underground and aboveground storage tank databases within the FirstSearch regulatory report. In addition, the parent parcel, identified as Allen Machinery Facility at 500 East Illinois Street, is listed on the Oregon Department of Environmental Quality's (DEQ) UST database. Please refer to Sections 6.0 and 7.0 below for details.

Leaking Underground Storage Tanks (LUSTs)

No evidence for the presence of leaking underground storage tanks on or immediately upgradient of the lease area was observed during the site reconnaissance.

The parent parcel, identified as Allen Machinery Facility at 500 East Illinois Street, is listed on the LUST database within the FirstSearch regulatory records report, and listed on the Oregon Department of Environmental Quality's (DEQ) LUST database. Please refer to Sections 6.0 and 7.0 below for details.

Dry Cleaners

No dry-cleaning activity was observed on or immediately upgradient of the lease area during the site reconnaissance.

Solid Waste Disposal

No evidence of solid waste disposal was observed on or adjacent to the lease area during the site reconnaissance.

Landfills

No evidence of landfills was observed on or adjacent to the lease area during the site reconnaissance.

Polychlorinated Biphenyls (PCBs)

No leaking or stained equipment that would have the potential to contain PCBs (e.g., transformers, capacitators, light ballasts, hydraulic equipment) was observed at the lease area during the site reconnaissance.

Waste Management and Chemical Handling

No hazardous materials were observed or noted at or adjacent to the lease area during the site reconnaissance.

Asbestos-Containing Material/Lead-Based Paint (ACMs/LBP)

No suspect asbestos-containing material or lead-based paint was observed within the proposed outdoor lease area during the site reconnaissance. Of note, it is assumed that the existing wireless equipment utilizes lead acid batteries which are located inside equipment cabinets. No evidence of leakage was observed outside of these cabinets at the time of the site visit.

Underground Oil or Gas Pipelines

No markers indicating the presence of underground pipelines were observed within or next to the proposed lease area during the site reconnaissance.

Stained Soil or Asphalt Patches

No asphalt patches or significantly stained soil were observed within or next to the proposed lease area during the site reconnaissance.

Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed within the proposed lease area during the site reconnaissance.

Clarifiers or Sumps

No clarifiers or sumps were observed or noted within or next to the proposed lease area during the site reconnaissance.

On-Site Wells

No on-site wells were observed or noted within or next to the proposed lease area during the site reconnaissance.

Septic Systems

Septic systems are important, as they can be a venue for mismanagement of hazardous or regulated wastes. No evidence of septic systems was observed or noted within or adjacent to the proposed lease area during the site reconnaissance.

Air Emissions and Odors

No air emissions or odors were observed or noted to be emanating from the lease area during the site reconnaissance.

Pesticides/Herbicides

No pesticides or herbicides were observed being stored or used within the proposed lease area at the time of the site reconnaissance.

Demolition Debris

No evidence of demolition debris was observed on or adjacent to the proposed lease area during the site reconnaissance.

Stressed Vegetation

No evidence of visibly stressed vegetation was observed in the vicinity of the proposed lease area, or in the remainder of the Property, at the time of the site reconnaissance.

5.0 ADJOINING PROPERTIES

EAS conducted a reconnaissance of the adjoining properties to evaluate the potential for off-site impacts. These would include evidence of improper chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of dumping. A visual inspection from the public right-of-way did not reveal any issues of concern.

Direction	Description
North	East Illinois Street followed by residential land uses and a small market (703 Deskins Street)
East	Open space and landscaped area in the northeast corner of the parent parcel
South	Paved driveway area leading to a storage yard within the parent parcel
West	Open space/storage areas within the parent parcel
Surrounding Vicinity	Primarily residential and commercial land uses

The parent parcel, regarded as an adjoining property for the purposes of this report, was not listed in any regulatory databases indicative of an open case/pending release, spill, or contamination condition. In addition, none of the parent parcel's adjoining properties were listed in any regulatory databases indicative of an open case/pending release, spill, or contamination condition as confirmed by a review of the Oregon Department of Environmental Quality's online regulatory databases and mapping applications. Based on information obtained during the Site inspection and historical records review, and the proposed Site design that includes shallow ground disturbance, the adjoining properties do not appear to have any recognized environmental conditions that may impact the parent parcel, existing wireless compound, or proposed new areas of AT&T ground disturbance.

6.0 REGULATORY RECORDS REVIEW

EAS reviewed available databases from federal and state regulatory agencies to identify use, generation, storage, treatment and/or disposal of hazardous materials and chemicals or release incidents of such materials, which may have impacted the Property. The regulatory databases were provided to EAS from Environmental Data Resources Inc. (EDR). The Environmental FirstSearch™ Report (FirstSearch Report) is attached in the appendices of this report. The environmental and regulatory databases that were included in this review follow the ASTM standard E1527-21 guidelines.

Federal National Priorities Listing (NPL) Sites
Federal Delisted NPL Sites
Comprehensive Environmental Response Compensation And Liability Information System List (CERCLIS)
Federal CERCLIS: No Further Remedial Action Planned (NFRAP) Site List
Federal Resource Conservation And Recovery Act (RCRA) Generator's List
Federal RCRA Non-CORRACTS TSD Facilities List
Federal RCRA CORRACTS Facilities List
Federal RCRA Treatment, Storage And Disposal Facilities (TSDF's) List
Federal Institutional Control/Engineering Control (IC/EC) Registries
Federal Emergency Response Notification System (ERNS) List
State And Tribal Lists Of *Hazardous Waste Sites* Identified For Investigation

Or Remediation:
State-And Tribal-Equivalent NPL
State-And Tribal-Equivalent CERCLIS
State-And Tribal-*Landfill* And/or *Solid* Waste Disposal Site Lists
State-And Tribal-Leaking Storage Tanks Lists
State And Tribal Registered Storage Tank Lists
State And Tribal *Institutional Control/Engineering Control* Registries
State And Tribal Voluntary Cleanup Sites
State And Tribal Brownfield Sites

Information obtained from the FirstSearch Report indicated that the Property has not been included on any institutional/engineering control databases that track activity and use limitations on properties.

The date of the most recent database update and a plotted map of the aforementioned listings, if any, depicting their location relative to the AT&T lease area is included in the Appendices of this report.

Subject Property/Site

The existing onsite wireless communications facility was not identified in the FirstSearch Report.

Parent Parcel

The parent parcel was identified on the LUST, UST, AST, and OR Hazmat databases in the FirstSearch Report. Regarding the parent parcel's LUST and UST listings, please refer to the Oregon Department of Environmental Quality in Section 7.0 below for details.

According to the OR Hazmat database for 500 East Illinois Street, a carbon monoxide incident (Incident #1600201) took place on January 14, 2016: *E20, M20, and C20 disp. on a CO alarm at PPM Technologies. E20 had CO levels that were up to 42 ppm in the warehouse area on east side of the plant. The office area showed 10 ppm reading, the upstairs above the office showed readings in the 20ppm range, and the west side warehouse showed zero. E20 and M20 opened large overhead doors and man doors to get fresh air into the building. The plant manager called his heating company which was going to show up around 430pm today and check out the furnaces. NW natural gas showed up on scene and was looking for the source of the CO. NW natural said they would stay on scene until the CO reading were down to zero.* No other pertinent information was listed in the Hazmat database. Based on the above information, this incident is not considered to have had a significant negative impact on the existing wireless communications facility or proposed new areas of AT&T ground disturbance and no further investigation is recommended at this time.

According to the AST database for PPM Technologies Holdings, Inc at 500 East Illinois Street, this facility has been an Active liquid nitrogen AST site since at least 2018. No violations or other pertinent information was listed in the Hazmat database. Based on the above information, this incident is not considered to have had a significant negative impact on the existing wireless communications facility or proposed new areas of AT&T ground disturbance and no further investigation is recommended at this time.

Adjoining and Surrounding Area Properties

Due to the Property's location in a densely developed area, numerous sites were identified within various databases in the regulatory agency report. None of the parent parcel's adjoining properties were identified on any regulatory databases indicative of an open case/pending release, spill, or contamination condition. In addition, no upgradient facilities listed in a database indicative of open case/pending spills, releases, or contamination conditions are located within 0.2-mile of the Property. Based on the distance, depth to groundwater, hydraulic gradient, and/or regulatory status, and the proposed Site design that calls for shallow/minimal ground disturbance, none of the sites identified in the FirstSearch Report are suspected of having had a negative impact on the parent parcel, existing wireless communications facility, or proposed new areas of AT&T ground disturbance and no further investigation is recommended at this time.

Orphan Sites

No facilities were listed as unmapped or non-geocoded sites in the FirstSearch report.

7.0 INFORMATION AND INTERVIEWS

Newberg Building Department

EAS contacted the Newberg Building Department for information regarding potential environmental concerns and recognized environmental conditions for the parent parcel. As of the date of this report, this agency has not responded to our request. Should receipt of a response change the conclusions of this report, the Client will be notified in writing by EAS. However, based on observations made during the site visit, information obtained during the historical aerial photograph review, the absence of an onsite listing within the regulatory database report indicative of open case/pending spills, releases, or contamination conditions, and the proposed Site design that includes shallow/minimal ground disturbance, the lack of response from this agency does not represent a concern at this time and is not considered a significant data gap..

Yamhill County Assessor's Office

EAS contacted the Yamhill County Assessor's Office for files related to possible recognized environmental conditions for the parent parcel. According to the Assessor's online property information application, no records of environmental concern are on file for the parent parcel.

Oregon Office of the State Fire Marshal

EAS contacted the Oregon Office of the State Fire Marshal for files related to possible recognized environmental conditions for the parent parcel. As of the date of this report, this agency has not responded to our request. Should receipt of a response change the conclusions of this report, the Client will be notified in writing by EAS. However, based on observations made during the site visit, a review of historical aerial photographs, and the absence of an onsite listing within the regulatory database report, the lack of response from this agency does not represent a concern at this time and is not considered a significant data gap.

Of note, the parent parcel was not identified on the Oregon Office of the State Fire Marshal, online Hazardous Substance Incident Search portal.

State of Oregon Department of Environmental Quality

EAS reviewed the Oregon Department of Environmental Quality's online regulatory databases and mapping applications for files related to possible recognized environmental conditions for the parent parcel. The following databases were reviewed: Enforcement Actions; Environmental Cleanup Site Information; Leaking Underground Storage Tank Cleanup Sites; and Solid Waste Permitted Facilities. The parent parcel was identified on the LUST and UST databases.

According to the DEQ Underground Storage Tank Program, Facility Summary Report for Facility #12206, Allen Machinery Facility at 500 East Illinois Street, is listed on the UST database. Per the Facility Summary Report, no Tank Details Records or Summary Records have been found for this former parent parcel tenant (See Appendices).

The parent parcel, identified as Allen Machinery Facility at 500 East Illinois Street, is listed on the LUST database within the FirstSearch regulatory records report, and listed on the Oregon Department of Environmental Quality's (DEQ) LUST database. According to the DEQ LUST database, Allen Machinery Facility reported a release of leaded gasoline from a regulated tank during a tightness test on July 30, 2004 (Log Number/Facility ID #36-04-1508; UST Facility ID #12206). Media effected included groundwater and soil and tank decommissioning took place in September 2004. Cleanup was reported from July 30, 2004, and ended on August 12, 2014. The Status is listed as Closed and the File Status is listed as No Further Action (See DEQ LUST Site Information in Appendices).

A Case Closed/No Further Action status is granted to those sites that do not exhibit levels of contamination requiring clean-up, have been remediated to the satisfaction of the lead regulatory agency, or are not suspected to represent a significant threat to human health or the environment.

Due to the Case Closed/No Further Action regulatory status, the Allen Machinery Facility LUST site is considered an *Historical Recognized Environmental Condition* for the Property. According to ASTM PRACTICE E1527-21, an historical recognized environmental condition is defined as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition."

Based on the above information, including the proposed AT&T site design that calls for shallow/minimal ground disturbance, in addition to the depth to groundwater at over 100 feet below the ground surface, it is unlikely the Allen Machinery Facility's Case Closed/No Further Action LUST site has had a significant negative environmental impact on the existing wireless communications facility or proposed new areas of AT&T ground disturbance.

Site Contact Interview

During the preparation of this report, Property representatives were not available for interview. The lack of a Property representative interview is considered a data gap. However, based on observations made during the site visit, information obtained during the historical aerial photograph review, the absence of an onsite listing within the regulatory database report indicative of open case/pending spills, releases, or contamination conditions, and the proposed Site design that includes shallow/minimal ground disturbance, the lack of a Property representative interview does not represent a concern at this time and is not considered a significant data gap.

Former Site Contact Interview

No former property representative contact information was provided to EAS during the course of preparation of this report.

Specialized Knowledge

There is no specialized knowledge about the parent parcel, existing wireless communications facility, or proposed new areas of AT&T ground disturbance as provided by the User (AT&T) of this Environmental Site Assessment. Therefore, no specialized knowledge was supplied to the environmental professional.

8.0 HISTORICAL USE INFORMATION REVIEW

Vapor Intrusion Condition (VIC)

The parent parcel and the adjoining properties are not identified in any Leaking UST, CERCLIS, or Institutional/Engineering Controls databases, and no evidence for the presence of leaking USTs or hazardous materials usage, storage, or disposal was observed within a 100-foot radius of the lease Site during the site visit. Based on the above information, a potential vapor intrusion condition (VIC) does not exist in connection with the proposed AT&T Site.

Aerial Photographs and Topographic Maps

Aerial photographs and topographic maps were reviewed to identify historical land development and any uses, which may have impacted the parent parcel and proposed lease areas. Photographs and maps provided by EDR and the USGS were reviewed at approximately 5 to 10-year intervals dating back to 1936 (See Appendices). Historically, the parent parcel has appeared occupied by commercial land uses since at least 1936 and has appeared similar to its present-day configuration since at least 1981. The Site environs appeared occupied by a vacant unpaved lot in 1936 and by vacant land areas from at least 1948 to at least 1981. By 1994 until at least May 2010 (Google Earth), the Site environs appeared occupied by electrical equipment enclosed within a circular walled area with no rooftop. By August 2010, all equipment had been removed and this area appeared as vacant graded land. The onsite KGI Wireless communications facility was built between May 2017 and July 2018 (per FCC, built in December 2017). The Site has appeared similar to present-day since that time.

Sanborn Fire Maps

As the parent parcel has been sufficiently covered by other standard historic information sources, Sanborn Maps were not consulted as part of this assessment.

Oil and Gas Fields

Based on information obtained from the State of Oregon Department of Geology and Mineral Resources, which includes oil and gas well permit locations, no production wells are shown on or immediately upgradient to the Site.

City Directories

As the parent parcel has been sufficiently covered by other standard historic information sources, city directory information was not consulted as part of this assessment.

Summary of Previous Environmental Site Assessments

EAS was not provided with any environmental reports including Phase I Environmental Site Assessments that were prepared previously by others.

Historical Data Gaps

During the historical research process of the preparation of this report, there were no gaps exceeding five years in which EAS was unable to ascertain the probable onsite land use. During the preparation of this report, Property representatives were not available for interview. The lack of a Property representative interview is considered a data gap. However, based on observations made during the site visit, a review of historical aerial photographs, and the absence of an onsite listing within the regulatory database report, the lack of a Property representative interview does not represent a concern at this time and is not considered a significant data gap.

9.0 FINDINGS AND CONCLUSIONS

The following *Historical Recognized Environmental Condition* was identified regarding the parent parcel:

The parent parcel, identified as Allen Machinery Facility at 500 East Illinois Street, is listed on the LUST database within the FirstSearch regulatory records report, and listed on the Oregon Department of Environmental Quality's (DEQ) LUST database. According to the DEQ LUST database, Allen Machinery Facility reported a release of leaded gasoline from a regulated tank during a tightness test on July 30, 2004 (Log Number/Facility ID #36-04-1508; UST Facility ID #12206). Media effected included groundwater and soil and tank decommissioning took place in September 2004. Cleanup was reported from July 30, 2004, and ended on August 12, 2014. The Status is listed as Closed and the File Status is listed as No Further Action (See DEQ LUST Site Information in Appendices).

A Case Closed/No Further Action status is granted to those sites that do not exhibit levels of contamination requiring clean-up, have been remediated to the satisfaction of the lead regulatory agency, or are not suspected to represent a significant threat to human health or the environment.

Due to the Case Closed/No Further Action regulatory status, the Allen Machinery Facility LUST site is considered an *Historical Recognized Environmental Condition* for the Property. According to ASTM PRACTICE E1527-21, an historical recognized environmental condition is defined as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition."

Based on the above information, including the proposed AT&T site design that calls for shallow/minimal ground disturbance, in addition to the depth to groundwater at over 100 feet below the ground surface, it is unlikely the Allen Machinery Facility's Case Closed/No Further Action LUST site has had a significant negative environmental impact on the existing wireless communications facility or proposed new areas of AT&T ground disturbance.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-21 of AT&T Site PC81 (Newberg DT) located at 500 East Illinois Street in Newberg, Yamhill County, Oregon, the Property. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. **This assessment has revealed no evidence of recognized environmental conditions in connection with the parent parcel, existing wireless communications facility, or proposed new areas of AT&T ground disturbance. No further investigation is recommended at this time.**

Of note, although no further investigation is recommended at this time, due to the parent parcel's HREC discussed above, if any discolored or odiferous soils are encountered during ground disturbance activities, EAS recommends that ground disturbance activities cease at once and that EAS be contacted immediately for further evaluation.

10.0 LIMITATIONS

This Phase I Environmental Site Assessment has been modified to focus on the construction of a proposed wireless telecommunications facility and its relationship to any onsite Recognized Environmental Conditions, if any. It is up to the Client, based on their risk tolerance and applicable law, to determine the extent of further inquiry. The professional opinions contained in this report are based solely on the laws, regulations, and technical data known to EAS at the time of report preparation. The conclusions of this assessment rely on reasonably obtainable information from site reconnaissance, interviews with onsite personnel and public officials, and public records. No warranty is made regarding the accuracy of the publicly documented information or the opinions of officials or personnel consulted for the study. All known information has been disclosed and a good-faith effort has been made to consult pertinent sources.

It should be noted that all environmental assessments are inherently limited in the sense that conclusions are drawn, and recommendations developed, from information obtained from limited research and site evaluation. Subsurface conditions were not investigated as part of this study and may differ from the conditions implied by visual observations. Additionally, the passage of time may result in a change in environmental characteristics at this site and on surrounding properties. This report does not warrant against future operations, activities, or conditions that may occur. This report is not a regulatory compliance audit. A regulatory compliance audit of the tenant operation would analyze compliance of the operation with regulatory requirements and accepted industry practices. The scope of the Phase I ESA focused on the likelihood or potential presence of recognized environmental conditions at the subject property, according to ASTM standards.

This study is not intended to assess or otherwise determine if any soil contamination, waste emplacement, or groundwater contamination exists on the subject property. This investigation has been based only upon prior site history, previous documentation, and observable conditions. Existing hazardous materials and contaminants can escape detection using these methods. If the results of this study suggest that it is possible that hazardous materials contamination exists at the subject property, then further investigation (regulatory file review, subsurface testing) may be necessary to make a definite assessment. Our conclusions regarding the potential environmental impact from offsite facilities near the subject property are based on readily available information from the environmental databases and the assumed groundwater flow direction. A detailed file review of each facility was beyond the scope of work.

We appreciate the opportunity to be of service to AT&T for this project and look forward to working with you on future assignments.

Sincerely,

ENVIRONMENTAL ASSESSMENT SPECIALISTS, INC

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

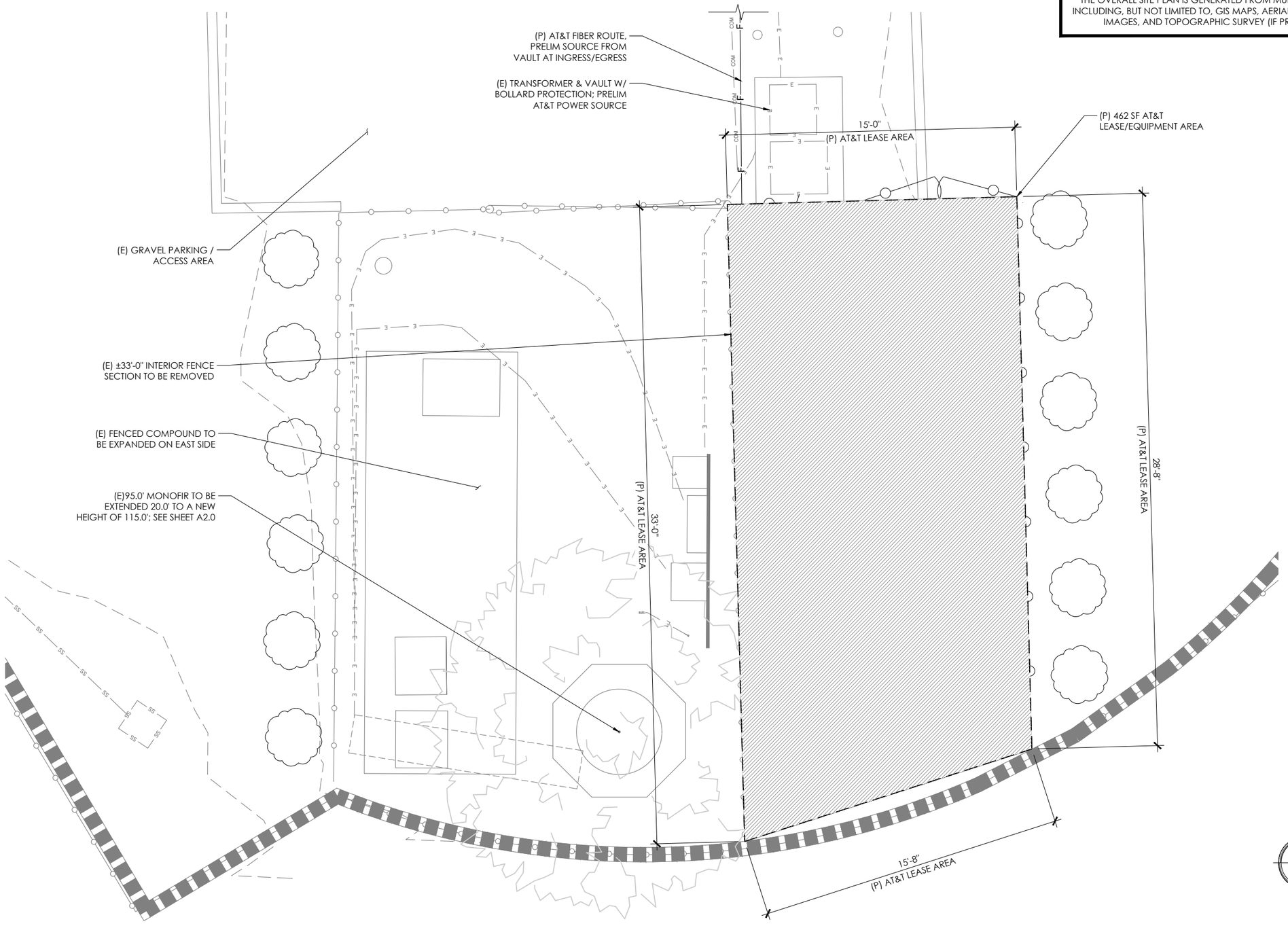
Jeff Randle
Project Manager

Gavin Leaver
Project Supervisor

Appendices:
Provided AT&T Drawings
Site Reconnaissance Photographs
Site Location/Street Map
Site Location/Topographic Map
Provided Documents upon Availability (Permits, Certifications, etc.)
Historical Aerial Photographs
Regulatory Records Report

NOTE:

THE OVERALL SITE PLAN IS GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



1 LEASE EXHIBIT

11 X 17 SCALE: 3/16" = 1'-0"
22 X 34 SCALE: 3/8" = 1'-0"

0' 5' 10'

at&t mobility corp.

smartlink

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	12/13/22	LEASE EXHIBIT

LICENSER

PROJECT INFORMATION

PC81
NEWBERG
DOWNTOWN

500 E. ILLINOIS STREET
NEWBERG, OR 97132

SHEET TITLE

LEASE EXHIBIT

SHEET NO.

LE1.0

Phase I Site Photos: PC81 Newberg DT

View Northwest toward Site

Additional view Northwest toward Site

View South toward Site

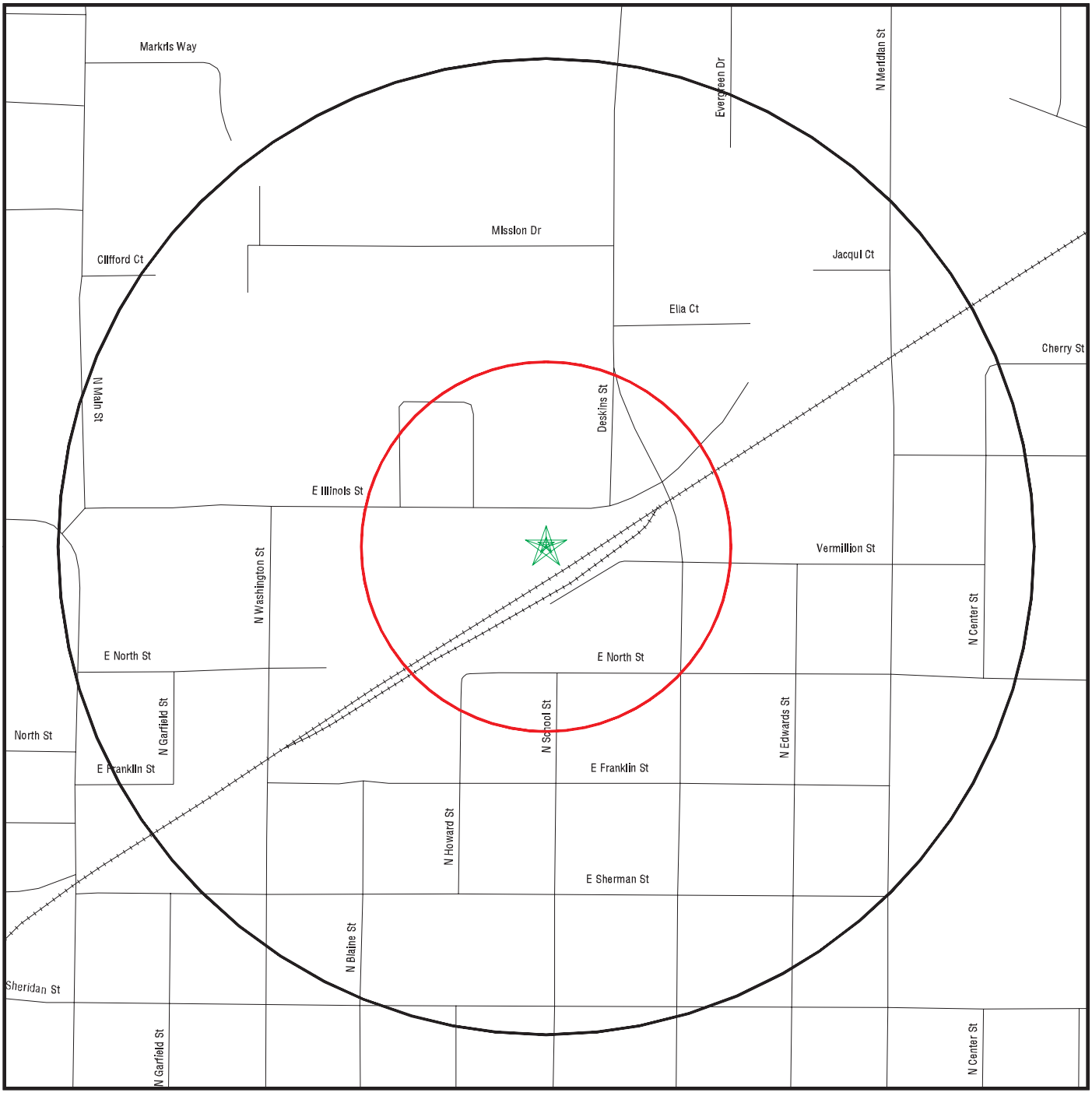
View Southeast toward Site

Environmental Assessment Specialists, Inc.

Environmental FirstSearch

0.25 Mile Radius

500 E. ILLINOIS STREET NEWBERG, OR 97132



Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

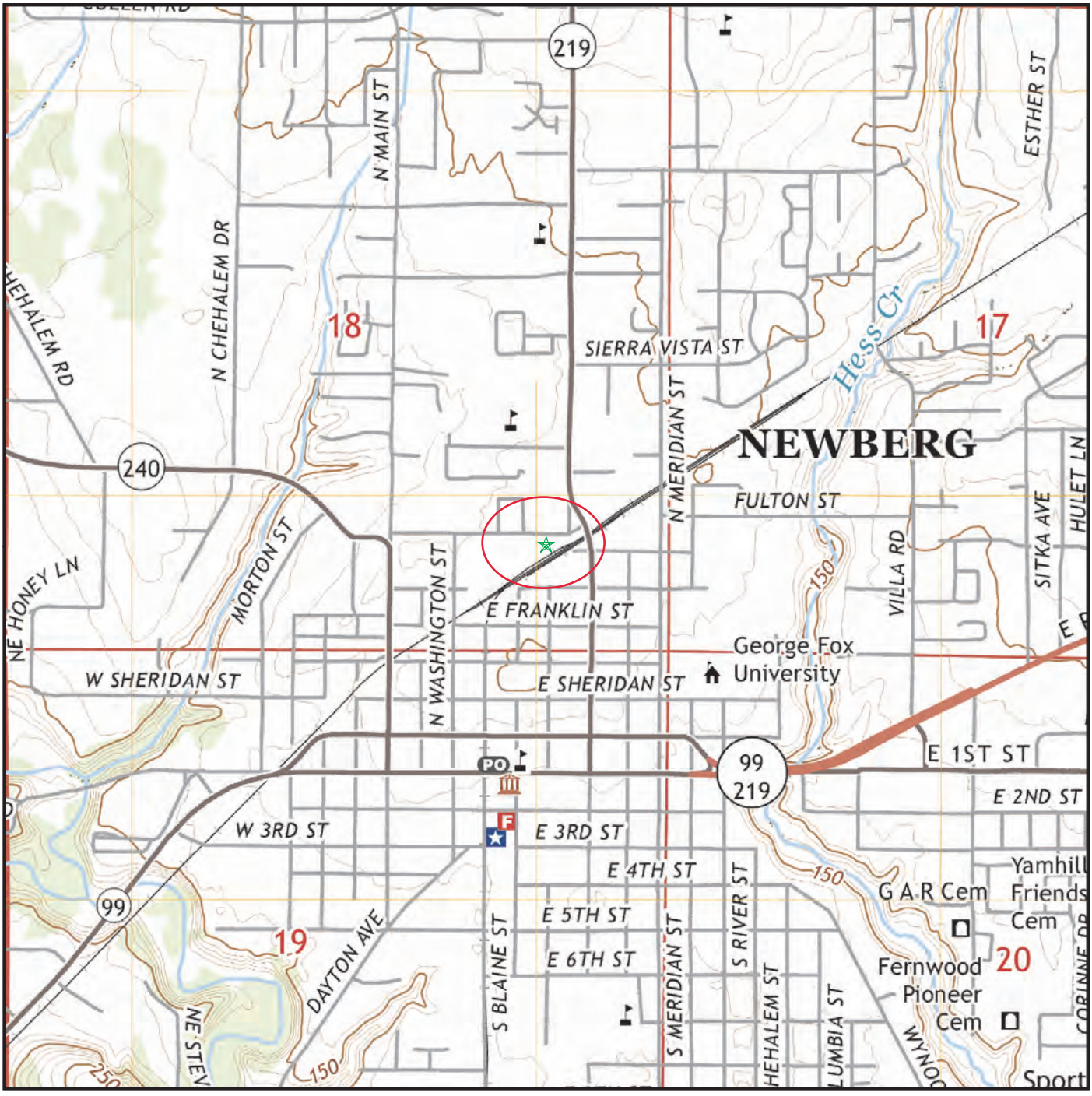
★ **Target Property (Latitude: 45.305351 Longitude: 122.974163)**

Copyright © 2024 EDR, Inc. © 2015 TomTom Rel. 2015.

Site location Map

Topo: 0.75 Mile Radius

500 E. ILLINOIS STREET NEWBERG, OR 97132



Map Image Position: TP
Map Reference Code & Name: 14878140 Newberg
Map State(s): OR
Version Date: 2020

Yamhill County Map

11/11/2024, 11:21:40 AM

Tax Label
Taxlots
Townships
County Roads
County
UGB_YamhillCo
City Boundary
SL

1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

Maxar, Microsoft, Esri Community Maps Contributors, City of Newberg, Oregon Metro, Oregon State Parks, State of Oregon GEO, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Yamhill County GIS
Yamhill County Oregon

Leaking Underground Storage ...

Description

ALLEN MACHINERY FACILITY (FORMER)

Facility ID: 85852

LUST ID: 12206

Facility Information:

Address: 500 E ILLINOIS ST

Newberg, OR 97132

County: YAMHILL

Latitude: 45.3056

Longitude: -122.9749

Site Report

Details

Facility Name
ALLEN MACHINERY FACILITY (FORMER)

Address
500 E ILLINOIS ST

City
Newberg

County
YAMHILL

ZIPCODE
97132

Leaking Underground Storage Tanks (LUST) Site Information

(Use "Back" button on browser to return to previous search results)

Leaking Underground Storage Tank (LUST) Site Information

Log Nbr: **36-04-1508**
Site Name: Allen Machinery Facility
Address: 500 E ILLINOIS ST
City: NEWBERG
Site Type: Risk Based Standards
Heating Oil Tank (HOT):

Basic Incident Information

Zip Code: 97132
File Status: No Further Action
Regulated Tank: YES

Status: **CLOSED**
Received Date: 7/30/2004
UST Facility Id: 12206
County: YAMHILL

Assessment Information

36-04-1508

Cause: NOT REPORTED
Source: Tank
Discovery: TIGHTNESS TEST

Media Effected
>Soil >GroundWater

Contaminants Released
>LeadedGas

Free Product Removed:
Delineate Groundwater: YES
Delineate Soil: YES

Free Vapor Removed:
Groundwater Delineated:
Soil Delineated:
Compliance Monitoring:

CAP Requested:
CAP Submitted:
CAP Approved:

Management Information

36-04-1508

Release Stopped Date: 7/30/2004
Cleanup Start Date: 7/30/2004
Cleanup End Date: 8/12/2014

Work Reported Information

36-04-1508

Work Reported	Reported By	Reported Date
Groundwater Monitoring	GRANT ASSOCIATES ENVIRONMENTAL SERVICES	4/24/2012
Groundwater Monitoring	GRANT ASSOCIATES ENVIRONMENTAL SERVICES	4/23/2012
Groundwater Investigation	Grant Associates, Inc.	5/11/2007
Tank Decommissioning	Data Conversion 2006	2/17/2005
Site Assessment	Data Conversion 2006	2/17/2005
45 DAY REPORT	Data Conversion 2006	2/17/2005
20 DAY REPORT	Data Conversion 2006	2/17/2005
Tank Decommissioning	Grant Associates, Inc.	9/3/2004

This information may not reflect current status of site.
For further detail, refer to the DEQ Regional Office file.

This website application cannot be made compliant with the Americans with Disabilities Act. We apologize for any inconvenience and invite you to contact DEQ at 800-452-4011 or email deqinfo@deq.state.or.us for assistance in accessing this site

This page last updated: January 9, 2006
DEQ Online is the official web site for the Oregon Department of Environmental Quality.

Department of Environmental Quality

Wastewater Permits Database - Facility Details

There are no current permits associated with WQ File Number 112076 in the Wastewater Permits database. Most likely this facility held a permit in the past that has been terminated.

Department of Environmental Quality (http://www.oregon.gov/DEQ/)
700 NE Multnomah Street, Suite 600 Portland, OR 97232
Hours: Mon-Fri, 8 a.m.-5 p.m
Email: DEQInfo@deq.state.or.us (mailto:DEQInfo@deq.state.or.us) | Phone: 503-229-5696 | Fax: 503-229-6124

Underground Storage Tank Program
Facility Summary Report

For Facility 12206 - ALLEN MACHINERY FACILITY

General Information

Facility ID:	12206	**Phone Number:**	(503) 234-4289	**Current Cert No:**	
Facility:	ALLEN MACHINERY FACILITY			**Training Date:**	
Facility Contact:	CHARLES GRANT				
Address:	500 E ILLINOIS ST	**Group Or Area:**		**Training Exempt:**	
City, State, Zip:	NEWBERG,OR 97132	**Last TCR:**	1/1/1900	**LUST Facility:**	
County:	YAMHILL				
Region:	WR				

No Records Found

No Tank Details Records Found

No Contact Records Found

No PMT Records Found

LUST Information
LUST Log Number
36-04-1508

No Tank Summary Records Found

Underground Storage Tank Program
Facility Summary Report

For Facility 12206 - ALLEN MACHINERY FACILITY

N

YES

Final Invoice Date	Date Closed
08/12/2014	08/12/2014

Yamhill County, Oregon
"In the heart of the Willamette Valley"

535 NE 5th Street
McMinnville, OR 97128
503-434-7521

Property Account Summary

11/11/2024

Click image above for more information

Account Number	800291	Property Address	500 E ILLINOIS ST , NEWBERG, OR 97132

General Information

Alternate Property #	R3218DD 01000 A01E1
Property Description	
Property Category	Machinery & Equipment
Status	Active, Locally Assessed
Tax Code Area	29.0
Remarks	

Tax Rate

Description	Rate
Total Rate	15.9850

Property Characteristics

Category	Machinery & Equipment
Change Property Ratio	Machinery & Equipment Only

Parties

Role	Name
Owner	PPM TECHNOLOGIES HOLDINGS LLC

Related Properties

M&E/Itemized 548206 starting 01/01/2020 until 12/31/2020
Located On 45338
PP/M&E 287610

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
Assessed Value AVR	$1,890,879	$1,835,805	$1,751,510	$1,660,210	$1,495,990
Exempt Value EAR					
Taxable Value TVR	$1,890,879	$1,835,805	$1,751,510	$1,660,210	$1,495,990
Real Market Land MKLTL					
Real Market Buildings MKITL	$2,160,290	$2,263,990	$2,232,240	$1,660,210	$1,495,990
Real Market Total MKTTL	$2,160,290	$2,263,990	$2,232,240	$1,660,210	$1,495,990
M5 Market Land MKLND					
M5 Limit SAV M5SAV					
M5 Market Buildings MKIMP	$2,160,290	$2,263,990	$2,232,240	$1,660,210	$1,495,990
M50 MAV MAVMK	$2,083,206	$1,835,805	$1,751,510	$1,751,510	$1,524,982
Assessed Value Exception	$247,401	$31,750		$210,640	$633,211
Market Value Exception	$247,401	$31,750		$210,640	$633,211

SA Land (MAVUse Portion) SAVL					

Active Exemptions

No Exemptions Found

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2024

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/05/2024 13:21:00	1299393	$32,385.99	$126,951.69	$123,143.14	$0.00
12/01/2023 00:00:00	1283896	$32,123.93	$32,123.93	$32,123.93	$0.00
11/17/2023 00:00:00	1280695	$0.00	$32,093.93	$31,131.11	$0.00
11/28/2022 00:00:00	1234469	$27,914.34	$27,914.34	$27,076.91	$0.00
11/02/2021 00:00:00	1147839	$26,115.10	$26,115.10	$25,331.65	$0.00

Sales History

Property Details

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

Printable Version

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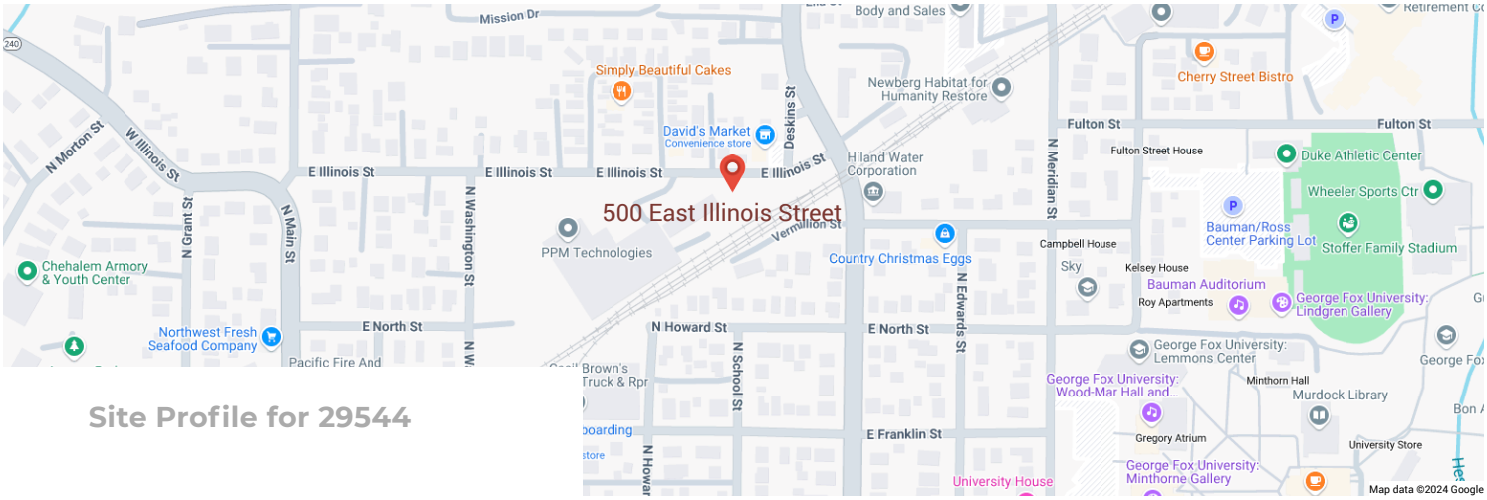
Version 4.0.3.0

Owner

All US States

City

Search



Site Profile for 29544

KGI Site N°	29544	**Elevation**	0 Feet AMSL
Site Address	500 East Illinois Street	**Structure Height**	95 Feet AGL
City	Newberg	**Latitude DD**	45.3053
State	OR	**Longitude DD**	-122.974
ZIP Code	97132	**FAA Study Number**	
County	Yamhill	**FCC Registration**	
Structure Type	Monopine	**Owner**	Verizon Wireless

Other Sites in Newberg, OR

KGI Wireless also offers 1 additional sites in the Newberg, OR area for your consideration.

KGI Site N°	Site Address	City	State	Zip code	Country

Ready to Collocate?

If you have any questions about one or more of the sites that you have reviewed, please contact us.

Contact Us

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Stormwater Industrial 1200-Z Permits - DMR

Department of Environmental Quality, State of Oregon

700 NE Multnomah Street, Suite 600 Portland, OR 97232-4100

11/11/2024

Error: Subreport could not be shown.

Permit Number:	17600	Reporting Period:	07/01/2024 - 09/30/2024

Basic Report Information

Owner Information

Full Name:	Robert Pedersen	Title:	CEO
Company:	PPM Technologies Holdings LLC		
Phone:	5035375314	Email:	rsped@ppmtech.com
Mailing Address:	500 E Illinois St , Newberg, OR 97132		

Facility Information

Facility Name:	PPM TECHNOLOGIES, LLC						
Physical Location:	500 E ILLINOIS ST						
City:	NEWBERG	State:	OR	Zip Code:	97132	County:	Yamhill

General Report Comments and Explanation

Signatory Information

Signatory Name	Signatory Title	Signatory Phone
Brenda Fields	Safety Coordinator	503-537-5302

Daily Data

001WV	☑ No Discharge
PPM TECHNOLOGIES, LLC 500 E ILLINOIS ST , NEWBERG, OR 97132 2307	
Benchmark DMR : Willamette Valley	
Permit No: 17600	Effective Date: 8/13/2021 Expiration Date: 6/30/2026	Reporting Period: 07/01/2024 - 09/30/2024

Summary Data

001WV	☑ No Discharge
PPM TECHNOLOGIES, LLC 500 E ILLINOIS ST , NEWBERG, OR 97132 2307	
Benchmark DMR : Willamette Valley	
Permit No: 17600	Effective Date: 8/13/2021 Expiration Date: 6/30/2026	Reporting Period: 07/01/2024 - 09/30/2024

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No Ex	Frequency of Analysis	Sample Type
Copper, total [as Cu] (mg/L) 01042 Effluent Gross - 1	Reported Value								0	Four Per Year	GRAB
	Permit Requirement			mg/L			0.015 Maximum			Four Per Year	GRAB
Lead, total [as Pb] (mg/L) 01051 Effluent Gross - 1	Reported Value								0	Four Per Year	GRAB
	Permit Requirement			mg/L			0.11 Maximum			Four Per Year	GRAB
pH (SU) 00400 Effluent Gross - 1	Reported Value								0	Four Per Year	GRAB
	Permit Requirement			SU	5.5 Minimum		9.0 Maximum			Four Per Year	GRAB
Solids, total suspended (mg/L) 00530 Effluent Gross - 1	Reported Value								0	Four Per Year	GRAB
	Permit Requirement			mg/L			100 Maximum			Four Per Year	GRAB
Zinc, total [as Zn] (mg/L) 01092 Effluent Gross - 1	Reported Value								0	Four Per Year	GRAB
	Permit Requirement			mg/L			0.14 Maximum			Four Per Year	GRAB

Submission Attachment

Type Name	File Name	File Type	Comment

Antenna Structure Registration

ASR Registration Search

Registration 1302894

HELP

New Search | Return to Results | Printable Page | Reference Copy | Map Registration

Registration Detail

Reg Number	1302894	Status	Constructed
File Number	A1154627	Constructed	12/18/2017
EMI	No	Dismantled	
NEPA			

Antenna Structure

Structure Type: MTOWER - Monopole

Location (in NAD83 Coordinates - Convert to NAD27)

Lat/Long	45-18-19.1 N 122-58-26.7 W	Address	500 E. Illinois Street
City, State	Newberg , OR		
Zip	97132	County	YAMHILL
Center of AM Array		Position of Tower in Array	

Heights (meters)

Elevation of Site Above Mean Sea Level	Overall Height Above Ground (AGL)
59.4	30.4
Overall Height Above Mean Sea Level	Overall Height Above Ground w/o Appurtenances
89.8	28.9

Painting and Lighting Specifications

None

FAA Notification

FAA Study	2017-ANM-873-OE	FAA Issue Date	03/30/2017

Owner & Contact Information

FRN	0003290673	Owner Entity Type	General Partnership
Assignor FRN	0003800307	Assignor ID	L00270093

Owner

Cellco Partnership
Attention To: Network Regulatory
5055 North Point Pkwy
NP2NE Network Engineering
Alpharetta , GA 30022

P: (770)797-1070
F:
E: Network.Regulatory@verizonwireless.com

Contact

Manager , Regulatory
Attention To: Network Regulatory
5055 North Point Pkwy
NP2NE Network Engineering
Alpharetta , GA 30022

P: (770)797-1070
F:
E: Network.Regulatory@verizonwireless.com

Last Action Status

Status	Constructed	Received	02/07/2020
Purpose	Change Owner	Entered	02/07/2020
Mode	Interactive		

Related Applications

02/07/2020	A1154627	- Change Owner (OC)
01/08/2018	A1095089	- Notification (NT)
07/25/2017	A1069155	- Amendment (AM)

Comments

Comments

None

History

Date	Event
02/08/2020	Registration Printed
02/08/2020	Change of Ownership Letter Sent
02/07/2020	Change of Ownership Received

All History (5)

Pleadings

Pleading Type	Filer Name	Description	Date Entered
None			

Automated Letters

02/08/2020 Ownership Change, Reference 1082233

Federal Communications Commission
45 L Street NE
Washington, DC 20554

Phone: 1-877-480-3201
ASL Videophone:1-844-432-2275
Submit Help Request

PC81 Newberg DT

500 E. Illinois Street

Newberg, OR 97132

Inquiry Number: 7793470.12

October 15, 2024

The EDR Aerial Photo Decade Package

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

EDR Aerial Photo Decade Package

10/15/24

Site Name:

PC81 Newberg DT
500 E. Illinois Street
Newberg, OR 97132
EDR Inquiry # 7793470.12

Client Name:

Env. Assessment Specialists
71 San Marino Ave
Ventura, CA 93003-0000
Contact: Jeff Randle / EAS

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Search Results:

Year	*Scale*	*Details*	*Source*
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2000	1"=500'	Acquisition Date: January 01, 2000	USGS/DOQQ
1994	1"=500'	Acquisition Date: May 23, 1994	USGS/DOQQ
1981	1"=500'	Flight Date: August 10, 1981	USDA
1975	1"=500'	Flight Date: September 13, 1975	USGS
1970	1"=500'	Flight Date: July 05, 1970	USGS
1960	1"=500'	Flight Date: July 17, 1960	USGS
1954	1"=500'	Flight Date: June 21, 1954	USGS
1952	1"=500'	Flight Date: July 03, 1952	USGS
1948	1"=500'	Flight Date: June 28, 1948	USDA
1936	1"=500'	Flight Date: January 01, 1936	USDA

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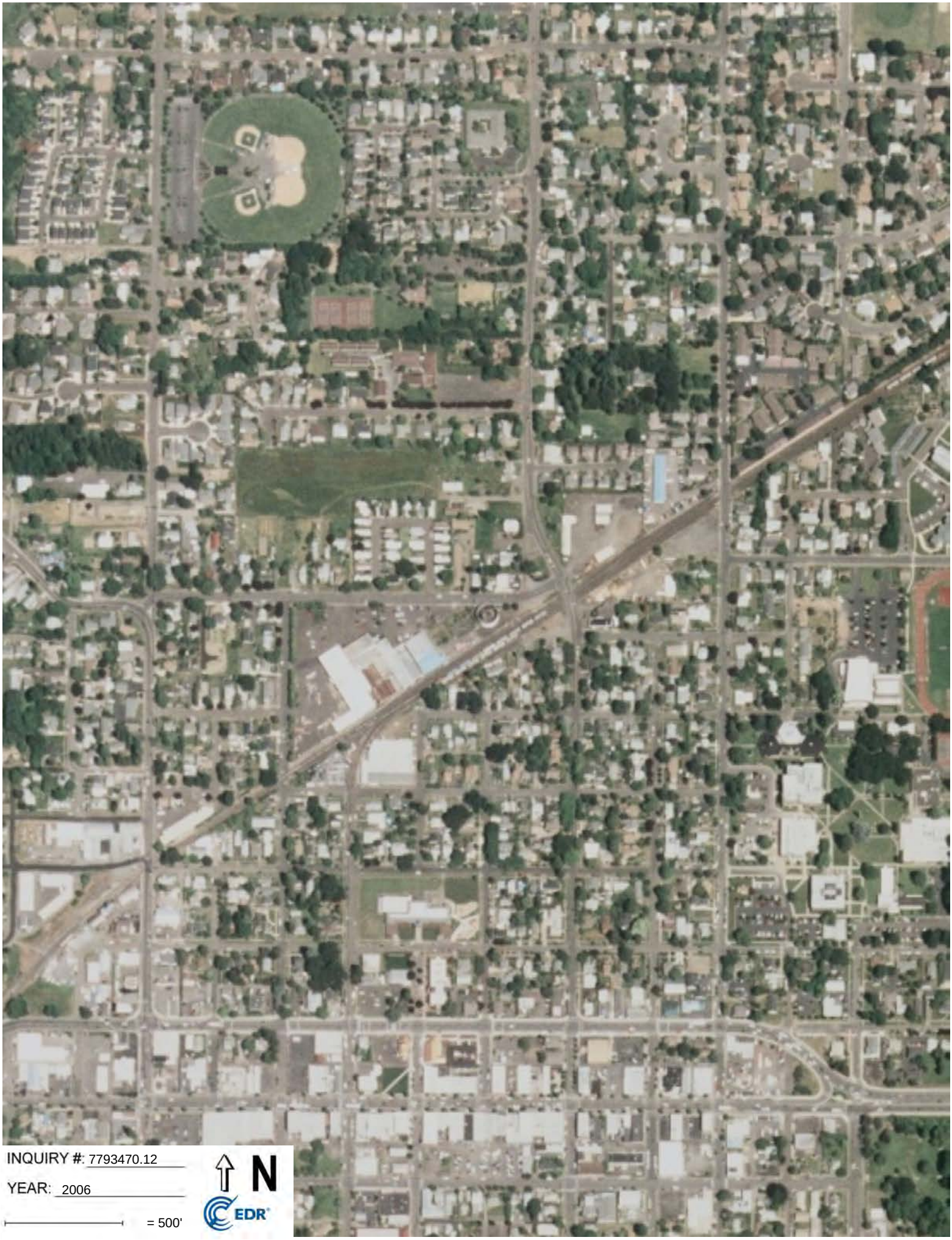
INQUIRY #: 7793470.12
YEAR: 2020
= 500'
N
EDR

INQUIRY #: 7793470.12
YEAR: 2016
= 500'
N
EDR

INQUIRY #: 7793470.12
YEAR: 2012
= 500'
N
EDR

INQUIRY #: 7793470.12
YEAR: 2009
= 500'
N
EDR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EDR

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EDR

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EDR

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YEAR: 1981
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EDR

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EDR

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YEAR: 1952
= 500'
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EDR

INQUIRY #: 7793470.12
YEAR: 1948
= 500'
N
EDR

INQUIRY #: 7793470.12

YEAR: 1936

= 500'

N

EDR

PC81 Newberg DT
500 E. Illinois Street
Newberg, OR 97132

Inquiry Number: 07793470.8r
October 15, 2024

FirstSearch Report

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

Search Summary Report

TARGET SITE **500 E. ILLINOIS STREET**
NEWBERG, OR 97132

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	Y	0	0	0	0	0	0	0
NPL Delisted	Y	0	0	0	0	0	0	0
CERCLIS	Y	0	0	0	0	-	0	0
NFRAP	Y	0	0	0	0	-	0	0
RCRA COR ACT	Y	0	0	0	0	0	0	0
RCRA TSD	Y	0	0	0	0	-	0	0
RCRA GEN	Y	0	1	1	-	-	0	2
Federal IC / EC	Y	0	0	0	0	-	0	0
ERNS	Y	0	-	-	-	-	0	0
State/Tribal CERCLIS	Y	0	0	0	5	5	0	10
State/Tribal SWL	Y	0	0	0	1	-	0	1
State/Tribal LTANKS	Y	1	4	15	43	-	0	63
State/Tribal Tanks	Y	2	2	3	-	-	0	7
State/Tribal VCP	Y	0	0	0	0	-	0	0
ST/Tribal Brownfields	Y	0	0	0	1	-	0	1
US Brownfields	Y	0	0	0	1	-	0	1
Other Haz Sites	Y	0	-	-	-	-	0	0
Spills	Y	1	-	-	-	-	0	1
Other	Y	2	1	0	-	-	0	3
	- Totals --	6	8	19	51	5	0	89

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Search Summary Report

TARGET SITE: **500 E. ILLINOIS STREET**
NEWBERG, OR 97132

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	08/27/2024	1.000	0	0	0	0	0	0	0
	Proposed NPL	08/27/2024	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	08/27/2024	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	07/24/2024	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	07/24/2024	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	06/03/2024	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	06/03/2024	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	06/03/2024	0.250	0	0	0	-	-	0	0
	RCRA-SQG	06/03/2024	0.250	0	0	0	-	-	0	0
	RCRA-VSQG	06/03/2024	0.250	0	1	1	-	-	0	2
Federal IC / EC	US ENG CONTROLS	07/24/2024	0.500	0	0	0	0	-	0	0
	US INST CONTROLS	07/24/2024	0.500	0	0	0	0	-	0	0
ERNS	ERNS	06/11/2024	TP	0	-	-	-	-	0	0
State/Tribal CERCLIS	CRL	04/16/2024	1.000	0	0	0	0	0	0	0
	ECSI	04/16/2024	1.000	0	0	0	5	5	0	10
State/Tribal SWL	SWF/LF	07/26/2024	0.500	0	0	0	1	-	0	1
State/Tribal LTANKS	LUST	04/01/2024	0.500	1	4	15	43	-	0	63
	INDIAN LUST	05/07/2024	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	04/01/2024	0.250	1	2	1	-	-	0	4
	AST	07/22/2024	0.250	1	0	2	-	-	0	3
	INDIAN UST	05/14/2024	0.250	0	0	0	-	-	0	0
State/Tribal VCP	VCP	09/23/2024	0.500	0	0	0	0	-	0	0
ST/Tribal Brownfields	BROWNFIELDS	06/21/2024	0.500	0	0	0	1	-	0	1
US Brownfields	US BROWNFIELDS	06/10/2024	0.500	0	0	0	1	-	0	1

Search Summary Report

TARGET SITE: **500 E. ILLINOIS STREET**
NEWBERG, OR 97132

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
Other Haz Sites	US CDL	05/20/2024	TP	0	-	-	-	-	0	0
Spills	HMIRS	06/14/2024	TP	0	-	-	-	-	0	0
	SPILLS	06/27/2024	TP	0	-	-	-	-	0	0
	OR HAZMAT	07/01/2024	TP	1	-	-	-	-	0	1
	SPILLS 90	05/01/2006	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	06/03/2024	0.250	0	1	0	-	-	0	1
	TSCA	12/31/2020	TP	0	-	-	-	-	0	0
	TRIS	12/31/2022	TP	1	-	-	-	-	0	1
	SSTS	07/11/2024	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	09/19/2023	TP	0	-	-	-	-	0	0
	PADS	05/23/2024	TP	0	-	-	-	-	0	0
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	06/06/2024	TP	0	-	-	-	-	0	0
	RADINFO	07/01/2019	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0
	FINDS	08/13/2024	TP	1	-	-	-	-	0	1
	PFAS NPL	07/01/2024	0.250	0	0	0	-	-	0	0
	PFAS FEDERAL SITES	07/01/2024	0.250	0	0	0	-	-	0	0
	PFAS TSCA	07/01/2024	0.250	0	0	0	-	-	0	0
	PFAS TRIS	07/01/2024	0.250	0	0	0	-	-	0	0
	PFAS RCRA MANIFEST	07/01/2024	0.250	0	0	0	-	-	0	0
	PFAS ATSDR	06/24/2020	0.250	0	0	0	-	-	0	0
	PFAS WQP	07/01/2024	0.250	0	0	0	-	-	0	0
	PFAS NPDES	07/01/2024	0.250	0	0	0	-	-	0	0
	PFAS PROJECT	05/19/2023	0.250	0	0	0	-	-	0	0
	PFAS ECHO	07/01/2024	0.250	0	0	0	-	-	0	0
	PFAS ECHO FIRE TRAIN	07/01/2024	0.250	0	0	0	-	-	0	0
	PFAS PT 139 AIRPORT	07/01/2024	0.250	0	0	0	-	-	0	0
	AQUEOUS FOAM NRC	07/01/2024	0.250	0	0	0	-	-	0	0
	PFAS	05/08/2024	0.250	0	0	0	-	-	0	0
	AQUEOUS FOAM	04/09/2024	0.250	0	0	0	-	-	0	0
	- Totals --			6	8	19	51	5	0	89

Site Information Report

Request Date: OCTOBER 15, 2024
Search Type: COORD
Request Name: JEFF RANDLE / EAS
Job Number: NA

Target Site: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	122.974163	122.9741630 - 122° 58' 26.98''	Easting:	502025.6
Latitude:	45.305351	45.3053510 - 45° 18' 19.26''	Northing:	5016655.0
Elevation:	194 ft. above sea level		Zone:	Zone 10

Demographics

Sites: 89 **Non-Geocoded:** 0 **Population:** N/A

RADON

Federal EPA Radon Zone for YAMHILL County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

State Database: OR Radon

Radon Test Results

Zipcode	Num Tests	Maximum	Minimum	Average	# > 4 pCi/L
97132	10	6.6	1	2.5	1

Target Site Summary Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TOTAL: 89 GEOCODED: 89 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	OR HAZMAT --1600201	ALLEN MACHINERY FACILITY	500 E ILLINOIS ST NEWBERG, OR 97132	0.00	+ 0	1
A1	AST --109893	ALLEN MACHINERY FACILITY	500 E ILLINOIS ST NEWBERG, OR 97132	0.00	+ 0	4
A1	UST --12206	ALLEN MACHINERY FACILITY	500 E ILLINOIS ST NEWBERG, OR 97132	0.00	+ 0	19
A1	LUST --36-04-1508 --08/12/2014	ALLEN MACHINERY FACILITY	500 E ILLINOIS ST NEWBERG, OR 97132	0.00	+ 0	20
A2	TRIS --97132LLNFR500EI	PPM TECHNOLOGIES HOLDINGS LLC	500 E ILLINOIS ST NEWBERG, OR 97132	0.00	+ 0	21
A3	FINDS --110002149014	PPM TECHNOLOGIES	500 E ILLINOIS ST NEWBERG, OR 97132	0.00	+ 0	38

Sites Summary Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TOTAL: 89 GEOCODED: 89 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
B4	RCRA-VSQG --ORD987174448	DOT MAINTENANCE STATION	730 DESKINS NEWBERG, OR 97132	0.04 ENE	- 2	39
B5	UST --1003	OR STATE HWY 2-3 NEWBERG	730 DESKINS NEWBERG, OR 97132	0.04 ENE	- 2	52
B5	LUST --36-91-4161 --36-92-4162 --11/08/1993 --08/11/2011	OR STATE HWY 2-3 NEWBERG	730 DESKINS NEWBERG, OR 97132	0.04 ENE	- 2	53
C6	LUST --36-00-4009 --03/17/2000	THOMPSON, CAROL HOT	607 N COLLEGE AVE NEWBERG, OR 97132	0.07 SE	- 1	54
C7	LUST --36-02-5095 --02/20/2002	BAUMANN, JOHN	601 N COLLEGE NEWBERG, OR 97132	0.08 SE	+ 0	55
D8	UST --903	UNOCAL 0524	700 N COLLEGE ST NEWBERG, OR 97132	0.08 East	- 2	56
D8	LUST --36-90-4229	UNOCAL 0524	700 N COLLEGE ST NEWBERG, OR 97132	0.08 East	- 2	57
D9	RCRA NonGen / NLR --ORD987172731	UNOCAL BULK PLT 0524	700 N COLLEGE ST NEWBERG, OR 97132	0.08 East	- 2	58
10	LUST --36-01-8127 --11/20/2001	BENNETT ESTATE	801 VERMILLION NEWBERG, OR 97132	0.13 East	- 3	62
11	LUST --36-11-1245	BUCKLEY, CHARLES	800 VERMILLION ST NEWBERG, OR 97132	0.15 East	- 2	63
E12	LUST --36-20-0273 --04/29/2020	HEATING OIL TANK	709 E FRANKLIN ST NEWBERG, OR 97132	0.15 SE	+ 0	64

Sites Summary Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TOTAL: 89 GEOCODED: 89 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
E13	LUST --36-12-0316 --02/11/2013	BANK OF AMERICA	501 N EDWARDS ST NEWBERG, OR 97132	0.16 SE	+ 0	65
14	AST --66403	DORAN AUTOMOTIVE LLC	901 N MERIDIAN ST W NEWBERG, OR 97132	0.17 NE	- 3	66
15	LUST --36-91-4085 --03/30/2005	ALEXANDER OIL BULK PLANT	801 N MERIDIAN ST NEWBERG, OR 97132	0.18 ENE	- 3	72
16	LUST --36-02-5554 --05/06/2002	KUHN, DIANNA	400 N COLLEGE NEWBERG, OR 97132	0.18 SSE	- 1	73
17	LUST --36-99-4152 --09/15/2000	GEORGE FOX UNIV HOT II	608 N MERIDIAN NEWBERG, OR 97132	0.19 East	- 4	74
18	LUST --36-98-4022 --10/26/1998	WILLIAMS, KAREN HOT	301 E SHERMAN ST NEWBERG, OR 97132	0.21 SW	+ 0	75
19	LUST --36-12-0253 --07/15/2013	HEATING OIL TANK	1103 N MERIDIAN ST NEWBERG, OR 97132	0.21 NNE	- 2	76
F20	RCRA-VSQG --ORD981767122	GEORGE FOX UNIVERSITY	414 N MERIDIAN NEWBERG, OR 97132	0.22 ESE	- 6	77
F21	AST --42806 --042806	GEORGE FOX UNIVERSITY	414 N MERIDIAN ST NEWBERG, OR 97132	0.22 ESE	- 6	99
F21	UST --5208	GEORGE FOX UNIVERSITY	414 N MERIDIAN ST NEWBERG, OR 97132	0.22 ESE	- 6	112
F21	LUST --36-91-4184 --09/28/1993	GEORGE FOX UNIVERSITY	414 N MERIDIAN ST NEWBERG, OR 97132	0.22 ESE	- 6	113

Sites Summary Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TOTAL: 89 GEOCODED: 89 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
22	LUST --36-00-6379 --06/11/2002	HEATING OIL TANK	601 E SHERIDAN NEWBERG, OR 97132	0.22 South	- 1	114
23	LUST --36-94-5226 --05/10/1999	BERRY, GEORGE HOT	611 E SHERIDAN NEWBERG, OR 97132	0.23 South	- 2	115
24	LUST --36-22-0350 --07/07/2022	HEATING OIL TANK	706 N CENTER ST NEWBERG, OR 97132	0.24 East	- 4	116
25	LUST --36-06-0904 --06/13/2006	HEATING OIL TANK	1000 FULTON NEWBERG, OR 97132	0.24 East	- 2	117
G26	LUST --36-18-0561 --09/25/2018	HEATING OIL TANK	315 E SHERIDAN ST NEWBERG, OR 97132	0.25 SSW	- 2	118
G27	LUST --36-10-0044 --05/10/2010	HEATING OIL TANK	303 E SHERIDAN NEWBERG, OR 97132	0.26 SSW	- 3	119
28	LUST --36-11-0891 --02/03/2012	LLP PROPERTIES	312 E SHERIDAN ST NEWBERG, OR 97132	0.27 SSW	- 4	120
H29	LUST --36-00-6136	BARRIE HOUSE ODOT	401 E HANCOCK NEWBERG, OR 97132	0.29 SSW	- 9	121
30	LUST --36-14-0440 --12/10/2014	HEATING OIL TANK	814 SIERRA VISTA DR NEWBERG, OR 97132	0.29 NNE	- 2	122
31	LUST --36-04-0062 --07/02/2004	BIEZE, JERRY	215 N BLAINE ST NEWBERG, OR 97132	0.30 SSW	- 8	123

Sites Summary Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TOTAL: 89 GEOCODED: 89 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
32	ECSI --48 --Suspect --Low	GEROME MANUFACTURING	403 N MAIN ST NEWBERG, OR 97132	0.30 WSW	- 11	124
I33	LUST --36-05-2593 --03/08/2006	EAGLE NEWSPAPER	500 E HANCOCK WAY NEWBERG, OR 97132	0.30 South	- 12	127
H34	LUST --36-02-1244 --01/21/2003	BUTLER	418 E HANCOCK NEWBERG, OR 97132	0.31 SSW	- 11	128
I35	LUST --36-97-7004	NEWBERG GRAPHIC, HOT	109 N SCHOOL ST NEWBERG, OR 97132	0.31 South	- 13	129
36	LUST --36-20-0141	HEATING OIL TANK	115 N COLLEGE ST NEWBERG, OR 97132	0.31 South	- 13	130
J37	LUST --36-00-5583 --09/07/2000	GEORGE FOX UNIV III	214 N MERIDIAN ST NEWBERG, OR 97132	0.32 SE	- 18	131
J38	LUST --36-08-0941 --08/19/2008	GEORGE FOX UNIVERSITY	206 N MERIDIAN ST NEWBERG, OR 97132	0.33 SE	- 19	132
39	LUST --36-03-0700 --07/22/2005	LOREN BERG CHEVROLET-OLDSMOBIL	303 E 1ST ST NEWBERG, OR 97132	0.33 SSW	- 10	133
40	LUST --36-95-4036 --06/08/1995	U.S. NATIONAL BANK OF OR	515 E 1ST ST NEWBERG, OR 97132	0.34 South	- 16	134
K41	US BROWNFIELDS	LOREN BERG CHEVROLET	411 EAST FIRST STREET NEWBURG, OR 97754	0.34 South	- 15	135
K42	LUST --36-99-4005	HEATING OIL TANK	401 E 1ST ST NEWBERG, OR 97132	0.34 SSW	- 14	141

Sites Summary Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TOTAL: 89 GEOCODED: 89 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
43	LUST --36-06-0265 --03/28/2006	HEATING OIL TANK	808 E HANCOCK ST NEWBERG, OR 97132	0.34 SSE	- 15	142
44	LUST --36-13-1288 --04/12/2016	HEATING OIL TANK	621 E FIRST ST NEWBERG, OR 97132	0.34 South	- 16	143
K45	LUST --36-87-4016 --10/25/2006	BUTLER CHEVROLET	411 E 1ST ST NEWBERG, OR 97132	0.34 South	- 15	144
K46	BROWNFIELDS --1876 --NO FURTHER STATE ACTION REQUIRED	BUTLER CHEVROLET (FORMER)	411 E FIRST ST. NEWBERG, OR 97132	0.34 South	- 15	145
K46	ECSI --0.25 acre --1876 --No Further Action	BUTLER CHEVROLET (FORMER)	411 E FIRST ST. NEWBERG, OR 97132	0.34 South	- 15	146
47	LUST --36-97-4036 --02/10/1999	NEWBERG BRANCH SITE	121 EDWARDS ST NEWBERG, OR 97132	0.36 South	- 17	155
L48	LUST --36-99-4147	NEWBERG CITY HALL HOT	414 E 1ST ST NEWBERG, OR 97132	0.37 South	- 18	156
L49	LUST --36-14-0949 --01/12/2015	BUNN, STAN	408 E 1ST ST NEWBERG, OR 97132	0.37 South	- 18	157
M50	LUST --36-98-4142 --09/15/2000	GEORGE FOX UNIVERSITY HOT	215 N RIVER ST NEWBERG, OR 97132	0.37 SE	- 18	158
51	LUST --36-98-4157 --10/16/2012	SIERRA ENTERPRISES OREGON INC	203 E 1ST ST NEWBERG, OR 97132	0.38 SSW	- 13	159

Sites Summary Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TOTAL: 89 GEOCODED: 89 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
M52	LUST --36-93-4073 --09/30/1996	HESTER HOUSE	212 N RIVER RD NEWBERG, OR 97132	0.38 SE	- 18	160
53	LUST --36-06-0879 --11/24/2006	BUHLER, GARY	111 S COLLEGE ST NEWBERG, OR 97132	0.39 South	- 20	161
54	LUST --36-89-4191	R D BARKER PETROLEUMS	905 E 1ST ST NEWBERG, OR 97132	0.39 SSE	- 19	162
55	LUST --36-01-5883 --05/30/2001	NEWBERG INTERIORS	112 S COLLEGE ST NEWBERG, OR 97132	0.39 SSE	- 18	163
56	LUST --36-11-0920 --01/27/2012	BUCKLEYS LOCKER INC	112 S BLAINE ST NEWBERG, OR 97132	0.40 SSW	- 20	164
N57	ECSI --3779 --No Further Action	MORRIS TEXACO	101 E 1ST ST NEWBERG, OR 97132	0.41 SW	- 14	165
N58	LUST --36-91-4079 --36-97-4133 --07/07/2010	LEIF'S AUTO COLLISION	101 E 1ST ST NEWBERG, OR 97132	0.41 SW	- 14	172
59	LUST --36-08-0884 --06/17/2009	GETTMAN, MONA	1200 E SHERIDAN ST NEWBERG, OR 97132	0.41 SE	- 20	173
60	LUST --36-23-0185	NEWBERG BODY AND PAINT	900 E 1ST STREET NEWBERG, OR 97132	0.41 SSE	- 20	174
61	ECSI --0.38 acres --6414 --Suspect	J.L. INVESTMENTS, LLC	105 N MAIN ST NEWBERG, OR 97132	0.42 SW	- 14	175

Sites Summary Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TOTAL: 89 GEOCODED: 89 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
62	LUST --36-20-0672 --03/08/2021	HEATING OIL TANK	1109 E HANCOCK ST NEWBERG, OR 97123	0.42 SE	- 21	177
63	SWF/LF --Terminated --104334	EWING YOUNG HISTORICAL PARK TE	WYNOOSKI ST NEWBERG, OR 97132	0.42 NE	+ 10	178
64	LUST --36-91-4996 --11/12/1998	NEWBERG FIRE STATION	414 E 2ND ST NEWBERG, OR 97132	0.42 South	- 23	179
O65	ECSI --Approx. 3 acres --2746 --Suspect --Medium	SOUTH RIVER ROAD SLUDGE DISPOS	101 S RIVER RD NEWBERG, OR 97132	0.43 SE	- 27	180
P66	LUST --36-90-4074 --03/28/2011	CHEVRON 6569	1004 1ST ST (FIRST AND CE NEWBERG, OR 97132	0.43 SSE	- 24	183
67	LUST --36-04-1995	GONCE, MR.	205 S EDWARDS ST NEWBERG, OR 97132	0.44 SSE	- 20	184
P68	LUST --36-00-4113	NEWBERG FOOD MART	1012 E 1ST ST NEWBERG, OR 97132	0.45 SE	- 27	185
69	LUST --36-00-5584 --09/07/2000	GEORGE FOX UNIVERSITY IV	1209 HANCOCK ST NEWBERG, OR 97132	0.45 SE	- 25	186
O70	LUST --36-92-4171 --04/30/1996	PAUL HART PROPERTY	1015 E 1ST ST NEWBERG, OR 97132	0.45 SE	- 29	187
71	LUST --36-13-0691 --03/24/2014	HEATING OIL TANK	1507 N MAIN ST NEWBERG, OR 97132	0.45 NNW	- 13	188

Sites Summary Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TOTAL: 89 GEOCODED: 89 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
72	LUST --36-20-0653 --02/17/2021	HEATING OIL TANK	1206 E HANCOCK ST NEWBERG, OR 97123	0.46 SE	- 28	189
73	LUST --36-97-4166	PUBLIC SAFETY BLDG SITE	3RD & HOWARD STREETS NEWBERG, OR 97132	0.46 South	- 25	190
Q74	LUST --36-13-1161 --02/03/2014	HEATING OIL TANK	214 S CENTER ST NEWBERG, OR 97132	0.48 SSE	- 26	191
75	LUST --36-03-1712 --09/24/2003	WAHL, ED	301 W 1ST ST NEWBERG, OR 97132	0.49 SW	- 24	192
Q76	LUST --36-98-4023	KEIFER ESTATE HOT	200 S CENTER ST NEWBERG, OR 97132	0.49 SSE	- 26	193
77	ECSI --377 --No Further Action	CARSON OIL - NEWBERG SPILL	HWY 99W NEWBERG, OR 97132	0.59 SW	- 31	194
78	ECSI --0.4 AC --5751 --No Further Action --Low	SUNSHINE CLEANERS NEWBERG	400 N SITKA AVE. NEWBERG, OR 97132	0.77 ESE	+ 5	199
79	ECSI --4.21 ac. --1269 --No Further Action	SCHARFF MOTOR FREIGHT	2210 PORTLAND RD NEWBERG, OR 97132	0.84 ESE	- 3	207
80	ECSI --0.9 acre --4656 --No Further Action	NEWBERG ONE-HOUR DRY CLEANING	2316 PORTLAND RD. NEWBERG, OR 97132	0.85 ESE	+ 5	215
81	ECSI --22.6 acres --626 --Suspect	NEWBERG LOT - HESS CREEK	3S/2W/S17 NEWBERG, OR 97132	0.89 NE	+ 9	225

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

OR HAZMAT

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/01/2024
ID/Status: 1600201

SOURCE: OR State Fire Marshal's Office

HAZMAT:
Name: Not reported
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
Responsble Party: Not reported
RP Company: Not reported
RP Address: Not reported
RP City,St,Zip: Not reported
Facility ID: 1600201
OERS Number: Not reported
Dept Rsp: Not reported
Narrative: Not reported
Property Loss: 0
Amount Released: Not reported
Service County: Not reported
Service Name: NEWBERG FD
Incident Type: Not reported
Civilian Casualty Activity: Not reported
Chemical Name: Not reported
Hazmat Area Affected: Not reported
Hazmat Area Evacuated: Not reported
Hazmat Container Type: Not reported
Hazmat Physical State Released: Not reported
Hazmat Released Into: Not reported
Hazmat Released Volume Units: Not reported
Hazmat Released Weight Units: Not reported
Hazmat Released From: Not reported
Hazmat Area Affected Measurement: Not reported
Hazmat No. of People Evacuated: Not reported
Hazmat No of Buildings Evacuated: Not reported
Incident Content Loss: 0
Civilian Casualty Patient Disposition: Not reported
Incident Mixed Use Property: Not reported
Location Type: Street address
Incident Aid Given Or Received: None
Incident AID Received from FDID: Not reported
Incident Aided Department FDID: Not reported
Person Involved Business Name: Not reported
Person Involved First Name: Not reported
Person Involved Last Name: Not reported
Person Involved Type: Not reported
Person Involved Phone Number: Not reported
Person Involved Primary Language: Not reported
Hazmat Evacuated Measurement: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

OR HAZMAT

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/01/2024
ID/Status: 1600201

SOURCE: OR State Fire Marshal's Office

Hazmat Story of Release: Not reported
Remark: E20, M20, and C20 disp. on a CO alarm at PPM Technologies. E20 had CO levels that were up to 42 ppm in the warehouse area on east side of the plant. The office area showed 10 ppm reading, the upstairs above the office showed readings in the 20ppm range, and the west side warehouse showed zero. E20 and M20 opened large overhead doors and man doors to get fresh air into the building. The plant manager called his heating company which was going to show up around 430pm today and check out the furnaces. NW natural gas showed up on scene and was looking for the source of the CO. NW natural said they would stay on scene until the CO reading were down to zero.
Incident District: Not reported
Date Added: Not reported
Unit: Not reported
Agency Phone: Not reported
Osfm Incident Report Number: 1600201
Dept. Responding: Not reported
Person Making Report: Not reported
Title: Not reported
Agency: Not reported
Phone: Not reported
Date Of Incident: 01/14/2016
Call Time: 13:51
In Route: Not reported
Arrival: Not reported
Depart Scene: Not reported
Back In Quarters: Not reported
In Service: Not reported
Dist Of Incident: Not reported
Were State Resources Used?: Not reported
Was Oers Notified?: Not reported
Oers Number: Not reported
Team Number: Not reported
Agency Report Number: Not reported
Unit: Not reported
Highway: Not reported
Mile Post: Not reported
Scene Type: Not reported
Area Type: Not reported
Responsible Party(Ies): Not reported
Company: Not reported
Respcontact: Not reported
Address: Not reported
Resp City: Not reported
Resp State: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

OR HAZMAT

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/01/2024
ID/Status: 1600201

SOURCE: OR State Fire Marshal's Office

Resp ZipCode: Not reported
Phone: Not reported
Resp Phone2: Not reported
Weather: Not reported
Temperature: Not reported
Wind Speed: Not reported
Wind Direction: Not reported
Were Haz Materials Released?: Not reported
Operation Performed: Not reported
Cause: Not reported
Vehicle And Cargo: Not reported
Fixed Property: Not reported
Total Loss: Not reported
Hazmat Population Density: Not reported
HazMat Actions Taken - Description: Not reported
Hazmat Factors Contributing To Release: Not reported
Hazmat DOT Hazard Classification: Not reported
Hazmat CAS Number: Not reported
Hazardous Materials Release: None
Fire Incident Type: Carbon monoxide incident
Property Use: Manufacturing, processing
Latitude: Not reported
Longitude: Not reported
Hazmat Disposition: Not reported

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

AST:
Facility ID: 109893
Name: PPM TECHNOLOGIES HOLDINGS LLC
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
Substance: NITROGEN LIQUID
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBERT
Direct Site Phone: 5035383141
Report Class: Annual
Report Year: 2023
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: ACTIVE
Nature of Business: Food Product Machinery Manufacturing
NAICS Code: 333241
Maximum Daily Amount Code: 41
Maximum Daily Amount Code Range: 250,000-499,999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: Yes
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: No
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 109893
Name: PPM TECHNOLOGIES HOLDINGS LLC
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
Substance: OXYGEN, LIQUID
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBERT
Direct Site Phone: 5035383141
Report Class: Annual
Report Year: 2023
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: ACTIVE
Nature of Business: Food Product Machinery Manufacturing
NAICS Code: 333241
Maximum Daily Amount Code: 20
Maximum Daily Amount Code Range: 1,000-4,999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: Yes
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: Yes
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: No
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 109893
Name: PPM TECHNOLOGIES HOLDINGS LLC
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
Substance: NITROGEN LIQUID
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBERT
Direct Site Phone: 5035383141
Report Class: Annual
Report Year: 2022
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Status: ACTIVE
Nature of Business: FOOD PRODUCT CONVEYOR & CONVEYING MACHINE MFG
NAICS Code: "333922,333294"
Maximum Daily Amount Code: 41
Maximum Daily Amount Code Range: 250,000-499,999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: Yes
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: No
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 109893
Name: PPM TECHNOLOGIES HOLDINGS LLC
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
Substance: OXYGEN, LIQUID
Reporting Quantities: Not reported
Quantity Units: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBERT
Direct Site Phone: 5035383141
Report Class: Annual
Report Year: 2022
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: ACTIVE
Nature of Business: FOOD PRODUCT CONVEYOR & CONVEYING MACHINE MFG
NAICS Code: "333922,333294"
Maximum Daily Amount Code: 21
Maximum Daily Amount Code Range: 5,000-9,999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: Yes
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: Yes
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: No
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 109893
Name: PPM TECHNOLOGIES HOLDINGS LLC
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
Substance: NITROGEN LIQUID
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBERT
Direct Site Phone: 5035383141
Report Class: Annual
Report Year: 2018
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: FOOD PRODUCT CONVEYOR & CONVEYING MACHINE MFG
NAICS Code: Not reported
Maximum Daily Amount Code: 20
Maximum Daily Amount Code Range: 1,000-4,999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: Yes
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: No
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 109893
Name: PPM TECHNOLOGIES HOLDINGS LLC
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
Substance: OXYGEN LIQUID
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBERT
Direct Site Phone: 5035383141
Report Class: Annual
Report Year: 2018
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: FOOD PRODUCT CONVEYOR & CONVEYING MACHINE MFG
NAICS Code: Not reported
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: Yes
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: Yes
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: No
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 109893
Name: PPM TECHNOLOGIES HOLDINGS LLC
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
Substance: NITROGEN LIQUID
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBERT
Direct Site Phone: 5035383141
Report Class: Annual
Report Year: 2019
Is Poisonous Gas: No
Is Poisonous Material: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY
ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: FOOD PRODUCT CONVEYOR & CONVEYING MACHINE MFG
NAICS Code: Not reported
Maximum Daily Amount Code: 21
Maximum Daily Amount Code Range: 5,000-9,999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: Yes
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: No
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 109893
Name: PPM TECHNOLOGIES HOLDINGS LLC
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Substance: OXYGEN LIQUID
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBERT
Direct Site Phone: 5035383141
Report Class: Annual
Report Year: 2019
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: FOOD PRODUCT CONVEYOR & CONVEYING MACHINE MFG
NAICS Code: Not reported
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: Yes
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: Yes
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: No
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 109893
Name: PPM TECHNOLOGIES HOLDINGS LLC
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
Substance: NITROGEN LIQUID
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBERT
Direct Site Phone: 5035383141
Report Class: Annual
Report Year: 2020
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: FOOD PRODUCT CONVEYOR & CONVEYING MACHINE MFG
NAICS Code: Not reported
Maximum Daily Amount Code: 20
Maximum Daily Amount Code Range: 1,000-4,999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: Yes

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: No
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 109893
Name: PPM TECHNOLOGIES HOLDINGS LLC
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
Substance: OXYGEN LIQUID
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBERT
Direct Site Phone: 5035383141
Report Class: Annual
Report Year: 2020
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: FOOD PRODUCT CONVEYOR & CONVEYING MACHINE MFG
NAICS Code: Not reported
Maximum Daily Amount Code: 20
Maximum Daily Amount Code Range: 1,000-4,999
Maximum Daily Amount Units: gal

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: Yes
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: Yes
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: No
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 109893
Name: PPM TECHNOLOGIES HOLDINGS LLC
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
Substance: NITROGEN LIQUID
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBERT
Direct Site Phone: 5035383141
Report Class: Annual(Revision)

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Report Year: 2019
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: FOOD PRODUCT CONVEYOR & CONVEYING MACHINE MFG
NAICS Code: Not reported
Maximum Daily Amount Code: 21
Maximum Daily Amount Code Range: 5,000-9,999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: Yes
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: No
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 109893

SOURCE: OR Office of State Fire Marshal

Click this hyperlink while viewing on your computer to access
6 additional OR AST: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

UST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 12206

SOURCE: OR Department of Environmental Quality

UST:
Name: ALLEN MACHINERY FACILITY
Address: 500 E ILLINOIS ST
City: NEWBERG
Facility ID: 12206
Facility Telephone: (503) 234-4289
Permittee Name: CHARLES GRANT
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 1
Number of Tanks: 1

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: U003982733 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A1

NAME: ALLEN MACHINERY FACILITY

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-04-1508
ID/Status: 08/12/2014

SOURCE: OR Department of Environmental Quality

LUST:
Name: ALLEN MACHINERY FACILITY
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-04-1508
Cleanup Received Date: 07/30/2004
Cleanup Start Date: 07/30/2004
Cleanup Complete Date: 08/12/2014
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Facility, Chemical, Releases and Other Waste Management Summary Information:
TRI ID: 97132LLNFR500EI
Form Type: Form R
Reporting year: 2022
Trade secret indicator: NO
Sanitized indicator: NO
Title of certifying official: CEO ROBERT PEDERSEN
Certifying officials signature indicator: ELECTRONIC
Date signed: 2023-02-24
Name: PPM TECHNOLOGIES HOLDINGS LLC
Address: 500 E ILLINOIS ST
City,State,Zip: NEWBERG, OR 97132
BIA code: Not reported
Tribe name: Not reported
Mailing name: PPM TECHNOLOGIES HOLDINGS LLC
Mailing street: 500 E ILLINOIS ST
Mailing province: Not reported
Mailing City,State,Zip: NEWBERG, OR 97132
Entire facility ind: YES
Partial facility ind: NO
Federal facility ind: NO
Goco facility ind: NO
Assigned fed facility flag: NO
Public contact name: ROBERT PEDERSEN
Public contact phone and Ext: 5035383141 5314
Public contact email: RSPED@PPMTECH.COM
Primary sic code: Not reported
Sic code 2: Not reported
Sic code 3: Not reported
Sic code 4: Not reported
Sic code 5: Not reported
Sic code 6: Not reported
Naics origin: Not reported
Primary naics code: 333922
Naics code 2: 333241
Naics code 3: Not reported
Naics code 4: Not reported
Naics code 5: Not reported
Naics code 6: Not reported
Latitude: 45.304791
Longitude: -122.975281
D and B number A: 078597466
D and B number B: Not reported
RCRA number A: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

RCRA number B: Not reported
RCRA number C: Not reported
RCRA number D: Not reported
RCRA number E: Not reported
RCRA number F: Not reported
RCRA number G: Not reported
RCRA number H: Not reported
NPDES number A: Not reported
NPDES number B: Not reported
NPDES number C: Not reported
NPDES number D: Not reported
NPDES number E: Not reported
NPDES number F: Not reported
NPDES number G: Not reported
Parent company name: Not reported
Parent company D and B number: Not reported
Standardized parent company name: NA
Document control number: 1322220640876
TRI ID: 97132LLNFR500EI
Cas number: 0007440473
Chemical name: Chromium
Classification: TRI
Unit of measure: Pounds
Metal ind: YES
Revision code 1: Not reported
Revision code 2: Not reported
Maximum amount on site: 04
Fugitive air emissions - total release pounds: NA
Fugitive air emissions - total release range code: Not reported
Total fugitive air emissions: 0
Fugitive air emissions - basis of estimate: Not reported
Stack air emissions - release pounds: NA
Stack air emissions - release range code: Not reported
Total stack air emissions: 0
Stack air emissions - basis of estimate: Not reported
Total air emissions: 0
Discharges to stream a - stream name: NA
Total discharges to stream a: 0
Discharges to stream a - basis of estimate: Not reported
Discharges to stream a - % from stormwater: Not reported
Discharges to stream b - stream name: Not reported
Total discharges to stream b: Not reported
Discharges to stream b - basis of estimate: Not reported
Discharges to stream b - % from stormwater: Not reported
Discharges to stream c - stream name: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Total discharges to stream c: Not reported
Discharges to stream c - basis of estimate: Not reported
Discharges to stream c - % from stormwater: Not reported
Discharges to stream d - stream name: Not reported
Total discharges to stream d: Not reported
Discharges to stream d - basis of estimate: Not reported
Discharges to stream d - % from stormwater: Not reported
Discharges to stream e - stream name: Not reported
Total discharges to stream e: Not reported
Discharges to stream e - basis of estimate: Not reported
Discharges to stream e - % from stormwater: Not reported
Discharges to stream f - stream name: Not reported
Total discharges to stream f: Not reported
Discharges to stream f - basis of estimate: Not reported
Discharges to stream f - % from stormwater: Not reported
Discharges to stream g - stream name: Not reported
Total discharges to stream g: Not reported
Discharges to stream g - basis of estimate: Not reported
Discharges to stream g - % from stormwater: Not reported
Discharges to stream h - stream name: Not reported
Discharges to stream h - release pounds: Not reported
Discharges to stream h - release range code: Not reported
Total discharges to stream h: Not reported
Discharges to stream h - basis for estimate: Not reported
Discharges to stream h - % from stormwater: Not reported
Total number of receiving streams: 0
Total surface water discharge: 0
Total on-site underground inj - pounds: Not reported
On-site underground inj - basis of estimate: Not reported
Total on-site ugrnd inj to cl i wells - pounds: 0
On-site underground inj to c1 i wells - basis of estimate: Not reported
Total on-site ugrnd inj to cl ii-v wells - pounds: 0
On-site ungrnd inj to cl ii-v wells - basis of estimate: Not reported
Total on-site underground injection: 0
Total on-site landfills: Not reported
On-site landfills - basis of estimate: Not reported
Total on-site RCRA subtitle c landfills: 0
On-site RCRA subtitle c landfills - basis of estimate: Not reported
Total other on-site landfills: 0
Other landfills - basis of estimate: Not reported
Total on-site land treatment: 0
Land trtmt/appl farming - basis of estimate: Not reported
Total surface impoundments: Not reported
Surface impoundment - basis of estimate: Not reported
Total RCRA c surface impoundments: 0

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

RCRA c Surface impoundment - basis of estimate: Not reported
Total other surface impoundments: 0
Other surface impoundment - basis of estimate: Not reported
Total other disposal: 0
Other disposal - basis of estimate: Not reported
Total on-site land releases: 0
Total on-site releases: 0
Off-site - POTW releases: 0
Off-site - storage only: 0
Off-site - solid/stab - metals: 0
Off-site - wastewater treatment release - metals: 0
Off-site - solid/stab - release - metals: 0
Off-site - wastewater treatment - metals: 0
Off-site - underground injection: 0
Off-site - underground injection - class 1 wells: 0
Off-site - underground injection - class ii-v wells: 0
Off-site - landfills/disposal surface impoundments: 0
Off-site - surface impoundment: 0
Off-site - RCRA subtitle c surface impoundments: 0
Off-site - other surface impoundments: 0
Off-site - other landfills: 0
Off-site - RCRA subtitle c landfills: 0
Off-site - disposal - land treatment: 0
Off-site - disposal - other land disposal: 0
Off-site - disposal - other off-site management: 0
Off-site - disposal - transfer to waste broker: 0
Off-site - disposal - unknown: 0
Total transferred off site for disposal: 0
Off-site - recycling - solvents/organics recovery: 0
Off-site - recycling -metals recovery: 0
Off-site - recycling - other reuse or recovery: 0
Off-site - recycling - acid regeneration: 0
Off-site - recycling - transfer to waste broker: 0
Total transferred off site for recycling: 0
Off-site - energy recovery: 0
Off-site - transfer to waste broker for energy recovery: 0
Total transferred off site for energy recovery: 0
Off-site - POTW treatment: 0
Off-site - solid/stab treatment - non metals: 0
Off-site -incineration/thermal treatment: 0
Off-site - incineration/insignificant heat value: 0
Off-site - wastewater treatment - non-metals: 0
Off-site - other waste treatment: 0
Off-site - transfer to waste broker - waste treatment: 0
Total transferred off site for treatment: 0

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Off-site - transfer to waste broker: 0
Total transferred off site for further waste management: 0
Total POTW transfer: 0
Energy recovery on site current year: 0
Recycled on site current year: 0
Treated on site current year: 0
Total on-site waste management: 0
On-site energy recovery method 1: Not Applicable
On-site energy recovery method 2: Not reported
On-site energy recovery method 3: Not Applicable
On-site energy recovery method 4: Not reported
On-site recycling processes method 1: Not Applicable
On-site recycling processes method 2: Not reported
On-site recycling processes method 3: Not reported
On-site recycling processes method 4: Not reported
On-site recycling processes method 5: Not reported
On-site recycling processes method 6: Not reported
On-site recycling processes method 7: Not reported
FRS Facility ID: 110002149014
Elemental Metal Included: NO
Waste Rock Pile managed Indicator: 0
Waste Rock Quantity: Not reported
Off Site - POTW Releases 81C: 0
Off Site - POTW Releases 81D: 0
Assigned Partial Facility Flag: NO
Case Number: 7440-47-3
Mixture Name: NA
Clean Air Act Ind: YES
Carcinogen Ind: NO
PFAS Ind: NO
Submitted Facility Name: PPM TECHNOLOGIES HOLDINGS LLC
Submitted Street: 500 E ILLINOIS ST
Submitted City: NEWBERG
Submitted County: YAMHILL
Submitted State: OR
Submitted Zip Code: 97132
Submitted BIA Code: Not reported
Submitted Tribe Name: Not reported
Submitted Parent Company Name: Not reported
Submitted Parent Company DB Number: Not reported
Submitted Standardized Parent Company Name: NA
Submitted Primary NAICS Code: 333922
Submitted Industry Code: 333
Submitted Industry Name: Machinery
Industry Code: 333

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Industry Name: Machinery
Last year the facility reported: 2022
First year the facility reported: 1987
Number of forms submitted: 3
Total number of forms submitted: 55
Assigned Agency: Not reported

Detailed On-site Waste Treatment Methods and Efficiency:
Cas number: 0007440473
Document control number: 1322220640876
Chemical name: Chromium
Classification: TRI
Unit of measure: Pounds
Stream 1 - waste stream code: NA
Stream 1 - trtmt method - sequence 1: Not reported
Stream 1 - trtmt method - sequence 2: Not reported
Stream 1 - trtmt method - sequence 3: Not reported
Stream 1 - trtmt method - sequence 4: Not reported
Stream 1 - trtmt method - sequence 5: Not reported
Stream 1 - trtmt method - sequence 6: Not reported
Stream 1 - trtmt method - sequence 7: Not reported
Stream 1 - trtmt method - sequence 8: Not reported
Stream 1 - based on operating data: Not reported
Stream 2 - waste stream code: Not reported
Stream 2 - trtmt method - sequence 1: Not reported
Stream 2 - trtmt method - sequence 2: Not reported
Stream 2 - trtmt method - sequence 3: Not reported
Stream 2 - trtmt method - sequence 4: Not reported
Stream 2 - trtmt method - sequence 5: Not reported
Stream 2 - trtmt method - sequence 6: Not reported
Stream 2 - trtmt method - sequence 7: Not reported
Stream 2 - trtmt method - sequence 8: Not reported
Stream 2 - based on operating data: Not reported
Stream 3 - waste stream code: Not reported
Stream 3 - trtmt method - sequence 1: Not reported
Stream 3 - trtmt method - sequence 2: Not reported
Stream 3 - trtmt method - sequence 3: Not reported
Stream 3 - trtmt method - sequence 4: Not reported
Stream 3 - trtmt method - sequence 5: Not reported
Stream 3 - trtmt method - sequence 6: Not reported
Stream 3 - trtmt method - sequence 7: Not reported
Stream 3 - trtmt method - sequence 8: Not reported
Stream 3 - based on operating data: Not reported
Stream 4 - waste stream code: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Stream 4 - trtmt method - sequence 1: Not reported
Stream 4 - trtmt method - sequence 2: Not reported
Stream 4 - trtmt method - sequence 3: Not reported
Stream 4 - trtmt method - sequence 4: Not reported
Stream 4 - trtmt method - sequence 5: Not reported
Stream 4 - trtmt method - sequence 6: Not reported
Stream 4 - trtmt method - sequence 7: Not reported
Stream 4 - trtmt method - sequence 8: Not reported
Stream 4 - based on operating data: Not reported
Stream 5 - waste stream code: Not reported
Stream 5 - trtmt method - sequence 1: Not reported
Stream 5 - trtmt method - sequence 2: Not reported
Stream 5 - trtmt method - sequence 3: Not reported
Stream 5 - trtmt method - sequence 4: Not reported
Stream 5 - trtmt method - sequence 5: Not reported
Stream 5 - trtmt method - sequence 6: Not reported
Stream 5 - trtmt method - sequence 7: Not reported
Stream 5 - trtmt method - sequence 8: Not reported
Stream 5 - based on operating data: Not reported

TRI ID: 97132LLNFR500EI
Cas number: 0007440020
Chemical name: Nickel
Classification: TRI
Unit of measure: Pounds
Metal ind: YES
Revision code 1: Not reported
Revision code 2: Not reported
Maximum amount on site: 04
Fugitive air emissions - total release pounds: NA
Fugitive air emissions - total release range code: Not reported
Total fugitive air emissions: 0
Fugitive air emissions - basis of estimate: Not reported
Stack air emissions - release pounds: NA
Stack air emissions - release range code: Not reported
Total stack air emissions: 0
Stack air emissions - basis of estimate: Not reported
Total air emissions: 0
Discharges to stream a - stream name: NA
Total discharges to stream a: 0
Discharges to stream a - basis of estimate: Not reported
Discharges to stream a - % from stormwater: Not reported
Discharges to stream b - stream name: Not reported
Total discharges to stream b: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Discharges to stream b - basis of estimate: Not reported
Discharges to stream b - % from stormwater: Not reported
Discharges to stream c - stream name: Not reported
Total discharges to stream c: Not reported
Discharges to stream c - basis of estimate: Not reported
Discharges to stream c - % from stormwater: Not reported
Discharges to stream d - stream name: Not reported
Total discharges to stream d: Not reported
Discharges to stream d - basis of estimate: Not reported
Discharges to stream d - % from stormwater: Not reported
Discharges to stream e - stream name: Not reported
Total discharges to stream e: Not reported
Discharges to stream e - basis of estimate: Not reported
Discharges to stream e - % from stormwater: Not reported
Discharges to stream f - stream name: Not reported
Total discharges to stream f: Not reported
Discharges to stream f - basis of estimate: Not reported
Discharges to stream f - % from stormwater: Not reported
Discharges to stream g - stream name: Not reported
Total discharges to stream g: Not reported
Discharges to stream g - basis of estimate: Not reported
Discharges to stream g - % from stormwater: Not reported
Discharges to stream h - stream name: Not reported
Discharges to stream h - release pounds: Not reported
Discharges to stream h - release range code: Not reported
Total discharges to stream h: Not reported
Discharges to stream h - basis for estimate: Not reported
Discharges to stream h - % from stormwater: Not reported
Total number of receiving streams: 0
Total surface water discharge: 0
Total on-site underground inj - pounds: Not reported
On-site underground inj - basis of estimate: Not reported
Total on-site ugrnd inj to cl i wells - pounds: 0
On-site underground inj to c1 i wells - basis of estimate: Not reported
Total on-site ugrnd inj to cl ii-v wells - pounds: 0
On-site ungrnd inj to cl ii-v wells - basis of estimate: Not reported
Total on-site underground injection: 0
Total on-site landfills: Not reported
On-site landfills - basis of estimate: Not reported
Total on-site RCRA subtitle c landfills: 0
On-site RCRA subtitle c landfills - basis of estimate: Not reported
Total other on-site landfills: 0
Other landfills - basis of estimate: Not reported
Total on-site land treatment: 0
Land trtmt/appl farming - basis of estimate: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Total surface impoundments: Not reported
Surface impoundment - basis of estimate: Not reported
Total RCRA c surface impoundments: 0
RCRA c Surface impoundment - basis of estimate: Not reported
Total other surface impoundments: 0
Other surface impoundment - basis of estimate: Not reported
Total other disposal: 0
Other disposal - basis of estimate: Not reported
Total on-site land releases: 0
Total on-site releases: 0
Off-site - POTW releases: 0
Off-site - storage only: 0
Off-site - solid/stab - metals: 0
Off-site - wastewater treatment release - metals: 0
Off-site - solid/stab - release - metals: 0
Off-site - wastewater treatment - metals: 0
Off-site - underground injection: 0
Off-site - underground injection - class 1 wells: 0
Off-site - underground injection - class ii-v wells: 0
Off-site - landfills/disposal surface impoundments: 0
Off-site - surface impoundment: 0
Off-site - RCRA subtitle c surface impoundments: 0
Off-site - other surface impoundments: 0
Off-site - other landfills: 0
Off-site - RCRA subtitle c landfills: 0
Off-site - disposal - land treatment: 0
Off-site - disposal - other land disposal: 0
Off-site - disposal - other off-site management: 0
Off-site - disposal - transfer to waste broker: 0
Off-site - disposal - unknown: 0
Total transferred off site for disposal: 0
Off-site - recycling - solvents/organics recovery: 0
Off-site - recycling -metals recovery: 0
Off-site - recycling - other reuse or recovery: 0
Off-site - recycling - acid regeneration: 0
Off-site - recycling - transfer to waste broker: 0
Total transferred off site for recycling: 0
Off-site - energy recovery: 0
Off-site - transfer to waste broker for energy recovery: 0
Total transferred off site for energy recovery: 0
Off-site - POTW treatment: 0
Off-site - solid/stab treatment - non metals: 0
Off-site -incineration/thermal treatment: 0
Off-site - incineration/insignificant heat value: 0
Off-site - wastewater treatment - non-metals: 0

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Off-site - other waste treatment: 0
Off-site - transfer to waste broker - waste treatment: 0
Total transferred off site for treatment: 0
Off-site - transfer to waste broker: 0
Total transferred off site for further waste management: 0
Total POTW transfer: 0
Energy recovery on site current year: 0
Recycled on site current year: 0
Treated on site current year: 0
Total on-site waste management: 0
On-site energy recovery method 1: Not Applicable
On-site energy recovery method 2: Not reported
On-site energy recovery method 3: Not Applicable
On-site energy recovery method 4: Not reported
On-site recycling processes method 1: Not Applicable
On-site recycling processes method 2: Not reported
On-site recycling processes method 3: Not reported
On-site recycling processes method 4: Not reported
On-site recycling processes method 5: Not reported
On-site recycling processes method 6: Not reported
On-site recycling processes method 7: Not reported
FRS Facility ID: 110002149014
Elemental Metal Included: NO
Waste Rock Pile managed Indicator: 0
Waste Rock Quantity: Not reported
Off Site - POTW Releases 81C: 0
Off Site - POTW Releases 81D: 0
Assigned Partial Facility Flag: NO
Case Number: 7440-02-0
Mixture Name: NA
Clean Air Act Ind: YES
Carcinogen Ind: YES
PFAS Ind: NO
Submitted Facility Name: PPM TECHNOLOGIES HOLDINGS LLC
Submitted Street: 500 E ILLINOIS ST
Submitted City: NEWBERG
Submitted County: YAMHILL
Submitted State: OR
Submitted Zip Code: 97132
Submitted BIA Code: Not reported
Submitted Tribe Name: Not reported
Submitted Parent Company Name: Not reported
Submitted Parent Company DB Number: Not reported
Submitted Standardized Parent Company Name: NA
Submitted Primary NAICS Code: 333922

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC
ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL
SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Submitted Industry Code: 333
Submitted Industry Name: Machinery
Industry Code: 333
Industry Name: Machinery
Last year the facility reported: 2022
First year the facility reported: 1987
Number of forms submitted: 3
Total number of forms submitted: 55
Assigned Agency: Not reported

Detailed On-site Waste Treatment Methods and Efficiency:
Cas number: 0007440020
Document control number: 1322220640890
Chemical name: Nickel
Classification: TRI
Unit of measure: Pounds
Stream 1 - waste stream code: NA
Stream 1 - trtmt method - sequence 1: Not reported
Stream 1 - trtmt method - sequence 2: Not reported
Stream 1 - trtmt method - sequence 3: Not reported
Stream 1 - trtmt method - sequence 4: Not reported
Stream 1 - trtmt method - sequence 5: Not reported
Stream 1 - trtmt method - sequence 6: Not reported
Stream 1 - trtmt method - sequence 7: Not reported
Stream 1 - trtmt method - sequence 8: Not reported
Stream 1 - based on operating data: Not reported
Stream 2 - waste stream code: Not reported
Stream 2 - trtmt method - sequence 1: Not reported
Stream 2 - trtmt method - sequence 2: Not reported
Stream 2 - trtmt method - sequence 3: Not reported
Stream 2 - trtmt method - sequence 4: Not reported
Stream 2 - trtmt method - sequence 5: Not reported
Stream 2 - trtmt method - sequence 6: Not reported
Stream 2 - trtmt method - sequence 7: Not reported
Stream 2 - trtmt method - sequence 8: Not reported
Stream 2 - based on operating data: Not reported
Stream 3 - waste stream code: Not reported
Stream 3 - trtmt method - sequence 1: Not reported
Stream 3 - trtmt method - sequence 2: Not reported
Stream 3 - trtmt method - sequence 3: Not reported
Stream 3 - trtmt method - sequence 4: Not reported
Stream 3 - trtmt method - sequence 5: Not reported
Stream 3 - trtmt method - sequence 6: Not reported
Stream 3 - trtmt method - sequence 7: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC
ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL
SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Stream 3 - trtmt method - sequence 8: Not reported
Stream 3 - based on operating data: Not reported
Stream 4 - waste stream code: Not reported
Stream 4 - trtmt method - sequence 1: Not reported
Stream 4 - trtmt method - sequence 2: Not reported
Stream 4 - trtmt method - sequence 3: Not reported
Stream 4 - trtmt method - sequence 4: Not reported
Stream 4 - trtmt method - sequence 5: Not reported
Stream 4 - trtmt method - sequence 6: Not reported
Stream 4 - trtmt method - sequence 7: Not reported
Stream 4 - trtmt method - sequence 8: Not reported
Stream 4 - based on operating data: Not reported
Stream 5 - waste stream code: Not reported
Stream 5 - trtmt method - sequence 1: Not reported
Stream 5 - trtmt method - sequence 2: Not reported
Stream 5 - trtmt method - sequence 3: Not reported
Stream 5 - trtmt method - sequence 4: Not reported
Stream 5 - trtmt method - sequence 5: Not reported
Stream 5 - trtmt method - sequence 6: Not reported
Stream 5 - trtmt method - sequence 7: Not reported
Stream 5 - trtmt method - sequence 8: Not reported
Stream 5 - based on operating data: Not reported

TRI ID: 97132LLNFR500EI
Cas number: 0007439965
Chemical name: Manganese
Classification: TRI
Unit of measure: Pounds
Metal ind: YES
Revision code 1: Not reported
Revision code 2: Not reported
Maximum amount on site: 03
Fugitive air emissions - total release pounds: NA
Fugitive air emissions - total release range code: Not reported
Total fugitive air emissions: 0
Fugitive air emissions - basis of estimate: Not reported
Stack air emissions - release pounds: NA
Stack air emissions - release range code: Not reported
Total stack air emissions: 0
Stack air emissions - basis of estimate: Not reported
Total air emissions: 0
Discharges to stream a - stream name: NA
Total discharges to stream a: 0
Discharges to stream a - basis of estimate: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Discharges to stream a - % from stormwater: Not reported
Discharges to stream b - stream name: Not reported
Total discharges to stream b: Not reported
Discharges to stream b - basis of estimate: Not reported
Discharges to stream b - % from stormwater: Not reported
Discharges to stream c - stream name: Not reported
Total discharges to stream c: Not reported
Discharges to stream c - basis of estimate: Not reported
Discharges to stream c - % from stormwater: Not reported
Discharges to stream d - stream name: Not reported
Total discharges to stream d: Not reported
Discharges to stream d - basis of estimate: Not reported
Discharges to stream d - % from stormwater: Not reported
Discharges to stream e - stream name: Not reported
Total discharges to stream e: Not reported
Discharges to stream e - basis of estimate: Not reported
Discharges to stream e - % from stormwater: Not reported
Discharges to stream f - stream name: Not reported
Total discharges to stream f: Not reported
Discharges to stream f - basis of estimate: Not reported
Discharges to stream f - % from stormwater: Not reported
Discharges to stream g - stream name: Not reported
Total discharges to stream g: Not reported
Discharges to stream g - basis of estimate: Not reported
Discharges to stream g - % from stormwater: Not reported
Discharges to stream h - stream name: Not reported
Discharges to stream h - release pounds: Not reported
Discharges to stream h - release range code: Not reported
Total discharges to stream h: Not reported
Discharges to stream h - basis for estimate: Not reported
Discharges to stream h - % from stormwater: Not reported
Total number of receiving streams: 0
Total surface water discharge: 0
Total on-site underground inj - pounds: Not reported
On-site underground inj - basis of estimate: Not reported
Total on-site ugrnd inj to cl i wells - pounds: 0
On-site underground inj to c1 i wells - basis of estimate: Not reported
Total on-site ugrnd inj to cl ii-v wells - pounds: 0
On-site ungrnd inj to cl ii-v wells - basis of estimate: Not reported
Total on-site underground injection: 0
Total on-site landfills: Not reported
On-site landfills - basis of estimate: Not reported
Total on-site RCRA subtitle c landfills: 0
On-site RCRA subtitle c landfills - basis of estimate: Not reported
Total other on-site landfills: 0

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Other landfills - basis of estimate: Not reported
Total on-site land treatment: 0
Land trtmt/appl farming - basis of estimate: Not reported
Total surface impoundments: Not reported
Surface impoundment - basis of estimate: Not reported
Total RCRA c surface impoundments: 0
RCRA c Surface impoundment - basis of estimate: Not reported
Total other surface impoundments: 0
Other surface impoundment - basis of estimate: Not reported
Total other disposal: 0
Other disposal - basis of estimate: Not reported
Total on-site land releases: 0
Total on-site releases: 0
Off-site - POTW releases: 0
Off-site - storage only: 0
Off-site - solid/stab - metals: 0
Off-site - wastewater treatment release - metals: 0
Off-site - solid/stab - release - metals: 0
Off-site - wastewater treatment - metals: 0
Off-site - underground injection: 0
Off-site - underground injection - class 1 wells: 0
Off-site - underground injection - class ii-v wells: 0
Off-site - landfills/disposal surface impoundments: 0
Off-site - surface impoundment: 0
Off-site - RCRA subtitle c surface impoundments: 0
Off-site - other surface impoundments: 0
Off-site - other landfills: 0
Off-site - RCRA subtitle c landfills: 0
Off-site - disposal - land treatment: 0
Off-site - disposal - other land disposal: 0
Off-site - disposal - other off-site management: 0
Off-site - disposal - transfer to waste broker: 0
Off-site - disposal - unknown: 0
Total transferred off site for disposal: 0
Off-site - recycling - solvents/organics recovery: 0
Off-site - recycling -metals recovery: 0
Off-site - recycling - other reuse or recovery: 0
Off-site - recycling - acid regeneration: 0
Off-site - recycling - transfer to waste broker: 0
Total transferred off site for recycling: 0
Off-site - energy recovery: 0
Off-site - transfer to waste broker for energy recovery: 0
Total transferred off site for energy recovery: 0
Off-site - POTW treatment: 0
Off-site - solid/stab treatment - non metals: 0

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Off-site -incineration/thermal treatment: 0
Off-site - incineration/insignificant heat value: 0
Off-site - wastewater treatment - non-metals: 0
Off-site - other waste treatment: 0
Off-site - transfer to waste broker - waste treatment: 0
Total transferred off site for treatment: 0
Off-site - transfer to waste broker: 0
Total transferred off site for further waste management: 0
Total POTW transfer: 0
Energy recovery on site current year: 0
Recycled on site current year: 0
Treated on site current year: 0
Total on-site waste management: 0
On-site energy recovery method 1: Not Applicable
On-site energy recovery method 2: Not reported
On-site energy recovery method 3: Not Applicable
On-site energy recovery method 4: Not reported
On-site recycling processes method 1: Not Applicable
On-site recycling processes method 2: Not reported
On-site recycling processes method 3: Not reported
On-site recycling processes method 4: Not reported
On-site recycling processes method 5: Not reported
On-site recycling processes method 6: Not reported
On-site recycling processes method 7: Not reported
FRS Facility ID: 110002149014
Elemental Metal Included: NO
Waste Rock Pile managed Indicator: 0
Waste Rock Quantity: Not reported
Off Site - POTW Releases 81C: 0
Off Site - POTW Releases 81D: 0
Assigned Partial Facility Flag: NO
Case Number: 7439-96-5
Mixture Name: NA
Clean Air Act Ind: YES
Carcinogen Ind: NO
PFAS Ind: NO
Submitted Facility Name: PPM TECHNOLOGIES HOLDINGS LLC
Submitted Street: 500 E ILLINOIS ST
Submitted City: NEWBERG
Submitted County: YAMHILL
Submitted State: OR
Submitted Zip Code: 97132
Submitted BIA Code: Not reported
Submitted Tribe Name: Not reported
Submitted Parent Company Name: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Submitted Parent Company DB Number: Not reported
Submitted Standardized Parent Company Name: NA
Submitted Primary NAICS Code: 333922
Submitted Industry Code: 333
Submitted Industry Name: Machinery
Industry Code: 333
Industry Name: Machinery
Last year the facility reported: 2022
First year the facility reported: 1987
Number of forms submitted: 3
Total number of forms submitted: 55
Assigned Agency: Not reported

Detailed On-site Waste Treatment Methods and Efficiency:
Cas number: 0007439965
Document control number: 1322220640888
Chemical name: Manganese
Classification: TRI
Unit of measure: Pounds
Stream 1 - waste stream code: NA
Stream 1 - trtmt method - sequence 1: Not reported
Stream 1 - trtmt method - sequence 2: Not reported
Stream 1 - trtmt method - sequence 3: Not reported
Stream 1 - trtmt method - sequence 4: Not reported
Stream 1 - trtmt method - sequence 5: Not reported
Stream 1 - trtmt method - sequence 6: Not reported
Stream 1 - trtmt method - sequence 7: Not reported
Stream 1 - trtmt method - sequence 8: Not reported
Stream 1 - based on operating data: Not reported
Stream 2 - waste stream code: Not reported
Stream 2 - trtmt method - sequence 1: Not reported
Stream 2 - trtmt method - sequence 2: Not reported
Stream 2 - trtmt method - sequence 3: Not reported
Stream 2 - trtmt method - sequence 4: Not reported
Stream 2 - trtmt method - sequence 5: Not reported
Stream 2 - trtmt method - sequence 6: Not reported
Stream 2 - trtmt method - sequence 7: Not reported
Stream 2 - trtmt method - sequence 8: Not reported
Stream 2 - based on operating data: Not reported
Stream 3 - waste stream code: Not reported
Stream 3 - trtmt method - sequence 1: Not reported
Stream 3 - trtmt method - sequence 2: Not reported
Stream 3 - trtmt method - sequence 3: Not reported
Stream 3 - trtmt method - sequence 4: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

TRIS

EDR ID: 1017428136 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A2

NAME: PPM TECHNOLOGIES HOLDINGS LLC

ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US EPA

Rev: 12/31/2022
ID/Status: 97132LLNFR500EI

Stream 3 - trtmt method - sequence 5: Not reported
Stream 3 - trtmt method - sequence 6: Not reported
Stream 3 - trtmt method - sequence 7: Not reported
Stream 3 - trtmt method - sequence 8: Not reported
Stream 3 - based on operating data: Not reported
Stream 4 - waste stream code: Not reported
Stream 4 - trtmt method - sequence 1: Not reported
Stream 4 - trtmt method - sequence 2: Not reported
Stream 4 - trtmt method - sequence 3: Not reported
Stream 4 - trtmt method - sequence 4: Not reported
Stream 4 - trtmt method - sequence 5: Not reported
Stream 4 - trtmt method - sequence 6: Not reported
Stream 4 - trtmt method - sequence 7: Not reported
Stream 4 - trtmt method - sequence 8: Not reported
Stream 4 - based on operating data: Not reported
Stream 5 - waste stream code: Not reported
Stream 5 - trtmt method - sequence 1: Not reported
Stream 5 - trtmt method - sequence 2: Not reported
Stream 5 - trtmt method - sequence 3: Not reported
Stream 5 - trtmt method - sequence 4: Not reported
Stream 5 - trtmt method - sequence 5: Not reported
Stream 5 - trtmt method - sequence 6: Not reported
Stream 5 - trtmt method - sequence 7: Not reported
Stream 5 - trtmt method - sequence 8: Not reported
Stream 5 - based on operating data: Not reported

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

FINDS

EDR ID: 1006570909 **DIST/DIR:** 0.000 **ELEVATION:** 194 **MAP ID:** A3

NAME: PPM TECHNOLOGIES
ADDRESS: 500 E ILLINOIS ST
NEWBERG, OR 97132
YAMHILL
SOURCE: US EPA

Rev: 08/13/2024
ID/Status: 110002149014

FINDS:
Registry ID: 110002149014

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
THE EMISSION INVENTORY SYSTEM (EIS) MAINTAINS AN INVENTORY OF LARGE STATIONARY SOURCES AND VOLUNTARILY-REPORTED SMALLER SOURCES OF AIR POINT POLLUTANT EMITTERS. IT CONTAINS INFORMATION ABOUT FACILITY SITES AND THEIR PHYSICAL LOCATION, EMISSIONS UNITS, EMISSIONS PROCESSES, RELEASE POINTS, CONTROL APPROACHES, AND REGULATIONS. FACILITY INVENTORY DATA ARE KEPT SEPARATE FROM THE EMISSIONS DATA AND HAVE STABLE IDENTIFIERS TO IMPROVE CONTINUITY FROM YEAR TO YEAR AND TO HELP IDENTIFY DUPLICATE OR MISSING FACILITIES
The Toxic Release Inventory System (TRIS) is a publicly available EPA database reported annually by certain covered industry groups, as well as federal facilities. It contains information about more than 650 toxic chemicals that are being used, manufactured, treated, transported, or released into the environment, and includes information about waste management and pollution prevention activities.
The Department of Labor, Occupational Safety and Health Administration information system consists of inspection case detail for approximately 100,000 OSHA inspections conducted annually. The FRS dataset includes facilities that had inspections within the last 7 years within the mining, oil and gas, utilities, and manufacturing sectors.
The National Pollutant Discharge Elimination System (NPDES) module of the Integrated Compliance Information System (ICIS). Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.
The Oregon Department of Environmental Quality (DEQ) is a regulatory agency tasked with protecting the quality of Oregon's environment. DEQ uses a combination of technical assistance, inspections, and permitting to help public and private facilities and citizens understand and comply with state and federal environmental regulations.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

RCRA Listings:
Date Form Received by Agency: 20040726
Handler Name: Odot Newberg Maintenance
Handler Address: 730 Deskins
Handler City,State,Zip: NEWBERG, OR 97132
EPA ID: ORD987174448
Contact Name: GREG KIGER
Contact Address: 1502 N HWY 99W
Contact City,State,Zip: MCMINNVILLE, OR 97128
Contact Telephone: 503-472-2737
Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported
EPA Region: 10
Land Type: State
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: Not reported
State District: Not reported
Mailing Address: 1502 NORTH HWY 99W
Mailing City,State,Zip: MCMINNVILLE, OR 97128
Owner Name: Odot
Owner Type: State
Operator Name: Odot Salem Maint Yard
Operator Type: State
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility Activity: No
Recycler Activity with Storage: No
Small Quantity On-Site Burner Exemption: No
Smelting Melting and Refining Furnace Exemption: No
Underground Injection Control: No
Off-Site Waste Receipt: No
Universal Waste Indicator: No
Universal Waste Destination Facility: No
Federal Universal Waste: No
Active Site State-Reg Handler: ---
Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator: N

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

Sub-Part K Indicator: Not reported
2018 GPRA Permit Baseline: Not on the Baseline
2018 GPRA Renewals Baseline: Not on the Baseline
202 GPRA Corrective Action Baseline: No
Subject to Corrective Action Universe: No
Non-TSDFs Where RCRA CA has Been Imposed Universe: No
Corrective Action Priority Ranking: No NCAPS ranking
Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Significant Non-Complier Universe: No
Unaddressed Significant Non-Complier Universe: No
Addressed Significant Non-Complier Universe: No
Significant Non-Complier With a Compliance Schedule Universe: No
Financial Assurance Required: Not reported
Handler Date of Last Change: 20140602
Recognized Trader-Importer: No
Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Recycler Activity Without Storage: No
Manifest Broker: No
Sub-Part P Indicator: No

Hazardous Waste Summary:
Waste Code: NONE
Waste Description: Not Defined

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: ODOT SALEM MAINT YARD
Legal Status: Other
Date Became Current: 19980501
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-378-2630
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 20020115
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ODOT SALEM MAINT YARD
Legal Status: Other
Date Became Current: 20030114
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-378-2630
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ODOT SALEM MAINT YARD
Legal Status: Other
Date Became Current: 19941231
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-378-2630
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ODOT SALEM MAINT YARD
Legal Status: Other
Date Became Current: 19960516
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-378-2630
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 19980501
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 19990127
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ODOT SALEM MAINT YARD
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-378-2630
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 19960516
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ODOT SALEM MAINT YARD
Legal Status: Other
Date Became Current: 20010301
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-378-2630
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 20030114
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 19930223
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 19900821

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 19941231
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ODOT SALEM MAINT YARD
Legal Status: Other
Date Became Current: 19990127
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-378-2630
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 19940118
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

Owner/Operator Name: ODOT SALEM MAINT YARD
Legal Status: Other
Date Became Current: 19940118
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-378-2630
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 19970411
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 19920401
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ODOT SALEM MAINT YARD
Legal Status: Other
Date Became Current: 19970411
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-378-2630
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 20000124
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ODOT SALEM MAINT YARD
Legal Status: Other
Date Became Current: 20000124
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-378-2630
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ODOT
Legal Status: State
Date Became Current: 20010301
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE BLDG P
Owner/Operator City,State,Zip: SALEM, OR 97301
Owner/Operator Telephone: 503-986-2874
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ODOT SALEM MAINT YARD
Legal Status: Other
Date Became Current: 20020115
Date Ended Current: Not reported
Owner/Operator Address: 885 AIRPORT ROAD SE
Owner/Operator City,State,Zip: SALEM, OR 97301

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

Owner/Operator Telephone: 503-378-2630
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ODOT SALEM MAINT YARD
Legal Status: State
Date Became Current: 20040726
Date Ended Current: Not reported
Owner/Operator Address: 1502 N HWY 99W
Owner/Operator City,State,Zip: MCMINNVILLE, OR 97128
Owner/Operator Telephone: 503-472-2737
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 19920401
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19930223
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

Receive Date: 19940118
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19941231
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19960516
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19970411
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19980501
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19990127
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20000124
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

Receive Date: 20010301
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20020115
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20030114
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20040726
Handler Name: ODOT NEWBERG MAINTENANCE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004770443 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B4

NAME: DOT MAINTENANCE STATION
ADDRESS: 730 DESKINS
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987174448

Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 23731
NAICS Description: HIGHWAY, STREET, AND BRIDGE CONSTRUCTION

NAICS Code: 92119
NAICS Description: OTHER GENERAL GOVERNMENT SUPPORT

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

UST

EDR ID: U004014954 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B5

NAME: OR STATE HWY 2-3 NEWBERG

ADDRESS: 730 DESKINS
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 1003

SOURCE: OR Department of Environmental Quality

UST:
Name: OR STATE HWY 2-3 NEWBERG
Address: 730 DESKINS
City: NEWBERG
Facility ID: 1003
Facility Telephone: (503)538-5383
Permittee Name: JERRY ERICKSON, SECTION SUPERVISOR
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 4
Number of Tanks: 4

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: U004014954 **DIST/DIR:** 0.043 ENE **ELEVATION:** 192 **MAP ID:** B5

NAME: OR STATE HWY 2-3 NEWBERG

ADDRESS: 730 DESKINS
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-91-4161
ID/Status: 36-92-4162
ID/Status: 11/08/1993
ID/Status: 08/11/2011

SOURCE: OR Department of Environmental Quality

LUST:
Name: ODOT NEWBERG MAINT. SITE
Address: 730 DESKINS
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-91-4161
Cleanup Received Date: 06/05/1991
Cleanup Start Date: 06/05/1991
Cleanup Complete Date: 11/08/1993
Decode for Region: West Region

Name: NEWBERG HWY. MAINTENANCE
Address: 730 DESKINS
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-92-4162
Cleanup Received Date: 09/10/1992
Cleanup Start Date: 09/09/1992
Cleanup Complete Date: 08/11/2011
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S104304246 **DIST/DIR:** 0.071 SE **ELEVATION:** 193 **MAP ID:** C6

NAME: THOMPSON, CAROL HOT

ADDRESS: 607 N COLLEGE AVE
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-00-4009
ID/Status: 03/17/2000

LUST:
Name: HEATING OIL TANK
Address: 607 N COLLEGE AVE
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-00-4009
Cleanup Received Date: 01/19/2000
Cleanup Start Date: 01/19/2000
Cleanup Complete Date: 03/17/2000
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S105247534 **DIST/DIR:** 0.078 SE **ELEVATION:** 194 **MAP ID:** C7

NAME: BAUMANN, JOHN

ADDRESS: 601 N COLLEGE
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-02-5095
ID/Status: 02/20/2002

LUST:
Name: HEATING OIL TANK
Address: 601 N COLLEGE
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-02-5095
Cleanup Received Date: 01/20/2002
Cleanup Start Date: 01/11/2002
Cleanup Complete Date: 02/20/2002
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

UST

EDR ID: U004014957 **DIST/DIR:** 0.081 East **ELEVATION:** 192 **MAP ID:** D8

NAME: UNOCAL 0524

ADDRESS: 700 N COLLEGE ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 903

SOURCE: OR Department of Environmental Quality

UST:
Name: UNOCAL 0524
Address: 700 N COLLEGE ST
City: NEWBERG
Facility ID: 903
Facility Telephone: (503)538-2513
Permittee Name: GEORGE ALEXANDER, DISTRIBUTOR
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 1
Number of Tanks: 1

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: U004014957 **DIST/DIR:** 0.081 East **ELEVATION:** 192 **MAP ID:** D8

NAME: UNOCAL 0524
ADDRESS: 700 N COLLEGE ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-90-4229

SOURCE: OR Department of Environmental Quality

LUST:
Name: UNOCAL BULK PLANT 0524
Address: 700 N COLLEGE ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-90-4229
Cleanup Received Date: 10/02/1990
Cleanup Start Date: 03/08/1992
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA NonGen / NLR

EDR ID: 1000167505 **DIST/DIR:** 0.081 East **ELEVATION:** 192 **MAP ID:** D9

NAME: UNOCAL BULK PLT 0524

ADDRESS: 700 N COLLEGE ST
NEWBERG, OR 97132
YAMHILL

SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987172731

RCRA Listings:
Date Form Received by Agency: 19930318
Handler Name: Unocal Bulk Plt 0524
Handler Address: 700 N College St
Handler City,State,Zip: NEWBERG, OR 97132
EPA ID: ORD987172731
Contact Name: GARY E GUNDERSON
Contact Address: PO BOX 76
Contact City,State,Zip: SEATTLE, WA 98111
Contact Telephone: 206-640-7612
Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported
EPA Region: 10
Land Type: Other
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Not reported
State District Owner: Not reported
State District: Not reported
Mailing Address: PO BOX 76
Mailing City,State,Zip: SEATTLE, WA 98111
Owner Name: Unocal Environmental
Owner Type: Other
Operator Name: Unocal Environmental
Operator Type: Other
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility Activity: No
Recycler Activity with Storage: No
Small Quantity On-Site Burner Exemption: No
Smelting Melting and Refining Furnace Exemption: No
Underground Injection Control: No
Off-Site Waste Receipt: No
Universal Waste Indicator: No
Universal Waste Destination Facility: No
Federal Universal Waste: No
Active Site State-Reg Handler: ---
Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator: N

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA NonGen / NLR

EDR ID: 1000167505 **DIST/DIR:** 0.081 East **ELEVATION:** 192 **MAP ID:** D9

NAME: UNOCAL BULK PLT 0524
ADDRESS: 700 N COLLEGE ST
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987172731

Sub-Part K Indicator: Not reported
2018 GPRA Permit Baseline: Not on the Baseline
2018 GPRA Renewals Baseline: Not on the Baseline
202 GPRA Corrective Action Baseline: No
Subject to Corrective Action Universe: No
Non-TSDFs Where RCRA CA has Been Imposed Universe: No
Corrective Action Priority Ranking: No NCAPS ranking
Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Significant Non-Complier Universe: No
Unaddressed Significant Non-Complier Universe: No
Addressed Significant Non-Complier Universe: No
Significant Non-Complier With a Compliance Schedule Universe: No
Financial Assurance Required: Not reported
Handler Date of Last Change: 20100312
Recognized Trader-Importer: No
Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Recycler Activity Without Storage: No
Manifest Broker: No
Sub-Part P Indicator: No

Hazardous Waste Summary:
Waste Code: NONE
Waste Description: Not Defined

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: UNOCAL ENVIRONMENTAL
Legal Status: Other
Date Became Current: 19930318
Date Ended Current: Not reported
Owner/Operator Address: 911 WILSHIRE BLVD SUITE 1500
Owner/Operator City,State,Zip: LOS ANGELES, CA 90017
Owner/Operator Telephone: 213-977-6252
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA NonGen / NLR

EDR ID: 1000167505 **DIST/DIR:** 0.081 East **ELEVATION:** 192 **MAP ID:** D9

NAME: UNOCAL BULK PLT 0524
ADDRESS: 700 N COLLEGE ST
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987172731

Owner/Operator Name: UNOCAL ENVIRONMENTAL
Legal Status: Other
Date Became Current: 19920330
Date Ended Current: Not reported
Owner/Operator Address: 911 WILSHIRE BLVD SUITE 1500
Owner/Operator City,State,Zip: LOS ANGELES, CA 90017
Owner/Operator Telephone: 213-977-6252
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: UNOCAL ENVIRONMENTAL
Legal Status: Other
Date Became Current: 19930318
Date Ended Current: Not reported
Owner/Operator Address: 911 WILSHIRE BLVD SUITE 1500
Owner/Operator City,State,Zip: LOS ANGELES, CA 90017
Owner/Operator Telephone: 213-977-6252
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: UNOCAL ENVIRONMENTAL
Legal Status: Other
Date Became Current: 19930301
Date Ended Current: Not reported
Owner/Operator Address: 911 WILSHIRE BLVD SUITE 1500
Owner/Operator City,State,Zip: LOS ANGELES, CA 90017
Owner/Operator Telephone: 213-977-6252
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 19920330
Handler Name: UNOCAL BULK PLT 0524
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA NonGen / NLR

EDR ID: 1000167505 **DIST/DIR:** 0.081 East **ELEVATION:** 192 **MAP ID:** D9

NAME: UNOCAL BULK PLT 0524
ADDRESS: 700 N COLLEGE ST
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD987172731

Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19930301
Handler Name: UNOCAL BULK PLT 0524
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19930318
Handler Name: UNOCAL BULK PLT 0524
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 4471
NAICS Description: GASOLINE STATIONS

NAICS Code: 811198
NAICS Description: ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S105153910 **DIST/DIR:** 0.129 East **ELEVATION:** 191 **MAP ID:** 10

NAME: BENNETT ESTATE

ADDRESS: 801 VERMILLION
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-01-8127
ID/Status: 11/20/2001

LUST:
Name: HEATING OIL TANK
Address: 801 VERMILLION
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-01-8127
Cleanup Received Date: 10/04/2001
Cleanup Start Date: 10/04/2001
Cleanup Complete Date: 11/20/2001
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S111429923 **DIST/DIR:** 0.146 East **ELEVATION:** 192 **MAP ID:** 11

NAME: BUCKLEY, CHARLES
ADDRESS: 800 VERMILLION ST
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-11-1245

LUST:
Name: HEATING OIL TANK
Address: 800 VERMILLION ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-11-1245
Cleanup Received Date: 12/07/2011
Cleanup Start Date: Not reported
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S126218912 **DIST/DIR:** 0.149 SE **ELEVATION:** 194 **MAP ID:** E12

NAME: HEATING OIL TANK

ADDRESS: 709 E FRANKLIN ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-20-0273
ID/Status: 04/29/2020

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 709 E FRANKLIN ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-20-0273
Cleanup Received Date: 03/31/2020
Cleanup Start Date: Not reported
Cleanup Complete Date: 04/29/2020
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S111834874 **DIST/DIR:** 0.156 SE **ELEVATION:** 194 **MAP ID:** E13

NAME: BANK OF AMERICA
ADDRESS: 501 N EDWARDS ST
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-12-0316
ID/Status: 02/11/2013

LUST:
Name: HEATING OIL TANK
Address: 501 N EDWARDS ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-12-0316
Cleanup Received Date: 03/29/2012
Cleanup Start Date: Not reported
Cleanup Complete Date: 02/11/2013
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: S121476091 **DIST/DIR:** 0.167 NE **ELEVATION:** 191 **MAP ID:** 14

NAME: DORAN AUTOMOTIVE LLC
ADDRESS: 901 N MERIDIAN ST W
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Office of State Fire Marshal

Rev: 07/22/2024
ID/Status: 66403

AST:
Facility ID: 66403
Name: DORAN AUTOMOTIVE LLC
Address: 901 N MERIDIAN ST W
City,State,Zip: NEWBERG, OR 97132
Substance: USED MOTOR OIL
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: MIKE
Direct Site Phone: 5035387488
Report Class: Annual
Report Year: 2017
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: AUTO REPAIR SERVICE
NAICS Code: 811111
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: S121476091 **DIST/DIR:** 0.167 NE **ELEVATION:** 191 **MAP ID:** 14

NAME: DORAN AUTOMOTIVE LLC
ADDRESS: 901 N MERIDIAN ST W
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Office of State Fire Marshal

Rev: 07/22/2024
ID/Status: 66403

Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: No
Is Aspiration Hazard: Yes
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: No
Is Skin Corrosion or Irritation: No
Is Specific Target Organ Toxicity: No

Facility ID: 66403
Name: DORAN AUTOMOTIVE LLC
Address: 901 N MERIDIAN ST W
City,State,Zip: NEWBERG, OR 97132
Substance: USED MOTOR OIL
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: MIKE
Direct Site Phone: 5035387488
Report Class: Annual
Report Year: 2018
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: AUTO REPAIR SERVICE
NAICS Code: 811111
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: S121476091 **DIST/DIR:** 0.167 NE **ELEVATION:** 191 **MAP ID:** 14

NAME: DORAN AUTOMOTIVE LLC
ADDRESS: 901 N MERIDIAN ST W
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Office of State Fire Marshal

Rev: 07/22/2024
ID/Status: 66403

Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: No
Is Aspiration Hazard: Yes
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: No
Is Skin Corrosion or Irritation: No
Is Specific Target Organ Toxicity: No

Facility ID: 66403
Name: DORAN AUTOMOTIVE LLC
Address: 901 N MERIDIAN ST W
City,State,Zip: NEWBERG, OR 97132
Substance: USED MOTOR OIL
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: MIKE
Direct Site Phone: 5035387488
Report Class: Annual(Revision)
Report Year: 2018
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: S121476091 **DIST/DIR:** 0.167 NE **ELEVATION:** 191 **MAP ID:** 14

NAME: DORAN AUTOMOTIVE LLC
ADDRESS: 901 N MERIDIAN ST W
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Office of State Fire Marshal

Rev: 07/22/2024
ID/Status: 66403

Status: Not reported
Nature of Business: AUTO REPAIR SERVICE
NAICS Code: 811111
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: No
Is Aspiration Hazard: Yes
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: No
Is Skin Corrosion or Irritation: No
Is Specific Target Organ Toxicity: No

Facility ID: 66403
Name: DORAN AUTOMOTIVE LLC
Address: 901 N MERIDIAN ST W
City,State,Zip: NEWBERG, OR 97132
Substance: USED MOTOR OIL
Reporting Quantities: Not reported
Quantity Units: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: S121476091 **DIST/DIR:** 0.167 NE **ELEVATION:** 191 **MAP ID:** 14

NAME: DORAN AUTOMOTIVE LLC
ADDRESS: 901 N MERIDIAN ST W
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Office of State Fire Marshal

Rev: 07/22/2024
ID/Status: 66403

Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: MIKE
Direct Site Phone: 5035387488
Report Class: Annual
Report Year: 2019
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: INACTIVE
Nature of Business: AUTO REPAIR SERVICE
NAICS Code: 811111
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: No
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: No
Is Aspiration Hazard: Yes
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: S121476091 **DIST/DIR:** 0.167 NE **ELEVATION:** 191 **MAP ID:** 14

NAME: DORAN AUTOMOTIVE LLC

ADDRESS: 901 N MERIDIAN ST W
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Office of State Fire Marshal

Rev: 07/22/2024
ID/Status: 66403

Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: No
Is Skin Corrosion or Irritation: No
Is Specific Target Organ Toxicity: No

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S100496912 **DIST/DIR:** 0.177 ENE **ELEVATION:** 191 **MAP ID:** 15

NAME: ALEXANDER OIL BULK PLANT

ADDRESS: 801 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-91-4085
ID/Status: 03/30/2005

SOURCE: OR Department of Environmental Quality

LUST:
Name: ALEXANDER OIL BULK PLANT
Address: 801 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-91-4085
Cleanup Received Date: 03/13/1991
Cleanup Start Date: 03/13/1991
Cleanup Complete Date: 03/30/2005
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S105463510 **DIST/DIR:** 0.182 SSE **ELEVATION:** 193 **MAP ID:** 16

NAME: KUHN, DIANNA

ADDRESS: 400 N COLLEGE
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-02-5554
ID/Status: 05/06/2002

LUST:
Name: HEATING OIL TANK
Address: 400 N COLLEGE
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-02-5554
Cleanup Received Date: 03/31/2002
Cleanup Start Date: 03/31/2002
Cleanup Complete Date: 05/06/2002
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S104189267 **DIST/DIR:** 0.192 East **ELEVATION:** 190 **MAP ID:** 17

NAME: GEORGE FOX UNIV HOT II

ADDRESS: 608 N MERIDIAN
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-99-4152
ID/Status: 09/15/2000

LUST:
Name: HEATING OIL TANK
Address: 608 N MERIDIAN
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-99-4152
Cleanup Received Date: 10/29/1999
Cleanup Start Date: 10/29/1999
Cleanup Complete Date: 09/15/2000
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S103422547 **DIST/DIR:** 0.212 SW **ELEVATION:** 194 **MAP ID:** 18

NAME: WILLIAMS, KAREN HOT

ADDRESS: 301 E SHERMAN ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-98-4022
ID/Status: 10/26/1998

LUST:
Name: HEATING OIL TANK
Address: 301 E SHERMAN STREET
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-98-4022
Cleanup Received Date: 02/20/1998
Cleanup Start Date: 03/11/1998
Cleanup Complete Date: 10/26/1998
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S111834873 **DIST/DIR:** 0.213 NNE **ELEVATION:** 192 **MAP ID:** 19

NAME: HEATING OIL TANK

ADDRESS: 1103 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-12-0253
ID/Status: 07/15/2013

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 1103 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-12-0253
Cleanup Received Date: 03/15/2012
Cleanup Start Date: Not reported
Cleanup Complete Date: 07/15/2013
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

RCRA Listings:
Date Form Received by Agency: 20040413
Handler Name: George Fox University
Handler Address: 414 N Meridian
Handler City,State,Zip: NEWBERG, OR 97132
EPA ID: ORD981767122
Contact Name: DAN SCHUTTER
Contact Address: 414 NORTH MERIDIAN ST, BOX 643
Contact City,State,Zip: NEWBERG, OR 97132
Contact Telephone: 503-554-2014
Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported
EPA Region: 10
Land Type: Private
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: Not reported
State District: Not reported
Mailing Address: 414 NORTH MERIDIAN ST, BOX 643
Mailing City,State,Zip: NEWBERG, OR 97132
Owner Name: George Fox University
Owner Type: Private
Operator Name: George Fox University
Operator Type: Private
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility Activity: No
Recycler Activity with Storage: No
Small Quantity On-Site Burner Exemption: No
Smelting Melting and Refining Furnace Exemption: No
Underground Injection Control: No
Off-Site Waste Receipt: No
Universal Waste Indicator: No
Universal Waste Destination Facility: No
Federal Universal Waste: No
Active Site State-Reg Handler: ---
Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator: N

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL

SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Sub-Part K Indicator: Not reported
2018 GPRA Permit Baseline: Not on the Baseline
2018 GPRA Renewals Baseline: Not on the Baseline
202 GPRA Corrective Action Baseline: No
Subject to Corrective Action Universe: No
Non-TSDFs Where RCRA CA has Been Imposed Universe: No
Corrective Action Priority Ranking: No NCAPS ranking
Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Significant Non-Complier Universe: No
Unaddressed Significant Non-Complier Universe: No
Addressed Significant Non-Complier Universe: No
Significant Non-Complier With a Compliance Schedule Universe: No
Financial Assurance Required: Not reported
Handler Date of Last Change: 20140602
Recognized Trader-Importer: No
Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Recycler Activity Without Storage: No
Manifest Broker: No
Sub-Part P Indicator: No

Hazardous Waste Summary:
Waste Code: NONE
Waste Description: Not Defined

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 19940107
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST, BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 19980107
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST, BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 19890309
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST., BOX 60
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 20040413
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST., BOX 60
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST., BOX 60
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 20031231
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST., BOX 60
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 20040112
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST., BOX 60
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 19920401
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST, BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX COLLEGE
Legal Status: Other
Date Became Current: 19960108
Date Ended Current: Not reported
Owner/Operator Address: 414 MERIDIAN # 6183
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 538-838-3253
Owner/Operator Telephone Ext: 0
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX COLLEGE
Legal Status: Other
Date Became Current: 19980107
Date Ended Current: Not reported
Owner/Operator Address: 414 MERIDIAN # 6183
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 538-838-3253
Owner/Operator Telephone Ext: 0
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX COLLEGE
Legal Status: Other
Date Became Current: 20030103
Date Ended Current: Not reported
Owner/Operator Address: 414 MERIDIAN # 6183
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 538-838-3253
Owner/Operator Telephone Ext: 0
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 20031231

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST., BOX 60
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 19930222
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST, BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 20020109
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST, BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 20030103
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST, BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Owner/Operator Name: GEORGE FOX COLLEGE
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 414 MERIDIAN # 6183
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 538-838-3253
Owner/Operator Telephone Ext: 0
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX COLLEGE
Legal Status: Other
Date Became Current: 19940107
Date Ended Current: Not reported
Owner/Operator Address: 414 N MERIDIAN
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 19990423
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST, BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 20000112
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST, BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX COLLEGE
Legal Status: Other
Date Became Current: 20000112
Date Ended Current: Not reported
Owner/Operator Address: 414 MERIDIAN # 6183
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 538-838-3253
Owner/Operator Telephone Ext: 0
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX COLLEGE
Legal Status: Other
Date Became Current: 19990423
Date Ended Current: Not reported
Owner/Operator Address: 414 MERIDIAN # 6183
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 538-838-3253
Owner/Operator Telephone Ext: 0
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX COLLEGE
Legal Status: Other
Date Became Current: 20020109
Date Ended Current: Not reported
Owner/Operator Address: 414 MERIDIAN # 6183
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 538-838-3253
Owner/Operator Telephone Ext: 0
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX COLLEGE
Legal Status: Other
Date Became Current: 19950104
Date Ended Current: Not reported
Owner/Operator Address: 414 MERIDIAN # 6183
Owner/Operator City,State,Zip: NEWBERG, OR 97132

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Owner/Operator Telephone: 538-838-3253
Owner/Operator Telephone Ext: 0
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 19960108
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST, BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 19950104
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST, BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 19970114
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST, BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX COLLEGE
Legal Status: Other
Date Became Current: 19970114

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Date Ended Current: Not reported
Owner/Operator Address: 414 MERIDIAN # 6183
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 538-838-3253
Owner/Operator Telephone Ext: 0
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 20010112
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST, BOX 601
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GEORGE FOX COLLEGE
Legal Status: Other
Date Became Current: 20010112
Date Ended Current: Not reported
Owner/Operator Address: 414 MERIDIAN # 6183
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 538-838-3253
Owner/Operator Telephone Ext: 0
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE FOX UNIVERSITY
Legal Status: Private
Date Became Current: 20040112
Date Ended Current: Not reported
Owner/Operator Address: 414 NORTH MERIDIAN ST., BOX 60
Owner/Operator City,State,Zip: NEWBERG, OR 97132
Owner/Operator Telephone: 503-538-8383
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Historic Generators:
Receive Date: 19930222
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19920401
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19940107
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19950104
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19960108
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19970114
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19980107
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19990423
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20000112
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20010112
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20020109
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20030103
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20031231
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20040112
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20040413
Handler Name: GEORGE FOX UNIVERSITY
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 61131
NAICS Description: COLLEGES, UNIVERSITIES, AND PROFESSIONAL SCHOOLS

Has the Facility Received Notices of Violations:
Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Used Oil - Generators
Date Violation was Determined: 20161012
Actual Return to Compliance Date: 20161205
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 001
Date of Enforcement Action: 20161026
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Universal Waste - Small Quantity Handlers
Date Violation was Determined: 20161012
Actual Return to Compliance Date: 20161205
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 001
Date of Enforcement Action: 20161026
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL

SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Universal Waste - Small Quantity Handlers
Date Violation was Determined: 20161012
Actual Return to Compliance Date: 20161205
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 001
Date of Enforcement Action: 20161026
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL
SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Universal Waste - Small Quantity Handlers
Date Violation was Determined: 20161012
Actual Return to Compliance Date: 20161205
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 001
Date of Enforcement Action: 20161026
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Universal Waste - Small Quantity Handlers
Date Violation was Determined: 20161012
Actual Return to Compliance Date: 20161205

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL

SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 001
Date of Enforcement Action: 20161026
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Universal Waste - Small Quantity Handlers
Date Violation was Determined: 20161012
Actual Return to Compliance Date: 20161205
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 001
Date of Enforcement Action: 20161026
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL

SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Evaluation Action Summary:
Evaluation Date: 20161012
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: WR
Actual Return to Compliance Date: 20161205
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20161012
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL

SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: WR
Actual Return to Compliance Date: 20161205
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20161012
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: WR
Actual Return to Compliance Date: 20161205
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20161012
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: WR
Actual Return to Compliance Date: 20161205
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20161012
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: WR
Actual Return to Compliance Date: 20161205
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

RCRA-VSQG

EDR ID: 1004580962 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F20

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN
NEWBERG, OR 97132
YAMHILL

SOURCE: US Environmental Protection Agency

Rev: 06/03/2024
ID/Status: ORD981767122

Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20161012
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: WR
Actual Return to Compliance Date: 20161205
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

AST:
Facility ID: 42806
Name: GEORGE FOX UNIVERSITY
Address: 414 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Substance: GASOLINE
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBIN
Direct Site Phone: 5035388383
Report Class: Annual
Report Year: 2021
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: UNIVERSITY
NAICS Code: 611310
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: Yes
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: Yes
Is Aspiration Hazard: No
Is Carcinogenicity: Yes
Is Germ Cell Mutagenicity: Yes
Is Health HNOC: No
Is Reproductive Toxicity: Yes
Is Respiratory or Skin Sensitization: Yes
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 042806
Name: GEORGE FOX UNIVERSITY
Address: 414 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Substance: GASOLINE
Reporting Quantities: 500-999
Quantity Units: GALLONS
Physical State: 2
Storage 1: CAN
Storage 2: ABOVEGROUND TANK
Owner-Operator Name: Not reported
Direct Site Phone: Not reported
Report Class: Not reported
Report Year: Not reported
Is Poisonous Gas: Not reported
Is Poisonous Material: Not reported
Is Biological Hazard: Not reported
Is Radioactive Material: Not reported
Is Explosive: Not reported
Status: Not reported
Nature of Business: Not reported
NAICS Code: Not reported
Maximum Daily Amount Code: Not reported
Maximum Daily Amount Code Range: Not reported
Maximum Daily Amount Units: Not reported
Is Solid State: Not reported
Is Liquid State: Not reported
Is Gaseous State: Not reported
Is Combustible Dust: Not reported
Is Fire Hazard: Not reported
Is Sudden Release of Pressure Hazard: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

Is Reactive Hazard: Not reported
Is Immediate Hazard: Not reported
Is Delayed Hazard: Not reported
Is Corrosive to Metal: Not reported
Is Flammable: Not reported
Is Gas Under Pressure: Not reported
Is Physical HNOC: Not reported
Is Emission of Gas With Water: Not reported
Is Organic Peroxide: Not reported
Is Oxidizer: Not reported
Is Pyrophoric liquid or solid: Not reported
Is Pyrophoric Gas: Not reported
Is Self-Heating: Not reported
Is Self-Reacting: Not reported
Is Acute Toxicity: Not reported
Is Aspiration Hazard: Not reported
Is Carcinogenicity: Not reported
Is Germ Cell Mutagenicity: Not reported
Is Health HNOC: Not reported
Is Reproductive Toxicity: Not reported
Is Respiratory or Skin Sensitization: Not reported
Is Serious Eye Damage or Eye Irritation: Not reported
Is Simple Asphyxiate: Not reported
Is Skin Corrosion or Irritation: Not reported
Is Specific Target Organ Toxicity: Not reported

Facility ID: 42806
Name: GEORGE FOX UNIVERSITY
Address: 414 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Substance: GASOLINE
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBIN
Direct Site Phone: 5035388383
Report Class: Annual
Report Year: 2017
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

Status: Not reported
Nature of Business: UNIVERSITY
NAICS Code: 611310
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: Yes
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: Yes
Is Aspiration Hazard: No
Is Carcinogenicity: Yes
Is Germ Cell Mutagenicity: Yes
Is Health HNOC: No
Is Reproductive Toxicity: Yes
Is Respiratory or Skin Sensitization: Yes
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 42806
Name: GEORGE FOX UNIVERSITY
Address: 414 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Substance: GASOLINE
Reporting Quantities: Not reported
Quantity Units: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBIN
Direct Site Phone: 5035388383
Report Class: Annual
Report Year: 2018
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: UNIVERSITY
NAICS Code: 611310
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: Yes
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: Yes
Is Aspiration Hazard: No
Is Carcinogenicity: Yes
Is Germ Cell Mutagenicity: Yes
Is Health HNOC: No
Is Reproductive Toxicity: Yes
Is Respiratory or Skin Sensitization: Yes

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 42806
Name: GEORGE FOX UNIVERSITY
Address: 414 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Substance: GASOLINE
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBIN
Direct Site Phone: 5035388383
Report Class: Annual
Report Year: 2019
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: UNIVERSITY
NAICS Code: 611310
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: Yes
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: Yes
Is Aspiration Hazard: No
Is Carcinogenicity: Yes
Is Germ Cell Mutagenicity: Yes
Is Health HNOC: No
Is Reproductive Toxicity: Yes
Is Respiratory or Skin Sensitization: Yes
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 42806
Name: GEORGE FOX UNIVERSITY
Address: 414 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Substance: GASOLINE
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBIN
Direct Site Phone: 5035388383
Report Class: Annual
Report Year: 2020
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: Not reported
Nature of Business: UNIVERSITY
NAICS Code: 611310
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: Yes
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: Yes
Is Aspiration Hazard: No
Is Carcinogenicity: Yes
Is Germ Cell Mutagenicity: Yes
Is Health HNOC: No
Is Reproductive Toxicity: Yes
Is Respiratory or Skin Sensitization: Yes
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 42806
Name: GEORGE FOX UNIVERSITY
Address: 414 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Substance: DIESEL FUEL LOW AND HIGH SULFUR
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBIN
Direct Site Phone: 5035388383
Report Class: Annual
Report Year: 2023
Is Poisonous Gas: No
Is Poisonous Material: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: ACTIVE
Nature of Business: UNIVERSITY
NAICS Code: 611310
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: Yes
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: No
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: Yes
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: No
Is Skin Corrosion or Irritation: No
Is Specific Target Organ Toxicity: No

Facility ID: 42806
Name: GEORGE FOX UNIVERSITY
Address: 414 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

Substance: GASOLINE
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBIN
Direct Site Phone: 5035388383
Report Class: Annual
Report Year: 2023
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: ACTIVE
Nature of Business: UNIVERSITY
NAICS Code: 611310
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: Yes
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: Yes
Is Aspiration Hazard: No
Is Carcinogenicity: Yes
Is Germ Cell Mutagenicity: Yes

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

Is Health HNOC: No
Is Reproductive Toxicity: Yes
Is Respiratory or Skin Sensitization: Yes
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Facility ID: 42806
Name: GEORGE FOX UNIVERSITY
Address: 414 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Substance: DIESEL FUEL LOW AND HIGH SULFUR
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBIN
Direct Site Phone: 5035388383
Report Class: Annual
Report Year: 2022
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: ACTIVE
Nature of Business: UNIVERSITY
NAICS Code: 611310
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal
Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: Yes
Is Gas Under Pressure: No

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY
ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: No
Is Aspiration Hazard: No
Is Carcinogenicity: No
Is Germ Cell Mutagenicity: No
Is Health HNOC: No
Is Reproductive Toxicity: No
Is Respiratory or Skin Sensitization: Yes
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: No
Is Skin Corrosion or Irritation: No
Is Specific Target Organ Toxicity: No

Facility ID: 42806
Name: GEORGE FOX UNIVERSITY
Address: 414 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Substance: GASOLINE
Reporting Quantities: Not reported
Quantity Units: Not reported
Physical State: Not reported
Storage 1: Above ground tank
Storage 2: Not reported
Owner-Operator Name: ROBIN
Direct Site Phone: 5035388383
Report Class: Annual
Report Year: 2022
Is Poisonous Gas: No
Is Poisonous Material: No
Is Biological Hazard: No
Is Radioactive Material: No
Is Explosive: No
Status: ACTIVE
Nature of Business: UNIVERSITY
NAICS Code: 611310
Maximum Daily Amount Code: 11
Maximum Daily Amount Code Range: 500-999
Maximum Daily Amount Units: gal

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

AST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 07/22/2024
ID/Status: 42806
ID/Status: 042806

SOURCE: OR Office of State Fire Marshal

Is Solid State: No
Is Liquid State: Yes
Is Gaseous State: No
Is Combustible Dust: No
Is Fire Hazard: No
Is Sudden Release of Pressure Hazard: No
Is Reactive Hazard: No
Is Immediate Hazard: No
Is Delayed Hazard: No
Is Corrosive to Metal: No
Is Flammable: Yes
Is Gas Under Pressure: No
Is Physical HNOC: No
Is Emission of Gas With Water: No
Is Organic Peroxide: No
Is Oxidizer: No
Is Pyrophoric liquid or solid: No
Is Pyrophoric Gas: No
Is Self-Heating: No
Is Self-Reacting: No
Is Acute Toxicity: Yes
Is Aspiration Hazard: No
Is Carcinogenicity: Yes
Is Germ Cell Mutagenicity: Yes
Is Health HNOC: No
Is Reproductive Toxicity: Yes
Is Respiratory or Skin Sensitization: Yes
Is Serious Eye Damage or Eye Irritation: No
Is Simple Asphyxiate: Yes
Is Skin Corrosion or Irritation: Yes
Is Specific Target Organ Toxicity: No

Click this hyperlink while viewing on your computer to access additional OR AST: detail in the EDR Site Report.

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

UST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 5208

SOURCE: OR Department of Environmental Quality

UST:
Name: GEORGE FOX COLLEGE
Address: 414 N MERIDIAN ST
City: NEWBERG
Facility ID: 5208
Facility Telephone: (503) 538-8383 EX314
Permittee Name: PAUL MITTS, DIRECTOR OF PLANT SERVICES
Number of Permitted Tanks: Not reported
Active Tanks: Not reported
Decommissioned Tanks: 4
Number of Tanks: 4

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: 1000357291 **DIST/DIR:** 0.216 ESE **ELEVATION:** 188 **MAP ID:** F21

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 414 N MERIDIAN ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-91-4184
ID/Status: 09/28/1993

SOURCE: OR Department of Environmental Quality

LUST:
Name: GEORGE FOX COLLEGE
Address: 414 N MERIDIAN
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-91-4184
Cleanup Received Date: 06/25/1991
Cleanup Start Date: 06/25/1991
Cleanup Complete Date: 09/28/1993
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S104819818 **DIST/DIR:** 0.223 South **ELEVATION:** 193 **MAP ID:** 22

NAME: HEATING OIL TANK

ADDRESS: 601 E SHERIDAN
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-00-6379
ID/Status: 06/11/2002

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 601 E SHERIDAN
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-00-6379
Cleanup Received Date: 11/17/2000
Cleanup Start Date: 11/14/2000
Cleanup Complete Date: 06/11/2002
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S103422535 **DIST/DIR:** 0.227 South **ELEVATION:** 192 **MAP ID:** 23

NAME: BERRY, GEORGE HOT

ADDRESS: 611 E SHERIDAN
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-94-5226
ID/Status: 05/10/1999

LUST:
Name: HEATING OIL TANK
Address: 611 E SHERIDAN
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-94-5226
Cleanup Received Date: 11/18/1994
Cleanup Start Date: 08/24/1995
Cleanup Complete Date: 05/10/1999
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S128910672 **DIST/DIR:** 0.237 East **ELEVATION:** 190 **MAP ID:** 24

NAME: HEATING OIL TANK

ADDRESS: 706 N CENTER ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-22-0350
ID/Status: 07/07/2022

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 706 N CENTER ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-22-0350
Cleanup Received Date: 04/30/2022
Cleanup Start Date: Not reported
Cleanup Complete Date: 07/07/2022
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S108060674 **DIST/DIR:** 0.237 East **ELEVATION:** 192 **MAP ID:** 25

NAME: HEATING OIL TANK

ADDRESS: 1000 FULTON
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-06-0904
ID/Status: 06/13/2006

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 1000 FULTON
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-06-0904
Cleanup Received Date: 05/18/2006
Cleanup Start Date: 05/18/2006
Cleanup Complete Date: 06/13/2006
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S122528360 **DIST/DIR:** 0.248 SSW **ELEVATION:** 192 **MAP ID:** G26

NAME: HEATING OIL TANK

ADDRESS: 315 E SHERIDAN ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-18-0561
ID/Status: 09/25/2018

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 315 E SHERIDAN ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-18-0561
Cleanup Received Date: 05/18/2018
Cleanup Start Date: Not reported
Cleanup Complete Date: 09/25/2018
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S110292741 **DIST/DIR:** 0.257 SSW **ELEVATION:** 191 **MAP ID:** G27

NAME: HEATING OIL TANK

ADDRESS: 303 E SHERIDAN
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-10-0044
ID/Status: 05/10/2010

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 303 E SHERIDAN
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-10-0044
Cleanup Received Date: 01/26/2010
Cleanup Start Date: Not reported
Cleanup Complete Date: 05/10/2010
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S111332746 **DIST/DIR:** 0.271 SSW **ELEVATION:** 190 **MAP ID:** 28

NAME: LLP PROPERTIES

ADDRESS: 312 E SHERIDAN ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-11-0891
ID/Status: 02/03/2012

LUST:
Name: HEATING OIL TANK
Address: 312 E SHERIDAN ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-11-0891
Cleanup Received Date: 08/29/2011
Cleanup Start Date: Not reported
Cleanup Complete Date: 02/03/2012
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S104819817 **DIST/DIR:** 0.292 SSW **ELEVATION:** 185 **MAP ID:** H29

NAME: BARRIE HOUSE ODOT

ADDRESS: 401 E HANCOCK
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-00-6136

LUST:
Name: HEATING OIL TANK
Address: 401 E HANCOCK
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-00-6136
Cleanup Received Date: 10/18/2000
Cleanup Start Date: 10/05/2000
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S116760868 **DIST/DIR:** 0.293 NNE **ELEVATION:** 192 **MAP ID:** 30

NAME: HEATING OIL TANK

ADDRESS: 814 SIERRA VISTA DR
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-14-0440
ID/Status: 12/10/2014

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 814 SIERRA VISTA DR
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-14-0440
Cleanup Received Date: 04/21/2014
Cleanup Start Date: Not reported
Cleanup Complete Date: 12/10/2014
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S106117186 **DIST/DIR:** 0.295 SSW **ELEVATION:** 186 **MAP ID:** 31

NAME: BIEZE, JERRY

ADDRESS: 215 N BLAINE ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-04-0062
ID/Status: 07/02/2004

LUST:
Name: HEATING OIL TANK
Address: 215 N BLAINE STREET
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-04-0062
Cleanup Received Date: 01/22/2004
Cleanup Start Date: 01/23/2004
Cleanup Complete Date: 07/02/2004
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1000334620 **DIST/DIR:** 0.298 WSW **ELEVATION:** 183 **MAP ID:** 32

NAME: GEROME MANUFACTURING

ADDRESS: 403 N MAIN ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 48
ID/Status: Suspect
ID/Status: Low

ECSI:
Name: GEROME MANUFACTURING
Address: 403 N MAIN ST.
City,State,Zip: NEWBERG, OR 97132
State ID Number: 48
Brown ID: 0
Study Area: False
Region ID: 3
Legislatve ID: 0
Investigation: Suspect
FACA ID: 537
Further Action: 260
Lat/Long (dms): 45 18 11.50 / -122 58 46.20
County Code: 36.00
Score Value: Not reported
Cerclis ID: Not reported
Township Coord.: 3.00
Township Zone: S
Range Coord: 2.00
Range Zone: W
Section Coord: 18
Qtr Section: Not reported
Tax Lots: 8100
Size: Not reported
NPL: False
Orphan: False
Updated By: GWISTAR
Update Date: 06/12/2007
Created Date: 05/20/1988
Decode For RegionID: Western Region
Decode For BrownID: Not reported
Decode For Furtheract: Low
Decode For Investstat: Suspect
Decode For Legislative: Not reported
Alias Name: Ultra Quiet Floors

Narrative:
NARR ID: 5730059
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Contamination
NARR Comments: Complainant alleged that company <quot>dumped in Pennsylvania and can

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1000334620 **DIST/DIR:** 0.298 WSW **ELEVATION:** 183 **MAP ID:** 32

NAME: GEROME MANUFACTURING
ADDRESS: 403 N MAIN ST
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 48
ID/Status: Suspect
ID/Status: Low

do it here.<quot> The company allegedly <quot>dumps<quot> on weeds along the fence lines and by a gas pump by the loading dock and parking lot.

NARR ID: 5730060
NARR Code: Data Sources
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Data Sources
NARR Comments: Complaint File #2411

NARR ID: 5730061
NARR Code: Hazardous Substance/Waste Types
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Hazardous Substance/Waste Types
NARR Comments: solvents

NARR ID: 5730062
NARR Code: Site Location
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Site Location
NARR Comments: Main ST is 3 blocks N of 99W

NARR ID: 5730063
NARR Code: Manner of Release
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Manner of Release
NARR Comments: Operating practice. Time of release: unknown.

Administrative Action:
Action ID: 9424
Region: Headquarters
Complete Date: Not reported
Rank Value: 0

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1000334620 **DIST/DIR:** 0.298 WSW **ELEVATION:** 183 **MAP ID:** 32

NAME: GEROME MANUFACTURING

ADDRESS: 403 N MAIN ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 48
ID/Status: Suspect
ID/Status: Low

Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Headquarters
Category: Administrative Action
Action Code Flag: False
Action: Site added to database
Further Action: Not reported
Comments: Not reported

Action ID: 9508
Region: Headquarters
Complete Date: 02/11/1994
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Headquarters
Category: Remedial Action
Action Code Flag: False
Action: Site Screening recommended (EV)
Further Action: Low
Comments: Not reported

Operations:
Operation Id: 131451
Operation Status: Active
Common Name: Gerome Manufacturing
Yrs of Operation: Not reported
Comments: Metal computer shields, metal fabrication, electric industry
Updated Date: 06/13/1996
Updated By: kpd
Decode for OpstatID: Active
Operations SIC Id: 195559
SIC Code: 3469
Created By: Not reported
Created Date: 12/17/2002

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S107596363 **DIST/DIR:** 0.304 South **ELEVATION:** 182 **MAP ID:** I33

NAME: EAGLE NEWSPAPER

ADDRESS: 500 E HANCOCK WAY
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-05-2593
ID/Status: 03/08/2006

LUST:
Name: HEATING OIL TANK
Address: 500 E HANCOCK WAY
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-05-2593
Cleanup Received Date: 12/09/2005
Cleanup Start Date: 12/21/2005
Cleanup Complete Date: 03/08/2006
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S105711685 **DIST/DIR:** 0.308 SSW **ELEVATION:** 183 **MAP ID:** H34

NAME: BUTLER

ADDRESS: 418 E HANCOCK
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-02-1244
ID/Status: 01/21/2003

LUST:
Name: HEATING OIL TANK
Address: 418 E HANCOCK
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-02-1244
Cleanup Received Date: 10/30/2002
Cleanup Start Date: 11/07/2002
Cleanup Complete Date: 01/21/2003
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S102520900 **DIST/DIR:** 0.312 South **ELEVATION:** 181 **MAP ID:** I35

NAME: NEWBERG GRAPHIC, HOT
ADDRESS: 109 N SCHOOL ST
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-97-7004

LUST:
Name: HEATING OIL TANK
Address: 109 N SCHOOL STREET
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-97-7004
Cleanup Received Date: 01/14/1997
Cleanup Start Date: Not reported
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S126218911 **DIST/DIR:** 0.314 South **ELEVATION:** 181 **MAP ID:** 36

NAME: HEATING OIL TANK
ADDRESS: 115 N COLLEGE ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-20-0141

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 115 N COLLEGE ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-20-0141
Cleanup Received Date: 02/18/2020
Cleanup Start Date: Not reported
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S104658988 **DIST/DIR:** 0.325 SE **ELEVATION:** 176 **MAP ID:** J37

NAME: GEORGE FOX UNIV III
ADDRESS: 214 N MERIDIAN ST
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-00-5583
ID/Status: 09/07/2000

LUST:
Name: HEATING OIL TANK
Address: 214 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-00-5583
Cleanup Received Date: 08/16/2000
Cleanup Start Date: 08/16/2000
Cleanup Complete Date: 09/07/2000
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S109346907 **DIST/DIR:** 0.329 SE **ELEVATION:** 175 **MAP ID:** J38

NAME: GEORGE FOX UNIVERSITY

ADDRESS: 206 N MERIDIAN ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-08-0941
ID/Status: 08/19/2008

LUST:
Name: HEATING OIL TANK
Address: 206 N MERIDIAN ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-08-0941
Cleanup Received Date: 07/29/2008
Cleanup Start Date: Not reported
Cleanup Complete Date: 08/19/2008
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S105857051 **DIST/DIR:** 0.334 SSW **ELEVATION:** 184 **MAP ID:** 39

NAME: LOREN BERG CHEVROLET-OLDSMOBILE-GEO, INC.
ADDRESS: 303 E 1ST ST
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-03-0700
ID/Status: 07/22/2005

LUST:
Name: HOWARD BUTLER
Address: 303 E 1ST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-03-0700
Cleanup Received Date: 04/10/2003
Cleanup Start Date: 04/10/2003
Cleanup Complete Date: 07/22/2005
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S105857046 **DIST/DIR:** 0.336 South **ELEVATION:** 178 **MAP ID:** 40

NAME: U.S. NATIONAL BANK OF OR

ADDRESS: 515 E 1ST ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-95-4036
ID/Status: 06/08/1995

SOURCE: OR Department of Environmental Quality

LUST:
Name: U.S. NATIONAL BANK OF OR
Address: 515 E 1ST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-95-4036
Cleanup Received Date: 03/20/1995
Cleanup Start Date: 01/23/1995
Cleanup Complete Date: 06/08/1995
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

US BROWNFIELDS

EDR ID: 1009311654 **DIST/DIR:** 0.338 South **ELEVATION:** 179 **MAP ID:** K41

NAME: LOREN BERG CHEVROLET **Rev:** 06/10/2024

ADDRESS: 411 EAST FIRST STREET
NEWBURG, OR 97754
CROOK

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:
Name: LOREN BERG CHEVROLET
Address: 411 EAST FIRST STREET
City,State,Zip: NEWBURG, OR 97754
Property ID: 11372
Property Alias: Not reported
Recipient Name: R10 TBA - Oregon (Pre-law Superfund TBA)
Grant Type: Hazardous
Property Number: Not reported
Parcel Size: Not reported
Latitude: 44.301254
Longitude: -120.843201
Census Tract: 41013950302
State or Tribal Voluntary Response Program: Not reported
Program Name: Not reported
AA Activity Funded: Not reported
Start Date: Not reported
Redev Completition Date: Not reported
Completed Date: Not reported
Cleanup Funding: Not reported
Cleanup Funding Source: Not reported
Activity Funded: Not reported
Assessment Funding: Not reported
Assessment Funding Source: Not reported
Redevelopment Funding: Not reported
Contaminants REC: Not reported
Contaminants Found at Actionable Level: Not reported
Redev. Funding Source: Not reported
Redev. Funding Entity Name: Not reported
Contaminants Found Below Actionable Level: Not reported
Redevelopment Start Date: Not reported
Assessment Funding Entity: Not reported
Cleanup Funding Entity: Not reported
Climate Adapt Mitig - Planning or Assessment: Not reported
Cooperative Agreement Number: n/a
Start Date: 2001-05-31 00:00:00
Ownership Entity: Not reported
Additional Institutional Controls Information: Not reported
Completion Date: 2001-05-31 00:00:00
Address of Data Sources (URL if available) 1: Not reported
Cleanup Required: Not reported
Indicates Cleanup/Treatment Tech Implemented: Not reported
Institutional Controls Required: Not reported
IC Category Proprietary Controls: Not reported

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

US BROWNFIELDS

EDR ID: 1009311654 **DIST/DIR:** 0.338 South **ELEVATION:** 179 **MAP ID:** K41

NAME: LOREN BERG CHEVROLET **Rev:** 06/10/2024

ADDRESS: 411 EAST FIRST STREET
NEWBURG, OR 97754
CROOK

SOURCE: US Environmental Protection Agency

Excavation and Disposal of Soils: Not reported
Extraction of contaminants: Not reported
IC Cat. Info. Devices: Not reported
Removal of materials (tanks and piping, etc.): Not reported
IC Cat. Gov. Controls: Not reported
Reduction of Contam Bioremediation/Phytoremediation: Not reported
IC Cat. Enforcement Permit Tools: Not reported
Cleanup of structures: Not reported
IC in place date: Not reported
Additional Cleanup/Treatment Tech Info: Not reported
IC in place: U
Address of Data Source (URL if available) 2: Not reported
Indicate whether Engineering Controls are required: Not reported
State/tribal program ID: Not reported
Cover Technologies (e.g., Capping): Not reported
Security (e.g., Guard, Fence): Not reported
Immobilization Process: Not reported
Engineering Barriers (e.g., Slurry Walls, Sheet): Not reported
Other: Not reported
Additional Engineering Controls Information: Not reported
Address of Data Source (URL if available) 3: Not reported
Indicate whether Engineering Controls are in place: Not reported
Date Engineering Controls put into place: Not reported
ACRES Cleaned Up: Not reported
Section 128(a) State/Tribal: Not reported
Multipurpose - Cost Share Amount: Not reported
Cleanup - Cost Share Amount: Not reported
RLF Loan - Total Loan Amount: Not reported
RLF - Loan Signed Date: Not reported
RLF Loan - Anticipated Repayment Start Date: Not reported
RLF Loan - Anticipated Repayment End Date: Not reported
RLF Loan - Interest Rate: Not reported
RLF Loan - EPA Funds Used: Not reported
Contaminant Cleanup: Not reported
RLF Loan - Cost Share Used: Not reported
Media Affected: Not reported
RLF Loan - Program Income Used: Not reported
Media Cleanup: Not reported
RLF Loan - Discounted: Not reported
RLF Loan - Discount Percentage: Not reported
RLF Subgrant - Total Subgrant Amount: Not reported
RLF Subgrant - Signed Date: Not reported
RLF Subgrant - EPA Funds Used: Not reported
RLF Subgrant - Cost Share Used: Not reported
RLF Subgrant - Program Income Used: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

US BROWNFIELDS

EDR ID: 1009311654 **DIST/DIR:** 0.338 South **ELEVATION:** 179 **MAP ID:** K41

NAME: LOREN BERG CHEVROLET **Rev:** 06/10/2024

ADDRESS: 411 EAST FIRST STREET
NEWBURG, OR 97754
CROOK

SOURCE: US Environmental Protection Agency

RLF Direct Cleanup - Total Funding Amt: Not reported
Num. of cleanup and re-dev. jobs: Not reported
RLF Direct Cleanup - Source of Funding: Not reported
RLF Leveraged - Funding Source Type: Not reported
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
RLF Leveraged - Entity Providing Funding: Not reported
RLF Leveraged - Funding Amount: Not reported
Cleanup Completion Doc - NFA Letter Received: N
Past use commercial acreage: Not reported
NFA Letter Date Received: Not reported
Past use industrial acreage: Not reported
Cleanup Comp Doc - Letter/Signed Rep Qualified Pro: N
Future use greenspace acreage: Not reported
Letter/Signed Report Date Received: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported
Cleanup Completion Doc- Other forms of Doc: Not reported
Future use industrial acreage: Not reported
Climate Adapt and Mitiga - Demo or Cleanup: Not reported
ReDev Activity Funded: Not reported
Amount of Funding Expended on this Activity 2: Not reported
Number of Redevelopment Jobs Leveraged: Not reported
Climate Adaptation and Mitigation Redevelopment: Not reported
Radius: 0.5
Below Poverty Number: 518
Below Poverty Percent: 20.2
Meidan Income: 2952
Meidan Income Number: 1409
Meidan Income Percent: 54.95
Vacant Housing Number: 71
Vacant Housing Percent: 6.41
Unemployed Number: 194
Unemployed Percent: 7.57

Name: LOREN BERG CHEVROLET
Address: 411 EAST FIRST STREET
City,State,Zip: NEWBURG, OR 97754
Property ID: 11372
Property Alias: Not reported
Recipient Name: R10 TBA - Oregon (Pre-law Superfund TBA)
Grant Type: Hazardous
Property Number: Not reported
Parcel Size: Not reported
Latitude: 44.301254

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

US BROWNFIELDS

EDR ID: 1009311654 **DIST/DIR:** 0.338 South **ELEVATION:** 179 **MAP ID:** K41

NAME: LOREN BERG CHEVROLET **Rev:** 06/10/2024

ADDRESS: 411 EAST FIRST STREET
NEWBURG, OR 97754
CROOK

SOURCE: US Environmental Protection Agency

Longitude: -120.843201
Census Tract: 41013950302
State or Tribal Voluntary Response Program: Not reported
Program Name: Not reported
AA Activity Funded: Not reported
Start Date: Not reported
Redev Completition Date: Not reported
Completed Date: Not reported
Cleanup Funding: Not reported
Cleanup Funding Source: Not reported
Activity Funded: Not reported
Assessment Funding: Not reported
Assessment Funding Source: Not reported
Redevelopment Funding: Not reported
Contaminants REC: Not reported
Contaminants Found at Actionable Level: Not reported
Redev. Funding Source: Not reported
Redev. Funding Entity Name: Not reported
Contaminants Found Below Actionable Level: Not reported
Redevelopment Start Date: Not reported
Assessment Funding Entity: EPA
Cleanup Funding Entity: Not reported
Climate Adapt Mitig - Planning or Assessment: Not reported
Cooperative Agreement Number: n/a
Start Date: 2001-02-28 00:00:00
Ownership Entity: Not reported
Additional Institutional Controls Information: Not reported
Completion Date: 2001-02-28 00:00:00
Address of Data Sources (URL if available) 1: Not reported
Cleanup Required: Not reported
Indicates Cleanup/Treatment Tech Implemented: Not reported
Institutional Controls Required: Not reported
IC Category Proprietary Controls: Not reported
Excavation and Disposal of Soils: Not reported
Extraction of contaminants: Not reported
IC Cat. Info. Devices: Not reported
Removal of materials (tanks and piping, etc.): Not reported
IC Cat. Gov. Controls: Not reported
Reduction of Contam Bioremediation/Phytoremediation: Not reported
IC Cat. Enforcement Permit Tools: Not reported
Cleanup of structures: Not reported
IC in place date: Not reported
Additional Cleanup/Treatment Tech Info: Not reported
IC in place: U
Address of Data Source (URL if available) 2: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

US BROWNFIELDS

EDR ID: 1009311654 **DIST/DIR:** 0.338 South **ELEVATION:** 179 **MAP ID:** K41

NAME: LOREN BERG CHEVROLET **Rev:** 06/10/2024

ADDRESS: 411 EAST FIRST STREET
NEWBURG, OR 97754
CROOK

SOURCE: US Environmental Protection Agency

Indicate whether Engineering Controls are required: Not reported
State/tribal program ID: Not reported
Cover Technologies (e.g., Capping): Not reported
Security (e.g., Guard, Fence): Not reported
Immobilization Process: Not reported
Engineering Barriers (e.g., Slurry Walls, Sheet): Not reported
Other: Not reported
Additional Engineering Controls Information: Not reported
Address of Data Source (URL if available) 3: Not reported
Indicate whether Engineering Controls are in place: Not reported
Date Engineering Controls put into place: Not reported
ACRES Cleaned Up: Not reported
Section 128(a) State/Tribal: Not reported
Multipurpose - Cost Share Amount: Not reported
Cleanup - Cost Share Amount: Not reported
RLF Loan - Total Loan Amount: Not reported
RLF - Loan Signed Date: Not reported
RLF Loan - Anticipated Repayment Start Date: Not reported
RLF Loan - Anticipated Repayment End Date: Not reported
RLF Loan - Interest Rate: Not reported
RLF Loan - EPA Funds Used: Not reported
Contaminant Cleanup: Not reported
RLF Loan - Cost Share Used: Not reported
Media Affected: Not reported
RLF Loan - Program Income Used: Not reported
Media Cleanup: Not reported
RLF Loan - Discounted: Not reported
RLF Loan - Discount Percentage: Not reported
RLF Subgrant - Total Subgrant Amount: Not reported
RLF Subgrant - Signed Date: Not reported
RLF Subgrant - EPA Funds Used: Not reported
RLF Subgrant - Cost Share Used: Not reported
RLF Subgrant - Program Income Used: Not reported
RLF Direct Cleanup - Total Funding Amt: Not reported
Num. of cleanup and re-dev. jobs: Not reported
RLF Direct Cleanup - Source of Funding: Not reported
RLF Leveraged - Funding Source Type: Not reported
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
RLF Leveraged - Entity Providing Funding: Not reported
RLF Leveraged - Funding Amount: Not reported
Cleanup Completion Doc - NFA Letter Received: N
Past use commercial acreage: Not reported
NFA Letter Date Received: Not reported
Past use industrial acreage: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

US BROWNFIELDS

EDR ID: 1009311654 **DIST/DIR:** 0.338 South **ELEVATION:** 179 **MAP ID:** K41

NAME: LOREN BERG CHEVROLET **Rev:** 06/10/2024

ADDRESS: 411 EAST FIRST STREET
NEWBURG, OR 97754
CROOK

SOURCE: US Environmental Protection Agency

Cleanup Comp Doc - Letter/Signed Rep Qualified Pro: N
Future use greenspace acreage: Not reported
Letter/Signed Report Date Received: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported
Cleanup Completion Doc- Other forms of Doc: Not reported
Future use industrial acreage: Not reported
Climate Adapt and Mitiga - Demo or Cleanup: Not reported
ReDev Activity Funded: Not reported
Amount of Funding Expended on this Activity 2: Not reported
Number of Redevelopment Jobs Leveraged: Not reported
Climate Adaptation and Mitigation Redevelopment: Not reported
Radius: 0.5
Below Poverty Number: 518
Below Poverty Percent: 20.2
Meidan Income: 2952
Meidan Income Number: 1409
Meidan Income Percent: 54.95
Vacant Housing Number: 71
Vacant Housing Percent: 6.41
Unemployed Number: 194
Unemployed Percent: 7.57

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S103838960 **DIST/DIR:** 0.338 SSW **ELEVATION:** 180 **MAP ID:** K42

NAME: HEATING OIL TANK

ADDRESS: 401 E 1ST ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-99-4005

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 401 E 1ST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-99-4005
Cleanup Received Date: 01/15/1999
Cleanup Start Date: 11/06/1998
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S107845235 **DIST/DIR:** 0.339 SSE **ELEVATION:** 179 **MAP ID:** 43

NAME: HEATING OIL TANK

ADDRESS: 808 E HANCOCK ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-06-0265
ID/Status: 03/28/2006

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 808 E HANCOCK ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-06-0265
Cleanup Received Date: 02/15/2006
Cleanup Start Date: 02/16/2006
Cleanup Complete Date: 03/28/2006
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S115330800 **DIST/DIR:** 0.340 South **ELEVATION:** 178 **MAP ID:** 44

NAME: HEATING OIL TANK

ADDRESS: 621 E FIRST ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-13-1288
ID/Status: 04/12/2016

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 621 E FIRST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-13-1288
Cleanup Received Date: 09/26/2013
Cleanup Start Date: Not reported
Cleanup Complete Date: 04/12/2016
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S105857040 **DIST/DIR:** 0.341 South **ELEVATION:** 179 **MAP ID:** K45

NAME: BUTLER CHEVROLET

ADDRESS: 411 E 1ST ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-87-4016
ID/Status: 10/25/2006

SOURCE: OR Department of Environmental Quality

LUST:
Name: BUTLER CHEVROLET
Address: 411 E 1ST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-87-4016
Cleanup Received Date: 11/05/1987
Cleanup Start Date: 11/05/1987
Cleanup Complete Date: 10/25/2006
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

BROWNFIELDS

EDR ID: S104226605 **DIST/DIR:** 0.341 South **ELEVATION:** 179 **MAP ID:** K46

NAME: BUTLER CHEVROLET (FORMER)

ADDRESS: 411 E FIRST ST.
NEWBERG, OR 97132

Rev: 06/21/2024
ID/Status: 1876
ID/Status: NO FURTHER STATE ACTION REQUIRED

SOURCE: OR Department of Environmental Quality

OR BROWNFIELDS:
Name: BUTLER CHEVROLET (FORMER)
Address: 411 E FIRST ST.
City,State,Zip: NEWBERG, OR 97132
Geolocation Id: 123965
Status: NO FURTHER STATE ACTION REQUIRED
Lat/Long: 45.3006 / -122.975

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S104226605 **DIST/DIR:** 0.341 South **ELEVATION:** 179 **MAP ID:** K46

NAME: BUTLER CHEVROLET (FORMER)

ADDRESS: 411 E FIRST ST.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.25 acre
ID/Status: 1876
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

ECSI:
Name: BUTLER CHEVROLET (FORMER)
Address: 411 E FIRST ST.
City,State,Zip: NEWBERG, OR 97132
State ID Number: 1876
Brown ID: Brownfield Site - DEQ Funding Assistance
Study Area: False
Region ID: 3
Legislatve ID: 0
Investigation: No Further Action
FACA ID: 123965
Further Action: 0
Lat/Long (dms): 45 18 2.20 / -122 58 31.80
County Code: 36.00
Score Value: Not reported
Cerclis ID: Not reported
Township Coord.: 3.00
Township Zone: S
Range Coord: 2.00
Range Zone: W
Section Coord: 19
Qtr Section: Not reported
Tax Lots: Not reported
Size: 0.25 acre
NPL: False
Orphan: False
Updated By: GWISTAR
Update Date: 04/23/2015
Created Date: 06/24/1996
Decode For RegionID: Western Region
Decode For BrownID: Brownfield Site - DEQ Funding Assistance
Decode For Furtheract: Not reported
Decode For Investstat: No Further Action
Decode For Legislative: Not reported
Alias Name: Loren Berg Chevrolet-Oldsmobile

Hazardous Release:
Substance ID.: 121781
Haz Release ID: 382428
Qty Released: unknown
Date Released: before 1987
Update Date: 05/29/2002
Update By: Not reported
Substance Code: 79-01-6
Substance Name: TRICHLOROETHYLENE

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S104226605 **DIST/DIR:** 0.341 South **ELEVATION:** 179 **MAP ID:** K46

NAME: BUTLER CHEVROLET (FORMER)

ADDRESS: 411 E FIRST ST.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.25 acre
ID/Status: 1876
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Substance Abbrev.: Not reported
Substance Category ID: 8523
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8545
Substance Category: Solvents of interest to Milwaukie Area GW study
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8523
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8545
Substance Category: Solvents of interest to Milwaukie Area GW study
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 317517
Sub Alias Name: ETHINYL TRICHLORIDE
Substance Alias ID: 317518
Sub Alias Name: ETHYLENE TRICHLORIDE
Substance Alias ID: 317519
Sub Alias Name: TCE
Substance Alias ID: 317520
Sub Alias Name: TRI-CLENE
Substance Alias ID: 317521
Sub Alias Name: TRICHLOROETHENE
Comment ID: 303292
Release Code: Media Contamination Footnote
Release Comments: (Data represents pre-excavation concentration)
Decode for Relcomcd: Media Contamination Footnote
Sampling Result ID: 339202
Feature Id: Not reported
Hazard Release Id: 382428
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S104226605 **DIST/DIR:** 0.341 South **ELEVATION:** 179 **MAP ID:** K46

NAME: BUTLER CHEVROLET (FORMER)

ADDRESS: 411 E FIRST ST.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.25 acre
ID/Status: 1876
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Start Date: 11/15/1987
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 43 ppm
Last Update By: gmw
Update Date: 01/20/2000
Decode for MediumID: Soil

Substance ID.: 121011
Haz Release ID: 382429
Qty Released: unknown
Date Released: before 1987
Update Date: 05/29/2002
Update By: Not reported
Substance Code: 127-18-4
Substance Name: TETRACHLOROETHYLENE
Substance Abbrev.: Not reported
Substance Category ID: 8519
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8551
Substance Category: Solvents of interest to Milwaukie Area GW study
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8519
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8551
Substance Category: Solvents of interest to Milwaukie Area GW study
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 316912
Sub Alias Name: ETHENE,TETRACHLORO-
Substance Alias ID: 316913
Sub Alias Name: ETHYLENE TETRACHLORIDE
Substance Alias ID: 316914
Sub Alias Name: PERCHLOROETHYLENE
Substance Alias ID: 316915

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S104226605 **DIST/DIR:** 0.341 South **ELEVATION:** 179 **MAP ID:** K46

NAME: BUTLER CHEVROLET (FORMER)

ADDRESS: 411 E FIRST ST.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.25 acre
ID/Status: 1876
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Sub Alias Name: PERCLENE
Substance Alias ID: 316916
Sub Alias Name: TETRACHLOROETHENE
Substance Alias ID: 316917
Sub Alias Name: TETRACHLOROETHENE,1,1,2,2-
Substance Alias ID: 316918
Sub Alias Name: TETRACHLOROETHYLENE,1,1,2,2-
Comment ID: 303291
Release Code: Media Contamination Footnote
Release Comments: (Data represents pre-excavation concentration)
Decode for Relcomcd: Media Contamination Footnote
Sampling Result ID: 339203
Feature Id: Not reported
Hazard Release Id: 382429
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: 11/15/1987
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 56 ppm
Last Update By: gmw
Update Date: 01/20/2000
Decode for MediumID: Soil

Narrative:
NARR ID: 5735969
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Contamination
NARR Comments: (1/20/2000 GMW/SAS) During an underground storage tank (UST) investigation at the site, solvents were found in groundwater, apparently resulting from a small waste-oil UST that was removed in 1987. Soil samples from around this tank, collected at 5, 10, and 15 feet depths, contained petroleum hydrocarbons and BTEX compounds, as well as the chlorinated solvents PCE and TCE. It is not clear what contaminants were found in groundwater, nor how the groundwater

- Continued on next page -

ECSI

EDR ID: S104226605 **DIST/DIR:** 0.341 South **ELEVATION:** 179 **MAP ID:** K46

NAME: BUTLER CHEVROLET (FORMER)

ADDRESS: 411 E FIRST ST.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.25 acre
ID/Status: 1876
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

sample was collected. Contaminated soil was removed from this area, but no confirmatory sampling occurred, and some contaminated soil was apparently left in place in an inaccessible area. A 1997 groundwater sample collected by a consultant for the site owner, analyzed for VOCs via EPA Method 8010, contained BTEX; no chlorinated compounds were detected, however.

NARR ID: 5735970
NARR Code: Data Sources
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Data Sources
NARR Comments: LUST log #36-87-4016.

NARR ID: 5735971
NARR Code: Hazardous Substance/Waste Types
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Hazardous Substance/Waste Types
NARR Comments: Petroleum hydrocarbons (including BTEX), chlorinated solvents, heavy metals, pesticides.

NARR ID: 5735972
NARR Code: Manner of Release
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Manner of Release
NARR Comments: Most likely leaking underground storage tanks and discharge of wastes to sumps. Time of releases unknown.

NARR ID: 5735973
NARR Code: Pathways Other Hazards
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Pathways & Other Hazards
NARR Comments: The site is located along Highway 99W in the commercial heart of downtown Newberg. Shallow groundwater was encountered 6-10 feet below

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S104226605 **DIST/DIR:** 0.341 South **ELEVATION:** 179 **MAP ID:** K46

NAME: BUTLER CHEVROLET (FORMER)

ADDRESS: 411 E FIRST ST.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.25 acre
ID/Status: 1876
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

the surface.

NARR ID: 5735974
NARR Code: Remedial Action
Created By: Not reported
Created Date: 12/17/2002
Updated By: GWISTAR
Updated Date: 02/15/2007
Decode for NarcdID: Remedial Action
NARR Comments: (6/6/2001 BTM/SAS) A Targeted Brownfield Assessment was completed at the site in May 2001. DEQ collected soil and groundwater samples from 11 boreholes at the site in March 2001. Various soil samples contained benzene, toluene, ethylbenzene, and xylenes (BTEX), other hydrocarbons, chlorinated solvents, and the pesticides dieldrin and lindane. However, only one sample location contained any of these compounds above risk-based screening levels. Groundwater samples contained moderate VOC concentrations in four locations around the former sumps, hoist, and tank pit. DEQ recommended removal of contaminated soil from several locations on-site, and further evaluation of possible groundwater risks and resulting remedial strategies. The City of Newberg decided to acquire the property as part of a long-term plan to establish a <quot>Yamhill Showcase<quot> downtown commercial district. (2/15/07 GMW/SAS) DEQ's Tanks Program has closed this site using risk-based standards; this no further action determination applies to this ECSI site as well.

Administrative Action:
Action ID: 9518
Region: Western Region
Complete Date: 06/06/2001
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: TARGETED BROWNFIELD ASSESSMENT
Further Action: Not reported
Comments: Not reported

Action ID: 9424
Region: Western Region
Complete Date: Not reported
Rank Value: 0

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S104226605 **DIST/DIR:** 0.341 South **ELEVATION:** 179 **MAP ID:** K46

NAME: BUTLER CHEVROLET (FORMER)

ADDRESS: 411 E FIRST ST.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.25 acre
ID/Status: 1876
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Administrative Action
Action Code Flag: False
Action: Site added to database
Further Action: Not reported
Comments: Not reported

Action ID: 9425
Region: Western Region
Complete Date: 06/30/1996
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: SITE EVALUATION
Further Action: Not reported
Comments: Not reported

Action ID: 9459
Region: Western Region
Complete Date: 06/30/1996
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: PRELIMINARY ASSESSMENT EQUIVALENT
Further Action: Not reported
Comments: Not reported

Action ID: 9443
Region: Western Region
Complete Date: 10/25/2006
Rank Value: Not reported
Cleanup Flag: False
Created Date: 02/15/2007
Decode for AgencyID: Department of Environmental Quality

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S104226605 **DIST/DIR:** 0.341 South **ELEVATION:** 179 **MAP ID:** K46

NAME: BUTLER CHEVROLET (FORMER)

ADDRESS: 411 E FIRST ST.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.25 acre
ID/Status: 1876
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: NO FURTHER STATE ACTION REQUIRED
Further Action: 0
Comments: Not reported

Action ID: 9477
Region: Western Region
Complete Date: 06/06/2001
Rank Value: Not reported
Cleanup Flag: False
Created Date: 06/27/2003
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: Refer to LUST Program
Further Action: Low
Comments: Not reported

Action ID: 9510
Region: Western Region
Complete Date: 07/05/1996
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: State Expanded Preliminary Assessment recommended (XPA)
Further Action: Medium
Comments: Not reported

Operations:
Operation Id: 133167
Operation Status: Inactive
Common Name: Loren Berg Chevrolet-Oldsmobile
Yrs of Operation: 1934 to April 2001
Comments: auto dealership/service center
Updated Date: 05/29/2002
Updated By: kpd
Decode for OpstatID: Inactive
Operations SIC Id: 197853

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S104226605 **DIST/DIR:** 0.341 South **ELEVATION:** 179 **MAP ID:** K46

NAME: BUTLER CHEVROLET (FORMER)

ADDRESS: 411 E FIRST ST.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.25 acre
ID/Status: 1876
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

SIC Code: 5510
Created By: Not reported
Created Date: 12/17/2002
Operations SIC Id: 197854
SIC Code: 7530
Created By: Not reported
Created Date: 12/17/2002

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S102520898 **DIST/DIR:** 0.362 South **ELEVATION:** 177 **MAP ID:** 47

NAME: NEWBERG BRANCH SITE
ADDRESS: 121 EDWARDS ST
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-97-4036
ID/Status: 02/10/1999

LUST:
Name: HEATING OIL TANK
Address: 121 EDWARDS STREET
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-97-4036
Cleanup Received Date: 02/28/1997
Cleanup Start Date: 02/28/1997
Cleanup Complete Date: 02/10/1999
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S104189266 **DIST/DIR:** 0.365 South **ELEVATION:** 176 **MAP ID:** L48

NAME: NEWBERG CITY HALL HOT

ADDRESS: 414 E 1ST ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-99-4147

LUST:
Name: HEATING OIL TANK
Address: 414 E 1ST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-99-4147
Cleanup Received Date: 10/19/1999
Cleanup Start Date: 10/15/1999
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S117365629 **DIST/DIR:** 0.367 South **ELEVATION:** 176 **MAP ID:** L49

NAME: BUNN, STAN

ADDRESS: 408 E 1ST ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-14-0949
ID/Status: 01/12/2015

LUST:
Name: HEATING OIL TANK
Address: 408 E 1ST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-14-0949
Cleanup Received Date: 07/21/2014
Cleanup Start Date: Not reported
Cleanup Complete Date: 01/12/2015
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S103422552 **DIST/DIR:** 0.371 SE **ELEVATION:** 176 **MAP ID:** M50

NAME: GEORGE FOX UNIVERSITY HOT

ADDRESS: 215 N RIVER ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-98-4142
ID/Status: 09/15/2000

LUST:
Name: HEATING OIL TANK
Address: 215 N RIVER ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-98-4142
Cleanup Received Date: 09/02/1998
Cleanup Start Date: 07/15/1998
Cleanup Complete Date: 09/15/2000
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: U000431822 **DIST/DIR:** 0.380 SSW **ELEVATION:** 181 **MAP ID:** 51

NAME: SIERRA ENTERPRISES OREGON INC #40

ADDRESS: 203 E 1ST ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-98-4157
ID/Status: 10/16/2012

SOURCE: OR Department of Environmental Quality

LUST:
Name: LEATHERS OIL CO. #40
Address: 203 E 1ST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-98-4157
Cleanup Received Date: 09/23/1998
Cleanup Start Date: 09/23/1998
Cleanup Complete Date: 10/16/2012
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S100496931 **DIST/DIR:** 0.381 SE **ELEVATION:** 176 **MAP ID:** M52

NAME: HESTER HOUSE
ADDRESS: 212 N RIVER RD
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-93-4073
ID/Status: 09/30/1996

LUST:
Name: HEATING OIL TANK
Address: 212 N RIVER RD
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-93-4073
Cleanup Received Date: 05/19/1993
Cleanup Start Date: 05/18/1993
Cleanup Complete Date: 09/30/1996
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S108060686 **DIST/DIR:** 0.385 South **ELEVATION:** 174 **MAP ID:** 53

NAME: BUHLER, GARY

ADDRESS: 111 S COLLEGE ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-06-0879
ID/Status: 11/24/2006

LUST:
Name: HEATING OIL TANK
Address: 111 S COLLEGE ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-06-0879
Cleanup Received Date: 05/15/2006
Cleanup Start Date: 05/15/2006
Cleanup Complete Date: 11/24/2006
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: U000431838 **DIST/DIR:** 0.386 SSE **ELEVATION:** 175 **MAP ID:** 54

NAME: R D BARKER PETROLEUMS

ADDRESS: 905 E 1ST ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-89-4191

SOURCE: OR Department of Environmental Quality

LUST:
Name: R. D. BARKER PROPERTY
Address: 905 E 1ST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-89-4191
Cleanup Received Date: 04/11/1989
Cleanup Start Date: Not reported
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S104974515 **DIST/DIR:** 0.395 SSE **ELEVATION:** 176 **MAP ID:** 55

NAME: NEWBERG INTERIORS

ADDRESS: 112 S COLLEGE ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-01-5883
ID/Status: 05/30/2001

LUST:
Name: HEATING OIL TANK
Address: 112 S COLLEGE ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-01-5883
Cleanup Received Date: 05/10/2001
Cleanup Start Date: 05/07/2001
Cleanup Complete Date: 05/30/2001
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S111429921 **DIST/DIR:** 0.397 SSW **ELEVATION:** 174 **MAP ID:** 56

NAME: BUCKLEYS LOCKER INC

ADDRESS: 112 S BLAINE ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-11-0920
ID/Status: 01/27/2012

LUST:
Name: HEATING OIL TANK
Address: 112 S BLAINE ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-11-0920
Cleanup Received Date: 09/06/2011
Cleanup Start Date: Not reported
Cleanup Complete Date: 01/27/2012
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006851785 **DIST/DIR:** 0.405 SW **ELEVATION:** 180 **MAP ID:** N57

NAME: MORRIS TEXACO
ADDRESS: 101 E 1ST ST
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 3779
ID/Status: No Further Action

ECSI:
Name: MORRIS TEXACO
Address: 101 E FIRST ST.
City,State,Zip: NEWBERG, OR 97132
State ID Number: 3779
Brown ID: 0
Study Area: False
Region ID: 3
Legislatve ID: 0
Investigation: No Further Action
FACA ID: 17214
Further Action: 0
Lat/Long (dms): 45 18 1.80 / -122 58 44.00
County Code: 36.00
Score Value: Not reported
Cerclis ID: Not reported
Township Coord.: 3.00
Township Zone: S
Range Coord: 2.00
Range Zone: W
Section Coord: 19
Qtr Section: Not reported
Tax Lots: Not reported
Size: Not reported
NPL: False
Orphan: True
Updated By: KDAUGHE
Update Date: 08/23/2022
Created Date: 01/14/2003
Decode For RegionID: Western Region
Decode For BrownID: Not reported
Decode For Furtheract: Not reported
Decode For Investstat: No Further Action
Decode For Legislative: Not reported
Alias Name: Newberg Shell Service Center
Alias Name: Leif's Fuel & Auto Spa

Narrative:
NARR ID: 5742959
NARR Code: Contamination
Created By: KDANA
Created Date: 01/29/2003
Updated By: KDANA
Updated Date: 01/29/2003
Decode for NarcdID: Contamination

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006851785 **DIST/DIR:** 0.405 SW **ELEVATION:** 180 **MAP ID:** N57

NAME: MORRIS TEXACO

ADDRESS: 101 E 1ST ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 3779
ID/Status: No Further Action

NARR Comments: (1/29/2003 JG/LUST) A release was first reported at this facility in March 1991, although there is evidence that contamination was present at the site as early as 1984. DEQ's Leaking Underground Storage Tank (LUST) Program requested that the site be investigated, but no investigation occurred. In August 1997, petroleum contamination was rediscovered in the soil and shallow groundwater during an upgrade of the fuel transfer pipes. An investigation was finally conducted in 1999. As part of the investigation, three groundwater monitoring wells were installed at the site. High levels of contamination were observed in all three wells, with free-product in one of the wells.

NARR ID: 5742891
NARR Code: Data Sources
Created By: KDANA
Created Date: 01/14/2003
Updated By: KDANA
Updated Date: 01/29/2003
Decode for NarcdID: Data Sources
NARR Comments: 1) UST Facility #9867. 2) LUST #36-91-4079. 3) LUST #36-97-4133.

NARR ID: 5742958
NARR Code: Hazardous Substance/Waste Types
Created By: KDANA
Created Date: 01/29/2003
Updated By: KDANA
Updated Date: 01/29/2003
Decode for NarcdID: Hazardous Substance/Waste Types
NARR Comments: Petroleum

NARR ID: 5742957
NARR Code: Manner of Release
Created By: KDANA
Created Date: 01/29/2003
Updated By: KDANA
Updated Date: 01/29/2003
Decode for NarcdID: Manner of Release
NARR Comments: Leaking underground storage tanks, from as early as 1984.

NARR ID: 5742960
NARR Code: Remedial Action
Created By: KDANA
Created Date: 01/29/2003
Updated By: DHANSON
Updated Date: 08/26/2010
Decode for NarcdID: Remedial Action

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006851785 **DIST/DIR:** 0.405 SW **ELEVATION:** 180 **MAP ID:** N57

NAME: MORRIS TEXACO

ADDRESS: 101 E 1ST ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 3779
ID/Status: No Further Action

NARR Comments: (1/29/2003 JG/LUST) The three groundwater wells continue to be monitored; however, no cleanup has occurred. In January 2002, DEQ determined that the Morris family was financially unable to investigate or clean up the site. DEQ designated Morris Texaco as an Orphan project in June 2002. A combination Site Investigation and Corrective Action Plan was initiated in July 2002. The SI/CAP is on-going. (8/24/10 DEH/CU) DEQ Tanks Program staff oversaw investigation and removal action activities between 2002 and 2010. Removal actions conducted between June and August 2005 by DEQ's Orphan contractor included: 1) Approximately 67 tons of petrolelum contaminated soil were removed from the former Drive Slab (south of dispenser islands); 2) ventilation of volatile organic vapors from beneath the former Drive Slab; 3) and sealing of a floor vault to prevent VOC migration into the building. Free product that had been observed in monitoring wells in the Drive Slab area was not observed following the removal action. In November 2005 DEQ received and reviewed a risk-based proposal for closure. The DEQ Tanks program issued a conditional NFA for the site on June 7, 2010. The NFA required recording of an Easement and Equitable Servitude that: 1) restricts future groundwater usage, 2) restricts the use of the property for residential purposes, 3) restricts new construction south of the existing buildings without vapor mitigation measures, and 4) requires a health and safety plan be developed and implemented if excavation within the three remaining areas of contamination is performed. Details regarding the NFA and associated land and groundwater restrictions can be found in the NFA letter that is included in this database, and in the DEQ Tanks files for USTC #36-91-4079 and USTC#36-97-4233.

NARR ID: 5752422
NARR Code: Institutional Control
Created By: DHANSON
Created Date: 08/24/2010
Updated By: DHANSON
Updated Date: 08/24/2010
Decode for NarcdID: Institutional Control
NARR Comments: 1) Groundwater use prohibited 2) Residential use prohibited 3) Construction south of existing buildings restricted 4) Health and Safety Plan required if excavation within three remaining areas of contamination must be performed. An Easement and Equitable Servitude was signed, notarized and recorded with Yamhill County

NARR ID: 5750142
NARR Code: 1922
Created By: GWISTAR

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006851785 **DIST/DIR:** 0.405 SW **ELEVATION:** 180 **MAP ID:** N57

NAME: MORRIS TEXACO

ADDRESS: 101 E 1ST ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 3779
ID/Status: No Further Action

Created Date: 02/04/2008
Updated By: GWISTAR
Updated Date: 11/04/2015
Decode for NarcdID: Current Site Summary Statement
NARR Comments: [August 2010] The property, previously known as the Morris Texaco, and currently in business as the Newberg Shell Service Center, has been used as a retail gas station since the 1920s. The property has been in private ownership for over 100 years and is currently owned by Archie Morris. Petroleum contamination was discovered in 1991 when soil and groundwater contamination was observed during the installation of a tree in the public right-of-way (sidewalk) of East 1st Street. A second petroleum release was discovered in 1997 during upgrade work being performed on the three active gasoline underground storage tank systems. Since the 1991 report of contamination, Mr. Morris has conducted multiple investigations to determine the extent of contamination. Between June and August 2005, he had contaminated soil removed from the area with the highest concentrations. On October 26, 2005, DEQ received a report summarizing environmental work performed to date and an evaluation of the risk associated with remaining contamination.

DEQ's Tanks Program granted an NFA for the site in June 2010 with restrictions on future use of groundwater and the property, and proposes to allow the remaining contamination to naturally degrade in place. This conditional NFA also applies to the ECSI site.

Site Control:
Site Control #: 492
Control Number: 3
Begin Date: 12/20/2005
End Date: Not reported
Frequency Of Review: 60
Last Reviewed By: Jim Glass
Last Reviewed Date: 07/07/2010
Last Update By: KDAUGHE
Last Updated Date: 08/23/2022
Site Comment: No use of groundwater for drinking or other beneficial uses, no residential use of property, no disturbance of site surface/cap, excavation south of the existing buildings only allowed if a health and safety plan is prepared and implemented.

Site Control #: 906
Control Number: 4
Begin Date: 12/20/2005
End Date: Not reported
Frequency Of Review: 60

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006851785 **DIST/DIR:** 0.405 SW **ELEVATION:** 180 **MAP ID:** N57

NAME: MORRIS TEXACO
ADDRESS: 101 E 1ST ST
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 3779
ID/Status: No Further Action

Last Reviewed By: Jim Glass
Last Reviewed Date: 07/07/2010
Last Update By: KDAUGHE
Last Updated Date: 08/23/2022
Site Comment: No use of groundwater at the property for consumption or other beneficial use.

Site Control #: 907
Control Number: 5
Begin Date: 12/20/2005
End Date: Not reported
Frequency Of Review: 60
Last Reviewed By: Jim Glass
Last Reviewed Date: 07/07/2010
Last Update By: KDAUGHE
Last Updated Date: 08/23/2022
Site Comment: Residential use of the property is prohibited.

Site Control #: 908
Control Number: 20
Begin Date: 12/20/2005
End Date: Not reported
Frequency Of Review: 60
Last Reviewed By: Jim Glass
Last Reviewed Date: 07/07/2010
Last Update By: KDAUGHE
Last Updated Date: 08/23/2022
Site Comment: Surface cap must be maintained - and not disturbed in any way that might affect its functionality.

Administrative Action:
Action ID: 9443
Region: Western Region
Complete Date: 08/26/2010
Rank Value: Not reported
Cleanup Flag: False
Created Date: 08/26/2010
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: NO FURTHER STATE ACTION REQUIRED
Further Action: 0
Comments: Not reported

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006851785 **DIST/DIR:** 0.405 SW **ELEVATION:** 180 **MAP ID:** N57

NAME: MORRIS TEXACO
ADDRESS: 101 E 1ST ST
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 3779
ID/Status: No Further Action

Action ID: 9511
Region: Western Region
Complete Date: 06/07/2010
Rank Value: Not reported
Cleanup Flag: False
Created Date: 05/25/2004
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: SITE INVESTIGATION
Further Action: 0
Comments: Not reported

Action ID: 9424
Region: Not reported
Complete Date: 01/14/2003
Rank Value: Not reported
Cleanup Flag: False
Created Date: 01/14/2003
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Not reported
Category: Administrative Action
Action Code Flag: False
Action: Site added to database
Further Action: Not reported
Comments: Not reported

Action ID: 9453
Region: Western Region
Complete Date: 06/07/2010
Rank Value: Not reported
Cleanup Flag: False
Created Date: 01/14/2003
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: ORPHAN SITE
Further Action: 0
Comments: Not reported

Operations:
Operation Id: 134660
Operation Status: Active

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006851785 **DIST/DIR:** 0.405 SW **ELEVATION:** 180 **MAP ID:** N57

NAME: MORRIS TEXACO

ADDRESS: 101 E 1ST ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 3779
ID/Status: No Further Action

Common Name: Morris Texaco
Yrs of Operation: unknown
Comments: service station
Updated Date: 01/14/2003
Updated By: KDANA
Decode for OpstatID: Active
Operations SIC Id: 198092
SIC Code: 5541
Created By: KDANA
Created Date: 01/14/2003

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: U000431825 **DIST/DIR:** 0.405 SW **ELEVATION:** 180 **MAP ID:** N58

NAME: LEIF'S AUTO COLLISION

ADDRESS: 101 E 1ST ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-91-4079
ID/Status: 36-97-4133
ID/Status: 07/07/2010

SOURCE: OR Department of Environmental Quality

LUST:
Name: MORRIS TEXACO
Address: 101 E 1ST STREET
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-91-4079
Cleanup Received Date: 03/06/1991
Cleanup Start Date: 03/06/1991
Cleanup Complete Date: 07/07/2010
Decode for Region: West Region

Name: MORRIS TEXACO II
Address: 101 E 1ST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-97-4133
Cleanup Received Date: 08/19/1997
Cleanup Start Date: 08/19/1997
Cleanup Complete Date: 07/07/2010
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S109346908 **DIST/DIR:** 0.411 SE **ELEVATION:** 174 **MAP ID:** 59

NAME: GETTMAN, MONA

ADDRESS: 1200 E SHERIDAN ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-08-0884
ID/Status: 06/17/2009

LUST:
Name: HEATING OIL TANK
Address: 1200 E SHERIDAN ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-08-0884
Cleanup Received Date: 07/18/2008
Cleanup Start Date: Not reported
Cleanup Complete Date: 06/17/2009
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S130203111 **DIST/DIR:** 0.412 SSE **ELEVATION:** 174 **MAP ID:** 60

NAME: NEWBERG BODY AND PAINT

ADDRESS: 900 E 1ST STREET
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-23-0185

SOURCE: OR Department of Environmental Quality

LUST:
Name: NEWBERG BODY AND PAINT
Address: 900 E 1ST STREET
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-23-0185
Cleanup Received Date: 03/28/2023
Cleanup Start Date: Not reported
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S126298419 **DIST/DIR:** 0.415 SW **ELEVATION:** 180 **MAP ID:** 61

NAME: J.L. INVESTMENTS, LLC

ADDRESS: 105 N MAIN ST
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.38 acres
ID/Status: 6414
ID/Status: Suspect

SOURCE: OR Department of Environmental Quality

ECSI:
Name: J.L. INVESTMENTS, LLC
Address: 105 N MAIN ST
City,State,Zip: NEWBERG, OR 97132
State ID Number: 6414
Brown ID: 0
Study Area: False
Region ID: 3
Legislatve ID: 0
Investigation: Suspect
FACA ID: 160492
Further Action: 0
Lat/Long (dms): 45 18 2.00 / -122 58 45.00
County Code: 36.00
Score Value: Not reported
Cerclis ID: Not reported
Township Coord.: 3.00
Township Zone: S
Range Coord: 2.00
Range Zone: W
Section Coord: 19
Qtr Section: AB
Tax Lots: 5400,5500
Size: 0.38 acres
NPL: False
Orphan: False
Updated By: KDAUGHE
Update Date: 07/12/2023
Created Date: 04/21/2020
Decode For RegionID: Western Region
Decode For BrownID: Not reported
Decode For Furtheract: Not reported
Decode For Investstat: Suspect
Decode For Legislative: Not reported
Alias Name: Newberg PPA

Administrative Action:
Action ID: 9424
Region: Not reported
Complete Date: 04/21/2020
Rank Value: Not reported
Cleanup Flag: False
Created Date: 04/21/2020
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S126298419 **DIST/DIR:** 0.415 SW **ELEVATION:** 180 **MAP ID:** 61

NAME: J.L. INVESTMENTS, LLC

ADDRESS: 105 N MAIN ST
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.38 acres
ID/Status: 6414
ID/Status: Suspect

SOURCE: OR Department of Environmental Quality

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

Action ID: 9469
Region: Western Region
Complete Date: Not reported
Rank Value: Not reported
Cleanup Flag: False
Created Date: 04/21/2020
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: REMEDIAL ACTION
Further Action: 0
Comments: Not reported

Action ID: 9414
Region: Northwestern Region
Complete Date: 08/26/2021
Rank Value: Not reported
Cleanup Flag: False
Created Date: 09/13/2021
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region
Category: Remedial Action
Action Code Flag: False
Action: Certification of Completion
Further Action: 0
Comments: Not reported

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S127014668 **DIST/DIR:** 0.416 SE **ELEVATION:** 173 **MAP ID:** 62

NAME: HEATING OIL TANK

ADDRESS: 1109 E HANCOCK ST
NEWBERG, OR 97123

Rev: 04/01/2024
ID/Status: 36-20-0672
ID/Status: 03/08/2021

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 1109 E HANCOCK ST
City,State,Zip: NEWBERG, OR 97123
Region: Western Region
Facility ID: 36-20-0672
Cleanup Received Date: 08/04/2020
Cleanup Start Date: Not reported
Cleanup Complete Date: 03/08/2021
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

SWF/LF

EDR ID: S107134750 **DIST/DIR:** 0.418 NE **ELEVATION:** 204 **MAP ID:** 63

NAME: EWING YOUNG HISTORICAL PARK TERMINATED

ADDRESS: WYNOOSKI ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 07/26/2024
ID/Status: Terminated
ID/Status: 104334

LF:
Name: EWING YOUNG HISTORICAL PARK TERMINATED
Address: WYNOOSKI ST
Address 2: Not reported
City,State,Zip: NEWBERG, OR 97132
Permit Number: 1136
Facility Id: 104334
Facility Telephone: (503) 538-7454
Facility Telephone 2: Not reported
Lat/Long: 45.3099 / -122.9685
Solid Waste Class: Industrial
Solid Waste Type: Wood
Date Opened: 12/19/1988
End Date: 09/21/1993
Date Closed: 09/21/1993
Permit Status: Terminated
Organization: Chehalem Parks and Recreation District
Contact Name: Not reported
Affil Start Date: 12/19/1988
Mailing Address: 1802 E Haworth Ave
Mailing City: Newberg
Mailing State: OR
Mailing Zip: 97132-1212

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: U000431830 **DIST/DIR:** 0.424 South **ELEVATION:** 171 **MAP ID:** 64

NAME: NEWBERG FIRE STATION

ADDRESS: 414 E 2ND ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-91-4996
ID/Status: 11/12/1998

SOURCE: OR Department of Environmental Quality

LUST:
Name: NEWBERG FIRE DEPARTMENT
Address: 414 E SECOND
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-91-4996
Cleanup Received Date: 10/01/1991
Cleanup Start Date: 09/30/1991
Cleanup Complete Date: 11/12/1998
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006852874 **DIST/DIR:** 0.430 SE **ELEVATION:** 167 **MAP ID:** O65

NAME: SOUTH RIVER ROAD SLUDGE DISPOSAL SITE
ADDRESS: 101 S RIVER RD
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: Approx. 3 acres
ID/Status: 2746
ID/Status: Suspect
ID/Status: Medium

ECSI:
Name: SOUTH RIVER ROAD SLUDGE DISPOSAL SITE
Address: 101 S RIVER RD.
City,State,Zip: NEWBERG, OR 97132
State ID Number: 2746
Brown ID: 0
Study Area: False
Region ID: 3
Legislatve ID: 0
Investigation: Suspect
FACA ID: 41032
Further Action: 258
Lat/Long (dms): 45 17 15.00 / -122 58 18.00
County Code: 36.00
Score Value: Not reported
Cerclis ID: Not reported
Township Coord.: 3.00
Township Zone: S
Range Coord: 2.00
Range Zone: W
Section Coord: 30
Qtr Section: A
Tax Lots: S31B, S20C
Size: Approx. 3 acres
NPL: False
Orphan: False
Updated By: KDAUGHE
Update Date: 07/11/2023
Created Date: 11/08/2000
Decode For RegionID: Western Region
Decode For BrownID: Not reported
Decode For Furtheract: Medium
Decode For Investstat: Suspect
Decode For Legislative: Not reported

Narrative:
NARR ID: 5740333
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Contamination
NARR Comments: (11/8/00 SMF/SAS) Tannery sludge applied to cropland (to exclude root crops, low-growing fruit, or vegetable crops that are edible raw; no

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006852874 **DIST/DIR:** 0.430 SE **ELEVATION:** 167 **MAP ID:** O65

NAME: SOUTH RIVER ROAD SLUDGE DISPOSAL SITE
ADDRESS: 101 S RIVER RD
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: Approx. 3 acres
ID/Status: 2746
ID/Status: Suspect
ID/Status: Medium

grazing animal contact allowed within 30 days after applications) beginning in 1981. Filbert orchards predominant local crop. Believed to be beam house sludge (alkaline with low metals content - Cr, Pb, Cu, Ni, Cd, Co), although high chromium content sludge may also have been disposed of at site (needs investigation). Some metals may be mobile because of alkalinity. Frontier was required to maintain log of sludge applications (no logs supplied to DEQ, yet).

NARR ID: 5740334
NARR Code: Data Sources
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Data Sources
NARR Comments: SEE ECSI #116 and 2638 (Frontier Leather).

NARR ID: 5740335
NARR Code: Site Ownership
Created By: Not reported
Created Date: 12/17/2002
Updated By: GWISTAR
Updated Date: 10/06/2004
Decode for NarcdID: Site Ownership
NARR Comments: Frontier Leather Company may at one time have owned this site. Current owner unknown.

NARR ID: 5740336
NARR Code: Pathways Other Hazards
Created By: Not reported
Created Date: 12/17/2002
Updated By: MPUGH
Updated Date: 10/05/2023
Decode for NarcdID: Pathways & Other Hazards
NARR Comments: Address suggests the site is located near Newberg Sewage Treatment Plant and old and new Newberg Landfills. Depending on exact site location, Willamette River may be 800 to 1000 feet downgradient - along Newberg Pool (area with fish deformities). Chehalem Creek (Willamette River tributary) may be 400 to 1600 feet downgradient. Smaller Chehalem Creek tributaries may be even closer. Depending on exact location, Section may have; 10 domestic wells (Section 30) or 24 domestic wells and 10 municipal wells (Section 29 -this location most likely) or 3 domestic wells (Section 20).

Administrative Action:

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006852874 **DIST/DIR:** 0.430 SE **ELEVATION:** 167 **MAP ID:** O65

NAME: SOUTH RIVER ROAD SLUDGE DISPOSAL SITE
ADDRESS: 101 S RIVER RD
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: Approx. 3 acres
ID/Status: 2746
ID/Status: Suspect
ID/Status: Medium

Action ID: 9424
Region: Northwestern Region
Complete Date: 11/08/2000
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region
Category: Administrative Action
Action Code Flag: False
Action: Site added to database
Further Action: Not reported
Comments: Not reported

Action ID: 9508
Region: Western Region
Complete Date: 11/08/2000
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: Site Screening recommended (EV)
Further Action: Medium
Comments: Not reported

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S105857042 **DIST/DIR:** 0.434 SSE **ELEVATION:** 170 **MAP ID:** P66

NAME: CHEVRON 6569

ADDRESS: 1004 1ST ST (FIRST AND CENTER)
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-90-4074
ID/Status: 03/28/2011

SOURCE: OR Department of Environmental Quality

LUST:
Name: CHEVRON 6569
Address: 1004 1ST ST (FIRST AND CENTER)
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-90-4074
Cleanup Received Date: 04/30/1990
Cleanup Start Date: 03/08/1992
Cleanup Complete Date: 03/28/2011
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S106777786 **DIST/DIR:** 0.443 SSE **ELEVATION:** 174 **MAP ID:** 67

NAME: GONCE, MR.

ADDRESS: 205 S EDWARDS ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-04-1995

LUST:
Name: HEATING OIL TANK
Address: 205 S EDWARDS ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-04-1995
Cleanup Received Date: 09/30/2004
Cleanup Start Date: 10/05/2004
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S105857047 **DIST/DIR:** 0.446 SE **ELEVATION:** 167 **MAP ID:** P68

NAME: NEWBERG FOOD MART

ADDRESS: 1012 E 1ST ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-00-4113

SOURCE: OR Department of Environmental Quality

LUST:
Name: NEWBERG FOOD MART
Address: 1012 E 1ST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-00-4113
Cleanup Received Date: 07/14/2000
Cleanup Start Date: 07/15/2000
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S104658989 **DIST/DIR:** 0.446 SE **ELEVATION:** 169 **MAP ID:** 69

NAME: GEORGE FOX UNIVERSITY IV
ADDRESS: 1209 HANCOCK ST
NEWBERG, OR 97132
YAMHILL
SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-00-5584
ID/Status: 09/07/2000

LUST:
Name: HEATING OIL TANK
Address: 1209 HANCOCK ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-00-5584
Cleanup Received Date: 08/16/2000
Cleanup Start Date: 08/16/2000
Cleanup Complete Date: 09/07/2000
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: U003115509 **DIST/DIR:** 0.446 SE **ELEVATION:** 165 **MAP ID:** O70

NAME: PAUL HART PROPERTY

ADDRESS: 1015 E 1ST ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-92-4171
ID/Status: 04/30/1996

SOURCE: OR Department of Environmental Quality

LUST:
Name: PAUL HART PROPERTY
Address: 1015 E 1ST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-92-4171
Cleanup Received Date: 09/21/1992
Cleanup Start Date: 09/21/1992
Cleanup Complete Date: 04/30/1996
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S113907276 **DIST/DIR:** 0.449 NNW **ELEVATION:** 181 **MAP ID:** 71

NAME: HEATING OIL TANK

ADDRESS: 1507 N MAIN ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-13-0691
ID/Status: 03/24/2014

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 1507 N MAIN ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-13-0691
Cleanup Received Date: 06/03/2013
Cleanup Start Date: Not reported
Cleanup Complete Date: 03/24/2014
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S127014667 **DIST/DIR:** 0.457 SE **ELEVATION:** 166 **MAP ID:** 72

NAME: HEATING OIL TANK

ADDRESS: 1206 E HANCOCK ST
NEWBERG, OR 97123

Rev: 04/01/2024
ID/Status: 36-20-0653
ID/Status: 02/17/2021

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 1206 E HANCOCK ST
City,State,Zip: NEWBERG, OR 97123
Region: Western Region
Facility ID: 36-20-0653
Cleanup Received Date: 08/01/2020
Cleanup Start Date: Not reported
Cleanup Complete Date: 02/17/2021
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S102959383 **DIST/DIR:** 0.465 South **ELEVATION:** 169 **MAP ID:** 73

NAME: PUBLIC SAFETY BLDG SITE

ADDRESS: 3RD & HOWARD STREETS
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-97-4166

SOURCE: OR Department of Environmental Quality

LUST:
Name: PUBLIC SAFETY BLDG SITE
Address: 3RD & HOWARD STREETS
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-97-4166
Cleanup Received Date: 11/13/1997
Cleanup Start Date: 11/06/1997
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S114397713 **DIST/DIR:** 0.485 SSE **ELEVATION:** 168 **MAP ID:** Q74

NAME: HEATING OIL TANK

ADDRESS: 214 S CENTER ST
NEWBERG, OR 97132

Rev: 04/01/2024
ID/Status: 36-13-1161
ID/Status: 02/03/2014

SOURCE: OR Department of Environmental Quality

LUST:
Name: HEATING OIL TANK
Address: 214 S CENTER ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-13-1161
Cleanup Received Date: 08/23/2013
Cleanup Start Date: Not reported
Cleanup Complete Date: 02/03/2014
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S111249410 **DIST/DIR:** 0.489 SW **ELEVATION:** 170 **MAP ID:** 75

NAME: WAHL, ED

ADDRESS: 301 W 1ST ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-03-1712
ID/Status: 09/24/2003

LUST:
Name: HEATING OIL TANK
Address: 301 W 1ST ST
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-03-1712
Cleanup Received Date: 08/19/2003
Cleanup Start Date: 08/20/2003
Cleanup Complete Date: 09/24/2003
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

LUST

EDR ID: S103422548 **DIST/DIR:** 0.495 SSE **ELEVATION:** 168 **MAP ID:** Q76

NAME: KEIFER ESTATE HOT

ADDRESS: 200 S CENTER ST
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/01/2024
ID/Status: 36-98-4023

LUST:
Name: HEATING OIL TANK
Address: 200 S CENTER STREET
City,State,Zip: NEWBERG, OR 97132
Region: Western Region
Facility ID: 36-98-4023
Cleanup Received Date: 02/25/1998
Cleanup Start Date: 03/02/1998
Cleanup Complete Date: Not reported
Decode for Region: West Region

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S105613665 **DIST/DIR:** 0.589 SW **ELEVATION:** 163 **MAP ID:** 77

NAME: CARSON OIL - NEWBERG SPILL

ADDRESS: HWY 99W
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 377
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

ECSI:
Name: CARSON OIL - NEWBERG SPILL
Address: HWY 99W
City,State,Zip: NEWBERG, OR 97132
State ID Number: 377
Brown ID: 0
Study Area: False
Region ID: 3
Legislatve ID: 0
Investigation: No Further Action
FACA ID: 8845
Further Action: 0
Lat/Long (dms): 45 18 1.00 / -122 59 2.00
County Code: 36.00
Score Value: Not reported
Cerclis ID: Not reported
Township Coord.: 3.00
Township Zone: S
Range Coord: 2.00
Range Zone: W
Section Coord: 19
Qtr Section: Not reported
Tax Lots: Not reported
Size: Not reported
NPL: False
Orphan: False
Updated By: GWISTAR
Update Date: 06/12/2007
Created Date: 09/21/1988
Decode For RegionID: Western Region
Decode For BrownID: Not reported
Decode For Furtheract: Not reported
Decode For Investstat: No Further Action
Decode For Legislative: Not reported

Hazardous Release:
Substance ID.: 121994
Haz Release ID: 383849
Qty Released: 3500 gallons
Date Released: 7-2-86
Update Date: 09/21/1988
Update By: Not reported
Substance Code: ECD222
Substance Name: PETROLEUM
Substance Abbrev.: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S105613665 **DIST/DIR:** 0.589 SW **ELEVATION:** 163 **MAP ID:** 77

NAME: CARSON OIL - NEWBERG SPILL

ADDRESS: HWY 99W
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 377
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Substance Category ID: 8533
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8533
Substance Category: Petroleum Related Releases for OSPIRG Report
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Comment ID: 303989
Release Code: Data Sources
Release Comments: WVR Yamhill County Spill File
Decode for Relcomcd: Data Sources
Sampling Result ID: 345129
Feature Id: Not reported
Hazard Release Id: 383849
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: False
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: Not reported
Last Update By: CONV
Update Date: 09/13/1994
Decode for MediumID: Soil

Narrative:
NARR ID: 5730496
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Contamination
NARR Comments: (9/27/92 LSK/SAS) On July 2, 1986, a Carson Oil Company trailer overturned on Highway 99W at the west end of Newberg. There were three estimates of the quantity spilled: 3500, 3700, and 3800 gallons. 3500 gallons were recovered. The road was bermed and storm

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S105613665 **DIST/DIR:** 0.589 SW **ELEVATION:** 163 **MAP ID:** 77

NAME: CARSON OIL - NEWBERG SPILL

ADDRESS: HWY 99W
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 377
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

sewers were blocked off to prevent further contamination.

NARR ID: 5730497
NARR Code: Data Sources
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Data Sources
NARR Comments: Spill Report. Correspondence FROM owner and/or operator.

NARR ID: 5730498
NARR Code: Hazardous Substance/Waste Types
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Hazardous Substance/Waste Types
NARR Comments: petroleum

NARR ID: 5730499
NARR Code: Site Location
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Site Location
NARR Comments: Hwy 99W at the west end of Newberg

NARR ID: 5730500
NARR Code: Site Ownership
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Site Ownership
NARR Comments: Southern Pacific Railroad, OWN, UNK,

NARR ID: 5730501
NARR Code: Remedial Action
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Remedial Action

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S105613665 **DIST/DIR:** 0.589 SW **ELEVATION:** 163 **MAP ID:** 77

NAME: CARSON OIL - NEWBERG SPILL

ADDRESS: HWY 99W
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 377
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

NARR Comments: Responsible party cleanup initiated; spill involved Bunker C fuel oil and was cleaned up by Riedel Environmental (cleanup contractor). (9/27/92 LSK/SAS) NFA recommended. Available information indicates all or most of the Bunker C fuel oil was cleaned up and that other actions were taken to prevent further contamination.

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

Action ID: 9425
Region: Headquarters
Complete Date: 09/27/1992
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Headquarters
Category: Remedial Action
Action Code Flag: False
Action: SITE EVALUATION
Further Action: Not reported
Comments: Not reported

Action ID: 9437
Region: Headquarters
Complete Date: 09/28/1992
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Headquarters
Category: Listing Action
Action Code Flag: False

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S105613665 **DIST/DIR:** 0.589 SW **ELEVATION:** 163 **MAP ID:** 77

NAME: CARSON OIL - NEWBERG SPILL

ADDRESS: HWY 99W
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 377
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Action: Listing Review completed
Further Action: Not reported
Comments: Not reported

Action ID: 9443
Region: Western Region
Complete Date: 09/29/1992
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: NO FURTHER STATE ACTION REQUIRED
Further Action: 0
Comments: Not reported

Operations:
Operation Id: 131794
Operation Status: Inactive
Common Name: Carson Oil Co.
Yrs of Operation: Not reported
Comments: Tanker truck spill
Updated Date: 06/12/1996
Updated By: kpd
Decode for OpstatID: Inactive
Operations SIC Id: 196321
SIC Code: 4213
Created By: Not reported
Created Date: 12/17/2002

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386302 **DIST/DIR:** 0.766 ESE **ELEVATION:** 199 **MAP ID:** 78

NAME: SUNSHINE CLEANERS NEWBERG

ADDRESS: 400 N SITKA AVE.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.4 AC
ID/Status: 5751
ID/Status: No Further Action
ID/Status: Low

SOURCE: OR Department of Environmental Quality

ECSI:
Name: SUNSHINE CLEANERS NEWBERG
Address: 400 N SITKA AVE.
City,State,Zip: NEWBERG, OR 97132
State ID Number: 5751
Brown ID: 0
Study Area: False
Region ID: 3
Legislatve ID: 833
Investigation: No Further Action
FACA ID: 125266
Further Action: 260
Lat/Long (dms): 45 18 12.20 / -122 57 27.40
County Code: 36.00
Score Value: Not reported
Cerclis ID: Not reported
Township Coord.: 3.00
Township Zone: S
Range Coord: 2.00
Range Zone: W
Section Coord: 17
Qtr Section: DC
Tax Lots: 07000
Size: 0.4 AC
NPL: False
Orphan: False
Updated By: CRICHAR
Update Date: 07/08/2020
Created Date: 09/19/2012
Decode For RegionID: Western Region
Decode For BrownID: Not reported
Decode For Furtheract: Low
Decode For Investstat: No Further Action
Decode For Legislative: Dry Cleaner Environmental Response Account

Hazardous Release:
Substance ID.: 121011
Haz Release ID: 388527
Qty Released: Not reported
Date Released: Not reported
Update Date: 06/18/2020
Update By: CRICHAR
Substance Code: 127-18-4
Substance Name: TETRACHLOROETHYLENE
Substance Abbrev.: Not reported

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386302 **DIST/DIR:** 0.766 ESE **ELEVATION:** 199 **MAP ID:** 78

NAME: SUNSHINE CLEANERS NEWBERG

ADDRESS: 400 N SITKA AVE.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.4 AC
ID/Status: 5751
ID/Status: No Further Action
ID/Status: Low

SOURCE: OR Department of Environmental Quality

Substance Category ID: 8519
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8551
Substance Category: Solvents of interest to Milwaukie Area GW study
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8519
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8551
Substance Category: Solvents of interest to Milwaukie Area GW study
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 316912
Sub Alias Name: ETHENE,TETRACHLORO-
Substance Alias ID: 316913
Sub Alias Name: ETHYLENE TETRACHLORIDE
Substance Alias ID: 316914
Sub Alias Name: PERCHLOROETHYLENE
Substance Alias ID: 316915
Sub Alias Name: PERCLENE
Substance Alias ID: 316916
Sub Alias Name: TETRACHLOROETHENE
Substance Alias ID: 316917
Sub Alias Name: TETRACHLOROETHENE,1,1,2,2-
Substance Alias ID: 316918
Sub Alias Name: TETRACHLOROETHYLENE,1,1,2,2-
Comment ID: 306009
Release Code: General Comments
Release Comments: Site used PERC until about 2003 when the facility switched to a greener solvent. A long time employee stated at least one spill of PERC occured in the mid-1980s from a break/leas in a hose from the solvent delivery truck.
Decode for Relcomcd: General Comments

Substance ID.: 121781
Haz Release ID: 388528
Qty Released: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386302 **DIST/DIR:** 0.766 ESE **ELEVATION:** 199 **MAP ID:** 78

NAME: SUNSHINE CLEANERS NEWBERG

ADDRESS: 400 N SITKA AVE.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.4 AC
ID/Status: 5751
ID/Status: No Further Action
ID/Status: Low

SOURCE: OR Department of Environmental Quality

Date Released: Not reported
Update Date: 06/18/2020
Update By: CRICHAR
Substance Code: 79-01-6
Substance Name: TRICHLOROETHYLENE
Substance Abbrev.: Not reported
Substance Category ID: 8523
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8545
Substance Category: Solvents of interest to Milwaukie Area GW study
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8523
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8545
Substance Category: Solvents of interest to Milwaukie Area GW study
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 317517
Sub Alias Name: ETHINYL TRICHLORIDE
Substance Alias ID: 317518
Sub Alias Name: ETHYLENE TRICHLORIDE
Substance Alias ID: 317519
Sub Alias Name: TCE
Substance Alias ID: 317520
Sub Alias Name: TRI-CLENE
Substance Alias ID: 317521
Sub Alias Name: TRICHLOROETHENE

Narrative:
NARR ID: 5754201
NARR Code: Contamination
Created By: EKELLEY
Created Date: 09/19/2012
Updated By: EKELLEY
Updated Date: 09/19/2012
Decode for NarcdID: Contamination

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386302 **DIST/DIR:** 0.766 ESE **ELEVATION:** 199 **MAP ID:** 78

NAME: SUNSHINE CLEANERS NEWBERG

ADDRESS: 400 N SITKA AVE.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.4 AC
ID/Status: 5751
ID/Status: No Further Action
ID/Status: Low

SOURCE: OR Department of Environmental Quality

NARR Comments: Historic solvent contamination was detected in the soil and groundwater was discovered at the Site.

NARR ID: 5754202
NARR Code: Data Sources
Created By: DHANSON
Created Date: 09/19/2012
Updated By: CRICHAR
Updated Date: 06/18/2020
Decode for NarcdID: Data Sources
NARR Comments: 7-29-11 Subsurface Investigation Report (Xavier Environmental)
6-12-20 Site Investigation Report (Apex)

NARR ID: 5757926
NARR Code: Hazardous Substance/Waste Types
Created By: CRICHAR
Created Date: 06/19/2020
Updated By: CRICHAR
Updated Date: 07/08/2020
Decode for NarcdID: Hazardous Substance/Waste Types
NARR Comments: PCE and TCE have been detected in soil, groundwater, and soil gas at the site. No significant concnetrations of break down chemicals have been detected.

NARR ID: 5757925
NARR Code: Manner of Release
Created By: CRICHAR
Created Date: 06/19/2020
Updated By: CRICHAR
Updated Date: 06/19/2020
Decode for NarcdID: Manner of Release
NARR Comments: The amount of contamiantion is relatively small. THis is likely the accumulation of years of facility operation and small spills, drips, or leaks. The exact cause of contamiantion is unknown, however, a long time employee repted that atleast on spill (unknown volume) of PCE occured in the mid-1980s due to a break in a hose from a solvent delivery truck.

NARR ID: 5754203
NARR Code: Media Contamination
Created By: DHANSON
Created Date: 09/19/2012
Updated By: CRICHAR
Updated Date: 06/18/2020
Decode for NarcdID: Media Contamination

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386302 **DIST/DIR:** 0.766 ESE **ELEVATION:** 199 **MAP ID:** 78

NAME: SUNSHINE CLEANERS NEWBERG

ADDRESS: 400 N SITKA AVE.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.4 AC
ID/Status: 5751
ID/Status: No Further Action
ID/Status: Low

SOURCE: OR Department of Environmental Quality

NARR Comments: Soil and Groundwater were tested in July 2011 and found to contain tetrachloroethylene (PCE) and/or trichloroethylene (TCE). Sampling in 2020 confirmed trace level concentration of solvents in soil and soil gas. Groundwater contained low concetrations at the south side of the building with a small plume expected to extend partly beneath Highway 99.

NARR ID: 5757940
NARR Code: Remedial Action
Created By: CRICHAR
Created Date: 07/08/2020
Updated By: CRICHAR
Updated Date: 07/08/2020
Decode for NarcdID: Remedial Action
NARR Comments: The site was thoroughly investigated. Low levels of PCE and TCE are present in soil, groundwater and soil gas beneath the southern portion of the site and the adjacent property to the southeast. Concnetrations are well below all occupational RBCs.

NARR ID: 5754204
NARR Code: Substances of Concern
Created By: DHANSON
Created Date: 09/19/2012
Updated By: DHANSON
Updated Date: 09/19/2012
Decode for NarcdID: Substances of Concern
NARR Comments: Tetrachloroethylene (PCE) and trichloroethylene (TCE)

NARR ID: 5757924
NARR Code: Site History
Created By: CRICHAR
Created Date: 06/18/2020
Updated By: CRICHAR
Updated Date: 06/18/2020
Decode for NarcdID: Site History
NARR Comments: Reportedly, the current building was constructed in about 1978 as a dry cleaner and laundromat. Prior to that, the area appears to consist of residential or commercial building along Highway 99. A new dry cleaner machine was installed around 1985 that likely had condensate. A long time employee reported that one spill of unknown quantity did occur in the mid-1980s due to a break in a hose from a delivery truck. Tetrachloroethylene (Perchloroethylene, PERC, or PCE) was used until about 2003 when the facility switched to greener solvent.

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386302 **DIST/DIR:** 0.766 ESE **ELEVATION:** 199 **MAP ID:** 78

NAME: SUNSHINE CLEANERS NEWBERG

ADDRESS: 400 N SITKA AVE.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.4 AC
ID/Status: 5751
ID/Status: No Further Action
ID/Status: Low

SOURCE: OR Department of Environmental Quality

NARR ID: 5757776
NARR Code: 1922
Created By: CRICHAR
Created Date: 01/08/2020
Updated By: CRICHAR
Updated Date: 07/08/2020
Decode for NarcdID: Current Site Summary Statement
NARR Comments: The site was redeveloped into a dry cleaner and laundromat in about 1978 from was appeared to be a residence in historic aerial photographs. Eventually the laundromat operation ceased and dry clean operations expanded within the entire building. The exact cause of contamination is unknown, however a longtime employee reported that there was at least one solvent spill in the mid-1980s from a broken hose on a solvent delivery truck. Soil, groundwater, and soil gas within the vicinity of the southern portion of the building are contaminated with the dry cleaning solvent tetrachloroethylene and related solvents. Soil impacts remain from about one foot below ground in a utility trench within the building to a depth of about 16 feet below ground south of the dry cleaner building. The levels of contamination are below DEQ s acceptable risk levels. Groundwater contamination is present in the same area at levels exceeding DEQ s risk based concentrations for tap water, and appears to extend beneath a portion of Highway 99 at an average depth of about 16 feet below ground. There are, however, no known beneficial uses of groundwater in the vicinity of the site. The site and surrounding properties are expected to remain commercial and connected to the city water system. An opportunity to comment on the proposed closure was given to the neighboring property owner and the Oregon Department of Transportation. No comments were received within the comment period.

Administrative Action:
Action ID: 9425
Region: Western Region
Complete Date: Not reported
Rank Value: 0
Cleanup Flag: True
Created Date: 01/08/2020
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: SITE EVALUATION
Further Action: Low
Comments: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386302 **DIST/DIR:** 0.766 ESE **ELEVATION:** 199 **MAP ID:** 78

NAME: SUNSHINE CLEANERS NEWBERG

ADDRESS: 400 N SITKA AVE.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.4 AC
ID/Status: 5751
ID/Status: No Further Action
ID/Status: Low

SOURCE: OR Department of Environmental Quality

Action ID: 9443
Region: Western Region
Complete Date: 07/08/2020
Rank Value: Not reported
Cleanup Flag: False
Created Date: 07/08/2020
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: NO FURTHER STATE ACTION REQUIRED
Further Action: 0
Comments: Not reported

Action ID: 9424
Region: Not reported
Complete Date: 09/19/2012
Rank Value: Not reported
Cleanup Flag: False
Created Date: 09/19/2012
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Not reported
Category: Administrative Action
Action Code Flag: False
Action: Site added to database
Further Action: Not reported
Comments: Not reported

Action ID: 9508
Region: Western Region
Complete Date: 09/19/2012
Rank Value: Not reported
Cleanup Flag: False
Created Date: 09/19/2012
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: Site Screening recommended (EV)
Further Action: Medium
Comments: Not reported

Operations:
Operation Id: 135987
Operation Status: Active

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386302 **DIST/DIR:** 0.766 ESE **ELEVATION:** 199 **MAP ID:** 78

NAME: SUNSHINE CLEANERS NEWBERG

ADDRESS: 400 N SITKA AVE.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.4 AC
ID/Status: 5751
ID/Status: No Further Action
ID/Status: Low

SOURCE: OR Department of Environmental Quality

Common Name: Sunshine Cleaners
Yrs of Operation: 1978 - Present
Comments: Originally a dry cleaner and laundromat that has been converted to dry cleaner only.
Updated Date: 07/08/2020
Updated By: CRICHAR
Decode for OpstatID: Active

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006857644 **DIST/DIR:** 0.836 ESE **ELEVATION:** 191 **MAP ID:** 79

NAME: SCHARFF MOTOR FREIGHT

ADDRESS: 2210 PORTLAND RD
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 4.21 ac.
ID/Status: 1269
ID/Status: No Further Action

ECSI:
Name: SCHARFF MOTOR FREIGHT
Address: 2210-2310 PORTLAND RD.
City,State,Zip: NEWBERG, OR 97132
State ID Number: 1269
Brown ID: 0
Study Area: False
Region ID: 3
Legislatve ID: 0
Investigation: No Further Action
FACA ID: 8847
Further Action: 0
Lat/Long (dms): 45 18 9.00 / -122 57 25.60
County Code: 36.00
Score Value: Not reported
Cerclis ID: Not reported
Township Coord.: 3.00
Township Zone: S
Range Coord: 2.00
Range Zone: W
Section Coord: 20
Qtr Section: Not reported
Tax Lots: 700, 701, 702
Size: 4.21 ac.
NPL: False
Orphan: False
Updated By: GWISTAR
Update Date: 04/23/2015
Created Date: 01/21/1993
Decode For RegionID: Western Region
Decode For BrownID: Not reported
Decode For Furtheract: Not reported
Decode For Investstat: No Further Action
Decode For Legislative: Not reported

Hazardous Release:
Substance ID.: 120854
Haz Release ID: 384133
Qty Released: unknown
Date Released: unknown
Update Date: 03/23/2000
Update By: Not reported
Substance Code: 107-06-2
Substance Name: DICHLOROETHANE,1,2-
Substance Abbrev.: Not reported

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006857644 **DIST/DIR:** 0.836 ESE **ELEVATION:** 191 **MAP ID:** 79

NAME: SCHARFF MOTOR FREIGHT

ADDRESS: 2210 PORTLAND RD
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 4.21 ac.
ID/Status: 1269
ID/Status: No Further Action

Substance Category ID: 8511
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8511
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 316365
Sub Alias Name: ETHANE,1,2-DICHLORO-
Substance Alias ID: 316366
Sub Alias Name: ETHYLENE DICHLORIDE
Substance Alias ID: 316367
Sub Alias Name: GLYCOL DICHLORIDE
Sampling Result ID: 344474
Feature Id: Not reported
Hazard Release Id: 384133
Medium: 698
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: 01/01/1991
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: .014 ppm
Last Update By: gmw
Update Date: 03/23/2000
Decode for MediumID: Groundwater

Substance ID.: 120838
Haz Release ID: 384134
Qty Released: unknown
Date Released: unknown
Update Date: 03/23/2000
Update By: Not reported
Substance Code: 106-46-7
Substance Name: DICHLOROBENZENE,1,4-
Substance Abbrev.: Not reported
Substance Alias ID: 316291

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006857644 **DIST/DIR:** 0.836 ESE **ELEVATION:** 191 **MAP ID:** 79

NAME: SCHARFF MOTOR FREIGHT

ADDRESS: 2210 PORTLAND RD
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 4.21 ac.
ID/Status: 1269
ID/Status: No Further Action

Sub Alias Name: BENZENE,1,4-DICHLORO-
Substance Alias ID: 316292
Sub Alias Name: DI-CHLORICIDE
Substance Alias ID: 316293
Sub Alias Name: DICHLOROBENZENE,p-
Substance Alias ID: 316294
Sub Alias Name: PARADICHLOROBENZENE
Substance Alias ID: 316295
Sub Alias Name: PARAMOTH
Substance Alias ID: 316296
Sub Alias Name: PDB
Sampling Result ID: 344475
Feature Id: Not reported
Hazard Release Id: 384134
Medium: 698
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: 01/01/1991
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: .0083 to .0237 ppm
Last Update By: gmw
Update Date: 03/23/2000
Decode for MediumID: Groundwater

Substance ID.: 121774
Haz Release ID: 384135
Qty Released: unknown
Date Released: unknown
Update Date: 03/23/2000
Update By: Not reported
Substance Code: 78-87-5
Substance Name: DICHLOROPROPANE,1,2-
Substance Abbrev.: Not reported
Substance Alias ID: 317503
Sub Alias Name: DICHLOROPROPANE,alpha,beta-
Substance Alias ID: 317504
Sub Alias Name: PROPANE,1,2-DICHLORO-
Substance Alias ID: 317505
Sub Alias Name: PROPYLENE CHLORIDE

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006857644 **DIST/DIR:** 0.836 ESE **ELEVATION:** 191 **MAP ID:** 79

NAME: SCHARFF MOTOR FREIGHT

ADDRESS: 2210 PORTLAND RD
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 4.21 ac.
ID/Status: 1269
ID/Status: No Further Action

Substance Alias ID: 317506
Sub Alias Name: PROPYLENE DICHLORIDE
Sampling Result ID: 344476
Feature Id: Not reported
Hazard Release Id: 384135
Medium: 698
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: Not reported
Start Date: 01/01/1991
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: .0016 ppm
Last Update By: gmw
Update Date: 03/23/2000
Decode for MediumID: Groundwater

Narrative:
NARR ID: 5732533
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Contamination
NARR Comments: (1/10/93 HMS/SAS) Drinking-water MCLs have been exceeded at this site. Contaminants include BTEX and 1,2-DCA. The presence of other halogenated volatiles indicates more assessment is needed to determine the source and extent of contamination.

NARR ID: 5747401
NARR Code: General Site Description
Created By: GWISTAR
Created Date: 10/26/2005
Updated By: GWISTAR
Updated Date: 10/26/2005
Decode for NarcdID: General Site Description
NARR Comments: The site is located in a mixed residential, commercial, and light industrial area. The site is not fenced. A dry-cleaning operation is nearby.

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006857644 **DIST/DIR:** 0.836 ESE **ELEVATION:** 191 **MAP ID:** 79

NAME: SCHARFF MOTOR FREIGHT

ADDRESS: 2210 PORTLAND RD
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 4.21 ac.
ID/Status: 1269
ID/Status: No Further Action

NARR ID: 5732534
NARR Code: Hazardous Substance/Waste Types
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Hazardous Substance/Waste Types
NARR Comments: waste oil and solvents

NARR ID: 5732535
NARR Code: Manner of Release
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Manner of Release
NARR Comments: Past practices; above- and below-ground releases. Time of release: unknown.

NARR ID: 5732536
NARR Code: Pathways Other Hazards
Created By: Not reported
Created Date: 12/17/2002
Updated By: GWISTAR
Updated Date: 10/26/2005
Decode for NarcdID: Pathways & Other Hazards
NARR Comments: Soil is a silt-loam; topography is flat with poor drainage. Hess Creek (0.25 mile west) is used for recreational purposes. A shallow aquifer may be used for drinking water, so that the potential pathway of greatest concern is groundwater.

NARR ID: 5753926
NARR Code: Remedial Action
Created By: EKELLEY
Created Date: 03/07/2012
Updated By: EKELLEY
Updated Date: 03/07/2012
Decode for NarcdID: Remedial Action
NARR Comments: Investigation and Remediation USTs The USTs on the north portion of the Site and 2500 cubic yards of petroleum contaminated soil (PCS) were excavated in September 1991. The USTs were recycled by the decommissioning contractor (On-Line Construction). With DEQ s approval, the PCS was treated and later reused on Site for leveling and landscaping purposes. Groundwater was sampled from the UST pit in boring B6 after removal of the tanks and showed elevated levels of

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006857644 **DIST/DIR:** 0.836 ESE **ELEVATION:** 191 **MAP ID:** 79

NAME: SCHARFF MOTOR FREIGHT

ADDRESS: 2210 PORTLAND RD
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 4.21 ac.
ID/Status: 1269
ID/Status: No Further Action

volatile organic compounds (VOCs). Further groundwater sampling was later conducted in 2011 in boring GP2. Only the VOC toluene at 2.72 parts per billion (ppb) was detected in the sample. Further groundwater delineation occurred in January 2012 with borings ICP-1 and ICP-2. Levels of contamination in groundwater from these borings were below applicable RBCs. Sampling results are summarized in Appendix B. Shop Drain Area Also in September 1991, the buried drum, piping, and 20 cubic yards of contaminated soil from the shop drain area were removed. Later, the shop building was demolished and another 320 cubic yards of PCS were removed from the area. Soils were stock piled separately from those of the UST tank pit, and disposed at Hillsboro Landfill. After soil removal from the shop drain area, four samples (C3-S3N, C3-S4N, C3-S1S, and C3-S2S) were taken. Contamination levels ranged from 40 to 420 parts per million (ppm) for petroleum hydrocarbons. The detected hydrocarbons were primarily from the heavier range since gasoline levels were below 27 ppm. Soil was further characterized in borings ICP-3, ICP-4, and ICP-5, which were non-detect for petroleum range hydrocarbons and VOCs. Initial groundwater sampling near the shop drain area (boring B2) indicated elevated levels of VOCs. Further delineation of the groundwater (GP3, ICP-4, and ICP-5), showed only limited amounts of toluene ranging from 1.7 to 4.12 ppb. Soil and groundwater data is summarized in appendix B. ASTs Surface staining was observed near the ASTs and behind the shop building during their removal in 1991. Initial borings B1, B3 and B4 were used to address surface staining areas. All soil samples were collected and tested from 5 feet below ground surface (bgs). Boring B1 had the highest level of contamination with Total Petroleum Hydrocarbons of 21ppm. Groundwater samples were collected from the three borings at approximately 10-12 for and analyzed for VOCs. Only B1 had an indication of contamination with 0.17ppb for 1,1,2-trichloroethane. In the 2011 site assessment, soil was sampled from GP5 at approximately 10-11 feet bgs for diesel. Results indicated 38.8 ppm for diesel and 251 ppm for heavy oil. The surface of site was reported to have been scraped to 6 inches below surface and leveled, and then was asphalted; except for where there is landscaping, as current site conditions show. To address possible impacts from chlorinated solvents released from neighboring dry cleaner facility, soil from boring GP1 was sampled at 13-14 feet bgs and analyzed for petroleum hydrocarbons and groundwater was collected at approximately 21 feet and analyzed for hydrocarbons and VOCs. Petroleum hydrocarbons were not detected in the samples. The VOCs in groundwater showed TCE at 58.5 ppb, TCE at 51.4 ppb, cis-1,2-DEC at 4.38 ppb, and 1,1-dichloroethene at 0.550 ppb. Based on information that chlorinated solvents were never used at the Site, the assumed groundwater flow direction, and recent site assessment by DEQ of the

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006857644 **DIST/DIR:** 0.836 ESE **ELEVATION:** 191 **MAP ID:** 79

NAME: SCHARFF MOTOR FREIGHT

ADDRESS: 2210 PORTLAND RD
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 4.21 ac.
ID/Status: 1269
ID/Status: No Further Action

drycleaners, DEQ concurred with the consultant that chlorinated solvent contamination was coming from an off-site source.

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

Action ID: 9425
Region: Headquarters
Complete Date: 01/10/1993
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Headquarters
Category: Remedial Action
Action Code Flag: False
Action: SITE EVALUATION
Further Action: Not reported
Comments: Not reported

Action ID: 9496
Region: Headquarters
Complete Date: 01/10/1993
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Headquarters
Category: Remedial Action
Action Code Flag: False
Action: State Basic Preliminary Assessment recommended (PA)
Further Action: Not reported
Comments: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006857644 **DIST/DIR:** 0.836 ESE **ELEVATION:** 191 **MAP ID:** 79

NAME: SCHARFF MOTOR FREIGHT

ADDRESS: 2210 PORTLAND RD
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 4.21 ac.
ID/Status: 1269
ID/Status: No Further Action

Action ID: 9435
Region: Western Region
Complete Date: 03/07/2012
Rank Value: Not reported
Cleanup Flag: False
Created Date: 12/15/2011
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: Independent Cleanup Program
Further Action: Low
Comments: Not reported

Action ID: 9443
Region: Western Region
Complete Date: 03/07/2012
Rank Value: Not reported
Cleanup Flag: False
Created Date: 03/07/2012
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: NO FURTHER STATE ACTION REQUIRED
Further Action: 0
Comments: Not reported

Operations:
Operation Id: 132582
Operation Status: Active
Common Name: Scharff Motor Freight
Yrs of Operation: unknown
Comments: Not reported
Updated Date: 03/08/1995
Updated By: jxh
Decode for OpstatID: Active

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386211 **DIST/DIR:** 0.850 ESE **ELEVATION:** 199 **MAP ID:** 80

NAME: NEWBERG ONE-HOUR DRY CLEANING

ADDRESS: 2316 PORTLAND RD.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.9 acre
ID/Status: 4656
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

ECSI:
Name: NEWBERG ONE-HOUR DRY CLEANING
Address: 2316 PORTLAND RD.
City,State,Zip: NEWBERG, OR 97132
State ID Number: 4656
Brown ID: 0
Study Area: False
Region ID: 3
Legislatve ID: 833
Investigation: No Further Action
FACA ID: 97469
Further Action: 0
Lat/Long (dms): 45 18 11.90 / -122 57 20.20
County Code: 36.00
Score Value: Not reported
Cerclis ID: 001002747
Township Coord.: 3.00
Township Zone: S
Range Coord: 2.00
Range Zone: W
Section Coord: 20
Qtr Section: AB
Tax Lots: 600
Size: 0.9 acre
NPL: False
Orphan: False
Updated By: MFRISTE
Update Date: 08/08/2018
Created Date: 07/17/2006
Decode For RegionID: Western Region
Decode For BrownID: Not reported
Decode For Furtheract: Not reported
Decode For Investstat: No Further Action
Decode For Legislative: Dry Cleaner Environmental Response Account

Hazardous Release:
Substance ID.: 121011
Haz Release ID: 386860
Qty Released: Not reported
Date Released: Not reported
Update Date: 07/17/2006
Update By: MENGLIS
Substance Code: 127-18-4
Substance Name: TETRACHLOROETHYLENE
Substance Abbrev.: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386211 **DIST/DIR:** 0.850 ESE **ELEVATION:** 199 **MAP ID:** 80

NAME: NEWBERG ONE-HOUR DRY CLEANING

ADDRESS: 2316 PORTLAND RD.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.9 acre
ID/Status: 4656
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Substance Category ID: 8519
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8551
Substance Category: Solvents of interest to Milwaukie Area GW study
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8519
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8551
Substance Category: Solvents of interest to Milwaukie Area GW study
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 316912
Sub Alias Name: ETHENE,TETRACHLORO-
Substance Alias ID: 316913
Sub Alias Name: ETHYLENE TETRACHLORIDE
Substance Alias ID: 316914
Sub Alias Name: PERCHLOROETHYLENE
Substance Alias ID: 316915
Sub Alias Name: PERCLENE
Substance Alias ID: 316916
Sub Alias Name: TETRACHLOROETHENE
Substance Alias ID: 316917
Sub Alias Name: TETRACHLOROETHENE,1,1,2,2-
Substance Alias ID: 316918
Sub Alias Name: TETRACHLOROETHYLENE,1,1,2,2-
Sampling Result ID: 348863
Feature Id: 0
Hazard Release Id: 386860
Medium: 698
Substance Abbrev.: 0
Unit Code: 109
Observation: False
Owner Operator: False
Lab Data: True
Sample Depth: 20 foot
Start Date: 12/15/1996

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386211 **DIST/DIR:** 0.850 ESE **ELEVATION:** 199 **MAP ID:** 80

NAME: NEWBERG ONE-HOUR DRY CLEANING

ADDRESS: 2316 PORTLAND RD.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.9 acre
ID/Status: 4656
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

End Date: Not reported
Min Concentration: Not reported
Max Concentration: 2.51
Sample Comment: 2.510 mg/L
Last Update By: MENGLIS
Update Date: 07/17/2006
Decode for MediumID: Groundwater

Substance ID.: 121781
Haz Release ID: 387709
Qty Released: Not reported
Date Released: Not reported
Update Date: 02/23/2011
Update By: GWISTAR
Substance Code: 79-01-6
Substance Name: TRICHLOROETHYLENE
Substance Abbrev.: Not reported
Substance Category ID: 8523
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8545
Substance Category: Solvents of interest to Milwaukie Area GW study
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8523
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8545
Substance Category: Solvents of interest to Milwaukie Area GW study
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 317517
Sub Alias Name: ETHINYL TRICHLORIDE
Substance Alias ID: 317518
Sub Alias Name: ETHYLENE TRICHLORIDE
Substance Alias ID: 317519
Sub Alias Name: TCE
Substance Alias ID: 317520
Sub Alias Name: TRI-CLENE

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386211 **DIST/DIR:** 0.850 ESE **ELEVATION:** 199 **MAP ID:** 80

NAME: NEWBERG ONE-HOUR DRY CLEANING

ADDRESS: 2316 PORTLAND RD.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.9 acre
ID/Status: 4656
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Substance Alias ID: 317521
Sub Alias Name: TRICHLOROETHENE

Narrative:
NARR ID: 5752353
NARR Code: Contamination
Created By: KROBERT
Created Date: 07/26/2010
Updated By: EKELLEY
Updated Date: 02/13/2014
Decode for NarcdID: Contamination
NARR Comments: (7/26/10 KJR/SAS) Soil and gw sampling have documented releases of PCE to the subsurface. The site used PCE for dry cleaning from 1981 to 2004 and is now a dry store. In April 2009 DEQ performed a PA with limited sampling. Four soil borings were advanced. One groundwater sample was collected from temporary well points placed in each soil boring. A duplicate groundwater sample was collected from boring SB-3. Concentrations of PCE and trichloroethene (TCE) were detected in groundwater samples from all four borings and the duplicate at levels ranging from 26.7 ug/l to 2,750 ug/l and 5.0 ug/l to 155 ug/l, respectively. Concentrations of cis 1,2-dichloroethene (cis-1,2-DCE) were detected in groundwater from borings SB 1, SB-3 and the duplicate of SB-3 at levels of 89.2 ug/l, 6.2 ug/l, and 6.8 ug/l, respectively. (4/13/14 ELK) In August of 2011 the adjacent site, Scharff Motor Freight , had an environmental assessment done by AMEC. The assessment was in regard to on site contamination from underground storage tanks, above ground storage tanks, a shop drain, and off site impacts from the Newberg One Hour Cleaners Site. To address possible impacts from chlorinated solvents released from neighboring dry cleaner facility, soil from boring GP1 was sampled at 13-14 feet bgs and analyzed for petroleum hydrocarbons and groundwater was collected at approximately 21 feet and analyzed for hydrocarbons and VOCs. Petroleum hydrocarbons were not detected in the samples. The VOCs in groundwater showed PCE at 58.5 ppb, TCE at 51.4 ppb, cis-1,2-DEC at 4.38 ppb, and 1,1-dichloroethene at 0.550 ppb. Based on information that chlorinated solvents were never used at the Site, the assumed groundwater flow direction, and recent site assessment by DEQ of the drycleaners, DEQ concurred with the consultant that chlorinated solvent contamination was coming from an off-site source (Newberg One-Hour Cleaners).

NARR ID: 5752354
NARR Code: General Site Description
Created By: KROBERT
Created Date: 07/26/2010

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386211 **DIST/DIR:** 0.850 ESE **ELEVATION:** 199 **MAP ID:** 80

NAME: NEWBERG ONE-HOUR DRY CLEANING

ADDRESS: 2316 PORTLAND RD.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.9 acre
ID/Status: 4656
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Updated By: KROBERT
Updated Date: 07/26/2010
Decode for NarcdID: General Site Description
NARR Comments: [July 2010] The Newberg One Hour Cleaners site is located at 2316 Portland Road in Newberg, Oregon. The 0.9 acre property has two buildings with retail tenants. The Newberg One Hour Cleaners is located in a stand alone 1,260 square foot building in the northwest corner of the property. A second 7,920 square foot building occupies the eastern portion of the property and has one retail vacancy and five tenants (Asian Bistro, Enterprise Rent-a-Car, French Twist Salon, Nails by Cheryl, & the Puppy Playhouse). The remainder of the site is a paved parking lot and landscaping.

NARR ID: 5748313
NARR Code: Hazardous Substance/Waste Types
Created By: MENGLIS
Created Date: 07/17/2006
Updated By: KROBERT
Updated Date: 07/26/2010
Decode for NarcdID: Hazardous Substance/Waste Types
NARR Comments: PCE, TCE, cis-1,2-DCE

NARR ID: 5752356
NARR Code: Land Use (Current/Reasonably Likely)
Created By: KROBERT
Created Date: 07/26/2010
Updated By: KROBERT
Updated Date: 07/26/2010
Decode for NarcdID: Land Use (Current/Reasonably Likely)
NARR Comments: [July 2010] The property is located in an area of commercial use. The property and adjacent properties are all zoned for community commercial use. Adjacent properties include Lumberman s Building supply to the south and west, an Auto Zone auto parts store to the east, a Prudential Northwest Properties office to the southeast, and the Newberg Best Western hotel to the north across Portland Road (Highway 99W).

NARR ID: 5748314
NARR Code: Pathways Other Hazards
Created By: MENGLIS
Created Date: 07/17/2006
Updated By: MENGLIS
Updated Date: 07/17/2006
Decode for NarcdID: Pathways & Other Hazards
NARR Comments: Soil, groundwater

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386211 **DIST/DIR:** 0.850 ESE **ELEVATION:** 199 **MAP ID:** 80

NAME: NEWBERG ONE-HOUR DRY CLEANING

ADDRESS: 2316 PORTLAND RD.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.9 acre
ID/Status: 4656
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

NARR ID: 5748312
NARR Code: Remedial Action
Created By: MENGLIS
Created Date: 07/17/2006
Updated By: EKELLEY
Updated Date: 02/13/2014
Decode for NarcdID: Remedial Action
NARR Comments: (4/19/06 MP/NWR) Over 2.5 mg/L PCE was detected in shallow groundwater beneath the site. Specific source area has not been established, but could be from surface releases both inside and outside of the building. There are no structures over the area immediately downgradient of dry cleaners building, although groundwater flow direction has not been established. Extent of groundwater contamination should be investigated. Priority for further action: Medium. (7/26/10 KJR/SAS) a PA with limited sampling was completed at the site in July 2010. Sampling was performed in April 2009. PCE was confirmed in soil and groundwater samples. Additional assessment is needed. (4/13/14 ELK) Because of the recent site assessment done to the adjacent, presumed down gradient location (Scharff Motor Freight) and adjustment to the RBCs for TCE and PCE (June 7, 2012), the contamination from this site appears to be sufficiently delineated and appears to have levels of contamination below all applicable DEQs risk based criteria for future site workers, construction workers, or excavation workers and the environment.

NARR ID: 5752357
NARR Code: Water Use (Current/Reasonably Likely)
Created By: KROBERT
Created Date: 07/26/2010
Updated By: KROBERT
Updated Date: 07/26/2010
Decode for NarcdID: Water Use (Current/Reasonably Likely)
NARR Comments: [July 2010] The City of Newberg is located in the Willamette River Basin and the Chehalem Watershed. The Willamette River is located south of the city. The primary groundwater aquifers are located in the Lower Marine Sedimentary/Troutdale Formation and the CRBG. Wells drilled in the valley range in depth from 45 feet to 240 feet bgs with an average depth of 140 feet bgs. Wells drilled in the marine rocks to depths greater than 200 feet bgs generally produce water that is not desirable. Multiple domestic, municipal and community water systems utilizing groundwater are located within a 4-mile radius of the site. Groundwater was encountered at the site at depths ranging from 12 feet to 17 feet bgs. A release of hazardous substances was documented at the site through the detections of PCE

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386211 **DIST/DIR:** 0.850 ESE **ELEVATION:** 199 **MAP ID:** 80

NAME: NEWBERG ONE-HOUR DRY CLEANING

ADDRESS: 2316 PORTLAND RD.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.9 acre
ID/Status: 4656
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

and associated breakdown products in groundwater. Based the distance between the site and drinking water wells, depth to groundwater aquifers used for domestic/municipal uses, and the city ordinance prohibiting the installation of wells for potable use, drinking water users within the 4-mile radius are considered secondary targets.

NARR ID: 5752355
NARR Code: Site History
Created By: KROBERT
Created Date: 07/26/2010
Updated By: KROBERT
Updated Date: 07/26/2010
Decode for NarcdID: Site History
NARR Comments: The dry cleaning equipment was installed by Newberg Dry Cleaners in 1981. The site changed names to Newberg One Hour Cleaners in 1985. Based on Hazardous Waste Compliance Reports, the site was an operating dry-cleaner until 2004. The last time that PCE was purchased for the facility was in March 2004. The site is currently a dry store<quot> which is a facility that receives clothing but has the dry cleaning performed at another location. The business has changed hands several times since 1981. The current operators (Danny and Meredith Cho) purchased the business in 1993. Quadrant Investments LLC purchased the property in 2006 from Mr. Doug Peterson who purchased the property in 2001. The property was owned by Mr. Roger Crowell in 1999.

Administrative Action:
Action ID: 9444
Region: Western Region
Complete Date: 07/01/2011
Rank Value: Not reported
Cleanup Flag: False
Created Date: 07/01/2011
Decode for AgencyID: Environmental Protection Agency
Decode for RegionID: Western Region
Category: EPA Led Action
Action Code Flag: False
Action: No Further Remedial Action Planned under Federal program
Further Action: 0
Comments: Not reported

Action ID: 9443
Region: Western Region
Complete Date: 02/13/2014
Rank Value: Not reported

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386211 **DIST/DIR:** 0.850 ESE **ELEVATION:** 199 **MAP ID:** 80

NAME: NEWBERG ONE-HOUR DRY CLEANING

ADDRESS: 2316 PORTLAND RD.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.9 acre
ID/Status: 4656
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Cleanup Flag: False
Created Date: 02/13/2014
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: NO FURTHER STATE ACTION REQUIRED
Further Action: 0
Comments: Not reported

Action ID: 9424
Region: Not reported
Complete Date: 07/17/2006
Rank Value: Not reported
Cleanup Flag: False
Created Date: 07/17/2006
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Not reported
Category: Administrative Action
Action Code Flag: False
Action: Site added to database
Further Action: Not reported
Comments: Not reported

Action ID: 9508
Region: Western Region
Complete Date: 04/19/2006
Rank Value: Not reported
Cleanup Flag: False
Created Date: 07/17/2006
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: Site Screening recommended (EV)
Further Action: High
Comments: Not reported

Action ID: 9425
Region: Western Region
Complete Date: 09/30/2006
Rank Value: Not reported
Cleanup Flag: False
Created Date: 12/28/2006
Decode for AgencyID: Department of Environmental Quality

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386211 **DIST/DIR:** 0.850 ESE **ELEVATION:** 199 **MAP ID:** 80

NAME: NEWBERG ONE-HOUR DRY CLEANING

ADDRESS: 2316 PORTLAND RD.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.9 acre
ID/Status: 4656
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: SITE EVALUATION
Further Action: 0
Comments: Not reported

Action ID: 9510
Region: Western Region
Complete Date: 09/30/2006
Rank Value: Not reported
Cleanup Flag: False
Created Date: 12/28/2006
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False
Action: State Expanded Preliminary Assessment recommended (XPA)
Further Action: Medium
Comments: Not reported

Action ID: 9421
Region: 0
Complete Date: 07/31/2008
Rank Value: Not reported
Cleanup Flag: False
Created Date: 08/26/2008
Decode for AgencyID: Environmental Protection Agency
Decode for RegionID: Not reported
Category: EPA Led Action
Action Code Flag: False
Action: Site added to CERCLIS
Further Action: 0
Comments: Not reported

Action ID: 9520
Region: Western Region
Complete Date: 07/26/2010
Rank Value: Not reported
Cleanup Flag: False
Created Date: 08/26/2008
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Western Region
Category: Remedial Action
Action Code Flag: False

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: S106386211 **DIST/DIR:** 0.850 ESE **ELEVATION:** 199 **MAP ID:** 80

NAME: NEWBERG ONE-HOUR DRY CLEANING

ADDRESS: 2316 PORTLAND RD.
NEWBERG, OR 97132

Rev: 04/16/2024
ID/Status: 0.9 acre
ID/Status: 4656
ID/Status: No Further Action

SOURCE: OR Department of Environmental Quality

Action: EXPANDED PRELIMINARY ASSESSMENT
Further Action: 0
Comments: Not reported

Action ID: 9506
Region: Eastern Region
Complete Date: 07/26/2010
Rank Value: Not reported
Cleanup Flag: False
Created Date: 07/26/2010
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Eastern Region
Category: Remedial Action
Action Code Flag: False
Action: Site Investigation recommended (SI)
Further Action: Medium
Comments: Not reported

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006854808 **DIST/DIR:** 0.885 NE **ELEVATION:** 203 **MAP ID:** 81

NAME: NEWBERG LOT - HESS CREEK

ADDRESS: 3S/2W/S17
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 22.6 acres
ID/Status: 626
ID/Status: Suspect

ECSI:
Name: NEWBERG LOT - HESS CREEK
Address: 3S/2W/S17
City,State,Zip: NEWBERG, OR 97132
State ID Number: 626
Brown ID: 0
Study Area: False
Region ID: 3
Legislatve ID: 0
Investigation: Suspect
FACA ID: 40002
Further Action: 0
Lat/Long (dms): 45 18 47.90 / -122 57 35.60
County Code: 36.00
Score Value: Not reported
Cerclis ID: Not reported
Township Coord.: 3.00
Township Zone: S
Range Coord: 2.00
Range Zone: W
Section Coord: 17
Qtr Section: Not reported
Tax Lots: 2100, 17BD,100
Size: 22.6 acres
NPL: False
Orphan: False
Updated By: KDAUGHE
Update Date: 07/12/2023
Created Date: 10/28/1988
Decode For RegionID: Western Region
Decode For BrownID: Not reported
Decode For Furtheract: Not reported
Decode For Investstat: Suspect
Decode For Legislative: Not reported
Alias Name: Springbrook Institute

Hazardous Release:
Substance ID.: 121587
Haz Release ID: 385653
Qty Released: unknown
Date Released: prior to 6-87
Update Date: 10/28/1988
Update By: Not reported
Substance Code: 67-64-1
Substance Name: ACETONE

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006854808 **DIST/DIR:** 0.885 NE **ELEVATION:** 203 **MAP ID:** 81

NAME: NEWBERG LOT - HESS CREEK

ADDRESS: 3S/2W/S17
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 22.6 acres
ID/Status: 626
ID/Status: Suspect

Substance Abbrev.: Not reported
Substance Alias ID: 319114
Sub Alias Name: DIMETHYL KETONE
Substance Alias ID: 319115
Sub Alias Name: KETOPROPANE,beta-
Substance Alias ID: 319116
Sub Alias Name: PROPANONE,2-
Substance Alias ID: 319117
Sub Alias Name: PYROACETIC ETHER
Comment ID: 304273
Release Code: Data Sources
Release Comments: CH2M-Hill lab report 6-30-87
Decode for Relcomcd: Data Sources
Comment ID: 304274
Release Code: Release Containment
Release Comments: none
Decode for Relcomcd: Release Containment
Sampling Result ID: 337505
Feature Id: Not reported
Hazard Release Id: 385653
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: False
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 130 ppm
Last Update By: CONV
Update Date: 09/13/1994
Decode for MediumID: Soil

Substance ID.: 121673
Haz Release ID: 385048
Qty Released: unknown
Date Released: prior to 6-87
Update Date: 10/28/1988
Update By: Not reported
Substance Code: 7440-50-8
Substance Name: COPPER
Substance Abbrev.: Not reported

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006854808 **DIST/DIR:** 0.885 NE **ELEVATION:** 203 **MAP ID:** 81

NAME: NEWBERG LOT - HESS CREEK

ADDRESS: 3S/2W/S17
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 22.6 acres
ID/Status: 626
ID/Status: Suspect

Substance Category ID: 8464
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8464
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 319296
Sub Alias Name: CU
Comment ID: 304277
Release Code: Data Sources
Release Comments: CH2M-Hill lab report 6-30-87
Decode for Relcomcd: Data Sources
Comment ID: 304278
Release Code: Release Containment
Release Comments: none
Decode for Relcomcd: Release Containment
Sampling Result ID: 346462
Feature Id: Not reported
Hazard Release Id: 385048
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: False
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 345 ppm
Last Update By: CONV
Update Date: 09/13/1994
Decode for MediumID: Soil

Substance ID.: 121639
Haz Release ID: 385049
Qty Released: Unknown
Date Released: prior to 6-87
Update Date: 10/28/1988
Update By: Not reported

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006854808 **DIST/DIR:** 0.885 NE **ELEVATION:** 203 **MAP ID:** 81

NAME: NEWBERG LOT - HESS CREEK

ADDRESS: 3S/2W/S17
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 22.6 acres
ID/Status: 626
ID/Status: Suspect

Substance Code: 7439-92-1
Substance Name: LEAD
Substance Abbrev.: Not reported
Substance Category ID: 8466
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8466
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 319256
Sub Alias Name: PB
Sampling Result ID: 346862
Feature Id: Not reported
Hazard Release Id: 385049
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: False
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 67 ppm
Last Update By: CONV
Update Date: 09/13/1994
Decode for MediumID: Soil

Substance ID.: 121694
Haz Release ID: 385050
Qty Released: Unknown
Date Released: prior to 6-87
Update Date: 10/28/1988
Update By: Not reported
Substance Code: 75-09-2
Substance Name: METHYLENE CHLORIDE
Substance Abbrev.: Not reported
Substance Category ID: 8518
Substance Category: Volatiles

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Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006854808 **DIST/DIR:** 0.885 NE **ELEVATION:** 203 **MAP ID:** 81

NAME: NEWBERG LOT - HESS CREEK

ADDRESS: 3S/2W/S17
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 22.6 acres
ID/Status: 626
ID/Status: Suspect

Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8518
Substance Category: Volatiles
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 319341
Sub Alias Name: DICHLOROMETHANE
Substance Alias ID: 319342
Sub Alias Name: METHANE DICHLORIDE
Substance Alias ID: 319343
Sub Alias Name: METHYLENE BICHLORIDE
Substance Alias ID: 319344
Sub Alias Name: METHYLENE DICHLORIDE
Sampling Result ID: 346463
Feature Id: Not reported
Hazard Release Id: 385050
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: False
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 47 ppm
Last Update By: CONV
Update Date: 09/13/1994
Decode for MediumID: Soil

Substance ID.: 121671
Haz Release ID: 385249
Qty Released: unknown
Date Released: prior to 6-87
Update Date: 10/28/1988
Update By: Not reported
Substance Code: 7440-47-3
Substance Name: CHROMIUM
Substance Abbrev.: Not reported
Substance Category ID: 8462

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006854808 **DIST/DIR:** 0.885 NE **ELEVATION:** 203 **MAP ID:** 81

NAME: NEWBERG LOT - HESS CREEK

ADDRESS: 3S/2W/S17
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 22.6 acres
ID/Status: 626
ID/Status: Suspect

Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Category ID: 8462
Substance Category: Inorganics
Category Level: Not reported
Created By: Not reported
Created Date: 12/17/2002
Substance Alias ID: 319294
Sub Alias Name: CHROMIUM, TOTAL
Substance Alias ID: 318145
Sub Alias Name: CHROMIUM, INORGANIC
Comment ID: 304275
Release Code: Data Sources
Release Comments: CH2M-Hill lab report 6-30-87
Decode for Relcomcd: Data Sources
Comment ID: 304276
Release Code: Release Containment
Release Comments: none
Decode for Relcomcd: Release Containment
Sampling Result ID: 345101
Feature Id: Not reported
Hazard Release Id: 385249
Medium: 703
Substance Abbrev.: Not reported
Unit Code: Not reported
Observation: False
Owner Operator: False
Lab Data: False
Sample Depth: Not reported
Start Date: Not reported
End Date: Not reported
Min Concentration: Not reported
Max Concentration: Not reported
Sample Comment: 15.3 ppm
Last Update By: CONV
Update Date: 09/13/1994
Decode for MediumID: Soil

Narrative:
NARR ID: 5727561
NARR Code: Contamination
Created By: Not reported
Created Date: 12/17/2002

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006854808 **DIST/DIR:** 0.885 NE **ELEVATION:** 203 **MAP ID:** 81

NAME: NEWBERG LOT - HESS CREEK

ADDRESS: 3S/2W/S17
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 22.6 acres
ID/Status: 626
ID/Status: Suspect

Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Contamination
NARR Comments: (2/1/92 LSK/SAS) The Northwest Institute of Alcoholism and Chemical Dependency retained CH2M-Hill to perform an assessment prior to the Institute's possible purchase of the site. Copper, lead, methylene chloride, and acetone were detected above background concentrations in sediments on the banks of an intermittent stream on the property. One possible source of the contamination is the Technical Images site northeast and upstream of the property (see ECSI #314).

NARR ID: 5727562
NARR Code: Data Sources
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Data Sources
NARR Comments: 1) July 1987 CH2M-Hill Site Assessment. 2) Technical Images site file (ECSI #314). 3) Groundwater - Mountain View DR site file (ECSI #341). 4) A-Dec Inc site file (ECSI #1184).

NARR ID: 5727563
NARR Code: Hazardous Substance/Waste Types
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Hazardous Substance/Waste Types
NARR Comments: heavy metals, solvents

NARR ID: 5745546
NARR Code: Site Location
Created By: GWISTAR
Created Date: 09/23/2004
Updated By: GWISTAR
Updated Date: 09/23/2004
Decode for NarcdID: Site Location
NARR Comments: Site is bordered by Hess Creek, the Southern Pacific rail line, and the A-DEC, Inc. facility.

NARR ID: 5727564
NARR Code: Manner of Release
Created By: Not reported
Created Date: 12/17/2002

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006854808 **DIST/DIR:** 0.885 NE **ELEVATION:** 203 **MAP ID:** 81

NAME: NEWBERG LOT - HESS CREEK

ADDRESS: 3S/2W/S17
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 22.6 acres
ID/Status: 626
ID/Status: Suspect

Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Manner of Release
NARR Comments: Potential for on-site migration of contaminants from upstream electronics company. Time of release: prior to June 1987.

NARR ID: 5727565
NARR Code: Pathways Other Hazards
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Pathways & Other Hazards
NARR Comments: The site consists of undeveloped rolling hills that slope toward an intermittent stream and Hess Creek. The site is almost entirely covered with vegetation.

NARR ID: 5727566
NARR Code: Remedial Action
Created By: Not reported
Created Date: 12/17/2002
Updated By: Not reported
Updated Date: 12/17/2002
Decode for NarcdID: Remedial Action
NARR Comments: (2/1/92 LSK/SAS) A Site Assessment by a potential purchaser is the only action performed so far at this site. Further information is needed. Site Assessment recommends that the site be examined as a potential pathway for contaminants from the adjacent A-Dec plant (see ECSI #341 and #1184).

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

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006854808 **DIST/DIR:** 0.885 NE **ELEVATION:** 203 **MAP ID:** 81

NAME: NEWBERG LOT - HESS CREEK

ADDRESS: 3S/2W/S17
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 22.6 acres
ID/Status: 626
ID/Status: Suspect

Action ID: 9425
Region: Headquarters
Complete Date: 02/01/1992
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Headquarters
Category: Remedial Action
Action Code Flag: False
Action: SITE EVALUATION
Further Action: Not reported
Comments: Not reported

Action ID: 9437
Region: Headquarters
Complete Date: 02/02/1992
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Headquarters
Category: Listing Action
Action Code Flag: False
Action: Listing Review completed
Further Action: Not reported
Comments: Not reported

Action ID: 9449
Region: Headquarters
Complete Date: Not reported
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Headquarters
Category: Listing Action
Action Code Flag: False
Action: Insufficient information to list
Further Action: Not reported
Comments: Not reported

Action ID: 9479
Region: Headquarters
Complete Date: 02/04/1992

- Continued on next page -

Site Detail Report

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

ECSI

EDR ID: 1006854808 **DIST/DIR:** 0.885 NE **ELEVATION:** 203 **MAP ID:** 81

NAME: NEWBERG LOT - HESS CREEK

ADDRESS: 3S/2W/S17
NEWBERG, OR 97132
YAMHILL

SOURCE: OR Department of Environmental Quality

Rev: 04/16/2024
ID/Status: 22.6 acres
ID/Status: 626
ID/Status: Suspect

Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Headquarters
Category: Remedial Action
Action Code Flag: False
Action: Further Investigation of Area Facilities recommended
Further Action: Not reported
Comments: Not reported

Action ID: 9445
Region: Headquarters
Complete Date: Not reported
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Headquarters
Category: Listing Action
Action Code Flag: False
Action: Responsible party notified re 11/88 Inventory listing
Further Action: Not reported
Comments: Not reported

Operations:
Operation Id: 131935
Operation Status: Inactive
Common Name: Newberg Lot - Hess Creek
Yrs of Operation: none
Comments: vacant parcel
Updated Date: 09/13/1994
Updated By: CONV
Decode for OpstatID: Inactive

Database Descriptions

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

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

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

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

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

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

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

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROLS - Institutional Controls Sites List.

Database Descriptions

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

State/Tribal CERCLIS: CRL ECSI - Environmental Cleanup Site Information System. All facilities with a confirmed release. ECSI - Confirmed Release List and Inventory

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

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Leaking Underground Storage Tank Database INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Underground Storage Tank Database AST - Aboveground Storage Tanks. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land.

State/Tribal VCP: VCS Responsible parties have entered into an agreement with DEQ to voluntarily address contamination associated with their property. VCS - Voluntary Cleanup Program Sites

ST/Tribal Brownfields: BROWNFIELDS Brownfields investigations and/or cleanups that have been conducted in Oregon. BROWNFIELDS - Brownfields Projects

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

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

Database Descriptions

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Spill Data. HAZMAT - Hazmat/Incidents. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. MINES MRDS - Mineral Resources Data System. FINDS - Facility Index System/Facility Registry System. PFAS NPL - Superfund Sites with PFAS Detections Information. PFAS FEDERAL SITES - Federal Sites PFAS Information. PFAS TSCA - PFAS Manufacture and Imports Information. PFAS TRIS - List of PFAS Added to the TRI. PFAS RCRA MANIFEST - PFAS Transfers Identified In the RCRA Database Listing. PFAS ATSDR - PFAS Contamination Site Location Listing. PFAS WQP - Ambient Environmental Sampling for PFAS. PFAS NPDES - Clean Water Act Discharge Monitoring Information. PFAS PROJECT - NORTHEASTERN UNIVERSITY PFAS PROJECT. PFAS ECHO - Facilities in Industries that May Be Handling PFAS Listing. PFAS ECHO FIRE TRAIN - Facilities in Industries that May Be Handling PFAS Listing. PFAS PT 139 AIRPORT - All Certified Part 139 Airports PFAS Information Listing. AQUEOUS FOAM NRC - Aqueous Foam Related Incidents Listing. PCS - Permit Compliance System. PCS ENF - Enforcement data. BIOSOLIDS - ICIS-NPDES Biosolids Facility Data. UST FINDER - UST Finder Database. UST FINDER RELEASE - UST Finder Releases Database. E MANIFEST - Hazardous Waste Electronic Manifest System. PFAS - PFAS Site Contamination Listing. AQUEOUS FOAM - AFFF Contamination Site Listing.
TANK HOT DECOM - Heating Oil Tank Clean Decommissioning Sites Listing. LUST HOT - Heating Oil Tank Clean-up Sites Listing.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Quarterly

State/Tribal CERCLIS: Department of Environmental Quality

Updated Quarterly

State/Tribal SWL: Department of Environmental Quality

Updated Semi-Annually

State/Tribal LTANKS: Department of Environmental Quality

Updated Quarterly

State/Tribal Tanks: Department of Environmental Quality

Updated Quarterly

Database Sources

State/Tribal VCP: DEQ

Updated Quarterly

ST/Tribal Brownfields: Department of Environmental Quality

Updated Annually

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Quarterly

Other: Environmental Protection Agency

Updated Quarterly

Street Name Report for Streets near the Target Property

Target Property: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JOB: NA

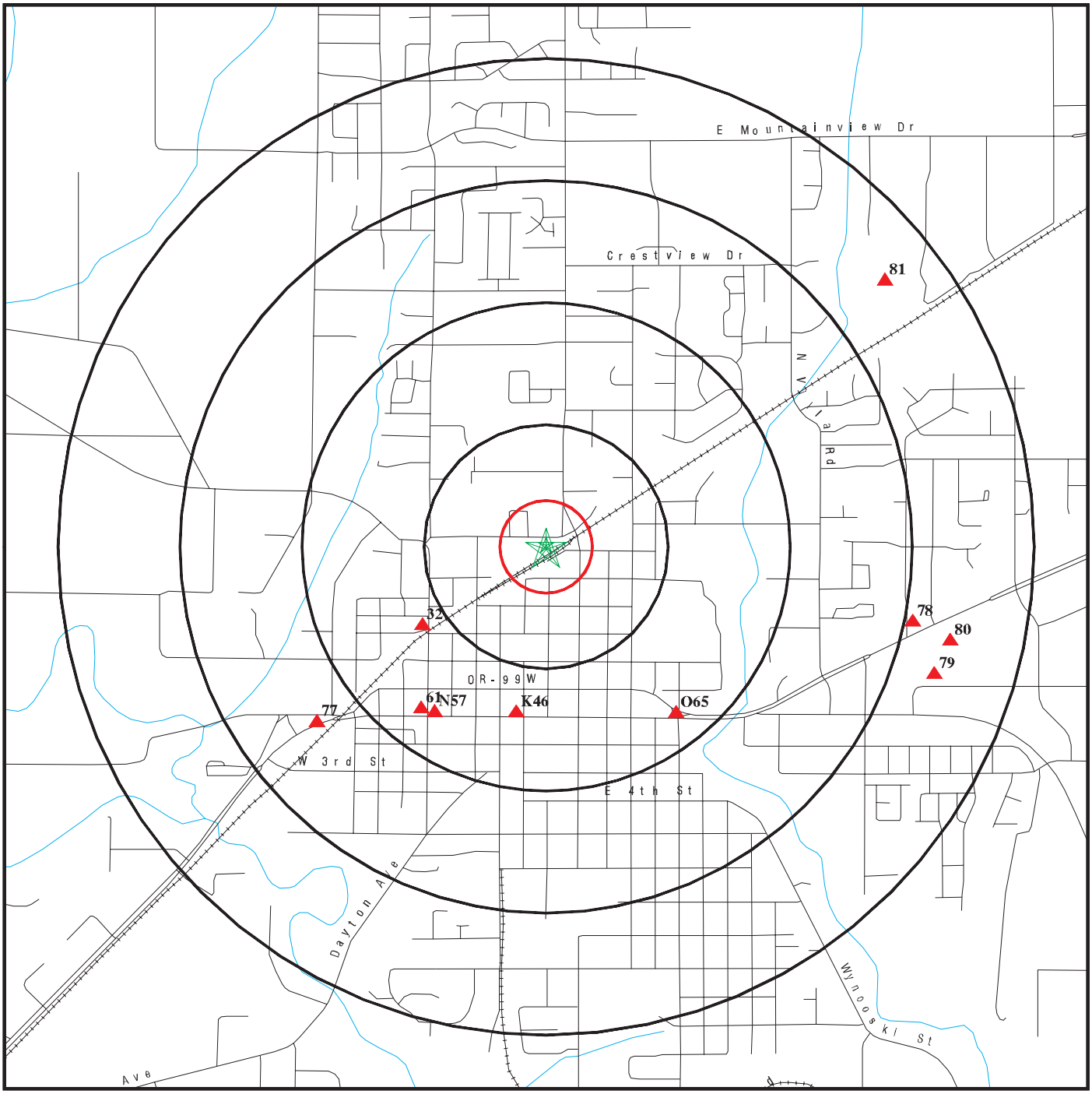
Street Name	Dist/Dir	Street Name	Dist/Dir
Cherry St	0.25 ENE		
Clifford Ct	0.24 NW		
Deskins St	0.04 ENE		
E Franklin St	0.12 South		
E Illinois St	0.02 North		
E North St	0.06 South		
E Sheridan St	0.24 South		
E Sherman St	0.18 South		
Ella Ct	0.12 NNE		
Evergreen Dr	0.23 NNE		
Fulton St	0.18 ENE		
Jacqui Ct	0.20 NE		
Mission Ct	0.21 NW		
Mission Dr	0.15 North		
N Blaine St	0.15 SW		
N Center St	0.22 East		
N Edwards St	0.13 East		
N Garfield St	0.20 WSW		
N Howard St	0.08 SSW		
N Main St	0.24 West		
N Meridian St	0.18 East		
N School St	0.06 South		
N Washington St	0.14 West		
OR-219	0.07 ENE		
OR-240	0.24 West		
Ramp	0.06 NE		
Rentfro Way	0.20 NW		
Vermillion St	0.03 SSE		

Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites

500 E. ILLINOIS STREET NEWBERG, OR 97132



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 45.305351 Longitude: 122.974163)

▲ Identified Sites

National Priority List Sites

Indian Reservations BIA

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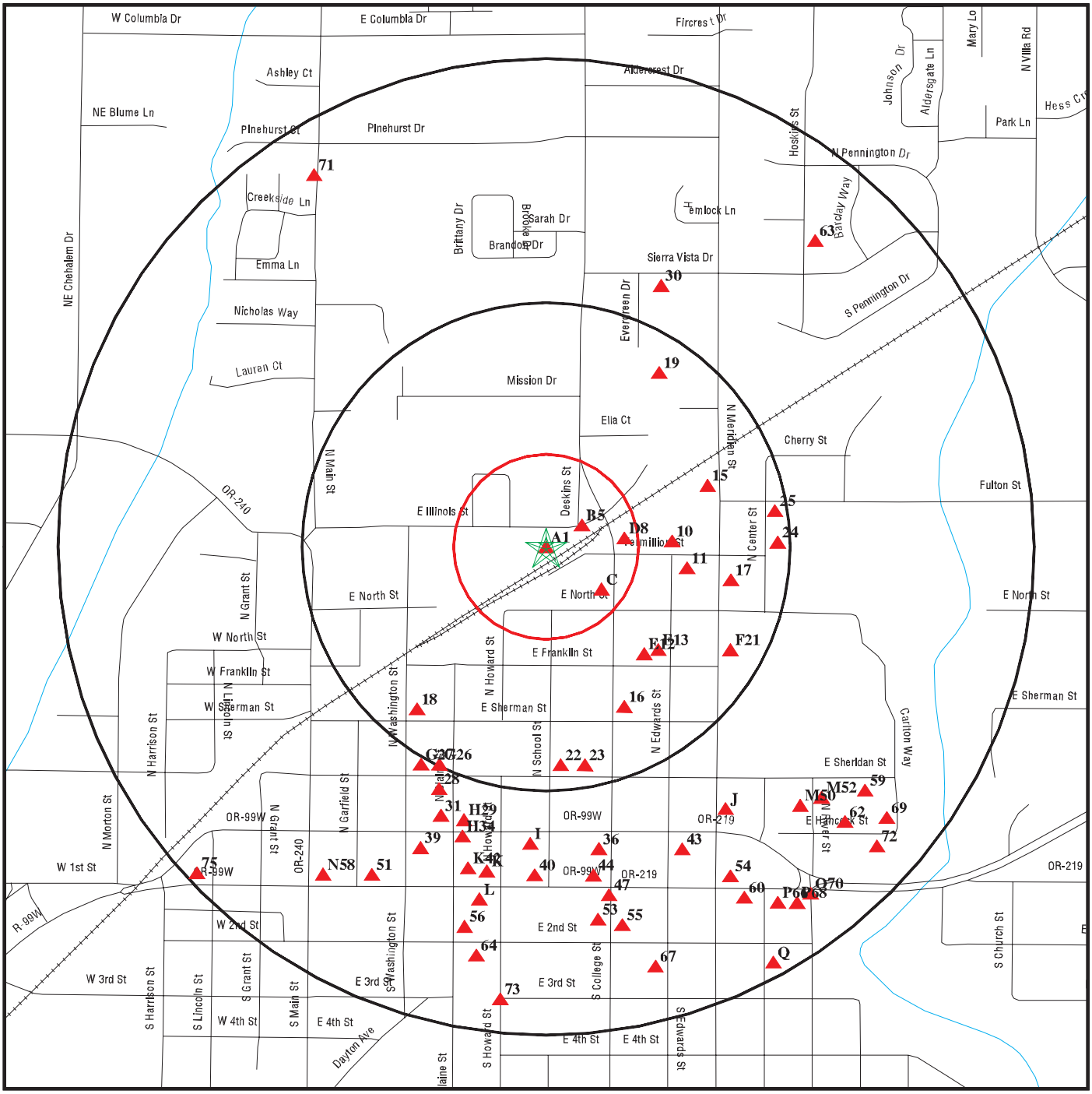
Environmental FirstSearch

0.500 Mile Radius

ASTM MAP: CERCLIS, RCRATSD, LUST, SWL

500 E. ILLINOIS STREET NEWBERG, OR 97132



Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

★ **Target Property (Latitude: 45.305351 Longitude: 122.974163)**

▲ **Identified Sites**

National Priority List Sites

Indian Reservations BIA

EDR Reference Code (EDR internal use only): 07793470.8r

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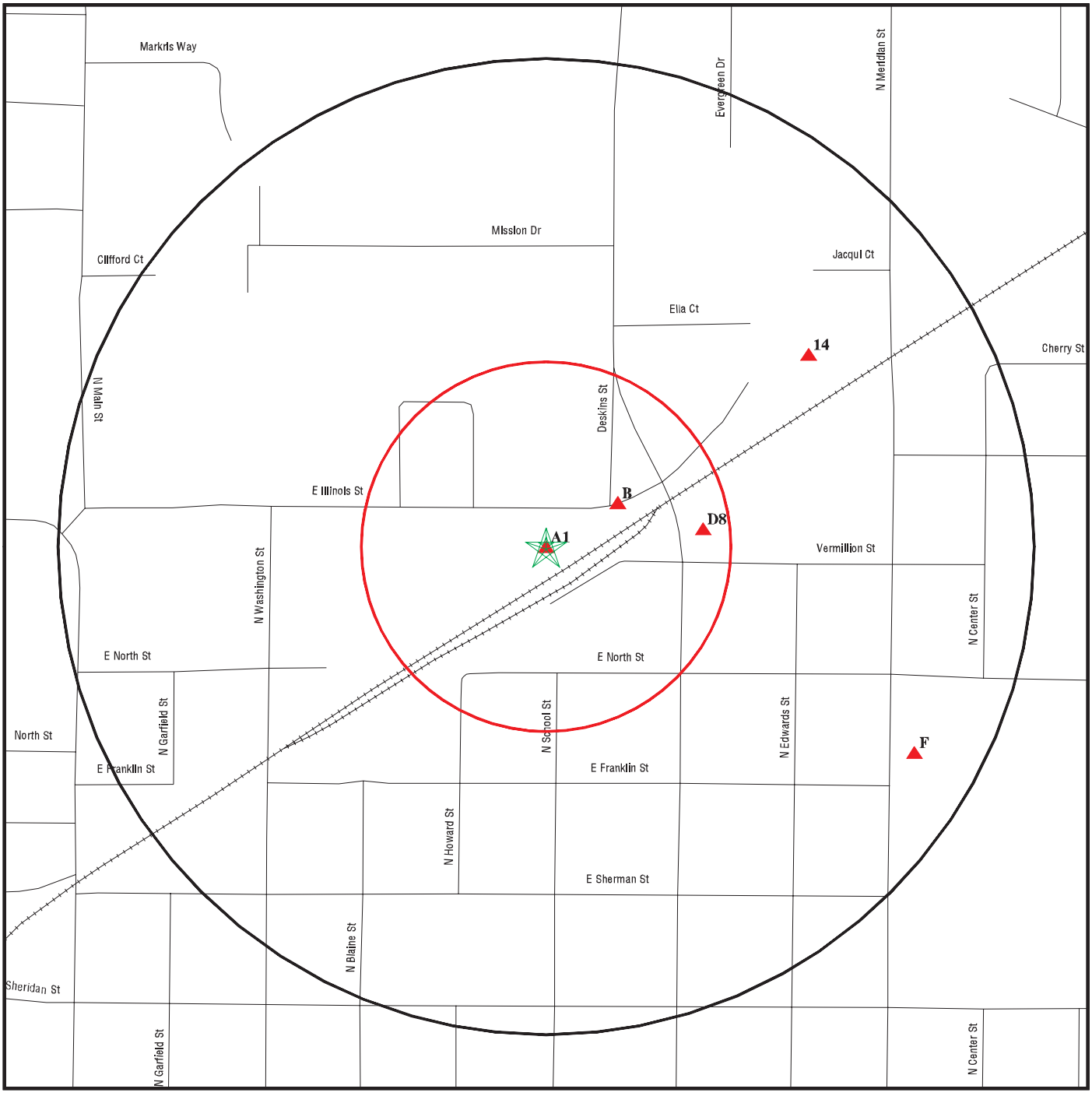
24-10-15.19:53:17.Tue

Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS

500 E. ILLINOIS STREET NEWBERG, OR 97132



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ **Target Property (Latitude: 45.305351 Longitude: 122.974163)**

▲ **Identified Sites**

National Priority List Sites

Indian Reservations BIA

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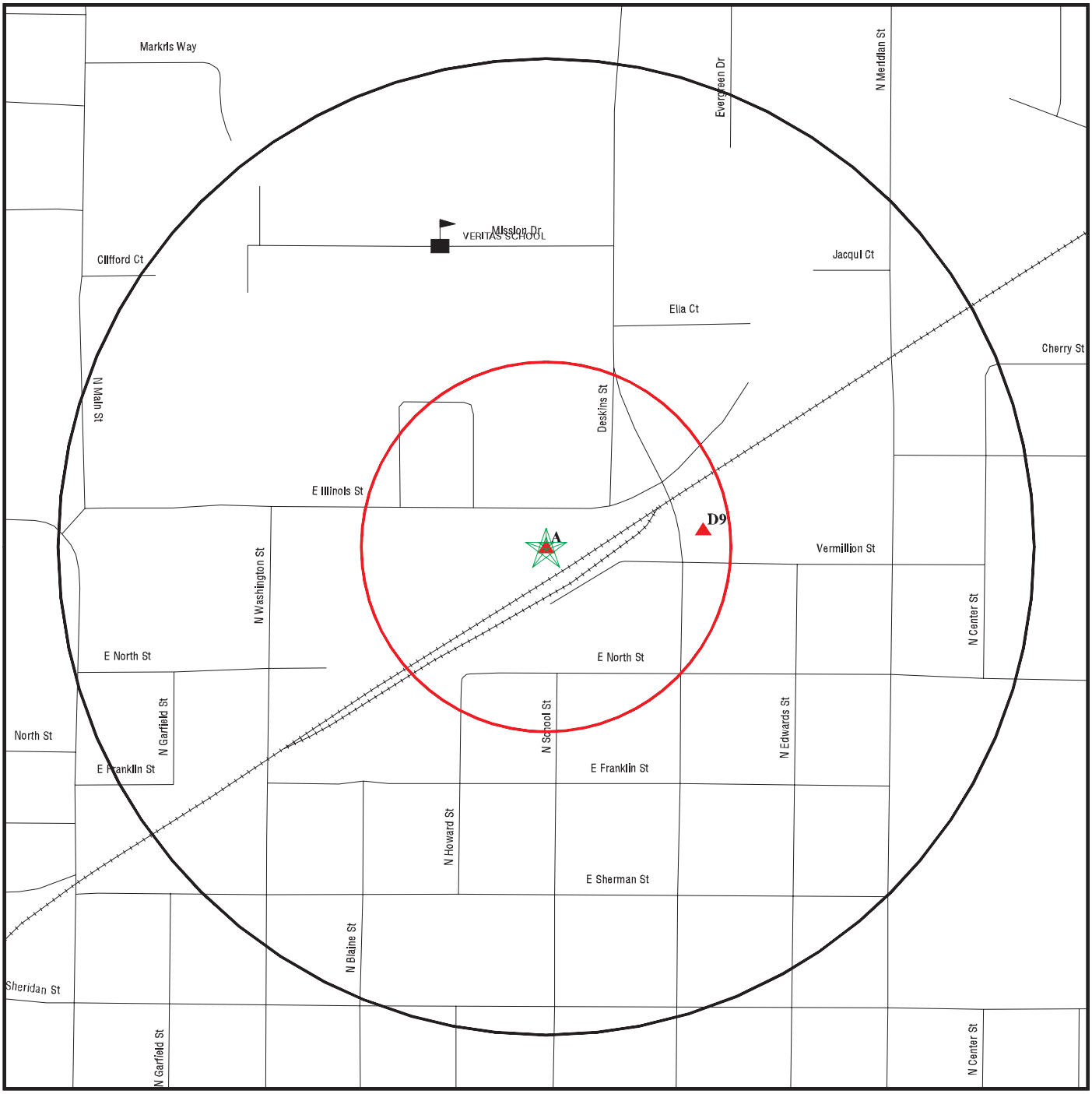
Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS

500 E. ILLINOIS STREET NEWBERG, OR 97132



Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

- ★ **Target Property (Latitude: 45.305351 Longitude: 122.974163)**
- ▲ **Identified Sites**
- **Sensitive Receptors**
- **National Priority List Sites**
- **Indian Reservations BIA**

EDR Reference Code (EDR Internal use only): 07793470.8r

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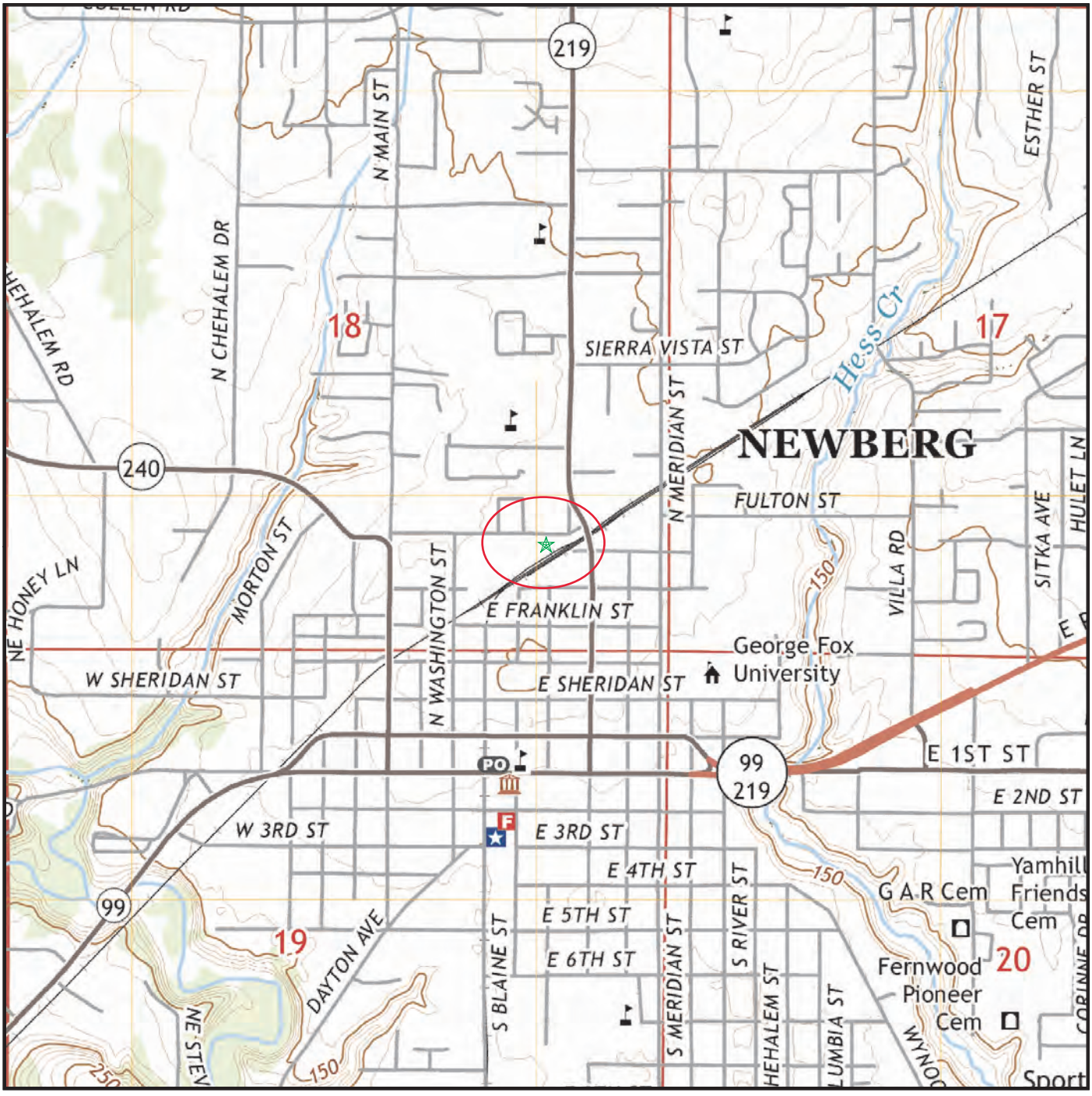
24-10-15.19:53:31.Tue

Site location Map

Topo: 0.75 Mile Radius

500 E. ILLINOIS STREET NEWBERG, OR 97132



Map Image Position: TP
Map Reference Code & Name: 14878140 Newberg
Map State(s): OR
Version Date: 2020

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

OREGON BUILDING CODES AND STANDARDS:

1. 2022 OREGON STRUCTURAL SPECIALTY CODE (2021 IBC)
2. 2022 OREGON MECHANICAL SPECIALTY CODE (2021 IMC)
3. 2021 OREGON RESIDENTIAL SPECIALTY CODE (2018 IRC)
4. 2021 OREGON ELECTRICAL SPECIALTY CODE (2020 NEC)
5. ANSI/EIA-TIA-222-H

PROPERTY LEGAL DESCRIPTION:

SEE SCHEDULE "C" OF TITLE REPORT

AT&T

NEW BUILD LTE ONLY 1C: WSWOR0040990
LTE 2C: WSWOR0041657
5G NR 1DR-1: WSWOR0041747
5G NR 1DR-1 CBAND: WSWOR0041693
NSB 5G NR 1DR-2: WSWOR--
5G NR 1DR-2 CBAND: WSWOR--
NSB 5G NR 1DR-2: WSWOR--

USID: 324411
FA CODE: 15960528

SITE NUMBER: PC81
SITE NAME: NEWBERG DOWNTOWN
SITE TYPE: MONOPINE / VERTIV NETSURE X744 (3-BAY WUC)
ADDRESS: 500 EAST ILLINOIS STREET
NEWBERG, OR 97132
PARCEL ID: R3218DD 01000

PROJECT TEAM

APPLICANT / LESSEE:

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

PROJECT MANAGER:

CENTERLINE COMMUNICATIONS
CONTACT: KELLY LEA
EMAIL: klea@pmass.com
PH: (503) 380-2717

CONSTRUCTION MANAGER:

CONTACT: RANDY MORRISON
EMAIL: rx191c@att.com
PH: (425) 492-6590

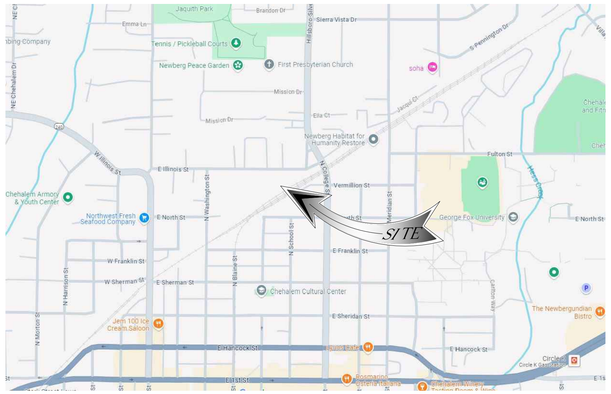
SITE ACQUISITION / ZONING:

CENTERLINE COMMUNICATIONS
CONTACT: PHILLIP KITZES
EMAIL: pkitzes@pmass.com
PH: (206) 227-7445

A&E MANAGER:

P. MARSHALL & ASSOCIATES
CONTACT: JARRETT ELLINGTON
EMAIL: jellington@pmass.com
PH: (706) 294-1479

VICINITY MAP



LOCAL MAP

NORTH

PROJECT DESCRIPTION

PROPOSED SITE BUILD OF AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

TOWER/ANTENNA SOW:

- INSTALLATION OF (1) AT&T 20'-0" TALL MONOPINE EXTENSION
- INSTALLATION OF (9) AT&T PANEL ANTENNAS
- INSTALLATION OF (12) AT&T REMOTE RADIO HEADS (RRHS)
- INSTALLATION OF (3) AT&T RRH BACK TO BACK MOUNT ASSEMBLIES
- INSTALLATION OF (2) AT&T DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (1) AT&T V-FRAME ANTENNA MOUNT

EQUIPMENT SOW:

- INSTALLATION OF AN AT&T 368.0 SQ. FT. TELECOMMUNICATION COMPOUND LEASE AREA
- INSTALLATION OF AN AT&T 15'-0" X 24'-6" (2 SIDES), 6'-0" HIGH CHAIN LINK FENCING W/ PRIVACY GREEN SLATS
- INSTALLATION OF (1) AT&T VERTIV NETSURE X744 (3-BAY WUC) ON CONCRETE PAD
- INSTALLATION OF (1) AT&T KOHLER 30REOZK (30KW AC DIESEL) BACK-UP GENERATOR ON CONCRETE PAD
- INSTALLATION OF (1) AT&T 200A AC POWER PANEL
- INSTALLATION OF (8) AT&T SBS 190 BATTERIES
- INSTALLATION OF (1) AT&T FLX12 CABINET
- INSTALLATION OF (1) AT&T 200AMP DISCONNECT
- INSTALLATION OF (1) AT&T H-FRAME
- INSTALLATION OF (1) AT&T CABLE BRIDGE
- INSTALLATION OF (1) AT&T CABLE SLACK BOX
- INSTALLATION OF (6) AT&T DC POWER & (2) 24 PAIR FIBER CABLE TRUNKS
- INSTALLATION OF (10) AT&T RECTIFIERS
- INSTALLATION OF (9) AT&T CONVERTERS
- INSTALLATION OF (1) AT&T DC50 SURGE SUPPRESSOR BOX
- INSTALLATION OF (2) AT&T 6672 BASEBAND UNITS
- INSTALLATION OF (1) AT&T 6610 CONTROLLER
- INSTALLATION OF (1) AT&T GPS ANTENNA

PROJECT AREA:

- 15'-0" X 24'-6" 400.0 SQ. FT. LEASE AREA

SITE INFORMATION

PROPERTY OWNER:
NEWBERG INDUSTRIAL PARK, LLC
23500 SCHOLLS FERRY ROAD
HILLSBORO, OR 97123

JURISDICTION:	CITY OF NEWBERG
WIND LOADS:	97 MPH (3-SECOND GUST)
EXPOSURE CATEGORY:	C
SEISMIC CATEGORY:	---
FLOOD ZONE:	---
PARCEL ID #:	R3218DD 01000
ZONING:	M-2 LIGHT INDUSTRIAL
LATITUDE (NAD 83):	45.305344°
LONGITUDE (NAD 83):	-122.974097°

IMPERVIOUS SURFACE: ±XX SQ. FT.
BASE OF EXISTING STRUCTURE: ±0' (±194.9' AMSL)
TOP OF EXISTING STRUCTURE: ±95.0' (±289.9' AMSL)
TOP OF STRUCTURE W/ (P) HIGHEST APPURTENANCE: ±115.0' (±309.9' AMSL)

ACCESSIBILITY REQUIREMENTS: FACILITY IS AN UNMANNED EQUIPMENT SPACE NOT INTENDED FOR HUMAN HABITATION AND ONLY FREQUENTLY VISITED BY MAINTENANCE PERSONAL. ACCESSIBILITY IS NOT REQUIRED PER IBC 2021, SECTION 1103.2.9 (EQUIPMENT SPACES)

TOWER OWNER: KGI WIRELESS
POWER AGENCY: PORTLAND GENERAL ELECTRIC
TELEPHONE AGENCY: TBD
RFDS VERSION: FINAL
DATE UPDATED: 10/31/2024

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE LOCATED AT 19801 SW 72ND AVE, TUALATIN, OR 97062:

1. HEAD EAST TOWARD SW 72nd. AVE (10 FT)
2. TURN RIGHT TOWARD SW 72nd. AVE (128 FT)
3. TURN RIGHT ONTO SW 72nd. AVE (498 FT)
4. TURN LEFT AT THE 1ST CROSS STREET ONTO SW SAGERT ST (0.4 MILES)
5. TURN LEFT ONTO SW BOONES FERRY RD (0.3 MILES)
6. TURN RIGHT ONTO SW AVERY ST (1.1 MILES)
7. TURN LEFT ONTO SW TUALATIN-SHERWOOD RD (2.6 MILES)
8. CONTINUE STRAIGHT TO STAY ON SW TUALATIN-SHERWOOD RD (75 FT)
9. TURN LEFT ONTO OR-99W S/PACIFIC HWY W (8.4 MILES)
10. CONTINUE ON N COLLEGE ST. DRIVE TO E ILLINOIS ST (0.4 MILES)
11. TURN LEFT ONTO E ILLINOIS ST (308 FT)
12. DESTINATION WILL BE ON THE LEFT

DIGALERT
800-227-2600
Call 2 Full Working Days In Advance

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PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY. STE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

PM&A PROJECT ID: P-173425

Issued For:

PC81
NEWBERG DOWNTOWN
500 EAST ILLINOIS STREET
NEWBERG, OR 97132
PARCEL ID: R3218DD 01000

DRAWN BY: FG
CHECKED BY:

REV	DATE	DESCRIPTION
A	10/07/24	90% ZD
B	12/11/24	90% ZD
C	01/10/25	90% ZD
D	01/29/25	90% ZD

Licensor:

Sheet Title:
TITLE SHEET

Sheet Number:
T-1

GENERAL CONSTRUCTION NOTES:

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS
15. IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
16. ALL (N) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS. PER NEC SECTION 110.3(B)
17. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
18. PENETRATIONS SHALL BE FIRE-STOPPED AND OPENINGS SHALL BE PROTECTED THROUGH FIRE-RATED WALLS, FLOOR, ROOF AND CEILING ASSEMBLIES AS REQUIRED BY THE 2018 IBC CHAPTER 7.
19. STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED BY PM&A UNDER SEPARATE COVER.
20. ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED BY PM&A UNDER SEPARATE COVER.
21. TOWER ANALYSIS TO BE CONDUCTED AND PROVIDED BY TOWER OWNER. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO TOWER STRUCTURAL ANALYSIS UNDER SEPARATE COVER.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
3. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD, FOURTEENTH EDITION
   - 3.3. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA/EIA) 222-H, STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS
   - 3.4. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
   - 3.6. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
   - 3.7. EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 3.8. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 3.9. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 3.10. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
   - 3.11. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
   - 3.12. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS:

A.B.	ANCHOR BOLT	FDN.	FOUNDATION	SCH.	SCHEDULE
ABV.	ABOVE	F.O.C.	FACE OF CONCRETE	SHT.	SHEET
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.O.M.	FACE OF MASONRY	SIM.	SIMILAR
ADD'L	ADDITIONAL	F.O.S.	FACE OF STUD	SPEC.	SPECIFICATIONS
A.F.F.	ABOVE FINISHED FLOOR	F.O.W.	FACE OF WALL	SQ.	SQUARE
A.F.G.	ABOVE FINISHED GRADE	F.S.	FINISH SURFACE	S.S.	STAINLESS STEEL
ALUM.	ALUMINUM	FT.(')	FOOT (FEET)	STD.	STANDARD
ALT.	ALTERNATE	FTG.	FOOTING	STL.	STEEL
ANT.	ANTENNA	G.	GROWTH (CABINET)	STRUC.	STRUCTURAL
APPRX.	APPROXIMATE(LY)	GA.	GAUGE	TEMP.	TEMPORARY
ARCH.	ARCHITECT(URAL)	GI.	GALVANIZE(D)	THK.	THICK(NESS)
AWG.	AMERICAN WIRE GAUGE	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	T.N.	TOE NAIL
BLDG.	BUILDING	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	T.O.A.	TOP OF ANTENNA
BLK.	BLOCK	GPS	GLOBAL POSITIONING SYSTEM	T.O.C.	TOP OF CURB
BLKG.	BLOCKING	GRND.	GROUND	T.O.F.	TOP OF FOUNDATION
BM.	BEAM	HDR.	HEADER	T.O.P.	TOP OF PLATE (PARAPET)
B.N.	BOUNDARY NAILING	HGR.	HANGER	T.O.S.	TOP OF STEEL
BTCW.	BARE TINNED COPPER WIRE	HT.	HEIGHT	T.O.W.	TOP OF WALL
B.O.F.	BOTTOM OF FOOTING	ICGB.	ISOLATED COPPER GROUND BUS	TYP.	TYPICAL
B/U	BACK-UP CABINET	IN. (")	INCH(ES)	U.G.	UNDER GROUND
CAB.	CABINET	INT.	INTERIOR	U.L.	UNDERWRITERS LABORATORY
CANT.	CANTILEVER(ED)	LB.(#)	POUND(S)	U.N.O.	UNLESS NOTED OTHERWISE
C.I.P.	CAST IN PLACE	L.B.	LAG BOLTS	V.I.F.	VERIFY IN FIELD
CLG.	CEILING	L.F.	LINEAR FEET (FOOT)	W	WIDE (WIDTH)
CLR.	CLEAR	L.	LONG(ITUDINAL)	w/	WITH
COL.	COLUMN	MAS.	MASONRY	WD.	WOOD
CONC.	CONCRETE	MAX.	MAXIMUM	W.P.	WEATHERPROOF
CONN.	CONNECTION(OR)	M.B.	MACHINE BOLT	WT.	WEIGHT
CONST.	CONSTRUCTION	MECH.	MECHANICAL	℄	CENTERLINE
CONT.	CONTINUOUS	MFR.	MANUFACTURER	₱	PLATE, PROPERTY LINE
d	PENNY (NAILS)	MIN.	MINIMUM	(P)	PROPOSED
DBL.	DOUBLE	MISC.	MISCELLANEOUS		
DEPT.	DEPARTMENT	MTL.	METAL		
D.F.	DOUGLAS FIR	(N)	NEW		
DIA.	DIAMETER	NO.(#)	NUMBER		
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE		
DIM.	DIMENSION	O.C.	ON CENTER		
DWG.	DRAWING(S)	OPNG.	OPENING		
DWL.	DOWEL(S)	P/C	PRECAST CONCRETE		
EA.	EACH	PCS	PERSONAL COMMUNICATION SERVICES		
EL.	ELEVATION	PLY.	PLYWOOD		
ELEC.	ELECTRICAL	PPC	POWER PROTECTION CABINET		
ELEV.	ELEVATOR	PRC	PRIMARY RADIO CABINET		
EMT.	ELECTRICAL METALLIC TUBING	P.S.F.	POUNDS PER SQUARE FOOT		
E.N.	EDGE NAIL	P.S.I.	POUNDS PER SQUARE INCH		
ENG.	ENGINEER	P.T.	PRESSURE TREATED		
EQ.	EQUAL	PWR.	POWER (CABINET)		
EXP.	EXPANSION	QTY.	QUANTITY		
EXST.(E)	EXISTING	RAD.(R)	RADIUS		
EXT.	EXTERIOR	REF.	REFERENCE		
FAB.	FABRICATION(OR)	REINF.	REINFORCEMENT(ING)		
F.F.	FINISH FLOOR	REQ'D/ RGS.	REQUIRED RIGID GALVANIZED STEEL		
F.G.	FINISH GRADE				
FIN.	FINISH(ED)				
FLR.	FLOOR				

SYMBOLS LEGEND:

BLDG. SECTION

WALL SECTION

DETAIL

ELEVATION

DOOR SYMBOL

WINDOW SYMBOL

TILT-UP PANEL MARK

PROPERTY LINE

CENTERLINE

SETBACK

ELEVATION DATUM

GRID/COLUMN LINE

KEYNOTE, DIMENSION ITEM

KEYNOTE, CONSTRUCTION ITEM

WALL TYPE MARK

ROOM NAME
ROOM NUMBER

GROUT OR PLASTER
(E) BRICK
(E) MASONRY
CONCRETE
EARTH
GRAVEL
PLYWOOD
SAND
PLYWOOD
SAND
(E) STEEL
MATCH LINE
GROUND CONDUCTOR
OVERHEAD SERVICE CONDUCTORS
TELEPHONE CONDUIT
POWER CONDUIT
COAXIAL CABLE
CHAIN LINK FENCE
CHAIN LINK FENCE
WOOD FENCE
(P) ANTENNA
(P) RRU
(P) DC SURGE SUPPRESSION
(F) ANTENNA
(F) RRU
(E) EQUIPMENT

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

Vendor:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY. STE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

PM&A PROJECT ID: P-173425

Issued For:

PC81

NEWBERG DOWNTOWN

500 EAST ILLINOIS STREET
NEWBERG, OR 97132
PARCEL ID: R3218DD 01000

DRAWN BY: FG

CHECKED BY:

REV	DATE	DESCRIPTION
A	10/07/24	90% ZD
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C	01/10/25	90% ZD
D	01/29/25	90% ZD

Licensor:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-1

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTRACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES, SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A.) FALL PROTECTION B.) CONFINED SPACE C.) ELECTRICAL SAFETY D.) TRENCHING AND EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER, AND/OR LOCAL UTILITIES.
6. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW, OR ICE SHALL BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT, OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. NOTICE TO PROCEED - NO WORK TO COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF A PURCHASE ORDER.
13. ALL CONSTRUCTION MEANS AND METHODS: INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL ADHERE TO ANSI/TIA-1019 (LATEST EDITION) INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION.

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

   CONTRACTOR - CENTERLINE COMMUNICATIONS
   SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
   CARRIER - AT&T
   OEM - ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE THEMSELVES, WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND AT&T
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. 'KITTING LIST' SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS. THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND AT&T PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT THE SUBCONTRACTOR'S EXPENSE; TO THE SATISFACTION OF THE OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION, TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185, AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD. UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS.

   4.1. CONCRETE CAST AGAINST EARTH: 3" MIN.
   4.2. CONCRETE EXPOSED TO WEATHER:
   4.2.1. #6 AND LARGER - 2" MIN.
   4.2.2. #5 AND SMALLER & WWF. - 1 1/2" MIN.
   4.3. CONCRETE NOT EXPOSED TO WEATHER OR NOT CAST AGAINST THE GROUND:
   4.3.1. SLAB AND WALLS 3/4" MIN.
   4.3.2. BEAMS AND COLUMNS 1 1/2" MIN.
5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY. STE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

PM&A PROJECT ID: P-173425

Issued For:

PC81

NEWBERG DOWNTOWN

500 EAST ILLINOIS STREET
NEWBERG, OR 97132
PARCEL ID: R3218DD 01000

DRAWN BY: FG

CHECKED BY:

REV	DATE	DESCRIPTION
A	10/07/24	90% ZD
B	12/11/24	90% ZD
C	01/10/25	90% ZD
D	01/29/25	90% ZD

Licensor:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-2

This Site Operated by:

AT&T MOBILITY

AT&T MOBILITY 19801 SW 72ND AVE., TUALATIN, OR 97062
IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
TO DEACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:
For 24 Hour Emergency Contact and Access Please Call:
(800) 638-2822

Reference Site#: PC81

Site Address: 500 EAST ILLINOIS STREET NEWBERG, OR 97132

10 FENCED COMPOUND SIGNAGE
N.T.S.

DANGER

NO
TRESPASSING

INFORMATION

Federal Communications Communication
Tower Registration Number

1 2 3 4 5 6 7

Posted in accordance with federal Communications Commission rules and antenna tower registration 47CFR 17.4(g).

8" × 12"

9 FENCED COMPOUND SIGNAGE
N.T.S.

6 FCC ASR SIGNAGE
N.T.S.

NOTICE

AUTHORIZED
PERSONNEL
ONLY

Property of AT&T

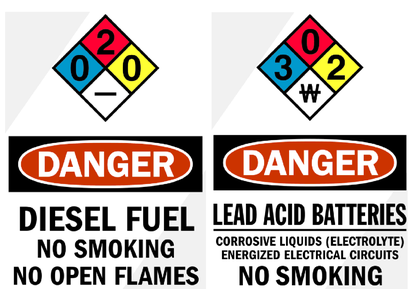
Authorized
Personnel Only

No Trespassing
Violators will be Prosecuted

In case of emergency, or prior to performing maintenance on this site, call _____
and reference cell site number _____

8 DOOR / EQUIPMENT SIGN
N.T.S.

5 GATE SIGNAGE
N.T.S.



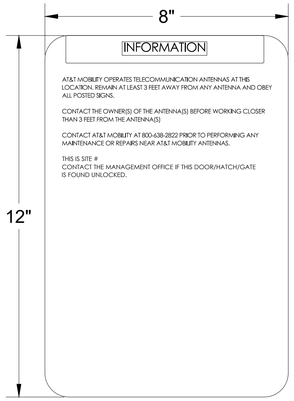
7 NFPA HAZARD SIGN - TYPICAL
N.T.S.

Property of AT&T

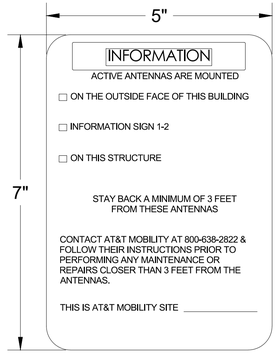
Authorized
Personnel Only

In case of emergency, or prior to performing maintenance on this site, call _____
and reference cell site number _____

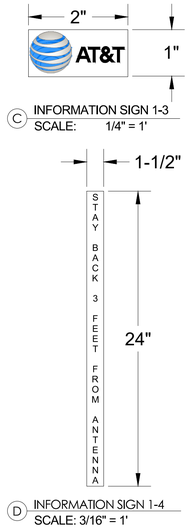
4 SHELTER / CABINET DOORS SIGNAGE
N.T.S.



A INFORMATION SIGN 1-1
SCALE: 1/2"= 1'



B INFORMATION SIGN 1-2
SCALE: 3/4" = 1'



C INFORMATION SIGN 1-3
SCALE: 1/4" = 1'

D INFORMATION SIGN 1-4
SCALE: 3/16" = 1'

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. FABRICATION:

*SIGN I-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET

SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) w/ FOUR (4) ¼ INCH MOUNTING HOLES, ONE EACH CORNER OF THE SIGN FOR MOUNTING w/ HARDWARE w/ TIE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT & BACK w/ BLACK LETTERING.

THE INFORMATION BAND SHALL BE 1.2 INCH SOLID GREEN BAND w. 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING w/0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN ⅛ INCH LETTERS.

THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM A DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.

ALL PAINT WILL BE BAKED w/ENAMEL w/ UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.

*SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET

SIGN 2 MUST BE A NON METALLIC LABEL w/ AN ADHESIVE BACKING, THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5X7 INCHES w/ A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT & THE LETTERING SHALL BE BLACK w/ 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK w/ ⅛ INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

*SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET

*SIGN 3 IS A 1 INCH X 2 INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN AT&T ANTENNA.

*SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET

SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE & 24 INCHES LONG. THE LETTERING IS TO BE BLACK w ½ INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.

3 INFORMATION SIGNAGE
N.T.S.

NOTE:
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE

CAUTION

On this tower:

Radio frequency (RF) fields near some antennas *may exceed* the FCC Occupational Exposure Limits.

Contact AT&T at 800-638-2822, option 9 and 3, and follow their instructions prior to performing maintenance or repairs beyond this point.

Personnel climbing this tower should be trained for working in RF environments and use a personal RF monitor if working near active antennas.

Caution Sign #CADFT-AL-05.7 This is AT&T site 324411

2 CAUTION SIGN
N.T.S.

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mWcm*2 AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mWcm*2
3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES & STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
6. ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
7. PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

1 GENERAL NOTES
N.T.S.

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY. STE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

PM&A PROJECT ID: P-173425

Issued For:

PC81

NEWBERG DOWNTOWN

500 EAST ILLINOIS STREET
NEWBERG, OR 97132
PARCEL ID: R3218DD
01000

DRAWN BY: FG

CHECKED BY:

REV	DATE	DESCRIPTION
A	10/07/24	90% ZD
B	12/11/24	90% ZD
C	01/10/25	90% ZD
D	01/29/25	90% ZD

Licensor:

Sheet Title:

SITE SIGNAGE

Sheet Number:

GN-3

PENDING

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

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D	01/29/25	90% ZD

Licensor:

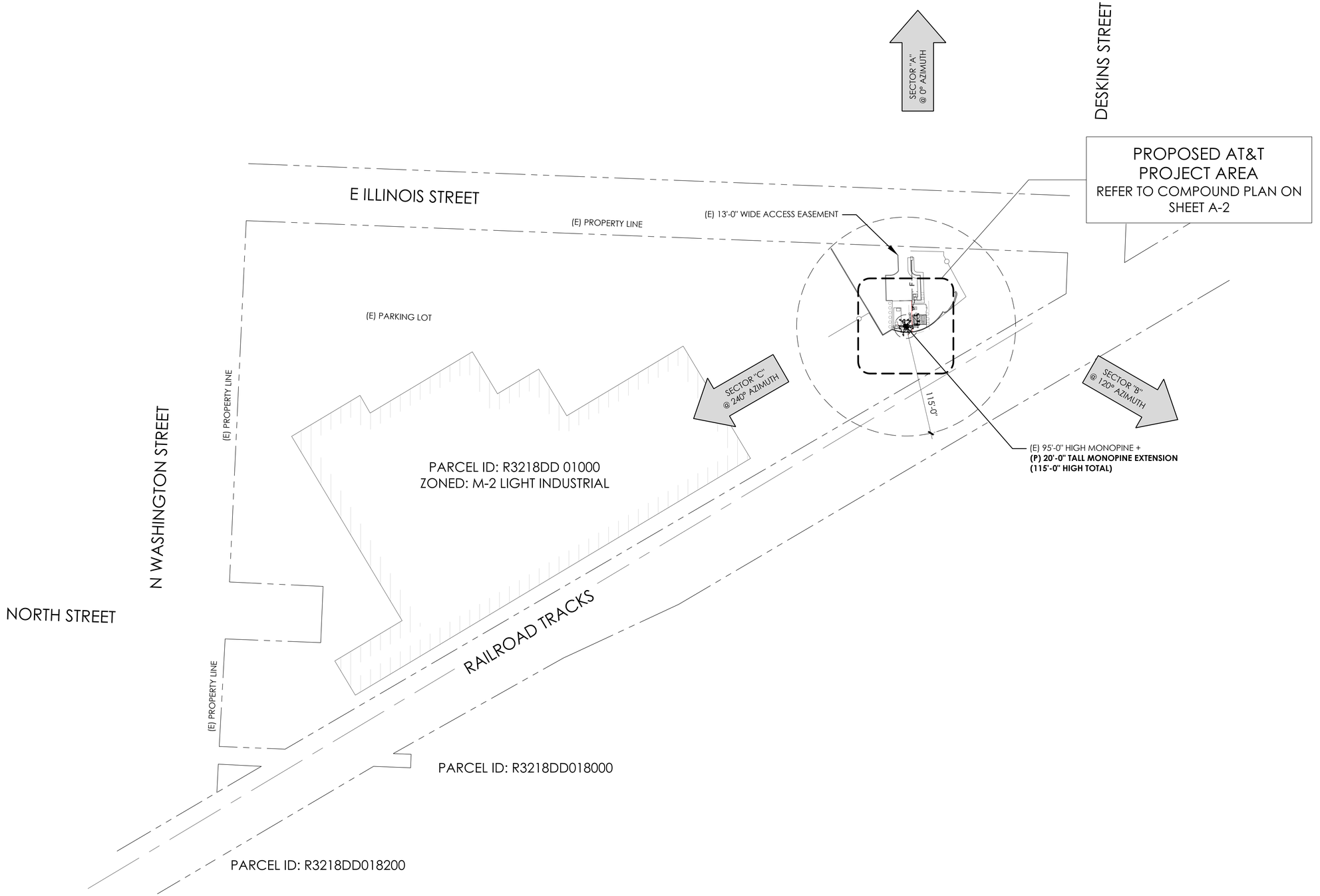
Sheet Title:

1A CERTIFICATION

Sheet Number:

1A

NOTE:
THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS ARE ESTIMATIONS ONLY. NO REPRESENTATION OR WARRANTY IS MADE OR INTENDED AS TO THE ACCURACY OR COMPLETENESS OF PROPERTY LINES, EASEMENTS AND SETBACKS.



SITE PLAN

24"x36" SCALE: 1" = 50'-0"

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

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C	01/10/25	90% ZD
D	01/29/25	90% ZD

Licensor:

Sheet Title:

SITE PLAN

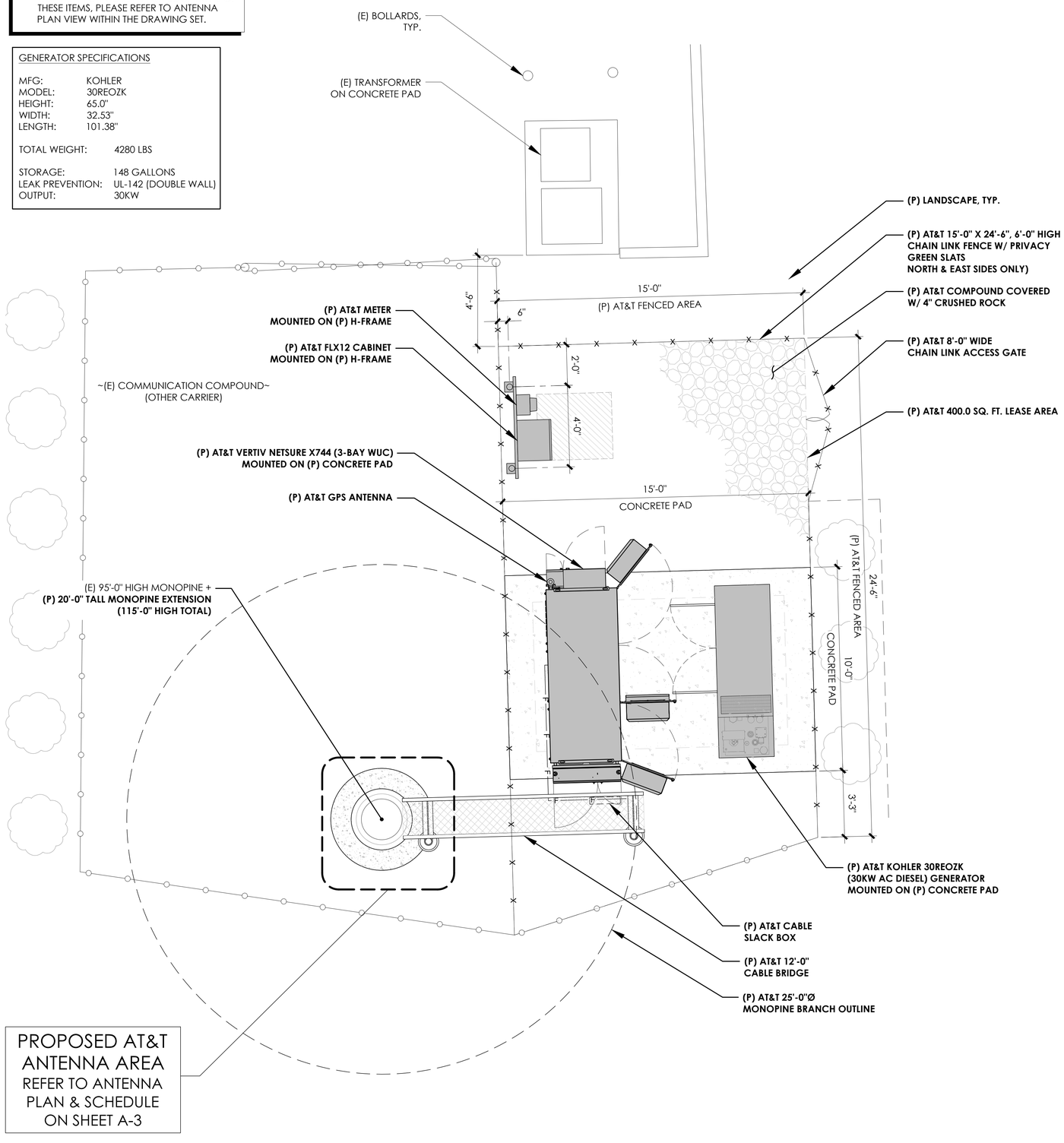
Sheet Number:

A-1

NOTE:
1. (P) AT&T ANTENNA MOUNT NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO ANTENNA PLAN VIEW WITHIN THE DRAWING SET.

GENERATOR SPECIFICATIONS

MFG:	KOHLER
MODEL:	30REOZK
HEIGHT:	65.0"
WIDTH:	32.53"
LENGTH:	101.38"
TOTAL WEIGHT:	4280 LBS
STORAGE:	148 GALLONS
LEAK PREVENTION:	UL-142 (DOUBLE WALL)
OUTPUT:	30KW

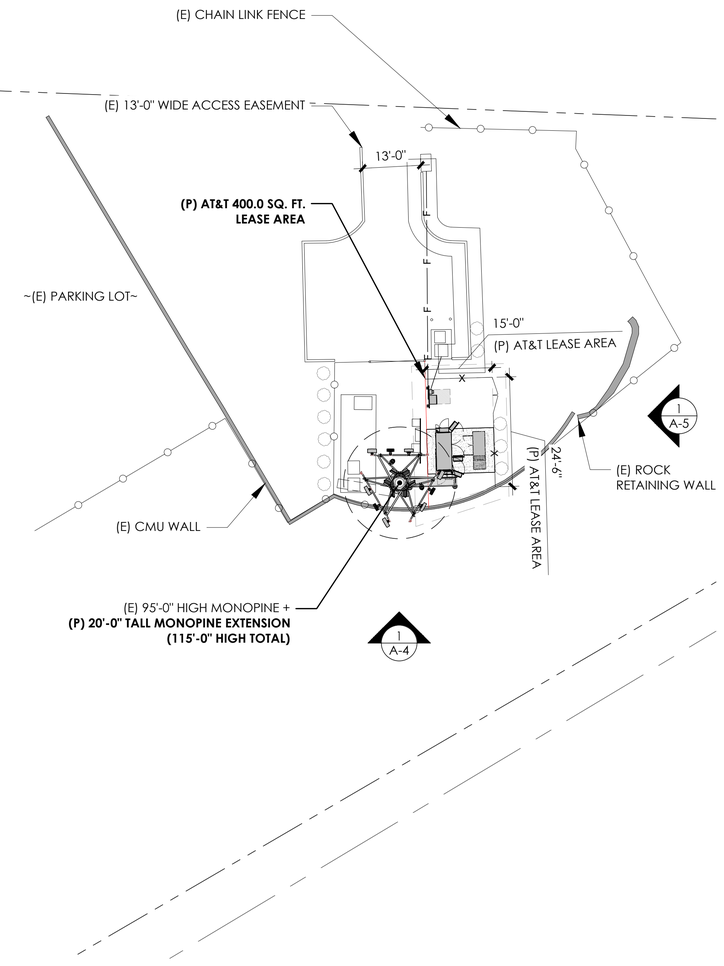


COMPOUND PLAN

24"x36" SCALE: 3/8" = 1'-0" 2' 1' 0" 2'

NORTH

2



ENLARGED SITE PLAN

24"x36" SCALE: 1/16" = 1'-0" 16' 12' 8' 4' 0" 16'

NORTH

1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
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TUALATIN, OR 97062

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D	01/29/25	90% ZD

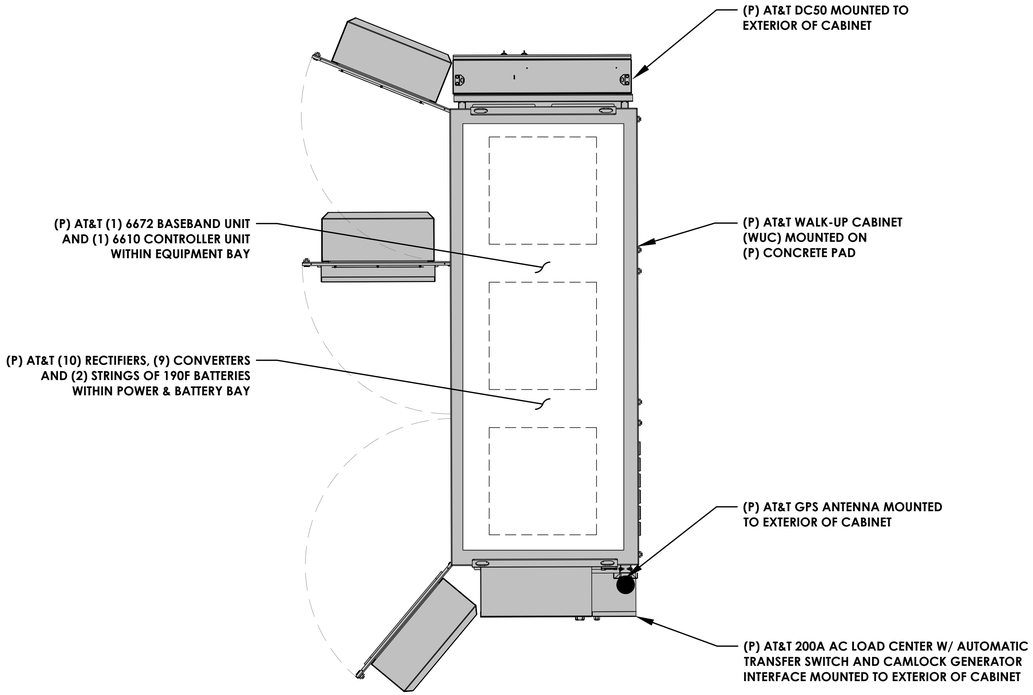
Licensor:

Sheet Title:

ENLARGED SITE PLAN & COMPOUND PLAN

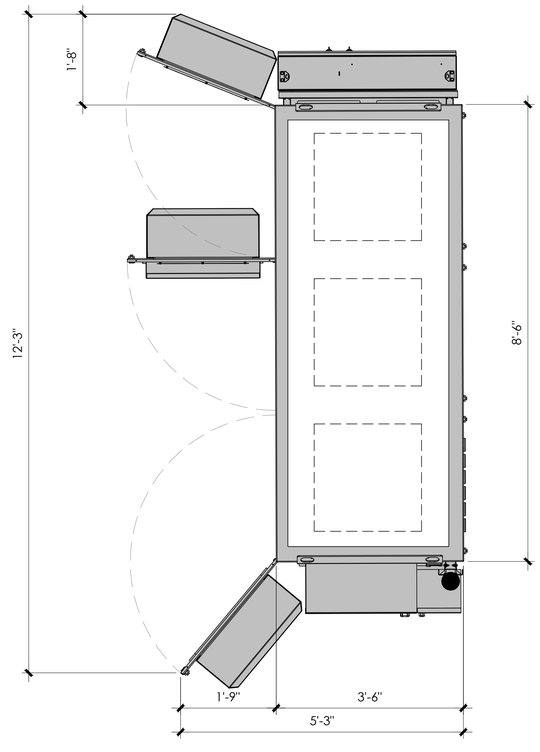
Sheet Number:

A-2



EQUIPMENT PLAN (WALK-UP CABINET - WUC)

24"x36" SCALE: 3/4" = 1'-0" 1' 6" 0" 1' NORTH 2

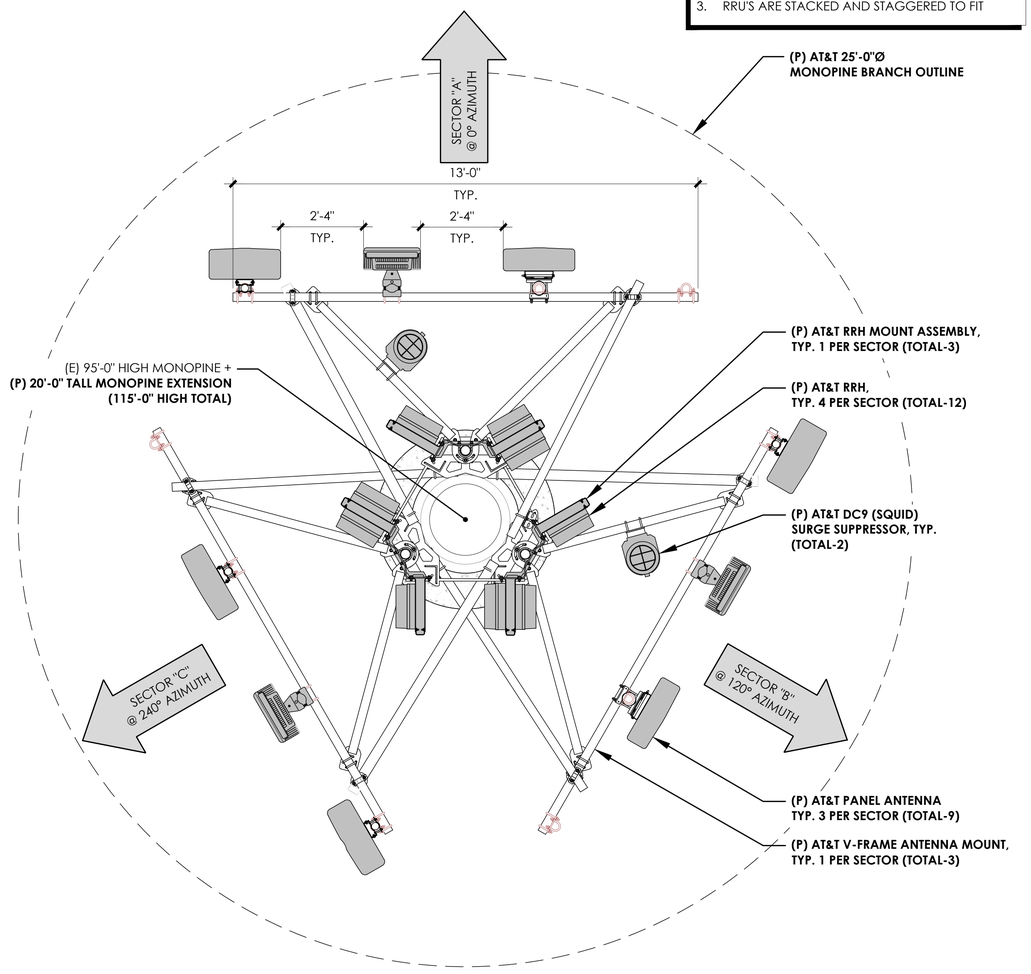


DIMENSION PLAN (WALK-UP CABINET - WUC)

24"x36" SCALE: 3/4" = 1'-0" 1' 6" 0" 1' NORTH 3

NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:
1. ALL (P) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS. PER NEC SECTION 110.3(B).
2. ALL (P) CABLING CONFORMS WITH, AND IS TO BE INSTALLED PER NEC 356.10 & 356.12.
3. RRU'S ARE STACKED AND STAGGERED TO FIT



RFDS VERSION: FINAL
DATE UPDATED: 10/31/2024

(P) ANTENNA SCHEDULE

	POS	AZIMUTH	RAD CENTER	MECHANICAL DOWNTILT	ANTENNA MAKE	ANTENNA MODEL	RRH MODEL	SURGE SUPPRESSOR	FEEDER TYPE	FEEDER LENGTH
SECTOR "A"	A1	0°	92'-0"	0	CELLMAX	CMA - UBTULBULBHH-6517-17-21-21	(1) 4490 B5/B12A	(2) DC9-48-60-24-8C-EV	(6) DC POWER & (2) 24 PAIR FIBER TRUNK CABLES	±150'
	A2	0°	94'-6"	0	ERICSSON	AIR6472 B77G B77M	AIR6472 B77G B77M INTEGRATED			
	A3	0°	92'-0"	0	CELLMAX	120726	(1) 4494 B14/B29 (1) 4890 B25/B66			
	A4									
SECTOR "B"	B1	120°	92'-0"	0	CELLMAX	CMA - UBTULBULBHH-6517-17-21-21	(1) 4490 B5/B12A			
	B2	120°	94'-6"	0	ERICSSON	AIR6472 B77G B77M	AIR6472 B77G B77M INTEGRATED			
	B3	120°	92'-0"	0	CELLMAX	120726	(1) 4494 B14/B29 (1) 4890 B25/B66			
	B4									
SECTOR "C"	C1	240°	92'-0"	0	COMMSCOPE	NNHH-45C-R4	(1) 4490 B5/B12A			
	C2	240°	94'-6"	0	ERICSSON	AIR6472 B77G B77M	AIR6472 B77G B77M INTEGRATED			
	C3	240°	92'-0"	0	ACE	MA-2L4M-45F8-A1-2P-A	(1) 4494 B14/B29 (1) 4890 B25/B66			
	C4									

ANTENNA PLAN & SCHEDULE

24"x36" SCALE: 1/2" = 1'-0" 2' 1' 0" 2' NORTH 1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY. STE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

PM&A PROJECT ID: P-173425

Issued For:

PC81

NEWBERG DOWNTOWN

500 EAST ILLINOIS STREET
NEWBERG, OR 97132
PARCEL ID: R3218DD 01000

DRAWN BY: FG

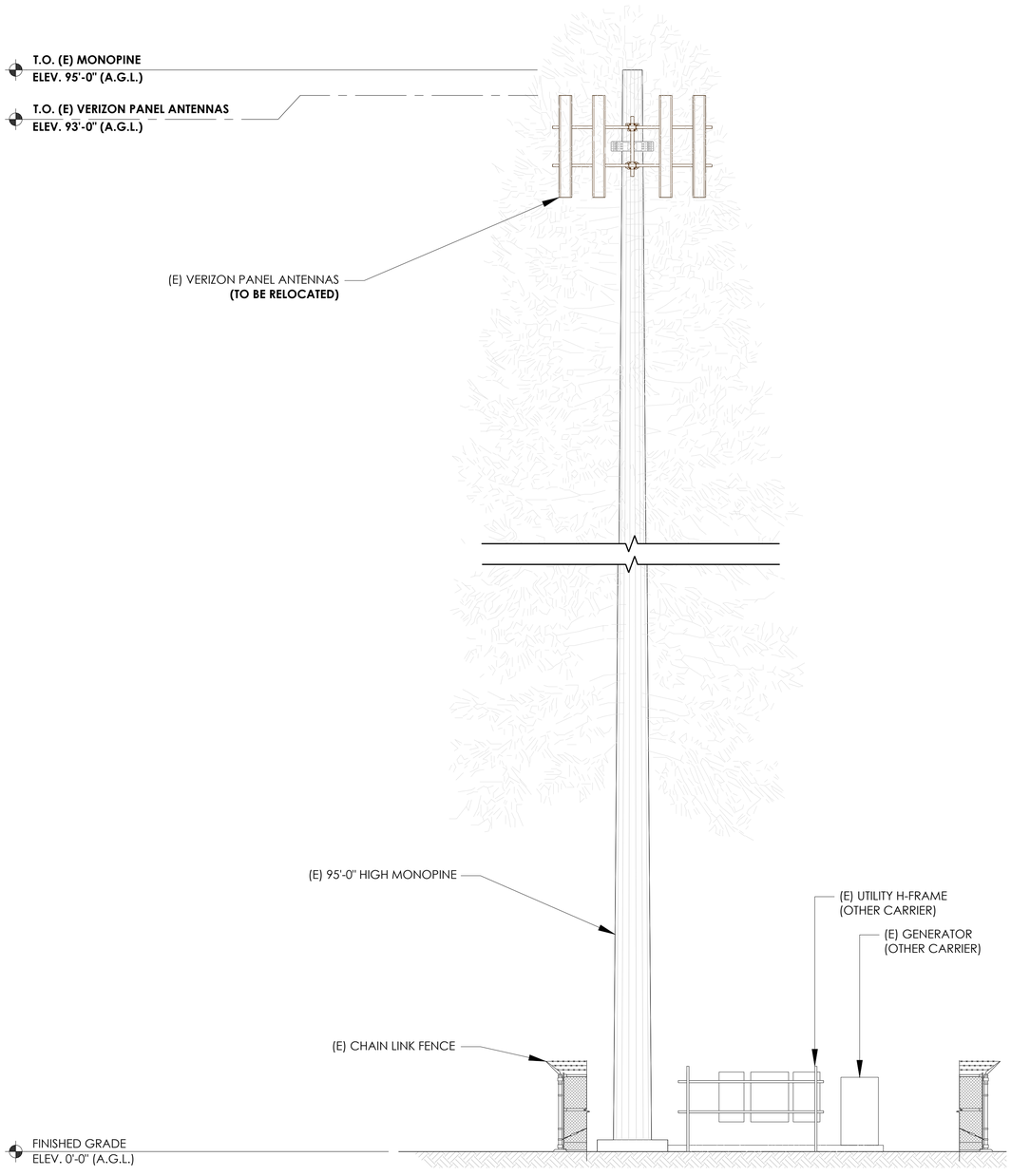
CHECKED BY:

REV	DATE	DESCRIPTION
A	10/07/24	90% ZD
B	12/11/24	90% ZD
C	01/10/25	90% ZD
D	01/29/25	90% ZD

Licensor:

Sheet Title:
ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN

Sheet Number:
A-3



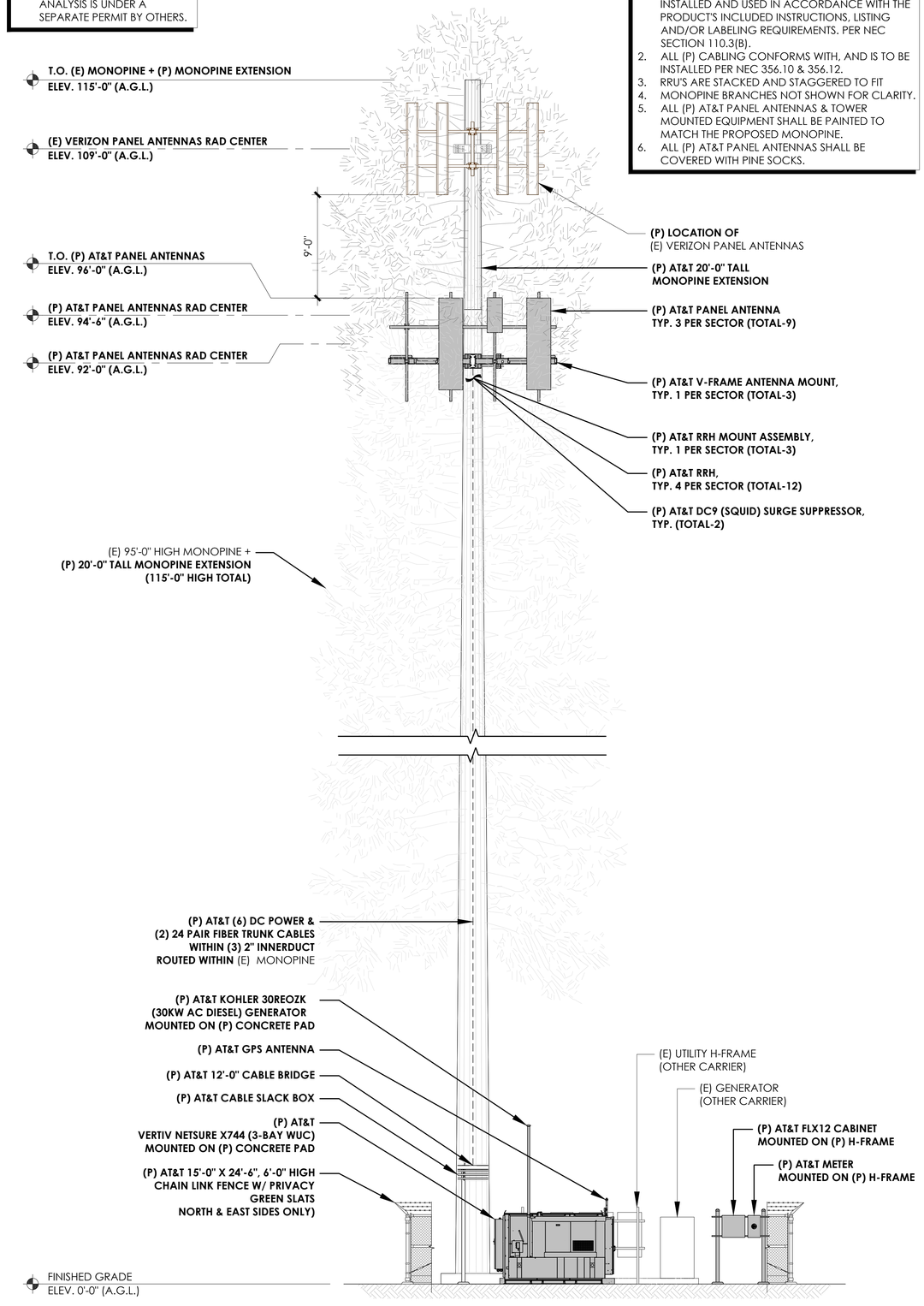
(E) EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"

2

NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:
1. ALL (P) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS. PER NEC SECTION 110.3(B).
2. ALL (P) CABLING CONFORMS WITH, AND IS TO BE INSTALLED PER NEC 356.10 & 356.12.
3. RRU'S ARE STACKED AND STAGGERED TO FIT
4. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.
5. ALL (P) AT&T PANEL ANTENNAS & TOWER MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONOPINE.
6. ALL (P) AT&T PANEL ANTENNAS SHALL BE COVERED WITH PINE SOCKS.



(P) EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"

1

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AT&T

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D	01/29/25	90% ZD

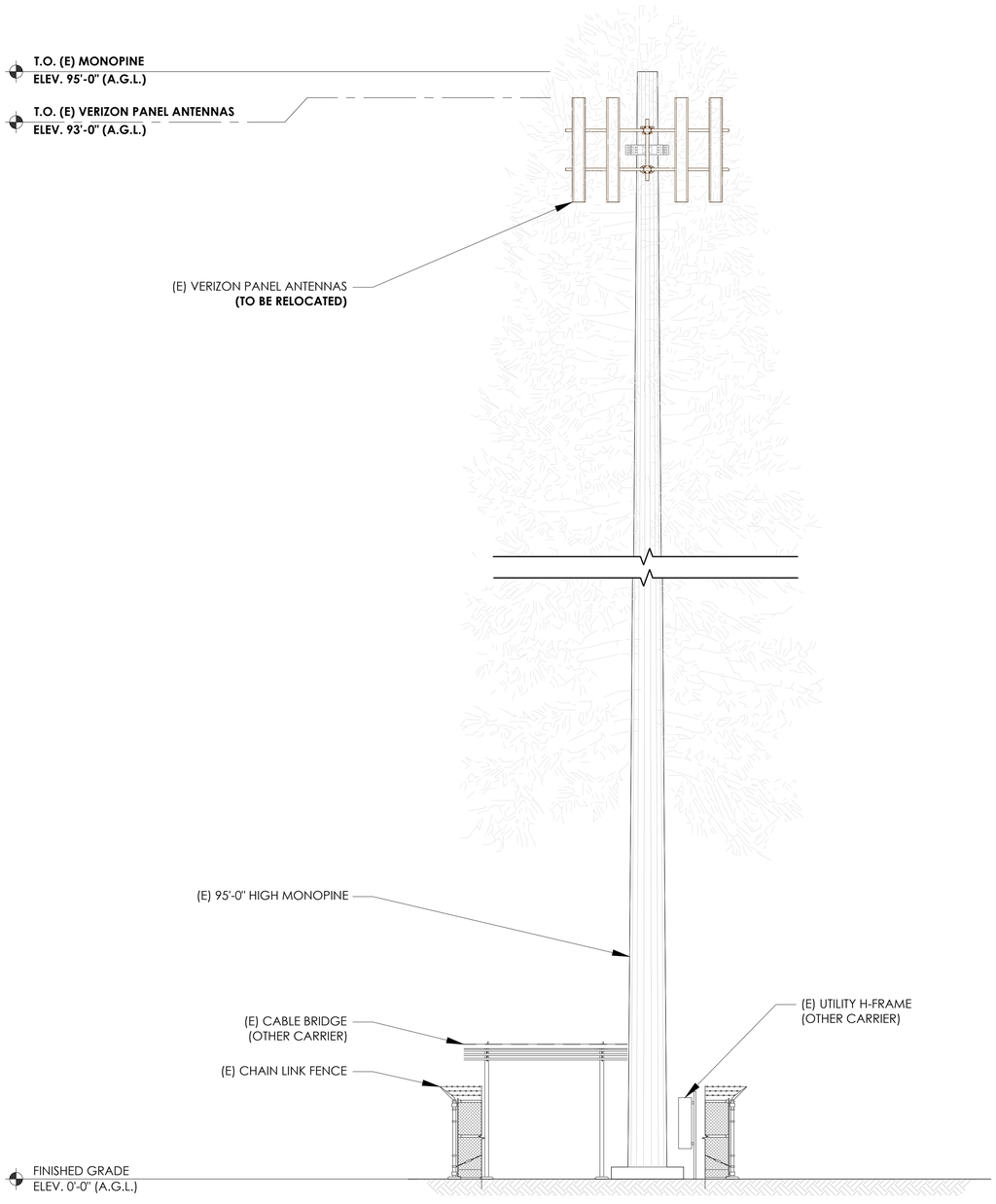
Licensor:

Sheet Title:

ELEVATIONS

Sheet Number:

A-4



(E) SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"

2

NOTE:
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NOTE:
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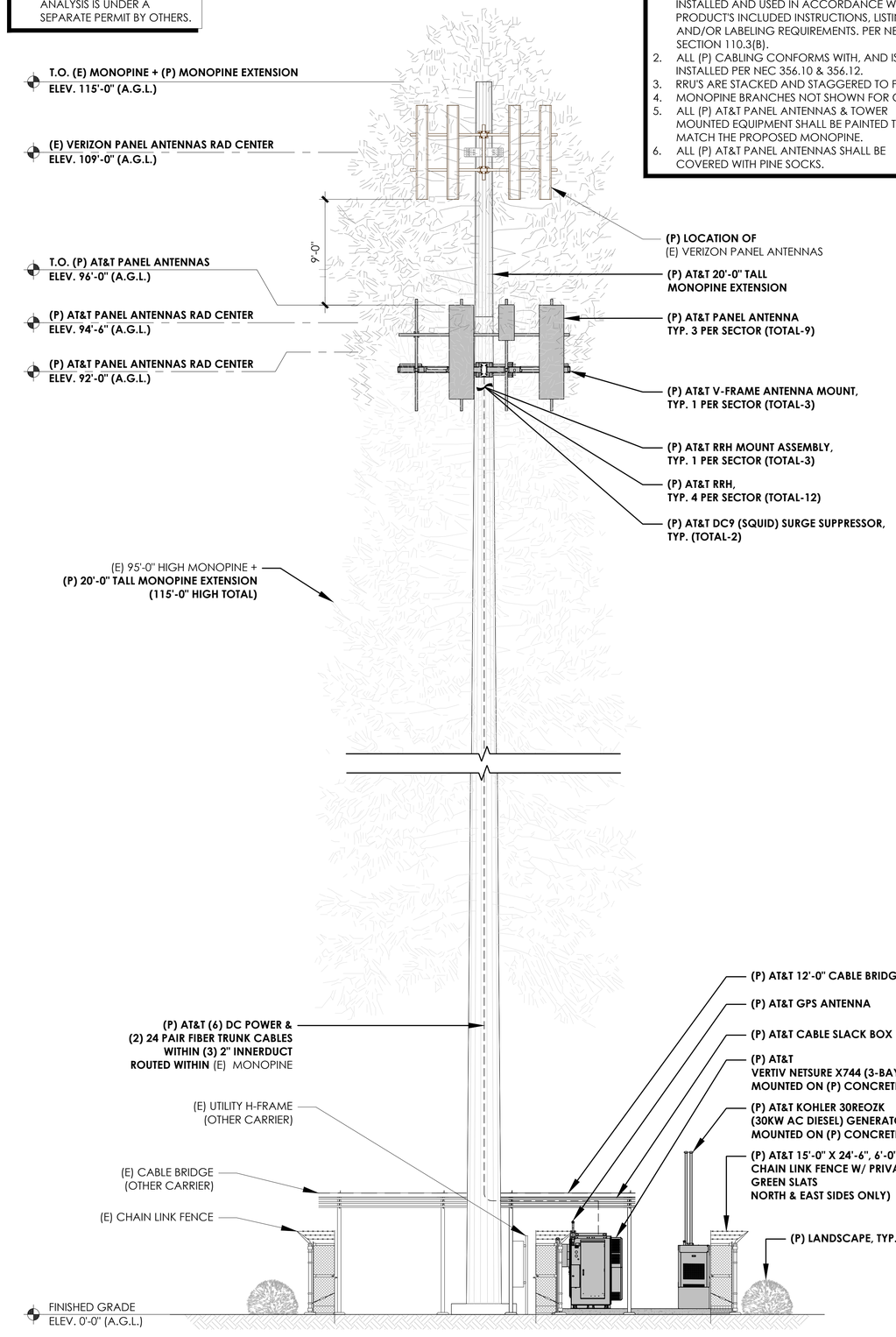

(P) SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"

1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

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PM&A PROJECT ID: P-173425

Issued For:

PC81

NEWBERG DOWNTOWN

500 EAST ILLINOIS STREET
NEWBERG, OR 97132
PARCEL ID: R3218DD
01000

DRAWN BY: FG

CHECKED BY:

REV	DATE	DESCRIPTION
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D	01/29/25	90% ZD

Licensor:

Sheet Title:

ELEVATIONS

Sheet Number:

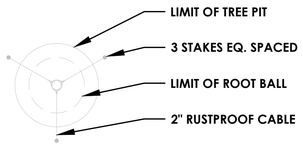
A-5

LANDSCAPE LEGEND:				
ITEM	BOTANICAL / COMMON NAME	SIZE RANGE MATURE HEIGHT / SPREAD	TYPE	QTY.
1	GIANT ARBORVITAE (WESTERN RED CEDAR) (THUJA PLICATA)	6'-0 HEIGHT / 5'-0" O.C. (MAX)	SHRUB	3

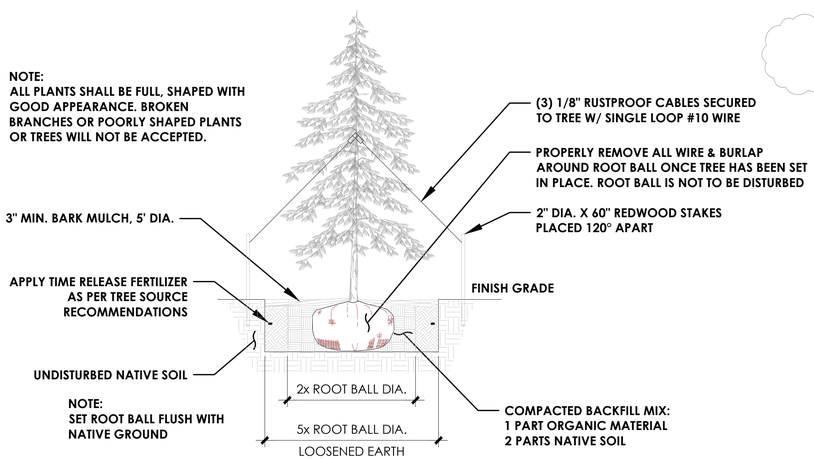
LANDSCAPE AND IRRIGATION NOTES:	
1.	IRRIGATION FOR THIS PLAN IS INTENDED TO BE SUPPLIED BY EXISTING WATER SUPPLY LINES CONTRACTOR TO COORDINATE WITH PROPERTY OWNER FOR LOCATION OF TAPPING IRRIGATION LINE
2.	CONTRACTOR TO COORDINATE HOOK-UP TO EXISTING WATER LINES AND INSTALLATION/MAINTENANCE OF NEW IRRIGATION SYSTEM WITH PROPERTY OWNER.
3.	DESIGN OF NEW IRRIGATION WATER SUPPLY LINES AND ANY FITTINGS/CONNECTIONS/ETC. AS REQUIRED IS NOT PART OF THE SCOPE OF THIS WORK.
4.	IRRIGATION SYSTEM STANDARDS OUTLINED IN THE APPLICABLE LAND USE AND ZONING ORDINANCES SHALL BE STRICTLY ADHERED TO. AN AUTOMATIC OR MANUAL DRIP IRRIGATION SYSTEM SHALL BE USED TO IRRIGATE THE TREES.
5.	MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER.
6.	LIMITS OF LANDSCAPING SHALL BE BOUNDED BY STEEL EDGING ALL AROUND PERIMETER.
7.	ALL LANDSCAPE VEGETATION SHOWN IS DRAWN TO SCALE PER MATURE HEIGHT AND SPREAD.
8.	CONTRACTOR TO PLACE AND LOCATE ALL LANDSCAPE VEGETATION AS INDICATED IN LANDSCAPE PLAN. IN ANY EVENT OF A PLANT MATERIAL QUANTITY DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE LEGEND, THE QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.
9.	ALL GRADES TO +/-0.10 OF FINISHED GRADE TO BE BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE ON SITE DRAINAGE. LANDSCAPE CONTRACTOR MUST ACCEPT ALL GRADES PRIOR TO INSTALLATION OF LANDSCAPING MATERIALS.
10.	TOTAL AREA OF MATURE SPREAD OF TREES APPROX. = ??? SQ. FT.
11.	ALL VEGETATION IN THE LANDSCAPE VEGETATION SCHEDULE ARE LOW WATER REQUIREMENT TREES AND SHRUBS AS RECOMMENDED BY CITY OF NEWBERG.
12.	DRIP IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED LANDSCAPE CONTRACTOR. CONTRACTOR SHALL ENSURE THAT ALL LANDSCAPING IS ADEQUATELY IRRIGATED (SEE DRIP SYSTEM DESIGN GUIDELINES & DRIP SYSTEM GENEREAL OPERATING SCHEDULE).
13.	THE OWNER SHALL BE RESPONSIBLE FOR MANUALLY WATERING AND MAINTAINING ALL NEW LANDSCAPE VEGETATION FOR THE WINTER MONTHS AS REQUIRED FROM THE DATE OF INSTALLATION. WHEN THE VEGETATION IS FULLY ESTABLISHED, THE OWNER SHALL DETERMINE THE MAINTENANCE SCHEDULE OF THE LANDSCAPE VEGETATION.
14.	ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE THEIR ENTIRE LENGTH.
15.	ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
16.	LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, REMOVAL OF LITTER AND REPLACEMENT OF DEAD OR DISEASED MATERIALS. REPLACEMENT SHALL BE OF THE SAME SIZE AND QUALITY AS SET FORTH IN THE APPROVED PLAN. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, SUCH TIME NOT TO EXCEED ONE YEAR. SUCH REPLACEMENT SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN. THE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER AND HIS HEIRS.
17.	ALL TREES ARE TO BE STAKED OR GUYED AND WRAPPED PER THE PLANTING DETAILS.

NOTE:
1. CONTRACTOR TO COORDINATE HOOK-UP TO EXISTING WATER LINES AND INSTALLATION/MAINTENANCE OF NEW IRRIGATION SYSTEM WITH PROPERTY OWNER.
2. CONTRACTOR TO COORDINATE WITH OWNER RELOCATION OF IRRIGATION/UTILITIES AS REQUIRED AT LEASE AREA AND TO SUPPORT NEW TREES.

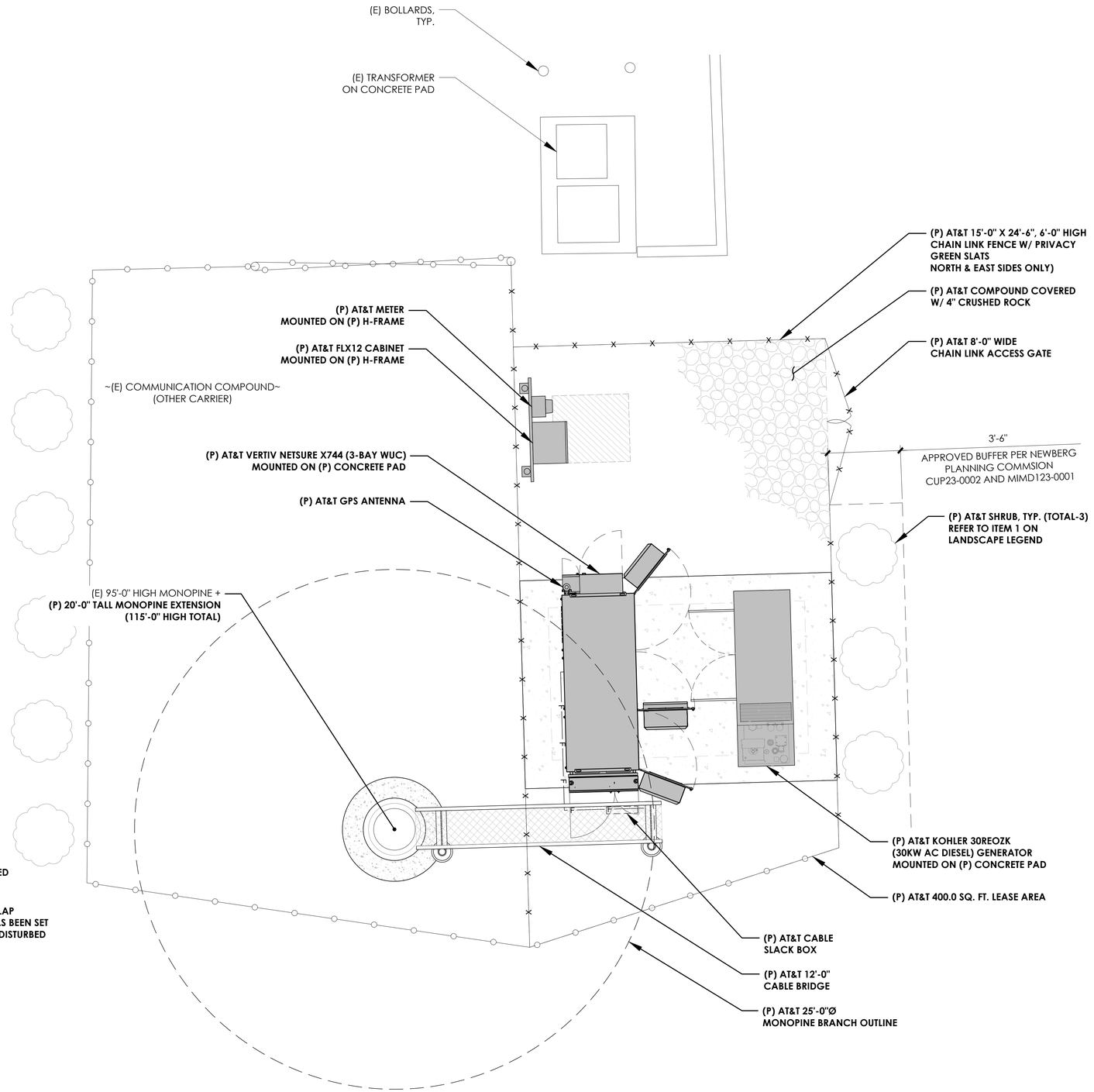
CONTRACTOR NOTE:
1. CONTRACTOR TO COORDINATE WITH OWNERS LANDSCAPER.



TYPICAL GUYING
N.T.S.



TYPICAL EVERGREEN TREE PLANTING
N.T.S.



LANDSCAPE PLAN

24"x36" SCALE: 3/8" = 1'-0"

PREPARED FOR
AT&T
NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

Vendor:
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1000 HOLCOMB WOODS PKWY. STE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325
PM&A PROJECT ID: P-173425

Issued For:

PC81

NEWBERG DOWNTOWN

500 EAST ILLINOIS STREET
NEWBERG, OR 97132
PARCEL ID: R3218DD 01000

DRAWN BY: FG

CHECKED BY:

REV	DATE	DESCRIPTION
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C	01/10/25	90% ZD
D	01/29/25	90% ZD

Licensor:

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-1

Exhibit "B"

Legal description of the Property

Real property in the County of Yamhill, State of Oregon, described as follows:

PARCEL 1:

The North 8 feet of Lot 19, Block 18, CENTRAL ADDITION to the City of Newberg, Yamhill County, Oregon, according to the duly recorded plat thereof.

PARCEL 2:

Beginning at a point 74 feet East of the Southwest corner of Lot 19, DESKINS SUBDIVISION to the City of Newberg, Yamhill County, Oregon, according to the duly recorded plat thereof; thence North 52.2 feet; thence East 100 feet; thence South 52.2 feet and thence West 100 feet to the point of beginning.

PARCEL 3:

Part of Lots 11, 12, 13 and 14 in Block 18 of CENTRAL ADDITION to Newberg in Yamhill County, Oregon, according to the duly recorded plat thereof, more particularly described as follows:

Beginning at the intersection of the Westerly right of way line of the Railroad with the North line of Block 18; thence Southwesterly along the Railroad right of way 100 feet to the true point of beginning of the herein described tract; thence Northwesterly at right angles to said railroad right of way to the North line of said Block 18; thence West along the North line of said Block 18 to the Northeast corner of that certain tract conveyed by Fred I. Fix et ux, to Edmond Currier and Catherine M. Currier by deed recorded October 29, 1959 in Film Volume 8, Page 135, Deed and Mortgage Records; thence South along the Easterly boundary line of said tract to the North boundary line of North Street; thence East to the intersection of the Westerly right of way of the Railroad with the North line of North Street; thence Northeasterly to the True Point of Beginning.

ALSO, that portion of vacated North Street inuring thereto by reason of Vacation Ordinance No. 1667, recorded April 4, 1967 in Film Volume 59, Page 124, Deed and Mortgage Records.

PARCEL 4:

A tract of land in Block 18 of CENTRAL ADDITION to Newberg in Yamhill County, Oregon, according to the duly recorded plat thereof, more particularly described as follows:

Beginning at the intersection of the Westerly right of way line of the Railroad with the North line of Block 18 in said addition; thence Southwesterly along the Railroad right of way 100 feet; thence Northwesterly at right angles to said Railroad right of way to the North line of said Block 18; thence East to the point of beginning.

Community Development Department
P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON A CONDITIONAL USE PERMIT/ DESIGN MODIFICATION

A property owner in your neighborhood submitted an application to the City of Newberg for a conditional use permit (Type III) and Design Review (Type III) to ***Collocate onto an Existing Wireless Facility.*** The Newberg Planning Commission will hold a hearing on ***(Date of hearing)*** at 7 p.m. at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or by testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The application would not be changing the land use of this 6.18-acre parcel. The proposal is to increase the existing 95-foot monopine 20 feet (115 feet total height) to allow for an additional wireless carrier on the premises. The existing compound will be expanded approximately 430 square feet for operating equipment; including, a backup generator for emergency use only.

APPLICANT: ***Centerline Communications, on behalf of AT&T***
TELEPHONE: ***206.227.7445***

PROPERTY OWNER: ***Newberg Industrial Park, LLC***

LOCATION: ***500 East Illinois Street***

TAX LOT NUMBER: ***R3218DD0100***

We are mailing you information about this project because you own land within 500 feet of the proposed subdivision. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. Oral testimony typically is limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.***(staff will provide)***
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

All written comments must be turned in by noon on Monday, ***(insert date – Monday prior to hearing).*** Written information received after this time will be read out loud at the hearing subject to time limits for speakers and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. Application material can also be accessed at https://www.newbergoregon.gov/planning under the "Current Planning Projects" page.

A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a conditional use permit are found in Newberg Development Code Section 15.225.060.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, you will be sent information about any decision made by the City relating to this project.

Date Mailed: ***Date notice is mailed***

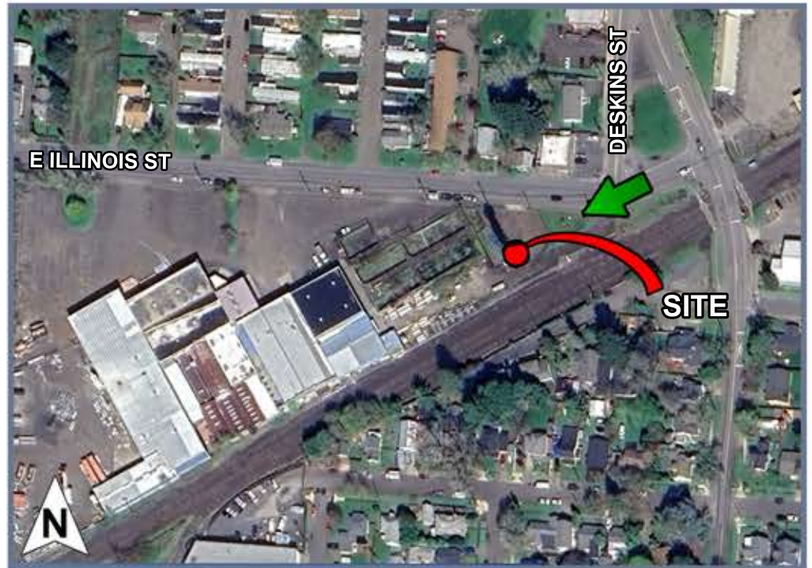
***ACCOMMODATION OF PHYSICAL IMPAIRMENTS*:**

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TTY services please dial 711.

PC81 NEWBERG DOWNTOWN

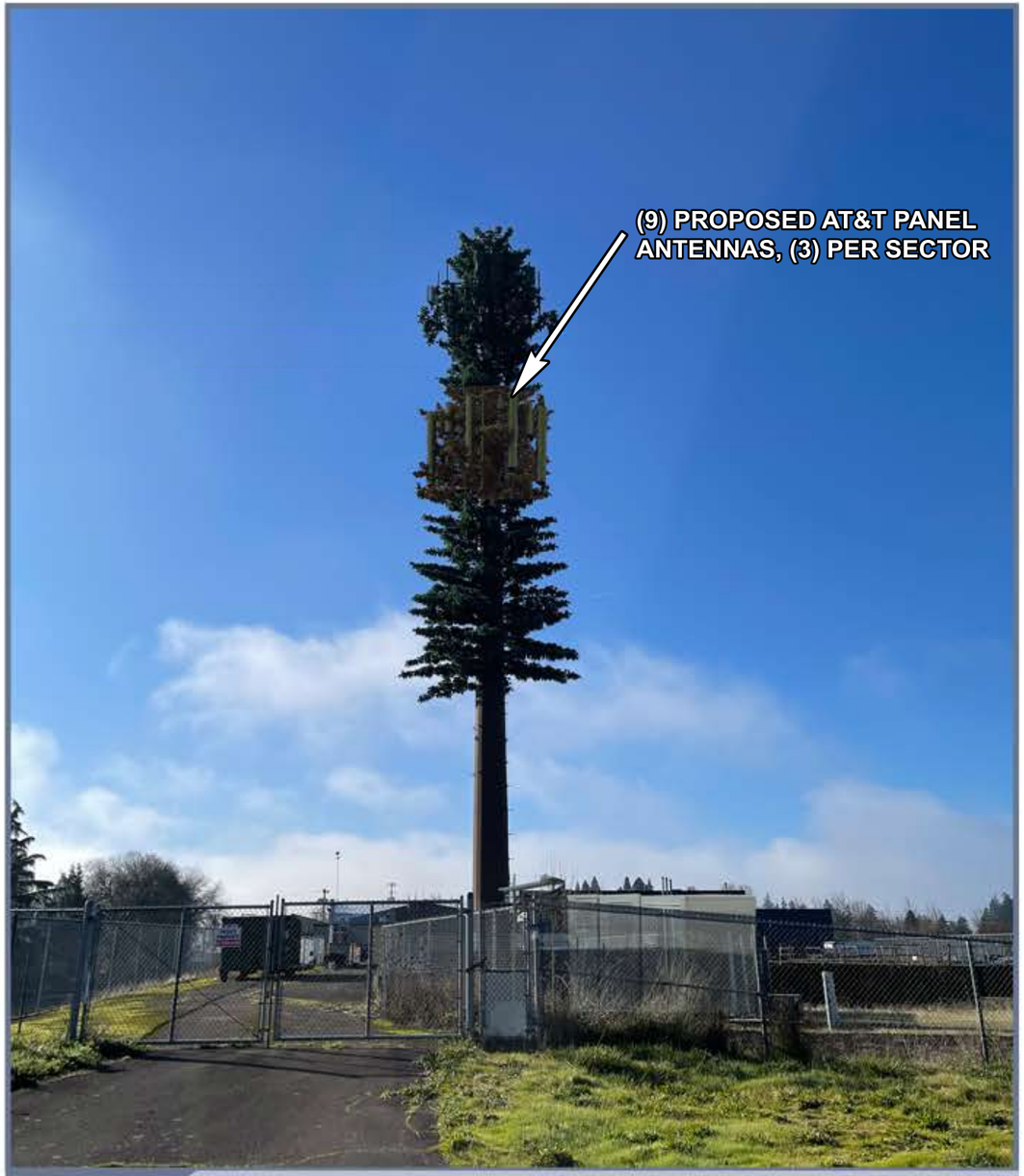
MONOPINE COMMUNICATION SITE

500 EAST ILLINOIS ST NEWBERG, OR 97123



LOCATION 45°18'19.07"N 122°58'26.77"W © 2020 GOOGLE MAPS

EXISTING



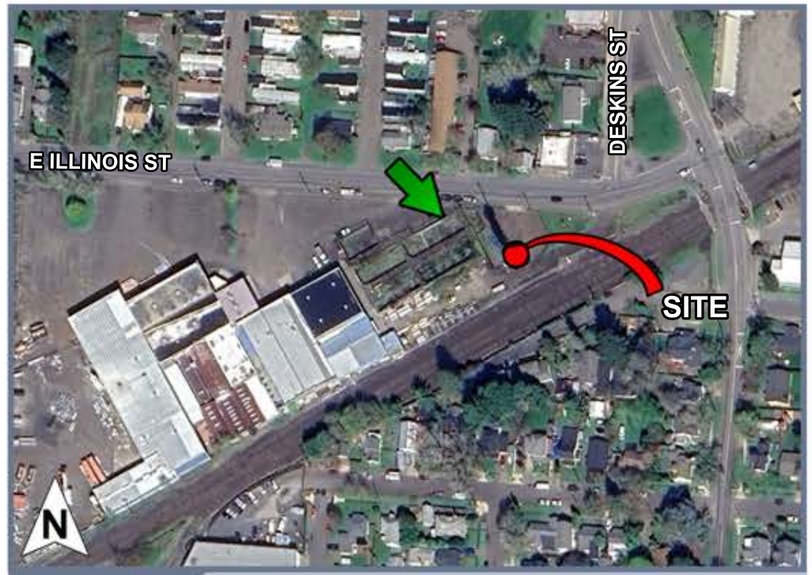
PROPOSED EAST ELEVATION (LOOKING WEST)

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.

PC81 NEWBERG DOWNTOWN

MONOPINE COMMUNICATION SITE

500 EAST ILLINOIS ST NEWBERG, OR 97123



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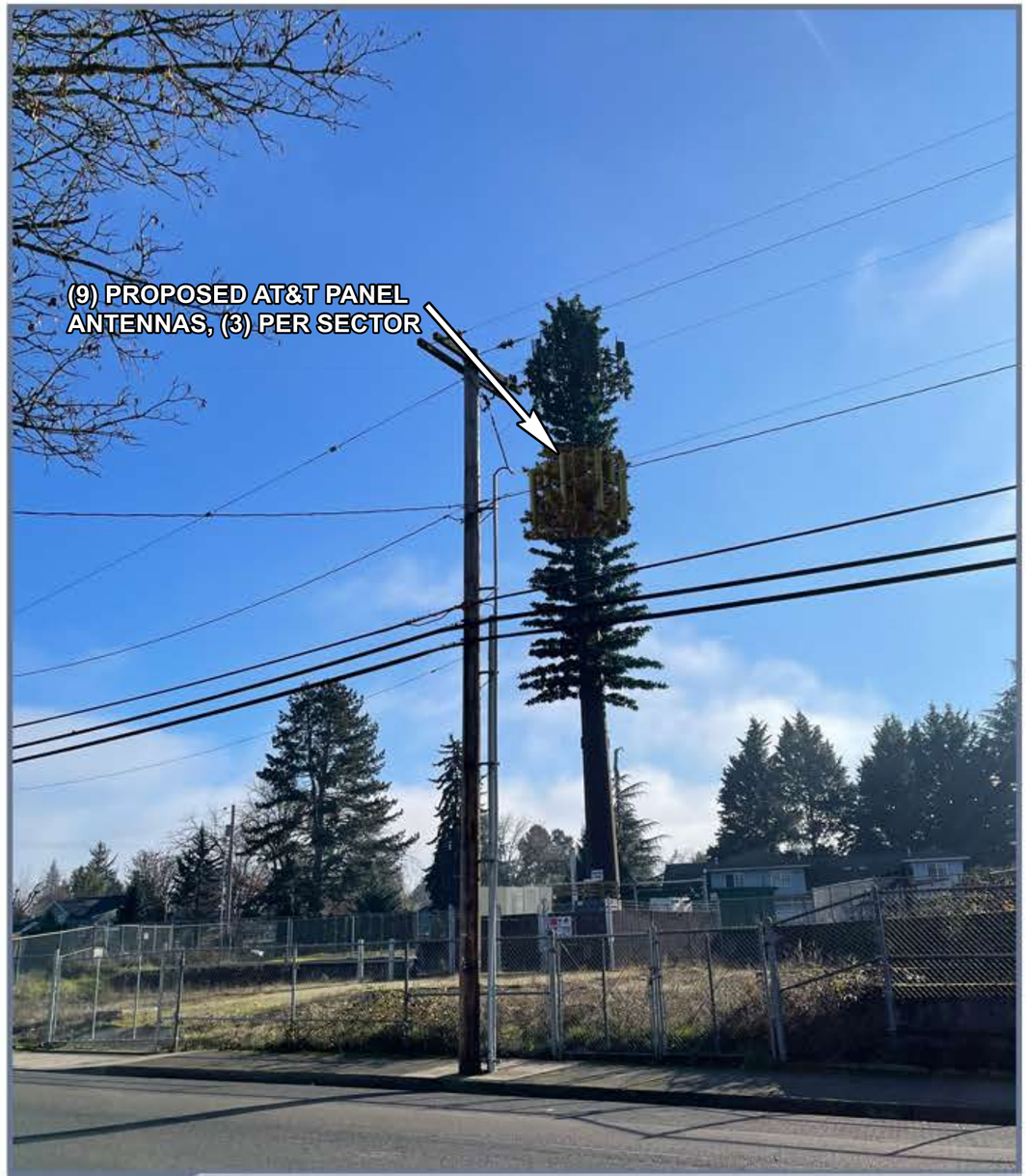
EXISTING



PROPOSED NORTHWEST ELEVATION (LOOKING SOUTHEAST)

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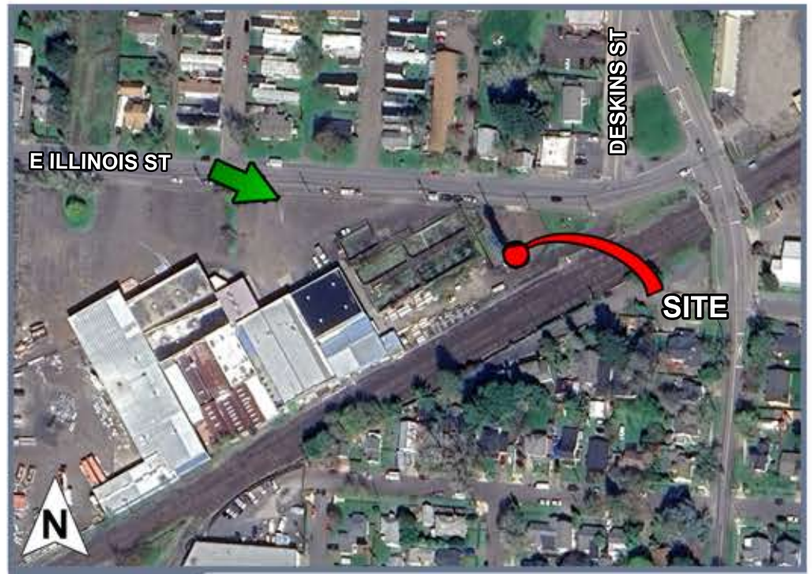
PC81 NEWBERG DOWNTOWN

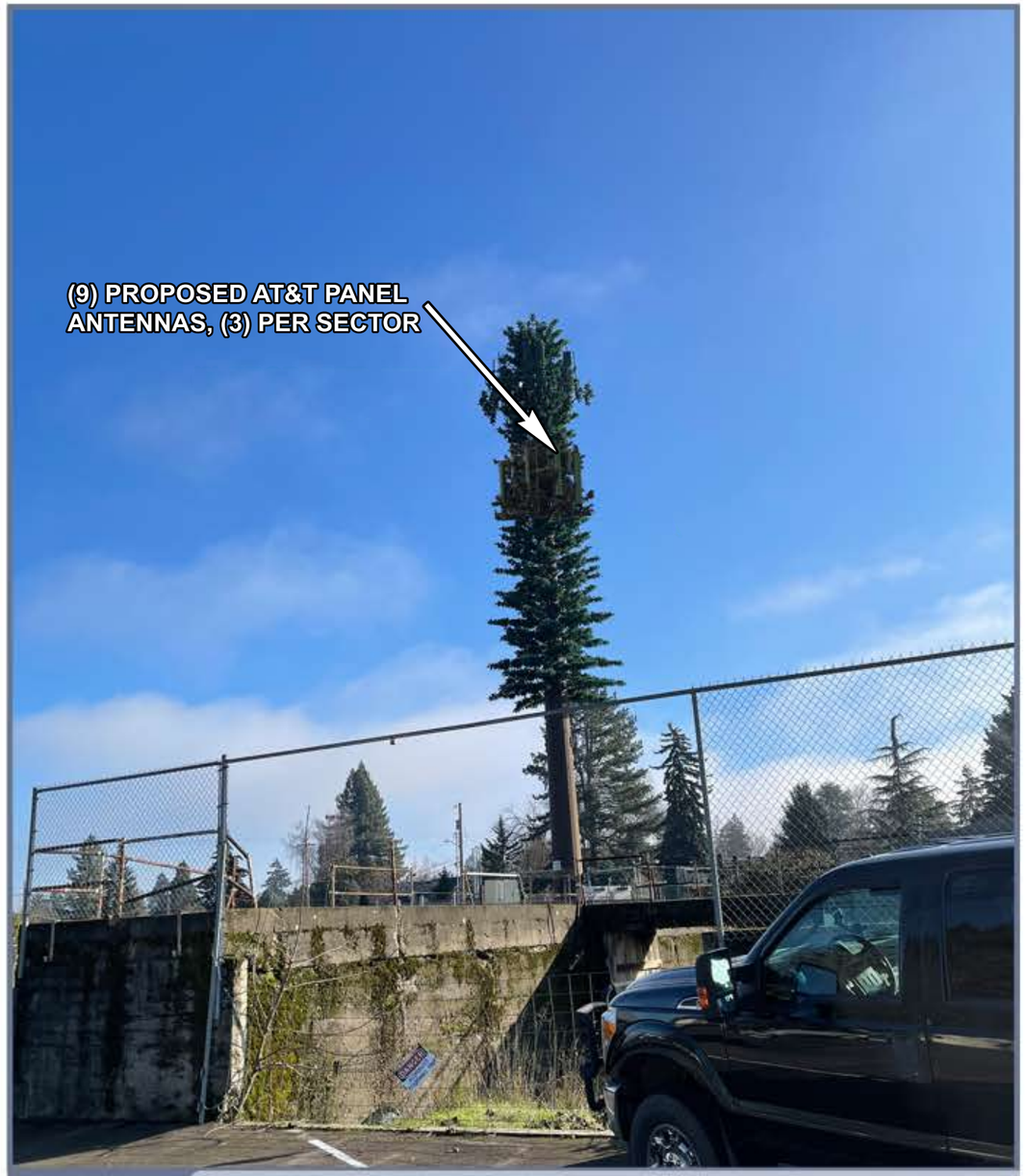
MONOPINE COMMUNICATION SITE

500 EAST ILLINOIS ST NEWBERG, OR 97123



LOCATION 45°18'19.07"N 122°58'26.77"W © 2020 GOOGLE MAPS

EXISTING



PROPOSED NORTHWEST ELEVATION (LOOKING SOUTHEAST)

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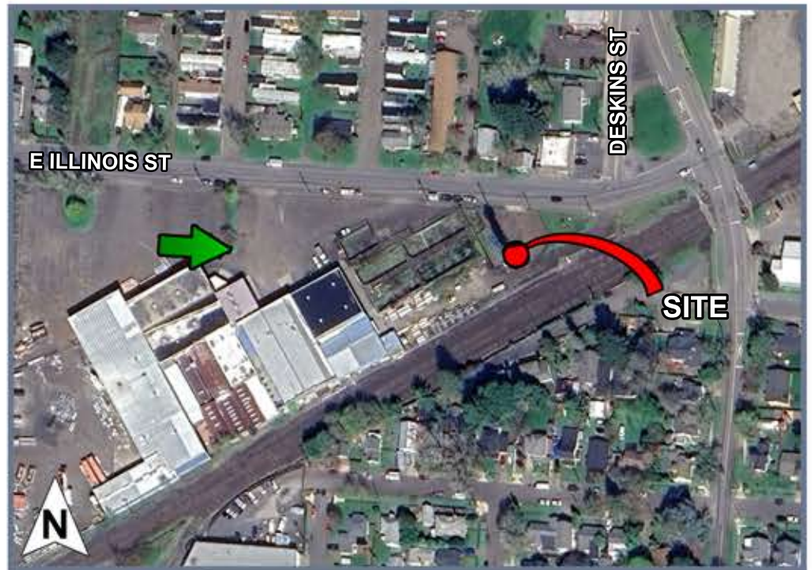
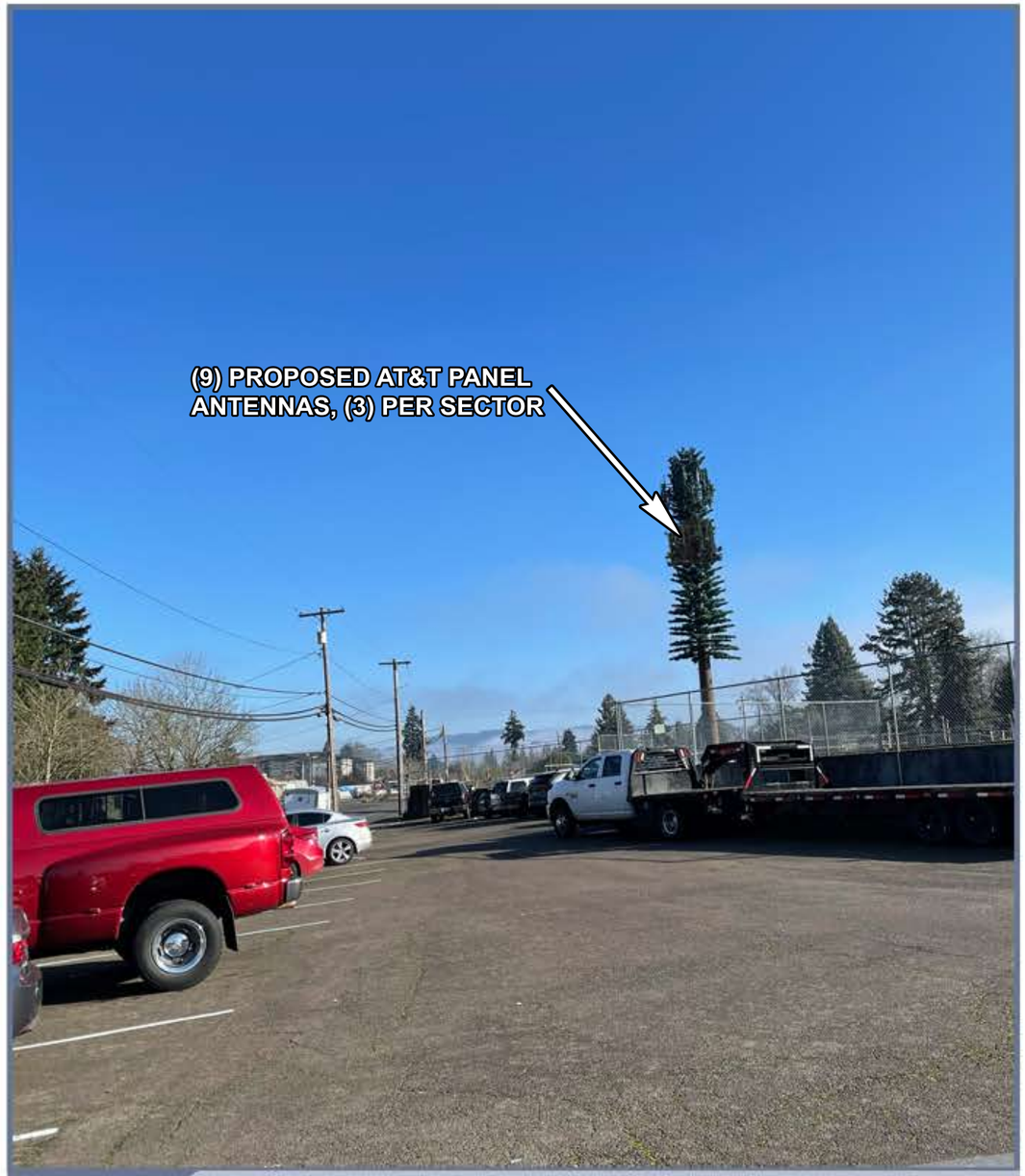
MONOPINE COMMUNICATION SITE

500 EAST ILLINOIS ST NEWBERG, OR 97123



LOCATION 45°18'19.07"N 122°58'26.77"W © 2020 GOOGLE MAPS

EXISTING



PROPOSED WEST ELEVATION (LOOKING EAST)

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AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503) 581-1431 FAX (503) 364-8716

STATUS OF RECORD TITLE

FSBO

April 14, 2025
Title Number: 654577AM
Title Officer: Holly Noble
Fee: $300.00 Update Fee $50.00

Your Reference No. 500 E. Illinois Street

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Newberg Industrial Park, LLC, an Oregon limited liability company

and dated as of **April 11, 2025** at 7:30 a.m.

Said property is subject to the following on record matters:

1. City liens, if any, of the City of Newberg.
   (No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
3. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
4. Easement for existing public utilities in vacated street area and the conditions imposed thereby.
   Reserved by vacation order recorded: April 4, 1967
   Instrument No.: Volume: 59 Page: 126
5. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
   Lessor: Andre Meyer and Kathleen L. Meyer, as Tenants by the Entirety, Frank Meyer and Julia Meyer
   Lessee: Verizon Wireless (VAW) LLC, Verizon Wireless
   Disclosed by: Memorandum of Land Lease Agreement
   Date: April 8, 2016
   Recorded: February 2, 2017
   Instrument No.: 2017-01792

6. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
   Lessor: Andre Meyer and Kathleen L. Meyer aka Kathleen Meyer, husband and wife
   Lessee: Landmark Infrastructure Holding Company LLC
   Disclosed by: Memorandum of Lease Purchase Agreement
   Date: June 6, 2019
   Recorded: June 11, 2019
   Instrument No.: 2019-007424

7. City Code Compliance Letter, including the terms and provisions thereof,
   Recorded: April 26, 2017
   Instrument No.: 2017-06823

   Assignment of Lessee's interest in Lease
   Assignor: Landmark Infrastructure Holding Company LLC
   Assignee: LD Acquisition Company 17 LLC
   Recorded: June 18, 2019
   Instrument No.: 2019-12271

8. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
   Amount: $125,000,000.00
   Trustor/Grantor: LD Acquisition Company 17 LLC
   Trustee: Mark Williamson
   Beneficiary: Legacy Texas Bank
   Dated: June 17, 2019
   Recorded: August 15, 2019
   Instrument No.: 2019-11272

9. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
   Amount: $219,658,000.00
   Trustor/Grantor: LD Acquisition Company 17 LLC
   Trustee: Fidelity National Title
   Beneficiary: Wilmington Trust, National Association
   Dated: November 22, 2022
   Recorded: December 19, 2022
   Instrument No.: 2022-16129

10. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
    Amount: $2,500,000.00
    Trustor/Grantor: Newberg Industrial Park, LLC, an Oregon Limited Liability Company
    Trustee: First American Title Insurance Company
    Beneficiary: First Technology Federal Credit Union
    Dated: October 18, 2024
    Recorded: October 25, 2024
    Instrument No.: 202409969

    Assignment of Rents, given in connection with the above Deed of Trust
    Recorded: October 25, 2024
    Instrument No.: 2024-09970

Tax Information:
Taxes assessed under Code No. 29.0 Account No. 45338 Map No. R3218DD 01000
NOTE: The 2023-2024 Taxes: $52,885.21, are Paid

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 654577AM

Parcel 1:
The North 8 feet of Lot 19, Block 18, CENTRAL ADDITION to the City of Newberg, Yamhill County, Oregon, according to the duly recorded Plat thereof.

Parcel 2:
Beginning at a point 74 feet East of the Southwest corner of Lot 19, DESKINS SUBDIVISION to the City of Newberg, Yamhill County, Oregon, according to the duly recorded Plat thereof; thence North 52.2 feet; thence East 100 feet; thence South 52.2 feet and thence West 100 feet to the point of beginning.

Parcel 3:
Part of Lots 11, 12, 13 and 14 in Block 18 of CENTRAL ADDITION to Newberg in Yamhill County, Oregon, according to the duly recorded Plat thereof, more particularly described as follows:

Beginning at the intersection of the Westerly right of way line of the Railroad with the North line of Block 18; thence Southwesterly along the Railroad right of way 100 feet to the true point of beginning of the herein described tract; thence Northwesterly at right angles to said Railroad right of way to the North line of said Block 18; thence West along the North line of said Block 18 to the Northeast corner of that certain tract conveyed by Fred I. Fix et ux, to Edmond Currier and Catherine M. Currier by deed recorded October 29, 1959 in Film Volume 8, Page 135, Deed and Mortgage Records; thence South along the Easterly boundary line of said tract to the North boundary line of North Street; thence East to the intersection of the Westerly right of way of the Railroad with the North line of North Street; thence Northeasterly to the true point of beginning.

Also, that portion of vacated North Street inuring thereto by reason of Vacation Ordinance No. 1667, recorded April 4, 1967 in Film Volume 59, Page 124, Deed and Mortgage Records.

Parcel 4:
A tract of land in Block 18 of CENTRAL ADDITION to Newberg in Yamhill County, Oregon, according to the duly recorded Plat thereof, more particularly described as follows: Beginning at the intersection of the Westerly right of way line of the Railroad with the North line of Block 18 in said Addition; thence Southwesterly along the Railroad right of way 100 feet; thence Northwesterly at right angles to said Railroad right of way to the North line of said Block 18; thence East to the point of beginning.

Parcel 5:
Tracts 22, 23 and 24 of DESKINS SUBDIVISION in Daniel D. Deskins Donation Land Claim, Notification No. 1475, Claim No. 54 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, according to the Plat of said subdivision of record in the Office of the Recorder.

EXCEPTING THEREFROM a strip of land on the East side of Tract 24, 60 feet in width conveyed to the City of Newberg for street purposes by Deed recorded January 1, 1904 in Book 45, Page 245, Deed Records.

TOGETHER WITH that portion of vacated North Street inuring thereto by reason of Vacation Ordinance No. 1667 recorded April 4, 1967 in Film Volume 59, Page 125, Deed and Mortgage Records of Yamhill County, Oregon.

Parcel 11:
Beginning at a point 74 feet East and 52.2 feet North of the Southwest corner of Lot 19 in DESKINS SUBDIVISION to the Town (now' City) of Newberg, Yamhill County, Oregon; thence North 75 feet; thence East 100 feet; thence South 75 feet and thence West 100 feet to the point of beginning.

Parcel 12:
Lots 17 and 18 in Block 18 of CENTRAL ADDITION to the Tow n (now City) of Newberg in Yamhill County, Oregon.

Parcel 13:
Lot 19 in Block 18 in CENTRAL ADDITION to the Town (now City) of Newberg Yamhill County, Oregon. EXCEPT the North 8 feet thereof.

Parcel 14:
Being a portion of Lots 19 and 20 of DESKINS SUBDIVISION in Section 18, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Washington Street, said point being 74 feet East and 127.2 feet North of the Southwest corner of said Lot 19; thence North 150 feet, more or less, to the North line of said Lot 19; thence East along the North line of Lots 19 and 20, a distance of 100 feet; thence South 150 feet, more or less, to a point that is 100 feet East of the point of beginning; thence West 100 feet to the point of beginning.

Parcel 6:
Tract 21 and the East 50 feet of Tract 20 of DESKINS SUBDIVISION in Daniel D. Deskins Donation Land Claim, Notification No. 1475, Claim No. 54 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, according to the plat of said Subdivision of record in the Office of the Recorder.

Parcel 7:
Beginning at a point 61 feet East of the Southwest corner of Lot 16 in Block 18 of CENTRAL ADDITION to the Town (now City) of Newberg in Yamhill County, Oregon; thence East 50 feet; thence North 108 feet, more or less, to the North line of said Block 18; thence West 50 feet; thence South 108 feet, more or less, to the point of beginning.

ALSO that portion of North Street and any portion of Blaine Street, that inures thereto by reason of vacation thereof; Ordinance No. 1667 of the Cit y of Newberg, Yamhill County, Oregon, recorded April 4, 1967 in Film Volume 59, Page 124, Deed and Mortgage Records.

Parcel 8:

That portion of the following described tract lying Northwesterly of the Railroad right of way: Lots 1, 2, 3, 4 and 5 in Block 3, in CENTRAL ADDITION to the Town (now City) of Newberg, Yamhill County, Oregon, according to the Plat of said CENTRAL ADDITION.

TOGETHER WITH that portion of vacated North Street inuring thereto by reason of Vacation Ordinance No. 1667, recorded April 4, 1967 in Film Volume 59, Page 125, Deed and Mortgage Records.

ParcelId	OwnerNan	OwnerNml	OwnerNml	OwnerNm2	OwnerNm2	OwnerAddr	OwnerCity
252434	Newberg M		Newberg M			311 N Meridian St	Newberg
252906	Newberg M		Newberg M			311 N Meridian St	Newberg
253308	Newberg M		Newberg M			311 N Meridian St	Newberg
253335	Newberg M		Newberg M			311 N Meridian St	Newberg
253344	Newberg M		Newberg M			311 N Meridian St	Newberg
253362	Happy Vall		Happy Vall			13713 SE 37th St	Vancouver
253371	Patricia Hai	Patricia	Haight	Timothy	Cundiff	501 E Illinois St No 15	Newberg
253399	Randy & M	Randy	Dibble	Marie	Dibble	501 E Illinois St No 12	Newberg
253424	Newberg M		Newberg M			18150 SW Boones Ferry	Portland
253433	Michael Ha	Michael	Hall			501 E Illinois St No 20	Newberg
253709	Michael &	Michael	Potter	Maryann	Potter	501 E Illinois St No 25	Newberg
253736	Brenda & V	Brenda	Luarca	Vincent	Luarca	501 E Illinois St No 9	Newberg
253754	Newberg M		Newberg M			311 N Meridian St	Newberg
253772	Cherie & M	Cherie	Socia	Marion	Socia	501 E Illinois St No 14	Newberg
270977	Newberg M		Newberg M			311 N Meridian St	Newberg
276953	Nellie Wise	Nellie	Wise			2403 SE Elliott Ave	Portland
379717	Newberg M		Newberg M			311 N Meridian St	Newberg
379968	Newberg M		Newberg M			311 N Meridian St	Newberg
392159	Deskins Ap		Deskins Ap			1603 A St	Forest Grov
399223	David & Lo	David	Keightley	Lorijene	Keightley	612 N Main St	Newberg
400113	Jean Sitter	Jean	Sitter			501 E Illinois St No 8	Newberg
401327	Howard &	Howard	Hopper	Lorene	Hopper	501 E Illinios St No 3	Newberg
415946	Newberg A		Newberg A			PO Box 118	Newberg
42554	Newberg C		Newberg C			PO Box 970	Newberg
42689	Christophe	Christophe	Whyte	Charlotte	Morrow	735 N College St	Newberg
42698	Michael &	Michael	Jaczko	Amy	Jaczko	330 Rentfro Way	Newberg
42705	Luke & Mic	Luke	Rowland	Michelle	Rowland	420 Rentfro Way	Newberg
42714	Robert & K	Robert	Holveck	Karla	Holveck	PO Box 285	Newberg
42723	Raymond C	Raymond	Chalich			6124 SW Riverpoint Ln	Portland
42732	Peggy Cret	Peggy	Crete			513 E Illinois St	Newberg
42741	Erich Baiscl	Erich	Baisch			707 N Deskins St	Newberg
42750	Rim Seado		Rim Seado			5246 Wedgewood Loop	Newberg
42769	Robin Halv	Robin	Halverson			517 E Illinois St	Newberg
42778	Isabel Aller	Isabel	Allen			C/O Chalich Ray	Portland
42787	Newberg M		Newberg M			C/O Doug/Lori Peterser	Newberg
42796	Newberg M		Newberg M			311 N Meridian St	Newberg
42803	Rebecca W	Rebecca	Wicks			315 E Ellinois St	Newberg
42812	Potter Holc		Potter Holc			PO Box 566	Newberg
42821	Ronald Van	Ronald	Vandomele			20322 SW Erin Pl	Beaverton
42830	James Dep	James	Depaolo			300 Mountainview Ct	Newberg
42849	Michael Sc	Michael	Schuetz			209 E Illinois St	Newberg
42858	Schuetz Ma		Schuetz Ma	Michael	Schuetz	209 E Illinois St	Newberg
42867	Kenneth Se	Kenneth	Seidel			205 E Illinois St	Newberg
42876	Eric Backst	Eric	Backstrom			203 E Illinois St	Newberg
42885	Diane Canf	Diane	Canfield			115 E Illinois St	Newberg
42894	David Bart	David	Barton			722 N Main St	Newberg

42910	Kari & Josh	Kari	Payne	Joshua	Payne	716 N Main St	Newberg
42929	Fred & Virg	Fred	Brons	Virginia	Brons	111 E Illinois St	Newberg
42938	Jemmett Li		Jemmett Li			714 N Main St	Newberg
42956	Richard Bis	Richard	Bishop			103 E Illinois St	Newberg
42983	Tara & Jorc	Tara	Beanblossc	Jordan	Beanblossc	208 E Illinois St	Newberg
42992	Sean Coats	Sean	Coats	Samantha	Paul	204 E Illinois St	Newberg
43009	Timothy &	Timothy	Trask	Barbara	Trask	130 E Illinois St	Newberg
43018	Teresa Pinz	Teresa	Pinzon	Gabriel	Williams	4140 Fairway Blvd	View Park
43027	Jennifer Sw	Jennifer	Swafford	Derek	Gerber	102 E Illinois St	Newberg
43045	Salvador Ba	Salvador	Baca	Raquel	Vazquez	Attn: Newberg Area Ha	Newberg
43054	Kesa Nomi	Kesa	Nomiyama			608 N Main St	Newberg
43072	5th Street I		5th Street I			32300 NE Old Parrett M	Newberg
43090	Robert Mei	Robert	Mendoza II	Dana	Mendoza	115 E North St	Newberg
43107	Rex Heator	Rex	Heaton	Jennifer	Lacornu-He	119 E North St	Newberg
43116	Thompson,	Lance	Thompson			207 E North St	Newberg
43125	Carol Kruge	Carol	Kruger			213 E North St	Newberg
43143	Brehlie & H	Brehlie	Todd	Harley	Todd	605 N Washington St	Newberg
43161	James & Tr	James	Gunn	Tresa	Gunn	613 N Washington St	Newberg
44605	Brady & An	Brady	Mordhorst	Anna	Mordhorst	314 N Garfield St	Newberg
44650	Scott & Ker	Scott	Davis	Keri	Davis	1405 Country Common	Lake Oswe
44669	Newberg P		Newberg P			19 High St	Woods Hol
44678	Harry & De	Harry C	Wiese	Deborah J	Wiese	255 Frontier Way	Templeton
44696	Engnell Ric		Engnell Ric			PO Box 1015	Newberg
44721	Zachary & I	Zachary	Olson	Bethany	Olson	215 E Sherman St	Newberg
44758	Marianela I	Marianela	Brewer			209 E Sherman St	Newberg
44776	Joanne & Jo	Joanne	Petersen	Jeffery	Petersen	2103 Linda Ln	La Grande
44785	Joanne & Jo	Joanne	Petersen	Jeffrey	Petersen	2103 Linda Ln	La Grande
44794	Jeff & Geor		Jeff & Geor			PO Box 3215	Newberg
44810	Sherman O		Sherman O			4020 203rd Ave NE	Sammamis
44838	Jeff & Geor		Jeff & Geor			PO Box 3215	Newberg
44856	Robin Tayl	Robin	Taylor				Newberg
44874	Adam & Ru	Adam	Perez	Ruben	Perez	4205 SE Riverside Lp	McMinnvill
44892	Robert Ebe	Robert	Eberhard			2901 E 2nd St Unit 69	Newberg
44909	5th Street /		5th Street /			32300 NE Old Parrett M	Newberg
449526	Newberg M		Newberg M			311 N Meridian St	Newberg
44963	Maria Radi	Maria	Radilla	Jessyca	Hernandez	110 E North St	Newberg
44981	Adam & Su	Adam	Perez	Susan	Perez	4205 SE Riverside Lp	McMinnvill
45025	Ryan & Bre	Ryan	Serrano	Breanna	Serrano	206 E North St	Newberg
45043	Michelle &	Michelle A	Forbes	Barbara Nc	Forbes	212 E North St	Newberg
45070	Kimberly Ri	Kimberly	Rinkes			503 N Washington St	Newberg
45114	Stuart Byro	Stuart	Byron			15650 SW 133rd Ave	Tigard
45123	Benjamin &	Benjamin	Smith	Deborah	Smith	732 N College St	Newberg
45132	Oregon Sta		Oregon Sta			535 NE 5th St	McMinnvill
45212	Micah & Ch	Micah	Olson	Christine	Olson	PO Box 907	Newberg
45230	Slate Prope		Slate Prope			PO Box 532	Newberg
45258	Janelle Bau	Janelle	Baugh			1008 Villa Rd	Newberg
45267	Makerspac		Makerspac			19325 NE Williamson R	Newberg

45276	Janet Land	Janet	Land			607 E Franklin St	Newberg
45285	Luis Garcia	Luis	Garcia			414 N Washington St	Newberg
45301	Simon & Ri	Simon	Brown	Rian	Brown	410 N Washington St	Newberg
45310	Oregon Sta		Oregon Sta			535 NE 5th St	McMinnvill
45329	Randy Smit	Randy	Smith			270 E Madison Ave	Crescent Ci
45356	Coni Wrigh	Coni	Wright			307 E Sherman St	Newberg
45374	Kevin Garlc	Kevin	Garlough			311 E Sherman St	Newberg
45392	Elizabeth &	Elizabeth	Hannaford	Ryan	Hannaford	315 E Sherman St	Newberg
45409	Jacquelin M	Jacquelin	Mourer			PO Box 4	Woodburn
45436	Donna Mou	Donna	Mourer			PO Box 4	Woodburn
45454	Joseph & H	Joseph	McDaniel	Heather	McDaniel	415 N Blaine St	Newberg
45472	Gwen Marv	Gwen	Marvin			412 N Blaine St	Newberg
45490	Holly Wilso	Holly	Wilson			503 E North St	Newberg
45506	Megan Ma	Megan	Markel			406 N Blaine St	Newberg
45515	Holly Wilso	Holly	Wilson			503 E North St	Newberg
45524	Robert Dex	Robert	Dexter Jr	Kathy	Dexter	801 Vermillion St	Newberg
45533	Bellingar Er		Bellingar Er			24055 NE North Valley	Newberg
45542	Ariana & M	Ariana	Ware	Mitchell	Ware	5407 SW Spring Hill Rd	Gaston
45551	LLP Propert		LLP Propert			PO Box 1060	Newberg
45560	Christophe	Christophe	Laarman			413 N Howard St	Newberg
45579	Timothy Fo	Timothy	Forbes			601 E North St	Newberg
45588	Andrea Wil	Andrea	Wilson			415 N Howard St	Newberg
45597	Richard Pie	Richard	Pierce II	Marisa	Mach	603 E North St	Newberg
45604	Craig Reich	Craig	Reichelt			607 E North St	Newberg
45613	Patricia Ma	Patricia	MacIntyre			502 E Franklin St	Newberg
45622	Elizabeth B	Elizabeth	Breen			609 E North St	Newberg
45631	Lisa Carlson	Lisa	Carlson			601 N College St	Newberg
45640	Lauren Ott	Lauren	Otto			607 N College St	Newberg
45659	Charles & M	Charles	Dittman	Mary Lou	Dittman	410 N Howard St	Newberg
45668	Ashley Bon	Ashley	Bond	Matthew	Messer	611 N College St	Newberg
45677	Yamhill Cor		Yamhill Cor			Attn: Doug Bartlett / Yc	McMinnvill
45686	Samantha &	Samantha	Eilert	Ian	Eilert	612 Vermillion St	Newberg
45695	Francis Ent		Francis Ent			2950 Crater Ln	Newberg
45702	Cliff Rice	Cliff	Rice			606 Vermillion St	Newberg
45711	Francis Ent		Francis Ent			Attn: Brian Francis	Newberg
45720	Marcia Arta	Marcia	Artajo			PO Box 3236	Newberg
45739	Gentry, Ro	Roger	Gentry			515 E Sherman St	Newberg
45748	School Stre		School Stre			Attn Christian Petersen	Newberg
45757	Bruce & Te	Bruce	Arnold	Teresa	Arnold	415 N School St	Newberg
45891	Payton Bev		Payton Bev			16380 NE Chehalem Dr	Newberg
45908	Darrell & R	Darrell	Fields	Roxanna	Fields	614 N College St	Newberg
45917	Russell & S	Russell	St Cyr	Stephanie	St Cyr	610 N College St	Newberg
46051	Pedro & Pe	Pedro	Perez	Peter	Perez	4205 NE Riverside Lp	McMinnvill
46079	Thomas & I	Thomas	Payne	Leah	Payne	705 E North St	Newberg
46088	Morrison, E	Betty	Morrison			717 E Sheridan St	Newberg
46122	Alexa & Tar	Alexa	Wheelhous	Tanner	Wheelhous	711 E North St	Newberg
46168	Silas & Cath	Silas	Olson	Catherine	Olson	715 E North St	Newberg

46195	Daniel Stev	Daniel	Stevens			615 N Edwards St	Newberg
46220	Tammy Wr	Tammy	Wright			704 Vermillion St	Newberg
46499	Patricia Va	Patricia	Van Marte			704 E North St	Newberg
46505	Stacie Athc	Stacie	Athon	Cody	Willis	514 N College St	Newberg
46550	Ryan & Em	Ryan	Forbes	Emily	Forbes	511 N College St	Newberg
46569	Nabor & M	Nabor	Pereda	Maria	Pereda	PO Box 382	Newberg
46578	Nabor & M	Nabor	Pereda	Maria	Pereda	PO Box 382	Newberg
46587	James Fam		James Fam			20280 SW Seely Ln	Sherwood
46596	James Leor	James	Leoni			6811 50th Ave NE	Seattle
46603	Nobor & M	Nobor	Pereda	Maria	Pereda	PO Box 382	Newberg
46612	Gary & Sha	Gary	Harker	Shane	Harker	429 S Lincoln St	Newberg
46630	Irwin R Thc		Irwin R Thc			507 N College St	Newberg
46649	Tiffany Put	Tiffany	Putman			515 N School St	Newberg
46658	Nancy Nav	Nancy	Navejas			511 N School St	Newberg
46667	Nicole d'Au	Nicole	d'Auray			504 E North St	Newberg
46676	Sari & Fred	Sari	Davey	Fred	Davey	415 N Howard St	Newberg
46685	Holly Hoov	Holly	Hoover			501 E Franklin St	Newberg
46694	Corum Cinc		Corum Cinc			505 E Franklin St	Newberg
46701	Jessica Gor	Jessica	Gonzalez			515 E Franklin St	Newberg
46792	Chehalem I		Chehalem I			125 S Elliott Rd	Newberg
46809	Peter & Da	Peter	Farr	Danielle	Farr	1506 N College St	Newberg
46818	Jennifer He	Jennifer	Hernandez			310 E Sherman St	Newberg
468247	Caroline Sh	Caroline	Sherrell			Attn: Julie Shirkey	Newberg
46827	Ckc Deux L		Ckc Deux L			303 E Sheridan St	Newberg
46836	John & Kat	John	Kelso	Kathryn	Kelso	300 E Sherman St	Newberg
469825	Newberg M		Newberg M			311 N Meridian St	Newberg
484282	Dennis & L	Dennis	Fitzgerald	Lori	Fitzgerald	607 N Edwards St	Newberg
484360	Christophe	Christophe	Horton	Liliana	Argento	215 Church St Unit 5	Newberg
488347	Newberg M		Newberg M			311 N Meridian St	Newberg
488413	Sharon & R	Sharon	Dibble	Randy	Dibble	501 E Illinois St No 17	Newberg
495115	Carden Fan		Carden Fan			501 E Illinois St No 22	Newberg
498460	Donald & P	Donald	Crete	Peggy	Crete	513 E Illinois St	Newberg
501241	Troy Rose	Troy	Rose			509 E North St	Newberg
501826	Brian & Sha	Brian	Rousseau	Sharon	Rousseau	609 N Washington St	Newberg
502882	Michael &	Michael	Pearson	Lynette	Pearson	726 N Main St	Newberg
502885	James & Sa	James	Mason	Sandra	Mason	724 N Main St	Newberg
503602	Jill Jacobso	Jill	Jacobson	Richard	Smith	201 E Illinois St	Newberg
504196	North Fox I		North Fox I			4020 203rd Ave NE	Sammamis
504478	Jeanne Wa	Jeanne	Wagner			214 E 2nd St	Newberg
507475	Haroldo M	Haroldo	Merida			201 E North St	Newberg
509035	Heather &	Heather	Jarrell	Jeremy	Jarrell	706 Ella Ct	Newberg
509038	Lipinski, Ric	Richard	Lipinski	Barbara	Lipinski	PO Box 221	Dundee
510049	Samuel & C	Samuel	Brown	Carrie	Brown	13203 SE 172nd Ave St	Happy Vall
511438	Calvin Bera	Calvin	Beralas	Dorothy	Schmitz-Be	625 N Washington St	Newberg
514474	Bryanna &	Bryanna	Oliver-Palm	Samuel	Oliver-Palm	109 E North St	Newberg
516148	Shannon &	Shannon	Knight	Nicholas	Knight	206 E Illinois St	Newberg
520840	Courtney A	Courtney	Arrigoni			15300 SW 116th Ave	King City

533458	Ppm Techn		Ppm Techn			500 E Illinois St	Newberg
534040	Kaleb & Ch	Kaleb	Jackson	Christa	Jackson	134 E Illinois St	Newberg
534043	Seth Olson	Seth	Olson			3640 Olive St	Denver
534046	Gwen & An	Gwen	Mestre	Andrew	Mestre	124 E Illinois St	Newberg
534049	Holly & Tin	Holly	Vice	Timothy	Vice	120 E Illinois St	Newberg
534052	Kathryn Eg	Kathryn	Egli			122 E Illinois St	Newberg
544309	Cesar Opel	Cesar	Opelele	Mimi	Fatuma	Attn: Newberg Area Ha	Newberg
561952	Chrystaros	Chrystaros	Jones	Jace	Jones	13051 SW 154th Ave	Tigard
561955	Jonathon &	Jonathon	Gehring	Megan	Gehring	190 Rentfro Way	Newberg
561958	Ronald & D	Ronald	Anderson	Diane	Anderson	200 Rentfro Way	Newberg
561961	Lewis Alfre		Lewis Alfre			210 Rentfro Way	Newberg
561964	Tiffany & L	Tiffany	Looney	Lori	Looney	300 Rentfro Way	Newberg
561967	Morgan Fic	Morgan	Ficek	Lucretia	Ponder	310 Rentfro Way	Newberg
561970	Robert & M	Robert	Young	Marisa	Young	320 Rentfro Way	Newberg
561973	Robert & R	Robert	Luben	Rebecca	Luben	500 Rentfro Way	Newberg
561976	Jose & Jose	Jose	Guzman	Josefina	Guzman	510 Rentfro Way	Newberg
709010	Jacob & As	Jacob	Klein	Ashley	Klein	340 E Rentfro Way	Newberg
709012	Andrew & I	Andrew	Watson	Lucinda	Watson	1473 Greentree Cir	Lake Oswe
709014	Rentfro Wa		Rentfro Wa			21420 NE Bald Peak Rd	Hillsboro
709916	Andrea Cul	Andrea	Culligan			502 Rentfro Way	Newberg
710596	Robert & B	Robert	Leslie	Bethany	Leslie	729 N College St	Newberg
710716	Erich Baisc	Erich	Baisch			707 N Deskins St	Newberg
714786	Zachary & I	Zachary	Thompson	Lauren	Thompson	202 E North St	Newberg
716216	Pdx Proper		Pdx Proper		Spartan Re	41370 SW Langer Farm	Sherwood
716218	Kayla Carrc	Kayla	Carroll			512 N Garfield St Unit 1	Newberg
716220	Jazmine An	Jazmine	Anderson			512 N Garfield St Unit 2	Newberg
800291							

OwnerStat	OwnerZIP	SiteAddr	SiteCity	SiteState	SiteZIP
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
WA	98683	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97224	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR		400 E Franl	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97116	711 Deskin	Newberg	OR	97132
OR	97132	612 N Mair	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	719 N Colle	Newberg	OR	97132
OR	97132	979 Rentfr	Newberg	OR	97132
OR	97132	735 N Colle	Newberg	OR	97132
OR	97132	330 Rentfr	Newberg	OR	97132
OR	97132	420 Rentfr	Newberg	OR	97132
OR	97132	717 N Colle	Newberg	OR	97132
OR	97239	0 N College	Newberg	OR	97132
OR	97132	513 E Illino	Newberg	OR	97132
OR	97132	707 Deskin	Newberg	OR	97132
OR	97132	703 Deskin	Newberg	OR	97132
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OR	97132	501 E Illino	Newberg	OR	97132
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OR	97132	313 E Illino	Newberg	OR	97132
OR	97003	309 E Illino	Newberg	OR	97132
OR	97132	303 E Illino	Newberg	OR	97132
OR	97132	301 E Illino	Newberg	OR	97132
OR	97132	209 E Illino	Newberg	OR	97132
OR	97132	205 E Illino	Newberg	OR	97132
OR	97132	203 E Illino	Newberg	OR	97132
OR	97132	115 E Illino	Newberg	OR	97132
OR	97132	722 N Mair	Newberg	OR	97132

OR	97132	716 N Mair	Newberg	OR	97132
OR	97132	111 E Illino	Newberg	OR	97132
OR	97132	714 N Mair	Newberg	OR	97132
OR	97132	103 E Illino	Newberg	OR	97132
OR	97132	208 E Illino	Newberg	OR	97132
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OR	97132	130 E Illino	Newberg	OR	97132
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OR	97132	608 N Mair	Newberg	OR	97132
OR	97132	602 N Mair	Newberg	OR	97132
OR	97132	115 E Nortl	Newberg	OR	97132
OR	97132	119 E Nortl	Newberg	OR	97132
OR	97132	207 E Nortl	Newberg	OR	97132
OR	97132	213 E Nortl	Newberg	OR	97132
OR	97132	605 N Was	Newberg	OR	97132
OR	97132	613 N Was	Newberg	OR	97132
OR	97132	314 N Garf	Newberg	OR	97132
OR	97034	313 N Was	Newberg	OR	97132
MA		315 N Was	Newberg	OR	97132
CA	93465	415 N Was	Newberg	OR	97132
OR	97132	409 N Was	Newberg	OR	97132
OR	97132	215 E Sher	Newberg	OR	97132
OR	97132	209 E Sher	Newberg	OR	97132
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OR	97850	201 E Sher	Newberg	OR	97132
OR	97132	0 E Sherma	Newberg	OR	97132
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OR			Newberg	OR	97132
OR	97132	514 N Mair	Newberg	OR	97132
OR	97132	501 E Illino	Newberg	OR	97132
OR	97132	110 E Nortl	Newberg	OR	97132
OR	97128	111 E Franl	Newberg	OR	97132
OR	97132	206 E Nortl	Newberg	OR	97132
OR	97132	212 E Nortl	Newberg	OR	97132
OR	97132	503 N Was	Newberg	OR	97132
OR	97224	506 N Garf	Newberg	OR	97132
OR	97132	732 N Colle	Newberg	OR	97132
OR	97128	730 N Colle	Newberg	OR	97132
OR	97132	700 N Colle	Newberg	OR	97132
OR	97132	501 N How	Newberg	OR	97132
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OR	97132	315 E Franl	Newberg	OR	97132

OR	97132	607 E Franl	Newberg	OR	97132
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OR	97132	315 E Sherı	Newberg	OR	97132
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OR	97071	0 N Blaine S	Newberg	OR	97132
OR	97132	415 N Blair	Newberg	OR	97132
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OR	97132	503 E Nortl	Newberg	OR	97132
OR	97132	406 N Blair	Newberg	OR	97132
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WA	98115	510 N Scho	Newberg	OR	97132
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OR	97132		Newberg	OR	97132
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OR	97132	300 Rentfr	Newberg	OR	97132
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OR	97132	510 Rentfr	Newberg	OR	97132
OR	97132	340 Rentfr	Newberg	OR	97132
OR	97034	410 Rentfr	Newberg	OR	97132
OR	97123	430 Rentfr	Newberg	OR	97132
OR	97132	502 Rentfr	Newberg	OR	97132
OR	97132	729 N Colle	Newberg	OR	97132
OR	97132	707 Deskin	Newberg	OR	97132
OR	97132	202 E Nortl	Newberg	OR	97132
OR	97140	512 N Garfi	Newberg	OR	97132
OR	97132	512 N Garfi	Newberg	OR	97132
OR	97132	512 N Garfi	Newberg	OR	97132
		500 E Illino	Newberg	OR	97132

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

OREGON BUILDING CODES AND STANDARDS:

1. 2022 OREGON STRUCTURAL SPECIALTY CODE (2021 IBC)
2. 2022 OREGON MECHANICAL SPECIALTY CODE (2021 IMC)
3. 2021 OREGON RESIDENTIAL SPECIALTY CODE (2018 IRC)
4. 2021 OREGON ELECTRICAL SPECIALTY CODE (2020 NEC)
5. ANSI/EIA-TIA-222-H

PROPERTY LEGAL DESCRIPTION:

SEE SCHEDULE "C" OF TITLE REPORT

AT&T

NEW BUILD LTE ONLY 1C: WSWOR0040990
LTE 2C: WSWOR0041657
5G NR 1DR-1: WSWOR0041747
5G NR 1DR-1 CBAND: WSWOR0041693
NSB 5G NR 1DR-2: WSWOR--
5G NR 1DR-2 CBAND: WSWOR--
NSB 5G NR 1DR-2: WSWOR--

USID: 324411
FA CODE: 15960528

SITE NUMBER: PC81
SITE NAME: NEWBERG DOWNTOWN
SITE TYPE: MONOPINE / VERTIV NETSURE X744 (3-BAY WUC)
ADDRESS: 500 EAST ILLINOIS STREET
NEWBERG, OR 97132
PARCEL ID: R3218DD 01000

PROJECT TEAM

APPLICANT / LESSEE:

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

PROJECT MANAGER:

CENTERLINE COMMUNICATIONS
CONTACT: KELLY LEA
EMAIL: klea@pmass.com
PH: (503) 380-2717

CONSTRUCTION MANAGER:

CONTACT: RANDY MORRISON
EMAIL: rx191c@att.com
PH: (425) 492-6590

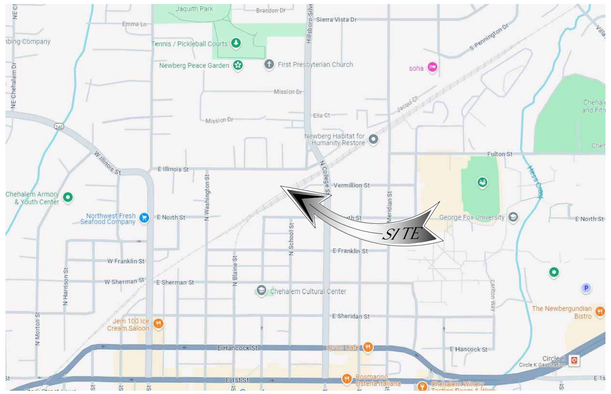
SITE ACQUISITION / ZONING:

CENTERLINE COMMUNICATIONS
CONTACT: PHILLIP KITZES
EMAIL: pkitzes@pmass.com
PH: (206) 227-7445

A&E MANAGER:

P. MARSHALL & ASSOCIATES
CONTACT: JARRETT ELLINGTON
EMAIL: jellington@pmass.com
PH: (706) 294-1479

VICINITY MAP



LOCAL MAP

NORTH

PROJECT DESCRIPTION

PROPOSED SITE BUILD OF AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

TOWER/ANTENNA SOW:

- INSTALLATION OF (1) AT&T 20'-0" TALL MONOPINE EXTENSION
- INSTALLATION OF (9) AT&T PANEL ANTENNAS
- INSTALLATION OF (12) AT&T REMOTE RADIO HEADS (RRHS)
- INSTALLATION OF (3) AT&T RRH BACK TO BACK MOUNT ASSEMBLIES
- INSTALLATION OF (2) AT&T DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (1) AT&T V-FRAME ANTENNA MOUNT

EQUIPMENT SOW:

- INSTALLATION OF AN AT&T 368.0 SQ. FT. TELECOMMUNICATION COMPOUND LEASE AREA
- INSTALLATION OF AN AT&T 15'-0" X 24'-6" (2 SIDES), 6'-0" HIGH CHAIN LINK FENCING W/ PRIVACY GREEN SLATS
- INSTALLATION OF (1) AT&T VERTIV NETSURE X744 (3-BAY WUC) ON CONCRETE PAD
- INSTALLATION OF (1) AT&T KOHLER 30REOZK (30KW AC DIESEL) BACK-UP GENERATOR ON CONCRETE PAD
- INSTALLATION OF (1) AT&T 200A AC POWER PANEL
- INSTALLATION OF (8) AT&T SBS 190 BATTERIES
- INSTALLATION OF (1) AT&T FLX12 CABINET
- INSTALLATION OF (1) AT&T 200AMP DISCONNECT
- INSTALLATION OF (1) AT&T H-FRAME
- INSTALLATION OF (1) AT&T CABLE BRIDGE
- INSTALLATION OF (1) AT&T CABLE SLACK BOX
- INSTALLATION OF (6) AT&T DC POWER & (2) 24 PAIR FIBER CABLE TRUNKS
- INSTALLATION OF (10) AT&T RECTIFIERS
- INSTALLATION OF (9) AT&T CONVERTERS
- INSTALLATION OF (1) AT&T DC50 SURGE SUPPRESSOR BOX
- INSTALLATION OF (2) AT&T 6672 BASEBAND UNITS
- INSTALLATION OF (1) AT&T 6610 CONTROLLER
- INSTALLATION OF (1) AT&T GPS ANTENNA

PROJECT AREA:

- 15'-0" X 24'-6" 400.0 SQ. FT. LEASE AREA

SITE INFORMATION

PROPERTY OWNER:
NEWBERG INDUSTRIAL PARK, LLC
23500 SCHOLLS FERRY ROAD
HILLSBORO, OR 97123

JURISDICTION:	CITY OF NEWBERG
WIND LOADS:	97 MPH (3-SECOND GUST)
EXPOSURE CATEGORY:	C
SEISMIC CATEGORY:	---
FLOOD ZONE:	---
PARCEL ID #:	R3218DD 01000
ZONING:	M-2 LIGHT INDUSTRIAL
LATITUDE (NAD 83):	45.305344°
LONGITUDE (NAD 83):	-122.974097°

IMPERVIOUS SURFACE: ±XX SQ. FT.
BASE OF EXISTING STRUCTURE: ±0' (±194.9' AMSL)
TOP OF EXISTING STRUCTURE: ±95.0' (±289.9' AMSL)
TOP OF STRUCTURE W/ (P) HIGHEST APPURTENANCE: ±115.0' (±309.9' AMSL)

ACCESSIBILITY REQUIREMENTS: FACILITY IS AN UNMANNED EQUIPMENT SPACE NOT INTENDED FOR HUMAN HABITATION AND ONLY FREQUENTLY VISITED BY MAINTENANCE PERSONAL. ACCESSIBILITY IS NOT REQUIRED PER IBC 2021, SECTION 1103.2.9 (EQUIPMENT SPACES)

TOWER OWNER: KGI WIRELESS
POWER AGENCY: PORTLAND GENERAL ELECTRIC
TELEPHONE AGENCY: TBD
RFDS VERSION: FINAL
DATE UPDATED: 10/31/2024

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE LOCATED AT 19801 SW 72ND AVE, TUALATIN, OR 97062:

1. HEAD EAST TOWARD SW 72nd. AVE (10 FT)
2. TURN RIGHT TOWARD SW 72nd. AVE (128 FT)
3. TURN RIGHT ONTO SW 72nd. AVE (498 FT)
4. TURN LEFT AT THE 1ST CROSS STREET ONTO SW SAGERT ST (0.4 MILES)
5. TURN LEFT ONTO SW BOONES FERRY RD (0.3 MILES)
6. TURN RIGHT ONTO SW AVERY ST (1.1 MILES)
7. TURN LEFT ONTO SW TUALATIN-SHERWOOD RD (2.6 MILES)
8. CONTINUE STRAIGHT TO STAY ON SW TUALATIN-SHERWOOD RD (75 FT)
9. TURN LEFT ONTO OR-99W S/PACIFIC HWY W (8.4 MILES)
10. CONTINUE ON N COLLEGE ST. DRIVE TO E ILLINOIS ST (0.4 MILES)
11. TURN LEFT ONTO E ILLINOIS ST (308 FT)
12. DESTINATION WILL BE ON THE LEFT

DIGALERT
800-227-2600
Call 2 Full Working Days In Advance

SHEET INDEX

		REV.
T-1	TITLE SHEET	D
GN-1	GENERAL NOTES	D
GN-2	GENERAL NOTES	D
GN-3	SITE SIGNAGE	D
1A	1A CERTIFICATION	-
A-1	SITE PLAN	D
A-2	COMPOUND PLAN	D
A-3	ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN	D
A-4	EAST ELEVATIONS	D
A-5	SOUTH ELEVATIONS	D
L-1	LANDSCAPE PLAN	D

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY. STE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

PM&A PROJECT ID: P-173425

Issued For:

PC81
NEWBERG DOWNTOWN
500 EAST ILLINOIS STREET
NEWBERG, OR 97132
PARCEL ID: R3218DD 01000

DRAWN BY: FG
CHECKED BY:

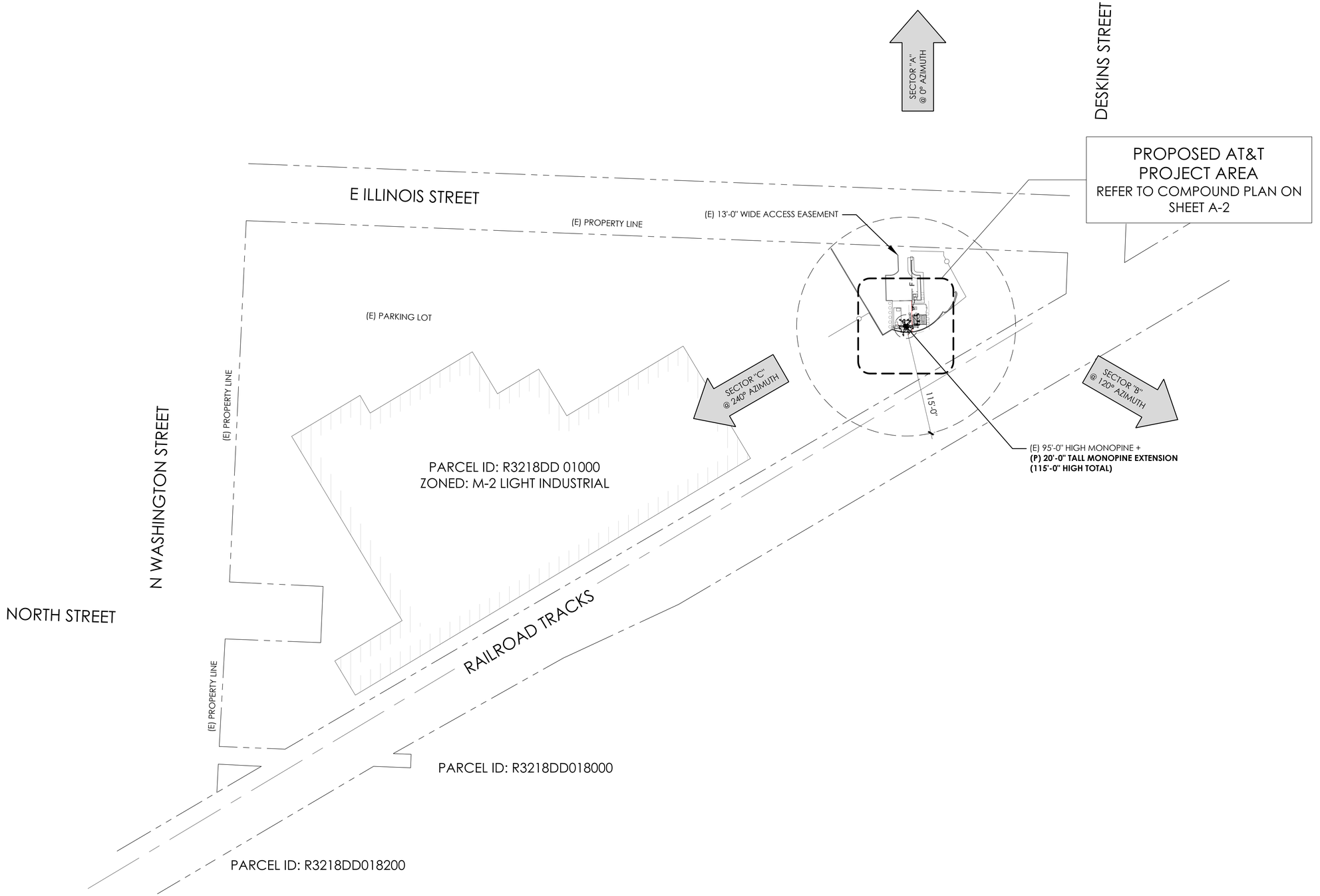
REV	DATE	DESCRIPTION
A	10/07/24	90% ZD
B	12/11/24	90% ZD
C	01/10/25	90% ZD
D	01/29/25	90% ZD

Licensor:

Sheet Title:
TITLE SHEET

Sheet Number:
T-1

NOTE:
THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS ARE ESTIMATIONS ONLY. NO REPRESENTATION OR WARRANTY IS MADE OR INTENDED AS TO THE ACCURACY OR COMPLETENESS OF PROPERTY LINES, EASEMENTS AND SETBACKS.



SITE PLAN

24"x36" SCALE: 1" = 50'-0"

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY. STE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

PM&A PROJECT ID: P-173425

Issued For:

PC81

NEWBERG DOWNTOWN

500 EAST ILLINOIS STREET
NEWBERG, OR 97132
PARCEL ID: R3218DD 01000

DRAWN BY: FG

CHECKED BY:

REV	DATE	DESCRIPTION
A	10/07/24	90% ZD
B	12/11/24	90% ZD
C	01/10/25	90% ZD
D	01/29/25	90% ZD

Licensor:

Sheet Title:

SITE PLAN

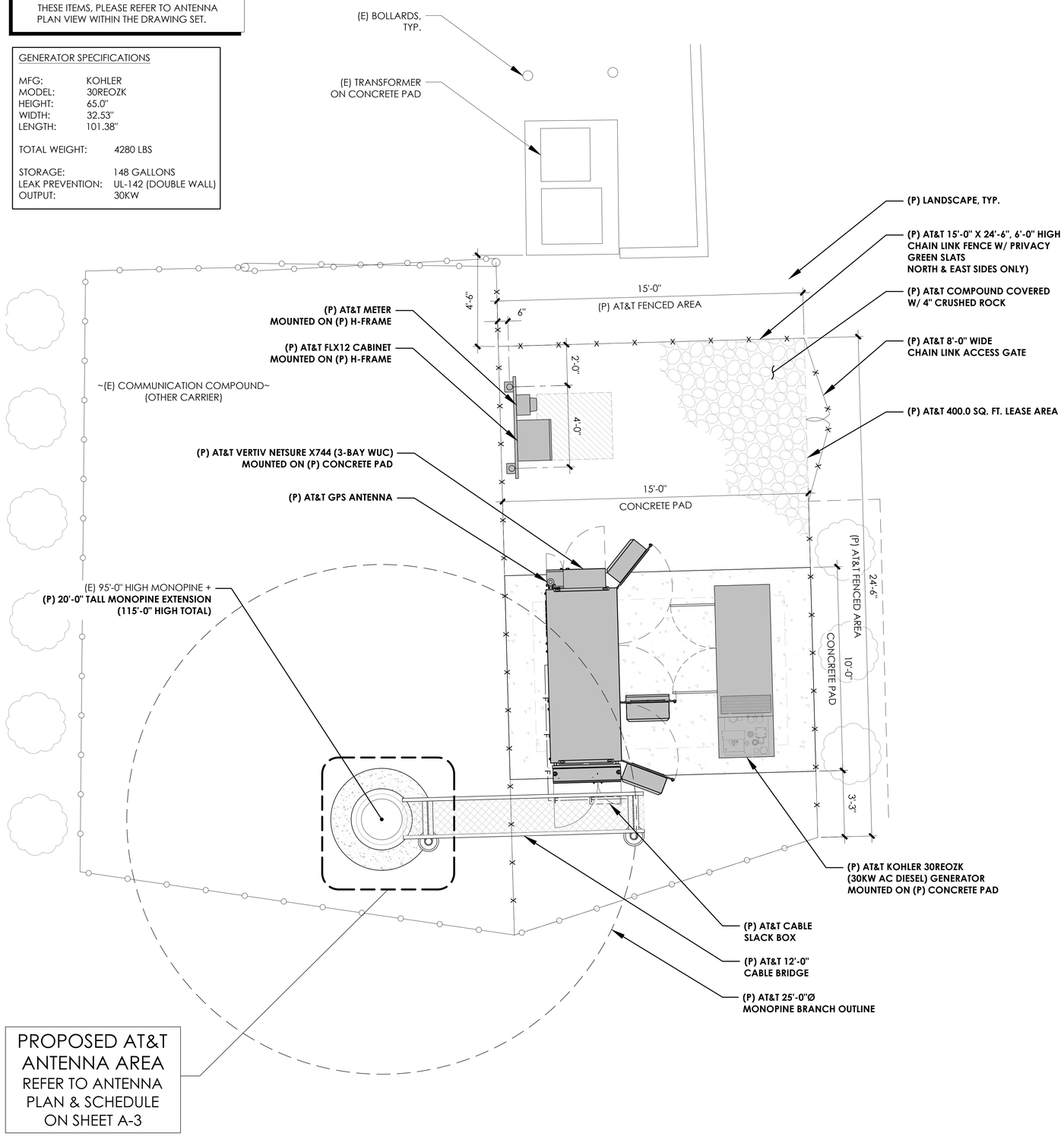
Sheet Number:

A-1

NOTE:
1. (P) AT&T ANTENNA MOUNT NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO ANTENNA PLAN VIEW WITHIN THE DRAWING SET.

GENERATOR SPECIFICATIONS

MFG:	KOHLER
MODEL:	30REOZK
HEIGHT:	65.0"
WIDTH:	32.53"
LENGTH:	101.38"
TOTAL WEIGHT:	4280 LBS
STORAGE:	148 GALLONS
LEAK PREVENTION:	UL-142 (DOUBLE WALL)
OUTPUT:	30KW

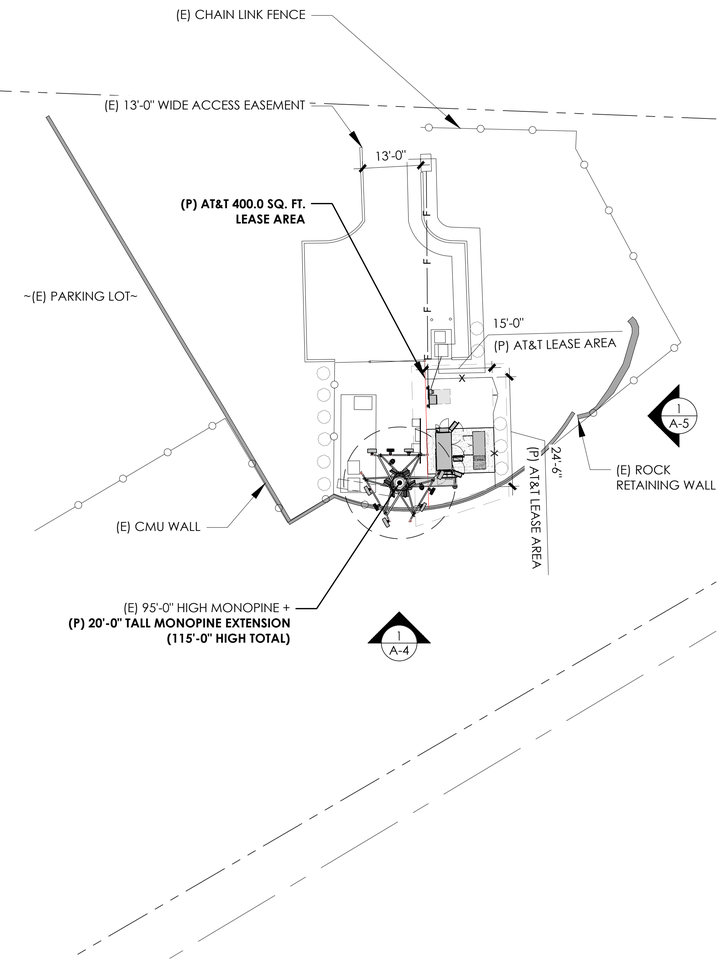


COMPOUND PLAN

24"x36" SCALE: 3/8" = 1'-0" 2' 1' 0" 2'

NORTH

2



ENLARGED SITE PLAN

24"x36" SCALE: 1/16" = 1'-0" 16' 12' 8' 4' 0" 16'

NORTH

1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

Vendor:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY. STE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

PM&A PROJECT ID: P-173425

Issued For:

PC81

NEWBERG DOWNTOWN

500 EAST ILLINOIS STREET
NEWBERG, OR 97132
PARCEL ID: R3218DD 01000

DRAWN BY: FG

CHECKED BY:

REV	DATE	DESCRIPTION
A	10/07/24	90% ZD
B	12/11/24	90% ZD
C	01/10/25	90% ZD
D	01/29/25	90% ZD

Licensor:

Sheet Title:

ENLARGED SITE PLAN & COMPOUND PLAN

Sheet Number:

A-2

PLNG-25-11
Attachment 2: Agency Comments

COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: May 20, 2025
Please refer questions and comments to: James Dingwall

NOTE: Additional information can be viewed on our website at:

APPLICANT:	Centerline Communications
REQUEST:	20' Extention to existing wireless facility
SITE ADDRESS:	500 E ILLINOIS ST
LOCATION:	
TAX LOT:	R3218DD 01000
FILE NO:	PLNG-25-11(CUP25-0001/MIMD225-0001)
ZONE:	M-2(Light Industrial Density Zone)
HEARING DATE:	6/12/2025

For full Project Information click on the Link Here: PLNG-25-11 Full Application

☐ Reviewed, no conflict.

☐ Reviewed; recommend denial for the following reasons:

☐ Require additional information to review. (Please list information required)

☐ Meeting requested.

☐ Comments. (Attach additional pages as needed)

Reviewed By: _____ Date: _____

Organization: _____

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Brooks Bateman — Reviewed By:

6-4-25 — Date:

Building — Organization:

special inspection is required for attachment of antennas

COMMUNITY DEVELOPMENT
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Explain how Engineer's Report is met. It is a completeness item; okay to provide general answers with final calcs at time of BP.

Label setback to Illinois St confirming 30% of height standard is met.

☐ Meeting requested.

☐ Comments. (Attach additional pages as needed)

Reviewed By: _____ Date: 5/7/25

Organization: _____

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Reviewed By: Will Worthey CM

Date: 5/7/25

Organization:

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Reviewed By: 5/7/25 Date:

CPRD
Organization:

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Reviewed By:

5/14/25
Date:

CON - Engineering
Organization:

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Mary DeConcini — Reviewed By:

05/7/2025 — Date:

Finance — Organization:

COMMUNITY DEVELOPMENT
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Reviewed By: _____ Date: 5/9/25

Organization: Newberg-Dundee Police Department

James Dingwall

From: PIKE Brandon <Brandon.PIKE@odav.oregon.gov>
Sent: Tuesday, May 20, 2025 2:44 PM
To: PLANNING
Cc: James Dingwall
Subject: RE: City of Newberg Referral Review Request- PLNG-25-11

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Thank you for providing the opportunity for the Oregon Department of Aviation (ODAV) to comment on this application.

ODAV has reviewed the proposal and prepared the following comment(s):

1. In accordance with FAR Part 77.9 and OAR 738-070-0060, the proposed development is required to undergo aeronautical evaluations by the FAA and ODAV. The applicant is required to provide separate notices of construction to both the FAA and ODAV. They should receive the resulting aeronautical determination letters prior to approval of any building permits.

Please reach out if you have questions or concerns. I'm available if the applicant has any questions or wants our input at this stage.

Best,

BRANDON PIKE
OREGON DEPARTMENT OF AVIATION (ODAV)
AVIATION PLANNER

PHONE 971-372-1339
EMAIL brandon.pike@odav.oregon.gov
3040 25TH STREET SE, SALEM, OR 97302
WWW.OREGON.GOV/AVIATION

Alternative Contacts:
COAR Grants: Grants@ODAV.Oregon.Gov
Procurement / Contracts: Contracts@ODAV.Oregon.Gov
Pavement (PEP/PMP): Pavement@ODAV.Oregon.Gov
Land Use / Tall Structures: LandUse@ODAV.Oregon.Gov

*****CONFIDENTIALITY NOTICE*****

This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.

From: Fe Bates <Fe.Bates@newbergoregon.gov>
Sent: Tuesday, May 6, 2025 6:09 PM
Cc: Fe Bates <Fe.Bates@newbergoregon.gov>; James Dingwall <James.Dingwall@newbergoregon.gov>
Subject: City of Newberg Referral Review Request- PLNG-25-11

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good Day,

Attached is Referral- PLNG-25-11 for a Conditional Use & Modification Permit for AT&T to construct a new 20-foot extension to the existing monopine (“WCF” or “facility”), PC81 Newberg DT site

The full application for can be viewed by clicking on the Link located on the Form.

Please fill out the Referral Sign Off sheet and email it back no later than May 20, 2025 to Planning@newbergoregon.gov .

Thank you,

Fé Bates
Community Development
Administrative Assistant
City of Newberg
City Hall: 503-537-1240
Direct: 503-554-7788

Learn more about our NEW online permitting software – Launching April 1st! Click the link below.

PUBLIC RECORDS LAW DISCLOSURE: *Messages to and from this e-mail address are public records of the City of Newberg and may be subject to public disclosure. This e-mail may be subject to the State Retention Schedule.*

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Reviewed By: _____ Date: 5/7/25

City of Newberg - Operations
Organization:

MEMORANDUM

TO: Newberg Planning Commission
FROM:
SUBJECT: Anticipated Schedule of Planning Commission Activities
DATE: June 2, 2025

To assist the Planning Commission in gauging activities for FY 25/26, below is a preliminary schedule of activities.

June 12, 2025
- CUP25-0001 20' Extension to existing wireless facility (Tentative)

July 10, 2025
- DCA25-tbd Annual Development Code Maintenance (Work Session #1 - Concepts)

August 14, 2025
- DCA25-tbd Annual Development Code Maintenance (Work Session #2 - Draft Code)

September 11, 2025
- DCA25-tbd Annual Development Code Maintenance (Hearing)

TBD:
- Housing Development Update (Tentative)
- SUB224-0001 10-Lot Subdivision at 1929 E Orchard Drive (Tentative)
- DCA18-0008 Small Cell Sites (Tentative)
- DCA19-0006 Development Code Amendment – Institutional Zone & Overlay Regulations

There are additional activities the Community Development Department may bring forward to the Planning Commission for consideration for land use cases. Staff is also looking at various updates and cleanup actions to the Development Code and other projects such as:

1. Other Items from the Planning Division's Work Program, which is available at newbergoregon.gov/planning, include:
    a. Items related to the Newberg Urban Growth Boundary Project
    b. Update requirements related to HOA's and stormwater facilities management
    c. Code updates for compliance with statewide regulations including HB3395 (2023) and Commercial Conversions to Residential (HB2984)

d. Street Tree and Planter Strips Update

2. Other Items from Prior Discussion with the Planning Commission
    a. Appendix A revisions roadway cross-sections
    b. Tentative – Military Banner Sign Regulations – Legislative
    c. Annexation criteria
    d. Stream Corridor Adjustment process
    e. Urban Forestry program
    f. Fences in Industrial zones
    g. C-3 zone – reduce front yard landscaping from 10 feet to 5 feet
    h. Industrial outdoor storage
    i. Downtown sign point system
    j. Roof top mechanical unit screening
    k. Historic review process
    l. Zoning Use Table
    m. Undergrounding utilities
    n. Driveway width
    o. Home occupations
    p. 15.405.030(B) – "The creation" ~~development~~ of lots under 15,000 sf……
    q. 15.302.010 – add R-4 to the list
    r. Replace parking diagrams in 15.440.070 for readability
    s. Replace airport overlay diagrams in back of Dev. Code for readability
    t. Temporary Merchant standards
    u. Food Carts
    v. ADUs in industrial zones