CONTAMINATION AND TOXIC SUBSTANCES SUMMARY

A Phase I ESA was completed for 1215 SE Swantown Avenue (the Mulberry Village location) by Adapt Environmental & Geotech (Adapt) in August 2024, and by Partner Engineering and Science, Inc. (Partner) on May 28, 2026 (attached). No recognized environmental conditions (RECs) were identified for the site in either of the Phase I ESAs.

The Phase I ESA by Adapt notes that the former use as an orchard happened during a period when lead arsenate pesticides were commonly used. However, Adapt notes that when the site was regraded for use as a trailer park, any contaminated soil was likely removed. The report also notes the presence of septic systems on the property and that the property housed a single-family home which may have used an underground storage tank for heating oil. The Phase I ESA by Partner reiterates the findings.

While neither of the Phase I ESAs classify former uses as RECs, the Partner Phase I ESA suggests that based on historic uses, an environmental media management plan (EMMP) should be in place with a protocol to engage with an environmental professional during ground disturbing activities in order to recognize areas of environmental concern if encountered.

An EMMP, completed by Partner on June 26, 2026, details the protocol for recognizing, testing, and disposing of potentially contaminated material, and details the protocol to decommission any found USTs in accordance with state and local laws.

Review of CDC's publicly available county Radon data shows that on Island County, state reported pre-mitigation radon levels have been tested at least 108 times during the most recent 10-year period, and the average result is 1.2 (pCi/L), well below the EPA's recommended limit of 4.0 (pCi/L). Radon maps available through the Washington Department of Health show that Island County is not in a geologically high-risk area for Radon.

See attached documents for supporting materials.

References:

Adapt Consulting. 2024. Phase I Environmental Site Assessment, Swantown Property (AKA Mulberry Village), 1215 SW Swantown Avenue, Oak Harbor, Washington. Prepared for Shelter Resources, Inc. August 26, 2024.

CDC. 2026. National Environmental Public Health Tracking Network. Radon Data. https://ephtracking.cdc.gov/DataExplorer/?c=31. Accessed February 27, 2026.

Partner Engineering and Science, Inc. 2026. Phase I Environmental Site Assessment Report, Mulberry Village, 1215 SW Swantown Road, Oak Harbor, Washington. Partner Project No. 26-594183.1. Prepared for Blue Ridge Cascade. May 28, 2026.

Washington Department of Health 2026, Washington Tracking Network On-The-Go Platform, Geology Radon Risk Map, https://fortress.wa.gov/doh/wtnmobile/wtnmobile/#!/. Accessed February 27, 2026.

MULBERRY VILLAGE EXPLOSIVES ANALYSIS BACKUP

Google Earth aerial imagery (image date 6/29/2025) was reviewed to identify tanks within a 1-mile radius of the project location. A screenshot of the aerial imagery is attached showing the location of the tanks identified. The Island County permit website was also reviewed for permits related to tank installation and none were identified.

Aerial review results identified a total of four possible tanks that met the criteria for calculating an acceptable safe distance from the project. Because aerial imagery is not always clear, some identified objects may not have been tanks holding explosives but were treated as such in order to calculate a worst-case scenario. HUD's Acceptable Separation Distance (ASD) Electronic Assessment Tool was used to calculate the ASD for each possible tank. All were located further away than their ASD, as summarized below.

- Two tanks located at 1250 SW Erie St. (Walmart Garden Center). The contents are unknown but could be propane or gasoline. The approximate distance of the closest tank from site is 3,011 feet, and the tanks' ASD is 224 feet.
- A 200-gallon propane tank is located at 235 SW 6th Ave (Welcome Home Oak Harbor). The tank is located approximately 3650 ft from the project site, and the ASD for the tank is 141 ft.
- A 1400-gallon propane tank is located at 31686 State Route 20 (Skagit Farmers Country Store). The tank is located approximately 4224 ft from the project site, and the ASD for the tank is 318 ft.

The following supporting documentation includes a map, list of locations, illustration of tanks, and a summary table showing distance, volume, and ASD for each tank.

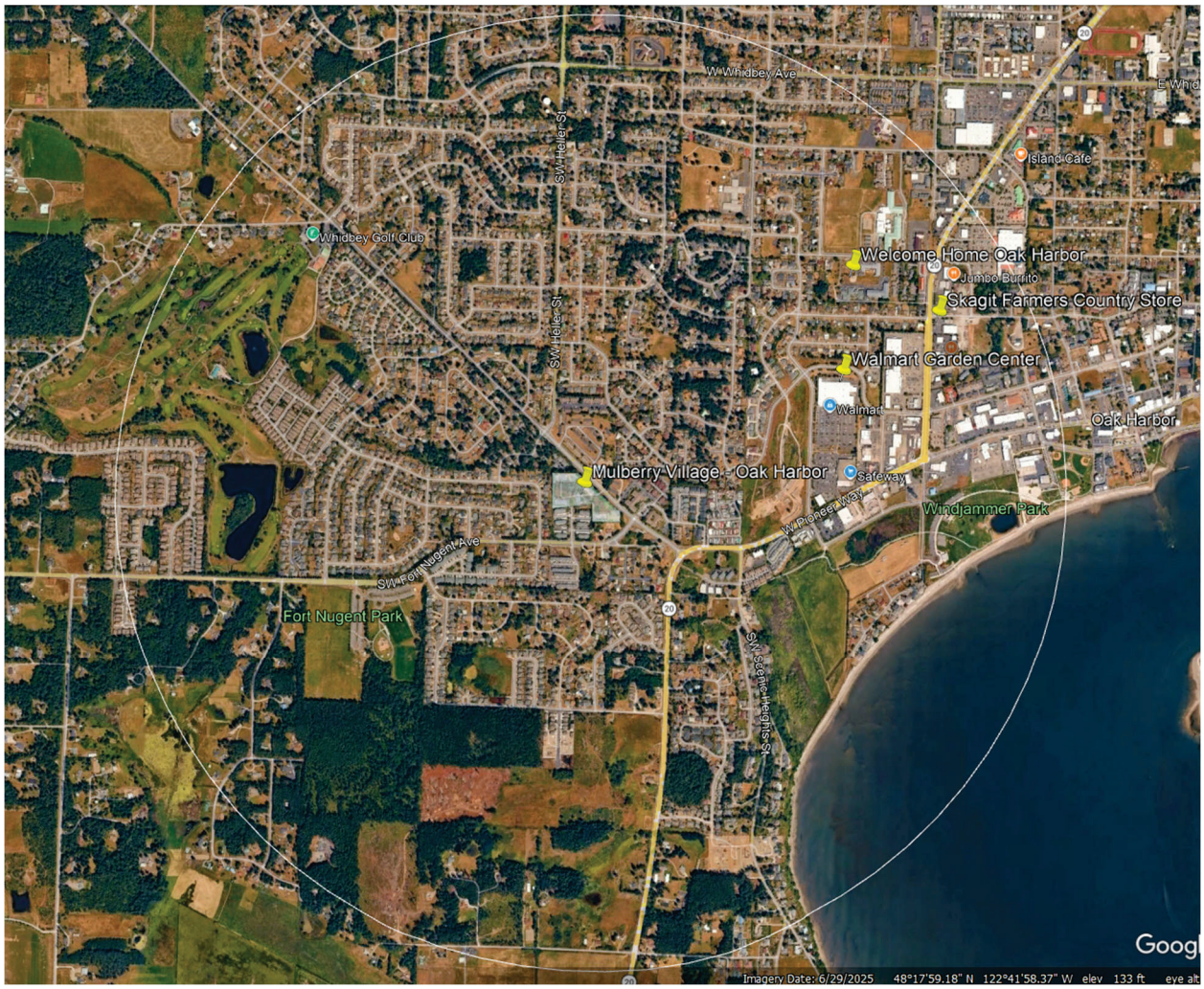
References:

Google, Inc. Google Earth Pro. Imagery Date April 12, 2025 and September 15, 2025; accessed May 13, 2026.

Island County Permit Portal, available at https://co-island-wa.smartgovcommunity.com/Public/Home, accessed 5/13/2026.

HUD. 2026. Acceptable Separation Distance Electronic Assessment Tool. https://www.hudexchange.info/programs/environmental-review/asd-calculator/. Accessed May 13, 2026.

Tanks within 1 mile



Walmart Garden Center, two possible 600-gallon tanks, distance from Project: 3,011 feet, ASD: 223.55



Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: ☑ No: ☐
Is the container under pressure?	Yes: ☑ No: ☐
Does the container hold a cryogenic liquified gas?	Yes: ☐ No: ☑
Is the container diked?	Yes: ☐ No: ☐
What is the volume (gal) of the container?	600
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	184.99
ASD for Thermal Radiation for People (ASDPPU)	223.55
ASD for Thermal Radiation for Buildings (ASDBPU)	39.70
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options

Possible 200-gallon propane tank at Welcome Home Oak Harbor, 200-gallon tank, 3,650 feet from project location, ASD 141.45 ft

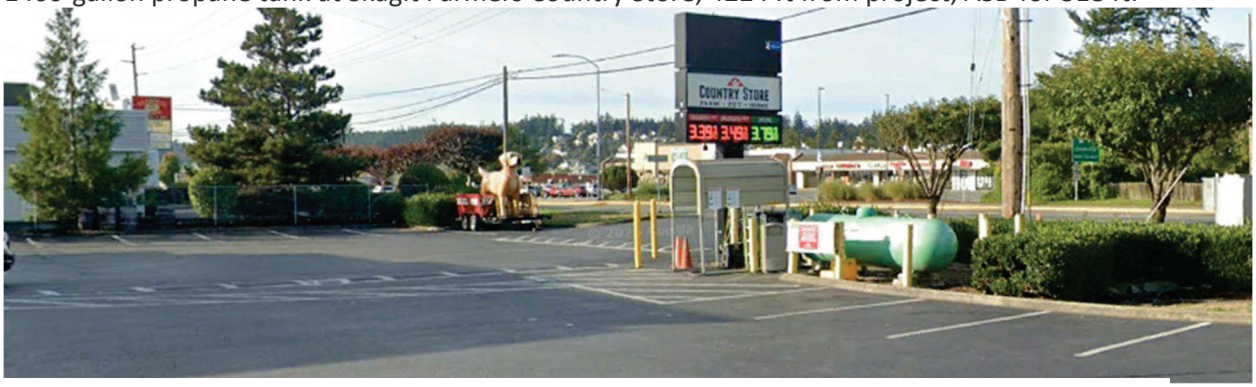


Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☑
Is the container diked?	**Yes:** ☐ **No:** ☐
What is the volume (gal) of the container?	200
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	128.65
ASD for Thermal Radiation for People (ASDPPU)	141.45
ASD for Thermal Radiation for Buildings (ASDBPU)	23.89
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options

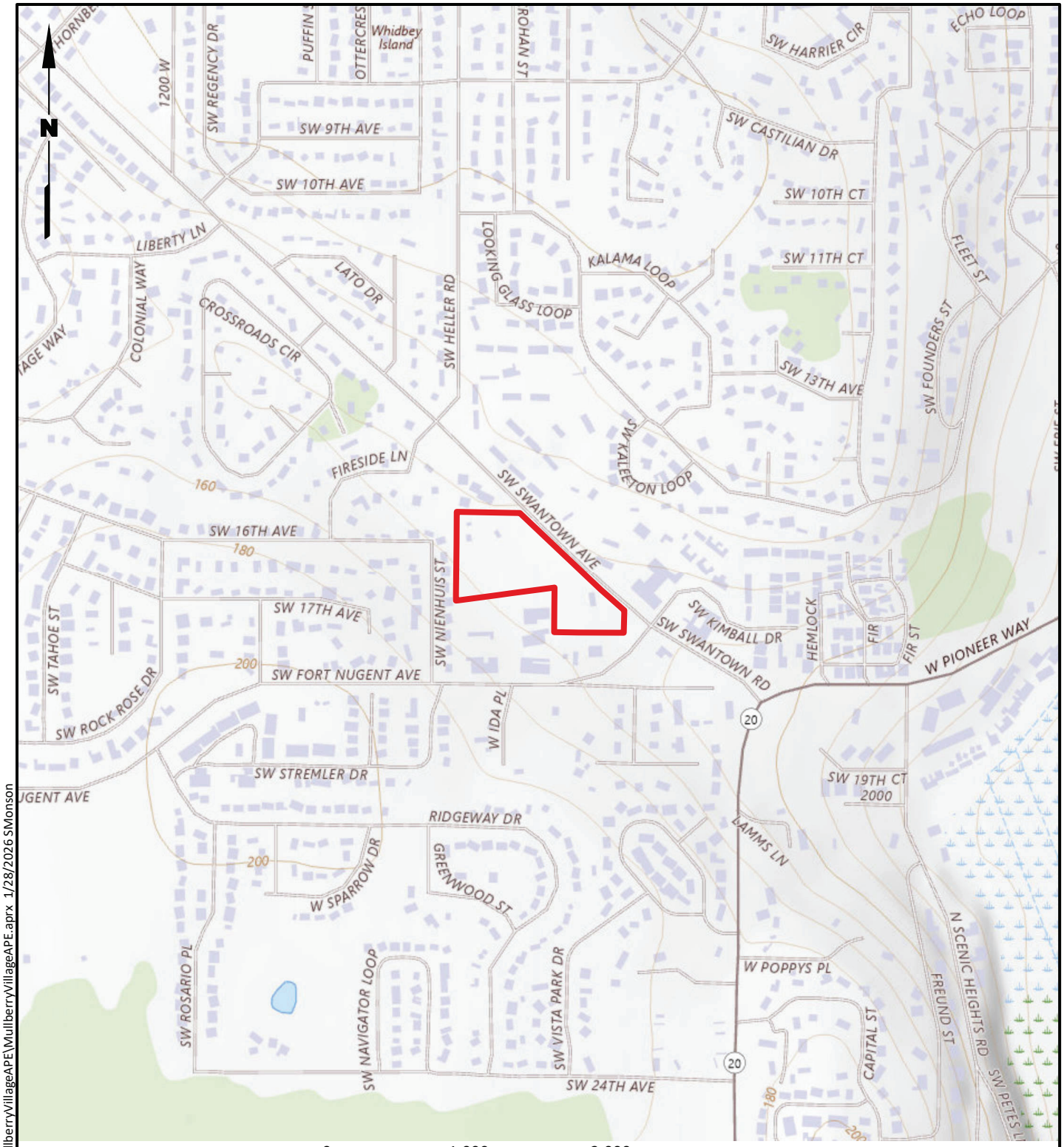
1400-gallon propane tank at Skagit Farmers Country Store, 4224 ft from project, ASD for 318 ft.



Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☑
Is the container diked?	**Yes:** ☐ **No:** ☐
What is the volume (gal) of the container?	1400
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	244.80
ASD for Thermal Radiation for People (ASDPPU)	318.18
ASD for Thermal Radiation for Buildings (ASDBPU)	58.74
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options



Legend

Area of Potential Effect

0 1,000 2,000

Scale in Feet

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Data Source: Island County GIS; USGS National Map.

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LANDAU ASSOCIATES

Mulberry Village Oak Harbor, Washington	**Area of Potential Effects (USGS Topographic)**	Figure 1



Legend

Area of Potential Effect

0 975 1,950

Scale in Feet

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Data Source: Island County GIS; Google Earth Pro.

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LANDAU ASSOCIATES

Mulberry Village Oak Harbor, Washington	**Area of Potential Effects (Aerial)**	Figure 2

FLOODPLAIN ANALYSIS SUMMARY – MULBERRY VILLAGE

The Mulberry Village Project is located in the City of Oak Harbor, Island County, and neither the city nor county currently have CISA flood mapping available. The FEMA Floodplain panel number 53029C0120F shows that the project site is located approximately 1,000 feet away from the Zone AE (100-year flood zone) and Zone VE (coastal 100-year flood zone) area along the oak harbor coastline, and no 0.2 PFA zone is delineated on the floodplain panel. The elevation for the closest Zone AE area is 14 feet above sea level (NAVD 88), making the freeboard value approach value 16 feet. USGS 3DEP elevation data shows the elevation for the project site is 128 feet above sea level (NAVD 88), well above the FVA of 16 feet above sea level.

Reference: FEMA Flood Map Service Center. https://msc.fema.gov/portal/home. Accessed January 2026. USGS National Map Viewer. https://apps.nationalmap.gov/viewer/. Accessed January 2026.

Elevation of the project:

