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DRAFT ENVIRONMENTAL MEDIA MANAGEMENT PLAN

Mulberry Village

1215 Southwest Swantown Road
Oak Harbor, Washington 98277

Report Date

June 26, 2026

Partner Project No.

26-594183

Prepared for:

Blue Ridge Cascade
Bellevue, Washington 98004

Building Science | Environmental Consulting | Construction & Development | Energy & Sustainability

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1.0 INTRODUCTION

Partner Engineering & Science, Inc. (Partner) has been engaged by Blue Ridge Cascade (the "Client"), to prepare the following Environmental Media Management Plan (EMMP) for the property located at 1215 Southwest Swantown Road, Oak Harbor, Washington (hereafter referred to as "the Site").

1.1 Proposed Development and Impacts to Site Soil, Surface Water and Groundwater

The Site is planned to be redeveloped as a 96-unit residential development (Mulberry Village). Although no previous environmental investigations are known to have been performed at this Site, based on the historic presence of a small orchard on the southeastern part of the Site, there is the potential for shallow soil impacts related to pesticide and herbicide use and storage as well as petroleum storage and maintenance of agricultural machinery. Additionally, due to the presence of a residential mobile home community at the Site between approximately 1960 and 2011, buried items such as septic systems, water wells and heating oil underground storage tanks (USTs) are potentially present at the Site.

Redevelopment is anticipated to involve ground disturbing activities at the Site. Based on the anticipated depth of 16 to 20 feet below ground surface or bgs, groundwater is not anticipated to be encountered during earth moving activities. Runoff or standing water that could potentially accumulate in Site excavations as well as any potentially impacted soil that may be encountered during earthmoving activities including ground cover demolition, excavation, and/or grading, will be managed pursuant to this EMMP.

1.2 Purpose

The purpose of this EMMP is to outline proper protocol and management for the following activities during Site redevelopment:

- Screening, handling, and managing soil and/or water during excavation activities.
- Identification of suspected impacted soil and/or water.
- Managing and stockpiling excavated and graded soil (*e.g.*, dust control, stockpile maintenance).
- Collecting and analyzing samples from stockpiled soil or collected water as necessary for waste characterization.
- Specifying threshold levels to evaluate whether excavated soil is suitable for on-site reuse.
- Handling/disposal of soil or water with confirmed impacts.
- Handling and transportation of Site soils with respect to sensitive receptors in the vicinity of the Site (*e.g.*, schools, religious centers, residents).
- Addressing subsurface features of potential environmental concern (*e.g.*, abandoned USTs, sumps, clarifiers, buried drums) in the event they are encountered during excavation at the Site.
- Protocol for contractors for keeping potentially impacted soil and/or water from contacting stormwater at and/or the groundwater beneath the Site.

Additionally, this EMMP includes a history of the Site and description of contaminants of potential concern (COPCs) that may be encountered at the Site. This EMMP does not include groundwater handling because groundwater is not anticipated to be encountered during activities associated with redevelopment.

1.3 Limitations

The recommendations and/or conclusions provided in this EMMP are based on observations, the governing regulations, and/or available information from regulatory agencies. No previous field investigations: and/or results of laboratory testing of soil, soil gas, and/or groundwater are known to exist. Recommendations and/or conclusions beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were performed in accordance with generally accepted practices in the environmental engineering and sciences, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

Reports, and both verbal and written documents, as they pertain to the Site are for the sole use and benefit of the Client. Reliance on this report is subject to the terms and conditions of the Master Services Agreement between Partner and the Client (the "MSA"). In the event of any conflict between the terms and conditions of this report and the terms and conditions of MSA, the MSA shall control. This report has no other purpose and may not be relied upon by another person or entity without the written consent of Partner. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors, or assigns.

2.0 SITE HISTORY AND BACKGROUND

2.1 Site Description

Partner completed a Phase I Environmental Site Assessment (Phase I) for the Site during May 2026. The Site is currently vacant land and there are no on-site operations. The Site was undeveloped until 1944 when a single-family residence and an orchard were present on the southeastern part of the Site. The Site was occupied by a mobile home park between 1960 and 2011. The mobile home park generally consisted of multiple home pads on the west portion of the Site and several small community buildings located on the southeast side of the Site. Aside from remnants of the mobile home park (deteriorated access roads, a concrete water vault, multiple concrete foundations, and various mobile home concrete pads with leftover utility equipment) there are no permanent improvements on-site.

The Site is bound by apartments and single-family residential development to the north, and Southwest Swantown Avenue, beyond which is the Oak Harbor Fire Department and multiple apartment buildings to the northeast; the intersection of Southwest Swantown Avenue and Southwest Fort Nugent Avenue, beyond which is Whidbey and Harbor Care to the east; Southwest Fort Nugent Avenue beyond which is single-family residential development to the southeast; multiple apartment buildings and a childcare facility to the south; and single-family residential development to the west.

Refer to **Figure 1** for a Site Vicinity Map showing nearby surrounding features, **Figure 2** for a Site Plan and **Figure 3** for a Topographic Map of the Site.

2.2 Site History

During May 2026, Partner completed a Phase I Environmental Site Assessment for the Site (Phase I) on behalf of the Client. According to available historical sources, the Site was formerly undeveloped or vacant land in as early as 1941; developed with a single-family residence and an orchard by 1944; and developed with a mobile home park and single-family residences by 1960; undeveloped between 2011 and 2013 developed with single-family residences by 2013 and cleared land by 2019.

The following potential areas of concern (AOCs) identified in the Phase I:

- The southeast portion of the Site parcel was historically used for agricultural purposes. Between 1944 and 1951 a small orchard was present to the west of the former single-family residential building (**Figure 2**). Agricultural chemicals such as pesticides, herbicides, and fertilizers may have been used and stored on-site.
- Potential buried features (septic systems, water wells and previously unidentified heating oil tanks) may be present at the Site in the areas occupied by the removed mobile homes. The former residential structure at the southeast portion of the property also may have been equipped with a heating oil UST (**Figure 2).** Should subgrade features or impacted soil/materials be encountered during redevelopment activities, the features should be closed/removed in accordance with current local/state guidelines. Any impacted soil or buried tanks that are encountered may require oversight for proper management and/or additional subsurface investigations.
- Two private water wells are indicated to be present at the Site. During the Phase I Site inspection, Partner observed what appeared to be a well head near the concrete vault at the east exterior of the property

(**Figure 2**). No other aboveground evidence of wells or cisterns was observed during the Site reconnaissance. According to review of health department files, the Site was formerly provided with potable water by two wells. These wells were determined to be inactive during 2011 by the Washington State Department of Health. No closure documentation was available. As a result, an additional undiscovered well may be present at the Site.

Partner recommended this EEMP be available for contractor reference during redevelopment of the Site to address potentially impacted soil or subsurface features identified during construction activities. This EEMP provides specific measures to be implemented under the oversight of the General Contractor (GC) or an Environmental Professional (EP) in the event that residual impacts and/or features of concern are encountered during redevelopment activities.

3.0 AOCS AND CHEMICALS OF POTENTIAL CONCERN

Based on the historic presence of the orchard, mobile home park and other residential structures, there appears to be the potential for discovery of agriculture-based soil impacts and previously unknown USTs, septic systems, water wells, and/or other unanticipated subsurface structures during Site redevelopment. AOCs and COPCs in soil include the following:

- AOC-1: Organochlorine pesticide compounds (OCPs) and metals in soil related to historic herbicide and pesticide use or storage and volatile organic compounds (VOCs) including petroleum in soil in the area of the former orchard operations.
- AOC-2: Unknown COCs or subsurface features in the area of the concrete vault located on the northeast Site boundary, adjacent to Southwest Swanton Avenue.
- AOC-3: Up to two water wells are indicated to exist on the Site. One water well was observed adjacent to the previously mentioned concrete vault while the location of the second well is unknown at this time.
- AOC-4: VOCs including petroleum compounds and potential remnant heating oil USTs or septic systems in the area of the former residential structure.
- AOC-5: VOCs including petroleum compounds and potential remnant heating oil USTs or septic systems in the area of the former and the mobile home park.

Based on the historical use of the Site, the potential exists that these compounds, if encountered in soil during earthmoving activities, must be managed in accordance with this EMMP. Additionally, the apparent known well located in the vicinity of the concrete vault on the east part of the property as well as the second well (if encountered) should be either protected during the redevelopment process or properly decommissioned per Ecology requirements.

Additional locations and chemicals may be added to the list of AOCs/COPCs on a case-by-case basis if field observations indicate the potential presence of additional chemical soil impacts unrelated to listed COPCs.

4.0 SOIL MANAGEMENT

Earthmoving activities associated with the Site redevelopment include ground cover demolition, excavation, and grading. The following sections outline the protocols for identifying, handling, and/or disposing of COPC-impacted soil that may be encountered during earthmoving activities associated with the Site.

4.1 Applicability

The EMMP applies to earthmoving activities associated with the Site redevelopment, including excavation, grading, trenching, utility installation, and/or other activities that could potentially generate COPC-impacted soil and to excavation activities that will encounter groundwater. Field personnel directly involved with earthmoving activities should be familiar with the contents of the EMMP.

4.2 Duration

Implementation of the EMMP is intended to coincide with Site redevelopment and shall remain in effect for the duration of the activities involving earthmoving.

4.3 Key Roles and Responsibilities

The following is a list of key roles involved with the EMMP and the respective general responsibilities:

- Client (or Assigned Successor) – Responsible for selecting and engaging the main contractor(s) involved with redeveloping the Site and implementing the EMMP.
- GC – Responsible for overseeing the Site grading/redevelopment/construction activities and managing the associated subcontractors.
- EP – Engaged on an as-needed basis on behalf of the Client, responsible for implementing the EMMP.

4.4 Health and Safety Plan

The GC will be responsible for producing their own HASP and all their own employees and subcontractors' health and safety concerns associated with excavation, grading, and/or other earthmoving activities (*e.g.,* excavation stability, stockpile placement, heavy equipment operation, job hazard analyses [JHAs]).

4.5 Pre-Earthmoving Meeting

A scheduled diagram for the EMMP implementation tasks is presented in **Figure 4.**

Prior to earthmoving activities, a kickoff meeting will be held with representatives of the Client, the GC, and if requested, the EP present. During this meeting, the contents of the EMMP, roles and responsibilities, and the schedule will be presented and discussed.

As shown on **Figure 4,** the EP will:

- Review the EMMP contents with applicable on-site grading and construction personnel to ensure their familiarity with the procedures outlined in this EMMP.
- Provide and distribute contact information for the Client, the GC, and the EP team to facilitate communication during earth moving activities and the implementation of this EMMP.
- Review maps of potential AOCs and chemicals that may be encountered.

- Conduct a Site Walk with the GC, Demolition Contractor and Client identifying AOCs or required EP observations/action.

4.6 Environmental Professional Site Visits

After the pre-construction meeting, the EP will be on call and at the request of the Client, will mobilize to the Site on an as-needed basis (for up to 8 hours including transit), when odorous or discolored soils are found or unknown subsurface structures are identified as outlined in this EMMP.

In addition, at the request of the Client, the EP will visit the Site at key times during the duration of the earthmoving activities to confirm that field activities are adhering to the provisions discussed in the EMMP.

4.7 General Contractor Responsibilities

The GC will be responsible for the following non-inclusive list of tasks associated with planned excavation and earthmoving activities:

- Health and safety planning and implementation for all on-site excavations (*e.g.,* excavation stability, stockpile placement, heavy equipment operation) and demolition activities.
- Preparation of a HASP for their workers, conducting regular tail-gate meetings and preparation of any required Job Hazard Analyses (JHAs).
- Maintenance of dust control measures
- Work area access control and Site security (*e.g.,* perimeter fencing); and
- Preparation of, and compliance with, a local stormwater pollution prevention plan (SWPPP).

With respect to the SWPPP, the GC should ensure that the SWPPP is in conformity with the soil handling protocol outlined in this EMMP.

4.8 Undocumented Subsurface Features

The GC will cordon off and halt construction activities in the immediate area(s) of undocumented subsurface features of potential environmental concern (*e.g.,* USTs, abandoned water wells, sumps, hydraulic lifts, clarifiers, buried drums) if encountered during the course of ground cover demolition, excavation, Site grading, and/or other earthmoving activities. The following general approach will be applied to address such subsurface features:

1) Secure the area and notify Site owner and the EP.
2) The EP may be requested to assist in notifying the relevant regulatory oversight agency or agencies involved with the subsurface feature decommissioning and file the necessary permit(s), when applicable.
3) Decontaminate and decommission the subsurface feature(s) via removal (if feasible) in accordance with generally accepted industry practices and/or the requirements of filed permit(s), when applicable.
4) Coordinate with the EP for collection and analysis of soil samples to evaluate potential chemical impacts to the subsurface due to a historical release or releases from the decommissioned subsurface feature(s).
5) Coordinate with the EP to document the decommissioning activities and findings in a summary report.

The EP will provide specific procedures to address encountered subsurface features on a case-by-case basis based on the Site conditions and the nature of the subsurface feature(s).

4.9 Field Identification of Potentially Impacted Soils

The primary initial criterion for segregating soil generated during soil-disturbing activities will be the field observations of the GC excavation personnel.

- Soil devoid of evident observed impacts such as odors, stained materials and other discoloration is deemed suitable for unrestricted use and may be reused on-site as backfill.

Stained, odorous, and/or discolored soil is defined as follows:

- Stained or discolored soil: Soil that is discolored (may be darker or lighter or a different odd color, such as blue, green, or orange, when compared to surrounding soil)
- Odorous soil: Soil that has a noticeable odor other than a typical soil musty odor (i.e., gasoline/oil/sweet, or sharp solvent/rotten egg) may be indicative of potential chemical impacts and are particularly useful in identifying petroleum hydrocarbon and/or solvent releases to the subsurface.

Protocol for on-site handling and management of unrestricted soil is the sole responsibility of the GC. During subsurface demolition and deconstruction activities, the GC should limit soil-disturbing activities to the minimum required for the removal of such features and limit the on-site relocation/redistribution of disturbed soils to the extent feasible until the subsurface structures are entirely removed. Additional conditions not under consideration in this EMMP (*e.g.,* physical soil/geotechnical properties) may limit the on-site reuse of soil deemed suitable for unrestricted use under this EMMP.

If soil exhibiting discoloration, odor, and/or other characteristic indicative of potential chemical of concern impacts is identified during soil-disturbing activities, handling of soil in the potential area of concern must cease, the immediate location of the potentially impacted soils will be cordoned off by the GC with caution tape and access to the area restricted. The GC should give immediate notice to the EP of the encountered conditions so that trained environmental staff can be mobilized to the Site. Soil-disturbing activities in the potential area of soils impact may resume when the EP representative is on-site and indicates that a specific area is clear for continued of activity.

The EP will give directions to the GC on the proper handling of soil exhibiting evident impacts. Including keeping such materials segregated in separate covered stockpiles from soils deemed suitable for unrestricted use.

4.10 Field Monitoring of Potentially Impacted Soil

As the soil removal progresses, or if discolored or odorous soil is identified by the GC, uncovered soil will be monitored for evidence of potential impacts (*e.g.,* staining, odor). *If the EP is requested to mobilize to the Site,* uncovered soil will be periodically field screened for VOCs by the EP using a Photo Ionization Detector (PID).

Decisions regarding the applicable soil handling and/or disposal protocol will initially be based on PID field readings. The EP will provide a PID for the project that has been calibrated by the manufacturer within three months of the date of fieldwork and that has been field-calibrated prior to the start of each day of field use. The PID monitoring shall be performed at a distance no more than three inches above the soil surface. Response options for the discovery of potentially impacted soil are as follows:

- Soil with elevated PID readings (i.e., concentration of 50 parts per million [ppm]) and/or exhibiting evidence of potential COPC impacts will be cordoned off for further evaluation as discussed in Section 4.13. The remaining soil will be subject to further screening if disturbed during earthmoving activities.
- If PID measurements are greater than 50 ppm but less than 1000 ppm, the affected work area and load of soil shall be sprayed with water and/or vapor suppressant to keep vapor levels down.
- If PID measurements are equal to or greater than 1000 ppm, the affected soil and working area shall be immediately sprayed with water or vapor suppressant, and any impacted soil that has been excavated will be immediately placed on plastic and covered or will be directly loaded into trucks, moistened with additional water, covered, and transported immediately off-site to an approved treatment facility.

4.11 Stockpiling of VOC-Impacted Soil

VOC-impacted soil identified with PID measurements greater than 50 ppm shall be stockpiled and segregated from non-impacted soils. Stockpiles shall be covered with plastic sheeting or immediately loaded into trucks for transportation to a treatment/disposal facility. VOC-impacted stockpiles shall not contain more than 500 cubic yards of soil.

Once stockpiled and covered with plastic sheeting, VOC-impacted soil shall remain covered and undisturbed until removed from the Site. Daily inspections shall be performed of the covered VOC-impacted stockpiles to ensure the integrity of the plastic cover. Such inspections shall include a visual inspection of seams and plastic cover surfaces. Any holes, tears, or any other potential sources of fugitive VOC emissions shall be repaired immediately.

If the PID measurements are greater than 1000 ppm, excavation of the immediate working area should cease. Impacted soil shall be placed on and covered with plastic or directly loaded into trucks, moistened with additional water, covered, and transported immediately off-site to an approved treatment facility.

4.12 Sampling & Chemical Analysis of Impacted Soils Areas

If required for off-site disposal, a minimum of one representative grab soil sample will be collected for laboratory analysis, based on identified AOCs in order to evaluate the presence of COPC impacts. Additional samples may be collected for laboratory analysis as necessary to delineate the approximate lateral extent of each potential AOC.

The laboratory soil analytical results will be compared to the latest promulgated editions of the Washington State Department of Ecology (Ecology) cleanup levels. Soil with concentrations of one or more COPCs above applicable cleanup levels and soil with elevated PID readings will be profiled for waste characterization and disposal at an appropriate off-site disposal facility. Each confirmed area of soil impacts will remain cordoned off and flagged for excavation, special handling, and disposal protocol as discussed throughout Section 4 of this EMMP. The remaining soil will be subject to further screening if disturbed during earthmoving activities.

4.13 Disposal of Impacted Soil

Laboratory analytical results from the stockpile sampling will be compared to regulatory cleanup levels and waste characterization profiling standards. If warranted, the stockpiled soil will be disposed of off-site in accordance with applicable regulations. Soils requiring off-site disposal will be designated as hazardous or

non-hazardous based on the laboratory analytical results and hazardous waste criteria (both Washington state and Federal (RCRA) Hazardous Waste standards).

Before off-site transport is initiated, any soils going to a landfill should have an accepted waste profile and transportation manifests including information on the generator, waste type, waste quantity and container, transporter information, and landfill information. The stockpiled soil will be loaded onto covered trucks and transported under waste manifest documentation to an appropriately licensed/permitted receiving facility for treatment, recycling, and/or disposal. Records of waste manifests will be kept on file as required by law and made available on-site on an as-needed basis.

4.14 On-Site Reuse of Disturbed Soil

Disturbed soil devoid of evident potential chemical impacts (*e.g.,* odor, discoloration) will be deemed suitable for unrestricted use and may be reused on-site as backfill without further assessment or exported, the latter pending sampling and laboratory analysis as discussed in Sections 4.14 and 4.15.

The laboratory analysis results of non-VOC-contaminated soil will be compared to the cleanup levels. Soil with concentrations of one more COPCs above applicable cleanup levels is unsuitable for on-site reuse as backfill and must be exported. Non-VOC-contaminated soil may be reused on-site as backfill.

The EMMP protocol for evaluating whether excavated soil is suitable for on-site reuse as backfill is based solely on the absence or presence and magnitude of chemical impacts. Other factors (*e.g.,* geotechnical, geochemical, and/or structural considerations) are not accounted for in the EMMP and will be the responsibility of the GC. In addition, the GC will be responsible for evaluating the suitability of imported fill material for use on-site. The GC must not import–soils without prior testing or impacted backfill materials to the Site.

4.15 Transportation of Impacted Soils

Impacted soil shall be removed from the Site within 30 days of its excavation to prevent exposure to sensitive receptors in the vicinity of the Site (i.e., schools, hospitals, and residences), impacted soil removed from the Site shall comply with the following:

- Impacted soil shall be transported to an approved treatment/disposal facility.
- When loading into trucks is completed, and during transportation, no excavated material shall extend above the sides or rear of the truck or trailer.
- During loading and prior to covering/tarping, impacted soil shall be wetted by spraying with water or other dust inhibitors.
- The trucks or trailers shall be completely covered/tarped prior to leaving the Site to prevent particulate emissions to the atmosphere.
- The exterior of the trucks (including the tires) shall be cleaned off with brushes or brooms (dry decontaminated) prior to the trucks leaving the excavation location and shaker plates will be placed at the Site exit to prevent dust track-off. Each truckload of impacted soil will be inspected by the EP before leaving the Site.

Records of treatment/disposal shall be maintained for impacted soil removed from the Site which shall include the identification and the location of the generator, the transporter, and the receiving facility. Such

records shall be signed and dated by each of the above parties indicating receipt or relinquishment of the impacted soil at the time custody is transferred.

4.16 Vapor Suppression and Dust Control

If required in order to suppress vapor emissions during soil disturbances of potential VOC-impacted soil, excavations will be kept moist by periodically spraying the work area with water. In addition, exposed soil surfaces of stockpiles of potential VOC-impacted soil will be kept moist with water.

Dust control during the Site redevelopment following the removal of impacted soils will revert to the protocols established by the GC.

4.17 Surface Water Protection

Responsibility for surface water protection (*e.g.,* prevention of sediment runoff into storm drains) and implementation of best management practices (BMPs), if required for the Site redevelopment, is the sole responsibility of the GC.

5.0 WATER MANAGEMENT

Based on the anticipated groundwater depth (16-20 feet bgs) it is not anticipated that groundwater will be encountered during the redevelopment; however, as a preventive measure, this section of this EMMP has been developed to provide protocol for managing potentially impacted water at the Site.

5.1 Presence of Groundwater or Potentially Impacted Surface Water

Groundwater is anticipated to be encountered between 16 and 20 feet bgs; however, isolated shallow lenses may be encountered during redevelopment activities. Additionally, based on the historic use of the Site, underground features such as USTs, vaults septic systems and/or drums may be encountered during excavation, grading or trenching and these items would likely require removal by excavation. If impacted soil is present on the sidewalls on floors of any Site excavations due to release or petroleum or hazardous materials, any surface water collected therein may also potentially become impacted.

5.2 Protocol for Managing Potentially Impacted Water

Potentially impacted water will require special handling if encountered during redevelopment activities. Special handling procedures for potentially impacted water are presented below.

5.2.1 Assessing Potential Water Impacts

If any encountered Site water appears potentially-impacted (i.e. exhibiting unusual discoloration, sheen and/or odor), the EP should be notified and the immediate area should be cordoned off. The EP should collect samples to be analyzed for select COPCs, based on the sample collection location AOC. Samples will be submitted to a state-certified laboratory for 24-hour turn around analysis.

Analytical results for any water samples indicating concentrations of COPCs in excess of MTCA cleanup levels shall be submitted to an appropriate waste disposal facility for waste characterization followed by disposal. Should analytical results indicate concentrations below applicable cleanup levels, the water can be discharged onto the Site.

5.2.2 Storage of Contaminant Impacted Water

If contaminant impacts to water that is being managed at the Site are identified, analytical results shall be submitted to an appropriate disposal facility for verification of waste characterization and disposal procedures. Once identified as COPC-impacted, water shall be temporarily stored on-Site in department of transportation approved drums, or if needed, larger storage totes or Baker Tanks, pending review of the analytical results or immediately removed form the Site using a vacuum truck. Impacted water storage containers shall be sealed, labeled with appropriate waste characterization results and date of storage, pending disposal from the Site.

5.2.3 Disposal of Contaminant Impacted Groundwater

Contaminant impacted water that is encountered the Site as part of development activities shall be disposed of at an appropriate certified disposal facility under proper waste characterization protocol and including waste manifest documentation.

6.0 REPORTING

If needed, results of the excavation, PID monitoring, and any soil or water disposal will be submitted to the Client in a report following completion of groundwork activities at the Site. The report will include a summary of field activities, laboratory analysis reports; and off-site disposal documentation. The EP will also be responsible for complying with any reporting requirements.

7.0 SIGNATURES OF PARTICIPATING PROFESSIONALS

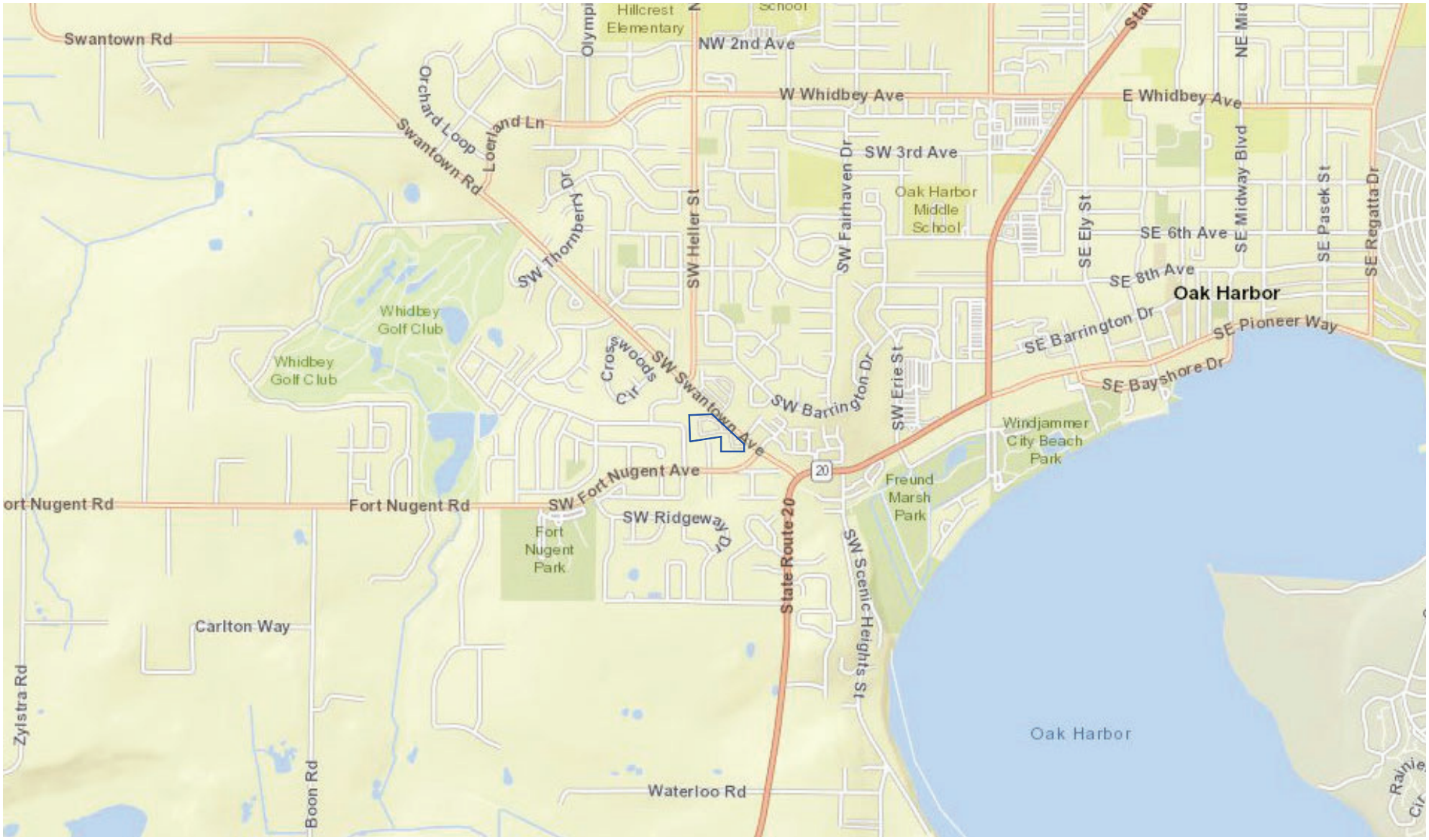
Thank you for the opportunity to be of service. If you have questions regarding this EMMP, please contact Mitchell Williams at 206-947-6594 or Steve McKnight at 415-596-7837.

Sincerely,

Mitchell Williams, LG
Senior Project Manager
Environmental Solutions Group

Steve McKnight MS, PG
Regional Director
Environmental Solutions Group

FIGURES



Legend and Notes:

Site Boundary

N

1,000' 0' 1,000' 2,000'

Approximate Scale

Title: **Site Location Map**			
Figure: **1**	Prepared By: **AS**	Date: **June 2026**	Project Number: **ES26-594183.1**
Address: **1215 Southwest Swantown Road, Oak Harbor, Washington 98277**			

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Legend and Notes:

- Site Boundary
- AOC-1: Former Orchard Operations
- AOC-2: Concrete Vault
- AOC-3: Water Well(s)
- AOC-4: Foundation of Former Built Residence
- AOC 5: Former Mobile Home Pad Areas

N

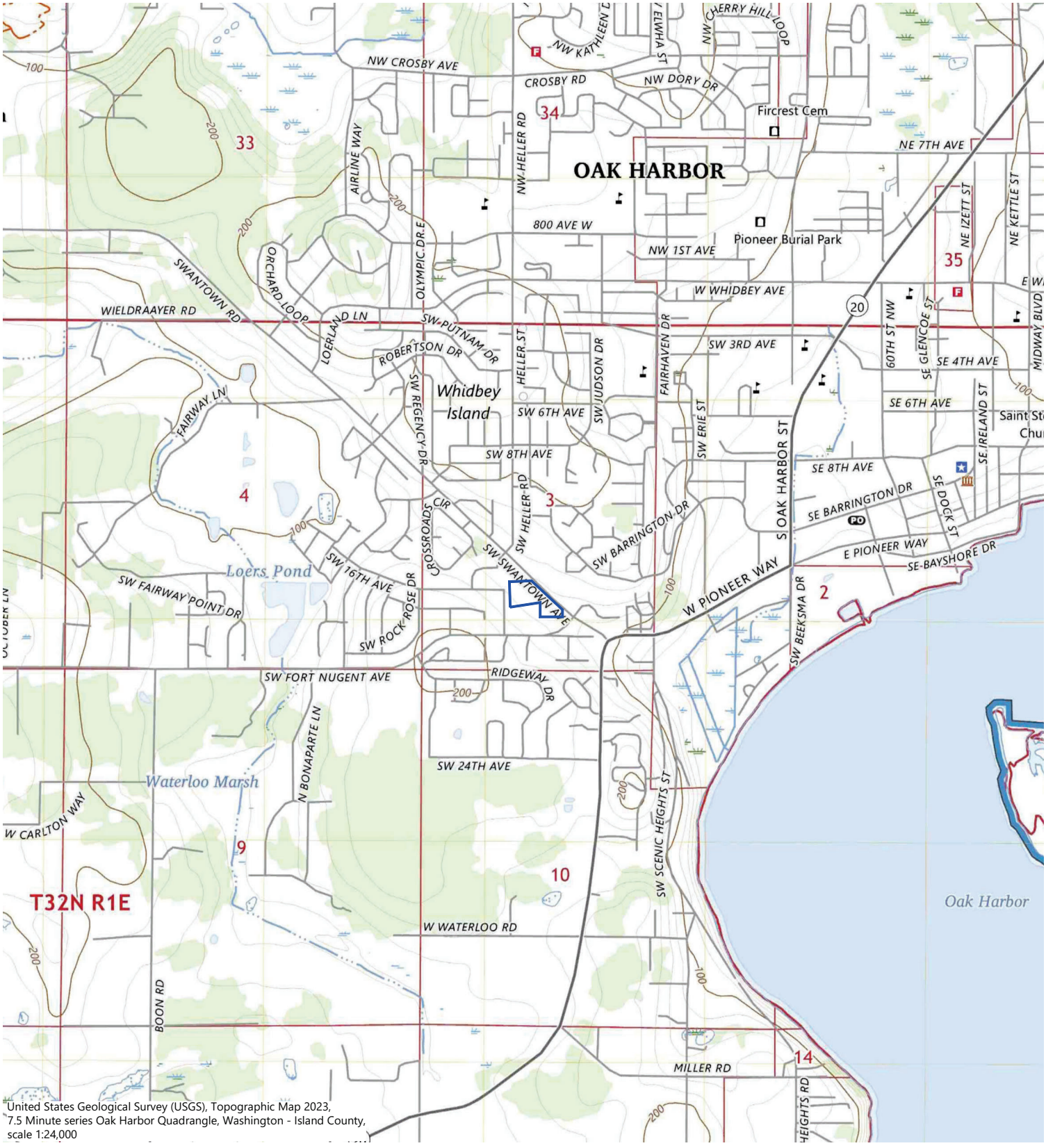
100' 0' 100' 200'

Approximate Scale

Title: Site Plan			
Figure: 2	Prepared By: AS	Date: June 2026	Project Number: ES26-594183.1

Address:
1215 Southwest Swantown Road
Oak Harbor, Washington 98277

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United States Geological Survey (USGS), Topographic Map 2023, 7.5 Minute series Oak Harbor Quadrangle, Washington - Island County, scale 1:24,000

Legend and Notes:

Site Boundary

N

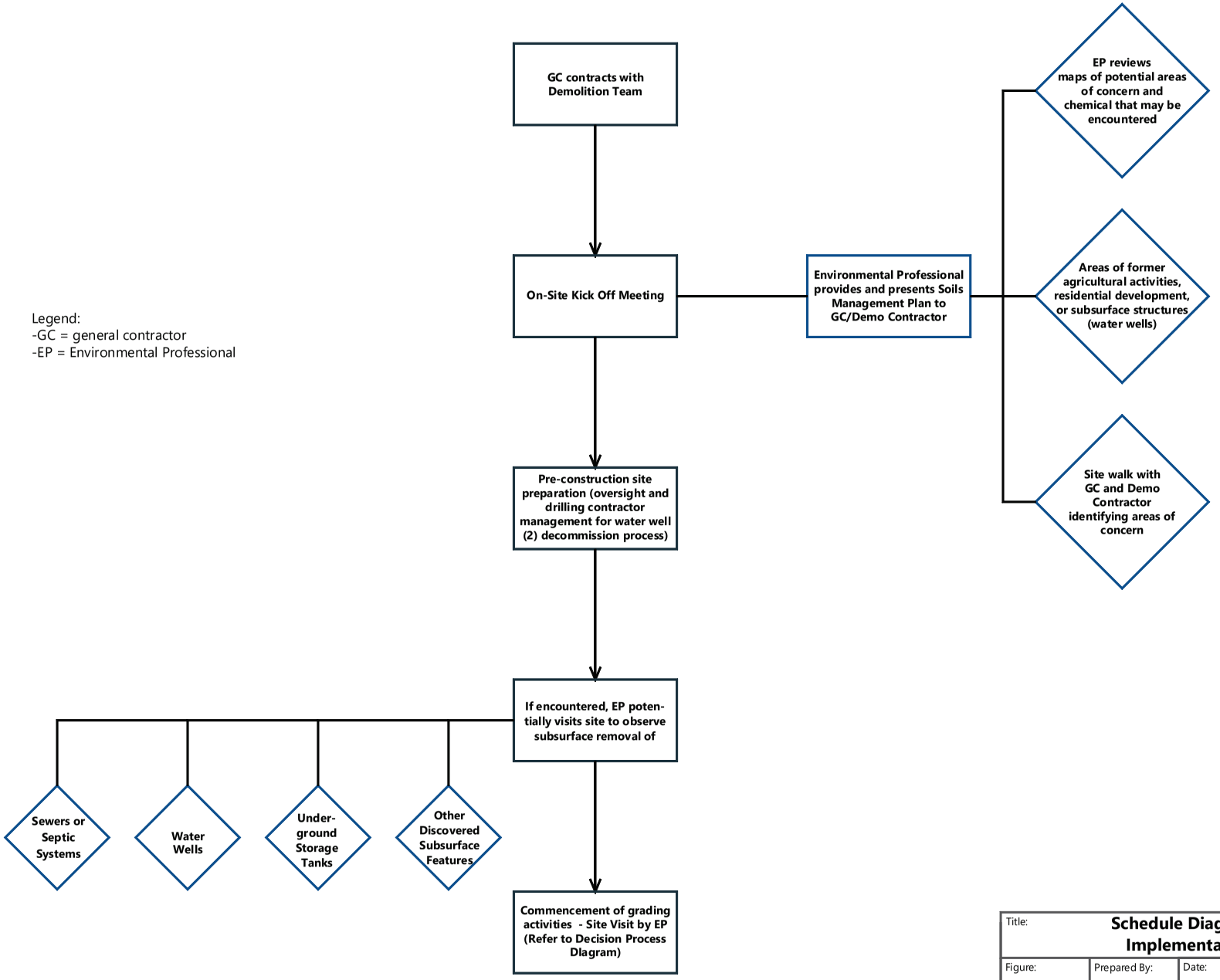
1,000' 0' 1,000' 2,000'

Approximate Scale

Title: Topographic Map			
Figure: 3	Prepared By: AS	Date: June 2026	Project Number: ES26-594183.1

Address:
1215 Southwest Swantown Road
Oak Harbor, Washington 98277

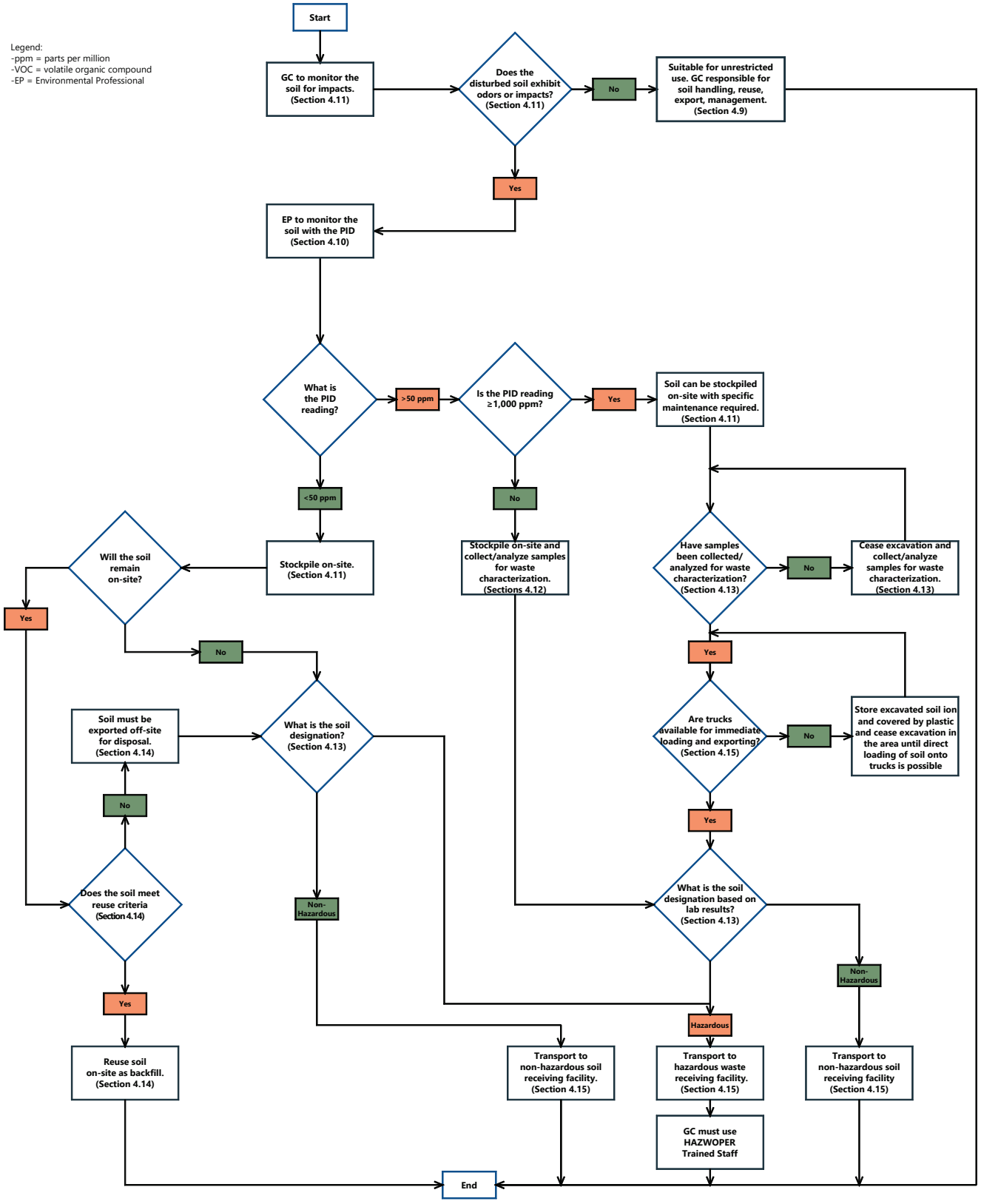
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Title: Schedule Diagram, EMMP Implementation Tasks			
Figure: 4	Prepared By: AS	Date: June 2026	Project Number: ES26-594183.1
Address: 1215 Southwest Swantown Road Oak Harbor, Washington 98277			

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Legend:
-ppm = parts per million
-VOC = volatile organic compound
-EP = Environmental Professional



Title: **Decision Process for Handling Disturbed Soil**			
Figure: **5**	Prepared By: **AS**	Date: **June 2026**	Project Number: **ES26-594183.1**
Address: **1215 Southwest Swantown Road Oak Harbor, Washington 98277**			

PARTNER Engineering and Science, Inc.

Mulberry Village



February 26, 2026

Project Buffer

Airport Points

15000 ft

1:144,448

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

EPA OEI, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

AIRPORTS SUMMARY

There are no civilian airports within 2,500 feet of the Mulberry Village location. Parts of military airports Ault Field (NAS) and OLF Coupeville are located within 15,000 feet. However, the attached maps show that the project location is outside of the RPZs/AZs and CZs.

Source: NEPAssist. https://nepassisttool.epa.gov/nepassist/nepamap.aspx. Accessed February 26, 2026.

US Navy 2022. Naval Air Station, Noise and Accident Potential Zones Poster, Air Installations Compatible Use Zones Study.