REQUEST FOR BIDS
ENVIRONMENTAL EARTHWORK SERVICES
ADDENDUM No. 1
JH BAXTER OFFSITE REMOVAL ACTION
EUGENE, OREGON

Procurement Deadline	Date and Time
Original RFB Issuance	October 16, 2023
Addenda Issuance	November 3, 2023
Bid Submittals Due	November 13, 2023, at 17:00
Notice of Intent to Award Issuance	Week of November 13, 2023
Anticipated Work Start	Week of November 27, 2023
Completion of All Work that Requires Resident Relocation	By December 20, 2023
Substantial Completion	By January 12, 2024
Final Completion (Including all Plantings)	By May 3, 2024

This Addendum No. 1 addresses questions or concerns that were received by email or brought up during the voluntary pre-bid site walk completed on October 26, 2023. The bid submittal date has not changed and remains November 13, 2023, at 17:00. All other provisions of the October 16, 2023, Request for Bids (RFB) document still apply.

If you wish to bid on this project, please respond by returning a completed Bid Request Form to Chris Martin by email at cmartin@gsiws.com. The Bid Request Form is included as Attachment A to the RFB. No changes to the RFB form have been made as a result of this addendum.

Permits Waived

The requirement for Subcontractor to obtain and pay for all necessary permits has been removed from the RFB. The Oregon Department of Environmental Quality (DEQ) has determined that they will use their authority under Oregon Revised Statute (ORS) 465.315(3) to waive local permit procedural requirements for this project. Permits affected include a 1200-CN erosion control permit, right-of-way excavation permit, and private use of a public right-of-way permit. Subcontractor will not pay City permit fees. However, in accordance with ORS 465.315(3), the substantive requirements of these permits must still be met.

City 1200-CN. Disturbance of over 1 acre of land requires a 1200-C permit. The City of Eugene is a qualified agent to DEQ and therefore permit coverage is obtained through a 1200-CN general permit. Subcontractor will not be required to obtain a 1200-CN permit or other erosion control permit but in order to meet the substantive requirements of the 1200-CN permit, Subcontractor shall prepare an Erosion and Sediment

Control Plan (ESCP) that meets the requirements of the 1200-CN permit. Subcontractor shall provide GSI the initial submittal of the ESCP a minimum of 5 business days before earthwork begins. GSI will review the ESCP within 24 hours of submittal (or the next business day if a weekend) and return it to Subcontractor as approved by GSI or notating required revisions to the ESCP. Subcontractor will still be required to install, monitor, and maintain stormwater Best Management Practices (BMPs) identified in the approved ESCP.

GSI will prepare the related Environmental Management Plan and Contaminated Media Management Plan (CMMP) detailing the nature and extent of contamination. The CMMP will reference Subcontractor's ESCP for BMPs to control the discharge of contaminated soil and stormwater from the work area. No soil or water treatment or dewatering are currently anticipated.

City Right-of-Way (ROW) Excavation Permit. Subcontractor will not be required to obtain a ROW excavation permit. GSI will coordinate with the City of Eugene urban forester to observe excavation near protected trees within the ROW and excavations within the City ROW shall be in alignment with the Remedial Action Work Plan (RAWP) and associated Scope Memoranda. As defined in those documents, Subcontractor is required to locate all utilities prior to excavation and Subcontractor shall not remove any roadway pavement.

Private Use of Public Way Permit. Subcontractor will not be required to obtain a Private Use of Public Way permit. However, Subcontractor shall prepare a Traffic Control Plan (TCP) that meets the requirements in the Private Use of Public Way permit that will be submitted to GSI for review. Subcontractor shall provide GSI the TCP a minimum of 5 business days before earthwork begins. GSI will complete the review within 24 hours of submittal (or the next business day if a weekend) and return it to Subcontractor as approved by GSI or notating required revisions to the TCP. The TCP must be in alignment with City of Eugene Standard Details for temporary closures and lane reductions (TM-800 Series details) COE-TM-Drawings-2021-A2 (eugene-or.gov).

The removal of permit requirements affects the Subcontractor's responsibilities listed in the RFB line Item 3, which included the preparation of necessary permits. The preparation of the ESCP and the TCP shall remain included in Item 3.

Portable Storage Units (e.g., PODS) and Handling Personal Items

DEQ has worked with residents to minimize the number of personal items that will remain in the yards prior to earthwork activities. DEQ and GSI currently anticipate that only two residences will require a total of 3 portable storage units. Additionally, the portable storage units may now remain on adjacent roadways (or within the property driveway [at Subcontractor's discretion] if it does not impact the work efforts by Subcontractor). The positioning of portable storage units in the ROW should be included in the TCP. Items remaining in yards when work begins are to be moved by Subcontractor out of the way or into the portable storage units at the Subcontractor's discretion and will be done with care. Residents have been notified to move fragile or personally important items prior to Subcontractor mobilizing to their property. Subcontractor will not be responsible for damage to personal items unless due to gross negligence. We no longer anticipate Subcontractor will hire a moving firm, as the number of items has been reduced and liability for damage has been removed. However, a Subcontractor can use a moving firm if they like. Subcontractor will not be responsible for locking portable storage units, residents and/or GSI will provide locks and hold keys for the duration of the removal action.

DEQ will continue to work with residents ahead of earthwork activities to remove as much from the yards as possible prior to the arrival of the Subcontractor. Remaining items to be moved by the Subcontractor will be tagged by the residents.

If a professional moving firm is hired by the Subcontractor, these charges will be included in RFB Item 6 (as originally intended). Otherwise only the cost per portable storage unit will be included in Item 6. Subcontractor's labor associated with moving personal items will be compensated for in the Earthwork daily rate (RFB Item 7) and lost efficiency associated with relocating residential items shall be brought to GSI's attention for tracking and approval of the extension of total earthwork days. For consistency during the bidding process, the anticipated number of portable storage units will remain at 7 (Item 6) although only up to 3 portable storage units will likely be required.

Clarity Regarding Shipping Container Contents at 240 Baxter

The 40-foot shipping container has been emptied of most of its contents and can be moved as-is. Subcontractor will still be required to move the container during soil removal action and return the container once complete. However, temporary placement of the shipping container can now include areas in the ROW adjacent to the property rather than off-site if this is integrated into the TCP approach. **No changes to RFB Item 33.**

Planting Plans

The restoration plans included in the scope memoranda (Exhibit A of the RFB) have been modified. The changes include surface restoration materials and number of plants to be installed during restoration. These changes are reflected in the scope memorandum for each individual property and the figures attached to this Addendum. Changes were made in Tracked Changes for easier review of changes. These changes are also reflected in the attached figures. **This affects quantities in bid Items 13, 14, 23, 24, and 25.**

Payment Terms

A question was received asking whether payment terms in GSI's Subcontractor Agreement can be modified (Exhibit C, Section 5). Payment terms are currently: *"Payment shall be made to the Subcontractor within 15 business days from the time GSI receives payment from the Client for the work that Subcontractor performed."*

GSI cannot make payments to Subcontractor before GSI receives payment from our Client (DEQ). GSI will make and has always made every effort to turnaround payment to Subcontractor within one week following receipt of payment from DEQ.

Acknowledgement of Addendum No. 1 - November 3, 2023

Subcontractor shall acknowledge receipt of this addendum by signing below and including this signature page with the original RFB form. The RFB submittal date has not changed. Both the RFB form and this signature page shall be submitted by bidders to GSI on, or by November 13, 2023, at 17:00.

_____

Signature Printed Name Date

_____

Company Name Title

ADDENDUM NO. 1 ATTACHMENT

RAWP Scope Memoranda Revisions

TECHNICAL MEMORANDUM

JH Baxter Removal Action – 2023 Offsite Removal Action Scope

To: Don Hanson, Oregon Department of Environmental Quality
Susan Turnblom, Oregon Department of Environmental Quality

From: Chris Martin, GSI Water Solutions, Inc.
Josh Bale, GSI Water Solutions, Inc.

CC: Rick Ernst, GSI Water Solutions, Inc.

Attachments:
Figure 1. Site Location
Figure 2. Surface Soil Removal Depths
Figure 3. Excavation Details
Attachment 1. Offsite Removal Action – 210 Baxter Street (DU-09)
Attachment 2. Offsite Removal Action – 220 Baxter Street (DU-10)
Attachment 3. Offsite Removal Action – 215 Baxter Street (DU-11)
Attachment 4. Offsite Removal Action – 225 Baxter Street (DU-15)
Attachment 5. Offsite Removal Action – 240 Baxter Street (SO-06)
Attachment 6. Offsite Removal Action – 235 Baxter Street (SO-07)
Attachment 7. Offsite Removal Action – 242 Alva Park Drive (AP-01)

Date: November 2, 2023

Introduction

This memorandum (memo) describes the property-specific scopes for surface soil removal action (RA) at seven residential properties north of the former JH Baxter & Co. (Baxter) facility in Eugene, Oregon (Figure 1). The seven properties are presented on Figure 2. The scope of the RA has been determined following offsite sampling activities conducted to characterize polychlorinated dibenzo-p-dioxin and polychlorinated dibenzofuran (PCDD/F) concentrations in surface soils.

Analytical Data

The depth of soil removal at each property has been determined from laboratory analysis of soil samples collected between 2021 and 2023. This data is presented in the Offsite Investigation Report (GSI, 2023a).

Removal Action Scope

The scope and procedures for completing the RA are provided in the RA Work Plan (GSI, 2023b). In general, the RA scope includes removing up to two feet of soil from identified residential yards. It also includes moving temporary features, structures no longer needed, or relocatable or replaceable structures to access soil underneath. Where fixed features, such as foundations, driveways, and paved pads, are present, surface soil will be removed up to edge of these features. Excavation offsets are provided in the attached standard detail drawing (Figure 3), where necessary.

Import material will include topsoil, general fill, and ¾-inch-minus gravel. Topsoil generally has higher organic content and is essential to promote vegetative growth. Topsoil will be used to replace soil removed from the top 6-inches (0-6 inches below ground surface [bgs]). General fill contains less organic material and is more compactable than topsoil. For replacing soil from 6 to 12 inches bgs, either topsoil or general fill dirt may be used. General fill will be imported to replace soil deeper than 12 inch bgs in removal areas with deeper excavations. Residents have requested import gravel fill in areas used for storage or as additional parking areas. ¾-inch gravel is readily available and a standard compactable gravel used for base course, roadways, and gravel parking areas. Gravel may be imported for areas requesting gravel fill for depths up to 12-inches bgs. Deeper than 12-inches bgs will require fill dirt as mentioned above. Detail 4 on Figure 3 presents the various surface restoration scenarios.

Import soil sources have been identified and tested for contaminants of concern, including PCDD/F, to provide the earthwork contractor with pre-approved backfill soil sources for the RA. DEQ has entered into an agreement with Lane County to provide approximately 400 cubic yards of clean soil generated during a wetland mitigation project near Short Mountain Landfill in Eugene, Oregon. The soil generated by Lane County is considered topsoil for the purposes of this RA but will only be available prior to the start of the rain season so will likely be unavailable for residential backfill. Regardless, additional backfill sources would be needed and DEQ has approved a general fill source from Lane Forest Products and Rexius described as Loam, a topsoil source from Rexius described as Primary Soil, and a topsoil source from Delta Sand & Gravel described as Screened Loam, which would require a 25% blend of Rexius Primary Soil to increase organic content.

Specific RA details pertaining to each of the seven residential properties and the removal scope for each of these properties are included as attachments to this memo.

References:

GSI. 2023a. Offsite Investigation Report, Former JH Baxter & Co. Facility, Eugene, Oregon, ECSI No. 55. June 2023.

GSI. 2023b. Offsite Removal Action Work Plan, Former JH Baxter & Co. Facility, Eugene, Oregon, ECSI No. 55. August 2023.

LEGEND

- City Boundary
- Railroad
- Major Road
- Watercourse
- Waterbody

NOTE

1. Subcontractor will be working at the Offsite Investigation Area only.

Date: October 10, 2023
Data Sources: BLM, ESRI, ODOT, USGS, Maxar Imagery (2021), City of Eugene

N

0 1,000 2,000 3,000
Feet

GSI Water Solutions, Inc.

FIGURE 1

Vicinity Map

Offsite Remedial Action

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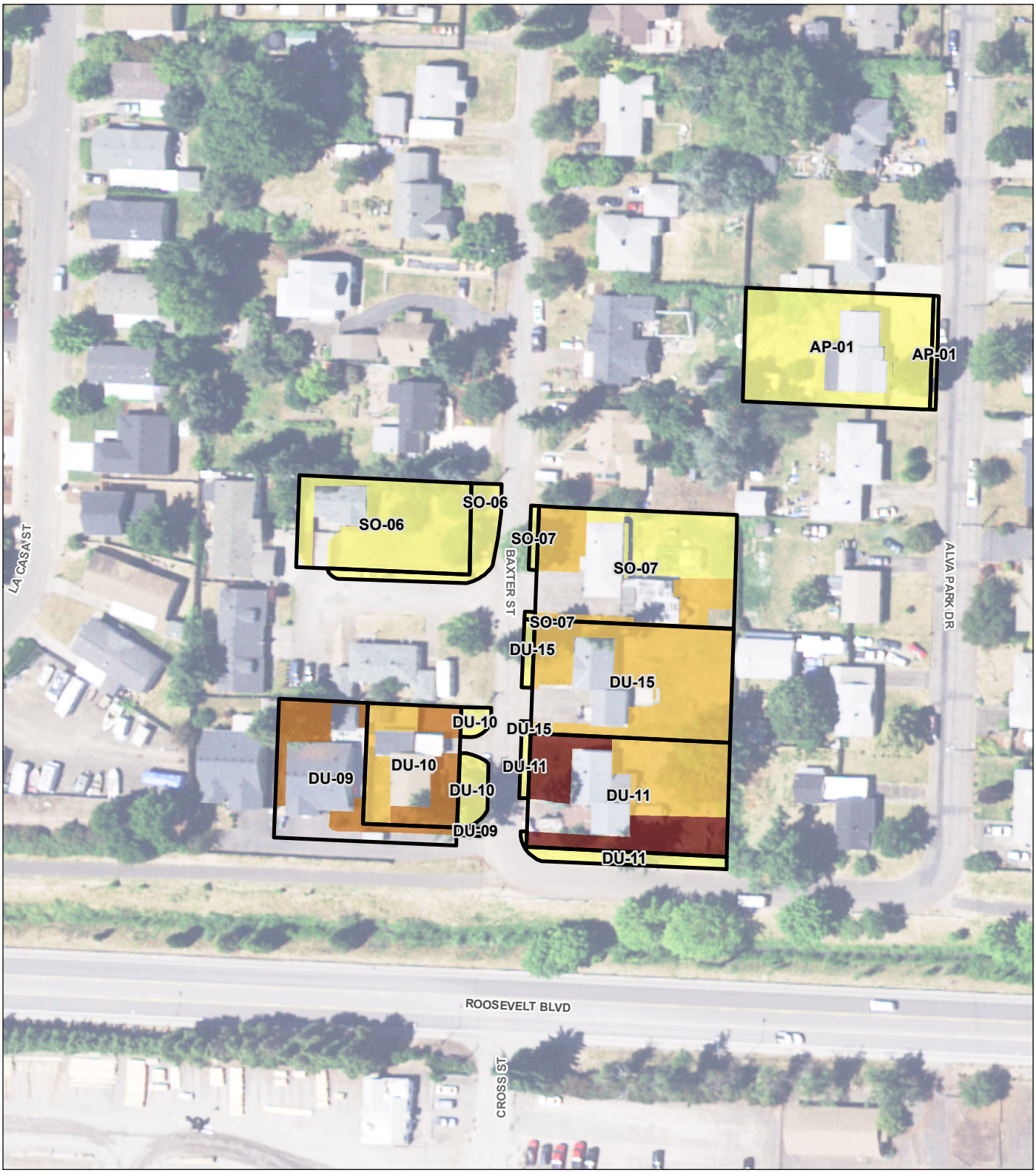

LEGEND

Decision Unit

Surface Soil Removal Depth

- 6-inch
- 12-inch
- 18-inch
- 24-inch

Date: October 10, 2023
Data Sources: BLM, ESRI, ODOT, USGS, Aerial Photo 2019, City of Eugene

FIGURE 2

Surface Soil Removal Action Depths

Former JH Baxter & Co. Facility
Removal Action Work Plan
Eugene, OR

N

0 50 100
Feet

GSI Water Solutions, Inc.

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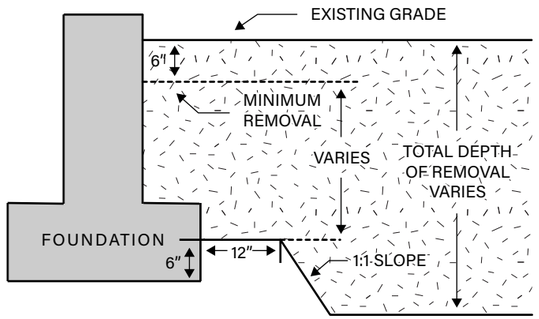
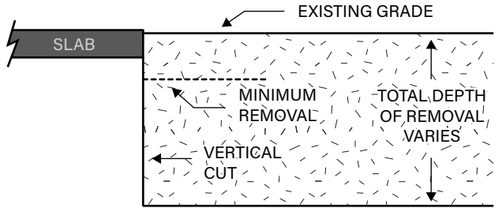
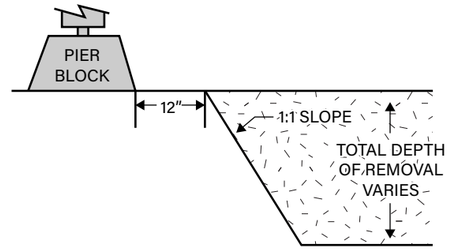
1. EXCAVATION ADJACENT TO LOAD-BEARING FOUNDATION



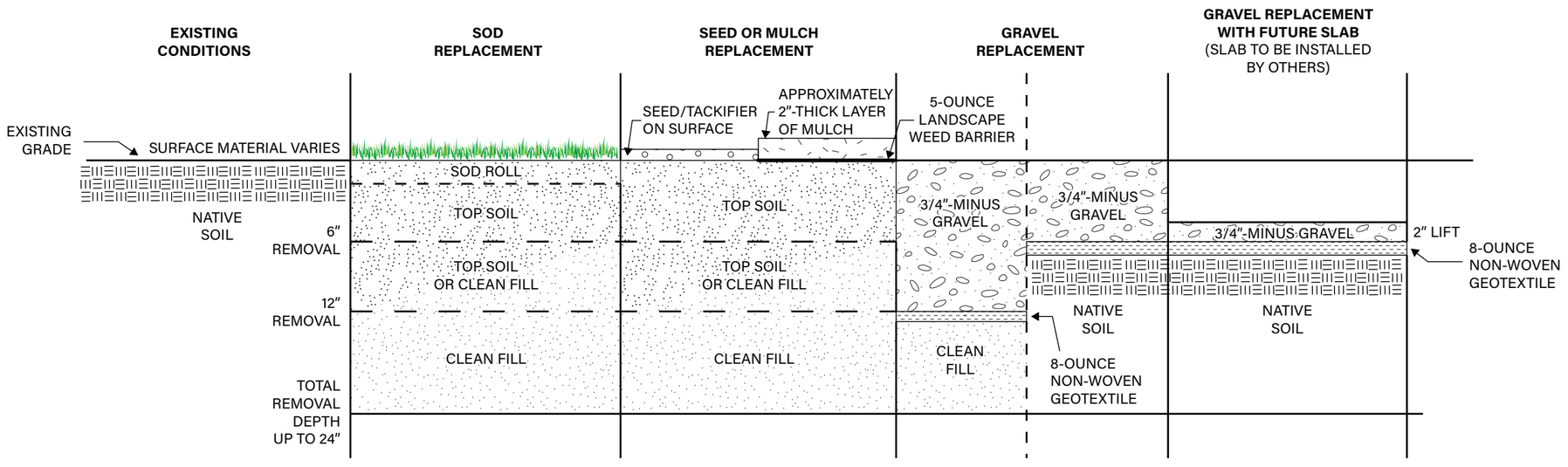
2. EXCAVATION ADJACENT TO NON-LOAD-BEARING FOUNDATION



3. EXCAVATION ADJACENT TO LOAD-BEARING PIER BLOCK



4. SURFACE RESTORATIONS



NOTES
Soil descriptions are included in the 2023 Offsite Remedial Action Scope Memorandum

FIGURE 3

Excavation Details

Former J.H. Baxter & Co. Facility Removal Action Plan
Eugene, Oregon

GSI Water Solutions, Inc.

Y:\2060_DEQ\005_JH_Baxter\Source_Figures\Scope_Memo_Earthwork

Attachment 1 - Offsite Removal Action – 210 Baxter Street (DU-09)

This attachment to the *JH Baxter Removal Action – 2023 Offsite Removal Action Scope Technical Memorandum* (memo) describes the property-specific scope for soil removal and restoration activities at 210 Baxter Street in Eugene, Oregon (see Figures 1 and 2 of the memo). This property is included in the 2023 offsite soil removal action (RA) being conducted by Oregon Department of Environmental Quality (DEQ). Excavation details for the RA are shown on Figure 3 of the memo. Current conditions and soil removal depths are presented on Figure A1-1. The restoration plan (Figure A1-2) presents the finish surfaces and planting plan for the property.

DU Description: 210 Baxter Street in Eugene, Oregon, has been given the designation of Decision Unit 9 (DU-09). The boundaries of the DU are defined as Lane County tax lot 5602 (Figures A1-1 and A1-2). DU-09 contains a single-story residential structure and an asphaltic concrete shared driveway with the 216 Baxter Street residence. A thin strip of grass is located along the edge of the shared driveway leading to the residence. This DU also includes a concrete-paved side yard (east side) that leads to a concrete slab patio and an alternative dwelling unit (ADU) in the backyard. The ADU is constructed on pier blocks and will remain in-place during the RA. A small above-ground wooden deck is located behind the ADU that spans to the back fence. This wooden deck will be removed and disposed of during the RA and not replaced. The backyard contains a small, prefabricated shed that will be removed and disposed of during the RA and ~~not~~ replaced with new stock as described below. Two significant trees in the backyard have been removed by a vegetation clearing firm prior to completing the RA, but stumps and roots remain that will need removed to reach the excavation depth. A utility pole is also located in the northeast corner of the DU. GSI Water Solutions, Inc. (GSI) (the oversight contractor) and DEQ met with the property owner on June 29, 2023, to discuss the removal and/or replacement of vegetation, the owner's preference for removing structures from the DU prior to soil removal, and preferred replacement surface material (i.e., sod, seeding, gravel).

Excavation: Excavation is to 1.5 feet (18 inches) below ground surface (bgs) across the entire DU where pavement or asphaltic concrete is not present. Excavation of six inches will be completed within the City ROW adjacent to the DU (Figure A1-1). The following slope protections will be implemented when excavating near surface structures.

- The top six inches of soil will be removed across the entire extent of the DU regardless of whether the boundary is adjacent to a structure, public roadway, driveway, or utility. However, excavations adjacent to power poles must comply with the requirements of the utility provider. There is an exception for excavating adjacent to the ADU pier blocks described below.

- For excavations adjacent to non-load bearing permanent structures (i.e., concrete pads, fence posts, driveways), the excavation will be completed vertically to the target depth of the RA, unless otherwise determined unsafe by the earthwork subcontractor or GSI. This includes concrete pads that support HVAC systems.

- Excavations adjacent to structural foundations will be excavated to a minimum of 6-inches bgs at the foundation. The depth of the foundation will be determined by the earthwork subcontractor. Soil removal along the foundation will continue to approximately 6-inches above the bottom of the foundation footing, or the bottom extent of the RA, whichever is shallower. Once 6-inches above the base of the foundation, and if necessary, the excavation will be stepped out 1 foot before sloping or benching the excavation at a 1 foot horizontal to 1 foot vertical (1:1) slope to the total depth of excavation (Figure 3).

- DU-09 includes a permanent residential ~~outbuilding~~ ADU that is constructed on pier blocks placed on the ground surface. The identified structure is not planned to be moved or deconstructed. Due to safety concerns, soil removal will not be completed up to the pier blocks or under the structure. Excavation will begin one foot away from the pier blocks or parallel to the outer edge of the structure at this boundary and completed to the depth requirement of the RA.

Vegetation: Two significant trees were identified by GSI's arborist consultant. These include two large evergreen trees (Douglas fir, and Coastal redwood) in the backyard. While a vegetation clearing contractor removed these trees, stump removal will be a requirement of the excavation contractor. The stumps and root structures of these trees will be removed during the RA to reach excavation depth. This DU also contained significant blackberry brambles and young walnut trees. These were removed, with the exception of the stumps and root matter. Grubbed woody debris such as tree stumps and roots of removed trees will be disposed of as contaminated media.

An ornamental cherry ~~decorative plum~~ tree was removed from the front yard prior to the RA. This tree will be replaced by the earthwork contractor or their landscape subcontractor during site restoration. The contractor will replace the ~~decorative plum~~ornamental cherry with similar stock (or as large as is readily obtainable) as part of the restoration planting.

Structures: A prefabricated metal shed is located in the backyard. A small wooden deck is located behind the ADU. The shed and deck will be removed and disposed of to perform soil removal ~~and replacement will not be required for either structure~~. Replacement of the wooden deck will not be required. The shed will be replaced with a standard new prefabricated garden shed measuring approximately four feet by six feet (shed can be larger if necessary, but not less than four feet by 6 feet). The new shed can be constructed of either wood or metal. The shed will be installed in approximately the same location as the existing shed along the northern fence line.

An overhead covering exists between the residence back door and the ~~outbuilding~~ADU. If removal of the covering is required to perform work, the covering shall be re-constructed or replaced in like-kind. Wooden privacy fence dividing the front and backyards along the west side of the DU should be removed to provide access to the backyard and to access soil along the fence line. Further, excavation shall be performed to the property boundaries and may require additional fencing removal to complete excavation activities. Fencing will be replaced in like-kind, if removed.

Access: The front yard of the DU is accessible from the shared driveway. The backyard is completely fenced in and accessible through an approximately 8-foot-wide double swinging gate along the east side of the DU leading to a paved side yard; however, this side of the DU is paved. Access to the non-paved backyard is provided by an approximately 6-foot wide fence with 2.5-foot-wide gate on the western side of the property. The front-facing fence along the western side will require removal to complete soil excavation.

As the neighboring property to the east (DU-10) is proposed for removal at the same time as DU-09, the chain link fence along the driveway and front yards should be removed to access soil to the full depth along the property line. All fencing will be replaced in like-kind,

Utilities: Figure A1-1 shows the approximate location of utilities observed during site reconnaissance visits and from previous utility locating efforts. The precise route of utilities will be identified and confirmed by the contractor prior to removal activities. The following descriptions are derived from observations made during visits to the property.

Utilities may be encountered due to the depth of soil removal. If necessary, utility lines will be removed to reach the excavation depth and reconstructed following RA. Underground roof drains will also be replaced, if damaged during RA. Any utility damaged or removed during the RA will be repaired or replaced in accordance with State of Oregon and local building code, as applicable.

- **Electricity**. Electricity is provided from the utility pole in the backyard. Electricity conveyance from the power pole to the residence is underground. Several wires can be observed descending the pole and transitioning underground. A utility box is also located in the backyard near the power pole.
- **Communication**. Communication lines are present overhead extending from the utility pole to the north of the property to the western peak of the roofline. Additional communication lines may be present underground, if so, they likely follow the same route as electrical lines.
- **Sewer**. A sewer cleanout is located within the shared driveway. Service line location is unknown.
- **Stormwater**. Three roof drains have been observed conveying stormwater underground. A segment of roof drainpipe can be observed along the western foundation. Stormwater is likely conveyed to the front yard. It is unknown if stormwater is combined with sewer or infiltrates.
- **Water**. A water meter has been observed at the entrance to the shared driveway along Baxter Street. Service line location is unknown.
- **Natural Gas**. No gas utilities or service meters were observed but should be confirmed.
- **Overhead Utilities**. While electricity is provided underground to the residence, a utility pole is located on the property. This pole is one in a series of utility poles that pass along the northern DU boundary. Numerous overhead lines are present above the DU at the northern DU boundary. Excavation work near the utility pole must be performed in consultation with the utility provider.

Surface Restoration: The surface restoration has been determined in consultation with the property owner. The surface will be finished with sod for a majority of the DU. The exceptions are the northeast corner of the backyard behind the ADU (currently covered by a deck), the small area at the northeast corner of the property where the utility pole is located, and the thin strip along the driveway, which shall be finished with no less than 6 inches of ¾-inch minus crushed gravel compacted to a non-yielding state underlain by a minimum of 8 oz non-woven geotextile. See Detail 4 on Figure 3 and Figure A1-2 for surface restoration details.

An ornamental cherry ~~decorative plum~~ (*Prunus*) will be planted in the front yard, where shown on Figure A1-2. This tree will be a direct replacement for a tree that was removed prior to the RA. The replacement tree will measure approximately 7 feet tall with a crown spread of 8 feet (or as close in size as obtainable). A fruit tree with a trunk at least 1-inch in diameter, 6-feet tall, and with a 5-foot crown will be planted in the backyard where shown on Figure A1-2. The variety of fruit tree will be determined in coordination with the property owner.

Special Conditions: There is a residential ADU in the backyard and a porch in the front yard that are constructed on concrete piers. These structures will not be moved to access soil beneath. A deck is attached to the north side of the ADU and constructed on concrete pier blocks. This wooden deck will be removed during the RA to access soil underneath. The deck will not be replaced.

DU-09 contains areas of soil to be removed adjacent to the residential ~~outbuilding~~ ADU that are 3-feet wide (or less) by approximately 25 feet long. A utility pole and underground power utilities are located in the northeast

corner of the property. This area may need to be excavated in consultation with the utility provider to ensure that electricity is safely managed and no underground utilities interfere with the soil removal.

Excavation within the southeast corner of the DU near Baxter Street is within the critical root zone of a large Douglas fir tree within the City of Eugene (City) right-of-way (ROW) that will be retained. A City urban forester will be onsite at the beginning of excavation of this property. Excavation in this area will be completed with care in accordance with the City urban forester's recommendations. Excavation by hand, an air or water assisted pressurized system, or a vactor excavator are approved methods. No heavy equipment should be operated or staged within this area, unless approval for tree removal is obtained by the City forester. After the excavation, the exposed roots should be covered as soon as possible either with a tarp, burlap, mulch, or new soil and moisture shall be maintained on the roots. New topsoil should be added within a couple of days.

Soil removal within the City ROW will be completed to a 6-inch depth as shown on Figure A1-1.

Estimated Areas: The estimated surface area of exposed soil identified for removal is 2,250 square feet. This does not include any hardscape or immovable structures within the DU. The estimated volume of soil removal is 125 in-place cubic yards.

- **Sod Surface.** The majority of the DU will be finished with sod. The estimated area of sod is ~~1,810~~ 1,800 ft^2.

- **Gravel Surface.** Portions of the DU will be surface finished with ¾-inch minus crushed gravel. The estimated area of gravel is ~~440~~ 500 ft^2.

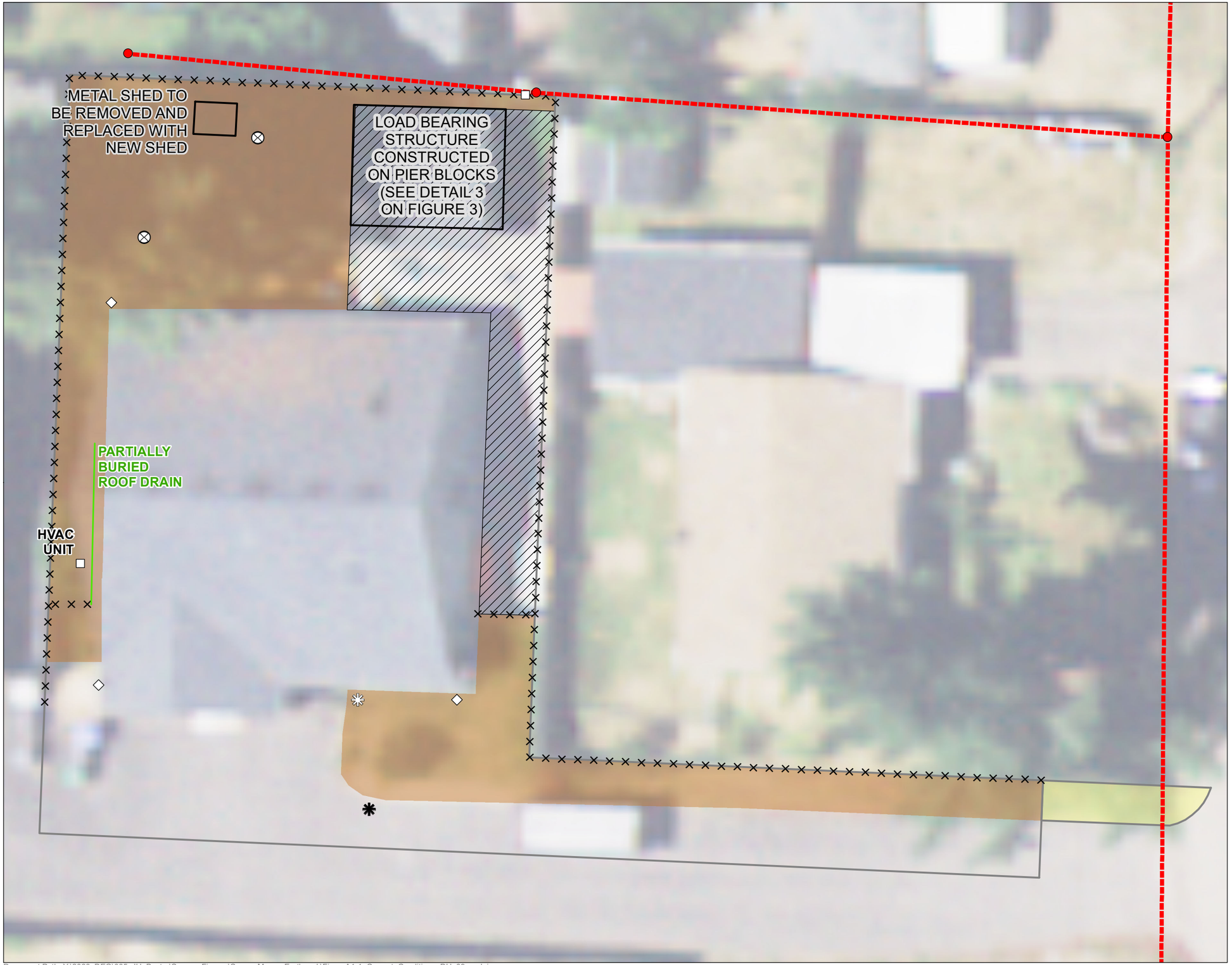


FIGURE A1-1

210 Baxter Street (DU-09)

Current Conditions and Soil Removal Depth

LEGEND

- Property of Interest
- Fence
- Tree Stump (>12" diameter) to be Removed

Surface Soil Removal Depth

- 6-inch
- 18-inch
- Hardscape or Structures. No Removal

Utilities

- Power/Utility Pole
- Sewer Cleanout
- Unidentified Utility Cleanout
- Roof Drain (discharging underground)
- Unidentified Utility Box
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

NOTES

1. Where shown, underground utility locations are estimated and actual locations must be confirmed by the earthwork contractor prior to ground disturbing activities. If a particular utility is not shown on the figure, the contractor must still confirm whether the utility is present. Failure to locate a buried utility is not justification for a change condition.
2. See Figure 3 for excavation details.

N

0 6 12 18

Feet

Date: October 25, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

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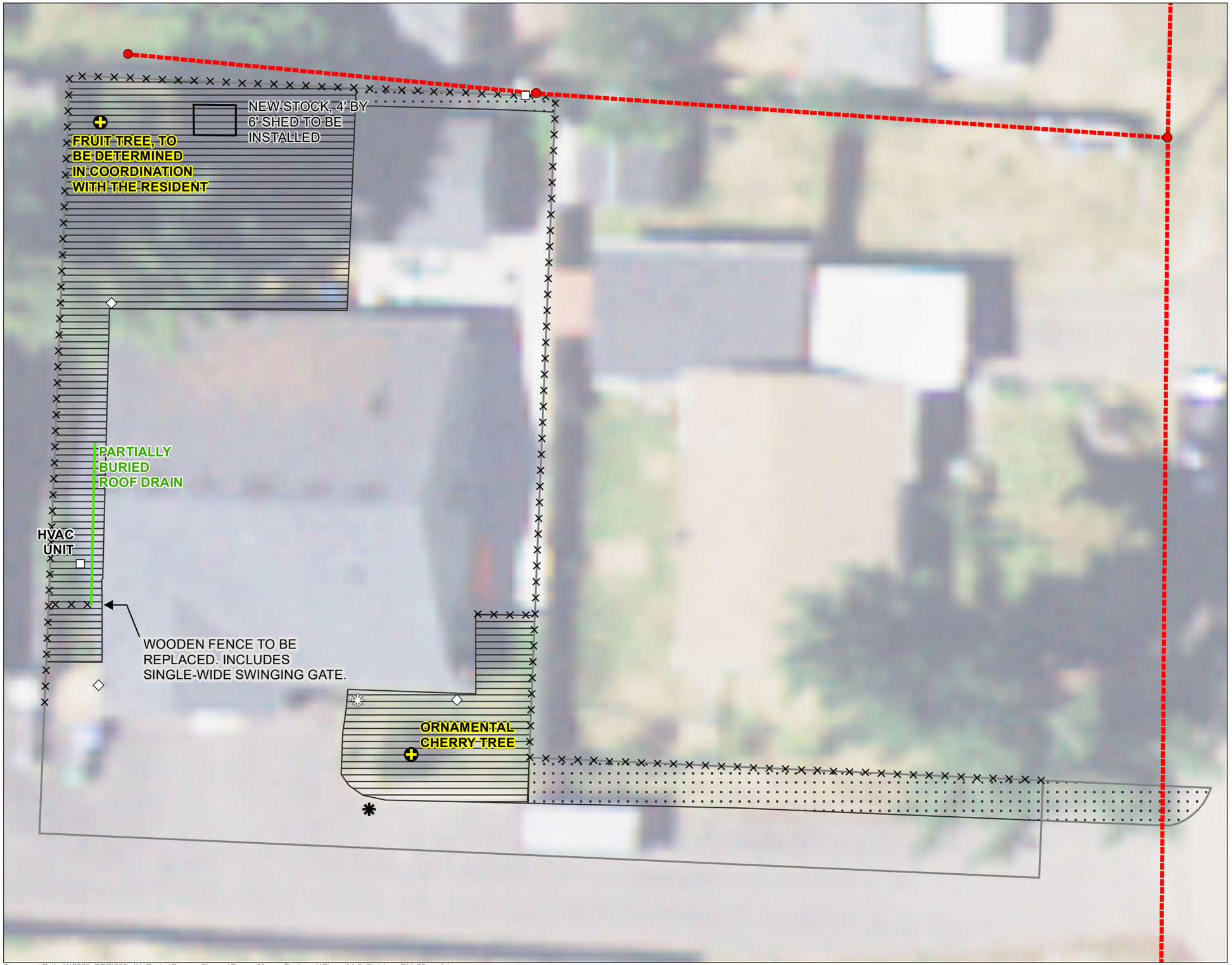

FIGURE A1-2

210 Baxter Street (DU-09)

Restoration Plan

LEGEND

- Property of Interest
- Tree or Shrub to be Planted
- Fence

Finished Surface

- Sod Surface (1,800 square feet)
- Gravel Surface (500 square feet)

Utilities

- Power/Utility Pole
- Sewer Cleanout
- Unidentified Utility Cleanout
- Roof Drain (discharging underground)
- Unidentified Utility Box
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

210 Baxter Street (DU-09)

Scientific Name	Common Name	Approximate Size
Prunus	Ornamental Cherry Tree	15-gallon
TBD	Fruit Tree	15-gallon

NOTES

1. Any removed utilities shall be restored to pre-construction location and depth. All utility lines replaced shall included a tracer wire (if non-metallic) and the proper utility marking tape above the line. Utility lines shall be bedded with a minimum of 3" of sand and no less than 1-foot wide trenches with 6-inches of sand over the utility line, or as specified by the utility provider or approved by DEQ.
2. Trees, shrubs, and decorative plants to be replaced shall be of like kind, or as large of stock as is readily available.

N

0 6 12 18

Feet

Date: October 30, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

Document Path: Y:\2060_DEQ\005_JH_Baxter\Source_Figures\Scope_Memo_Earthwork\FigureA1-2_Finishes_DU_09.mxd, iramos

Attachment 2 - Offsite Removal Action – 220 Baxter Street (DU-10)

This attachment to the *JH Baxter Removal Action – 2023 Offsite Removal Action Scope Technical Memorandum* (memo) describes the property-specific scope for soil removal and restoration activities at 220 Baxter Street in Eugene, Oregon (see Figures 1 and 2 of the memo). This property is included in the 2023 offsite soil removal action (RA) to be completed by Oregon Department of Environmental Quality (DEQ). Excavation details for the RA are shown on Figure 3 of the memo. Current conditions and soil removal depths are presented on Figure A2-1. The restoration plan (Figure A2-2) presents the finish surfaces and planting plan for the property.

DU Description: 220 Baxter Street in Eugene, Oregon, has been given the designation of Decision Unit 10 (DU-10). The boundaries of the DU are defined as Lane County tax lot 5501 (Figures A2-1 and A2-2). DU-10 includes an asphaltic concrete driveway connecting Baxter Street with a carport attached to a single-story residential structure. The DU includes a shed and pergola in the backyard near the northwest corner of the property that will be removed and disposed or recycled during the RA and not replaced. A lean-to cover has been erected along the west side of the house and is connected to the western fence of the DU. This covered area has gates on either side. Soil within the covered area will be removed during the RA. The overhead cover and/or gates may need to be temporarily removed to access soil under the covered area. These will be replaced during site restoration. A chain-link fence divides the front and back yard on the south side of the residence. This fence will be removed during the RA and not replaced. A large fir tree is located within the Baxter Street City of Eugene (City) right-of-way (ROW). This tree will be protected during the RA (see Special Conditions below). A utility pole is also located within the ROW near the northeast corner of the DU. GSI Water Solutions, Inc.(GSI) (the oversight contractor) and DEQ met with the property owner on June 29, 2023, to discuss the removal and/or replacement of vegetation, the owner's preference to removing structures from the DU prior to soil removal, and discuss preferred replacement surface material (i.e., sod, seeding, gravel).

Excavation: Excavation is to 1.5 feet (18 inches) below ground surface (bgs) in the front yard and 1.0 foot (12 inches) bgs in the backyard where pavement or asphaltic concrete is not present. Excavation of six inches will be completed within the City ROW adjacent to the DU (Figure A2-1). The following slope protections will be implemented when excavating near surface structures.

- The top six inches of soil will be removed across the entire extent of the DU regardless of whether the boundary is adjacent to a structure, public roadway, driveway, or utility. However, excavations adjacent to power poles, the contractor will must comply with the requirements of the utility provider.

- For excavations adjacent to non-load bearing permanent structures (i.e., concrete pads, fence posts, driveways), the excavation will be completed vertically to the target depth of the RA unless otherwise determined unsafe by the earthwork subcontractor or GSI. This includes concrete pads that support HVAC systems.

- Excavations adjacent to structural foundations will be excavated to a minimum of 6-inches bgs at the foundation. The depth of the foundation will be determined by the earthwork subcontractor. Soil removal along the foundation will continue to approximately 6-inches above the base of the foundation footing, or the bottom extent of the RA, whichever is shallower. Once 6-inches above the base of the foundation, and if necessary, the excavation will be stepped out 1 foot before sloping or benching the excavation at a 1 foot horizontal to 1 foot vertical (1:1) slope to the total depth of excavation (Figure 3).

Vegetation: One significant tree was identified by GSI's arborist consultant, the large Douglas fir that is within the City's ROW. This tree will be protected during the RA. This DU contained rose bushes, young walnut trees, and other shrubs that have been removed, with the exception of the stumps and root matter. Grubbed woody debris such as tree stumps and roots of removed trees will be disposed of as contaminated media.

A Japanese maple, ~~four rose bushes, and a lilac bush~~ will be replaced during site restoration with similar stock dimensions (or as large as is readily obtainable) as part of the restoration planting. Four rose bushes, four iris, and a lilac bush will be replaced during site restoration. The varieties of each will be determined in coordination with the property owner.

Structures: Wooden fencing will be removed to provide access to the northside backyard. Fencing will be replaced in like-kind. Further, excavation shall be performed to the property boundaries and may require fencing removal to complete excavation activities. A wooden shed is located in the backyard and will be removed and disposed to perform soil removal. Replacement will not be required. A small pergola is located on the north side of the house near the shed. The pergola will be removed and disposed and not replaced. A covered storage area is located along the west side of the residence. This covered area contains chain-link gates on either end. Soil within this covered area will be removed. The gates and/or the covered structure may need to be removed to access the soil. Gates and/or cover will be replaced if removed. A chain-link fence approximately 10 feet wide is located along the southern property, which will be removed to provide access to the backyard and replacement will not be required.

Access: The front yard of the DU is accessible from Baxter Street. The backyard is completely fenced in and accessible through an approximately 12-foot-wide wooden fence along the north side of the DU. The fence will be removed to provide access to the backyard. This fence will be replaced in like-kind. Access to the south side of the backyard is through an approximately 10-foot wide chain link fence. This fence will be removed at the request of the property owner and not replaced.

Utilities: Figure A2-1 shows the approximate location of utilities observed during site reconnaissance visits and from previous utility locating efforts. The precise route of utilities will be identified and confirmed by the contractor prior to removal action. The following descriptions are derived from observations made during visits to the property. Utilities may be encountered due to the depth of soil removal. If necessary, utility lines will be removed to reach the excavation depth and reconstructed following RA. Underground roof drains will also be replaced, if damaged during RA. Any utility damaged or removed during the RA will be repaired or replaced in accordance with State of Oregon and local building code, as applicable.

- **Electricity**. Electricity to the residence is provided overhead directly from the utility pole adjacent to the property.
- **Communication**. Communication lines are located overhead extending to the residence from the utility pole adjacent to the property.
- **Sewer/Stormwater.** Previous utility locating services identified two sewer/stormwater lateral lines crossing the property. It is unknown if both of these lines service the property.
- **Water**. A water meter is located within the ROW roughly in line with the front door. Service line location is unknown.

- **Natural Gas**. A natural gas service meter is located near the front door of the residence. The natural gas lateral line was marked as extending towards Baxter Street from the service meter.
- **Overhead Utilities**. The utility pole located adjacent to the property distributes power and communication lines to multiple residences. Numerous overhead utility lines emanate from this pole especially along the east and north property boundaries.

Surface Restoration: The surface restoration has been determined in consultation with the property owner. The surface finish will be seeded with a micro-clover lawn alternative over topsoil for a majority of the DU. The exceptions are the northeast quadrant of the property that is used for RV storage, a 2-foot-wide strip along the north side of the residence for a pathway, a small covered area that is used for outdoor storage, and the City ROW where no less than 6 inches of ¾-inch minus crushed gravel compacted to a non-yielding state underlain by a minimum of 8 oz non-woven geotextile will be placed. See Detail 4 on Figure 3 and Figure A2-2 for surface restoration details.

A red Japanese Maple (*Acer palmatum*) will be planted during site restoration. This tree will be a direct replacement for a tree that was removed prior to the RA. The replacement tree will measure approximately 2-inch diameter trunk, 3 feet tall with a crown spread of 3 feet (or as close in size as is readily obtainable). Four rose bushes, four iris, and a lilac bush will be planted as part site restoration where shown on Figure A2-2.

Special Conditions: Excavation within the east side of the DU is within the critical root zone of a large Douglas fir tree with a diameter of 47", height of 85', and a crown spread of 40'. This tree is within the ROW and will be protected during the RA. A City urban forester will be onsite at the beginning of excavation of this property. Excavation in this area will be completed with care in accordance with the City urban forester's recommendations. Excavation by hand, an air or water assisted pressurized system, or a vactor excavator are approved methods. No heavy equipment should be operated or staged within this area unless tree removal is approved by the City forester. After the excavation and prior to backfilling, the exposed roots should be covered as soon as possible either with a tarp, burlap, mulch, or new soil and moisture shall be maintained on the roots. New topsoil should be added within a couple of days. Figure A2-1 shows the location of this protected tree.

A lawn alternative micro-clover seed mix, tackifier, and fertilizer will be applied over the topsoil in accordance with supplier recommendations.

Estimated Areas: The estimated area of exposed soil identified for removal is 4,970 square feet. This does not include any hardscape or immovable structures within the DU. The estimated volume of soil removal is 160 in-place cubic yards.

- **Seeded Surface.** The majority of the DU will be finished with seed. The estimated area of seeding is 2,~~890~~ 900 ft^2.
- **Gravel Surface.** Portions of the DU will be surface finished with ¾-inch minus crushed gravel. The estimated area of gravel is 2,~~090~~ 100 ft^2.

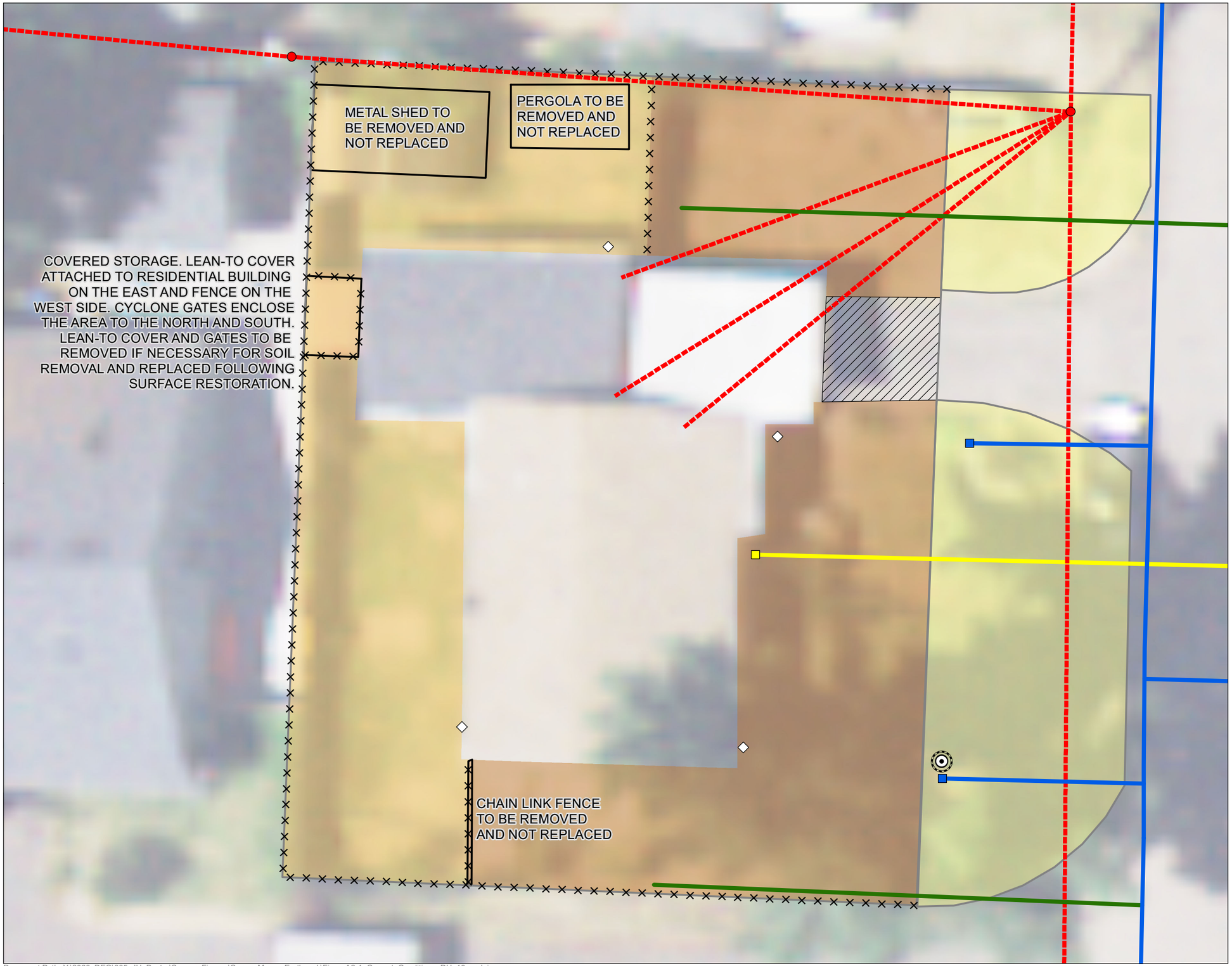

FIGURE A2-1

220 Baxter Street (DU-10)

Current Conditions and Soil Removal Depth

LEGEND

- Property of Interest
- Fence
- Tree and Root Structure to be Protected

Surface Soil Removal Depth

- 6-inch
- 12-inch
- 18-inches
- Hardscape or Structures. No Removal

Utilities

- Power/Utility Pole
- Water Meter
- Natural Gas Meter
- Roof Drain (discharging underground)
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

NOTES

1. Where shown, underground utility locations are estimated and actual locations must be confirmed by the earthwork contractor prior to ground disturbing activities. If a particular utility is not shown on the figure, the contractor must still confirm whether the utility is present. Failure to locate a buried utility is not justification for a change condition.
2. See Figure 3 for excavation details.
3. DEQ has agreed to replace pergola separate from the removal action earthwork scope.

N

0 5 10 15

Feet

Date: October 12, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

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FIGURE A2-2

220 Baxter Street (DU-10)

Restoration Plan

FENCE TO BE REPLACED. INCLUDES SINGLE-WIDE PEDESTRIAN GATE AND SEPARATE SINGLE SWINGING VEHICLE ACCESS GATE.

FOUR IRIS, VARIETIES TO BE DETERMINED IN COORDINATION WITH THE RESIDENT

JAPANESE MAPLE

LILAC BUSH, VARIETY TO BE DETERMINED IN COORDINATION WITH RESIDENT

FOUR ROSE PLANTS, VARIETIES TO BE DETERMINED IN COORDINATION WITH RESIDENT

LEGEND

- Property of Interest
- Tree or Shrub to be Planted
- Tree and Root Structure to be Protected
- Fence

Finished Surface

- Microclover or microclover/turfgrass blend approved by GSI (2,900 square feet)
- Gravel Surface (2,100 square feet)

Utilities

- Power/Utility Pole
- Water Meter
- Natural Gas Meter
- Roof Drain (discharging underground)
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

220 Baxter Street (DU-10)

Scientific Name	Common Name	Approximate Size
Acer palmatum	Dwarf Japanese Maple	15-gallon
Varies	Four rose bushes, four iris and a lilac bush	one-gallon

NOTES

1. Any removed utilities shall be restored to pre-construction location and depth. All utility lines replaced shall included a tracer wire (if non-metallic) and the proper utility marking tape above the line. Utility lines shall be bedded with a minimum of 3" of sand and no less than 1-foot wide trenches with 6-inches of sand over the utility line, or as specified by the utility provider or approved by DEQ.
2. Trees, shrubs, and decorative plants to be replaced shall be of like kind, or as large of stock as is readily available.

N

0 5 10 15

Feet

Date: October 30, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

Document Path: Y:\2060_DEQ\005_JH_Baxter\Source_Figures\Scope_Memo_Earthwork\FigureA2-2_Finishes_DU_10.mxd, iramos

ATTACHMENT 3 - Offsite Removal Action – 215 Baxter Street (DU-11)

This attachment to the *JH Baxter Removal Action – 2023 Offsite Removal Action Scope Technical Memorandum* (memo) describes the property-specific scope for soil removal and restoration activities at 215 Baxter Street in Eugene, Oregon (see Figures 1 and 2 of the memo). This property is included in the 2023 offsite soil removal action (RA) to be completed by Oregon Department of Environmental Quality (DEQ). Excavation details are shown on Figure 3 of the memo. Current conditions and soil removal depths are presented on Figure A3-1. The restoration plan (Figure A3-2) presents the finish surfaces and planting plan for the property.

DU Description: 215 Baxter Street in Eugene, Oregon, has been given the designation of Decision Unit 11 (DU-11). The boundaries of the DU are defined as Lane County tax lot 2400 (Figures A3-1 and A3-2). DU-11 contains an asphaltic concrete driveway connecting Baxter Street to a single-story residential structure. DU-11 contains a fully fenced-in backyard and unfenced front yard. Four trees and a concrete slab patio are present within the backyard of the DU. One significant spruce tree is present in the front yard. Five significant trees in total were removed but stumps and roots remain that will need removal to reach the excavation depth. GSI Water Solutions, Inc.(GSI) (the oversight contractor) and DEQ met with the property owner on June 29, 2023, to discuss the removal and/or replacement of vegetation and discuss preferred replacement surface material (i.e., sod, clover seed, gravel).

Excavation: Excavation is to 2 feet (24 inches) below ground surface (bgs) in the front yard and south side of the backyard. The remainder of the backyard will be excavated to 1 foot (12 inches) bgs where pavement or asphaltic concrete is not present. Excavation of six inches bgs will be completed within the City ROW adjacent to the DU (Figure A3-1). The following slope protections will be implemented when excavating near surface structures.

- The top six inches of soil will be removed across the entire extent of the DU regardless of whether the boundary is adjacent to a structure, public roadway, driveway, or utility.
- For excavations adjacent to non-load bearing permanent structures (i.e., concrete pads, fence posts, driveways), the excavation will be completed vertically to the target depth of the RA unless otherwise determined unsafe by the earthwork subcontractor or GSI. This includes concrete pads that support HVAC systems.
- Excavations adjacent to structural foundations will be excavated to a minimum of 6-inches bgs at the foundation. The depth of the foundation will be determined by the earthwork subcontractor. Soil removal along the foundation will continue to approximately 6-inches above the base of the foundation footing, or the bottom extent of the RA, whichever is shallower. Once 6-inches above the base of the foundation, and if necessary, the excavation will be stepped out 1 foot before sloping or benching the excavation at a 1 foot horizontal to 1 foot vertical (1:1) slope to the total depth of excavation (Figure 3).

Vegetation: Five significant trees were identified by GSI's arborist consultant. These include a large Blue spruce tree in the front yard and a Douglas fir, Black walnut, Bigleaf maple, and English hawthorn in the backyard. While a vegetation clearing contractor removed these trees ahead of the RA, stump removal will be a requirement of the excavation contractor. The stumps and root structures of these trees will be removed during the RA to reach excavation depth. Grubbed woody debris such as tree stumps and roots of removed trees will be disposed of as contaminated media.

Two trees will be replaced during site restoration activities, a black tupelo in front yard and an Oregon white oak in backyard, as shown in Figure A3-2. Four readily available landscape shrubs will be planted in the backyard along the eastern wall of the residence. The varieties of shrubs have not been specified, but shall be typical hardy shrubs used in the region. Final selection of shrubs will be determined in coordination with GSI (at the request of the property owner).

Structures: Fencing along the south and north will be removed to provide access to this, and adjacent DUs. Further, excavation shall be performed to the property boundaries and may require additional fencing removal to complete excavation activities, including the removal of gates and gate posts. Fence and gates will be replaced ~~in like-kind~~according to industry standard, if removed. There are no additional structures present on the property to be removed.

Access: The front yard of the DU is accessible from Baxter Street. The backyard is completely fenced in and accessible through an approximately 8-foot-wide double swinging gate along the south side of the DU. Additional access to the backyard is provided by a 2.5-foot-wide gate on the north side of the property. Access to the backyard and access to the backyard to the north (DU-15) will be thoroughly obtained by at a minimum removing the backyard fence along the south and north sides of the property. All fencing will be replaced ~~in like-kind,~~using industry standards for construction.

Utilities: Figure A3-1 shows the approximate location of utilities observed during site reconnaissance visits and from previous utility locating efforts. The precise route of utilities will be identified and confirmed by the contractor prior to removal activities. The following descriptions are derived from observations made during visits to the property.

Utilities may be encountered due to the depth of soil removal. If necessary, utility lines will be removed to reach the excavation depth and reconstructed following RA. Underground roof drains will also be replaced, if damaged during RA. Any utility damaged or removed during the RA will be repaired or replaced in accordance with State of Oregon and local building code, as applicable.

- **Electricity**. Electricity to the residence is provided overhead from the utility pole located across Baxter Street.
- **Communication**. Communication lines are located overhead extending to the residence from a utility pole across Baxter Street.
- **Sewer/Stormwater.** Previous utility locating services identified a sewer/stormwater lateral line crossing the front yard of the property near the northern extent of the residence. The precise service line locations are unknown. City geographic information system (GIS) database indicates that a segment of 12-inch diameter stormwater pipe is present crossing the southern property boundary in the backyard of the DU (Figure A3-1). The segment is not shown to connect to any other service lines.
- **Water**. Previous utility locating services identified a water lateral line crossing the front yard of the property near the front door to the residence. The precise service line locations are unknown.
- **Natural Gas**. A natural gas service meter is located along the southern wall of the residence. The natural gas lateral line was marked as extending towards Baxter Street from the service meter.

- **Overhead Utilities**. A utility pole located adjacent to the property (across Baxter Street) distributes power and communication lines to the property.

Surface Restoration: The surface restoration material is sod for a majority of the DU. The exception is a small triangle of exposed soil along the back side of the residence that will be finished with bare soil. An area south of the asphaltic pavement driveway to the southern property line will be finished with no less than 6 inches of ¾-inch minus crushed gravel underlain by 8 oz non-woven geotextile. This approximately 10-foot strip of gravel will continue along the entire length of the southern fence line from Baxter Street to the east side of the backyard. See Detail 4 on Figure 3 and Figure A3-2 for surface restoration details.

The City of Eugene ROW along Baxter Street and connecting street between Baxter Street and Alva Park Drive will be finished with sod.

Two trees will be replaced during site restoration activities, a black tupelo in front yard and an Oregon white oak in backyard, where shown in Figure A3-2. These trees will have a trunk thickness of approximately 1.5-inches and crown spread of at least three feet. Four readily available landscape shrubs will be planted in the backyard. The varieties of shrubs have not been specified, but shall be typical hardy shrubs used in the region and determined in coordination with GSI.

Special Conditions: Utilities may be encountered due to the depth of soil removal. If necessary, utility lines will be removed to reach the excavation depth and reconstructed following RA. Underground roof drains will also be replaced, if damaged during RA.

Estimated Areas: The estimated area of exposed soil identified for removal is 10,005 square feet. This does not include any hardscape within the DU. The estimated volume of soil removal is 470 in-place cubic yards.

- **Sod Surface.** The majority of the DU will be finished with sod. The estimated area of sod is ~~9,380~~8,400 ft².

- **Gravel Surface.** Portions of the DU will be surface finished with ¾-inch minus crushed gravel. The estimated area of gravel is ~~625~~ 1,500 ft².

FIGURE A3-1

215 Baxter Street (DU-11)

Current Conditions and
Soil Removal Depth

BAXTER ST

LEGEND

- Property of Interest
- Fence
- Tree Stump (>12" diameter) to be Removed

Surface Soil Removal Depth

- 6-inch
- 12-inch
- 24-inch
- Hardscape or Structures. No Removal

Utilities

- Power/Utility Pole
- Natural Gas Meter
- Roof Drain (discharging underground)
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

NOTES

1. Where shown, underground utility locations are estimated and actual locations must be confirmed by the earthwork contractor prior to ground disturbing activities. If a particular utility is not shown on the figure, the contractor must still confirm whether the utility is present. Failure to locate a buried utility is not justification for a change condition.
2. See Figure 3 for excavation details.

N

0 6 12 18
Feet

Date: October 10, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

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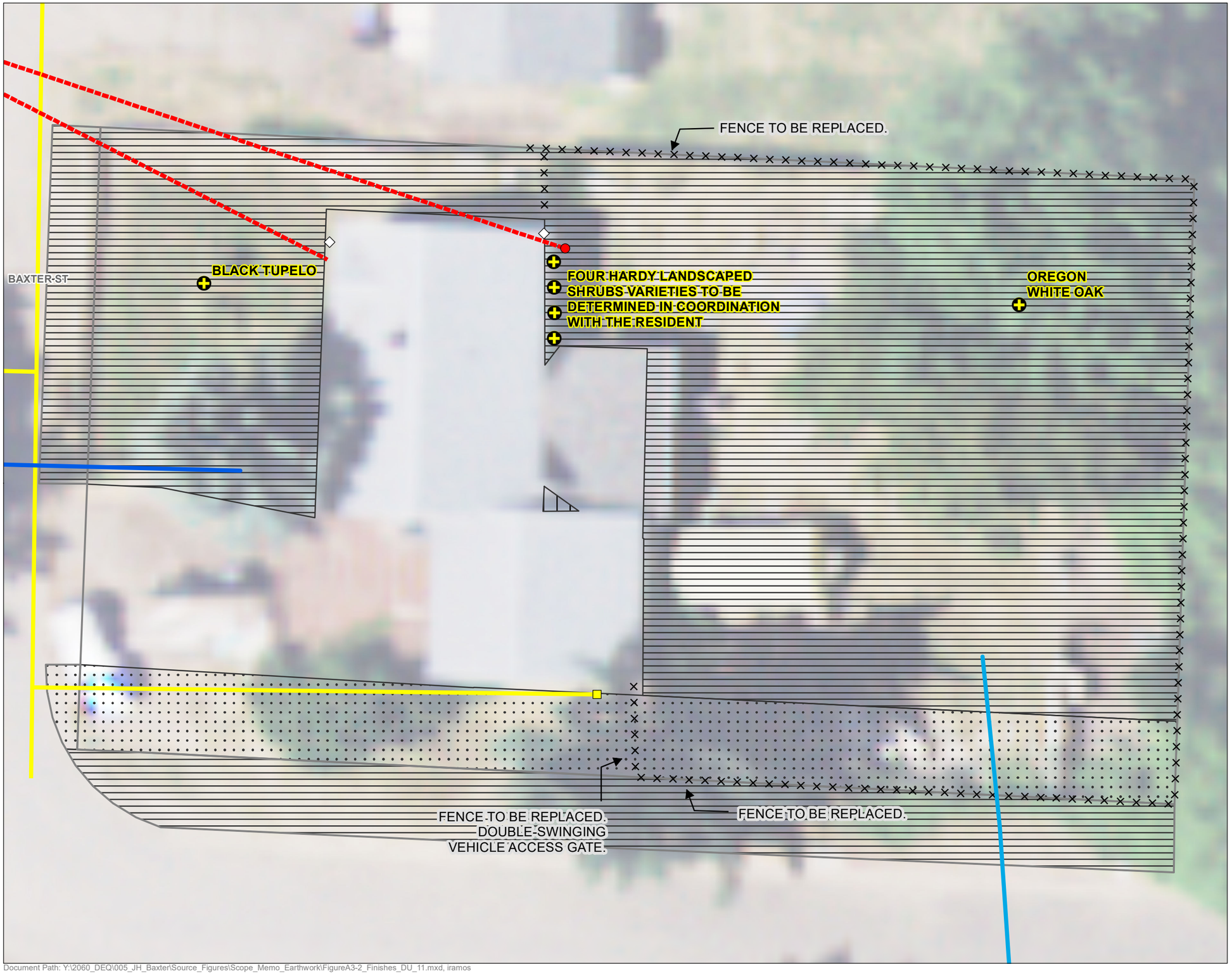


FIGURE A3-2

215 Baxter Street (DU-11)

Restoration Plan

LEGEND

- Property of Interest
- Tree or Shrub to be Planted
- Fence

Finished Surface

- Bare Soil (7 square feet)
- Sod Surface (8,400 square feet)
- Gravel Surface (1,500 square feet)

Utilities

- Power/Utility Pole
- Natural Gas Meter
- Roof Drain (discharging underground)
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

215 Baxter Street (DU-11)

Scientific Name	Common Name	Approximate Size
Quercus garryana	Oregon White Oak	5-gallon
Nyssa sylvatica	Black Tupelo	5-gallon
Varies	Four Hardy Landscape Shrubs	1-gallon

NOTES

1. Any removed utilities shall be restored to pre-construction location and depth. All utility lines replaced shall included a tracer wire (if non-metallic) and the proper utility marking tape above the line. Utility lines shall be bedded with a minimum of 3" of sand and no less than 1-foot wide trenches with 6-inches of sand over the utility line, or as specified by the utility provider or approved by DEQ.
2. Trees, shrubs, and decorative plants to be replaced shall be of like kind, or as large of stock as is readily available.

N

0 6 12 18

Feet

Date: October 25, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

Document Path: Y:\2060_DEQ\005_JH_Baxter\Source_Figures\Scope_Memo_Earthwork\FigureA3-2_Finishes_DU_11.mxd, iramos

ATTACHMENT 4 - Offsite Removal Action – 225 Baxter Street (DU-15)

This attachment to the *JH Baxter Removal Action – 2023 Offsite Removal Action Scope Technical Memorandum* (memo) describes the property-specific scope for soil removal and restoration activities at 225 Baxter Street in Eugene, Oregon (see Figures 1 and 12 of the memo). This property is included in the 2023 offsite soil removal action (RA) to be completed by Oregon Department of Environmental Quality (DEQ). Excavation details are shown on Figure 3 of the memo. Current conditions and soil removal depths are presented on Figure A4-1. The restoration plan (Figure A4-2) presents the finish surfaces and planting plan for the property.

DU Description: 225 Baxter Street in Eugene, Oregon, has been given the designation of Decision Unit 15 (DU-15). The boundaries of the DU are defined as Lane County tax lot 2500 (Figures A4-1 and A4-2). DU-15 contains an asphaltic concrete driveway connecting Baxter Street to a single-story residential structure. DU-15 contains a fully fenced backyard and unfenced front yard. A large fir tree is located within the City of Eugene (City) right-of-way (ROW), this tree will be protected during the RA. This DU contained trees of various sizes that were removed by a vegetation clearing firm (trees described below). While the trees were removed, stumps and roots remain that will need removed. A three-sided covered structure (pergola) is located in the backyard and is constructed on concrete pier footings. This structure will be deconstructed by the earthwork subcontractor prior to the RA and reassembled or replaced as part of the site restoration activities of the RA. GSI Water Solutions, Inc.(GSI) (the oversight contractor) and DEQ met with the property owner on June 29, 2023 to discuss the removal and/or replacement vegetation, the owner's preference to removing structures from the DU prior to soil removal, and discuss preferred replacement surface material (i.e., sod, bare dirt, mulch, and gravel).

Excavation: Excavation is to 1 foot (12 inches) below ground surface (bgs) across the entire DU where pavement or asphaltic concrete is not present. Excavation of six inches bgs will be completed within the City ROW adjacent to the DU (Figure A4-1). The following slope protections will be implemented when excavating near surface structures.

- The top six inches of soil will be removed across the entire extent of the DU regardless of whether the boundary is adjacent to a structure, public roadway, driveway, or utility. For excavations adjacent to power poles, the contractor will comply with the requirements of the utility provider.
- For excavations adjacent to non-load bearing permanent structures (i.e., concrete pads, fence posts, driveways), the excavation will be completed vertically to the target depth of the RA unless otherwise determined unsafe by the earthwork subcontractor or GSI. This includes concrete pads that support HVAC systems.

- Excavations adjacent to structural foundations will be excavated to a minimum of 6-inches bgs at the foundation. The depth of the foundation will be determined by the earthwork subcontractor. Soil removal along the foundation will continue to approximately 6-inches above the base of the foundation footing, or the bottom extent of the RA, whichever is shallower. Once 6-inches above the base of the foundation, and if necessary, the excavation will be stepped out 1 foot before sloping or benching the excavation at a 1 foot horizontal to 1 foot vertical (1:1) slope to the total depth of excavation (Figure 3).

Vegetation: Sixteen trees were identified by GSI's consultant. These include a Douglas fir (within the City ROW) and common holly tree within the main northern section of the front yard, three sapling Coastal redwoods/California incense cedar trees on the southern property line along the driveway (within the City ROW), a large Black walnut tree in the southeast corner of the property, two small Coastal redwood trees, a Douglas fir, and seven fruit trees in the backyard. Three areas with shrubs were also identified. The Douglas fir within the ROW will be protected during RA activities. All other trees and shrubs ~~were~~ have been removed, except for a fig tree and manzanita ~~,shrub.~~ While a vegetation clearing contractor removed the~~se~~ trees, stump removal will be a requirement of the excavation contractor and will be removed during the RA to reach excavation depth. Grubbed woody debris such as tree stumps and roots of removed trees will be disposed of as contaminated media.

The fig tree (approximately 2-inch trunk diameter, four feet tall and five-foot diameter drip line) and small manzanita shrub (approximately 2 feet tall, and 18-inches in total diameter) will be transplanted by the earthwork contractor or their landscape subcontractor during site restoration and replanted following earthwork. ~~Seven~~ Six fruit trees will be replaced by the earthwork contractor or their landscape subcontractor during site restoration. Fruit tree varieties will be determined in coordination with the property owner.

~~A few~~Two native currant shrubs ~~(2 currants, 1 manzanita);~~ (approximately 2-feet in height), two common hazelnut trees, and five rose bushes will be replaced by the earthwork contractor or their landscape subcontractor during site restoration ~~with similar stock following soil removal action~~. Rose varieties will be determined in coordination with the property owner.

Structures: A three-sided pergola constructed on pier footings is located in the backyard. This structure measures approximately 6-feet long by 5-feet wide and 6 feet tall. The walls consist of 4" by 4" and 2" by 4" framing and lattice panels. The roof is corrugated plastic sheets. This structure will be disassembled by the earthwork subcontractor prior to the RA and reassembled or re-constructed by the earthwork subcontractor following as part of site restoration activities of the RA.

Fencing along the south and north of the backyard will be removed to provide access to this and adjacent DUs. Excavation shall be performed to the property boundaries and may require additional fencing removal to complete excavation activities. All fencing will be replaced in like-kind, if removed. There are no additional structures present on the property to be removed.

Access: The front yard of the DU is accessible from Baxter Street. The backyard is completely fenced in and accessible through an approximately 3-foot-wide gate along the south side of the DU. Access to the backyard and access to the backyards to the north and south will be obtained by at a minimum removing the backyard fences along the north and south sides of the DU. All fencing will be replaced in like-kind,

Utilities: Figure A4-1 shows the approximate location of utilities observed during site reconnaissance visits and from previous utility locating efforts. The precise route of utilities will be identified and confirmed by the contractor prior to removal activities. The following descriptions are derived from observations made during visits to the property.

Utilities may be encountered due to the depth of soil removal. If necessary, utility lines will be removed to reach the excavation depth and reconstructed following RA. Underground roof drains will also be replaced, if

damaged during RA. Any utility damaged or removed during the RA will be repaired or replaced in accordance with State of Oregon and local building code, as applicable.

- **Electricity**. Electricity to the residence is provided overhead from the utility pole located across Baxter Street.
- **Communication**. Communication lines are located overhead extending to the residence from a utility pole across Baxter Street.
- **Sewer/Stormwater.** Previous utility locating services identified a sewer/stormwater lateral line crossing the front yard of the property near the northern extent of the residence.
- **Water**. Previous utility locating services identified a water lateral line crossing the front yard of the property near the front door to the residence.
- **Natural Gas**. A natural gas service meter is located along the northern wall of the residence. The natural gas lateral line was marked as extending towards Baxter Street from the service meter.
- **Overhead Utilities**. A utility pole located adjacent to the property (across Baxter Street) distributes power and communication lines to the property.

Surface Restoration: The surface restoration has been determined in consultation with the property owner. The surface will be finished in gravel, sod, mulch, and bare soil. The front yard, including the city ROW along Baxter Street, will be finished with sod except for a 2-foot border along the west and north sides of the front of the house which will be bare soil. In the backyard the surface finish will include a 12-foot mulch perimeter along the north and east fence lines as along the south fence line extending to abut the gravel surface. Surface finish will also be mulch in the backyard from the house to a line parallel to the eastern extent of the back patio walkway. There will be sod as finish surface from the line parallel with the eastern extent of the back patio walkway extending to the 12-foot mulch perimeter to the north, east, and south. ~~The surface will be finished with a lawn alternative micro clover seed blend over bare soil for a majority of the DU. The micro clover seed mix, tackifier, and fertilizer will be applied over the topsoil in accordance with supplier recommendations.~~ The ~~exception is~~ surface along the south side of the driveway and an area approximately 25 feet long by 10 feet wide behind the southside gate that will be finished with no less than 6 inches of ¾-inch minus crushed gravel underlain by 8 oz non-woven geotextile. Th~~e City ROW along Baxter Street will be finished with sod.~~

~~Seven~~ Six fruit trees and two common hazelnut trees with trunks at least 1-inch in diameter, 6-feet tall, and with a 5-foot crown will be planted in the backyard as part of surface restoration. Two native currents and ~~a native manzanita~~five rose bushes will be planted in the front yard ~~near the driveway~~. A fig tree and native manzanita will be transplanted and replanted by the earthwork contractor or their subcontractor. See Detail 4 of Figure 3 and Figure A4-2 for surface restoration details.

Special Conditions: The area within a 17' radius of the Douglas fir tree in the Baxter Street right-of-way will be protected during the RA. A City urban forester will be onsite at the beginning of excavation of this property. Excavation in this area will be completed with care in accordance with the City urban forester's recommendations. Excavation by hand, an air or water assisted pressurized system, or a vactor excavator are approved methods. No heavy equipment should be operated or staged within this area. After the excavation, the exposed roots should be covered as soon as possible either with a tarp, burlap, mulch, or new soil and moisture shall be maintained on the roots. New topsoil should be added within a couple of days. Figure A4-1 shows the location of this protected tree.

Estimated Areas: The estimated area of exposed soil identified for removal is 8,070 square feet. This does not include any hardscape within the DU. The estimated volume of soil removal is 300 in-place cubic yards.

- ~~Seeded~~ Mulch Surface. ~~The entirety of the DU~~ Approximately half of the backyard will be finished with bare soil and ~~seeded with clover~~covered with mulch. The estimated area of ~~bare soil~~mulch ~~is~~cover is ~~7,335~~3,680 ft².
- Gravel Surface. Portions of the DU will be surface finished with ¾-inch minus crushed gravel. The estimated area of gravel is 800~~735~~ ft².
- Bare Soil Surface. An approximately 2-foot wide perimeter around the west and north sides of the residence will be finished with bare soil. the estimated area of bare soil is 150 ft².
- Sod Surface. The front yard and center of the backyard will be finished with sod. The estimated area of sod is 3,860 ft²

FIGURE A4-1

225 Baxter Street (DU-15)

Current Conditions and
Soil Removal Depth

LEGEND

- Property of Interest
- Fence
- Tree Stump (>12" diameter) to be Removed
- Tree and Root Structure to be Protected

Surface Soil Removal Depth

- 6-inch
- 12-inch
- Hardscape or Structures. No Removal

Utilities

- Natural Gas Meter
- Roof Drain (discharging underground)
- Unidentified Utility Box
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

NOTES

1. Where shown, underground utility locations are estimated and actual locations must be confirmed by the earthwork contractor prior to ground disturbing activities. If a particular utility is not shown on the figure, the contractor must still confirm whether the utility is present. Failure to locate a buried utility is not justification for a change condition.
2. See Figure 3 for excavation details.

N

0 7 14 21
Feet

Date: October 10, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

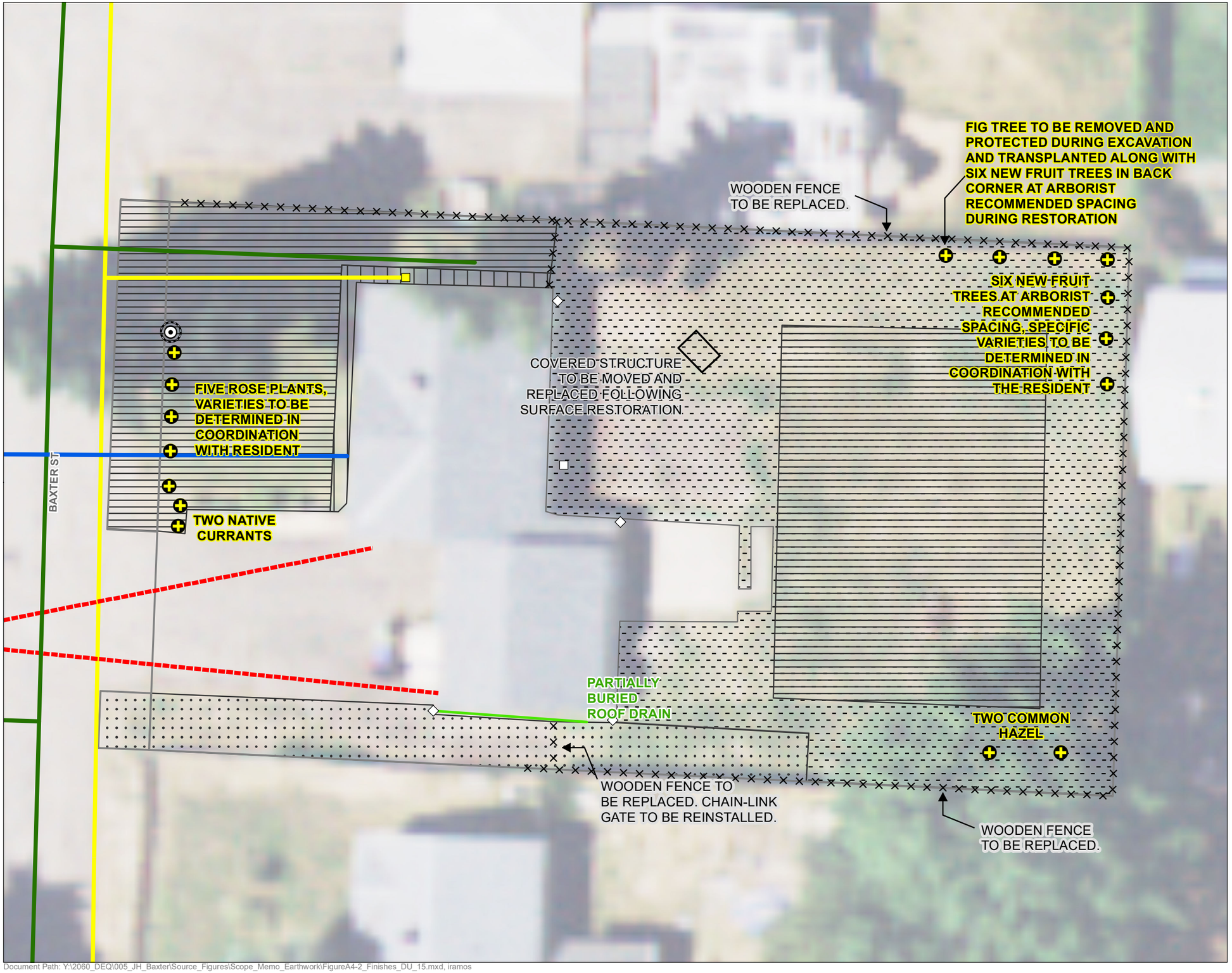
GSI Water Solutions, Inc.

Document Path: Y:\2060_DEQ\005_JH_Baxter\Source_Figures\Scope_Memo_Earthwork\FigureA4-1_Current_Conditions_DU_15.mxd, iramos

FIGURE A4-2

225 Baxter Street (DU-15)

Restoration Plan



LEGEND

- Property of Interest
- Tree or Shrub to be Planted
- Tree and Root Structure to be Protected
- Fence

Finished Surface

- Bare Soil (150 square feet)
- Gravel Surface (800 square feet)
- Mulch Surface (3,680 square feet)
- Sod Surface (3,860 square feet)

Utilities

- Natural Gas Meter
- Roof Drain (discharging underground)
- Unidentified Utility Box
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

225 Baxter Street (DU-15)

Scientific Name	Common Name	Approximate Size
Varies (several fruit trees)	Several fruit trees	15-gallon
Varies	Native currants	1-gallon
Corylus Avellana	Common Hazel	15-gallon
Varies	Five Rose Bushes	1-gallon

NOTES

1. Any removed utilities shall be restored to pre-construction location and depth. All utility lines replaced shall included a tracer wire (if non-metallic) and the proper utility marking tape above the line. Utility lines shall be bedded with a minimum of 3" of sand and no less than 1-foot wide trenches with 6-inches of sand over the utility line, or as specified by the utility provider or approved by DEQ.
2. Trees, shrubs, and decorative plants to be replaced shall be of like kind, or as large of stock as is readily available.

N

0 7 14 21

Feet

Date: October 25, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

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ATTACHMENT 5 - Offsite Removal Action – 240 Baxter Street (SO-06)

This attachment to the *JH Baxter Removal Action – 2023 Offsite Removal Action Scope Technical Memorandum* (memo) describes the property-specific scope for soil removal and restoration activities at 240 Baxter Street in Eugene, Oregon (see Figures 1 and 2 of the memo). Excavation details for the RA are shown on Figure 3 of the memo. This property is included in the 2023 offsite soil removal action (RA) to be completed by Oregon Department of Environmental Quality (DEQ). Current conditions and soil removal depths are presented on Figure A5-1. The restoration plan (Figure A5-2) presents the finish surfaces and planting plan for the property.

DU Description: 240 Baxter Street in Eugene, Oregon, has been given the designation of Step-Out Decision Unit 6 (SO-06). The boundaries of the decision unit are defined as Lane County tax lot 5404 (Figures 5A-1 and 5A-2). SO-06 contains a single-story residential structure and an asphaltic concrete driveway. SO-06 contains a fully fenced in front yard. This residence has a side yard, but no separate backyard. Four trees and a shrub hedge were removed by a vegetation clearing firm. A 40-foot long shipping container and plastic prefabricated garden shed are present in the front yard along Baxter Street. These will be moved off of the property during soil removal and replaced during site restoration. A utility pole is also present in the northwest corner of the property. GSI Water Solutions, Inc.(GSI) (the oversight contractor) and DEQ met with the property owner on June 29, 2023 to discuss the removal and/or replacement of vegetation, the owner's preference to removing structures from the DU, and discuss preferred replacement surface material (i.e., sod, bare dirt, gravel).

The property owner is preparing to remodel the yard. This will include adding concrete pads and relocating portions of the chain-link fence. The plans for this remodel have been taken into consideration during RA planning and site restoration.

Excavation: The top six inches of soil will be removed across the entire extent of the DU where pavement or asphaltic concrete is not present. Excavation of six inches below ground surface (bgs) will be completed within the City ROW adjacent to the DU (Figure A5-1). For excavations adjacent to power poles, the contractor will comply with the requirements of the utility provider.

Vegetation: Four significant trees were identified within the DU by GSI's arborist consultant. This included three trees along Baxter Street (two English hawthorns and a common hazel) and one black walnut tree in the northwest corner of the DU. A row of shrubs were present along the south and east sides of the DU.

All trees and shrubs within the DU were removed. While a vegetation clearing contractor removed these trees, stump removal will be a requirement of the excavation contractor to reach excavation depth. Grubbed woody debris such as tree stumps and roots of removed trees will be disposed of as contaminated media.

There are also four trees (two Douglas firs, one Blue spruce, and one Sitka spruce) on the property to the north with root structures within the DU. The excavation in this area must be completed with oversight by the arborist to minimize impacts to these sensitive trees (described below).

Structure: A prefabricated plastic shed is located in the yard. This shed is placed on wooden pallets and will need to be moved and replaced during the RA to access soil beneath. A 40-foot shipping container is also present in the yard. This will be moved, stored, and replaced following the RA. Chain link fencing will be removed to provide access to the yard and to access soil along the fence line. Fencing will be replaced or rebuilt in like-kind, if removed.

Access: A majority of the DU is fenced-in with the exception of the driveway and a narrow side yard. An approximately 8-foot-wide gate is located along Baxter Street that can provide access to the fenced-in portion of the property. The property owner will remove the fence along the west side of the yard prior to the RA. Additionally, a portion of or the entire fence on the southeast side of the DU will likely need to be removed to move the shipping container. All fencing will be replaced in like-kind,

Utilities: Figure A5-1 shows the approximate location of utilities observed during site reconnaissance visits and from previous utility locating efforts. The precise route of utilities will be identified and confirmed by the contractor prior to removal action. The following descriptions are derived from observations made during visits to the property.

Utilities may be encountered due to the depth of soil removal. If necessary, utility lines will be removed to reach the excavation depth and reconstructed following RA. Underground roof drains will also be replaced, if damaged during RA. Any utility damaged or removed during the RA will be repaired or replaced in accordance with State of Oregon and local building code, as applicable.

- **Electricity**. Electricity to the residence is provided overhead from the utility pole located in the northwest corner of the DU.
- **Communication**. Communication lines are located overhead extending to the residence from a utility pole along Baxter Street. Additionally, communication lines to a neighboring property cross along the southern DU boundary.
- **Sewer/Stormwater.** Sewer/stormwater utilities have not been observed. Service line location is unknown.
- **Water**. Multiple water meters have been observed along Baxter Street near the DU; however, the lateral lines leading to the residence have not been observed. Service line location is unknown.
- **Natural Gas**. A natural gas service stub is located along the northern wall of the SO-06 residence. The natural gas lateral line has not been identified. Service line location is unknown.
- **Overhead Utilities**. A series of utility poles are located along the northern DU boundary with one pole located within the DU. These poles distribute power and communication lines to SO-06 and surrounding properties. Excavation work near the utility pole must be performed in consultation with the utility provider.

Surface Restoration: The surface restoration has been determined in consultation with the property owner. The surface will be finished with sod for a majority of the DU. The exceptions are where the property owner plans on installing concrete pads along the front of the residence. In these areas, approximately 3-inches of ¾-inch minus crushed gravel underlain by 8 oz non-woven geotextile will be placed. The property owner will have a concrete slab poured in these areas following the RA. A strip outside of the fence along the south edge of the property, the area west and north of the residence, and a 40-foot-long by 10-foot-wide area along the eastern property line where the shipping container will be placed will be finished with no less than 6 inches of ¾-inch minus crushed gravel underlain by 8 oz non-woven geotextile. The City of Eugene ROW will be finished with ¾-inch minus crushed gravel underlain by 8 oz non-woven geotextile. See Detail 4 on Figure 3 and Figure A5-2 for surface restoration details.

Special Conditions: Excavation near the north side of the DU is within the critical root zone of four trees on the neighboring property that will be retained. Excavation completed 15 feet from the north property boundary (15

feet from tree trunks on neighboring property) will be excavated by hand, an air or water assisted pressurized system, or a vactor excavator in accordance with arborist recommendations. No heavy equipment should be operated or staged within this area. After the excavation, the exposed roots should be covered as soon as possible either with a tarp, mulch, or new soil. New soil should be added within a couple of days. Figure A6-1 shows the location of this protected tree.

A utility pole and underground power utilities are located in the northwest corner of the property. This area may need to be excavated by hand. Excavation work near the utility pole must be performed in consultation with the utility provider.

Estimated Areas: The estimated area of exposed soil identified for removal is 8,325 square feet. This does not include any hardscape structures within the DU. The estimated volume of soil removal is 120 in-place cubic yards.

- **Sod Surface.** The majority of the DU will be finished with sod. The estimated area of sod is ~~4,550~~4,320 ft².

- **Gravel Surface.** Portions of the DU will be surface finished with ¾-inch minus crushed gravel. The estimated area of gravel is 3,025~~2,780~~ ft².

- **Base Course (Gravel) Surface.** The homeowner intends on installing a concrete patio to the south of the residential structure. This area has been delineated on the attached figure. For this area, a ~~3~~2-inch thick layer of ¾-inch-minus gravel will be placed to provide a base course for the future concrete pad. The estimated area of base course surface is 995 ft².

FIGURE A5-1

240 Baxter Street (SO-06)

Current Conditions and
Soil Removal Depth

HVAC UNIT

SHED TO BE MOVED AND REPLACED FOLLOWING SURFACE RESTORATION.

40-FOOT SHIPPING CONTAINER TO BE REMOVED FROM SITE PRIO TO EARTHWORK AND REPLACED IN ORIGINAL LOCATION FOLLOWING SURFACE RESTORATION

LEGEND

- Property of Interest
- Fence
- Tree Stump (>12" diameter) to be Removed

Surface Soil Removal Depth

- 6-inch

Utilities

- Power/Utility Pole
- Water Meter
- Natural Gas Meter
- Unidentified Utility Box
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

NOTES

1. Where shown, underground utility locations are estimated and actual locations must be confirmed by the earthwork contractor prior to ground disturbing activities. If a particular utility is not shown on the figure, the contractor must still confirm whether the utility is present. Failure to locate a buried utility is not justification for a change condition.
2. See Figure 3 for excavation details.

N

0 6 12 18

Feet

Date: September 19, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

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FIGURE A5-2

240 Baxter Street (SO-06)

Restoration Plan

HVAC UNIT

SHED TO BE MOVED AND REPLACED FOLLOWING SURFACE RESTORATION.

40-FOOT SHIPPING CONTAINER TO BE REMOVED FROM SITE PRIO TO EARTHWORK AND REPLACED IN ORIGINAL LOCATION FOLLOWING SURFACE RESTORATION

THIS AREA WILL BE FINISHED WITH 2-INCHES OF GRAVEL. (I.E., 4-INCHES BELOW ORIGINAL GRADE)

CHAIN LINK FENCE TO BE REINSTALLED.

LEGEND

- Property of Interest
- Fence

Finished Surface

- Sod Surface (4,320 square feet)
- Gravel Surface (4,020 square feet)

Utilities

- Power/Utility Pole
- Water Meter
- Natural Gas Meter
- Unidentified Utility Box
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

NOTES

1. Any removed utilities shall be restored to pre-construction location and depth. All utility lines replaced shall included a tracer wire (if non-metallic) and the proper utility marking tape above the line. Utility lines shall be bedded with a minimum of 3" of sand and no less than 1-foot wide trenches with 6-inches of sand over the utility line, or as specified by the utility provider or approved by DEQ.
2. Trees, shrubs, and decorative plants to be replaced shall be of like kind, or as large of stock as is readily available.

N

0 6 12 18

Feet

Date: October 25, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

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ATTACHMENT 6 - Offsite Removal Action – 235 Baxter Street (SO-07)

This attachment to the *JH Baxter Removal Action – 2023 Offsite Removal Action Scope Technical Memorandum* (memo) describes the property-specific scope for soil removal and restoration activities at 235 Baxter Street in Eugene, Oregon (see Figures 1 and 2 of the memo). This property is included in the 2023 offsite soil removal action (RA) to be completed by Oregon Department of Environmental Quality (DEQ).Excavation details are shown on Figure 3 of the memo. Current conditions and soil removal depths are presented on Figure A6-1. The restoration plan (Figure A6-2) presents the finish surfaces and planting plan for the property.

DU Description: 235 Baxter Street in Eugene, Oregon, has been given the designation of Step-Out Decision Unit 7 (SO-07). The boundaries of the decision unit are defined as Lane County tax lot 5404 (Figure A6-1). SO-07 contains an asphaltic concrete driveway connecting Baxter Street to a single-story residential structure. SO-07 contains a fully fenced-in backyard. This residence has an unfenced front yard, a fenced in and covered north side yard used for storage, and a south side yard, which mostly consists of permanent outbuilding structures. Trees, a covered greenhouse, a covered chicken coop, and a chain-link fence pen are all present within the backyard of the DU. GSI Water Solutions, Inc.(GSI) (the oversight contractor) and DEQ met with the property owner on June 29, 2023 to discuss the removal and/or replacement of trees and shrubs, discuss the owner's preference to removing structures from the DU, and discuss preferred replacement surface material (i.e., sod, seed cover, gravel).

Excavation: Excavation is to 1 foot (12 inches) below ground surface (bgs) in the front yard and south side of the backyard and six inches bgs for the majority of the backyard where pavement or asphaltic concrete is not present. Excavation to six inches bgs will be completed within the City ROW adjacent to the DU (Figure A6-1). The following slope protections will be implemented when excavating near surface structures.

- The top six inches of soil will be removed across the entire extent of the DU regardless of whether the boundary is adjacent to a structure, public roadway, driveway, or utility.
- For excavations adjacent to non-load bearing permanent structures (i.e., concrete pads, fence posts, driveways), the excavation will be completed vertically to the extent of the RA unless otherwise determined unsafe by the earthwork subcontractor, GSI, or DEQ. This includes concrete pads that hold HVAC systems.

Excavations adjacent to structural foundations will be excavated to a minimum of 6-inches bgs at the foundation. The depth of the foundation will be determined by the earthwork subcontractor. Soil removal along the foundation will continue to approximately 6-inches above the base of the foundation footing, or the bottom extent of the RA, whichever is shallower. Once 6-inches above the base of the foundation, and if necessary, the excavation will be stepped out 1 foot before sloping or benching the excavation at a 1 foot horizontal to 1 foot vertical (1:1) to the total depth of excavation.

Vegetation: Five significant trees were identified by GSI's arborist consultant. These included a large Sugar maple (within the City ROW), a small Japanese maple in the front yard, two apple trees, and an Amur maple in

the backyard. Shrubs, including blueberries, were also identified along the north fence line. The sugar maple tree in the front yard will be protected during soil removal actions. The Japanese maple, two apple trees, and the Amur maple tree were removed by the vegetation clearing contractor. While a vegetation clearing contractor removed these trees and shrubs, stump removal will be a requirement of the excavation contractor to reach excavation depth~~.~~. Grubbed woody debris such as tree stumps and roots of removed trees will be disposed of as contaminated media.

A Japanese maple, two apple trees, and ~~three~~ five blueberry bushes will be replaced during site restoration with similar stock (or as large as is readily obtainable) as part of the restoration planting.

Structures: Four structures are located within the backyard this property. Three of these will require disassembly and reassembly to complete the RA. A newly constructed covered rabbitry in the southeast corner of the backyard will remain in place. Twelve inches of existing soil was previously removed from this area and replaced by the property owner during construction. The removed soil has been stockpiled near the rabbitry and will be removed during the RA.

A chain-link fence chicken pen is located on the south side of the backyard. This fence will be removed by the earthwork contractor to provide access to the backyard from the south. This structure will be replaced or rebuilt in like-kind following the RA. A greenhouse (approximately 20 feet by 40 feet) is located in the center of the backyard. The soil within the greenhouse will be removed as part of the RA. A portion, or all of this greenhouse will be removed to provide access. The greenhouse will be reconstructed following the RA. Additionally, multiple hydroponic totes are located within the greenhouse that will be removed by the earthwork contractor prior to implementing the RA. The property owner will drain the tanks prior to the RA. The totes will be replaced by the earthwork contractor following RA. Certain totes are full of gravel. The gravel may need to be removed to move the totes. If removed, gravel will be replaced by the earthwork contractor. The north side yard is fenced-in on all sides and covered. This area is used for storage. The soil within this area will be replaced during the RA. The fences and possibly the cover will be removed prior to the RA for access. These will be replaced following the RA.

Four steel poles are located within the backyard (laundry poles). These poles will be removed during the RA and replacement will not be necessary.

The wood fence along the south side of the property will be removed during the RA to provide equipment access directly from the adjacent property to the south (DU-15). Fencing will be replaced in like-kind.

Access: The front yard of the DU is accessible from Baxter Street. The backyard is completely fenced in with no access for equipment as is. To provide equipment access to the backyard, the south fence will be removed. The fenced-in area on the north side of the house will be opened up to remove soil from this area. Equipment access could be through the north side yard, if necessary.

Utilities: Figure 2 shows the approximate location of utilities observed during site reconnaissance visits and from previous utility locating efforts. The precise route of utilities will be identified and confirmed by the contractor prior to removal action. The following descriptions are derived from observations made during visits to the property. Utilities, including irrigation lines, may be encountered due to the depth of soil removal. If necessary, utility lines will be removed to reach the excavation depth and reconstructed following RA. Underground roof drains will also be replaced, if damaged during RA. Any utility damaged or removed during the RA will be repaired or replaced in accordance with State of Oregon and local building code, as applicable.

- **Electricity**. Electricity to the residence is provided overhead from the utility pole located in the northwest corner of the property.

- **Communication.** Communication lines are located overhead extending to the residence from a utility pole along Baxter Street. Additionally, communication lines to a neighboring property cross along the southern property boundary.
- **Sewer.** Sewer utility likely comes directly from Baxter Street but has not been observed. Service line location is unknown.
- **Stormwater.** Stormwater drains have not been observed. Service line location is unknown.
- **Water**. Multiple water meters have been observed along Baxter Street near the property; however, the lateral lines leading to the residence have not been observed. Service line location is unknown.
- **Natural Gas**. A natural gas service stub is located along the northern wall of the residence. The natural gas lateral line has not been identified.
- **Overhead Utilities**. A series of utility poles are located along the northern property boundary with one pole located within the property. These poles distribute power and communication lines to SO-07 and surrounding properties.
- **Irrigation**. Irrigation lines are present throughout the front and backyards. These lines and access points will be removed and replaced during the RA. The precise location of irrigation lines are unknown.

Surface Restoration: The surface restoration has been determined in consultation with the property owner. The surface finish will be sod for a majority of the ~~DU~~front yard. The exceptions are a strip in front of the residence that is approximately 4 feet by 24 feet that will be bare soil finish. ~~and~~ The area within the greenhouse and within the chain link pen will be finished with ~~where~~ bare soil ~~will be the finish surface~~. South of the driveway to the southern property line will be finished with no less than 6 inches of ¾-inch minus crushed gravel underlain by 8 oz non-woven geotextile will be placed. The majority of the backyard will be finished with a microclover/turfgrass seed mixture. The northern perimeter of the backyard, six feet wide, and the space between the rear side of the residence and the rear walkway will be finished with no less than 2-inch thick layer of mulch underlain by 5-ounce thick landscape weed barrier. The City ROW will be finished with sod and gravel as shown on Figure A6-2.

A red Japanese Maple (*Acer palmatum*) will be planted during site restoration. This tree will be a direct replacement for a tree that was removed prior to the RA. The replacement tree will measure approximately 2-inch diameter trunk, 3 feet tall with a crown spread of 5 feet (or as large as is readily obtainable). Two apple trees and ~~three~~ five blueberry bushes will be planted as part of site restoration where shown on Figure A6-2. The varieties of apple trees and blueberry bushes will be determined in coordination with the property owner.

Special Conditions: Excavation in the north side of the front yard is within the critical root zone of a Sugar maple with a diameter of 14", height of 35', and a crown spread of 30'. This tree is (within the City ROW and will be protected. A City of Eugene urban forester will be onsite at the beginning of excavation of this property. Excavation in this area will be completed with care in accordance with the City of Eugene urban forester's recommendations. Excavation by hand, an air or water assisted pressurized system, or a vactor excavator are approved methods. No heavy equipment should be operated or staged within this area. After the excavation, the exposed roots should be covered as soon as possible either with a tarp, mulch, or new soil. New soil should be added within a couple of days.

Irrigation lines are present within the front and backyard. The precise location of the irrigation access ports will be noted by the earthwork contractor prior to earthwork activities. Due to the depth of removal, irrigation lines are likely to be encountered and will need to be removed to reach the excavation depth. The irrigation lines will be replaced with new material if removed or damaged during the RA.

Six inches of topsoil will be removed from within the greenhouse. A portion, or all, of the greenhouse cover or siding may need to be removed to provide access. Hydroponic totes are located within the greenhouse that will be removed by the earthwork contractor to access soil. These will be replaced following the RA.

Soil within the rabbitry in the SE corner of the property has been replaced to 12-inches below grade and will not be further excavated during the RA. The structure will be protected during the RA.

The chain-link fence chicken run will be removed to provide access to the backyard and rebuilt or replaced in like kind following the RA.

The fenced in portion of the north side yard is used for storage. To access soil in this area, materials in this area will ~~need to~~ be removed and stored off-site in a storage unit.~~.~~ The storage unit will be provided by the earthwork contractor prior to the RA and movers subcontracted by the earthwork contractor will be responsible for transferring material to the storage unit and returning material following the RA.

The property owner has indicated that family pets have been buried in the northeast corner of the backyard. Six inches of soil will be removed from the area (approximately 8 feet by 8 feet) with care to not go deeper than the required 6-inches bgs.

Estimated Areas: The estimated area of exposed soil identified for removal is 7,665 square feet. This does not include any hardscape or immovable structures within the DU. The estimated volume of soil removal is 190 in-place cubic yards.

- **Sod Surface.** The majority of the ~~DU~~ front yard will be finished with sod. The estimated area of sod is ~~6,200~~1,620 ft².
- **Seeded Surface.** The majority of the backyard will be finished with microclover/turfgrass blend seed. The estimated area of seeding is 3,050 ft².
- **Gravel Surface.** Portions of the DU will be surface finished with ¾-inch minus crushed gravel. The estimated area of gravel is 725 ft².
- **Mulch Surface.** The western and northern perimeter of the backyard will be finished with mulch. The estimated area of mulch is 600 ft².
- **Bare Soil.** A planter area in the front yard, ~~and~~ the area within the greenhouse, and the area within the chain link fence pen will be finished with bare soil. The estimated area of bare soil is ~~740~~ 1,070 ft².

FIGURE A6-1

235 Baxter Street (SO-07)

Current Conditions and Soil Removal Depth

LEGEND

- Property of Interest
- Fence
- Tree Stump (>12" diameter) to be Removed
- Tree and Root Structure to be Protected

Surface Soil Removal Depth

- 6-inch
- 12-inch
- Hardscape or Structures. No Removal

Utilities

- Natural Gas Meter
- Irrigation Control Box
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

NOTES

1. Where shown, underground utility locations are estimated and actual locations must be confirmed by the earthwork contractor prior to ground disturbing activities. If a particular utility is not shown on the figure, the contractor must still confirm whether the utility is present. Failure to locate a buried utility is not justification for a change condition.
2. See Figure 3 for excavation details.

N

0 7 14 21

Feet

Date: September 19, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

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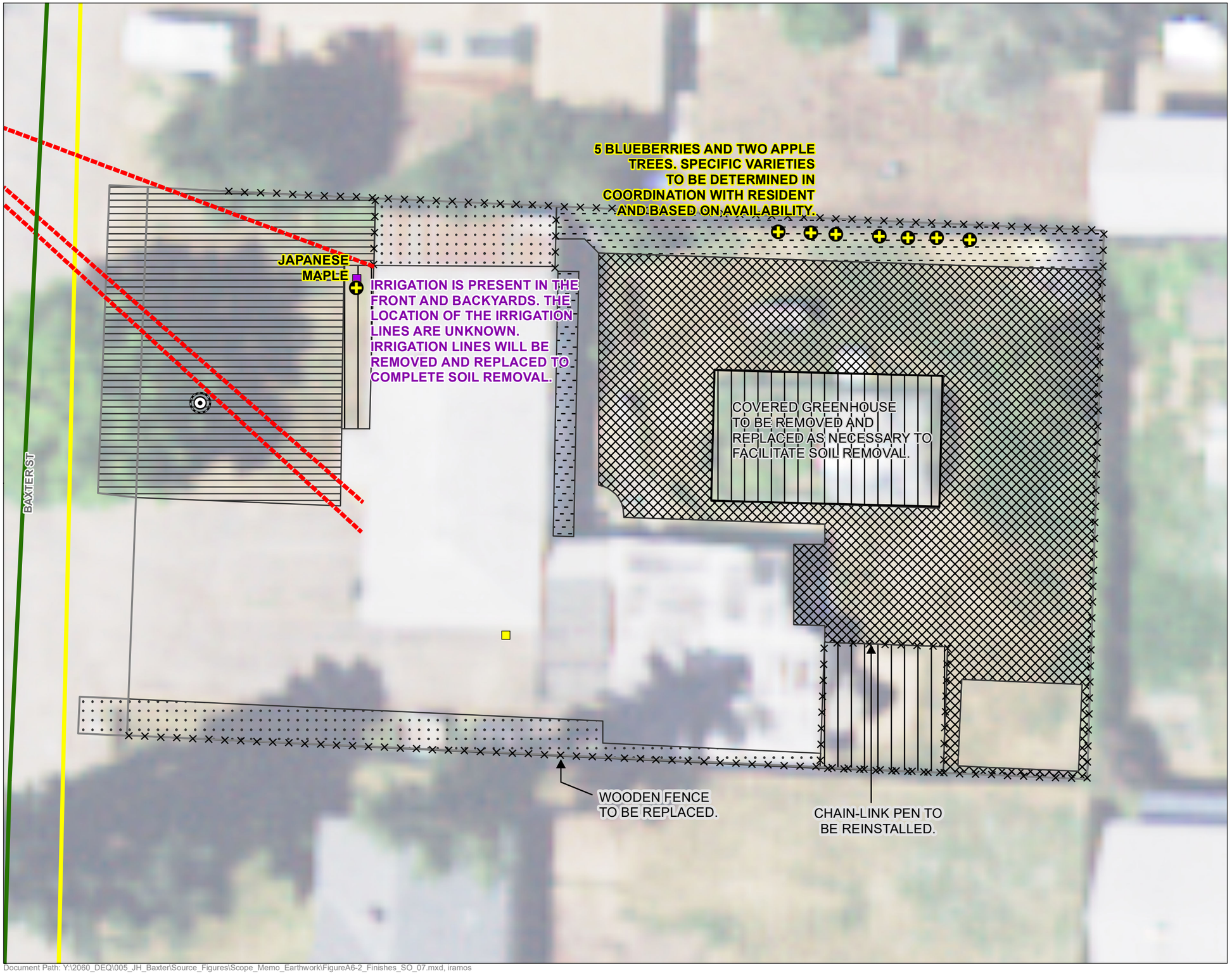
FIGURE A6-2

235 Baxter Street (SO-07)

Restoration Plan



LEGEND

- Property of Interest
- Tree or Shrub to be Planted
- Tree and Root Structure to be Protected
- Fence

Finished Surface

- Bare Soil (1,070 square feet)
- Gravel Surface (730 square feet)
- Microclover or microclober/turfgrass blend approved by GSI (3,050 square feet)
- Mulch (600 square feet)
- Sod Surface (1,620 square feet)

Utilities

- Natural Gas Meter
- Irrigation Control Box
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

235 Baxter Street (SO-07)

Scientific Name	Common Name	Approximate Size
Acer palmatum	Dwarf Japanese Maple	15-gallon
Malus pumila	Apple	15-gallon
Varies	5 Blueberries	5-gallon

NOTES

1. Any removed utilities shall be restored to pre-construction location and depth. All utility lines replaced shall included a tracer wire (if non-metallic) and the proper utility marking tape above the line. Utility lines shall be bedded with a minimum of 3" of sand and no less than 1-foot wide trenches with 6-inches of sand over the utility line, or as specified by the utility provider or approved by DEQ.
2. Trees, shrubs, and decorative plants to be replaced shall be of like kind, or as large of stock as is readily available.

N

0 7 14 21

Feet

Date: October 30, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

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ATTACHMENT 7 - Offsite Removal Action – 242 Alva Park Drive (AP-01)

This attachment to the *JH Baxter Removal Action – 2023 Offsite Removal Action Scope Technical Memorandum* (memo) describes the property-specific scope for soil removal and restoration activities at 242 Alva Park Drive in Eugene, Oregon (see Figures 1 and 2 of the memo). Excavation details are shown on Figure 3 of the memo. This property is included in the 2023 offsite soil removal action (RA) to be completed by Oregon Department of Environmental Quality (DEQ). Current conditions and soil removal depths are presented on Figure A7-1. The restoration plan (Figure A7-2) presents the finish surfaces and planting plan for the property.

DU Description: 242 Alva Park Drive in Eugene, Oregon, has been given the designation of Alva Park Decision Unit 01 (AP-01). The boundaries of the DU are defined as Lane County tax lot 2500 (Figures A7-1 and A7-2). AP-01 contains a concrete driveway connecting Alva Park Drive to a single-story residential structure. AP-01 contains a fully fenced-in backyard and unfenced front yard. A large cedar tree is located within the City of Eugene (City) right-of-way (ROW), which will be protected during the RA. This DU contained four trees in the backyard, three of which were removed by a vegetation clearing firm (trees described below). While the trees were removed, stumps and roots will remain that will need removed to reach the excavation depth. GSI Water Solutions, Inc. (GSI) (the oversight contractor) and DEQ met with the property owner on June 29, 2023, to discuss the removal and/or replacement of trees and shrubs, discuss the owner's preference to removing structures from the DU prior to soil removal, and the preferred replacement surface material (i.e., sod, bare soil, gravel).

Excavation: The top six inches of soil will be removed across the entire extent of the DU ~~where pavement is not present~~except for under the residential structure. The concrete driveway will be removed to access soil underneath. Excavation of six inches will be completed within the City ROW. The concrete driveway ramp that is within the City ROW will remain in place.

Vegetation: Five significant trees were identified within the DU by the arborist consultant. These include a Port Orford cedar tree within the City ROW along Alva Park Drive and four trees (Crabapple, Black walnut, California privet, and Common hazel) in the backyard. The large cedar tree within the City ROW and the black walnut in the southwest corner of the property will be protected during the RA. The remaining three trees were removed by the vegetation clearing contractor. While a vegetation clearing contractor removed these trees, stump removal will be a requirement of the excavation contractor to reach excavation depth. Grubbed woody debris such as tree stumps and roots of removed trees will be disposed of as contaminated media.

Four rose bushes, two artichokes, two hazelnut trees, and two ~~additional~~ fruit trees will be ~~replaced~~ planted ~~with similar stock~~ during site restoration activities.

This DU also contained significant blackberry brambles and young walnut trees. These were also removed by the vegetation clearing firm.

Structures: A two-story playhouse is located in the backyard that will be partially demolished. The earthwork contractor will need to complete demolition and remove and dispose of the materials. The property owner will

need assistance to remove furniture and toys throughout the property prior to initiating the RA. The earthwork contractor will provide a storage container and moving firm to move furniture and toys from the DU to access soil. Once the RA is complete, the earthwork contractor and movers will return toys and furniture to the property. Fencing will be removed to provide access to the backyard. Fencing will be replaced or rebuilt in like-kind once removed.

The driveway and walkway will be removed within the property limits but removal within the City ROW will not be performed. As such, the concrete will require saw cutting at the approximately ROW boundary and the driveway within the property limited will be removed and disposed of to allow for an unpaved area in place of a driveway.

Access: The front yard of the DU is accessible from Alva Park Drive. The backyard is completely fenced in and accessible through an approximately 3-foot-wide gate along the north side of the DU. Fence panels dividing the front and backyards will be removed to provide access to the backyard and access soil along the fence line. All fencing will be replaced in like-kind,

Utilities: Figure A7-1 shows the approximate location of utilities observed during site reconnaissance visits and from previous utility locating efforts. The precise route of utilities will be identified and confirmed by the contractor prior to RA. The following descriptions are derived from observations made during visits to the property.

Utilities may be encountered due to the depth of soil removal. If necessary, utility lines will be removed to reach the excavation depth and reconstructed following RA. Underground roof drains will also be replaced, if damaged during RA. Any utility damaged or removed during the RA will be repaired or replaced in accordance with State of Oregon and local building code, as applicable.

- **Electricity**. Electricity to the residence is provided overhead from the utility pole located across Baxter Street.
- **Communication**. Communication lines are located overhead extending to the residence from a utility pole across Baxter Street.
- **Sewer/Stormwater.** Previous utility locating services identified a sewer/stormwater lateral line crossing the front yard of the property near the northern extent of the residence.
- **Water**. Previous utility locating services identified a sewer/stormwater lateral line crossing the front yard of the property near the front door to the residence.
- **Natural Gas**. A natural gas service meter is located along the northern wall of the residence. The natural gas lateral line was marked as extending towards Baxter Street from the service meter.
- **Overhead Utilities**. A utility pole located adjacent to the property (across Baxter Street) distributes power and communication lines to the property.

~~Preferred~~ Surface Restoration ~~Method~~: The preferred finish material is micro-clover alternative lawn mix seed over bare soil for the entire property except for an approximately 10 foot by 20 foot area south of the residence that will be finished with no less than 6 inches of ¾-inch minus crushed gravel underlain by 8 oz non-woven geotextile~~.~~.

Four rose bushes, two artichokes, two common hazel trees, and two fruit trees will be planted to replace vegetation removed during the RA. ~~These will be similar stock to vegetation removed.~~ The varieties of rose bushes, artichokes, and fruit trees will be determined in coordination with the property owner.

Special Conditions: The concrete driveway and walkway to the front entry steps will be removed as part of the RA to access soil underneath. The driveway and the walkway will not be replaced following the RA. The ~~entire~~

majority of the DU will be finished with bare soil and micro-clover alternative lawn mix ~~to match the surrounding grade~~. The micro-clover seed mix, tackifier, and fertilizer will be applied over the topsoil in accordance with supplier recommendations.

A paver stone path will be loosely placed over the finished surface in the path shown on Figure A7-2. Paver stones will be 16-inch diameter round and gray and placed approximately 12 inches apart.

The property owner noted that there was a galvanized steel pipe sticking vertically approximately 8-inches above ground in the backyard near the rear fence. The purpose of this pipe is unknown. The earthwork contractor will avoid damaging the pipe during earthwork.

Excavation within the east side of the DU is within the critical root zone of a large cedar tree with a diameter of 29", height of 80', and a crown spread of 40'. This tree is within the City ROW and will be protected. A City urban forester will be onsite at the beginning of excavation of this property. Excavation in this area will be completed with care in accordance with the City of Eugene's urban forester's recommendations. Excavation by hand, an air or water assisted pressurized system, or a vactor excavator are approved removal methods. The southwest corner of the DU is within the critical root zone of a black walnut tree with a diameter of 18", height of 40', and crown spread of 35'. Excavation by hand, an air or water assisted pressurized system, or a vactor excavator are approved removal methods in this area. No heavy equipment should be operated or staged within this area. After the excavation, the exposed roots should be covered as soon as possible either with a tarp, mulch, or new soil. New soil should be added within a couple of days. Figure A7-1 shows the location of these protected trees.

Estimated Areas and Volumes: The estimated area of exposed soil identified for removal is 8,410 square feet. This does not include any hardscape or immovable structures within the DU. The estimated volume of soil removal is 190 in-place cubic yards.

- **Seeded Surface.** The entirety of the DU will be finished with bare soil and seeded with clover. The estimated area is ~~8,410~~ 8,680 ft^2.
- **Gravel Surface.** An approximate area of 10 foot by 20 foot area will be surface finished with ¾-inch minus crushed gravel. The estimated area of gravel is 205 ft^2.

FIGURE A7-1

242 Alva Park Drive (AP-01)

Current Conditions and
Soil Removal Depth

WOODEN PLAY STRUCTURE WILL BE REMOVED PRIOR TO EARTHWORK. PORTIONS OF STRUCTURE MAY NEED TO BE REMOVED AND DISPOSED OF BY THE EARTHWORK CONTRACTOR.

EXISTING CONCRETE DRIVEWAY AND WALKWAY WILL BE REMOVED.

LEGEND

- Property of Interest
- Fence
- Tree Stump (>12" diameter) to be Removed
- Tree and Root Structure to be Protected

Surface Soil Removal Depth

- 6-inch

Utilities

- Water Meter
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

NOTES

1. Where shown, underground utility locations are estimated and actual locations must be confirmed by the earthwork contractor prior to ground disturbing activities. If a particular utility is not shown on the figure, the contractor must still confirm whether the utility is present. Failure to locate a buried utility is not justification for a change condition.
2. See Figure 3 for excavation details.

N

0 6 12 18
Feet

Date: October 12, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

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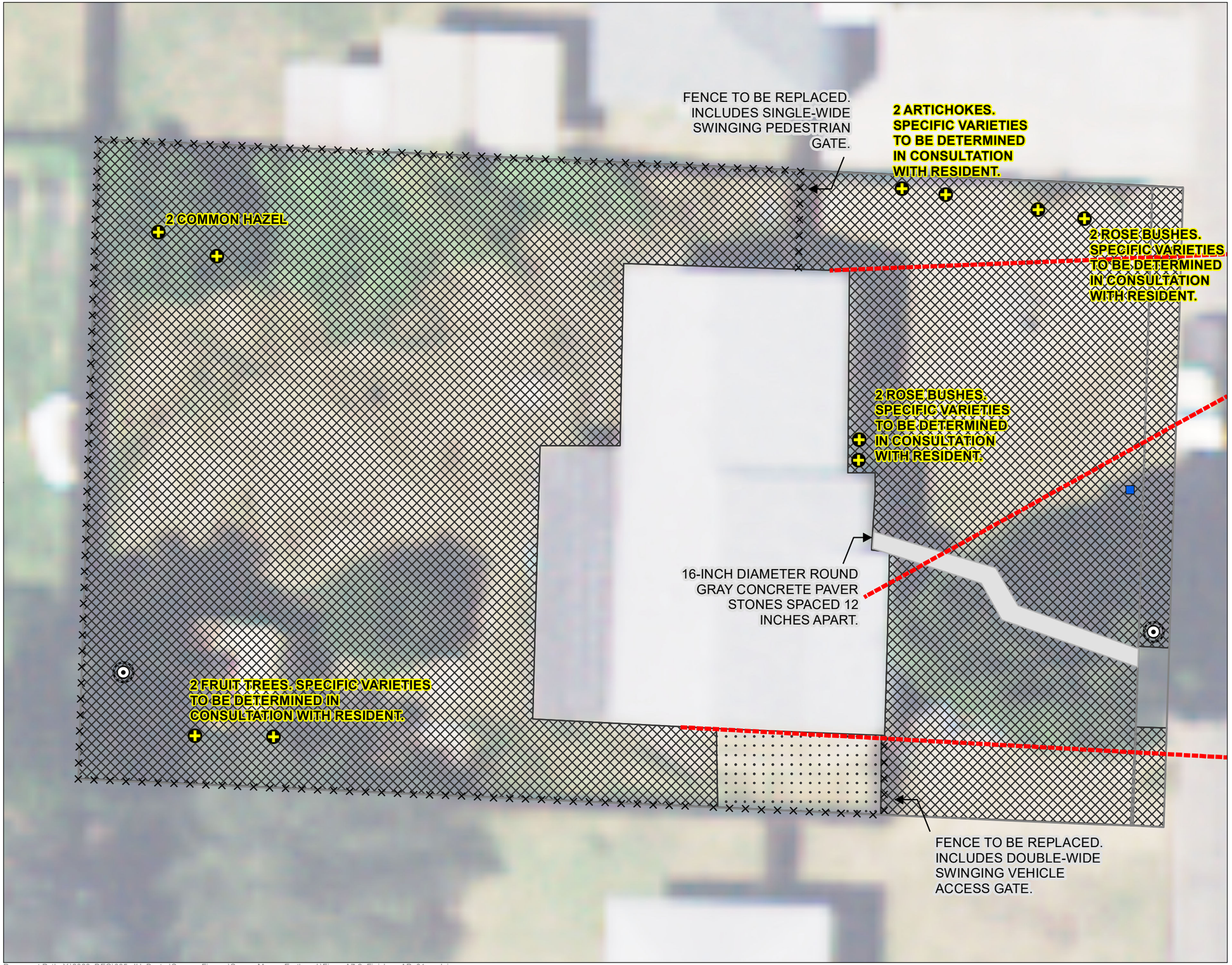
FIGURE A7-2

242 Alva Park Drive (AP-01)

Restoration Plan



LEGEND

- Property of Interest
- Tree or Shrub to be Planted
- Tree and Root Structure to be Protected
- Fence

Finished Surface

- Microclover or microclover/turfgrass blend approved by GSI (8,680 square feet)
- Gravel Surface (205 square feet)

Utilities

- Water Meter
- Natural Gas
- Overhead Power/Communication Line
- Sewer Line
- Stormwater Line
- Water Line

242 Alva Park Drive (AP-01)

Scientific Name	Common Name	Approximate Size
Corylus avellana	Common Hazel	15-gallon
Cynara Scolymus	Artichoke	1-quart
Varies	Four Rose Bushes	1-gallon
Varies	Two Fruit Trees	15-gallon

NOTES

1. Any removed utilities shall be restored to pre-construction location and depth. All utility lines replaced shall included a tracer wire (if non-metallic) and the proper utility marking tape above the line. Utility lines shall be bedded with a minimum of 3" of sand and no less than 1-foot wide trenches with 6-inches of sand over the utility line, or as specified by the utility provider or approved by DEQ.
2. Trees, shrubs, and decorative plants to be replaced shall be of like kind, or as large of stock as is readily available.
3. Paved driveway within City ROW shall be protected in place.

N

0 6 12 18

Feet

Date: October 30, 2023
Data Sources: BLM, ESRI, ODOT, USGS, OSIP Imagery (2018)

GSI Water Solutions, Inc.

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