

**Phase I Environmental Site Assessment  
Brooks Village  
11433 Renton Avenue S.  
Seattle, Washington**

December 12, 2008

Prepared For:

Real Estate Services  
Facilities Management Division  
King County  
King County Administration Building  
500 Fourth Avenue, Room 500  
Seattle, Washington 98104

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CDM Project No. 19897-67636

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# Section 1

## Summary

Camp Dresser & McKee Inc. (CDM) completed a Phase I Environmental Site Assessment (ESA) of the Brooks Village property (the site or subject property) located at 11433 Renton Avenue S., Seattle, Washington, in unincorporated King County. The site is located approximately 5 miles southeast of downtown Seattle in the Skyway neighborhood, and encompasses 48 vacant platted lots and open space. CDM's services were performed in accordance with our proposal dated September 5, 2008 under Contract No. E00025E, Work Order No. 13.

The site is an irregular shaped property consisting of two parts that are separated by a City of Seattle power line right-of-way. The larger parcel encompasses approximately 14 acres and the smaller, triangular parcel includes approximately 4,600 square feet. Most of the site is densely covered with vegetation (primarily mature trees and blackberry bushes). Wetlands and a non-fish-bearing stream are located on the site.

The site was first developed in 1943 when a small (216-square-foot) structure was built for use as a dwelling while a larger, single-family residence was constructed. The residence was completed in 1949 and the smaller structure subsequently became used as a shed. Both of these structures are currently present on the site. The residence was occupied until approximately 1997 but has been vacant since then.

The site vicinity consists primarily of residential properties, with some businesses located along Renton Avenue S. to the south of the site. Land uses on adjacent properties to the north include a church, and residential and vacant properties. To the east, across Renton Avenue S., is a nonprofit community aid organization (Operational Emergency Center), and residences. To the south and west are residential properties and a City of Seattle power line. The Olympic Pipeline underground petroleum pipe is also located within the power line right-of-way.

Based on a review of hydrogeologic information for the site vicinity, and on the location of streams and water bodies on and near the site, the direction of shallow groundwater flow beneath the site is expected to be to the northeast toward Lake Washington.

The subject property was not identified on regulatory databases reviewed. Other nearby sites identified on regulatory databases included two nearby service stations with documented releases to groundwater. One of these, Skyway Texaco, was found to be hydraulically cross-gradient to the subject property and, therefore, unlikely to affect the subject property. The other station, Conoco Phillips, is located approximately 1/8 mile southeast and hydraulically upgradient of the subject property. Based on long-term groundwater monitoring results, it appears that the Conoco Phillips site is being successfully remediated and there is no indication that contaminants have migrated from the service station site toward the subject property. Therefore, the potential for this

site to adversely affect environmental conditions at the subject property is considered low.

This Phase I ESA has revealed the following recognized environmental conditions in connection with the subject property:

- A heating oil underground storage tank (UST) located on the northern side of the residence was installed in 1949 and, based on the age of the tank, represents a potential source of contamination to soil and groundwater at the site.
- Dumping of trash, household items, and soil has occurred in the driveway area near the entrance to the site and dumping of trash and household items has occurred on the separate triangular portion at the southwest corner of the site. These items could result in release of hazardous substances or petroleum products to the subject property.

# Section 2

## Introduction

Camp Dresser & McKee Inc. (CDM) completed a Phase I Environmental Site Assessment (ESA) of the Brooks Village property (the site or subject property) located at 11433 Renton Avenue S., Seattle, Washington, in unincorporated King County. The site is located approximately 5 miles southeast of downtown Seattle in the Skyway neighborhood, and encompasses 48 vacant platted lots and open space. CDM's services were performed for King County in accordance with our proposal dated September 5, 2008 under Contract No. E00025E, Work Order No. 13.

### 2.1 Purpose

The purpose of this Phase I ESA is to identify recognized environmental conditions (RECs) on the subject property, if any. Recognized conditions are the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property.

The ESA includes a review of hazardous substances or petroleum products even under conditions in compliance with environmental laws. The ESA is not intended to include a review of *de minimus* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

This Phase I ESA was performed in general accordance with American Society for Testing and Materials (ASTM) Practice E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM, 2005) and follows the general outline of the standard. The Phase I also meets 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries.

### 2.2 Scope-of-Services

Our scope of services consisted of the following:

- Conducted a reconnaissance of the subject property and adjacent properties, as reasonably feasible, to observe present use and conditions and identify potential sources of soil, surface water, and/or groundwater contamination. Photographs taken as part of the site reconnaissance are provided in **Appendix A**.
- Obtained information from the user of this Phase I ESA to assist in identifying environmental conditions at the site. Copies of information provided by the user are provided in **Appendix B**.

- Reviewed the history of the site and surrounding area from standard historical record sources, including the following:
  - Topographic maps obtained from the U.S. Geological Survey (USGS) and from the Bellevue branch of the King County Library System.
  - Tax records obtained from the Puget Sound Regional Archives in Bellevue and selected records obtained from King County's website.
  - Aerial photographs reviewed at/obtained from Aero-Metric of Seattle, and from King County's website.
  - City and county atlases reviewed/copied at the Puget Sound Regional Archives in Bellevue.
  - Street directories reviewed at the Bellevue branch of the King County Library System.

Copies of selected historical records are provided in **Appendix C**.

- Reviewed environmental databases maintained by the U.S. Environmental Protection Agency (EPA), State of Washington, and local agencies to identify if the site and adjacent or nearby properties or businesses are documented hazardous waste generators or are known or suspected of having contamination. Parcel Insight, Inc. performed the computerized environmental database search; a copy of their report is provided in **Appendix D**.
- Reviewed information on file with the Washington State Department of Ecology (Ecology) for specific sites of interest, based on the database search findings. Copies of selected records from agency files are provided in **Appendix E**.
- Interviewed the following individuals:
  - Mr. Vincent Tom, a Business/Finance Officer for King County, the property owner and a Key Site Manager.
  - Ms. Kate Donley, a Project Program Manager for King County's Real Estate Services Section.
  - Mr. John A. Brooks, a past owner of the subject property.
  - Ms. Sherrie Chatman, a representative of the King County Fire Marshal Division.
- Ms. Ruby Herron of King County Department of Development and Environmental Services, Building Services Division.

- Mr. Roman Welyczko, a representative of Public Health – Seattle & King County.

Copies of interview records are provided in **Appendix F**.

- Prepared this report documenting our findings.

## 2.3 Significant Assumptions

The conclusions of this Phase I ESA are based on research of readily available current and historic information sources, interviews, and a site visit. CDM cannot and does not warrant or guarantee that the information provided by these sources is accurate or complete. Whenever possible, we researched more than one information source in order to substantiate our findings and conclusions. Whether we relied on one or multiple information sources, we must assume that our information source(s) are correct unless another source indicates otherwise.

## 2.4 Limitations and Exceptions

Our conclusions and recommendations are based on information described herein and on our experience and professional judgment in evaluating that information. The information was either made available to CDM or reasonably obtained within the practical constraints of our scope of services. The findings and conclusions set forth in this report are strictly limited to the scope of our services at the time they were conducted. It is not possible to eliminate all uncertainties; however, steps can be taken to reduce their impact. If you become aware of information we did not consider, or have any questions concerning our conclusions and recommendations, please advise us immediately.

No practical study or procedure can or should be expected to discover all potential contamination. However, we believe this environmental assessment, in conjunction with any recommended additional studies, does represent due diligence as determined in accordance with the professional standard of care. This standard is the current level of care and skill ordinarily exercised by members of the engineering profession practicing under similar conditions in the project area. CDM cannot be responsible if due diligence standards change or if you are required to meet a higher standard.

## 2.5 Special Terms and Conditions

There are no special terms or conditions associated with this Phase I ESA.

## 2.6 User Reliance

This report was prepared for exclusive use by King County for this project only and may not be relied upon by any other person or entity without the written consent of King County and CDM. Our scope of services was developed in conjunction with King County's involvement to achieve specific project objectives, with the intent of establishing an appropriate balance between level of effort and uncertainty. Providing the report to others not party to this mutual scope determination, or using it for other

projects or purposes, can result in misunderstandings or incorrect assumptions. CDM cannot be responsible for interpretation or extrapolation of the data contained herein, except as stated in our conclusions or recommendations.

# Section 3

## Site Description

### 3.1 Location and Legal Description

The site is located in the northeast quarter of the northeast quarter of Section 11, Township 23 North, Range 4 East, W.M., as shown on the USGS Seattle South Quadrangle and Bellevue South Quadrangle topographic maps provided in **Appendix C-1**. The site location is shown on **Figure 1**.

The subject property consists of 48 platted lots and 10 tracts reserved for sensitive areas, open space, and drainage. The parcel numbers associated with the 48 platted lots are shown on the parcel map included in **Appendix C-2**.

A legal description for the property is provided below:

Lots 1 through 48, inclusive, and Tracts C, E and 101 through 108, inclusive, Brooks Village, according to the plat thereof recorded in Volume 223 of Plats, pages 13 through 18, inclusive, in King County, Washington.

### 3.2 Site and Vicinity General Characteristics

The subject property is located in a predominantly residential area, with some businesses along Renton Avenue S. to the south of the site. **Figure 2** shows the approximate configuration of the subject property and land use in the site vicinity.

### 3.3 Site Description and Improvements

The site is an irregular shaped property consisting of two parts that are separated by the City of Seattle power line right-of-way. The larger parcel encompasses approximately 14 acres and the smaller, triangular parcel includes approximately 4,600 square feet. **Figure 2** shows general site features.

Access to the site is provided by a gravel driveway entering from Renton Avenue S. A chain barrier has been placed across the driveway to prevent vehicle access to the interior of the site. A Skyway Water and Sewer District sewer pump station is located in the northeast corner of the site and is surrounded by chain-link fencing to prevent access. A vacant residence and a shed are located in the central portion of the site. Site photographs are included in **Appendix A**.

The water supply for the site is obtained from the City of Seattle. Wastewater and sewage disposal for the site is provided by the Skyway Water and Sewer District.

### 3.4 Current Use of the Property

The subject property is currently vacant and unused. Site photographs are included in **Appendix A**.

### **3.5 Current Uses of Adjacent Properties**

To the north of the site is a church, and residential and vacant properties. To the east, across Renton Avenue S., is a nonprofit community aid organization (Operational Emergency Center), and residences. To the south and west are residential properties and a City of Seattle power line. The Olympic Pipeline underground petroleum pipe is also located within the power line right-of-way.

## **Section 4**

# **User-Provided Information**

CDM requested information from King County in the form of a written questionnaire to meet the requirements of Section 6 of the ASTM standard. Mr. Vincent Tom, a King County Business/Finance Officer, completed the questionnaire, and provided information, which is summarized in the following sections. A copy of the completed questionnaire is provided in **Appendix B**.

### **4.1 Title Records**

A title report prepared by Pacific Northwest Title dated April 9, 2007 and updated May 19, 2008 was provided to CDM for review (Pacific Northwest Title, 2007, 2008). According to this title report, the property is owned by King County, which acquired it in 2004. The title report does not include chain-of-title information; however, documents attached to the report indicate that King County held a mortgage on the property for Covenant Housing Association in 1998 and acquired it by foreclosure when Covenant Housing Association defaulted. The Brooks Village subdivision was platted in 2004.

The title report notes the existence of numerous easements for various purposes including drainage, fire protection, access, water, sewer, and power lines. None of the easements appear to represent an environmental concern.

### **4.2 Environmental Liens or Activity and Use Limitations**

No records of environmental liens or activity and use limitations were identified in connection with the subject property.

### **4.3 Specialized Knowledge**

Mr. Tom reported no specialized knowledge relating to the subject property.

### **4.4 Valuation Reduction for Environmental Issues**

A valuation reduction occurs when the value of the property has been reduced below comparable properties due at least in part to environmental conditions associated with the property. Mr. Tom reported that the proposed purchase price reflects the fair market value and there is no known reduction in value for environmental issues.

### **4.5 Obvious or Commonly Known Site Information**

Mr. Tom was not aware of any obvious indications or commonly known information regarding environmental conditions at the site, such as past or threatened releases or the presence of contamination.

## **4.6 Reason for Performing the Phase I ESA**

We understand that King County has requested this Phase I ESA as a part of a due diligence review of site conditions prior to offering the subject property for sale.

# Section 5

## Physical Setting

### 5.1 Topography

General topographic conditions of the property were observed during the site reconnaissance. In addition, CDM reviewed United States Geological Survey (USGS) topographic maps for the Seattle South, Bellevue South, Des Moines, and Renton Quadrangles. Topography in the site vicinity is shown on the composite topographic map included in **Appendix C-1**.

The property lies at elevations between 255 and 355 feet above mean sea level (MSL), with a maximum elevation difference of approximately 100 feet. Land surface at the site is sloped with downward gradients toward the north and east.

### 5.2 General Site Vicinity Hydrogeology and Hydrology

#### 5.2.1 Geology

The site is located within the Puget Sound Lowland physiographic province, a topographic basin extending from the Cascade Mountains on the east to the Olympic Mountains on the west (Liesch, et al., 1963). The area is characterized by gently rolling plains mantled with glacial drift deposited by the most recent (Vashon) glaciation. The plains are separated by broad-floored north-south trending valleys underlain by deposits of recent age and bound by steeply sloping valley walls. The subject property is located within the Seattle Drift Plain, which lies between the Duwamish River Valley and Lake Washington.

According to the Washington State Department of Natural Resources Geologic Information Portal, the site area is underlain by glacial till (Washington DNR, 2008). Information in Ecology files from investigations at two nearby sites (Conoco Phillips and Skyway Texaco) provided additional detail about subsurface conditions in the site vicinity. These sites are located within ¼ mile of the subject property. According to information in these files, the site vicinity is generally underlain by till to depths of 7 to 12 feet below ground surface (bgs). At the Conoco Phillips site, which is closer to the subject property, the till is described as lodgment till consisting of compacted brown gravelly sands underlain by hard blue-grey clayey silt to depths of at least 16.5 feet bgs.

#### 5.2.2 Groundwater

Long-term groundwater depth measurements from the Conoco Phillips site (located approximately 1/8 mile southeast of the subject site) indicate that shallow groundwater occurs in the site vicinity at depths of 2 to 13 feet bgs. Information in Ecology files for the Conoco Phillips and Skyway Texaco sites indicate that the direction of shallow groundwater flow generally follows topography.

Based on topography and the location of streams and water bodies on and near the site, the direction of shallow groundwater flow under the site is expected to be generally toward the northeast.

### **5.2.3 Surface Water**

The site is located within the Cedar River/Lake Washington watershed (King County iMap, 2008). Lake Washington is located approximately  $\frac{3}{4}$  mile northeast of the subject property.

The subject property includes two wetland areas and a Type N (non-fish-bearing), unnamed stream. One of the wetlands consists of a small area in the western portion of the site. The other wetland includes larger areas in the northern and southeastern portions of the site which are connected by the stream. These features are indicated in the Critical Areas Designation Letter (Kerschke, 2008) included in Appendix B. The unnamed stream flows from south to north along the eastern side of the site and then joins another stream that flows through Lakeridge Park before discharging to Lake Washington. According to hydrology information in King County's iMap system, the onsite stream originates in the adjacent power line right-of-way.

# Section 6

## Historical Use Information

Historical use information for the subject property and site vicinity was researched from topographic maps, tax records, aerial photographs, city and county atlases, and street directories. Summaries of the historical information obtained from each of these sources are provided in **Appendix C**, subsections C-1 through C-5, along with selected copies of the actual information sources. The site history, as summarized from all of these information sources, is provided below.

### 6.1 Historical Summary

The earliest historical records reviewed are a 1936 aerial photograph and 1936 county atlas. These records indicate that the property was wooded, undeveloped land at that time, and was part of a larger parcel owned by Harrietta H. Figel. The roadway to the east of the site was called Goodwin Road at that time, and the power line right-of-way to the southwest of the site was present.

By approximately 1940, city atlases indicate that the site attained its approximate current configuration and was no longer part of a larger parcel. The name of the adjacent roadway to the east was changed to Renton Avenue at this time.

The earliest known development of the site is in 1943 when tax records indicate that a small (216-square foot) structure was built for use as a dwelling. The building had a stove for heat and had no plumbing. Based on a photograph accompanying the tax record, this structure appears to be the shed that is currently at the site, although later tax records indicate the shed size as only 140 square feet.

Tax records and atlases indicate that the site was owned by Omicron Co., Inc. in 1944, and by John C. Brooks in 1947.

The current residence at the site was completed in 1949. The house is listed as a 1,372-square-foot structure with asbestos shake siding and an oil burner for heat. The Brooks family occupied the residence until the property was sold to Covenant Housing Association in approximately 1997 (Brooks, 2008) and property has been vacant since then (Tom, 2008). Tax records indicate that King County acquired the property from Covenant Housing Association in 2004 through foreclosure.

The site vicinity was sparsely developed until approximately 1950 when aerial photographs and atlases indicate that large housing developments began to appear in the area. A commercial business area was developed in the 1960s approximately 1/8 mile southeast of the site, along Renton Avenue S., including several service stations and a large grocery store according to city directories and aerial photographs.

Properties adjacent to the subject property appear to have been developed for residential use, with a few exceptions. The City of Seattle Skagit Transmission Line right-of-way

has been present across the southwestern portion of the site since at least 1936, although it is not certain when the actual power lines were placed in service. A church was built to the north of the site in the 1960s. To the east, across Renton Avenue S., a building was constructed in approximately 1950 and was occupied by a grocery store (1960s), a woodcraft and gift store (1976 to 1983), a boat sales and service business (1985 to 1990) and currently by the Operational Emergency Center.

# Section 7

## Records Review

### 7.1 Standard Environmental Record Sources

Facilities that generate, transport, store, or dispose of hazardous materials – or that have known or potentially identified contamination that could adversely impact the site – were identified using federal, state, and local databases. Parcel Insight, Inc. conducted the database search.

The Parcel Insight report in **Appendix D** provides a listing and description of the databases reviewed, search distances, and a map showing the approximate locations of listed sites and information contained within each database for each listed site. Due to the large size of the site, the standard ASTM search distances were increased by 1/8 mile to accommodate the site dimensions.

The subject property did not appear on any of the regulatory databases researched. One or more sites identified by the database search appeared on each of the following lists.

**RCRA Generators** - The EPA's RCRA facility database lists facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA large quantity generators (LQGs) are facilities that generate over 1,000 kilograms of hazardous waste or over 1 kilogram of acutely hazardous waste per month, while small quantity generators (SQGs) and conditionally exempt SQGs (CESQGs) produce less per month.

**Underground Storage Tank (UST)** – Sites with registered underground storage tanks are identified in this list. Sites with unregistered USTs (i.e., residential heating oil tanks) are not generally included on this list. UST sites are not necessarily suspected or known to have contamination.

**Leaking Underground Storage Tank (LUST)** – LUST records contain an inventory of reported leaking underground storage tank incidents.

**Confirmed & Suspected Contaminated Sites List (CSCSL)** – This list is prepared by Ecology and identifies contaminated sites, generally other than LUST sites, and includes a tabulation of affected media (soil, water, air), contaminants, and waste management practices.

**CSCSL HSL** - This list is a subset of the CSCSL that includes sites which have been assessed and ranked using the Washington Ranking Method (WARM) and National Priority List (NPL) sites. The WARM score is a number between 1 and 5, where 1 represents the highest level of risk and 5 indicates the lowest assessed risk.

After a preliminary review of the database search findings, many of the listed sites were omitted from further review because their potential to adversely affect conditions at the subject property is considered unlikely based on the following:

- The location is cross- or down-gradient of the subject property relative to the inferred direction of groundwater flow.
- The location is sufficiently distant from the subject property (with consideration of the contaminant type and affected media).
- The site is not listed for known or suspected contamination.

Following this review, three of the listed sites were identified as having some potential for environmental concern relative to the subject property, based on their proximity or nature of contamination, and were retained for further consideration. Information for these sites is summarized in **Table 7-1**.

**Table 7-1: Sites of Potential Environmental Concern**

Site Name	Site Address	Approx. Distance & Direction From Site	Database(s) on which Site is Listed
Conoco Phillips 30119 (also called BP Service Station 03161, Sun Cor Holdings COPII LLC, and Exxon Station #7-7176 )	11655 Renton Avenue S.	1/8 mile SE	RCRA CESQG, UST, LUST
Skyway Texaco (also called Unocal Station #5534, and Skyway Shell & Automotive)	11809 Renton Avenue S.	1/8 to 1/4 mile SE	RCRA CESQG, UST, LUST, CSCSL
Lemonbusters	11903 Renton Avenue S.	1/3 mile SE	CSCSL, CSCSL HSL

Following is a summary of information contained in the Parcel Insight report for each of the above listed sites, and our evaluation of the potential for each site to affect environmental conditions at the subject property.

**Conoco Phillips 30119** – This facility reported as a RCRA generator from 1993 through 2006. The UST database lists four operational gasoline tanks (installed in 1989) and one exempt waste-oil tank (installed in 1964) at this facility. The LUST list indicates a 1990 release affecting soil and groundwater, for which cleanup has started.

**Skyway Texaco** – This facility reported as a RCRA generator from 1993 to 2004. This site is listed as having three removed USTs (one waste oil tank and two gasoline tanks) and three operational gasoline USTs installed in 1990. The LUST list indicates that a release to soil and groundwater was reported in 1990 and was reported as cleaned up in

1995. According to the CSCSL database, petroleum products are confirmed in soil, with remedial action in progress under the Voluntary Cleanup Program.

**Lemonbusters** – According to the CSCSL database, EPA Priority Pollutants (metals and cyanide) have been confirmed in soil and are suspected in surface water. In addition, metals, petroleum products, halogenated organic compounds, and/or non-halogenated solvents are suspected in soil, groundwater, and surface water. This site is ranked 3 (moderate risk) on the CSCSL HSL, and the status is indicated as “Awaiting Remedial Action.”

## 7.2 Agency Records Review

Files for the Conoco Phillips 30119, Skyway Texaco, and Lemonbusters sites were requested from Ecology to further evaluate their potential to affect environmental conditions at the subject property and for information regarding local hydrogeologic conditions. Copies of selected information from Ecology’s files are included in **Appendix E** and the findings of our review are summarized below.

### 7.2.1 Conoco Phillips 30119

Ecology files contained documents relating to elevated concentrations of petroleum hydrocarbons detected in groundwater monitoring wells following removal and replacement of former USTs at this facility in 1989. The replacement USTs were installed in the same general location as the removed USTs. A follow-up investigation in 1991 found elevated gasoline-range hydrocarbons and benzene in soil at one boring location adjacent to the USTs (Boring B-2, which was completed as Monitoring Well MW-2). Analysis of groundwater samples detected elevated concentrations of petroleum hydrocarbons, and benzene, toluene, ethylbenzene, and xylenes (BTEX) in two wells (MW-2 and MW-3) and lead in three wells (MW-1, MW-2, and MW-3). As an example of the magnitude of contamination, the highest concentration of total petroleum hydrocarbons as gasoline (TPH-G) was 61,000 micrograms per liter ( $\mu\text{g}/\text{L}$ ) in Well MW-3. This concentration greatly exceeds the current Washington State Model Toxics Control Act (MTCA) Method A cleanup level of 800  $\mu\text{g}/\text{L}$  for TPH-G where benzene is present.

The 1991 subsurface investigation determined that the site is underlain by lodgment till consisting of compacted brown gravelly sands to depths of approximately 7 to 12 feet bgs. These deposits are in turn underlain by blue-grey clayey silt to at least 16.5 feet bgs, the maximum depth explored.

Subsequent remediation activities at the site have included installation of systems for soil vapor extraction, air sparging, free product recovery, and pumping and treatment of groundwater. Periodic groundwater monitoring has occurred from 1991 through at least August 2008 in four monitoring wells on the service station property (MW-1 through MW-4). Two additional monitoring wells (MW-5 and MW-6) were installed in 1993 and 2003, respectively, on adjacent properties to the west and northwest of the service station site. Those offsite wells have also been periodically monitored through August 2008.

Groundwater monitoring results indicate that contaminant concentrations have decreased significantly. Concentrations of all analytes (except total lead) have been below current MTCA Method A cleanup levels since at least January 2008. (Note that cleanup levels referenced in data tables obtained from Ecology's files are older levels that were in effect prior to 2001.) Free product has been observed occasionally in monitoring wells and product recovery wells on the service station property, but no observations of free product have been noted since 2001.

The depth to groundwater in the monitoring wells has ranged from approximately 2 to 13 feet bgs. Groundwater elevation data indicate that groundwater flows radially outward from the UST area toward the west and north.

Offsite monitoring wells MW-5 and MW-6 appear to be located potentially along a groundwater flow pathway between the service station site and the subject property. In Well MW-5, only total lead and low concentrations of xylenes (well below the current MTCA cleanup level) have been detected. In Well MW-6, no petroleum hydrocarbons or BTEX compounds have ever been detected; only a low concentration of total lead has been detected in that well.

A March 2003 UST inspection by Ecology identified several non-compliance issues, including failure to routinely measure the fluid level in a waste oil UST, an inoperable overfill alarm for the gasoline USTs, and an inadequate overfill alarm on the waste oil UST. Correspondence from Conoco Phillips dated May 2003 indicates the issues were resolved in a timely manner.

Based on the above information, it appears that the Conoco Phillips site is being successfully remediated and there is no indication that contaminants have migrated from the service station site toward the subject property. Therefore, the potential for this site to adversely affect environmental conditions at the subject property is considered low.

Copies of selected information from Ecology files for this site are included in **Appendix E**.

### **7.2.2 Skyway Texaco**

Ecology files contained documents relating to a release of gasoline- and oil-range hydrocarbons affecting soil and groundwater which was discovered in 1990. Environmental investigations and limited remediation activities were conducted throughout the early 1990s, including soil removal, groundwater monitoring, and replacement of the USTs. Based on monitoring results that indicated petroleum hydrocarbons in groundwater were reduced to concentrations below MTCA Method A cleanup levels, a "No Further Action" determination was issued by Ecology in 1993. However, the determination was limited due to residual petroleum-impacted soils remaining on the property.

A subsequent UST leak in 2001 resulted in renewed petroleum contamination in groundwater. Additional groundwater monitoring indicated natural attenuation was occurring and by 2006 concentrations of petroleum hydrocarbons and BTEX in groundwater were below MTCA Method A cleanup levels for four consecutive quarterly monitoring events. Based on this information, Ecology made a determination in 2007 that no further action is required at the site for groundwater, and also for soil because the groundwater data indicated that residual soil contamination is no longer impacting groundwater quality.

Results of subsurface investigations at this site indicate it is underlain by approximately 8 feet of till overlying sandy outwash deposits to a depth of 32 feet bgs, the maximum depth explored. Groundwater occurs at depths of 13 to 15 feet bgs and flows to the east (which is cross-gradient to the subject property).

Based on the completion of remedial actions at this site and its hydraulically cross-gradient location, this site is considered unlikely to have an adverse affect on environmental conditions at the subject property.

Copies of selected information from Ecology files for this site are included in **Appendix E**.

### **7.2.3 Lemonbusters**

Ecology files contained documents relating to a 1994 complaint regarding drums of unknown material reportedly abandoned by a former auto repair business at this property. An investigation by King County Metro found staining on the ground around the drums. Public Health - Seattle & King County conducted a Site Hazard Assessment of the Lemonbusters site in 2001. Analysis of shallow soil samples for diesel- and oil-range hydrocarbons, volatile organic compounds, and metals revealed that only lead was present at concentrations above MTCA Method A cleanup levels. The highest concentration of lead detected was 570 parts per million (ppm), which is just over twice the Method A cleanup level of 250 ppm. The Site Hazard Assessment resulted in a score of 4 (moderate-low), which is a lower risk level than the score of 3 reported in the Parcel Insight report.

Based on this information, there are no indications of impacts to groundwater or surface water that could migrate to the subject property. Therefore, the Lemonbusters site is not considered likely to have an adverse affect on environmental conditions at the subject property.

Copies of selected information from Ecology files for this site are included in **Appendix E**.

## **7.3 Additional Environmental Record Sources**

### **7.3.1 Illegal Drug Labs**

Based on the presence of woods on and near the site, and abandoned structures on the subject property, the King County iMap system was used to identify whether any illegal drug labs (i.e., methamphetamine labs) are known to have operated in the area. The subject property was not identified as a current or former illegal drug lab site and no such sites were located within 1/4 mile of the subject property (King County iMap, 2008).

# Section 8

## Site Reconnaissance

### 8.1 Methodology and Limiting Conditions

Mr. Lance Peterson of CDM and Ms. Dion Valdez of Constellation Services (subcontractor for CDM) conducted a site visit on October 4, 2008. It was 57°F and raining at the time of the site visit. Due to the presence of wetlands and dense vegetation covering most of the site, only some portions of the site were accessible or readily visible. The site was traversed from the entry at Renton Avenue S, to the house and shed, through the central portion of the site to the adjoining power line right-of-way, and to the separate parcel across the right-of-way. Due to indications of trespassing, the house and shed were not entered. Portions of the house interior were observed through a doorway and window that had been boarded up but which are now open. Photographs taken during the site reconnaissance are included in **Appendix A**.

### 8.2 General Site Setting

The site vicinity is generally characterized by residential properties. Adjoining properties include a church, a nonprofit community aid organization (Operational Emergency Center), residences, and vacant land.

### 8.3 Site Observations

#### 8.3.1 Exterior Observations

The entrance to the site is a gravel driveway that also provides access to the Skyway Water and Sewer District Langston pump station. Approximately 75 feet of drive is accessible to vehicles off of Renton Avenue S. Access into the site is prevented by a cable attached to concrete blocks. A locked gate prevents access to the pump station. A pile of household items was observed in this area, together with burned windows and doors, indicating these items were probably discarded following a house fire. An approximately 10 cubic yard pile of soil containing pieces of concrete and turf had also been dumped near the site entrance. The soil appeared to be fill from a landscaping project. A small stream crosses the entrance to the site and passes beneath the gravel driveway. The stream had flowing water at the time of the site visit, and the water appeared clear.

The driveway leading to the house is overgrown, primarily by blackberry bushes. A rough path was observed to the left of the driveway and was followed to a clearing in front of the residence.

The house is a single-story, wood-frame structure, with a brick chimney. Most of the doors and windows were boarded up. On the north side of the house, the driveway leads to a former garage in the basement. The former garage entrance has been replaced with windows and a doorway.

Two vertical capped metal pipes were observed coming up out of the ground. One of these was observed on the southern side of the house (inside the "L" shape of the building) and was marked "Do Not Fill" on the cap. Another one was observed on the north side of the house, adjacent to the former garage entrance, and had no markings.

Behind the house is a small wooden shed that appears to include an open-sided horse stall or wood shed on one side. A pile of chain-link fencing was observed in brush approximately 100 feet southwest of the shed. Beyond the shed, to the south and west, the property becomes more densely covered with vegetation (primarily mature trees and blackberry bushes). No paths were observed in this area, and this portion of the site was traversed by breaking through less dense areas of brush wherever possible.

The southwestern area of the site is divided by a power line right-of-way. A small area of the site, near where the southern property boundary meets the northeastern edge of the right-of-way, had a notable decrease in vegetation. While large trees were present in this area, it was virtually void of undergrowth and included a few dead ferns. There was no obvious explanation for the reduced vegetation in this area.

The right-of-way is an approximately 200-foot wide strip with groups of three power line support poles approximately every 600 feet. The area is covered with mowed grass except for a gravel access road. Warning signs indicate that the Olympic Pipeline underground petroleum pipe runs along the southwestern-most side of the right-of-way.

The subject property includes a small triangular parcel located on the southwestern side of the power line right-of-way. The parcel slopes steeply from the adjacent roadway (the intersection of S. 116<sup>th</sup> Street and 64<sup>th</sup> Avenue S.) downward to the right-of-way and is covered with mature trees and dense brush. A pile of discarded items was observed on and/or adjacent to this parcel and included yard waste (lawn clippings and brush cuttings), filled plastic trash bags, and a toilet. The items were dumped at the top of the slope and had also been thrown or had fallen to the bottom of the slope. A pole-mounted transformer is located near the easternmost point of the triangle next to the right-of-way.

No indications of drains, sumps, pits, wells, stained soil, or odors were noted on the site.

### **8.3.2 Interior Observations**

A boarded-up doorway at the rear of the residence and a boarded-up window to the basement crawlspace had been broken through, indicating entry by trespassers. The residence was not entered, but was observed through these openings and appeared empty.

At the time of the site visit, the shed was occupied by a homeless man. The shed was, therefore, not entered.

## 8.4 Vicinity Observations

Adjacent properties were observed from roadways, adjoining property boundaries, and from the power line right-of-way. To the east, across Renton Avenue S., a pile of discarded items (such as furniture and a television) was observed on the sidewalk in front of the Operational Emergency Center. That facility was surrounded by chain-link fencing and did not appear to be actively in business. Residential properties surrounding the subject property appeared generally well maintained and several new residences were under construction. The church property to the north also appeared well maintained.

Farther to the south along Renton Avenue S., two service stations that appeared in the regulatory database search report were observed. The Conoco Phillips station at 11655 Renton Avenue S. is not currently active. The station building is boarded up and the property is surrounded by chain-link fencing. A sound of running motors indicated that remediation equipment is in operation. The Skyway Texaco station at 11809 Renton Avenue S. is an active business.

# Section 9

## Additional (Non-ASTM) Issues

### 9.1 Asbestos-Containing Materials

The manufacture of most asbestos-containing materials (ACMs) was banned in 1979. Prior to this, asbestos was a common constituent of numerous building materials, such as floor and ceiling tiles, caulking, pipe insulation, and exterior siding. Our reconnaissance did not include an inspection for ACMs. Tax records indicate that the exterior siding on the residence contains asbestos. Based on this information, and the age of the residence at the site, it is likely that ACMs are present.

### 9.2 PCBs

Prior to 1979, PCB-containing oils were commonly used in transformers and fluorescent light ballasts, after which this use was banned. One pole-mounted transformer was observed on or adjacent to the small triangular portion of the site. It is not known whether this transformer contains PCBs; however, any release of PCBs would be the responsibility of the utility company. No other transformers or fluorescent light fixtures were observed on the site; however, it is possible that fluorescent light fixtures may be present in the onsite structures.

### 9.3 Lead-Based Paint

Since 1977, the Consumer Products Safety Commission has limited lead content in most paints to 0.06 percent. Prior to this, paint commonly contained higher concentrations of lead. Based on the age of the site buildings, it is possible that the paint used on the buildings is lead-based.

### 9.4 Radon

Radon is a colorless, odorless, and tasteless gas that occurs during the natural breakdown of uranium. Typically, radon collects in the basement or below grade structures if released from a geological formation. The average activity guideline for radon adopted by the Environmental Protection Agency (EPA) is 4.0 picocuries per liter (pCi/L). A preliminary review of EPA's map of radon zones in the U.S. by county indicates the site lies in Zone 3, which typically shows radon concentrations below 2 pCi/L (USEPA web site). Exceedances of the action level can and do occur in areas considered to be of low radon potential and can only be determined by testing.

### 9.5 Wetlands

According to a Critical Areas Designation performed by King County, Category II and III wetlands (not rare or unique) and a Type N (non-fish-bearing) stream with associated wetlands are located on the subject property (Kerschke, 2007). The presence of wetlands may impose certain limitations on future development of the site.

# Section 10

## Interviews

Interviews were conducted by phone and email with representatives of the site owner (King County), a past owner of the site, and representatives of the King County Fire Marshal' office, King County Department of Development and Environmental Services (DDES), and Public Health-Seattle King County. Records of these interviews are included in **Appendix F**.

### 10.1 Interview with Owner/Key Site Manager

Mr. Vincent Tom of King County was interviewed by telephone, and also completed the User Questionnaire, discussed in Section 4. Mr. Tom was identified as a Key Site Manager for the subject property. He is a Business/Finance Officer for the county and has been associated with the subject property for approximately ten years. Mr. Tom reported that the site has been vacant for approximately ten years, with the exception of a homeless individual who was discovered occupying the residence three or four years ago. The individual was removed and there was no indication of drug activity or use of hazardous substances. Other information provided by Mr. Tom is included and referenced in relevant sections of this report.

Ms. Kate Donley of King County was interviewed by email. Ms. Donley is a Project Program Manager for King County's Real Estate Services Section. Ms. Donley researched the county's Real Estate Services files for the site and found only one item of environmental relevance. This record related to dumping of household items, including appliances and mowers, on the driveway near the entrance to the site in 2007.

### 10.2 Interview with Past Owner

A former owner of the subject property, Mr. John A. Brooks, was interviewed by telephone. The Brooks family owned the property until it was sold to Covenant Housing Association in approximately 1997. Mr. Brooks reported that a heating oil UST is located on the north side of the house near the basement entrance. It was installed at the same time the house was constructed (1949). He reported that a vertical capped pipe observed on the southern side of the house (inside the "L") is an access to a grease trap for the kitchen sink.

Mr. Brooks reported that there is a 36-foot deep, three-foot diameter, hand-dug well on the site. The well is located approximately 70 feet south of the brick chimney on the south side of the house. The well is lined with concrete culvert sections that extend approximately four feet above ground. A search of Ecology well logs found no record of this well (Ecology Well Log Viewer, 2008).

A septic tank is located to the west of the basement door, where the land surface flattens out. The septic drainfield is located beneath the driveway in this general area.

Mr. Brooks reported that the well and septic system were no longer used after the house was connected to the local sewer and water systems. He stated that the property was only used for residential purposes during the time his family owned it. The shed was used for a dwelling while the house was being built, and then was used for storage of common residential items. Mr. Brooks was asked whether he recalled any problems with people dumping trash or other unwanted items on the property, particularly along the boundary with the power line right-of-way, and he recalled no such issues.

### **10.3 Interview with Fire Department Personnel**

Ms. Sherrie Chatman of the King County Fire Marshal Division was interviewed by email for information regarding UST records for the subject property. Ms. Chatman replied that no records were found for the site and suggested that the King County DDES might have records.

### **10.4 Interview with Building Department Personnel**

Ms. Ruby Herron of King County DDES Building Services Division was interviewed by telephone for information regarding UST records. Ms. Herron reported finding no records for the site.

### **10.5 Interview with Health Department Personnel**

Mr. Roman Welyczko of Public Health – Seattle & King County was interviewed by email for information regarding environmental health issues (such as dumping, hazardous waste issues, or complaints). Mr. Welyczko reported finding no records for the subject property.

# Section 11

## Findings

The following sections summarize CDM's findings for this site.

### 11.1 Onsite

- The site was first developed in 1943 when a small (216-square-foot) structure was built for use as a dwelling while a larger, single-family residence was constructed. The residence was completed in 1949 and the smaller structure was subsequently used as a shed. Both of these structures are currently present on the site. The residence was occupied until approximately 1997 but has been vacant since then. Indications of trespassing into the shed and the residence were observed during the site visit.
- A vertical metal capped pipe located on the north side of the residence is reportedly the fill for a heating oil UST that was installed in approximately 1949 when the residence was constructed. A second, similar pipe located on the south side of the residence is reportedly a grease trap access pipe for the kitchen sink.
- A 36-foot deep, 3-foot diameter hand-dug well is reportedly located to the south of the residence.
- Dumping of trash/household items and soil has occurred in the driveway area near the entrance to the site and trash/household items on the separate triangular portion at the southwest corner of the site. Discarded items have included power equipment, electronics, and unknown bagged items.
- An area of light-colored objects was observed in a 1980 aerial photograph near the intersection of the southern property boundary and the northeastern edge of the power line right-of-way. Investigation of this area was limited by overgrown vegetation; however, a small area with minimal vegetation was noted in this general location.
- The subject property was not identified on any regulatory databases reviewed.

### 11.2 Offsite

- The site vicinity was sparsely developed until approximately 1950 when large housing developments began to appear in the area. To the east, across Renton Avenue S., a grocery store was present in the 1960s, followed by a woodcraft and gift store from at least 1976 to 1983, a boat sales and service business in the late 1980s, and currently by a community aid organization. A commercial business area was developed in the 1960s approximately 1/8 mile southeast of the site, along Renton Avenue S., including several service stations.

- Current land uses on adjacent properties to the north include a church, and residential and vacant properties. To the east, across Renton Avenue S., is a nonprofit community aid organization (Operational Emergency Center), and residences. To the south and west are residential properties and a City of Seattle power line. The Olympic Pipeline underground petroleum pipe is also located within the power line right-of-way.
- Review of regulatory databases identified two sites with known releases to groundwater within ¼ mile of the subject property, as follows:
  - The Conoco Phillips station at 11655 Renton Avenue S. is located approximately 1/8 mile southeast of the subject property. Elevated concentrations of petroleum hydrocarbons were initially detected in groundwater in 1989. Subsequent investigation found elevated gasoline-range hydrocarbons and benzene in soil, and gross contamination of groundwater (up to 61,000 µg/L of TPH-G, as compared to the current MTCA Method A cleanup level of 800 µg/L). Remediation activities included soil vapor extraction, air sparging, free product recovery, and pumping and treatment of groundwater. Periodic groundwater monitoring has occurred from 1991 through August 2008. Groundwater monitoring results indicate that contaminant concentrations have decreased significantly, and concentrations of all analytes (except total lead) have been below current MTCA Method A cleanup levels since at least January 2008. Free product has been observed occasionally in monitoring wells and product recovery wells on the service station property, but no observations of free product have been noted since 2001.

Groundwater at this facility flows radially outward from the tank area toward the west and north. In groundwater samples from two offsite downgradient monitoring wells, only total lead or low concentrations of xylenes (well below current MTCA cleanup levels) have been detected.

- The Skyway Texaco station at 11809 Renton Avenue S. is located between 1/8 and ¼ mile southeast of the subject property. This station had a release of gasoline- and oil-range hydrocarbons discovered in 1990, and a subsequent gasoline release in 2001. Groundwater monitoring indicated that natural attenuation was effectively reducing contaminant concentrations and by 2006 concentrations of petroleum hydrocarbons and BTEX in groundwater were below MTCA Method A cleanup levels for four consecutive quarterly monitoring events. Based on this information, Ecology made a determination in 2007 that no further action is required at the site for soil and groundwater. The direction of groundwater flow from this facility is toward the east.

# Section 12

## Opinion

Following is a summary of CDM's opinion regarding known or suspected conditions observed or identified through the Phase I ESA process:

- Based on indications of trespassers at the site, it is possible that hazardous substances or petroleum products have been brought into the residence or the shed. However, there is no indication at this time that any such materials have been introduced.
- Based on the age of the heating oil UST, there is some potential that petroleum contamination may have occurred due to leakage and/or spillage.
- The hand-dug well at the site should be properly abandoned in accordance with applicable regulations.
- Dumping of trash, household items, and soil on or immediately adjacent to the site could result in release of hazardous substances or petroleum products to the subject property.
- The area of light-colored objects seen near the southwest corner of the subject property in a 1980 aerial photograph and the area of minimal vegetation observed during the site visit may or may not be related. No indications of objects were observed on the ground in this area, and no obvious explanation for the reduced vegetation was identified.
- The former businesses located to the east of the site, including the boat service shop, do not appear to represent an environmental concern to the subject property, based on the hydraulically down-gradient location of that facility.
- Based on the close proximity of the Olympic Pipeline petroleum pipe, and the fact that the onsite stream originates in the pipeline area, the pipeline represents a potential source of contamination to the subject property in the event of a leak. However, there is no indication of a release or material threat of release from the pipeline.
- Based on long-term groundwater monitoring results, it appears that the Conoco Phillips site located approximately 1/8 mile southeast of the subject property is being successfully remediated and there is no indication that contaminants have migrated from the service station site toward the subject property. Therefore, the potential for this site to adversely affect environmental conditions at the subject property is considered low.

- Other nearby sites identified on regulatory lists appear to be sufficiently distant or hydraulically cross-gradient to the subject property and are, therefore, unlikely to have an adverse affect on environmental conditions at the subject property.

# Section 13

## Conclusions

CDM has performed this Phase I ESA of the Brooks Village property located at 11433 Renton Avenue S., Seattle, King County, Washington in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deviations from, this practice are described in Sections 2.4 and 14 of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with the subject property:

- The heating oil UST located on the northern side of the residence was installed in 1949 and, based on the age of the tank, represents a potential source of contamination to soil and groundwater at the site.
- Dumping of trash, household items, and soil has occurred in the driveway area near the entrance to the site and trash and household items have also been dumped on the separate triangular portion at the southwest corner of the site. These materials could result in release of hazardous substances or petroleum products to the subject property.

# Section 14

## Deviations and Data Gaps

No significant deviations occurred from the ASTM Practice E 1527-05, *Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process*, or 40 CFR Part 312 with the following exceptions:

- Access to some portions of the site was limited by dense growth of vegetation or the presence of wetlands. The absence of trails or paths across most of the subject property suggests that those areas are not used; therefore, it is unlikely that significant environmental conditions are present.
- The interiors of the residence and shed were not entered due to indications of trespassing. As there is no vehicle access beyond the site entrance and no indication of heavy trail use leading to the structures, it appears unlikely that any significant activities have been conducted in the structures that would represent an environmental concern.

# Section 15

## Declaration and Signatures

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of the part (40 CFR Part 312). A summary of our qualifications is provided in **Appendix G**.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

---

Lance E. Peterson, LHG  
Senior Hydrogeologist  
Camp Dresser & McKee Inc.

# Section 16

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### Interviews

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Chatman, Sherrie. King County Fire Marshal Division. Sherrie.Chatman@kingcounty.gov. Email communication with Dion Valdez of Constellation Services (subcontractor for CDM) on October 13, 2008.

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Herron, Ruby. King County DDES Building Services Division. (206) 296-6696. Telephone conversation with Dion Valdez of Constellation Services (subcontractor for CDM) on October 17, 2008.

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# Distribution

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500 Fourth Avenue, Room 500  
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Attention: Ms. Kate Donley

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King County Solid Waste Division  
Department of Natural Resources and Parks  
King Street Center  
201 South Jackson Street, Suite 701  
Seattle, Washington 98104-3855

Attention: Mr. Jim Neely

# Figures

# Appendix A

## Site Photographs

# **Appendix B**

## **User Provided Information**

# Appendix C

## Historical Research Documentation

# Appendix C-1

## Topographic Maps

## Appendix C-1

### Topographic Maps

Current topographic maps for the site vicinity were obtained from the USGS website and from King County's website. Historical topographic maps were researched at the Bellevue branch of the King County Library System. Following is a summary of relevant features observed on these maps.

Current USGS topographic maps: The site is located at the intersection of four current USGS quadrangle maps:

- Seattle South, 1983
- Bellevue South, 1983
- Des Moines, 1949 revised 1995
- Renton, 1949 revised 1994

Maps for each of these quadrangles were reviewed separately and a composite map was created to allow simultaneous viewing of information from all four maps. The site is located in a hilly upland area that rises over 400 feet above the Duwamish River Valley to the west and Lake Washington to the east. The land surface at the site slopes downward to the northeast, toward an unnamed stream that drains into Lake Washington.

Current King County contour map: A more detailed 5-foot contour map of the site shows that the highest elevation on the site is the southwest corner (the separate triangular portion of the site), which lies at approximately 355 feet MSL and slopes steeply downward approximately 25 feet to the power line right-of-way. The larger part of the site slopes downward from approximately 325 feet MSL in the western portion to approximately 255 feet MSL in the northeast area of the site.

Historical Renton Quadrangle, 1949 photorevised 1968 and 1973: This quadrangle includes the area southeast of the site. The map shows that the service stations and commercial area southeast of the site along Renton Avenue S. were developed sometime between 1949 and 1973.

Historical Renton Quadrangle, 1983: This map shows no significant changes in the site area since the previous map.

# Appendix C-2

## Tax Records

## Appendix C-2

### Tax Records

Tax assessor records from approximately 1945 to 1972 were obtained from the Puget Sound Regional Archives in Bellevue. Tax assessor records from 1972 to 1995 were not available as they are currently being transferred from the King County Assessor's office to Puget Sound Regional Archives. Records from 1996 to the present are available on the King County Tax Assessor's website; however, due to the large number of lots associated with this site, and the absence of any structures built during this period, only selected online records were reviewed. Following is a summary of relevant information contained in the records that were reviewed.

The original parcel number for the site, prior to establishment of the Brooks Village plat, was 1123049062. The earliest tax record for the site indicates that a 216-square foot dwelling was constructed on the property in 1943. It is listed as a single-family dwelling at 11403 Goodwin Road (an early name for Renton Avenue S). The building had a stove for heat and had no plumbing. Based on a poor-quality photograph included in the record, this former dwelling appears to be the shed that is currently on the site.

The current residence at the site was completed in 1949. The house is identified as a 1,372-square-foot structure with asbestos shake siding and an oil burner for heat. The tax record indicates that there is a garage in the basement. A 140-square foot shed is also listed on the property.

In 1969, a portion of the property was segregated from the parcel and identified as Tax Lot 188. This lot was merged back into the parcel in 1971. Later in 1971, another portion of the parcel was segregated and identified as Tax Lot 62-8. The location of that lot is not known.

According to limited information in the tax records regarding historical ownership, the site was owned by Omicron Co., Inc. in 1944, and by J. C. Brooks in 1947. Current online tax records indicate that King County acquired the subject property from Covenant Housing Association through foreclosure in 2004.

# Appendix C-3

## Aerial Photographs

## Appendix C-3

### Aerial Photographs

Historical aerial photographs were reviewed at Aero-Metric of Seattle, and selected copies were obtained. Additional photographs were also downloaded from the King County website. Relevant features observed on the photographs are described below.

1936, King County (copy included): The site appears as wooded, undeveloped land. The roads currently identified as Renton Avenue S. and S. 116<sup>th</sup> Place are present to the east of the site. The power line is not yet visible to the southwest of the site, although the right-of-way appears visible as a swath that has been cleared of large trees. A small structure appears adjacent to the right-of-way near the western boundary of the subject property, and a disturbed area appears to the north of that structure near the northwest corner of the subject property. The surrounding area is primarily undeveloped, wooded land with very sparse development.

1946, Aero-Metric: The site and surrounding area appear generally similar to the previous photograph.

1956, Aero-Metric (copy included): The current residence and shed at the site are present and are surrounded by a driveway that loops around them. Much of the site appears to have been cleared of large trees, particularly areas south and west of the residence. Properties adjoining the site and in the larger surrounding area show significantly increased development. A structure and cleared area near the western property boundary remain present; although the structure appears larger than the previous one, it is probably residential. To the north, a circular driveway is present with disturbed land around it. A large housing development is present beyond that to the north. To the east, the building currently occupied by the Operational Emergency Center is present for the first time. A large housing development is also present to the east. To the south, a residence is present which appears to have a relatively large garden area adjacent to the house. To the southwest, the power line right-of-way remains present, although no power lines are visible.

1960, Aero-Metric: The site appears generally similar to the previous photograph. A small garden area is present to the north of the house.

1969, Aero-Metric: Due to poor quality of this photograph, few details of the subject property are discernable. The surrounding area shows somewhat increased development to the north and west of the site. A larger structure is present for the first time to the north of the site, at the current location of the church. To the south, larger commercial structures are present along Renton Avenue S where it curves to the east, including what appears to be service stations.

1974, Aero-Metric: The subject property appears more heavily vegetated and few details are visible. The surrounding area looks similar to the previous photograph, except that power line towers are clearly visible along the right-of-way southwest of the subject property.

1980, Aero-Metric (copy included): Again, due to dense vegetation, few details on the subject property are visible. Only a small area in the front (east side) of the residence is relatively clear of trees and a portion of the driveway can be seen in this area. A group of small light-colored objects appear in the southern portion of the site, adjacent to the power line right-of-way. To the east, the building that is currently the Operational Emergency Center has expanded.

1985, Aero-Metric: Due to poor quality of this photograph, few details on the subject property are discernable.

1990, Aero-Metric (copy included): Wetland areas in the northern portion of the site are visible as distinctive light-colored areas, indicating a period of higher water levels than in previous photographs. To the east, across Renton Avenue S, the current Operational Emergency Center building is surrounded by a large number of what appear to be boats.

1995, Aero-Metric: The site appears very overgrown, so few features are discernable. The surrounding area appears generally similar to the previous photograph.

1998, King County (copy included): The sewer pump station at the northeast corner of the site is visible for the first time. The driveway area is barely visible through the trees, and the remainder of the site has heavy growth of vegetation.

2000, King County (copy included): The site appears generally similar to the previous photograph. To the west, the adjoining residential property appears to have a relatively large disturbed area to the northwest of the house.

2002, King County (copy included): The site appears almost completely covered with vegetation, including the driveway area that was previously visible. The disturbed area on the adjoining property to the west appears to have been covered over with soil.

2005, King County (copy included): The site appears generally similar to the previous photograph. A portion of the previous disturbed area on the adjoining property to the west appears disturbed again. That area appears to be possibly covered in plastic sheeting, suggesting an unstable slope.

# Appendix C-4

## City and County Atlases

## Appendix C-4

### City and County Atlases

City and County atlases (Metsker and Kroll maps) were reviewed and copied at the Puget Sound Regional Archives in Bellevue. Relevant features observed on these atlases are summarized below.

1936, Metsker's Atlas of King County: The site appears as part of a larger parcel that extends across Renton Avenue S (called Goodwin Road at that time). The parcel is owned by H. H. Figel. The Skagit Power Line runs through the southwestern area of the property. The site is bordered by County-owned properties on the north and east sides, and private properties on the south and west.

c. 1940, Kroll's Atlas of Seattle, South End Supplement: The site and surrounding area appear generally similar to the previous map. The site is owned by Harrietta A. Figel.

c. 1940, Kroll's Atlas of King County, Western Part: The site is no longer part of a larger parcel and appears in its current size. The site is owned by Omicron Co., Inc. The adjacent roadway is indicated at Renton Avenue. The power line is indicated as the City of Seattle Skagit Transmission Line.

c. 1960, Kroll's Atlas of Seattle, South Supplement: The site is indicated as 15.10-acre parcel owned by John C. Brooks. The residence is indicated with an address of 11433. In addition to the Skagit Transmission Line at the southwest corner of the site, a P.S.P.&L (Puget Sound Power & Light) easement is indicated across the northeast corner of the site. To the east, a grocery store is indicated at 11410 Renton Avenue (the current location of the Operational Emergency Center). Other adjacent properties appear to be residential.

c. 1968, Kroll's Atlas of Seattle, South Supplement: The site is shown as a 14.03-acre parcel owned by Mrs. John C. Brooks. To the east, the grocery store remains present. A church appears to the north of the site. A substation is indicated within the power line right-of-way just off Renton Avenue S.

c. 1970, Kroll's Atlas of King County, Western Part: The site is shown as owned by Mrs. J. Brooks; however, there is an additional parcel (Lot 188) in the center of the site.

# Appendix C-5

## Street Directories

## **Appendix C-5**

### **Street Directories**

Polk's street directories were reviewed at the Bellevue branch of the King County Library System. Attached is a table summarizing occupants listed for the site address and for properties within approximately one block to the south of the site. Properties to the north of the site were not listed in the South King County Area directories.

# Appendix D

## Regulatory Database Search

# Appendix E

## Selected Regulatory Agency Records

# Conoco Phillips/Exxon

# Skyway Texaco/Skyway Shell/Unocal

# Lemonbusters

# Appendix F

## Interview Records

# **Appendix G**

## **Qualifications of Environmental Professionals**