

**Phase I Environmental Site Assessment  
Kit's Corner Property  
King County Parcel Nos. 219160-0870, -1790, -  
2050, -2090, -2135, and -2150**

June 24, 2009

Prepared For:

King County  
Real Estate Services  
Facilities Management Division  
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 Kit's Corner Property, which consists of King County Parcel Nos. 219160-0870, -1790, -2050, -2090, -2135, and -2150 (subject property). The subject property is located in unincorporated King County at the southeast corner of the intersection of Interstate Highway 5 and State Route 18. The subject property consists of a total of 8.6 undeveloped acres. 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.

The subject property consists of numerous, non-contiguous, undeveloped lots that are separated by road right-of-ways and other lots which also have not been developed. Therefore, the individual lots are not distinguishable and the subject property appears as a large, irregularly shaped wooded area.

The earliest historical records available indicate that in 1936 the subject property and surrounding properties consisted of open fields with few trees, suggesting that the area had been recently logged. Subsequently, the subject property has become forested and has never been developed or used for any designated purpose. Numerous trails have been established throughout the subject property, which indicate that it is currently used as pedestrian trails and off-road vehicle course.

The subject property vicinity is an area of mixed land uses, including undeveloped land and residential areas to the east, the closed Puyallup/Kit Corner Landfill to the south, and the intersection of two major highways (I-5 and SR 18) to the west and north. An easement for the Olympic Petroleum Pipeline is located along the northwestern boundary of the subject property. The pipeline was installed in approximately 1965.

Based on a review of hydrogeologic information for the subject property vicinity, the direction of groundwater flow beneath the subject property is expected to be to the west and southwest.

The subject property was not identified on any of the regulatory databases reviewed. Other nearby sites identified on regulatory databases included the closed Puyallup/Kit Corner Landfill, which does not appear to represent a potential source of the contamination to the subject property, based on a review of hydrogeologic data.

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

- A car has been abandoned along a trail in the eastern portion of the subject property and could be a potential source of hazardous substances or petroleum products (oils, fuel, and coolant/antifreeze) to the subject property. The car was removed by King County on February 20, 2009 and there was no visual indication of a release.
- Based on the age and proximity of the Olympic Petroleum Pipeline along the northwestern boundary of the subject property, the pipeline represents a potential source of contamination to the subject property in the event of a leak.

## Section 2

### Introduction

Camp Dresser & McKee Inc. (CDM) completed a Phase I Environmental Site Assessment (ESA) of the Kit's Corner Property, which consists of King County Parcel Nos. 219160-0870, -1790, -2050, -2090, -2135, and -2150 (subject property). The subject property is located in unincorporated King County at the southeast corner of the intersection of Interstate Highway 5 and State Route 18. The subject property consists of a total of 8.6 undeveloped acres. 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). The standard ASTM report format has been modified slightly at the request of King County. 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 subject property. Copies of information provided by the user are provided in **Appendix B**.
- Reviewed the history of the subject property and surrounding area from standard historical record sources, including the following:
  - Topographic maps obtained from the U.S. Geological Survey (USGS) website and from King County's online mapping system (iMap).
  - Aerial photographs reviewed at/obtained from Aero-Metric of Seattle, Washington, and from King County's website.
  - City and county atlases reviewed at and copied at Puget Sound Regional Archives in Bellevue, Washington.
  - Tax records obtained from the Puget Sound Regional Archives in Bellevue, Washington and from the King County Assessor's website.

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 subject property 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**.
- Used the King County website to research whether any illegal drug labs are known to have operated in the subject property vicinity.
- Reviewed information provided by the King County Department of Natural Resources and Parks regarding the closed Puyallup/Kit Corner Landfill, based on the database search findings. Copies of selected records are provided in **Appendix E**.
- Interviewed the following individuals:
  - Ms. Anne Holmes, Supervising Engineer with the King County Department of Natural Resources and Parks, Solid Waste Division, a representative of the property owner (King County). Ms. Holmes is also a primary contact for the

closed Puyallup/Kit Corner Landfill, which is located adjacent to the subject property.

- Ms. Pam Brady, a representative of BP Pipelines, the operator of the Olympic Petroleum Pipeline, which is located adjacent to the subject property.
- Ms. Sherrie Chatman, a representative of the King County Fire Marshal Division.
- Mr. Greg Wilson, a representative of Public Health – Seattle & King County.

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

- Prepared this report documenting our findings.

## Section 3

# Subject Property Description

### 3.1 Location and Legal Description

The subject property consists of the following tax parcels:

- Parcel No. 219160-0870 (7.97 acres)
- Parcel No. 219160-1790 (0.14 acres)
- Parcel No. 219160-2050 (0.14 acres)
- Parcel No. 219160-2090 (0.14 acres)
- Parcel No. 219160-2135 (0.07 acres)
- Parcel No. 219160-2150 (0.14 acres)

The subject property is located in the southeast and southwest quarters of Section 21, Township 21 North, Range 4 East, W.M., as shown on the USGS Poverty Bay Quadrangle provided in **Appendix C-1**. The subject property location is shown on **Figure 1**.

According to a title report provided by King County for CDM review, an abbreviated legal description for the property is as follows:

- Ptns. Blks. 7, 8, 11, 13, 14, 15, 16, and parcel designated “Park”; East Tacoma Central Add. “A”, Vol. 4, pg. 42.

### 3.2 Subject Property and Vicinity General Characteristics

The subject property is located in an area of mixed land uses, including undeveloped land, residential areas, a closed landfill, and the intersection of two major highways.

**Figure 2** shows the approximate configuration of the subject property and land use in the subject property vicinity.

### **3.3 Subject Property Description and Improvements**

The subject property consists of numerous, non-contiguous, undeveloped lots that are separated by road right-of-ways and other lots which also have not been developed. Therefore, the individual lots are not distinguishable and the subject property appears as a large, irregularly shaped wooded area. Numerous trails have been established through the subject property, apparently for use by off-road vehicles. **Figure 2** shows general subject property features. Subject property photographs are included in **Appendix A**.

No water or wastewater services are currently provided at the subject property; however, water and sewer services are available to the subject property from Lakehaven Utility District.

### **3.4 Current Use of the Property**

The subject property is not currently used for any designated purpose. However, it appears from cleared vegetation, tire tracks and constructed soil jump ramps observed during a reconnaissance visit on October 25, 2008 that the subject property is being used as an unauthorized off-road vehicle course. Subject property photographs are included in **Appendix A**.

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

To the north and west of the subject property are State Route 18 and Interstate Highway 5, respectively. To the east is a residential area, which also includes some undeveloped lots. To the south is a closed landfill.

## **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. Ms. Anne Holmes, Supervising Engineer with King County's Department of Natural Resources and Parks, Solid Waste Division, 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 Insurance Company, Inc. dated June 20, 2008 was provided to CDM for review. According to this title report, the property is owned by the following individuals:

- King County.
- The heirs and devisees of Howard C. Walters and Jennie E. Walters, both deceased, as to that parcel designated as "PARK" on the plat of East Tacoma Central Addition "A".

The title report does not include chain-of-title information; however, based on documents in the title report, it appears that King County acquired many of the parcels that comprise the subject property through tax foreclosures over 25 years ago. The reference to a non-King County property owner in the title report is incorrect according to information obtained from King County Real Estate Services. The title report notes the existence of several easements, including one granted to the Olympic Pipe Line Company in 1964 for transmission of petroleum and petroleum products. A use restriction is noted on an 1889 plat map stating that the "Avenues, Streets & Park" are dedicated forever to the public for public use.

## **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**

Ms. Holmes reported that King County is the custodian of the Puyallup-Kit Corner Closed Landfill, which is adjacent and to the south of the subject property. Information provided by Ms. Holmes regarding the closed landfill is included in **Appendix E**.

## **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. Ms. Holmes reported that the purchase price is not known.

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

Ms. Holmes was not aware of any obvious indications or commonly known information regarding environmental conditions at the subject property, 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 part of a due diligence review of subject property 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 a United States Geological Survey (USGS) topographic map for the Poverty Bay Quadrangle dated 1961 revised 1994 and a 5-foot contour interval map from the King County iMap system. Topography in the subject property vicinity is shown on the topographic maps included in **Appendix C-1**.

Topography of the subject property area is characterized by gently rolling hills with small lakes and streams in the lower elevations between the hills. The subject property is located at the base of a hill that rises to approximately 400 feet MSL  $\frac{1}{4}$  mile east of the subject property.

The subject property elevation ranges from approximately 335 to 370 feet above mean sea level (MSL), for a maximum elevation difference of approximately 35 feet. Land surface at the subject property is irregular, but generally has higher elevations along the northwestern edge of the subject property and slopes downward toward the south.

### 5.2 General Subject Property Vicinity Hydrogeology and Hydrology

#### 5.2.1 Geology

The subject property 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. 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 (Galster, 1991). The subject property is located within an upland drift plain that lies between Puget Sound to the west and the Duwamish Valley/Green River floodplain to the east.

The subject property area is mapped as lodgment till (Qvt) that was deposited by the melt-out of debris at the base of the glacier. The till is typically comprised of compact silty sand to sandy silt with pebbles and cobbles scattered throughout. The till is generally 10 to 50 or more feet in thickness (Booth, et al, 2004).

Based on subsurface investigations at the adjacent Puyallup/Kit Corner Landfill, the till extends to a depth of approximately 15 to 25 feet in the subject property vicinity. The till is underlain by sand, silt, and gravel units interpreted as glacial advance meltwater deposits (King County, 1994; King County, 1996).

## 5.2.2 Groundwater

Based on subsurface investigations at the adjacent Puyallup/Kit Corner Landfill, groundwater occurs in perched, discontinuous zones at depths within approximately 100 feet of the ground surface. The direction of flow in these perched zones is likely to be primarily vertically downward. Groundwater under unconfined, water table conditions occurs at a depth of approximately 150 below ground surface in the vicinity of the northwest corner of the landfill and the southwest corner of the subject property. The direction of groundwater flow in this aquifer beneath the landfill is generally toward the west and southwest (King County, 1994; King County, 1996).

## 5.2.3 Surface Water

The subject property is located in the Hylebos Creek drainage basin within the Puyallup River watershed. The nearest surface water body is an unnamed stream that originates at Weyerhaeuser Lake, located approximately 1/2 mile north of the subject property, and passes through the easternmost portion of the subject property. For purposes of studies at the adjacent landfill, this stream has been referred to as the East Stream. The East Stream flows southward from the subject property along the eastern side of the landfill property before joining Hylebos Creek approximately 1¼ miles farther south (King County, 1994; King County, 1996). According to a recent Critical Areas Designation review, the stream is a Type F Aquatic Area (a natural water body that contains fish habitat), with an associated Category II wetland (not unique or rare, but requiring a high level of protection) (Kerschke and Sloan, 2008).

# Section 6

## Historical Use Information

Historical use information for the subject property and subject property vicinity was researched from topographic maps, aerial photographs, city and county atlases, and tax records. Summaries of the historical information obtained from each of these sources are provided in **Appendix C**, subsections C-1 through C-4, along with selected copies of the actual information sources. Additional information was obtained from a title report provided by King County for CDM's review. The subject property history, as summarized from all of these information sources, is provided below.

### 6.1 Historical Summary

The earliest available records for the subject property are a 1936 atlas and aerial photograph. The atlas indicates that the subject property vicinity had been platted as the East Tacoma Central Addition "A" (established in 1889 according to a title report provided by King County), but the 1936 aerial photograph shows that the subject property was undeveloped at that time. The subject property and surrounding area appear as open fields with few trees, suggesting that the area had been recently logged. Most of the streets platted in the East Tacoma Central Addition "A" were

never developed, and the subject property has remained undeveloped through the present time. Growth of vegetation has increased over time and the subject property is now forested.

In the surrounding area, the Puyallup/Kit Corner Landfill reportedly operated adjacent to and south of the subject property from approximately 1947 through 1967 (King County, 1996). By 1960, aerial photographs and atlases indicate that SR 18 was present and I-5 was under construction at the north and west of the subject property, respectively.

According to information provided by King County, the Olympic Petroleum Pipeline was installed along the northwest boundary of the subject property in 1965 (King County, 1996). Residential development on adjacent properties to the east began in approximately 1980, when the streets adjacent to the subject property were developed; however, only a few houses were ever constructed. One street (25<sup>th</sup> Avenue S.) was established but subsequently allowed to grow over with vegetation so that it is currently a wide, overgrown trail. In approximately 1990, a large residential neighborhood was developed approximately 500 feet southeast of the subject property.

## 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 subject property – 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 elongated shape of the subject property, the standard ASTM search distances were expanded by 1/8 mile to accommodate the subject property dimensions.

The Parcel Insight report also identified one “orphan” site. Orphan sites are those that could not be mapped or “geocoded” due to inadequate address information. Orphan sites are listed in the Parcel Insight report on page 6. The orphan list was reviewed to identify sites that may be within the ASTM-prescribed search distances. Based on our review, the orphan site (Unknown Sheen Incident) is not located within the applicable search distance. In addition, another site identified as being near the

subject property (NW Airlines Abandoned Hydrant System) was determined to be erroneously located and is not within the applicable search distance.

A total of 26 databases were searched (see page 4 of the Parcel Insight report). The subject property did not appear on any of the regulatory databases researched. Eight sites appeared on one or more of the following databases.

**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) 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 No Further Action (CSCSL-NFA)** - This data set contains information about sites previously on the CSCSL that have received a No Further Action (NFA) determination from Ecology.

**King County Abandoned Landfills (SWLF KING)** - This data source contains information from a 1985 study of abandoned landfills by Public Health - Seattle & King County, Environmental Health Division.

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), and/or
- The subject property is not listed for known or suspected contamination.

Following this review, one of the listed sites was identified as having some potential for environmental concern relative to the subject property, based on its proximity, and was retained for further consideration. Information for this site 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
Puyallup/Kit Corner	Northeast of S. 360 <sup>th</sup> Street and Interstate 5, Puyallup	Adjacent to S	SWLF KING

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

**Puyallup/Kit Corner** – The Parcel Insight report contained no details regarding this facility; therefore, summary information was requested from King County’s Department of Natural Resources and Parks, Solid Waste Division (the custodian of the landfill) to further evaluate the potential for this site to affect environmental conditions at the subject property.

## 7.2 Agency Records Review – Puyallup/Kit Corner Landfill

Files for the Puyallup/Kit Corner Landfill were requested from Anne Holmes, Supervising Engineer with King County’s Department of Natural Resources and Parks, Solid Waste Division to further evaluate their potential to affect environmental conditions at the subject property. Copies of information provided by Ms. Holmes are included in **Appendix E** and a summary of the information provided is provided below.

The landfill site was reportedly developed as a gravel pit sometime after 1936, and then operated as a landfill from 1947 to 1967. No records were maintained of the types or volumes of wastes deposited in the facility. The greatest activity at the landfill occurred during the early to mid 1960s when refuse volumes increased substantially as other nearby landfills closed and development increased. Between 1960 and 1965, the active landfill area more than doubled.

After landfilling ceased in 1967, a 4-foot thick cover of locally-derived soil was placed over the refuse, which was approximately 30 to 40 feet thick. No provisions were made for collection of leachate or landfill gas.

Subsequent investigations at and adjacent to the landfill included sampling and analysis of surface water, surface soil, soil gas, and groundwater. Results of these investigations indicated that groundwater had been impacted by the landfill, and

explosive gases were present beneath the landfill cover and in soils surrounding the landfill. The investigations found no indication of leachate impacts to surface water. A gas extraction system was installed in 1994, and in 1997 the gas extraction system was expanded and a groundwater sparging system was completed. Selected groundwater wells at and adjacent to the landfill have been monitored quarterly since 1994.

The most recent quarterly groundwater monitoring event (September 2008) identified the following constituents in one or more groundwater samples at concentrations exceeding applicable water quality standards: pH, arsenic, iron, manganese, nitrate, 1,4-dichlorobenzene, and vinyl chloride for Secondary Federal Drinking Water and Washington State Groundwater Quality Standards except for nitrate which exceeded the Primary Federal Drinking Water Standard of 10 mg/L. Monitoring Well MW-12, located just north of the northwest corner of the landfill, is the closest monitoring well to the subject property. During the past year of monitoring, groundwater samples from Well MW-12 have exceeded applicable water quality standards only for iron and manganese for Secondary Federal Drinking Water Standards. These standards are a measure of the aesthetic condition (taste, odor, and color) of the samples and are not considered to present a risk to human health.

The direction of groundwater flow in the vicinity of the landfill is generally toward the west and southwest away from the subject property.

## **7.3 Additional Environmental Record Sources**

### **7.3.1 Illegal Drug Labs**

Based on the presence of woods on and near the subject property, the King County iMap system was used to identify whether any illegal drug lab sites (i.e., methamphetamine labs) are known to have operated in the area. The subject property was not identified as a former 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 (a subcontractor for CDM) conducted a subject property visit on October 25, 2008. It was approximately 55°F and mostly sunny at the time of the subject property visit. The subject property was inspected by following two trails that enter the subject property from S. 351<sup>st</sup> Street. From these two trails, nearly all areas of the subject property were able to be observed. Photographs taken during the subject property reconnaissance are included in **Appendix A**.

## 8.2 General Subject Property Setting

The subject property vicinity is an area of mixed land uses, including undeveloped land and residential areas to the east, a closed landfill to the south, and the intersection of two major highways to the west and north.

## 8.3 Subject Property Observations

### 8.3.1 Exterior Observations

The subject property was inspected beginning near the intersection of S. 351<sup>st</sup> Street and 25<sup>th</sup> Avenue S. The unnamed stream exits a portion of the subject property in this area and passes under S. 351<sup>st</sup> Street. Very little water was visible at the time of the subject property visit; however, water that was present appeared clear and free of sheen or debris.

The subject property was first entered along the abandoned right-of-way for 25<sup>th</sup> Avenue S. north of S. 351<sup>st</sup> Street. The right-of-way does not appear to have been paved and is currently a wide trail overgrown with blackberry bushes. Near the entrance to the path were several dumped items including a stove, barbeque, furniture, and tires. Farther down the trail was a car that had been mostly stripped and was lying under a fallen log. Although there was no indication of leaked vehicle fluids near the vehicle (such as oil, fuel, or coolant/antifreeze), it appears that the car has been there for some time based on the growth of vegetation around it. All these items, including the car, were removed from the subject property by King County on February 20, 2009. There was no visual indications of a release noted when the car was removed. Areas of the subject property adjacent to the 25<sup>th</sup> Avenue S. right-of-way consist of a mixed deciduous and evergreen forest with undergrowth of blackberry bushes, salal, and ferns along the forest floor. No side trails were observed in this portion of the subject property.

The subject property was then entered at another trailhead located north of the intersection of S. 24<sup>th</sup> Avenue and S. 351<sup>st</sup> Street. This trail leads to numerous other trails throughout the remainder of the subject property that appear to be used for off-road vehicles. Some of the trails appear heavily used as they are completely bare of vegetation. The network of trails extended to the north and west where they joined the Olympic Petroleum Pipeline right-of-way in several places. The pipeline right-of-way is a wide unpaved access road marked periodically with warning signs identifying the pipeline location.

A pit approximately 8 to 10 feet deep and approximately 6 feet across was observed in the southwestern portion of the subject property. Vegetation was growing on the sides and bottom of the pit, indicating that it had been dug some time ago.

Several tires and a 55-gallon drum on its side were observed in the central portion of the subject property. The drum contained a small amount of water and a few items of trash (food wrappers). These items were removed from the subject property by King County on February 20, 2009.

A monitoring well (marked MW-12) was observed near the southwestern corner of the subject property. A trail in this area continued southward toward the adjacent closed landfill.

No indications of transient encampments, campfires, hazardous substances, storage tanks, drains, ponds, septic systems, unidentified substance containers, stained soil, stressed vegetation, or odors were noted.

### **8.3.2 Interior Observations**

There are no interior areas of the subject property.

## **8.4 Vicinity Observations**

Adjacent properties were observed from adjoining property lines and from trails and roadways. The closed landfill to the south is surrounded by chain-link fencing. Several groundwater monitoring wells were observed along the access road at the western side of the landfill.

Residences on adjacent properties appeared generally well maintained and no environmental concerns were noted. Some dumping of yard debris onto the subject property was noted near adjacent residences.

# **Section 9 Additional (Non-ASTM) Issues**

## **9.1 Wetlands**

According to a Critical Areas Designation performed by King County, a stream and associated wetland are located on the subject property (Kerschke and Sloan, 2008). The stream is a Type F aquatic area (a natural water body that contains fish habitat) and the wetland is a Category II (not unique or rare, but requiring a high level of protection). The presence of an aquatic area and wetland may impose certain limitations on future development of the subject property.

## **9.2 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 subject property lies in Zone 3, which typically shows radon concentrations below 2 pCi/L (USEPA website). 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.

## Section 10

# Interviews

Interviews were conducted with representatives of the subject property owner (King County), the operator of the Olympic Petroleum Pipeline, and local fire and health departments. Telecommunications records and questionnaires completed as a result of these interviews are included in **Appendix F**.

### 10.1 Interview with Owner/Key Subject Property Manager

Ms. Anne Holmes, a representative of the property owner (King County/Solid Waste Division) was interviewed by telephone. Ms. Holmes is a Supervising Engineer with the King County Department of Natural Resources and Parks, Solid Waste Division. Ms. Holmes reported that there have been no liens, litigation, or notices of violation regarding environmental issues at the subject property. She knew of no underground structures at the subject property, no areas of stained soil or stressed vegetation, and no instances of dumping of hazardous materials or unidentified substances. Ms. Holmes had no information regarding the pit observed during the subject property inspection. Additional information provided by Ms. Holmes is included and referenced in relevant sections of this report.

### 10.2 Interview with Olympic Pipeline Personnel

Due to the close proximity of the Olympic Petroleum Pipeline, a representative of the pipeline operator (BP Pipelines) was contacted by telephone. Ms. Pam Brady, a Right-of-Way Specialist with BP Pipelines, was interviewed regarding pipeline safety features and procedures (Brady, 2008). Ms. Brady reported that the pipeline operates 24 hours a day and carries refined petroleum products including gasoline, diesel, and jet fuel.

The pipeline is constructed of welded steel and is buried at an average depth of 3 to 4 feet below ground surface. Corrosion of the pipe is inhibited by a protective coating and an impressed current cathodic protection system; therefore, the thickness of the pipe is likely the same as when it was installed. Continuous leak detection is provided by monitoring fluid pressure and by metering product flow at various locations along the line.

The line is flown over weekly to check for obvious signs of leakage, nearby construction, or any conditions that might compromise the security of the line. Approximately annually, an electronic device (called a smart pig) is sent through the line to evaluate the shape and position of the line, identify wall thickness or joint anomalies, or collect video images of the line. Following earthquakes, the line is shut down and inspected. No leaks have occurred due to past earthquakes that have affected the Pacific Northwest.

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

Ms. Sherrie Chatman of the King County Fire Marshal Division was contacted by email for information regarding UST records for the subject property. Ms. Chatman replied that the parcels constituting the subject property have had no structures on them; therefore, the Fire Marshal's office has no records for these parcels (Chatman, 2008).

### **10.4 Interview with Health Department Personnel**

Greg Wilson of Public Health - Seattle & King County was contacted by email for information regarding environmental health issues (such as illegal dumping, hazardous waste issues, or complaints). Mr. Wilson reported finding no records for the subject property (Wilson, 2008).

## **Section 11 Findings**

The following sections summarize CDM's findings for this subject property.

### **11.1 Onsite**

- The subject property is part of the East Tacoma Central Addition "A" that was platted in 1889 but never fully developed. In 1936, the subject property and surrounding properties consisted of open fields with few trees, suggesting that the area had been recently logged. Subsequently, the subject property has become forested and has never been developed or used for any designated purpose. Portions of the subject property appear to be currently used as walking trails and an off-road vehicle course.
- A car and household items (including furniture, a stove, and tires) have been discarded along a trail in the eastern portion of the subject property. The trail is an abandoned portion of 25<sup>th</sup> Avenue S. that lies north of S. 351<sup>st</sup> Street.
- The subject property did not appear on any of the regulatory databases researched.

### **11.2 Offsite**

- The Puyallup/Kit Corner Landfill operated to the south of the subject property from approximately 1947 through 1967. In approximately 1960, I-5 and SR 18 were constructed to the west and north of the subject property, respectively, including a cloverleaf interchange to the northwest of the subject property. The Olympic Petroleum Pipeline was installed along the northwest boundary of the subject property in approximately 1965.

- The surrounding area remained sparsely developed until the 1980s when streets adjacent to the subject property were developed and a few residences were constructed. A larger residential neighborhood was developed to the southeast of the subject property in approximately 1990.
- Land use on adjacent properties includes undeveloped and residential properties to the east, the closed Puyallup/Kit Corner Landfill to the south, and the intersection of two highways to the west and north.
- The closed Puyallup/Kit Corner Landfill appeared on a list of abandoned landfills in King County. The landfill is under the custodial care of the King County Department of Natural Resources and Parks, Solid Waste Division. Numerous environmental studies have been conducted at the landfill and ongoing activities include cover maintenance, groundwater monitoring and sparging, and gas monitoring and extraction.

## **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:

- The abandoned car at the subject property could be a potential source of hazardous substances or petroleum products (oil, fuel, and coolant/antifreeze) to the subject property. The car was removed by King County on February 20, 2009 and there was no visual indication of a release.
- Based on the age and close proximity of the Olympic Petroleum Pipeline, the pipeline represents a potential source of contamination to the subject property in the event of a leak. However, based on the pipeline's safety features and procedures, the potential for adverse environmental impacts to the subject property is considered moderate.
- Based on the hydraulically cross-gradient location of the closed Puyallup/Kit Corner Landfill, and groundwater monitoring results that indicate leachate-impacted groundwater is not migrating toward the subject property, the potential for the landfill property to adversely affect 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, therefore, the potential for environmental impact to the subject property is considered low.

## Section 13 Conclusions

CDM has performed this Phase I ESA of the Kit's Corner Property, which consists of King County Parcel Nos. 219160-0870, -1790, -2050, -2090, -2135, and -2150 in unincorporated King County 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:

- A car has been abandoned along a trail in the eastern portion of the subject property and could be a potential source of hazardous substances or petroleum products (oil, fuel, and coolant/antifreeze) to the subject property. The car was removed by King County on February 20, 2009 and there was no visual indication of a release.
- Based on the age and proximity of the Olympic Petroleum Pipeline along the northwestern boundary of the subject property, the pipeline represents a potential source of contamination to the subject property in the event of a leak.

## 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:

- Past owners of the subject property were not interviewed. An attempt was made to locate two recent past owners of some of the parcels that constitute the subject property (Garry Holmes and Gladys Inabnit); however, no contact information was found. Other parcels appear to have been acquired through tax foreclosures over 25 years ago and, based on the long elapsed time, it was considered unlikely that those past owners could be located. Based on the fact that the subject property has never been developed, the lack of information from past owners does not represent a significant limitation to our understanding of subject property conditions.

## Section 15

# Limitations

### 15.1 Significant Assumptions

The conclusions of this Phase I ESA are based on research of readily available current and historic information sources, interviews, and a subject property 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.

### 15.2 Limitations and Exceptions

Our opinions and conclusions 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 opinions and conclusions set forth in this report are strictly limited to the scope of our services at the time they were conducted.

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 a higher standard is required.

### 15.3 Special Terms and Conditions

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

### 15.4 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 opinions or conclusions.

## Section 16

# Declaration and Signatures

I 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**.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. 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 17

## References

### Published Sources

King County Solid Waste Division. 1994. Draft Phase II Hydrogeologic and Landfill Gas Investigation, Puyallup/Kit Corner Custodial Landfill, King County, Washington. Prepared by AGI Technologies, Inc. (AGI), July 7, 1994.

American Society for Testing and Materials. 2005. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process ASTM E 1527-05. West Conshohocken, Pennsylvania.

Environmental Protection Agency. 2005. 40 CFR Part 312. Standards and Practices for All Appropriate Inquiries; Final Rule. November 1.

King County Solid Waste Division. 1996. Groundwater Investigation Summary Report, Puyallup/Kit Corner Custodial Landfill. Prepared by Woodward-Clyde, December 6, 1996.

Booth, D.B., Waldron, H.H., and Troost, K.G. 2004. Geologic Map of the Poverty Bay 8.5' Quadrangle, King and Pierce Counties, Washington. U.S. Geological Survey Scientific Investigations Map 2854.

U.S. Geological Survey (USGS). 1961 revised 1994. Poverty Bay Quadrangle topographic map.

### Interviews

Brady, Pam. Right-of-Way Specialist, BP Pipelines (North America). (206) 981-2506. Telephone conversation with Dion Valdez of Constellation Services (subcontractor for CDM) on December 10, 2008.

Chatman, Sherrie. King County Fire Marshal Division. Sherrie.chatman@kingcounty.gov. Email communication with Dion Valdez of Constellation Services (subcontractor for CDM) on December 1, 2008.

Holmes, Anne. Supervising Engineer, King County Department of Natural Resources and Parks, Solid Waste Division. (206) 296-4424. Telephone conversation with Dion Valdez of Constellation Services (subcontractor for CDM) on December 5 and 11, 2008.

Wilson, Greg. Public Health – Seattle & King County. Email communication with Dion Valdez of Constellation Services (subcontractor for CDM) on December 5, 2008 and January 5, 2009.

## Other Sources

Kerschke, Bill and Sloan, Jon. King County DDES. 2008. Wetland Delineation Report and Aquatic Area Report, Parcels #219160-0870, -2090, -2050, -2135, -2150, -1095, and -1790. July 8, 2008.

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Pacific Northwest Title Insurance Company, Inc. 2008. Title commitment for the subject property dated June 20, 2008.

Parcel Insight Radius Map Report 716. October 19, 2008.

US Environmental Protection Agency (USEPA) web site. 2008. Map of Radon Zones. [www.epa.gov/radon/zonemap.html](http://www.epa.gov/radon/zonemap.html).

## Distribution

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King County  
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500 Fourth Avenue, Room 500  
Seattle, Washington 98104

Attention: Ms. Kate Donley

1 Copy

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

## Subject Property 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 subject property vicinity were obtained from the USGS website and from King County's iMap website. Following is a summary of relevant features observed on these maps.

USGS Topographic Map, Poverty Bay, Washington (1961 revised 1994): Topography of the subject property area is characterized by gently rolling hills with small lakes and streams in the lower elevations between the hills. The subject property is located at the base of a hill that rises to approximately 400 feet MSL  $\frac{1}{4}$  mile east of the subject property. The subject property elevation is indicated as being approximately 340 feet MSL.

Current King County contour map: A more detailed 5-foot contour map shows that land surface at the subject property is irregular, but generally has a high point at the north, and slopes downward sharply to the east and more gradually toward the south and southwest. The subject property elevation ranges from approximately 335 to 370 feet MSL, for an overall elevation change of 35 feet.

# Appendix C-2

## Aerial Photographs

## Appendix C-2

### Aerial Photographs

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

1936, iMap (included): The subject property and adjoining properties are undeveloped. The subject property appears to be open fields with scattered trees. Streets with sparse residential development are located approximately 1,000 feet southeast of the subject property. Interstate Highway 5 (I-5) and State Route 18 (SR 18) are not present yet. The nearest road to the north is S. 344<sup>th</sup> Street, and the nearest road to the west is 16<sup>th</sup> Avenue S., both over 1,500 feet from the subject property.

1960, Aero-Metric (included): The subject property remains undeveloped, but appears more heavily vegetated with brush and trees. To the north, SR 18 is present. To the west, I-5 is under construction, with a large cloverleaf interchange for SR 18 and I-5 to the northwest. On the adjoining property to the south, the landfill is in use. The disturbed area of the landfill abuts the southernmost boundary of the subject property. The entrance to the landfill is from the west, across the area under construction for I-5.

1969, Aero-Metric: The subject property appears vacant and wooded. The right of way for the Olympic pipeline is visible as a pathway that runs along the northwestern boundary of the subject property and continues beyond to the north and south. The landfill to the south is larger, but the surface appears smooth and bare, indicating that it has been closed. Access to the landfill is from a roadway that runs along the western side and enters at the northwest corner of the landfill property. The larger surrounding area shows slightly increased development.

1974, Aero-Metric (included): The subject property and adjoining properties appear generally similar to the previous photograph.

1980, Aero-Metric: The subject property appears generally similar to the previous photograph. The residential streets adjacent to the subject property to the east are present for the first time, but only a few houses are present. One roadway has been developed that is not currently present (25<sup>th</sup> Avenue S.); this road is currently an overgrown trail that runs through portions of the subject property. To the south, rough trails are visible over the surface of the landfill. The remainder of the surrounding area appears generally similar to the previous photograph.

1985, Aero-Metric: The subject property and surrounding area appear generally similar to the previous photograph.

1990, Aero-Metric (included): The subject property and adjacent properties appear generally similar to the previous photograph. The northern extension of 25<sup>th</sup> Avenue S. that passes through a portion of the subject property appears somewhat overgrown

with vegetation. The landfill to the south is covered with a network of trails or vehicle paths. Approximately 500 feet to the southeast of the subject property, a large residential neighborhood is under development.

1995, Aero-Metric: The subject property and surrounding area appear generally similar to the previous photograph.

1998, iMap (included): No significant changes are noted, except that the northern extension of 25<sup>th</sup> Avenue S. appears almost completely grown over.

2000, iMap (included): No significant changes are noted.

2002, iMap (included): No significant changes are noted.

2005, iMap (included): No significant changes are noted.

# **Appendix C-3**

## **City and County Atlases**

## Appendix C-3

### City and County Atlases

City and county atlases (Metsker and Kroll maps) were reviewed and copied at the Puget Sound Regional Archives in Bellevue. The subject property is located at the eastern edge of some map pages and adjacent map pages to the east were, therefore, also reviewed and copied for those years. Kroll atlases were undated at the time of publication, and pages were subsequently added or modified; therefore, the dates on these atlases must be considered approximate. Relevant features observed on these atlases are summarized below.

1936 Metsker's Atlas of King County: The subject property area is indicated as part of the East Tacoma Central Addition plat, which is a rectangular area of 48 blocks laid out in a regular grid pattern. The street names running east-west in the subject property area are First, Second, and Third Streets and West Lake Avenue. Adjoining properties include Weyerhaeuser L.O.L. Co. to the north and King County to the south.

c. 1940 Kroll's Atlas of King County, Western Part: The subject property continues to be indicated as part of the previously noted East Tacoma Central Addition, which has an additional designation of "A" at this point. Street names in the subject property vicinity have been changed to their current designations. The subject property consists of areas located within Blocks 7, 8, 11, 13, 14, 15, 16, and what appears to be a park area south of Block 11. A stream is shown running through the park; the stream originates approximately 500 feet north of the subject property. An adjoining property to the south remains owned by King County.

c. 1958 Kroll's Atlas of King County, Western Part: Interstate Highway 5 (I-5) and State Route 18 (SR 18) are present for the first time to the west and north of the subject property, respectively. The western portion of a cloverleaf interchange is present at the intersection of the two roads. The subject property and surrounding area appear generally similar to the previous atlas.

c. 1970 Kroll's Atlas of King County, Western Part: The cloverleaf interchange at the intersection of I-5 and SR 18 is complete; therefore, the subject property vicinity more closely resembles current conditions. The subject property continues to be shown as a grid of blocks. The onsite stream is indicated one block east of its previous location. The adjoining property to the south remains owned by King County. To the north of the subject property, across SR 18, Weyerhaeuser has established its international headquarters, which includes a newly constructed lake with what appears to be a dam.

c. 1974 Kroll's Atlas of Seattle, Auburn - Federal Way: This map shows much more detail, including lots numbers associated with each of the blocks in the East Tacoma Central Addition "A" plat. Many of the streets indicated in the plat are shown as "Not Open" on this map, which correlates to current subject property conditions. A limited access road is shown along the northwestern boundary of the subject

property, which correlates to the Olympic pipeline access road currently at the subject property. Very few structures (which appear to be residential) are located on adjacent lots to the east. The adjoining map to the south shows that the adjacent land is still owned by King County and shows a limited access road extending along the west side and leading to the northwest corner of that property.

# Appendix C-4

## Tax Records

## **Appendix C-4**

### **Tax Records**

Tax assessor records for the subject property from approximately 1938 to 1972 were obtained from the Puget Sound Regional Archives in Bellevue, Washington. Tax assessor records from 1973 to 1989 were not available as they are currently being transferred from the King County Assessor's office to Puget Sound Regional Archives. Records from 1990 to the present were obtained from the King County Tax Assessor's website. Following is a summary of relevant information contained in these records.

Tax records from 1938 to 1972 and from 1990 to 2008 indicate that there were no structures on any of the lots that constitute the subject property. Tax records did not indicate the most recent prior owner for Parcel 219160-0870. Recent past owners of the remaining parcels include Garry Holmes and Gladys Inabnit.

# Appendix D

## Regulatory Database Search

# **Appendix E**

## **Selected Regulatory Agency Records**

# Appendix F

## Interview Records

# **Appendix G**

## **Qualifications of Environmental Professionals**