

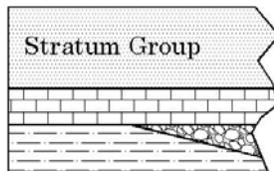
**REPORT  
ENVIRONMENTAL SITE ASSESSMENT  
PHASE I**

**2646 AND 2648 LOWER ELWHA ROAD  
CLALLAM COUNTY PARCELS 0731263100002001 AND  
0731263100001000  
PORT ANGELES, WASHINGTON 98363**

For:

Coastal Watershed Institute  
115 E Railroad Avenue, Suite 213  
Port Angeles, Washington 98362

By:



PO Box 2546  
Bellingham, WA 98227  
(360) 714-9409

June 2, 2016

## Stratum Group

PO Box 2546, Bellingham, Washington 98227  
Phone: (360) 714-9409

June 2, 2016

Jamie Michel  
Coastal Watershed Institute  
115 E Railroad Avenue, Suite 213  
Port Angeles, Washington 98362

**Re: Report**  
**Environmental Site Assessment: Phase I**  
2646 and 2648 Lower Elwha Road  
Clallam County Parcels 0731263100002001 and 0731263100001000  
Port Angeles, Washington 98363

Dear Mr. Michel:

Stratum Group is pleased to present the results of our Phase I Environmental Site Assessment for the above referenced property in Port Angeles, Washington. This Phase I Assessment was conducted in conformance with the Federal Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and in general conformance with the methodology of ASTM Standard Practice E 1527-13.

The subject property is developed with three residential structures and outbuildings. The site has been utilized as a rural farm property since at least the 1920s. Two underground storage tanks, used to store 250-gallons of gasoline and 400-gallons of diesel, were removed from the site in October 2010. No contamination was identified at the time of the tank closure. Based upon the removal of the tanks and lack of contamination, it is our opinion that the risk posed by the former tanks is low. No contamination is suspected in connection with the current or historic uses of the site.

Based on our site visit, historical research, and evaluation of potential off-site risks, it is reasonable to believe that the risk of contamination at the site is minimal and therefore no further investigation is warranted.

Should you have any questions concerning this Environmental Site Assessment, please do not hesitate to contact us at (360) 714-9409.

Sincerely,  
**Stratum Group**



Kim Ninnemann, B.Sc., L.G  
Licensed Geologist

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Historic Aerial Photographs

UST Removal Documentation

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Stratum Group Indemnity

## **SECTION 1. EXECUTIVE SUMMARY**

Stratum Group conducted a Phase I Environmental Site Assessment for 2646 and 2648 Lower Elwha Road in Port Angeles on March 23, 2016. The environmental assessment process included a site reconnaissance visit, interviews with past occupants of the property, an historical investigation, review of environmental databases, and review of site specific environmental documentation to determine the risk of contamination to the soil, groundwater, and/or vapor intrusion at the site.

The subject property consists approximately 27.3 acres that is developed with ten structures including two residential homes, two mobile homes, pump houses, and storage structures. Cow pastures, brush covered vegetation, a portion of Beach Lake, and shoreline along the Strait of Juan de Fuca cover the remainder of the site. No recognized environmental conditions were identified in association with the current use of the property.

Our historical research on the site indicates the site has been developed as a rural residential property since at least the 1930s. Two underground storage tanks (UST) were previously located on the site: one 250-gallon gasoline UST and one 400-gallon diesel (heating oil) UST. The tanks were removed appropriately and a site assessor was onsite to evaluate the soil conditions around the tanks. No contamination was identified during the tank removal. No indications of other underground tanks were identified on the site. Based upon the removal of the tanks and lack of contamination, it is our opinion that the risk posed by the former tanks is low. No recognized environmental conditions are suspected in connection with the previous uses of the site.

No potential off-site sources of contamination were identified that pose a significant risk of contamination to the subject property.

Based upon our site visit, historic review, and evaluation of potential off-site contamination sources, it is our opinion that it is reasonable and prudent to believe that the environmental risk at the site is minimal and therefore no further investigation is warranted.

## **SECTION 2. INTRODUCTION**

### **2.1 Methodology and Purpose**

The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible pursuant to the processes prescribed within the Federal Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and ASTM Standard Practice E 1527-13, recognized environmental conditions in connection with the subject properties. A recognized environmental condition is defined as is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimus conditions are not recognized environmental

conditions. A de minimus condition is defined as a condition that generally does not pose a threat to human health or the environment and that generally would not be the subject or an enforcement action if brought to the attention of appropriate government agencies.

This report will also address controlled recognized environmental conditions (a past release of hazardous substances or petroleum that remains in place with required controls), historic recognized environmental conditions (a past release that has been cleaned up to meet unrestricted land use criteria), if identified in association with the site.

A phase I report that conducts all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practices permits the user of the report to satisfy one of the requirements to qualify for landowner liability protections including innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on liability within the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) laws.

Environmental issues or conditions at a property may be present that are beyond the scope of a typical phase I environmental site assessment, but which could under some conditions lead to contamination or future financial burden and may warrant further research or investigation beyond the phase I report. An example of non-scope considerations include: business related environmental risk, asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, and wetlands. Non-scope considerations are generally not addressed in this phase I report; however, our findings will be identified if significant conditions are discovered during the conduct of our evaluation.

The scope of our services included:

- Inspection of the property for indication of hazardous substances, petroleum products, stained soil, stressed vegetation, or careless manufacturing or industrial practices.
- Document the storage and waste management practices and the condition of the materials, if present.
- Review of Federal, State, and local records as to locations of nearby hazardous waste sites, leaking underground storage tanks, and landfills
- Review of historic aerial photographs, historic Sanborn Fire Insurance maps, assessor's notes and other available public records to determine past usage of the property and surrounding areas
- Interview with a representative of the potential purchaser, Mr. Jamie Michel
- Interview with Ms. Judy Haggerty, a former occupant of the site
- Review of site specific documentation available through the Clallam County Health Department

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**Report - Environmental Site Assessment: Phase I**

- Review of the physical setting, geology, and geohydrology of the site
- Preparation of this report describing the conditions encountered and recommendations for further study, if necessary.

## **2.2 Qualifications**

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 this part [Federal All Appropriate Inquiries].

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.

## **2.3 Data Gaps and Limiting Conditions**

No data gaps or limiting conditions were encountered during the conduct of this Phase I Environmental Site Assessment except:

- EPA databases for CERCLIS and Superfund have not been updated since November 2013.

The most up-to-date and reasonably ascertainable databases were reviewed for this report. It is our opinion that this data gap does not significantly affect our ability to adequately assess the risk to the subject property.

# **SECTION 3. SITE LOCATION AND PHYSICAL CHARACTERISTICS**

## **3.1 Location**

The subject property includes one tax parcel that is located along the north side of Lower Elwha Road, in the northeast corner of Lower Elwha Road and Stratton Road in unincorporated Port Angeles, Washington. The property is located adjacent to Lower Elwha Klallam Tribal Lands. The location of the property is provided in Figure 1 in Appendix I.

## **3.2 Site Setting**

The subject property consists of one parcel that is approximately 27.3 acres. The site is partially occupied by Beach Lake and is located along the southern shore of the Strait of Juan de Fuca. The site is zoned rural character conservation (RCC3). Properties in the vicinity are utilized for rural residential use. The site is located on the flood plain of the Elwha River and is at an elevation of 15 feet to sea level.

An aerial photograph of the site and vicinity is provided in Figure 2. Locations and descriptions of the site buildings are provided in Figure 3. Site photographs are provided in Figures 4 through 21. Figures 1 through 21 are provided in Appendix I.

### ***3.2.1 Geologic Summary***

The following descriptions of the surficial deposits in the vicinity of the subject property were interpreted from the Geologic Map of the Elwha and Angeles Point 7.5-minute Quadrangle, Clallam County, Washington (Polenz, Wegmann, Schasse, 2004). According to the map, the subject property is underlain by beach deposits (Qb) and alluvium (Qa). The beach deposits are mapped along the northern property boundary, adjacent to the Strait of Juan de Fuca. The beach deposits consist of a mix of sand and cobbles. The alluvium is mapped over the remainder of the site. The alluvium consists of gravel, sand, silt, peat and clay that was deposited in stream beds, flood plains and estuaries.

The site is located on the historic alluvial fan of the Elwha River, known as Angeles Point.

### ***3.2.2 Geohydrologic Summary***

The direction of shallow ground water flow is generally a function of topography. The subject property and vicinity are located on fairly level topography within the Elwha River flood plain. Based upon the topography of the site, shallow groundwater flows northward toward Beach Lake and the Strait of Juan de Fuca. However, due to the close proximity of the sea water, the depth to shallow groundwater likely changes depth and direction based upon tidal flows.

Two drinking water wells are located on the northern portion of the subject property. The well logs were not available through Department of Ecology; however nearby well logs indicate that the drinking water source is approximately 118-124 feet below the ground surface.

## **SECTION 4. SITE RECONNAISSANCE**

A representative of Stratum Group, Kim Ninnemann, visited the subject property on March 23, 2016. Mr. Jamie Michel, employee of Coastal Watershed Institute and representative of the potential purchaser, provided a site tour and answered questions about the site's current and historic uses.

### **4.1 Building Conditions**

A total of ten buildings occupy the northern portion of the subject property. A summary of the site buildings is provided in Table 1, below. The locations of the buildings are identified in Figure 3 in Appendix I. The buildings on the site were labeled A – J to clarify the locations and

ease building location descriptions. Photos of the buildings are provided in Appendix I. A summary of the building uses is provided in Table 1.

**TABLE 1**  
Site Building Descriptions

<b>Map #</b>	<b>Building Description</b>
A	Carport
B	Mobile residential home
C	Pump house
D	Storage building
E	Horse stall
F	Residence
G	Former residence/storage building
H	Mobile residential home
I	Pump house
J	Residence

The property is served by two drinking water wells. Pump houses are associated with each well location. The residential structures have onsite septic systems. The residences and carport are connected to electricity and communications. The residential structures are heated by electricity and/or wood heat.

All of the structures are vacant, except for the mobile residential home and carport (Buildings A & B).

Miscellaneous household goods including mattresses, a washing machine, and furniture are stored within Buildings D and G. Lawn care equipment, a refrigerator, and tools are stored in the carport (Building A).

Many of the site structures have dilapidated exterior paint. Based upon the age of the structures, the paint on the interior and/or exterior of the structures may be lead-based. In addition, asbestos containing materials may be present in the structures.

No containers of hazardous materials were observed within the buildings.

Our interior observations are presented in Table 2.

**TABLE 2**  
 Interior Observations Checklist

<b>ASTM Observation</b>	<b>Yes/No</b>	<b>Comments</b>
Heating source	Yes	Buildings are heated by electricity, wood, or are unheated.
Stains/Corrosion	No	
Floor drains or sumps	No	
PCBs	No	
Hazardous containers (i.e.drums, above ground tanks)	No	
Underground equipment (i.e. hydraulic hoists, underground tanks, pits)	No	
Odors	No	

**4.2 Surface Conditions**

A gravel driveway extends along the eastern boundary of the site from Lower Elwha Road, to provide access to the site buildings. Grass lawn surrounds the site buildings.

The shoreline along Strait of Juan de Fuca covers the northern property boundary. The beach consists of sand and cobbles. Drift wood and large rip-rap boulders extend along the southern edge of the beach. Some large sheets of concrete debris are located within the beach area. Beach deposits have overtopped the rip-rapped areas and sand and woody debris is located along the north side of the northernmost mobile home and residence (Buildings H & J).

A former tennis court is located in the northeastern corner of the site.

Fenced grass pasture covers the central and southeastern portion of the site. Cows are actively grazing on the site.

Beach Lake, brush and trees cover the western boundary of the site.

No indications of non-native landfill materials or dumping was observed on the exterior of the site, except for the concrete on the beach. The former locations of the USTs were not identified based upon surface features.

No recognized environmental conditions were identified on the property. Our exterior observations are presented in Table 3.

**TABLE 3**  
 Exterior Observations Checklist

<b>ASTM OBSERVATION</b>	<b>YES/NO</b>	<b>COMMENTS</b>
Hazardous containers (i.e. drums, above ground tanks, batteries)	No	
Underground tanks, fill or vent pipes (associated with an underground tank or hydraulic hoists)	No	
Solid waste dumping	No	Some concrete debris on beach.
Fill soils	No	
Stained Soil	No	
Odors	No	
Electrical equipment (PCBs)	No	
Storm water system (i.e. ponds, underground detention, ditches, drains, treatment)	No	
Stressed Vegetation (due to contamination or herbicide application)	No	Some stressed vegetation noted along beach area, due to beach deposition; however no stressed vegetation is suspected in connection with contamination issues.
Waste Water (i.e. wash racks, mop water disposal, process water not entering public sanitary sewer)	No	
Septic Systems	Yes	Septic systems serve the site's residential structures.

### 4.3 Adjoining Properties

The Strait of Juan de Fuca bounds the site to the north. A cow pasture and barn bounds the site to the east. Lower Elwha Road bounds the site to the south. A cow pasture is located across the roadway to the south. Piles of tires are present along the west side of the adjacent cow pasture.

Brush, trees, and Beach Lake bound the site to the west. Rural residential properties are located west of Beach Lake.

## **SECTION 5. SITE DOCUMENTATION AND INTERVIEWS**

### **5.1 Site Documents**

Multiple documents were reviewed pertaining to the removal of two underground tanks from the site. An Underground Storage Tank Closure and Site Assessment Notice was reviewed for the property. The notice indicates that George Dickinson Construction removed one 250-gallon gasoline UST and one 400-gallon diesel (heating oil) UST from the site on October 28, 2010. Mr. Ken Morgan of Ken Morgan Consulting was the Site Check/Site Assessor on site during the tank closure. Mr. Morgan indicates that no contamination was present at the time of the tank closure. A sketch of the site buildings and tank locations was reviewed. A building permit was obtained from the Clallam County Department of Community Development prior to the tank closure. Copies of the tank removal documentation is provided in Appendix II.

### **5.2 Interviews**

Mr. Jamie Michel of Coastal Watershed Institute was interviewed during our site visit on March 23, 2016. Mr. Michel described the building uses and provided copies of the tank closure notice. Mr. Michel stated has been working with the site for quite a while and did not have any knowledge of potential contamination sources, other than the former USTs.

Ms. Judy Haggerty, former tenant of the site, was interviewed via telephone on June 2, 2016. Ms. Haggerty stated that she was raised on the property and lived onsite between approximately 1946 and 1960. She stated that her family time-shared the property from Ben Phillips [descendent of the current owners]. Her family grew hay and operated a dairy farm on the site. She stated that her family lived in the white house [Building F] and had one acre of vegetables and fruit. She stated that Beach Lake used to be significantly larger than present and had been filling in for years; however it has gotten significantly smaller since the dam was removed from the Elwha River. Ms. Haggerty did not know of any contamination issues on the site.

Mr. Bob Phillips, one of the property owners, was interviewed via telephone on June 2, 2016. Mr. Phillips stated that the property has been in his family since the 1930s. He stated that he and his family lived on the site in 1967 and it has been rented to a few different families over the years. He stated that the site was operated as a dairy farm by the Haggerty family, but did not think it continued as a dairy farm after approximately 1960. Mr. Phillips stated that he was onsite when the tanks were removed in 2010. He stated that the tanks were empty and no indications of contamination were observed in the soils beneath the tanks. He stated that a licensed gentleman [Ken Morgan] was on site to inspect the soils and they found no issues. The two tanks removed in 2010 are the only tanks he has knowledge of on the site. He does not know of any dump sites or

any other potential contamination sources on the property.

Efforts were made to contact Mr. Ken Morgan of Ken Morgan Consulting regarding oversight of tank closure and UST assessment; however we were unable to reach Mr. Morgan prior to completion of this report.

## **SECTION 6. PAST USE OF SITE AND ADJOINING PROPERTIES**

Historic aerial photographs dating back to 1937, property maps dating back to the late 1800s, interviews, and assessor records were used for gathering information regarding the past use of the subject property and adjoining properties. Copies of the historic aerial photographs and maps are provided in Appendix II. Historic Sanborn Fire Insurance Maps and Polk City Directories did not cover the subject property. A list of the references for the historic research is provided in Appendix II.

### **6.1 Summary of Past Site Use**

The subject property has been utilized as a rural residential property since at least the 1930s. The assessor information indicates that a cabin [Building J] was constructed in 1920 and the main farm house [Building F] was constructed in 1930. All of the current structures were present on the site by 1976, including an additional mobile home and small barn. The mobile home (formerly located adjacent to the tennis court) was removed by 2004, and the small barn (located west of the main farm house) was removed in early 2016.

The property was utilized as a dairy farm from the 1940s into the early 1960s. Cow pasture and hay fields covered much of the site. The property has since been utilized as cow pasture and/or hay fields. Beach Lake has covered the western portion of the site since at least the late 1800s.

### **6.2 Summary of Past Site Use of Adjoining Properties**

*North:* The Strait of Juan de Fuca has bound the site to the north.

*East:* Grass fields, utilized as cow pasture and/or for hay production, have bound the site to the east since at least the 1930s. Barns have been present in the northwestern corner of the site since at least 1939. The property has historically been managed and utilized in conjunction with the subject property.

*South:* Lower Elwha Road has bound the site to the south since at least 1939. Grass fields, likely utilized as pasture, have been located across the roadway since at least 1939. The fields are associated with a rural residential home and outbuildings that are located southeast of the subject property.

*West:* Beach Lake and vegetated property has bound the site to the west since at least the late 1800s. Grass fields, likely utilized for hay or pasture, were located west of Beach Lake from at least 1939 through the late 1990s. Rural residential properties were developed west of Beach Lake by the mid 2000s.

## **SECTION 7. POTENTIAL CONTAMINANT SOURCES**

### **7.1 Standard ASTM Environmental Record Sources**

The environmental records listed in Table 4 were reviewed to identify potential off-site contamination sources in the vicinity of the subject property that have a potential to negatively impact the subject property's soil, ground water, or surface water. The records were reviewed by Stratum Group on June 2, 2016. Based upon the location of the site, the databases were searched for the City of Port Angeles and/or Clallam County, Washington. A list of the references used to determine the potential off-site contamination sites is presented in Appendix II. The results of our records search can be made available in electronic form.

No potential off-site contamination sources were identified in the environmental records that area within the ASTM search radius; however, the subject property is listed as an Underground Storage Tank Site.

**TABLE 4**  
 Environmental Records Review

<b>AGENCY</b>	<b>DOCUMENT</b>	<b>SEARCH RADIUS</b>	<b>IDENTIFIED SITES</b>
Federal Environmental Protection Agency	National Priorities List (NPL or SUPERFUND)	1 Mile	0
	De-listed NPL Site	½ Mile	0
	Resource Conservation and Recovery Act Transfer, Storage, and/or Disposal Facility with no corrective action (RCRA TSD, non-CORRACTS)	½ Mile	0
	RCRA CORRACTS TSD (corrective action underway)	1 Mile	0
	RCRA Hazardous Waste Handler or Generator records and permits (HWG)	Adjacent	0
	CERCLIS (Active) Sites	½ Mile	0
	De-listed CERCLIS Sites (NFRAP)	½ Mile	0
	National Response Center Database (NRC), formerly ERNS	Subject Property	0
	Institutional or Engineering Control Registry	Subject Property	0
	Leaking Underground Storage Tank List (LUST)	½ Mile	0
	Underground Storage Tank List (UST)	Adjacent	0
Washington State Department of Ecology	Confirmed and Suspected Contaminated Sites (CSCS)	1 Mile	0
	Leaking Underground Storage Tank List (LUST)	½ Mile	0
	Underground Storage Tank List (UST)	Adjacent	1*
	State Brownfield Site	½ Mile	0
	Institutional or Engineering Control Registry	Subject Property	0
Clallam County	Solid Waste Landfill Sites (SW)	½ Mile	0

\*subject property is listed as an UST site with Ecology

## **7.2 Evaluation of Potential Contamination Sources**

### **7.2.1 Potential Off-Site Source Information**

No potential off-site contamination sources were identified during our review of public databases. In addition, no off-site sources were identified in association with our historic review of the site and vicinity.

Piles of tires were observed along the fence line to the south of the subject property, across Lower Elwha Road; however, it is our opinion that these tires do not pose a significant risk of contamination to the subject property.

### **7.2.2 Potential On-Site Sources**

Representatives of Stratum Group visited the subject property on March 23, 2016. The purpose of the site visit was to identify, to the extent feasible pursuant to the processes prescribed within the Federal All Appropriate Inquiries and the ASTM Standard Practice E 1527, recognized environmental conditions in connection with the subject property.

The subject property is listed as an Underground Storage Tank site with Department of Ecology. The site is listed as the Bob Phillips Property at 2646 Lower Elwha Road. The site has a facility identification number of #10114. Two USTs were previously located on the site, according to Ecology's. A summary of the tank information is provided in Table 5, below. No other tanks are suspected to have been located on the site based upon our interviews and site observations.

**TABLE 5**  
Summary of USTs

	<b>Tank Size (gallons)</b>	<b>Tank Contents</b>	<b>Tank Status</b>	<b>Installation Date</b>	<b>Removal Date</b>
1	250	Gasoline	Removed	Unknown	2010
2	400	Diesel	Removed	Unknown	2010

The two known tanks were removed in October 2010. The tanks were removed appropriately including local permits, notifications to Department of Ecology, and assessment by a licensed tank assessor. No soil data reports were available for our review; however based upon a site check notice signed by the site assessor, Mr. Ken Morgan, no contamination was present at the time of closure. In addition, Mr. Bob Phillips was on site during our interview stated that the tanks were empty and no contamination or indications of leaks were noticed during the removal. Based upon proper removal of the tanks and the lack of contamination reported at the time of closure, it is our opinion that these former tanks do not pose a significant risk of contamination to the site.

June 2, 2016  
2646 and 2648 Lower Elwha Road, Port Angeles, WA  
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No other potential sources of contamination were identified or suspected during our assessment.

## **SECTION 8. CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527 and the Federal Standards for All Appropriate Inquiries 40 CFR Part 312 for the property at 2646 and 2648 Lower Elwha Road in Port Angeles, Washington.

No recognized environmental conditions were identified in connection with the current uses of the site. No historic recognized environmental conditions are suspected based upon the past uses of the site as a rural residential property and dairy farm back to the 1930s.

The site is listed as an Underground Storage Tank site with Ecology, based upon removal of a 250-gallon gasoline and a 400-gallon diesel fuel UST from the site in 2010. No contamination was identified or reported in association with the tank removal. Based upon proper removal of the tanks and the lack of contamination reported at the time of closure, it is our opinion that these former tanks do not pose a significant risk of contamination to the site.

No potential off-site sources were identified within the ASTM search radius of the subject property.

Based upon our site visit, historic review and evaluation of potential off-site contamination sources, it is our opinion that the risk of contamination at the site is minimal and therefore no further investigation is warranted.

## **APPENDIX I**

Figure 1 - Site Vicinity Map

Figure 2 – Aerial Photograph of Site and Vicinity

Figure 3 – Layout of Site Buildings

Figures 4 through 21 - Site Photographs





**Figure 2.** Aerial photograph of subject property and vicinity (Google Earth, 2016).



**Figure 3.** View of the layout of the site buildings and approximate locations of former USTs (Google Earth, 2013)



**Figures 4 and 5.** View of the carport building (Building A)



**Figure 6.** View of the mobile home residence (Building B) to the west of the carport.



**Figure 7.** View of the pump house (Building C), located southwest of the mobile home residence.



**Figure 8.** View of the storage building (Building D), located northwest of the mobile home residence.



**Figure 9.** View of the horse stall building (Building E).



**Figure 10.** View of the residential home (Building F).



**Figure 11.** View of the former residence/storage building (Building G).



**Figure 12.** View of the mobile home residence (Building H) and residential home (Building J), located near the northwestern property boundary.



**Figure 13.** View of the pump house (Building I) that serves the northern residential structures.



**Figures 14 and 15.** Views of the beach and Strait of Juan de Fuca, along the northern property boundary.



**Figure 16.** View of the northernmost buildings, looking westward.



**Figure 17.** View of Beach Lake, in the northwestern corner of the property.



**Figure 18.** View of the pasture area, looking southeast from west of the residential buildings.



**Figure 19.** View of the southern, pasture covered portion of the property. The trees and residence in the background are located on the site.



**Figure 20.** View of a bridge in the upland portion of the site, within the southwestern corner of the property.



**Figure 21.** View of the property access road, looking south toward Lower Elwha Road.

## **APPENDIX II**

Historic Aerial Photographs  
UST Removal Documentation

**Historic Aerial Photographs**



2006



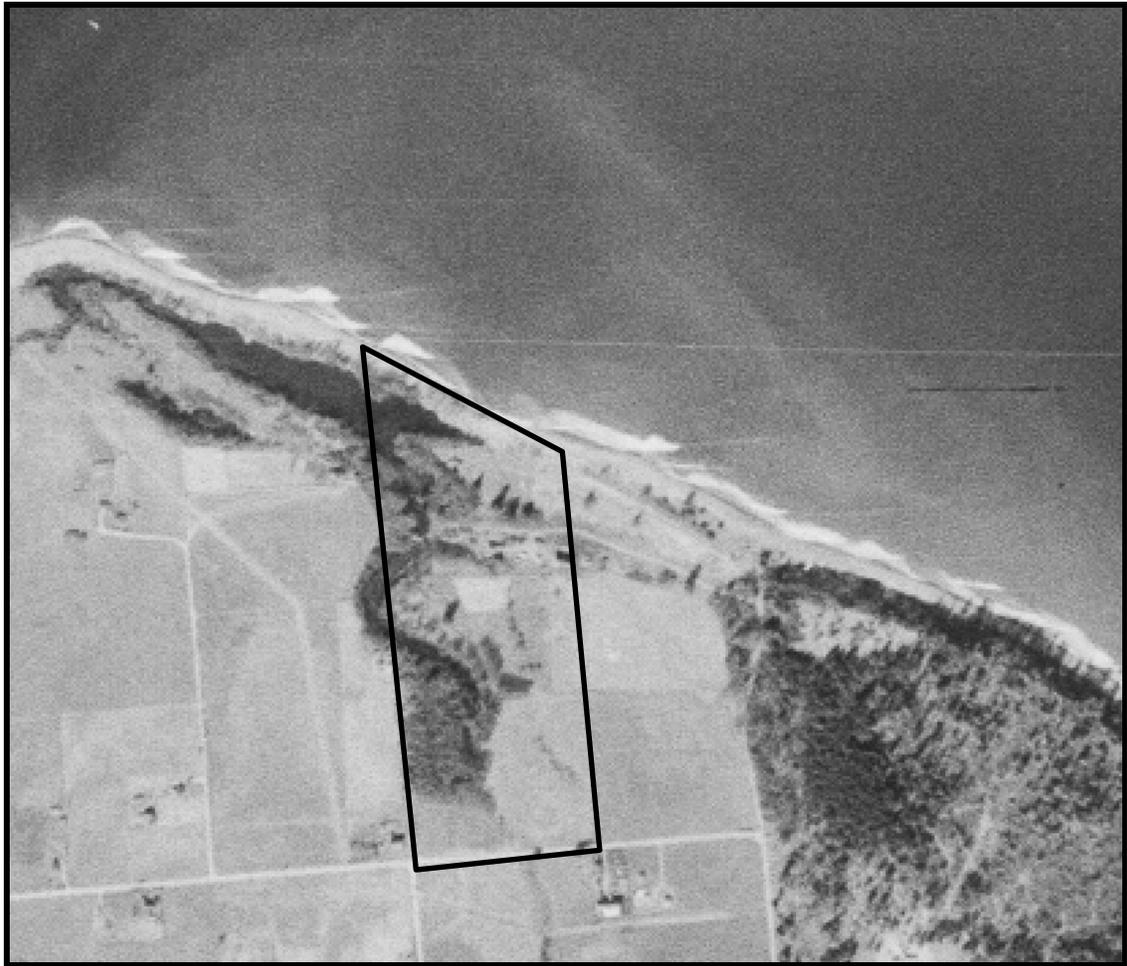
1990 (USGS)



1976 (USGS)



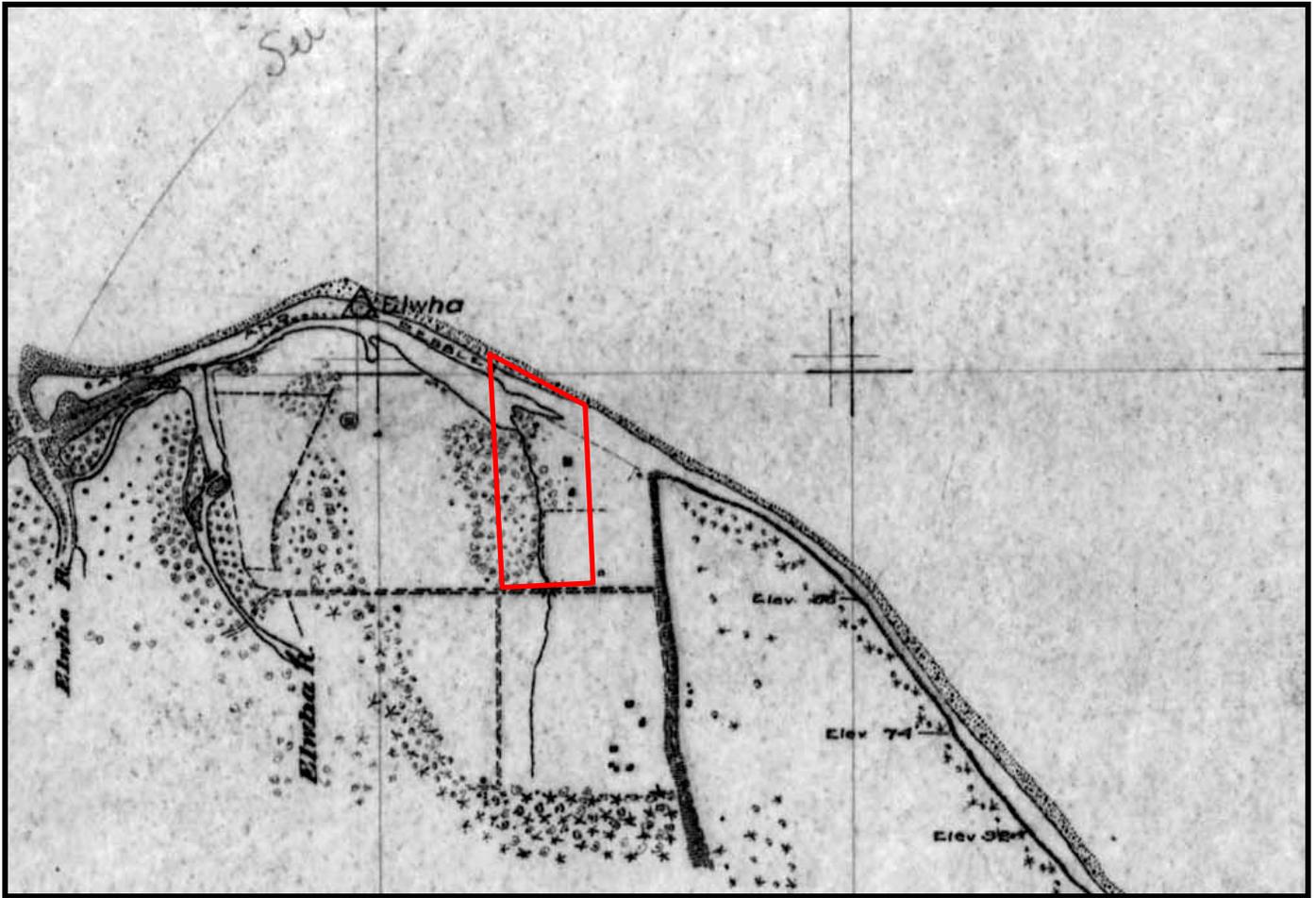
1976 (Ecology)



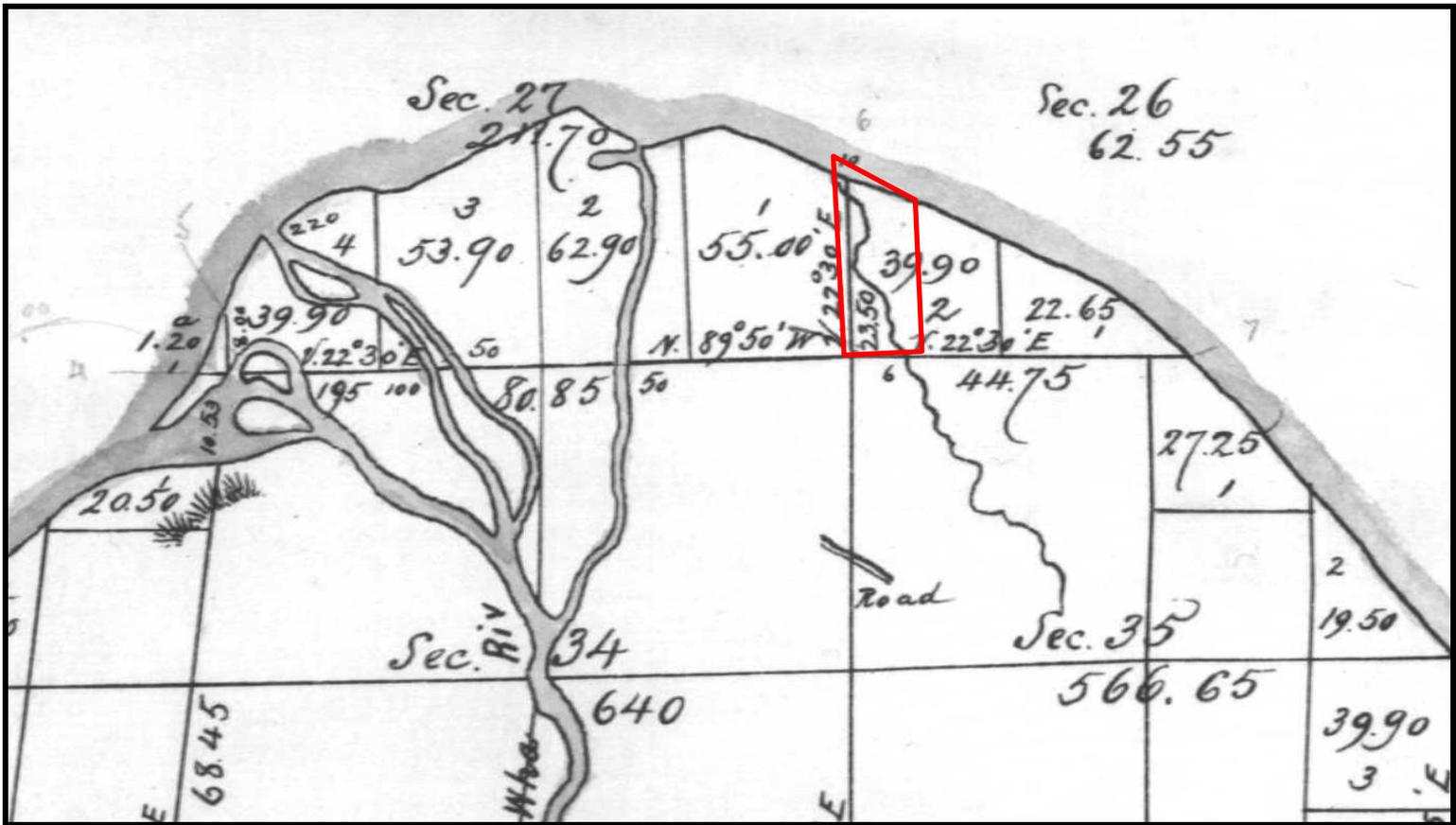
1956 (USGS)



1939



1908 T Sheet



1872 (GLO)

**Facility Name: Bob Phillips Property**

Tag(s):

**SITE INFORMATION**

**BOB PHILLIPS PROPERTY**  
2646 LOWER ELWHA RD  
PORT ANGELES, WA 98363

**RESP UNIT: SOUTHWEST**

**COUNTY: CLALLAM**

**LAT: 48.1442765860784**

**LONG: -123.544681014616**

**USTID: 619720**  
**FSID: 10114**

**TANK INFORMATION**

<b>TANK NAME: 1</b>			
<b>STATUS:</b> Removed		<b>STATUS DT:</b> 01/03/2011	<b>PERMANENTLY CLOSED DT:</b> 10/28/2010
<b>INSTALL DT:</b>		<b>UPGRADE DT:</b>	<b>PERMIT EXPIRATION DT:</b>
<b>TANK</b>		<b>PIPING</b>	
<b>MATERIAL:</b>		<b>MATERIAL:</b>	
<b>CONSTRUCTION:</b>		<b>CONSTRUCTION:</b>	
<b>CORROSION PROT:</b>		<b>CORROSION PROT:</b>	
<b>MANIFOLDED TANK:</b>		<b>SFC* at TANK:</b>	
<b>RELEASE DETECT:</b>		<b>SFC* at DISP/PUMP:</b>	
<b>TIGHTNESS TEST:</b>		<b>1ST REL DETECT:</b>	
<b>SPILL PREVENTION:</b>		<b>2ND REL DETECT:</b>	
<b>OVERFILL PREVENT:</b>		<b>PUMPING SYSTEM:</b>	
<b>ACTUAL CAPACITY:</b>			
<b>CAPACITY RANGE:</b>			
<small>* SFC = Steel Flex Connector</small>			
<b>COMPARTMENT #</b>	<b>SUBSTANCE STORED</b>	<b>SUBSTANCE USED</b>	<b>CAPACITY</b>

<b>TANK NAME: 2</b>			
<b>STATUS:</b> Removed		<b>STATUS DT:</b> 01/03/2011	<b>PERMANENTLY CLOSED DT:</b> 10/28/2010
<b>INSTALL DT:</b>		<b>UPGRADE DT:</b>	<b>PERMIT EXPIRATION DT:</b>
<b>TANK</b>		<b>PIPING</b>	
<b>MATERIAL:</b>		<b>MATERIAL:</b>	
<b>CONSTRUCTION:</b>		<b>CONSTRUCTION:</b>	
<b>CORROSION PROT:</b>		<b>CORROSION PROT:</b>	
<b>MANIFOLDED TANK:</b>		<b>SFC* at TANK:</b>	
<b>RELEASE DETECT:</b>		<b>SFC* at DISP/PUMP:</b>	
<b>TIGHTNESS TEST:</b>		<b>1ST REL DETECT:</b>	
<b>SPILL PREVENTION:</b>		<b>2ND REL DETECT:</b>	
<b>OVERFILL PREVENT:</b>		<b>PUMPING SYSTEM:</b>	
<b>ACTUAL CAPACITY: 250</b>			
<b>CAPACITY RANGE:</b>			
<small>* SFC = Steel Flex Connector</small>			
<b>COMPARTMENT #</b>	<b>SUBSTANCE STORED</b>	<b>SUBSTANCE USED</b>	<b>CAPACITY</b>
1	A Leaded Gasoline	H Unknown	250

UST\_SiteTankDataSmry2014



# UNDERGROUND STORAGE TANK Closure and Site Assessment Notice

FOR OFFICE USE ONLY	
Site ID #:	_____
Owner ID #:	_____

See back of form for instructions

Please  the appropriate box(es)  
 Temporary Tank Closure     Change-In-Service     Permanent Tank Closure     Site Check/Site Assessment

### Site Information

**Owner Information** - Before the Transfer to beneficiaries ✓

Site ID Number None  
(Available from Ecology if the tanks are registered)

UST Owner/Operator Wells Fargo Bank

Site/Business Name Phillips, Isabella Trust  
Street

Mailing Address Wells Fargo Trust Real Estate  
Street

Site Address 2646 Lower Elwha Road

P.O. Box 21927  
P.O. Box

City/State Port Angeles, WA

City/State Seattle, WA

Zip Code 98363 Telephone (360) 683-3969

Zip Code 98111 Telephone (206) 343-6414

Owners Signature [Signature], Asset Manager

### Tank Closure/Change-In-Service Company

Service Company George Dickinson Construction

Certified Supervisor Ken Morgan Decommissioning Certification No. 1037998-U2

Supervisor's Signature \_\_\_\_\_ Date \_\_\_\_\_

Address 116 Barnes Road  
Street P.O. Box  
Sequim, WA 98382 Telephone (360) 683-8332  
City State Zip Code

### Site Check/Site Assessor

Certified Site Assessor Ken Morgan

Address 509 South Liberty Street  
Street P.O. Box  
Port Angeles, WA 98362 Telephone (360) 457-1729  
City State Zip Code

### Tank Information

Tank ID	Closure Date	Closure Method	Tank Capacity	Substance Stored
1	10/28/10	Removal	400 gallon	Diesel
2	10/28/10	Removal	250 gallon	Gasoline

**Contamination Present at the Time of Closure**  
 Yes     No     Unknown  
 Check unknown if no obvious contamination was observed and sample results have not yet been received from analytical lab.  
 Yes     No  
 If contamination is present, has the release been reported to the appropriate regional office?

To receive this document in an alternative format, contact the TOXICS CLEANUP PROGRAM at 1-800-833-6388 (VOICE) OR 711 (TTY).

**Building Division**  
 Clallam County Department of Community Development  
 Clallam County Courthouse  
 223 E. 4th Street - Suite 5  
 Port Angeles, WA 98362-0149  
 Information/Cancellations: (360)417-2318  
 Inspections: (360)417-2518 or (360)417-2548 (24 hrs)

F

Renewal \_\_\_\_\_  
 Dates \_\_\_\_\_

Permit No. **BPT2010-00547**

Expires: **October 27, 2012**  
 Parcel No: **07-31-26-310000**

# Building Permit

Applicant: <b>FIRST INTERSTATE BANK OF WA TRUSTEE, PHILLIPS ESTATE ATT:TRUST REAL E PORTLAND, OR 97208</b>	Primary: 683-3969 H Fax: Phone1: 460-1542 C Phone2:
Contractor: <b>GEORGE E. DICKINSON CONST. INC License #:GEORGED098NR</b>	<b>Expires: October 12, 2011</b>

Parcel No.: <b>07-31-26-310000</b>	Located in <b>Section 26, T 31 N, R 07 WWM</b>
Address: <b>2646 LOWER ELWHA RD Port Angeles, WA 98363</b>	Size: <b>0.00 acres</b> Zoned: <b>RCC3</b>

Project Description and Application Type: **Demolition**  
**REMOVAL OF 2 STORAGE TANKS; (1) STORAGE TANK GAS; (2) OIL HEAT**

Location: **HWY 101 WEST; NORTH ON LAIRD'S RD; EAST ONTO EDGEWOOD DRIVE; NORTH ONTO LOWER ELWHA RD**

Project Value: <b>\$ 2,500</b>	<i>Floor Areas (sq ft)</i>	Plumbing Fixtures:	<i>Required Setbacks</i>
CodeEdition: <b>2009R</b>	First Fl:	Wood Stoves:	Front:
Units:	Second Fl:	Fireplace Inserts:	Side 1:
Bldgs:	Third Fl:	Fireplaces:	Side 2:
Type Const:	Finished Bsmt:	<i>Heat Types:</i>	Rear:
Occ Group: <b>D</b>	Unfinished Bsmt:		Drywell Vol.:
Bedrooms:	Garage:		Flood Elev Cert.
Stories:	Carport:		Required?: <b>N</b>
	Cov. Deck:		Shoreline?: <b>Y</b>
	Deck:		

Energy Code Path:

I understand that this permit is valid only for the use specified above, any change must comply with the Clallam County Zoning Code.

I hereby acknowledge that I have read this application and state that the above information is correct, and agree to comply with all County Ordinances and State Laws regulating activities covered by this permit.

<i>FEES</i>			
Type	Amount Paid	Date	Receipt
Building Permit Fee	\$100.00	10/22/2010	1029503-1
<b>Total:</b>	<b>\$100.00</b>		

*Ke mo*  
 APPLICANT SIGNATURE

10/27  
 DATE

Permit Issued by: *Sets* Date: 10/27/10

# Building Permit Inspection Approvals

To schedule inspections, call (24 hrs/day) (360)417-2518 or (360)417-2548 no later than 7:30 AM the day of the inspection.  
**\$50 Reinspection Fee will be assessed for inspections not ready, or buildings with no access.**

**ELECTRICAL PERMITS** are issued by the Washington State Department of Labor and Industries. Call (360)417-2700.  
 \* The electrical permit must be signed off by the State Inspector prior to the County's **framing** inspection.

Inspection Item	Date	Approval Signature	Notes
<i>2 per hole bank cut insp.</i>	<i>10/28/10</i>		
<b>FINAL INSPECTION</b> (State Elect. Pmt. Final)	<i>10/28/10</i>		

**Final Inspection must be approved before building may be occupied!**



Clallam County Department of Community Development

DATE REC'D: 10/22/10

BPT # 2010-547

WOODSTOVE/FIREPLACE/PROPANE TANK

Tax Parcel Number: 073126310000 Lot Size: 27.10 Acres
Site Address: 2646 Lower Elwha Road

PROPERTY OWNER NAME: Bob Phillips
MAILING ADDRESS: 124 Frost Road
CITY, STATE, ZIP: Sequim WA 98348
Home Phone: 683-3969 / 460-1542 Work Phone: 460-3009
E-mail Address:
MAIN CONTACT: Ken Morgan PHONE: 457-1729
APPLICANT/CONTRACTOR: George Dickinson Construction
MAILING ADDRESS: 116 Barnes Road
CITY, STATE, ZIP: Sequim, WA 98328
STATE CONTRACTOR LICENSE NO.: GEORG0098NR EXPIRES ON: 10/12/2011
Home Phone: Work Phone: 683-8332 Fax: E-mail:

WRITTEN DIRECTIONS TO SITE FROM A STATE HWY:
Turn North onto Bairds Road from Highway 112
then turn East onto Edgewood Drive and then turn
North onto Lower Elwha Road. Proceed 2.6 miles
north on Lower Elwha Road.

APPLIANCES PLACED INSIDE OF MANUFACTURED HOMES NEED AN ALTERATION PERMIT FROM THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES; A CLALLAM COUNTY BUILDING PERMIT IS NOT NEEDED.

Project Description and Use:
PROJECT VALUE \$ 2500 Removal of two underground storage tanks
Woodstove/Pellet Stove LOCATION: Main House room
Fireplace Insert Insert being placed into Masonry Chimney? YES NO Heating oil
Underground Propane Tank Placement Gallons 400 gal
Above Ground Propane Tank Placement Gallons 200 gal
Number of: Freestanding stoves: Inserts Fireplaces:
Type of: Freestanding stoves: Inserts Fireplaces:
Is project site adjacent to a County Road? YES NO Which one(s)? Lower Elwha Road

This application is complete and correct to the best of my knowledge
Signature Ken Morgan
Date 10/22/2010

FOR STAFF USE ONLY: PROJECT VALUE \$ 2500
SETBACKS ZONING RCC3
OWNERSHIP See Attached 10/23/10
OCCUPANCY
CONST. TYPE
PARCEL DESCRIPTION 1A in W723 of LT2 Tractsite 1A
CRITICAL AREA REVIEW: Beach Lake
WETLANDS mapped
AQUATIC & WILDLIFE Eagle II
AQUIFER RECHARGE
ELEVATION CERTIFICATE
PERMIT FEE \$50.00 2 tanks
REC #/CK # \$100
DATE
10295031# 7/6493
GEOLOGIC HAZARD
SHORELINE yes
FLOODPLAIN 100yr

1865'

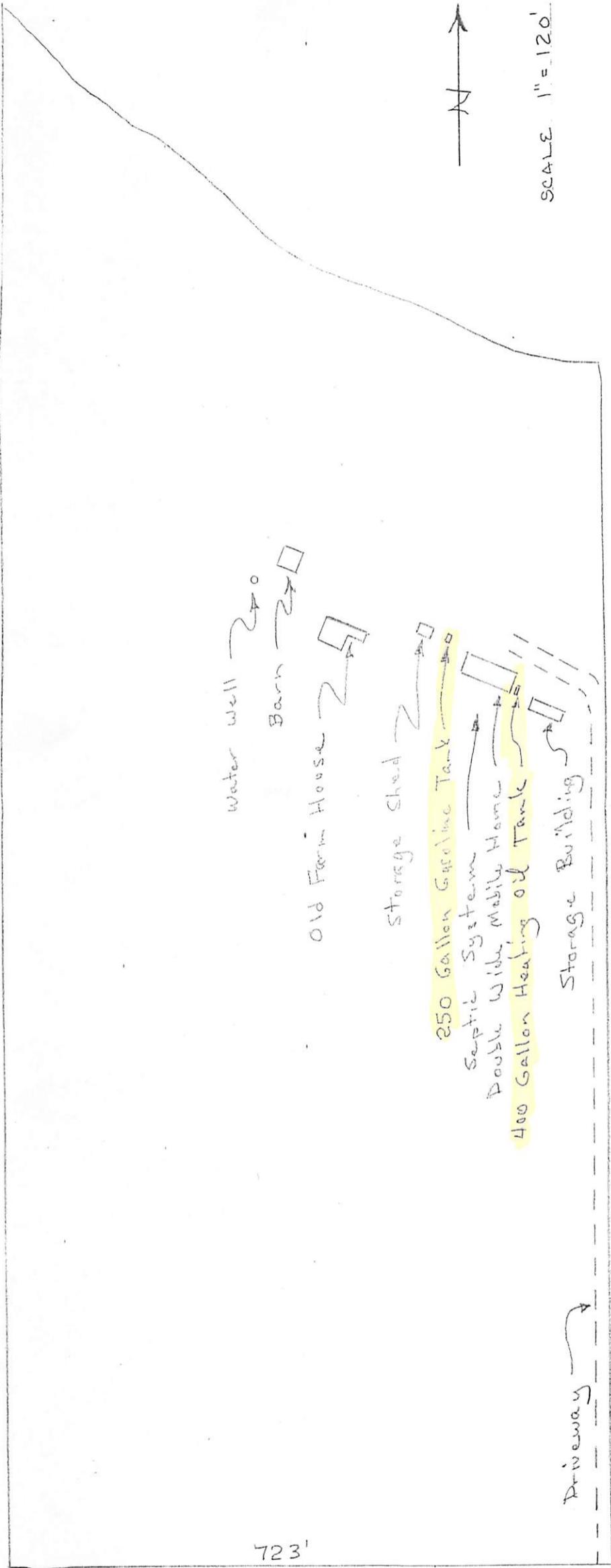


FIGURE # 2

## **APPENDIX III**

Historical Use and Public Records Search References

Stratum Group Indemnity

## Historical Use and Public Records Search References

### *Historic Use Source References*

1. Historic aerial photos dated 1939, 1956, and 1976, available online through EarthExplorer at <http://earthexplorer.usgs.gov/>
2. Historic aerial photo dated 1990, 2013 and 2016, available online through GoogleEarth
3. Historic aerial photo dated 1976 and 2006, available online through Department of Ecology Coastal Atlas mapping program
4. Property assessor records maintained by the Clallam County Assessor’s Office in Port Angeles, Washington
5. Sanborn Fire Insurance Maps of Port Angeles, Washington (did not cover the subject property) (did not cover the subject property)
6. Interviews with property owner, Mr. Bob Phillips, and former property tenant, Ms. Judy Haggerty

### *Public Records Database Search References*

Our public records search was completed through internet research. Each database is searched by city, county, zip code or through mapping programs and are evaluated to determine if they are located within the ASTM search radius of the subject property. The databases include many more sites than are located within the search radius. Only sites identified within the search radius are named and mapped within this report.

Database Searched	Access to Database	Date Database Downloaded from Source
National Priorities List (active and delisted sites)		Nov 2013*
Resource Conservation and Recovery Act Transfer, Storage, and/or Disposal Facility with no corrective action (RCRA TSD, non-CORRACTS)	“Envirofacts Data Warehouse.” <u>U.S. Environmental Protection Agency.</u> <a href="http://www.epa.gov/enviro">http://www.epa.gov/enviro</a> .	June 2016
RCRA CORRACTS (RCRA corrective action sites)		June 2016
RCRA Hazardous Waste Handler or Generator records (HWG)		June 2016
CERCLIS (Active)		Nov 2013*
De-listed CERCLIS Sites (NFRAP)		“Superfund Site Information” <u>U.S. Environmental Protection Agency.</u> <a href="http://www.epa.gov/superfund/sites/cursites/index.htm">http://www.epa.gov/superfund/sites/cursites/index.htm</a>
National Response Center Database (NRC) – formerly ERNS	“National Response Center.” <u>U.S. Environmental Protection Agency.</u> <a href="http://www.nrc.uscg.mil/foia.html">http://www.nrc.uscg.mil/foia.html</a>	May 2016
State Confirmed and Suspected Contaminated Sites (CSCS)	“Washington Facility/Site Atlas.” <u>Washington State Department of Ecology – Geographic Information System.</u> <a href="http://apps.ecy.wa.gov/website/facsite/vi">http://apps.ecy.wa.gov/website/facsite/vi</a> ewer.htm	Updated daily
State Leaking Underground Storage Tank List (LUST)		Updated daily
State Underground Storage Tank List (UST)		Updated daily
State Brownfield Site		Updated daily
State Institutional or Engineering Control Registry		Updated daily
Whatcom County Solid Waste Landfill Sites (SW)		2003 Solid Waste Facilities Map

\*EPA is updating their digital database and this date reflects the most recent data available during the upgrade

## **Stratum Group Indemnity**

Stratum Group has prepared this report using reasonable efforts in each phase of its work to estimate the liabilities associated with recognized environmental conditions on the subject property and in the vicinity of the subject property. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. This report is intended to reduce, but not eliminate, uncertainty regarding the existence of recognized environmental conditions in connection with the subject property, in recognition of reasonable limits of time and cost.

Stratum Group makes no warranty, expressed or implied, as to the accuracy of information contained in public records.

This report is not definitive and should not be considered a complete or specific definition of all conditions above or below grade. Subsurface exploration of the site was not within the scope of this study. Recognized environmental conditions in the subsurface, if present, could only be identified by a subsurface investigation. An evaluation of area-wide atmospheric deposition of contaminants is not evaluated within this report. If buildings are present on the property, asbestos and/or lead containing materials may be present. This report did not include collection of samples for asbestos containing materials or testing for lead. Should any renovation, remodeling, or demolition of buildings occur on the property or if suspect materials are damaged, a thorough good faith asbestos sampling should be completed.

As is now common in the industry, it is understood that, to the fullest extent permitted by law, our clients agree to defend, indemnify and hold harmless Stratum Group, its owners, employees, subcontractors and agents, from any (past, present, or future) pollution-related claims or damages at the site, including potential claims from third parties that may name Stratum Group as a claimant.