

**Poulsbo Recycle Center
Phase I Environmental Site
Assessment**



Prepared for:
Kitsap County Public Works, Solid
Waste Division
Attn: Ms. Keli McKay-Means,
Projects and Operations Manager
614 Division Street MS-27
Port Orchard, Washington 98366

Prepared by:
Stantec Consulting Services Inc.
11130 NE 33rd Place, Suite 200
Bellevue, Washington 98004

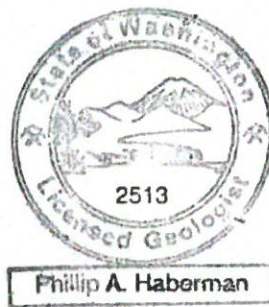
Project No.: 185750318

February 18, 2015

Sign-off Sheet and Signatures of Environmental Professionals

This document entitled Poulsbo Recycle Center Phase I Environmental Site Assessment was prepared by Stantec Consulting Services Inc. for Kitsap County. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.



Author _____
(signature)

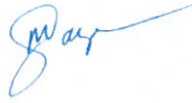
Phil Haberman, P.G., P.E.G.
Senior Engineering Geologist

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Quality Reviewer _____
(signature)

Greg McCormick, P.G.
Senior Geologist

Sign-off Sheet and Signatures of Environmental Professionals



Independent Reviewer _____
(signature)

Marc Sauze, P.E.
Principal Environmental Engineer

**POULSBO RECYCLE CENTER
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Table of Contents

ABBREVIATIONS	1
1.0 SUMMARY	1.1
2.0 INTRODUCTION	2.1
2.1 PROPERTY DESCRIPTION	2.2
2.2 SPECIAL TERMS, CONDITIONS, AND SIGNIFICANT ASSUMPTIONS	2.2
2.3 EXCEPTIONS AND LIMITING CONDITIONS	2.3
2.4 PERSONNEL QUALIFICATIONS	2.4
3.0 USER-PROVIDED INFORMATION	3.1
4.0 RECORDS REVIEW	4.1
4.1 PHYSICAL SETTING	4.1
4.1.1 Property Topography and Surface Water Flow	4.1
4.1.2 Regional and Site Geology	4.1
4.1.3 Regional and Site Hydrogeology	4.2
4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS	4.2
4.2.1 Listings for Property	4.2
4.2.2 Listings for Nearby Sites with Potential to Impact Property	4.3
4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS	4.3
4.3.1 Local Health Department	4.3
4.3.2 Fire Department	4.4
4.3.3 Local Building and/or Planning Department Records	4.4
4.4 HISTORICAL RECORDS REVIEW	4.4
4.4.1 Land Title Records/Deeds	4.4
4.4.2 Aerial Photographs	4.4
4.4.3 City Directories	4.5
4.4.4 Historical Fire Insurance Maps	4.5
4.4.5 Historical Topographic Maps	4.5
4.4.6 Other Historical Sources	4.5
5.0 SITE RECONNAISSANCE	5.1
5.1 SITE RECONNAISSANCE METHODOLOGY	5.1
5.2 GENERAL DESCRIPTION	5.1
5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS	5.2
5.4 INTERIOR OBSERVATIONS	5.3
5.5 EXTERIOR OBSERVATIONS	5.3
5.6 UNDERGROUND STORAGE TANKS/STRUCTURES	5.3
5.7 ABOVEGROUND STORAGE TANKS	5.4
5.8 ADJOINING PROPERTIES	5.4
5.8.1 Current Uses of Adjoining Properties	5.4
5.8.2 Observed Evidence of Past Uses of Adjoining Properties	5.4
5.8.3 Pits, Ponds or Lagoons on Adjoining Properties	5.4
5.9 OBSERVED PHYSICAL SETTING	5.5
6.0 INTERVIEWS	6.1
7.0 EVALUATION	7.1

POULSBO RECYCLE CENTER
PHASE I ENVIRONMENTAL SITE ASSESSMENT

7.1 FINDINGS AND OPINIONS 7.1
7.2 DATA GAPS 7.2
7.3 CONCLUSIONS 7.3
8.0 NON-SCOPE CONSIDERATIONS 8.1
9.0 REFERENCES 9.1

LIST OF FIGURES

Figure 1 Vicinity Map
Figure 2 Site Plan

LIST OF APPENDICES

APPENDIX A PHOTOGRAPHS OF THE PROPERTY AND VICINITY
APPENDIX B HISTORICAL RECORDS
APPENDIX C ENVIRONMENTAL AGENCY DATABASE SEARCH REPORT
APPENDIX D AERIAL PHOTOGRAPHS
APPENDIX E USER PROVIDED RECORDS
APPENDIX F INTERVIEW FORMS
APPENDIX G STANTEC RESUMES

**POULSBO RECYCLE CENTER
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Abbreviations

AAI	All Appropriate Inquiry
ACM	Asbestos containing material
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
CAA	Clean Air Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CREC	Controlled Recognized Environmental Conditions
CWA	Clean Water Act
ELUC	Environmental Land Use Control
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
ft msl	Feet above mean sea level
HREC	Historical Recognized Environmental Conditions
HWMU	Hazardous Waste Management Unit
LBP	Lead-based Paint
NESHAP	National Emissions Standard for Hazardous Air Pollutants
PAHs	Polynuclear Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
SWMU	Solid Waste Management Unit
TSCA	Toxic Substance Control Act
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

POULSBO RECYCLE CENTER

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SUMMARY
February 18, 2015

1.0 SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed a Phase I Environmental Site Assessment (ESA) report of the property (two adjoining parcels) located at 21868 Viking Way NW (the "Property"), on behalf of Kitsap County Public Works (KCPW) (the "Client"). The work was performed according to Stantec's proposal and terms and conditions dated January 5, 2015 and mutual acceptance on January 15, 2015.

The Phase I ESA was conducted in conformance with the requirements of American Society for Testing and Materials (ASTM) Designation E 1527-13, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM practice are described in Section 7.2, which describes the DATA GAPS of this report.

The Property consists of approximately 5.86 acres of land (Kitsap County Parcel No.'s 10260140282003 and 11260130032003) that was formerly developed with a single family residence, accessory structure, and access driveway. The Property is currently developed with a recycling facility (drop off in containers), paved area, and stormwater detention facilities (for the Property). The recycle facility was constructed in 1999 and opened in September, 2000.

Surrounding properties include a new development, existing residences, and undeveloped land. A Vicinity Map is illustrated on Figure 1. A Site Plan illustrating the main features of the property is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

The following items of note were identified during this ESA:

- Current development includes an asphalt paved area with variable sized dumpsters, liquid receptacles (storage tanks), and portable structures located along the perimeter of the paved area. All current development is related to the current property use as a recycle center. Stormwater detention ponds are located east of the paved area.
- Prior site development included a single family residence.
- We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 21868 Viking Way NW. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. Further investigation does not appear to be warranted at this time.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

INTRODUCTION
February 18, 2015

2.0 INTRODUCTION

The objective of this Phase I ESA was to perform appropriate inquiry into the past ownership and uses of the Property consistent with good commercial or customary practice as outlined by the ASTM in “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”, Designation E1527-13. The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions (“RECs”) of the Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions (“HRECs”), and controlled recognized environmental conditions (“CRECs”) that may exist at a property. The term “recognized environmental conditions” means 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.

ASTM defines a “HREC” as a REC that has occurred in connection with the property, but has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the environmental professional (EP) must determine whether the past release is a REC when the current Phase I ESA is conducted (for example, if there has been a change in the regulations). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a “CREC” as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

De minimis conditions are not RECs. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. As indicated, the term REC does not include *de minimis* conditions, which generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies.

This ESA was conducted in accordance with our proposal to Kitsap County dated January 5, 2015 and client’s authorization on January 15, 2015. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

INTRODUCTION
February 18, 2015

regulatory compliance of any facility ever operated at the Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform any independent evaluation of the purchase or lease price of the Property and its relationship to current fair market value. The conclusions presented in this ESA Report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-13 notes that the availability of record information varies from source to source. The user or environmental professional is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

- (1) Information that is publicly available;
- (2) Information that is obtainable from its source within reasonable time and cost constraints; and
- (3) Information that is practicably reviewable.

2.1 PROPERTY DESCRIPTION

The Property consists of two parcels with a combined area of approximately 5.86 acres. The west parcel has an area of 5.54 acres and was previously developed with a single family residence and at least one outbuilding. The east parcel has an approximate area of 0.32 acres and appears to have always consisted of undeveloped land.

The west parcel is developed with a paved area and functions as a recycle center/drop off area with dumpsters and other containers. A paved access road accesses the Property from Viking Way NW.

The Property is zoned Light Industrial on City of Poulsbo zoning maps.

Surrounding the property includes Viking Way NW to the west, a residence and undeveloped land to the north, undeveloped land and State Route 305 to the south, and undeveloped land and single family residences to the east.

A Vicinity Map is illustrated on Figure 1. A Site Plan illustrating the main features of the property is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

2.2 SPECIAL TERMS, CONDITIONS, AND SIGNIFICANT ASSUMPTIONS

It is assumed that the purpose of this Phase I ESA is to qualify the User, in part, for landowner protection to CERCLA liability and to facilitate the purchase of the Property. The possible contaminants of concern considered in this assessment include those hazardous compounds listed under CERCLA and petroleum products.

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

INTRODUCTION
February 18, 2015

2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the identified property.

This report provides an evaluation of selected environmental conditions associated with the identified portion of the property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

If a service is not expressly indicated, do not assume it has been provided. If a matter is not addressed, do not assume that any determination has been made by Stantec in regards to it.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report, and are based solely on the scope of work described in the report, the limited data available and the results of the work. They are not a certification of the property's environmental condition.

The client did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the property or in connection with the property. Stantec did not obtain historical records that document the property history in 5-year intervals and this resulted in significant data gaps. These data failures represent data gaps; however, these data gaps are not considered significant. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Property, the absence of this information did not affect the ability of the Environmental Professionals to identify RECs, HRECs, CRECs, or de minimis conditions.

This report relates solely to the specific project for which Stantec was retained and the stated purpose for which this report was prepared and shall not be used or relied upon by the client identified herein for any variation or extension of this project, any other project or any other purpose.

This report has been prepared for the exclusive use of the client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities or claims, howsoever arising, from third party use of this report.

Project Specific limiting conditions are provided in Section 2.2.

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

INTRODUCTION
February 18, 2015

The locations of any utilities, buildings and structures, and property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures are not guaranteed. Before starting work, the exact location of all such utilities and structures must be confirmed by the client and Stantec assumes no liability resulting from damage to such utilities and structures.

The conclusions are based on the site conditions encountered by Stantec at the time the work. Accordingly, additional studies and actions may be required. As the purpose of this report is to identify selected site conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the site is beyond the scope of this assessment. The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the site which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of Federal, state, provincial or local governmental agencies. Issues raised by the report should be reviewed by client legal counsel.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an Environmental Professional (EP). The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix G.

**POULSBO RECYCLE CENTER
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

USER-PROVIDED INFORMATION
February 18, 2015

3.0 USER-PROVIDED INFORMATION

ASTM E1527-13 describes responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" into the Property. The ASTM standard requires that the Environmental Professional request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or de minimis conditions in connection with the Property. Towards that end, Stantec requested that the User provide the following documents and information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire	Yes	No known contamination issues
Environmental Liens or Activity Use Limitations	No	Not indicated on user questionnaire
Previous Environmental Permits or Reports Provided by User,	No	Not indicated on user questionnaire
Purpose of the Phase I ESA	Yes	Purchase and sale agreement. To determine whether there are significant environmental issues at the property.

A User Questionnaire was forwarded to Keli McKay-Means, Projects and Operations Manager for KCPW Solid Waste Division, the facility operator. The completed User Questionnaire returned to us is included in Appendix C.

The user data indicates no known evidence of contamination at the site.

The User provided information is included in Appendix E.

POULSBO RECYCLE CENTER

PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
February 18, 2015

4.0 RECORDS REVIEW

The objective of consulting physical setting and historical sources of information is to first develop a history of the previous uses of the Property and surrounding area and evaluate if past uses may have resulted in RECs, and then to consider if the physical setting may have contributed to adverse environmental conditions in connection with the Property. During our review of multiple historical records, Stantec attempted to identify obvious uses of the Property from the present to the Properties first developed use. Stantec's research included the records described in this section which were reasonably ascertainable and useful.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Property is provided in the table below with additional details in the following subsections.

Topography:	Section 10, Township 26N Range 1E.
Soil/Bedrock Data:	Vashon Glacial Till and Vashon Advance Outwash
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	Approximately 20 to 30 feet. Gradient to south.
<i>Note: Site-specific groundwater direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.</i>	

4.1.1 Property Topography and Surface Water Flow

There is approximately 30 feet of topographic relief at the Property. In general, gentle to moderate slopes extend downward from the northwest property corner toward the south and south-southeast. The recycle center area (paved portion) is generally level. Variable slopes extend downward into the stormwater detention pond from all directions around the pond.

Based on the topography, surface water on the Property infiltrates into the ground surface or flows overland into the detention pond located in the east portion of the Property.

4.1.2 Regional and Site Geology

The site lies within the Puget Lowland. The lowland is part of a regional north-south trending trough that extends from southwestern British Columbia to near Eugene, Oregon. North of Olympia, Washington, this lowland is glacially carved, with a depositional and erosional history including at least four separate glacial advances/retreats. The Puget Lowland is bounded to the west by the Olympic Mountains and to the east by the Cascade Range. The lowland is filled with glacial and non-glacial sediments consisting of interbedded gravel, sand, silt, till, and peat lenses.

The Geologic Map of Washington, Northwest Quadrant, indicates that the site is underlain by Vashon Glacial Till and Vashon Advance Outwash.

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
February 18, 2015

Vashon Glacial Till is typically characterized by an unsorted, nonstratified mixture of clay, silt, sand, gravel, cobbles and boulders in variable quantities. These materials are typically dense and relatively impermeable. The poor sorting reflects the mixing of the materials as these sediments were overridden and incorporated by the glacial ice. Vashon Outwash deposits in this area include sand with variable amounts of gravel and silt. These materials are typically highly permeable and dense to very dense.

4.1.3 Regional and Site Hydrogeology

The shallow water table is often a subdued expression of surface topography. Shallow groundwater generally flows from areas of groundwater recharge, such as hills and broad uplands, to areas of groundwater discharge, such as wetlands, rivers, and lakes.

Based on the surface topography, local shallow groundwater is expected to flow toward the detention ponds located in the east portion of the Property. We anticipate an overall groundwater gradient extending toward the south and Liberty Bay. Other man-made features such as wells, roads, filled areas, buried utility lines and sewers, and drainage ditches may alter the natural shallow groundwater flow direction. The depth to shallow groundwater is estimated to be 20 to 30 feet within the Property.

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix C.

Stantec evaluated the properties listed within the database on the basis of potential impact to the Property, based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Property. As described in 4.1.3, the shallow groundwater flow direction is toward the south and Liberty Bay. Observations about the Property and surrounding properties are provided in more detail in Section 5.

4.2.1 Listings for Property

The Property was identified in the FINDS and ALLSITES databases. Specifically, the Property was identified as a Solid Waste Disposal property (current usage). The facility accepts comingled recyclables (mixed paper, newspaper, plastic bottles/containers, tin/steel cans, aluminum cans), fluorescent tubes and bulbs (CFLs), corrugated cardboard, appliances, antifreeze, used motor oil, vegetable oils, vehicle and household batteries, scrap metal, and sharps.

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
February 18, 2015

4.2.2 Listings for Nearby Sites with Potential to Impact Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions to pose a REC, CREC, or HREC for the property. Based on this evaluation, the following individual facilities were identified as the most likely potential sources of impact to the property. Each was further evaluated to as to whether it creates a REC for the property, and the rationale is provided in the table below.

Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
North Base and North Viking park and Ride, 21922 Viking Way	ALLSITES	NNE 0-1/8 mile (0.086 mile)	No
Not considered a REC. No reported releases.			
WSDOT Poulsbo, 22065 Viking Way	FINDS	N 0-1/8 mile (0.086 mile)	No
Not considered a REC. No reported releases.			
Kitsap Transit North Base Parking, 21710 Vetter Road	ALLSITES	NE 1/8-1/4 mile (0.086-0.25)	No
Not considered a REC. No reported releases.			

The remaining listings in the database search report provided in Appendix C were not determined to constitute a potential REC for the property.

There is at least one site located up gradient from the Property that generates and accumulates hazardous wastes. North Kitsap Auto Rebuild Inc., located at 22177 Viking Way NW is located approximately 0.3 miles north of the Property. This site is listed on the RCRA-CESQG, FINDS, ALLSITES, and MANIFEST databases. No releases are documented in the databases; however, the proximity of the site in conjunction with presence of potentially hazardous wastes/waste generator warrants inclusion in this report.

4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec checked the following sources to obtain information pertaining to property use and/or indicative of RECs in connection with the property:

4.3.1 Local Health Department

Agency Name Contact Information	Finding
Grant Holdcroft Kitsap County Public Health Grant.holderoft@kitsappublichealth.org February 3, 2015	Indicated that they had operation plans, inspections reports from 2003, and various drawings. Also indicated that the documents did not include indications that there was site contamination, USTs, or non-compliance.

**POULSBO RECYCLE CENTER
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

RECORDS REVIEW
February 18, 2015

4.3.2 Fire Department

Agency Name Contact Information	Finding
Poulsbo Fire Department Information Desk 911 NE Liberty Road Poulsbo, Washington 98370 (360) 779-3997	Requested information regarding the Property. However, desk support personnel said that they would call when/if they located any information for the Property.

4.3.3 Local Building and/or Planning Department Records

Agency Name, Contact Information	Findings
Desk Support Poulsbo Building Department 200 NE Moe Street Poulsbo, Washington 98370 (360) 394-9882	Stantec asked about permit information for the Property. We were told that building permits have not been applied for, or given for the Property.

4.4 HISTORICAL RECORDS REVIEW

4.4.1 Land Title Records/Deeds

Land title records and deeds were not provided by the User, and public records were not searched because the historical use of the property appeared to be sufficiently documented by other reviewed sources. No other land title records were reviewed by Stantec as part of this assessment.

4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by EDR (Appendix D). The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Stantec's observations of the reviewed historical aerial photographs.

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW
February 18, 2015

Year	Scale	Observations, property and Adjoining Properties
1951	1:500	Appears to be half cleared of trees. Possible grazing or farm land.
1968	1:500	Developed with a driveway, single family residence, and outbuilding(s). New residences north, south, east, and west of Property. SR 305 extending southeast to northwest south of the Property.
1972	1:500	No changes from 1968.
1981	1:500	Residence and/or outbuildings appear to have been removed. Extension of SR 305 west from Viking Way.
1990	1:500	Same as above along with additional residences north and south of Property.
1994	1:500	No changes from 1990.
2005	1:500	Recycle facility in place. New developments north of Property. On ramps in place west of Property at Highway 3, SR 305 interchange. Stormwater pond in place southwest of Property.
2006	1:500	No changes from 2005.
2009	1:500	Same as above. Additional residential plats located well northeast and southwest of Property.
2011	1:500	No changes from 2009.

Name of aerial photograph source: EDR Aerial Photo Package

4.4.3 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide prior land use history and assist in assessing whether there may be potential environmental contamination on or near the Property. These maps, which have been periodically updated since the late 19th Century, often provide valuable insight into historical property uses.

Stantec contracted with a third party to search for copies of historical fire insurance maps covering the subject and immediately adjacent properties. The Sanborn® Map Search Report is presented in Appendix B; however, the Property was listed as “unmapped”.

4.4.4 Other Historical Sources

No other historical sources were researched.

**POULSBO RECYCLE CENTER
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

SITE RECONNAISSANCE
February 18, 2015

5.0 SITE RECONNAISSANCE

A visit at the Property and vicinity was conducted by Phil Haberman and Greg McCormick on January 8, 2015. Figure 2 provides land use information for the Property and adjoining properties and areas of potential environmental concern. Detailed Site features are provided on Figure 2.

5.1 SITE RECONNAISSANCE METHODOLOGY

The site visit focused on observation of current conditions and indications of past uses and conditions of the Property that may indicate the likelihood of RECs. The site visit was conducted on foot and visual and/or physical observations from the reconnaissance are noted in the following sections.

- Stantec utilized the following methodology to observe the property:
- Traverse the outer Property boundary.
- Traverse transects across the Property as possible.
- Traverse the periphery of all structures on the Property.
- Visually observe accessible interior areas expected to be used by occupants or the public, maintenance and repair areas, utility areas, and a representative sample of occupied spaces (if present).

Weather conditions during the visit to the Property were overcast. There were no weather related property access restrictions encountered during the reconnaissance visit.

5.2 GENERAL DESCRIPTION

Property and Area Description:	Property consists of two connected tax parcels with a total area of 5.86 acres. Property is mostly undeveloped and vegetated with evergreen and deciduous trees. Single family residences and undeveloped land border the site to the east, north, and south. The site is bordered to the west by WSDOT right of way (unpaved) and Viking Way NW.
Property Operation.	The Property was previously developed with a single family residence, presumably with a private well and septic system (no visible evidence). Currently, the Property is utilized as a recycle center (drop off materials).
Structures, Roads, Other Improvements:	An asphalt paved road accesses the Property from Viking Way NW and enters the Property at the southwest corner. The southwest portion of the property has been previously graded to a near level condition and paved with asphalt. Portable structures, dumpsters, and associated recycling containers are located along the perimeter of the paved area.
Property Size (acres):	5.86

**POULSBO RECYCLE CENTER
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

SITE RECONNAISSANCE
February 18, 2015

Estimated % of Property Covered by Buildings and/or Pavement:	<15
Observed Current Property Use/Operations:	Poulsbo Recycle Center. Accepts cardboard, metals, CFLs, antifreeze, used waste oil, vegetable oils, batteries, appliances, and mixed paper products. See Section 4.2 for specific materials accepted.
Observed Evidence of Past Property Use(s):	Former single family residence.
Sewage Disposal Method (and age):	None currently. Likely drainfield and septic system used for former residence. Would have likely been located in the central to west-central portion of the Property.
Potable Water Source:	None currently.
Electric Utility:	Overhead power at southwest corner.

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

Stantec made the following visual and/or physical observations during the site reconnaissance and/or identified the following information about hazardous substances at the property during the interview or records review portions of the assessment:

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14):	Recycle facility accepts various batteries, antifreeze, used motor oil, cooking oils, scrap metal, and appliances. All of which could possibly contain or consist of hazardous substances; however, the facility is managed by Solid Waste personnel and the various materials are contained in their respective dumpsters, ASTs, etc. There was no visible evidence of spills, stains, or contamination on the asphalt or adjacent exposed soils/vegetation.
Drums (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None detected.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
PCB-Containing Equipment:	None observed.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None observed.

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE RECONNAISSANCE
February 18, 2015

5.4 INTERIOR OBSERVATIONS

There are no permanent structures at the Property. Interior observations were not conducted of the temporary structures and/or storage containers.

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	Stormwater detention pond located in east-central portion of the Property.
Stained Soil or Pavement:	Local rust stains near dumpsters.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	None observed.
Solid Waste Disposal:	Dumpsters and other collection/transfer containers for recyclables located along perimeter of paved area.
Potential Areas of Fill Placement:	No obvious mounds, piles or depressions suggesting the placement of fill material were observed on the property.
Wastewater:	No exterior wastewater discharge was observed.
Stormwater:	Several catchbasins within asphalt paved areas. Stormwater conveyed below grade into the stormwater detention pond within the property.
Wells:	None observed.
Septic Systems:	None observed.
Other Exterior Observations:	None observed.

5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was observed during the site reconnaissance.
Former USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs was observed during this Phase I ESA.
Other Underground Structures:	An apparent concrete well structure located in small shed east of former residence and a likely septic tank located east of former residence (no observations).

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE RECONNAISSANCE
February 18, 2015

5.7 ABOVEGROUND STORAGE TANKS

Existing ASTs:	Two 350 gallon ASTs are present at the Property. They are labeled for cooking oils and used motor oils and both have secondary containment. Also, there are four 55 gallon plastic drums for antifreeze collection. The drums are located in a secondary containment pallet (plastic) and all three containment areas are locked when not in use.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of ASTs was observed during this Phase I ESA.

5.8 ADJOINING PROPERTIES

5.8.1 Current Uses of Adjoining Properties

As viewed from the property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining properties:

NORTH	Single Family Residence
SOUTH	Undeveloped Land (former residences) and State Route 305
EAST	Undeveloped Land and Sparse Residences
WEST	Right of Way and Viking Way NW

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining properties providing indications of past use and activities, if any, are described below.

NORTH	None observed.
SOUTH	None observed.
EAST	None observed.
WEST	None observed.

5.8.3 Pits, Ponds or Lagoons on Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds and lagoons on adjoining properties:

NORTH	None observed.
SOUTH	Stormwater detention pond located southwest of Property.
EAST	None observed.
WEST	None observed.

**POULSBO RECYCLE CENTER
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

SITE RECONNAISSANCE
February 18, 2015

5.9 OBSERVED PHYSICAL SETTING

**Topography of the
Property and Surrounding
Area:**

Moderate slope toward south and southeast. Local undulating slopes in east-central portion of property.

**POULSBO RECYCLE CENTER
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

INTERVIEWS
February 18, 2015

6.0 INTERVIEWS

Stantec conducted interviews with the following individuals:

Name and contact information	Relationship to Property	Key findings:
Alan Bolds, Poulsbo Recycle Center, Site Staff	Site Facility Staff (Solid Waste)	Discussed facility uses, disposal contractors, and general site housekeeping. Discussed that he has worked at the site for 8 years and had not observed illegal dumping, spills, or issues related to contamination.

**POULSBO RECYCLE CENTER
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

EVALUATION
February 18, 2015

7.0 EVALUATION

This section provides a summary overview of our Findings, Opinions, and Conclusions.

7.1 FINDINGS AND OPINIONS

Information gathered from interviews, existing data review, and a property inspection was evaluated to determine if RECs are present in connection with the Property. Based on this information, the following findings and opinions are presented below.

Finding 1: The Property was developed with a single family residence between 1951 and 1968. It is possible that various pesticides, herbicides, and fertilizers have been used at the Property as extensive areas were cleared and may have been utilized for agricultural purposes.

Opinion 1: No evidence of use, overuse or spillage of agricultural chemicals was observed at the Property. Provided that the chemicals, if used, were applied according to manufacturer's instructions, this is considered a non-scope de minimis condition and not a REC or HREC.

Finding 2: Local rust staining was observed adjacent to several dumpsters on the asphalt.

Opinion 2: On-property recycling of various metals and/or appliances or rust from dumpsters appears to locally transfer to the asphalt. Based on field observations, these impacts would be considered de minimis and are not considered to be a REC.

Finding 3: Several stormwater catchbasins are present in the asphalt paved areas, likely extending to the stormwater detention pond east of the recycle center.

Opinion 3: The catchbasins are a potential conduit for contaminants to stormwater and potentially, groundwater. Good housekeeping and monitoring of recycled fluids/materials should prevent transfer of potentially hazardous materials to the storm system.

Finding 4: Recorded title records or search results for any environmental liens or activity and use limitations encumbering the Property or in connection with the Property were not reviewed as part of this Phase I ESA.

Opinion 4: The lack of review of this information does not affect the environmental professional's ability to identify RECs, HRECs, or de minimis conditions.

Finding 5: Stantec was not able to obtain historical records that document the Property history in 5-year intervals. These data failures represent data gaps.

Opinion 5: The lack of review of this information is not considered significant. Based on the information obtained during the course of this ESA, the absence of this information does

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

EVALUATION
February 18, 2015

not affect the ability of the environmental professionals to identify RECs, HRECs, or de minimis conditions.

Finding 6: An environmental records search was performed and identified sites within their respective ASTM E 1527-13 search radii of the Property that may represent RECs, HRECs, or de minimis conditions.

Opinion 6: Based on one or more of the following reasons: distance from the Property, position of sites with respect to assumed groundwater flow direction, the native soils, and regulatory status, none of the sites identified in the in the environmental records search report are expected to affect soil or groundwater quality at the Property. The environmental records search identified no RECs, HRECs or de minimis conditions at or very near the Property.

7.2 DATA GAPS

The federal AAI rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a “data gap” as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the Environmental Professional or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions From Scope of Work Referenced in Section 1.4:	A 50-year chain-of-title or lien search was not provided for review.
Weather-Related Restrictions To Site Reconnaissance:	None.
Facility Access Restrictions to Site Reconnaissance:	Thick vegetation limited full access to all property areas.
Other Site Reconnaissance Restrictions:	None.
Data Gaps From Environmental Records Review:	None.
Data Gaps From Historical Records Review:	None.
Data Gaps From Interviews:	None.
Other Data Gaps:	None.

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

EVALUATION
February 18, 2015

7.3 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 21868 Viking Way NW, the Property. Any exceptions to, or deletions from, this practice are described in Section 7.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

The following items of note were identified during this ESA:

- Current development includes an asphalt paved area with variable sized dumpsters, liquid receptacles (storage tanks), and portable structures located along the perimeter of the paved area. All current development is related to the current property use as a recycle center. Stormwater detention ponds are located east of the paved area.
- The Property was developed with a single family residence between 1951 and 1968. It is possible that various pesticides, herbicides, and fertilizers have been used at the Property as extensive areas were cleared and may have been utilized for agricultural purposes. Also, if heating oil was used to heat the home, an AST or UST may have been, or may be, present on the property.
- Local rust staining was observed adjacent to several dumpsters on the asphalt and represent de minimus conditions.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property. Further investigation does not appear to be warranted at this time.

**POULSBO RECYCLE CENTER
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

NON-SCOPE CONSIDERATIONS
February 18, 2015

8.0 NON-SCOPE CONSIDERATIONS

The scope of work completed was limited solely to those items in the ASTM 1527-13 standard. No ASTM 1527-13 non-scope services were performed as part of this Phase I ESA.

8.1 LEAD-BASED PAINT

Concern for lead-based paint (LBP) is primarily related to residential structures. The EPA's Final Rule on Disclosure of Lead-Based Paint in Housing (40 CFR Part 745) defines LBP as paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

The risk of lead toxicity in LBP varies based upon the condition of the paint and the year of its application. The U.S. Department of Housing and Urban Development (HUD) has identified the following risk factors:

The age of the dwelling as follows: maximum risk is from paint applied before 1950.

There is severe risk from paint applied before 1960.

There is moderate risk from deteriorated paint applied before 1970.

There is slight risk from the paint that is intact but applied before 1977.

The condition of the painted surfaces.

The presence of children and certain types of households in the building.

Previously reported cases of lead poisoning in the building or area.

Construction Date	Residential (Yes/No)	Observed Condition of Painted Surfaces
After 1994	No	Minimal painted surfaces on the temporary structure, not likely to contain lead.

8.2 ASBESTOS

There are no permanent structures on the Property and none of the temporary structures are likely to have asbestos containing materials (ACM).

Asbestos can be found in many applications, including sprayed-on or blanket-type insulation, pipe wraps, mastics, floor and ceiling tiles, wallboard, mortar, roofing materials, and a variety of other materials

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

NON-SCOPE CONSIDERATIONS
February 18, 2015

commonly used in construction. The greatest asbestos-related human health risks are associated with friable asbestos, which is ACM that can be reduced to powder by hand pressure. Friable asbestos can become airborne and be inhaled, and has been associated with specific types of respiratory disease. The manufacturing and use of asbestos in most building products was curtailed during the late 1970s.

Stantec makes no warranty as to the possible existence or absence of inaccessible materials or to their evaluation with respect to asbestos content. Samples of suspect ACM should be collected for laboratory analysis of asbestos prior to any demolition or debris removal, in order to determine the need for compliance with EPA National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations.

8.3 WATER INTRUSION / MICROBIOLOGICAL

Not applicable.

8.4 INDOOR AIR QUALITY

Not applicable.

8.5 RADON

Radon is a colorless, tasteless radioactive gas with an EPA-specified action level of 4.0 PicoCuries per liter of air (pCi/L) for residential properties. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is primarily associated with its rate of accumulation within confined areas near or in the ground, such as basements, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure. The radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction (EPA, 1993).

Stantec reviewed regional data published by the EPA (<http://www.epa.gov/radon/zonemap.html>) on average indoor radon concentrations in the vicinity of the property.

Property Location	State	County
EPA Radon Zones (w/Average Measured Indoor Radon concentrations)		
Zone 3 – Low (<2 pCi/L)	Zone 3 – Low (<2 pCi/L)	Zone 3 – Low (<2 pCi/L)

The property is located in Zone 3 and is considered to have low potential for radon. To determine Property-specific radon levels a radon survey would have to be conducted. However, because the Property is not residential and there are no occupied subgrade areas, further investigation of indoor radon issues does not appear to be warranted.

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

NON-SCOPE CONSIDERATIONS
February 18, 2015

8.6 FLOOD ZONES

According to the Physical Setting summary portion of the EDR report and Kitsap County on-line mapping, the Property is not located within the 100 or 500-year flood plains. Stantec also searched the FEMA flood plain map service at www.msc.fema.gov and found an active link to a map showing the flood plain designations in Kitsap County. The map indicates that the Property is not located within a flood zone.

8.7 WETLANDS

Wetlands cannot be definitively identified through visual observation alone. Defensible wetland delineations require taxonomic classification of property vegetation, an investigation into the surface and subsurface hydrology of the property, and identification of hydric soils. This level of delineation is outside of the scope or work for this assessment. However, Stantec reviewed US Fish and Wildlife Service National Wetland Inventory maps and readily available USDA Soil Survey reports. Information from these sources is summarized below.

Potential Wetlands Observed on Property:	Yes
New Residential Development Planned for Property:	Unknown

Wetland Inventory Maps

Map Quadrangle Name	National Wetland Inventory
Wetlands Depicted on Property:	Yes, east-central portion of Property extending north to south off-site.
Wetlands Depicted on Adjoining Properties	Extension of mapped site wetland toward south.

Soil Survey Data

Soil Survey Report Name:	NRCS Kitsap County
Hydric Soils Depicted in Property Vicinity:	Yes

Based on the above documents and the field observations, a wetland appears to be present within the Property, extending from the area of the stormwater detention pond toward the south and off-site.

POULSBO RECYCLE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT

NON-SCOPE CONSIDERATIONS
February 18, 2015

8.8 PESTICIDES

No documentation of commercial on-site use of agricultural chemicals (e.g., pesticides, insecticides, fertilizers or herbicides) was discovered during this ESA. Stantec did not identify any apparent agricultural chemical processing areas, such as crop dusting airfields, bulk mixing areas; or repacking, transfer, or agricultural chemical storage areas in the aerial photographs that were reviewed during this ESA.

8.9 DRY-CLEANING OPERATIONS

No dry-cleaning operations were reported or observed at or near the property. The historical review did not indicate a potential for past dry-cleaning operations on the property or in the vicinity.

**POULSBO RECYCLE CENTER
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

REFERENCES
February 18, 2015

9.0 REFERENCES

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments:
Phase 1 Environmental Site Assessment Process, Designation: E 1527-13, November 2013

EDR, Environmental Services Package, January, 2015

NRCS, Soil Survey of Kitsap County, Washington

Washington State Department of Natural Resources, Geologic Map of Washington, Northwest Quadrant,
2002

Personal interview with Alan Bolds, Facility Operating Staff

User Questionnaire completed by Kitsap County Solid Waste Division Staff

