



January 2021
Proposed Dungeness Reservoir Project



Phase 1 Environmental Assessment DNR River Road Properties

Prepared for Clallam County

January 2021
Proposed Dungeness Reservoir Project

Phase 1 Environmental Assessment DNR River Road Properties

Prepared for
Clallam County
Department of Public Works
223 East 4th Street, Suite 6
Port Angeles, Washington 98362

Prepared by
Anchor QEA, LLC
1119 Pacific Avenue, Suite 1600
Tacoma, Washington 98402

TABLE OF CONTENTS

1	Project and Report Information	1
1.1	Client Information	1
1.2	Report Purpose	1
1.3	Scope of Work	1
1.4	User-Imposed Limitations	2
2	Property Information and Physical Setting	3
2.1	Property Description	3
2.2	Owner and Site Use	3
2.3	Topography and Site Features	3
2.4	Groundwater Well/Borehole Records	5
2.5	Soils and Geology	5
3	Regulatory Records Review	7
3.1	Governmental Record Sources	7
3.2	Environmental Database Search	9
4	Historical Records Review	11
4.1	Historical Sources Reviewed	11
4.2	Previous Environmental Assessments	11
4.3	Summary of Property History	11
5	Property Reconnaissance	13
5.1	Property Reconnaissance Methods	13
5.2	Observed Property Conditions	13
5.3	Conditions at Adjoining Properties	14
6	Interviews	15
7	Findings and Recommendations	17
7.1	Findings	17
7.2	Recommendations	18
8	Signatures	19
9	Assumptions and Limitations	20
10	References	21

TABLES

Table 1	Summary of Records Reviewed by Anchor QEA
Table 2	Summary of Property History

FIGURES

Figure 1	Property Vicinity Map
Figure 2	Property Features
Figure 3	Observation from Property Inspection
Figure 4	Photographs from Site Reconnaissance – Eastern Portion of Property
Figure 5	Photographs from Site Reconnaissance – Northern Portion of Property
Figure 6	Photographs from Site Reconnaissance – BPA Right-of-Way
Figure 7	Photographs from Site Reconnaissance – Southern Portion of Property
Figure 8	Photographs from Site Reconnaissance – Old Sequim Dump Site
Figure 9	Photographs from Site Reconnaissance – River Front Areas (Western Portion of Property)

APPENDICES

Appendix A	Anchor QEA Scope of Work
Appendix B	Site Maps
Appendix C	Aerial Photographs
Appendix D	Title Search
Appendix E	Well Logs and Geologic Information
Appendix F-1	DNR Property Records – Deeds and Property Use Information
Appendix F-2	DNR Property Records – Timber Sales and Associated Information
Appendix F-3	DNR Property Records – Water Rights
Appendix G	Database Search Findings
Appendix H	Qualifications of Preparer

1 Project and Report Information

This document describes the methods and findings of a Phase 1 Environmental Site Assessment (Phase 1) conducted by Anchor QEA, LLC (Anchor QEA) on behalf of Clallam County. The subject property (Property) consists of two vacant tax parcels located along River Road just southeast of the Sequim City Boundary. The Property is shown in Figure 1 and Figure 2 and is described further in Section 2 of this Phase 1.

1.1 Client Information

Anchor QEA conducted this Phase 1 under contract with Clallam County. The County is considered the User, as defined by ASTM International Standards E1527-13 and E2247-16. The Department of Natural Resources (DNR), the agency currently managing the Property on behalf of the State of Washington, is also considered by Anchor QEA to be an authorized User of this Phase 1.

1.2 Report Purpose

This Phase I was prepared to support proposed acquisition of the Property from the State of Washington. The intended use of the Property is for development of a new irrigation water reservoir and a public park.

The purpose of the Phase I is to review the Property history and available information to identify recognized environmental conditions; that is, to assess the likelihood that contamination from hazardous substances or petroleum products may exist on the subject property either from past or present use of the subject property or nearby properties. This study is one step in the environmental due diligence process for the Property acquisition.

1.3 Scope of Work

The Phase 1 complies with the Environmental Protection Agency All Appropriate Inquiry Rules and the ASTM Standard Practice for Phase I Environmental Site Assessments: Phase I Environmental Site Assessment Process (Designations E1527-13 and E2247-16). The scope of work for the project included the items listed below:

- Site reconnaissance, including visual on-site inspection of the property
- Interviews of persons knowledgeable about the property, including (as available) current and past managers of the property
- A review of historical property records and historical aerial photographs
- A review of federal, state, and tribal environmental records concerning waste management practices, underground storage tank records, and/or documentation of historical releases at the property

- Identification of other commonly known or reasonably ascertainable information about the property
- An evaluation of the Recognized Environmental Conditions and development of a final report identifying the findings, opinions, and conclusions of the assessment
- If applicable, an identification of site-specific data gaps and a description of appropriate field investigation methods that can be used to resolve these data gaps

Anchor QEA's work plan is attached as Appendix A. Anchor QEA has prepared this report using information that is reasonably ascertainable; that is, information that is practically reviewable, publicly-available, and obtainable from its source within reasonable time and cost constraints. This report conforms to the requirements of ASTM E1527-13 and ASTM E2247-16. No Phase 2 Environmental Site Assessment activities were conducted as part of this Phase 1. Other business environmental risk issues (non-ASTM method issues such as asbestos, lead paint, wetlands, indoor air quality) were addressed during this study.

1.4 User-Imposed Limitations

Neither the County nor the DNR imposed limitations on Anchor QEA that affected our ability to complete this Phase 1.

2 Property Information and Physical Setting

This section describes the Property and its physical setting, and available information about groundwater and local soils.

2.1 Property Description

Tax lot information was obtained from the Clallam County tax assessor's office. That information was obtained at <https://websrv22.clallam.net/propertyaccess/?cid=0>. This information was accessed in October, 2020.

Property Address:	No formal street address at this time
Tax Lots and Size:	Clallam County Parcel Numbers: 04303621000 (318.9 acres) and 043036130000 (76.6 acres)
Township, Range, and Section:	Township 36, Range 04 West, Section 36, Western half and the southern portion of northeast quarter section
Current Use:	Timber Harvest and Recreation

A site vicinity map and a site plan are included as Figures 1 and 2, respectively. A copy of the county assessor's tax parcel map is included in Appendix B, along with a prior survey plat map dated from 1986.

2.2 Owner and Site Use

The current owner of the Property is the State of Washington. The property is managed by the Washington Department of Natural Resources.

Until recently the Property was managed exclusively for timber harvest. The most recent timber sale was completed in 2015.

During the past 2 years the property has been developed for public access with the development of mountain biking trails. The approximate trail locations are shown on Figure 2.

2.3 Topography and Site Features

A copy of a current U.S. Geological Survey 7.5-minute topographic map (East Sequim Quadrangle, 2014) is included in Appendix B.

The main portion of the Property is located along the eastern side of the Dungeness River between 350 and 450 feet above sea level. The main portion of the property is relatively flat, sloping

downward to the north. The portions of the Property located east of River Road include sloping areas of higher elevation. The southeastern-most portion of the property has an elevation of about 850 feet.

There are no buildings or enclosed structures on the property. The property is undeveloped except for the following features:

- **Road Access:** The Property can be accessed via gated entries either from River Road, Happy Valley Road, or Sporsen Road.
- **Utility Right-of-Way:** The Property is bisected east/west by a power line easement with the Bonneville Power Administration (BPA). Additional easements for power lines are in place with the Clallam County Public Utility District (PUD) #1. The BPA easement location is shown in Figures 2 and 3. The easement is vacant except for the overhead power lines, a small rock/gravel pit (Figure 3) and gravel access roads.
- **Existing and Former Irrigation Ditches:** There are a number of active and inactive irrigation ditches and related structures on the Property:
 - The upper ditch is operated by Highland Irrigation District and carries water along the eastern side of the property toward the north. It includes a gate valve and pipeline that directs water down to a separate irrigation ditch located in the middle portion of the Property.
 - The central irrigation ditch noted above is also operated by the Highland Irrigation District.
 - There is a third ditch, operated by the Sequim Prairie Tri-Irrigation Association (formerly Eureka Irrigating Company), located along the western side of the Property near the Dungeness River. The river intake is located near where the BPA right-of-way crossing of the Dungeness River. This ditch carries water to the north. An irrigation service road, spillway and flow control structure are located on the western portion of the Property.
 - There is also an older abandoned irrigation ditch located along the western portion of the Property, near the Dungeness River. Some metal debris (an old fish screen) is present (see Figure 3).
- **Mountain Biking Trail System:** The mountain biking trail system includes a trail map, and multiple trail markers. The trails are unpaved and extend throughout most of the Property. The approximate trail locations are shown on Figures 2 and 3.

- **Interior Roadways:** A number of interior roadways are located within the Property. These are unpaved gravel roads and are visible in Figure 2.
- **Gravel Pit:** A gravel pit is located in the southern portion of the Property just north of the old Sequim dump site (Figure 3).
- **Old Sequim Dump Site:** The Property includes an old unmanaged dump site known as the "Old Sequim Dump". The location of the dump is shown in Figure 3. The dump site is discussed further in Sections 3, 4, 5 and 6 of this Phase 1.

2.4 Groundwater Well/Borehole Records

The Washington Department of Ecology's (Ecology's) well-query online log database (<https://fortress.wa.gov/ecy/waterresources/map/WCLSWebMap/default.aspx>) provides logs for water wells, monitoring wells, and geotechnical borings, along with decommissioned well reports and other records. This database was reviewed by Anchor QEA in October, 2020.

No wells were identified on the Property. However, seven water supply wells were located along River Road near the Property. These well logs are attached in Appendix E. The boring logs generally indicate a soil sequence as follows:

- Surface topsoil
- Shallow gravels or sand and gravel in the upper 5-50 feet of soil (typically shallower than 50 feet)
- Sequences of clay or hardpan, mixed with gravel or boulders, between depths of 5 and over 100 feet
- Intermittent sequences of sand, silt, gravel and clay, with occasional water bearing zones
- Deeper shale units typically below 150-200 feet

Based on topography, the direction of groundwater flow is expected to be toward the north and west.

2.5 Soils and Geology

The DNR records for the property included a soil map for the Property and surrounding areas and a detailed discussion of area geology (included in Appendix E). The following description of area geology is contained within the DNR geologic summary:

"According to geologic mapping by Schasse and Logan (1998) and Schasse and Wegmann (2000), the western margin of the property along the Dungeness River is underlain by alluvial deposits (unit "Qa"), river-deposited sand, gravel, pebbles, and cobbles with fines (silt and clay), as well as peat. Through the middle, relatively flat portion of the property, published mapping indicates the presence of older alluvial deposits (unit "Qoa"), described as "crudely stratified cobbly, pebbly, bouldery gravel in a matrix of sand, silt, and clay". The upland areas are likely underlain by rocks of the Eocene Crescent Formation (unit "Ev(c)", capped by a mantle of Vashon glacial till (unit "Qgt" of Schasse and Wegmann (2000) and "Qgt(v)" of Schasse and Logan (1998)).

Unit Ev(c), basalt, basalt breccia, and diabase, is described by Schasse and Wegmann (2000) as "mostly porphyritic to aphyric, sparsely jointed, and pillow basalt and lesser basaltic breccia. Glacial till is described by Schasse and Wegmann (2000) as a poorly sorted mix of "pebbly, clayey, sandy silt with scattered cobbles and sparse boulders".

Schasse and Wegmann (2000) map one landslide in the property. This mapping was published prior to LiDAR becoming available. My review of the LiDAR DEMs suggests the mapped landslide, unit Qls on Figure 1, is nonexistent, as there does not appear to be visible landslide morphology, such as a headscarp, body, and toe. However, there does appear to be a likely deep-seated landslide within the southern portion of the property above River Road, along a roughly east-west-trending fault. This would need to be confirmed on the ground. " (See DNR soils discussion in Appendix E)

A soil survey was conducted on the Property by Anchor QEA under contract to Pacific Groundwater Group and the Washington Water Trust. That report is provided in Appendix E. The work included excavation of seven test pits in the central, western portion of the Property in the area proposed for the reservoir. The test pits were excavated from ground surface to depths of between 8 and 10 feet. Soils encountered consisted of a shallow sequence of silty topsoil (2 to 3 feet thick), followed by a layer of alluvium containing gravel, cobbles, boulders and sand.

There has been recent (last 1-2 years) landslide activity in the eastern portion of the Property. The mountain bike trails in this area utilize the ditch service road operated by the Highland Irrigation Ditch Company (Highland). These trails have been closed to the public since that time based on safety concerns expressed by Highland.

3 Regulatory Records Review

This section summarizes available records for the Property and vicinity.

3.1 Governmental Record Sources

Governmental records for the Property were obtained through public sources as described below:

- **Ecology Online Records:** Available on-line records from the Washington Department of Ecology were searched, including the following:
 - **What's in My Neighborhood:** Ecology maintains an on-line, searchable database of Properties with recognized environmental contamination concerns or environmental compliance obligations. The database is accessible at the following internet address: <https://apps.ecology.wa.gov/neighborhood/>. The database did not list any records for the Property or the properties in the vicinity.
 - **Groundwater Well Database:** As described in Section 2.4, groundwater well records in the vicinity were reviewed using Ecology's on-line database. Refer to that section of this report. for additional information.
- **DNR-Provided Property Records:** DNR provided an extensive list of records for the Property. These were obtained both through Clallam County, and directly from DNR by Anchor QEA. The majority of these records are contained in Appendix F. Copies of DNR-provided site maps are contained in Appendix B, and the DNR geologic analysis for the Property is contained in Appendix E. DNR records included the following:
 - **Deed Information:** DNR deed and land tile information included the following:
 - Patent deed for the Property, documenting transfer of the Property to the State of Washington from the federal government.
 - Copies of easements issued to the BPA, the Clallam County PUD #1, and Clallam County.
 - A "Transaction Hold Records Search" documenting land title records for the Property.
 - Scanned copies of the "Tract Book" listings for the property, listing applications, leases, timber sales, rights-of-way and easements relating to the Property.

- **Water Rights Records:** DNR provided documents relating to water rights and canal shares associated with the Property.
- **Timber Sale Records:** Older timber sales were listed in the Tract Book entries. Documentation related to the recent “Happy Cat” timber sale in 2015 were provided. These documents included a SEPA environmental review, permitting documentation, and a copy of the 2014 Site Management Plan. That document described the presence of the “Old Sequim Dump” and the “Happy Cat Debris Scatter” (Figure 3) as follows:
 - **Old Sequim Dump:** “The old dump for the City of Sequim is found along the sides and base of a railroad grade. The dump is 250 meters long and 30 meters wide and is located off a cliff embankment. It contains many rusty old cars and trucks from the 1930s to 1950s. Deposits are mainly from the 1920s through the 1950s although some earlier (back to the 1870s) and some later materials are also present. There is modern dumping as well.”
 - **Happy Cat Debris Scatter:** “This site consists of approximately 4-5 pickup truck loads of garbage predominately dating to the 1930s-1940s. These are probably separate dumping episodes as the assemblage varies from pile to pile. The dumping episodes cover an area of 80 X 60 meters. One load of more modern material dates to the mid -1960s. There is evidence that these piles were then bulldozed as there are pushed up piles of rock and soil .2 -.5 meters in height. There are two fragments of manganese glass¹, but these are from a pitcher and a candy dish, forms that have a long life-span. There are no manganese glass bottles.”
- **Geologic Conditions Memorandum:** A 2019 summary of Property geology was included in the DNR records. This document is summarized in Section 2.5 of this Phase 1 and is attached as part of Appendix E.
- **Clallam County Records:** Clallam County records were accessed to document the Property location and land use as described in Section 2.1.

¹ Manganese was used as a decolorizing additive to clear glass prior to about 1915. The reference in the DNR description was part of dating the debris scatter. Though two fragments of the pre-1915 glass were present, the debris scatter was reasonably assumed by DNR to have been placed at a later time period, as characterized by the other materials representative of later periods. Manganese glass is does not constitute a hazardous substance.

3.2 Environmental Database Search

A search of EPA, state, and tribal environmental database listings was performed by a commercial database search provider (EDR; a copy of the database search report is included in Appendix G). The purpose of that search was to identify potential, suspected, or known sources of contamination on or in the vicinity of the Property. Various agency listings were searched for different approximate minimum search distances from the subject property as established in the ASTM method. Listings included publicly available databases of environmental liens, activity and use limitations, and easements and equitable servitudes, if recorded or filed.

No references to the Property were listed in the database search results.

References to nearby properties identified in the regulatory database report are summarized below. None of these properties appear likely to have affected environmental conditions at the Property:

- **425 Dungeness Meadows Lane:** This property is located less than 1/8-mile from the Property, downhill and to the northwest. The property was listed in the CDL and SPILLS databases in 2007 for a spill of an unknown type and quantity of chemical.
- **393 Dungeness Meadows Kitchen:** This property is located less than 1/8-mile from the Property, downhill and to the northwest. The property was listed in the Asbestos database for asbestos abatement activities conducted there in 2016.
- **Robinson, 21, 81, 121 & 131 Serenity Lane and 2762 River Road:** These properties included 9 parcels and 4 rental homes. They were located approximately 1/8 mile to the southwest of the Property, along the Dungeness River. The properties were listed in the Brownfields database due to environmental assessment activities performed between 2015 and 2017 by the Jamestown S Klallam Tribe under an EPA Brownfields grant. The work included completion of Phase 1 and Phase 2 environmental assessments. The tribe purchased the properties, removed the homes and cleaned up a localized area of petroleum contamination. The area was then used for floodplain and habitat restoration work in coordination with the Washington State Salmon Recovery Fund board and the Puget Sound Acquisition and Restoration Fund.
- **Delhur Industries Haller Quarry, 2657 River Road:** This quarry is located approximately 1/4 mile to the southeast of the Property. The quarry was listed in the FSIS, ECHO, All Sites and NPDES databases because the quarry maintains an NPDES water quality permit. It was also listed in the US Mines database because of its use as a commercial quarry.

- **Scarsella Brothers, 2822 River Road:** This location is approximately ¼ mile to the southeast of the Property. The location was listed quarry was listed in the SPILLS database due to a release of 60 gallons of diesel fuel in 2013.

4 Historical Records Review

This section provides a listing of historical records reviewed for the Property and includes a concise summary of the Property history.

4.1 Historical Sources Reviewed

Table 1 provides a concise summary of the historical records reviewed as part of this Phase 1. These include standard historical records sources (historical maps and aerial photographs), results of a title search (Appendix D), copies of records provided by the DNR (Appendices E and F), and information developed through interviews (see Section 6).

No data failures were encountered. The historical objectives in ASTM E1527-13 and ASTM E2247-16 were achieved.

4.2 Previous Environmental Assessments

No previous Phase 1 or Phase 2 environmental assessments were identified for the Property.

DNR records for the 2015 “Happy Cat” timber sale included an environmental protection plan. That document discussed two environmental concerns (the Happy Cat Debris Scatter and the Old Sequim Dump) as summarized in Section 3.1. Both deposits remain in leave-tree areas at the Property (Figure 3).

4.3 Summary of Property History

The history of the Property is summarized in Table 2, based on Anchor QEA’s review of the records listed above, and the results of site interviews as summarized in Section 6.

In general, the Property has been used predominantly for timber growth and harvesting since the late 1800s when Washington was granted statehood. A concise summary of property history includes the following:

- The property title was transferred to the State in 1889. A patent deed was later issued in 1972.
- Timber sales occurred between the early 1900s and 2015 as documented in DNR deed and timber sale records.
- Irrigation ditches were developed in the early 1900s on the Property. These irrigation features were later documented in DNR surveys and land use records. These irrigation features are described in Section 2.3 of this Phase 1.

- Numerous easements exist within the Property for power line easements with the BPA and Clallam County PUD #1, and with Clallam County for roadways. These easements were granted between 1920 and the late 1980s.
- Several truckloads of debris dating from the 1930s, 1940s and 1960s were disposed in the northeastern portion of the Property (Figure 3). This debris was later identified in DNR timber sales documentation as the “Happy Cat Debris Scatter”.
- The Old Sequim Dump was placed on the Property some time prior to the mid-1970s (mostly between the 1920s and 1950s). Based on available information and the results of interviews, the dump was not a contracted or municipally-sponsored activity, but rather was the result of uncontrolled dumping activity by local residents. The dump contains cars and trucks dating primarily from the 1930s through the 1950s. Some older and newer debris is also present according to DNR records (Section 3.1) and observations from the Property inspection (Section 5.2).
- Some grazing activity was conducted prior to the 1970s in the northern portion of the Property.
- Off-site residential areas to the northwest, north and east of the Property were developed over time between the 1950s and the present.
- Several homes located to the southwest of the Property were removed between 2015 and 2017 to support floodplain restoration efforts. This work included environmental testing and cleanup activities funded by grants from the EPA Brownfields program to the Jamestown S’Klallam tribe.
- In 2016 a proposal for development of a reservoir on the Property was developed by Anchor QEA in coordination with the Washington Water Trust, Clallam County, the City of Sequim, the Dungeness Water Users Association, and the Clallam Conservation District.
- In approximately 2018, mountain biking trails were developed on the Property.
- Between 2019 and 2020 Clallam County and DNR have been in negotiations for potential land transfer to support the proposed reservoir project. The current Phase 1 was developed to support the land transfer process.

5 Property Reconnaissance

Anchor QEA conducted a reconnaissance or site visit at the Property. This section describes the methods and observations from that site visit.

5.1 Property Reconnaissance Methods

The property reconnaissance was conducted by Mark Larsen and David Rice of Anchor QEA on September 18, 2020. Figure 3 summarizes the areas visited during the site inspection.

Photographs taken during the site visit are included in Figures 4 through 9 of this Phase 1.

5.2 Observed Property Conditions

Conditions observed on the Property are summarized below. Given the large size of the Property, the observations are summarized by area:

- **Upper Property (east of River Road):** This portion of the Property is located on a hillside. It includes the Highland Irrigation Ditch. An access road runs along the ditch between River Road and Happy Valley Road. A recent landslide occurred where the access road crosses under the BPA power lines. Timber in this area of the Property was most recently harvested circa 1994. Some road and train construction were occurring along Happy Valley Road at the time of the site visit.
- **Northern Property (north of BPA right-of-way):** The northern end of the Property is located west of River Road and north of the BPA right-of-way. The area is currently vacant except for several stands of leave-trees and standing timber along the western edge of the Property sloping downward to the Dungeness River. Timber in this area was harvested in phases between 1994 and 2015. Several areas of debris (4-5 pick-up truck loads) were noted in DNR records as described in Section 3.1, but these were not directly observed during the site visit. Based on interviews with the current DNR land manager (see Section 6), this debris remains on-site. Numerous mountain biking trails are located in this area of the Property. An irrigation ditch runs northward through the center portion of the Property.
- **BPA Right-of-Way:** The BPA right-of-way crosses the Property from the east to west. A small gravel pit is located within the right-of-way just west of River Road. No evidence of waste disposal or debris backfill was noted in this area. The right-of-way is vacant other than the power line towers, the gravel pit and the access roadways. Wooden fencing is located along the western edge of the right-of-way, on the bluff over-looking the Dungeness River.
- **Southern Property (south of utility right-of-way):** The southern portion of the Property located to the west of River Road is vacant and covered in intermittent stands of timber. This area includes the rock pit and Old Sequim Dump site as described below. Other than these

features, the gravel access roads and the network of mountain biking trails, this portion of the Property is vacant.

- **Southern Rock/gravel Pit:** A small gravel pit is located at the junction of two on-site gravel roadways, just north of the Old Sequim Dump site. No evidence of waste disposal or debris backfill was noted in this area.
- **Old Sequim Dump site:** The waste disposal area known as the Old Sequim Dump is located on and at the base of a steep embankment just to the west of River Road as shown in Figure 3. DNR records estimate the area to be 250 meters long and 30 meters wide. The debris contains a mixture of old car bodies, appliances and other debris. The automotive debris includes some fuel tanks, and both painted and rusted (i.e., no paint remaining) car parts. The debris is located on a steep slope and at the base of an embankment. Some of the car bodies have become suspended in the trees by trees growing through them. In most cases, native soil was visible beneath the layer of debris, suggesting that the dump site was mostly surficial in nature.
- **River-front Areas (Western Portion of Property):** The western portion of the Property is located at lower elevation along the Dungeness River. It includes one active irrigation canal and a former irrigation ditch. The active irrigation canal is operated by the Sequim Prairie Tri-Irrigation Association (formerly Eureka Irrigating Company). An access road and a flow control structure are located in this area of the Property.

5.3 Conditions at Adjoining Properties

The Property is surrounded to the northwest, north and northeast by residential properties. No areas of concern were identified during the site reconnaissance.

Properties to the southwest have been the subject of floodplain restoration activities. Homes formerly located in these areas have been removed, and riparian vegetation has been planted along the river. Some of the mountain biking trails on the Property extend into this area.

The properties to the south east include the Delhur quarry and other timberlands. The quarry is separated from the property by areas of standing timber.

6 Interviews

Interviews were conducted by Anchor QEA with three individuals that have been involved managing the property on behalf of DNR, including the following:

- **Robert Winslow - DNR Trust Land Transfer Project Manager (Olympia, Washington):** Anchor QEA conducted a telephone interview with Robert Winslow, the DNR Trust Land Project Manager on October 28th, 2020. Robert has been a DNR employee since 1986 and has been involved in preparing the Property for potential acquisition by Clallam County since late 2018 or early 2019. He provided access to Property ownership and use records, including those in Appendix F. He confirmed that there is no evidence of historical use of the Property for oil and gas exploration, gravel mining (other than use of the two on-site rock/gravel pits for on-site road construction/maintenance), construction of occupied structures or for any uses other than those documented in Section 4.3 of this Phase 1. He was not personally aware of any spills of hazardous substances or solid wastes other than the presence of the Old Sequim Dump and the Happy Cat Debris Scatter as discussed in Sections 3.1 and 4.3.
- **Mark Benner - Current DNR Property Manager (Forks, Washington):** Anchor QEA conducted a telephone interview with Mark Benner on November 3rd, 2020. Mark is the current DNR manager for the Property. Mark has held that role since about 2004 when Mike Cronin assumed a different job. Mark was familiar with the recent timber sales at the Property, including the Happy Cat sale in 2015. He confirmed that the Happy Cat debris scatter materials and the Old Sequim Dump materials discussed in Section 3.1 and 4.3 remain present on the Property in leave tree areas (Figure 3). The Happy Cat debris scatter is located in the northeastern portion of the Property. He was aware that the Old Sequim Dump has been picked over by collectors for car parts (hood ornaments, etc.), but was not aware of any concentrated salvage activities with respect to the car bodies or other materials. He understood that the historical dumping was not part of a contracted or organized municipal activity, but rather was the result of uncontrolled dumping by area residents primarily between the 1930s and the 1950s (based on the dates of the car bodies present). Mark was not aware of other deposits of solid wastes on the Property, or of any spills or other releases of hazardous substances between 2004 and the present, other than occasional disposal of furniture or household wastes/debris. These materials are managed by DNR on an ongoing basis at its various properties. He confirmed that the on-site rock/gravel pits have not been used for commercial mining activities, but rather are only used for on-site road construction and maintenance. He described the recent development of the mountain bike trail agreements and recreational use of the Property during the past two years. He said that the Property has been heavily used by bikers and trail users since that time, and that this has helped to discourage illicit disposal of household wastes at the Property.

- **Mike Cronin – Former DNR Property Manager (Retired):** Anchor QEA conducted a telephone interview with Mike Cronin. Mike was the former DNR land manager for the Property. He held that position between the mid-1970s and 2004 when he assumed the district manager position for DNR. He retired from DNR in 2006. Mike recalled managing the Property for timber production. He recalled some early grazing activity in the northern portion of the Property up into the 1970s. That grazing was conducted in among the timber. He said that the Old Sequim Dump was present on the Property by the time he started managing it. He was not aware of any historical contracts or other formal approvals for the dumping activity. During his period of management there was occasionally some household trash dumping on the Property, particularly in the BPA right-of-way, since that area was historically more accessible. He explained that DNR had a process for removing garbage from its properties periodically, but that the funds were always limited and there was never funding to remove the wastes from the Old Sequim Dump site. He described the two on-site rock/gravel pits (Figure 3) as having been used for only on-site road maintenance, never commercial mining activity. He was not aware of any import of waste materials or other off-site materials associated with the rock/gravel excavation. He described the on-site irrigation ditches and structures and their periodic maintenance by the irrigation companies. He was not aware of any historical oil and gas exploration or drilling on the Property. He was not aware of cultural or archaeological resources at the Property but noted that there have been some culturally modified trees (i.e., cedar trees that had been harvested of their bark by local tribal members) in the area. Mike was not aware of any fuel spills or other releases of hazardous substances at the Property other than the Old Sequim Dump site. He was aware that a railroad had been present on the Property in the 1920s or 1930s for early timber harvesting, but had never seen any remains of tracks or ties from that. He said it was typical that the rails would be removed from logging railroads when they were no longer needed.

7 Findings and Recommendations

This section summarizes Anchor QEA's findings and recommendations regarding apparent environmental conditions at the Property based on the information reviewed and documented in this Phase 1.

7.1 Findings

Based on the information reviewed by Anchor QEA and summarized in this Phase 1, there are two Recognized Environmental Conditions at the Property.

- **Old Sequim Dump Site:** The Old Sequim Dump site (Figure 3) was placed on the property since primarily between the 1930s and 1950s, with dumping activity ceasing prior to the mid-1970s. It contains car bodies and car parts, household appliances and other debris and solid wastes. The debris includes a mix of painted and rusted (free of paint) materials, and some former automotive fuel tanks. The quantity of wastes and debris is significant, estimated by DNR records to cover an area of 250 meters by 30 meters. The wastes appear superficial, laying on the top of the native soils rather than constituting a thick fill deposit. Some of the materials have decayed and are mixed in with the surficial soil. Some of the car bodies remain on the steep hillside, and some have been raised into the air by the growth of trees through the materials. No environmental testing of the debris, soils or groundwater has been performed to date. Though the materials have been known to be present for several decades, DNR has not allocated funding to remove the materials. During the prior timber sales that dump site has been retained within a leave tree area. Given the presence of painted car bodies from the early to mid-1900s, there is a potential for paint-related metals to have become incorporated into soils at the Property in the dump site area. The presence of automotive debris including former fuel tanks indicates some potential for releases of oil or gasoline to soils, though no obvious signs of such contamination were noted during the site reconnaissance.
- **Happy Cat Debris Scatter:** Smaller areas of apparent household debris are known to be present in the northeastern portion of the Property (Figure 3). This is a much smaller quantity of materials, described by DNR records as 4 to 5 pick-up truck loads. The materials are believed to be from the 1930s or 1940s, with one truck load from the 1960s. During recent timber sales, the debris scatter materials were not removed. They are present within an existing leave tree area on the Property. The materials are present within the proposed reservoir area and will be encountered during reservoir construction activities. They will need to be removed and appropriately disposed at that time. Given the history of household waste dumping at the Property, some other materials may also be encountered during reservoir

construction. The quantity of such materials is not likely to be significant within the context of the proposed project.

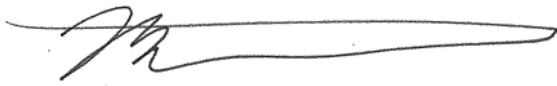
7.2 Recommendations

As part of the proposed property acquisition and development of the reservoir project, Anchor QEA recommends that further work be performed to quantify the nature and extent of the Old Sequim Dump materials and develop a cost estimate for appropriate removal and disposal of the materials and any associated contaminated soils. Removal and appropriate disposal of the materials is recommended, because the materials represent an uncontrolled solid waste deposit, they are likely to contain or to have previously contained hazardous substances, they may continue to release hazardous substances to soils (e.g., through corrosion of painted surfaces), and in some cases they represent physical hazards to current and future Property users. Some of the car bodies in particular are located on a steep hillside, and some have been raised into the air by trees growing through the materials. Based on visual observations, the waste materials appear to be superficial, rather than constituting a thick landfill deposit. Limited Phase 2 Environmental Site Assessment activities (i.e., limited soil and groundwater testing) should be performed prior to acquisition of the Property. However, the Old Sequim Dump site is not expected by Anchor QEA to be a source of groundwater contamination. Environmental impacts associated with the Old Sequim Dump site are most likely to be limited to contamination of shallow soils within and beneath the waste deposits.

Smaller deposits of household debris are also likely to be encountered sporadically during future development of the reservoir project. This may include the debris at the Happy Cat Debris Scatter as well as potential household debris that may be encountered in other areas of the Property. To date, available information indicates that these scattered waste deposits are small in quantity and contain non-hazardous materials (e.g., bottles, cans, glass). Further environmental testing does not appear warranted at this time for these areas. However, provisions for debris management should be considered as part of future reservoir development activities in the event that deposits of household debris are encountered during site grading activities.

8 Signatures

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 subject property. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



January 14, 2021

Mark Larsen

Date

Anchor QEA Principal Scientist

9 Assumptions and Limitations

Anchor QEA has prepared the Phase I ESA on behalf of Clallam County consistent with the methods defined in ASTM E1527-13. No significant limitations were imposed on our work, and no significant data gaps limited our ability to complete this Phase 1.

The work was performed in a manner that is commensurate with accepted procedures and practices in the environmental industry. The qualifications of the individual that prepared this report are listed in Appendix H. The Anchor QEA investigator reviewed sources that are publicly available, available within a reasonable time and cost, and reasonably ascertainable and considered practically reviewable, as defined under the ASTM standards.

The conclusions and recommendations presented in this report represent Anchor QEA's best professional judgment regarding environmental conditions at the subject property. These conclusions and recommendations are based on Anchor QEA's review of the information presented in this report. Further, our conclusions and recommendations are based on state and federal regulations and policies as they exist at the time that this report was prepared.

The findings and conclusions of this report are not scientific certainties but are based on professional judgment concerning the significance of the data gathered during the course of the Phase I. The conclusions in this report are not to be considered a legal opinion or advice as to the Client's duty concerning due diligence and All Appropriate Inquiry relating to potential liabilities in leasing, owning, or purchasing real estate.

It should be recognized that no effort can precisely define all environmental problems or eliminate all risks, and a certain degree of risk exists with any level of effort.

10 References

- American Society for Testing and Materials (ASTM). Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM 1527-13), Updated in 2013.
- American Society for Testing and Materials (ASTM). Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property (ASTM 2247-16), Updated in 2016.
- Huntting, Marshall T., 1956, Inventory of Washington minerals; Part II--Metallic minerals: Washington Division of Mines and Geology Bulletin 37, Part II, 2 v.
- Schasse, Henry W.; Logan, Robert L., 1998, Geologic map of the Sequim 7.5-minute quadrangle, Clallam County, Washington: Washington Division of Geology and Earth Resources Open File Report 98-7, 22 p., 2 plates.
- Schasse, Henry W.; Wegmann, Karl W., 2000, Geologic map of the Carlsborg 7.5-minute quadrangle, Clallam County, Washington: Washington Division of Geology and Earth Resources Open File Report 2000-7, 27 p., 2 plates, scale 1:24,000.
- Valentine, Grant M.; Huntting, Marshall T., reviser, 1960, Inventory of Washington minerals; Part I--Nonmetallic minerals; 2nd edition: Washington Division of Mines and Geology Bulletin 37, Part I, 2nd ed., 2 v.

Tables

Table 1
Summary of Records Reviewed by Anchor QEA

Type	Information Source	Description	Date	Prepared By	Subject	Notes
Interviews (Section 6 of Phase 1)						
	Anchor QEA	Interview with Mike Cronin of DNR	9/2/2020	Anchor QEA	Interview of former DNR manager for the Property.	Interview covers the period mid-1970s to 2004.
	Anchor QEA	Interview with Robert Winslow of DNR	10/28/2020	Anchor QEA	Interview of DNR transaction specialist working with the property transfer.	Interview covers the period 2018 to present.
	Anchor QEA	Interview with Mark Benner of DNR		Anchor QEA	Interview of current DNR manager for the Property.	Interview covers the period 2004 to present.
Historic Maps (Appendix B)						
	EDR / USGS	Historic USGS Map - 2014	2014	USGS/EDR	USGS data for map information for Property and vicinity	Historic USGS map data as obtained from EDR.
	EDR / USGS	Historic USGS Map - 1985	1985	USGS/EDR	USGS data for map information for Property and vicinity	Historic USGS map data as obtained from EDR.
	EDR / USGS	Historic USGS Map - 1978 and 1979	1978, 1979	USGS/EDR	USGS data for map information for Property and vicinity	Historic USGS map data as obtained from EDR.
	EDR / USGS	Historic USGS Map - 1956	1956	USGS/EDR	USGS data for map information for Property and vicinity	Historic USGS map data as obtained from EDR.
	EDR / USGS	Historic USGS Map - 1939	1939	USGS/EDR	USGS data for map information for Property and vicinity	Historic USGS map data as obtained from EDR.
	EDR / USGS	Historic USGS Map - 1938	1938	USGS/EDR	USGS data for map information for Property and vicinity	Historic USGS map data as obtained from EDR.
	EDR / USGS	Historic USGS Map - 1937	1937	USGS/EDR	USGS data for map information for Property and vicinity	Historic USGS map data as obtained from EDR.
	Kroll Map Company	Historic Kroll Map	8/1/1928	Kroll Maps	Clallam County township survey atlas from 1928.	Survey map from 1928 showing T30N R04W.
	EDR / Sanborn	Sanborn Search (No maps identified)	--	EDR	USGS data for map information for Property and vicinity	No Sanborn maps identified for Property or vinity.
	DNR	SurveyPlat_1968	12/2/1968	DNR	Survey plat showing Sporsen Road right of way and private properties in S36 T30N R04W.	Survey plat showing Sporsen Road right of way and private properties in S36 T30N R04W.
	DNR	Ortho_RiverRoadTransfer	3/25/2019	DNR	River Road Transfer Ortho map.	Aerial map of River Road Parcel.
	DNR	RiverRoadVicinitySmall	3/25/2019	DNR	Small vicinity map.	Small vicinity map for the "Happy Valley Proposed Land Exchange."
	DNR	Site Class_RiverRoadTransfer	3/25/2019	DNR	River Road Transfer Site Class map.	Site class map of River Road Parcel.
	DNR	Transportation_RiverRoadTransfer	3/25/2019	DNR	River Road Transfer transportation map.	Transportation map (roads and road status) of River Road Parcel.
	DNR	USGS_RiverRoadTransfer	3/25/2019	DNR	River Road Transfer USGS map.	USGS topographic map of River Road Parcel.
	DNR	Water Bodies & Streams_RiverRoadTransfer	3/25/2019	DNR	River Road Transfer Water Bodies & Streams map.	Watercourse map of River Road Parcel.
	DNR	Water Types_RiverRoadTransfer	3/25/2019	DNR	River Road Transfer Water Types map.	DNR water-type map of River Road Parcel.
	DNR	WDFW Habitat_RiverRoadTransfer	3/25/2019	DNR	River Road Transfer PHS map.	WDFW priority habitats and species map of River Road Parcel.
Historical Aerial Photographs (Appendix C and Figures 2 and 3)						
	Google Earth	2019 Google Earth Image	2019	Google Earth	Google Earth Image - included in Figures 2 and 3.	
	Google Earth	2014 Google Earth Image	2014	Google Earth	Google Earth image for Property and vicinity.	
	Google Earth	1994 Google Earth Image	1994	Quantum Spatial	Google Earth image for Property and vicinity.	
	Quantum Spatial	1985 Historic Aerial	3/16/1985	Quantum Spatial	Aerial photo for Property and vicinity.	
	Quantum Spatial	1974 Historic Aerial	4/8/1975		Aerial photo for Property and vicinity.	
Title Search (Appendix D)						

Table 1
Summary of Records Reviewed by Anchor QEA

Type	Information Source	Description	Date	Prepared By	Subject	Notes
	Clallam Title Company	Dungeness_RiverRd_134177	9/22/2020	Clallam Title Co.	Results of title search for Property as obtained from Clallam	Complete title search for the DNR Dungeness River
Well Logs and Geologic Information (Appendix E)						
	Ecology	Well Logs from Water Wupply Wells	Nov 2020	Ecology	Well logs obtained from Search of Ecology database for	No well logs were identified for the Property. Seven
	DNR	River Road Transfer - Geology Review	6/29/2019	Ana Shafer, DNR	Geological review summary for the "River Road Transfer"	A review of the potential for surface and subsurface
	DNR	Soils_RiverRoadTransfer	3/25/2019	DNR	River Road Transfer Soils map.	Soils map of River Road Parcel.
	Anchor QEA	Dungeness Flow Enhancement: River Road Storage Project; Preliminary Geotechnical Engineering Recommendations	5/24/2014	Anchor QEA	Limited geotechnical analysis for the Property; performed on behalf of Pacific Groundwater Group and the Washington Water Trust.	Test pit survey and limited geotechnical analysis was performed by Anchor QEA in support of planning activities for the Dungeness reservoir project.
DNR Records - Title and Property History Information (Appendix F-1)						
	DNR	TransactionHold_RecordSearch_02-098949	3/28/2019	DNR	Record search for River Road Transfer parcel.	Record search #02-098949 for the River Road Parcel with encumbrances listed.
	DNR	Deed_Patent_46-72-0049	3/27/1972	Bureau of Land Management	Patent for the support of common schools.	Patent granted by the State of Washington on March 27, 1972. Patent number 46-72-0049.
	DNR	DNR_Clallam_easement_50-CR3201	9/24/1985	DNR/Clallam County	Easements between Clallam County Public Works and DNR.	DNR easements and maps. Section 36 (River Road parcels) on page 15 of the PDF. Grant from 12/15/1983 for forest land to Indemnity School/Cap Bldg/School. CR3201 covers CO-CM-HAPPY-VALLEY-RD and CO-CM-SPORSEEN-RD.
	DNR	DNR_Clallam_easement_50-CR03228	4/21/1986	DNR/Clallam County	Easement between Clallam County and DNR for a road right of way in the River Road parcel.	Easement for a road within the NE corner of S36 of T30N and R04W. CR3328 covers CO-CM-RIVER-RD.
	DNR	DNR Tract Book Excerpts	1889 to 2004	DNR	DNR Tract Book Excerpts	Summary of deeds, use applications, use agreements, easements and other information relating to the Property as entered into the DNR tract book.
DNR Records - Timber Sales and Related Documents (Appendix F-2)						
	DNR	Happy Cats Units 1-3 FMPT Special Concerns Report	8/8/2012	DNR TRAX	FMPT Special Concerns Report for T30N R4W S36.	DNR database report for T30N R04W S36 documenting regional special concerns (DNR Region Office, DAHP, Ecology, WDFW)
	DNR	HAPPY CAT_01_Final Notice of Sale	1/28/2015	DNR	Timber notice of sale.	DNR certificate for the sale of logging area containing 440 MBF of high quality Douglas fir. Agreement number 30-090791 under "Happy Cat."
	DNR	HAPPY CAT_02_Happy Cat Timber Sale Maps Bundle	9/8/2014	DNR	Driving map to the timber area for sale under agreement number 30-090791.	Driving map to the lands for sale to harvest under 30-090791 Units 1-4.
	DNR	HAPPY CAT_Happy_Cat_SEPA_Checklist_2014	6/23/2014	DNR	SEPA Checklist for Happy Cat Timber Sale Agreement #30-090791.	Complete SEPA Checklist for the Happy Cat timber sale, which is a variable retention harvest (VRH) with associated right of way composed of 4 units located in the Dungeness Valley and Discovery Bay WAUs.

Table 1
Summary of Records Reviewed by Anchor QEA

Type	Information Source	Description	Date	Prepared By	Subject	Notes
	DNR	HAPPY CAT_Site Protection Plan CA00524 CA00725 and CA 00730	9/19/2014	M.L Stilson	Site Management Plan for Old Sequim Dump, Happy Cat Debris Scatter, Happy Cat Timber Sale	This document summarizes the sites located within the Happy Cat Timber Sale and the potential for historic artifacts or buried dump material on site. Dump sites were to be retained in leave-tree areas.
	DNR	RE_Happy Cat Site Plans Tribal Notification	8/7/2014	Jeremy Brown, DNR	Email documenting Tribal Notices.	Email documenting that notices were sent to Jamestown S'Klallam Tribe and Lower Elwha Klallam Tribe from Jeremy E. Brown, DNR.
DNR Records - Water Rights (Appendix F-3)						
	DNR	RiverRoad_5521_WaterRights	12/28/1967	Department of Ecology	Water Rights Certificate from Eureka Irrigating Company	Eureka Irrigating Company membership certificate and 1.00398 cubic feet of water right certificate for DNR, parcel ID 5521.
	DNR	RiverRoad_5521_WaterRightClaim	6/18/1974	Department of Ecology	Water Right Claim for Dungeness River for S36 T30N R04W	Water right claim for 0.01 CFS from the Dungeness River.
	DNR	SequimPrairieLetter_2008	6/20/2008	Sequim Prairie Tri- Irrigation Association	DNR Olympic Region letter of shares in Sequim Prairie Tri- Irrigation Association.	Letter noting that DNR has 131 shares in the irrigation association. Eureka Ditch merged with others to create the Tri-Irrigation Association. The original 87 shares were transferred at a 1.5 ratio for 131 shares. Certificate #290 (8-4-1999) replaces the prior Eureka certificate (#69, 12-28-1967).
	DNR	WaterLease_60-B82956	11/19/2018	DNR	Lease between DNR and Robert Reandeau for River Road Parcel.	A water lease between DNR and Robert Reandeau. Lease No. 60-B82956 for Clallam County Parcel No. 033007-130000.
Database Search (Appendix G)						
	EDR	Dungeness_RiverRd_EDR_Radius	9/16/2020	EDR	Search of environmental records in a 1 mile radius of the River Road Parcels.	Includes overview maps and detailed findings.
	EDR	SUMMARY_RADIUS_6192668_2	9/16/2020	EDR	Summary of environmental records findings (map)	Includes overview maps and summarized findings.

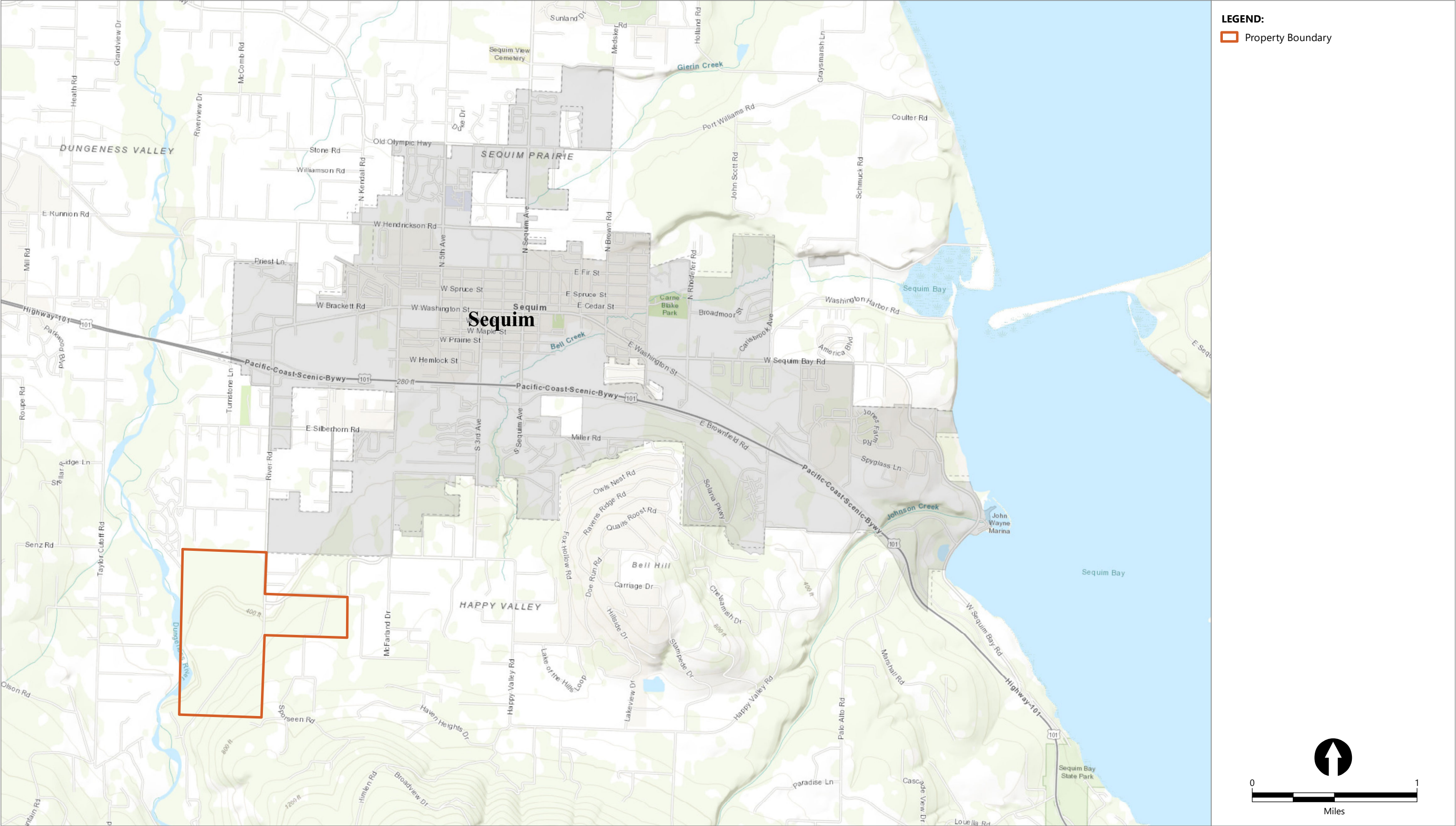
Table 2
Summary of Property History

Date	Information Source	Location	Observations
1889	DNR Records - Deeds	Subject Property	Property title originally granted from the United States to the State of Washington.
1920	DNR Records - Deeds	Subject Property	Initial easements to Clallam County for road construction.
1928	Kroll Maps	Subject Property and Vicinity	The Property is listed as "school land". River Road and Happy Valley road are shown. Adjacent properties to the east are shown as owned by Thad Wagener, John F. Camp and J. Sporseen.
Pre-1930s	Interview - M. Cronin	Subject Property	A timber-harvesting railroad grade and track were formerly located on the Property. No traces remained of the railroad as of the mid-1970s when Mike Cronin assumed management responsibility for the Property for DNR.
1920s-1950s	Interview - M. Cronin DNR Records - Timber Sales	Subject Property	Mike Cronin managed the River Road properties on behalf of DNR between the mid 1970s and about 2004. Mike recalled that the Old Sequim Dump was present on the Property prior to his assumption of management responsibilities in the mid-1970s. A DNR Site Protection Plan prepared as part of a timber sale documented that debris in the Sequim Dump dated primarily from between the 1920s and the 1950s, with some older and newer debris also present.
1930s-1940s, 1960s	DNR Records - Timber Sales	Subject Property	A DNR Site Protection Plan prepared as part of a timber sale documented that debris associated with the "Happy Cat Debris Scatter" was primarily from the 1930s and 1940s, but with one pickup truck load of debris that appeared to date from the 1960s.
1937-39	Historical USGS Map	Subject Property and Vicinity	Property is vacant, other than interior access roads and irrigation ditches. Power line right-of-way is not shown (added later).
1950	DNR Records - Deeds	Subject Property	Easement for power lines granted to Bonneville Power Association.
1956	Historical USGS Map	Subject Property and Vicinity	Property is shown as vacant, other than irrigation ditches, power line right-of-way and interior access roads. Surrounding properties are all vacant. River Road is listed as Duncan Road.
1967	DNR Records - Water Rights	Subject Property	Surface water rights certificate granted to DNR by the Eureka Irrigating Company.
1968	DNR Records - Property Maps	Subject Property and Vicinity	Survey plat filed for Property and adjacent properties.
1968	DNR Records - Deeds	Subject Property	Easement issued to Clallam County PUD for power lines.
1969	DNR Records - Deeds	Subject Property	Easement issued to Bonneville Power Administration.
1972	DNR Records - Deeds and Property Title Search	Subject Property	Patent deed between the U.S. Bureau of Land Management and the State of Washington, referencing the 1889 transfer.
1972	DNR Records - Deeds	Subject Property	Surface water rights for Dungeness River water documented with Department of Ecology.
1972	DNR Records - Deeds	Subject Property	Easement to Eureka Irrigation Company.
1974	DNR Records - Water Rights	Subject Property	Surface water rights claim submitted by DNR to the Department of Ecology.
Mid 1970s	Interview - M. Cronin	Subject Property	Mike Cronin managed the River Road properties on behalf of DNR between the mid 1970s and about 2004. Grazing activities occurred during the early history of the property within the timber areas, but ceased during the 1970s.
1975	Historical Aerial Photo	Subject Property and Vicinity	Property is vacant except for power line right-of-way and irrigation ditches. Timber on the main western parcel appears young. Properties to the northwest are vacant. Houses are present to the northwest below the Property. House and barn structures are visible to the southwest of the Property along the Dungeness River.
1978-79	Historical USGS Map	Subject Property and Vicinity	Map shows same information as the 1975 aerial photograph.
1985	Historical Aerial Photo	Subject Property and Vicinity	Property remains vacant except for the power line right-of-way and irrigation ditches. Property appears the same as in 1975, except that the timber appears more mature. Additional houses have been developed to the northwest below the Property. House and barn structures remain visible to the southwest of the Property along the Dungeness River.
1985	Historical USGS Map	Subject Property and Vicinity	Property is vacant, except for irrigation ditches and power line right-of-way.
1985 & 1986	DNR Records - Deeds	Subject Property	Easements to Clallam County for roadway improvements.
1994	Historical Aerial Photo	Subject Property and Vicinity	Property appears vacant. Timber is more mature than previous photographs for the portion of the Property west of River Road. The timber on the portions of the Property east of River Road has been recently harvested.
2004	Interview - M. Benner	Subject Property	Mark Benner assumes management of the River Road properties on behalf of DNR.
2008	DNR Records - Water Rights	Subject Property	Letter documents DNR's shares of the Sequim Prairie Tri-County Irrigation Association (formerly Eureka irrigating company).
2014	Historical Aerial Photo	Subject property and Vicinity	The Property remains vacant. Recent timber harvesting has occurred in the central portion of the Property located west of River Road. Timber The gravel pit located within the power line right-of-way is visible (not visible in previous photographs).
2014	DNR Timber Sale Records	Subject Property	SEPA review and permitting conducted for timber sale. Presence of "debris scatter" noted in northern portion of property. Presence of Old Sequim Dump noted in southern portion of Property. Waste deposits located in leave-tree areas and not removed.
2015	DNR Timber Sale Records	Subject Property	Most recent timber sale conducted ("Happy Cat" sale).
2016	Anchor QEA Records	Subject Property	Dungeness off-stream reservoir project proposal developed in conjunction with the Washington Water Trust, the City of Sequim, the Dungeness Water Users Association, and the Clallam Conservation District.
2018	Interview - M. Benner	Subject Property	Mountain biking trails were developed at the Property.
2020	Anchor QEA Records	Subject Property	October 2020 site reconnaissance visit.

Notes:

Information summarized in this table was obtained from the records summarized in the body and appendices of the Phase 1 report, and from interviews as summarized in Section 6 of the report.

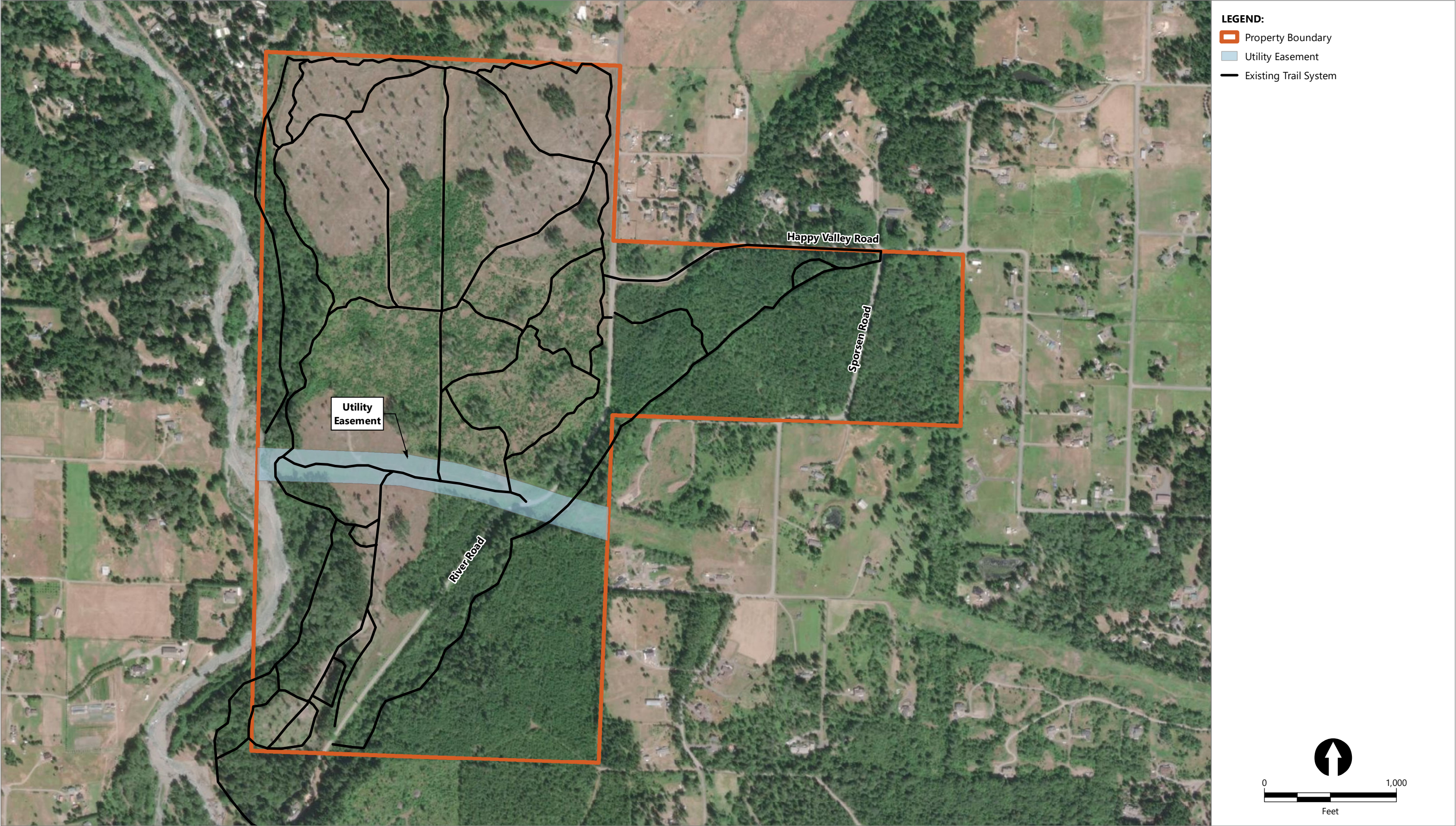
Figures



Publish Date: 2020/09/25, 12:14 PM | User: joliver
Filepath: \\orcas\gis\Jobs\Clallam_County_1439\DungenessProperty\maps\AQ_DungenessProperty_Fig1_PropertyVicinity.mxd

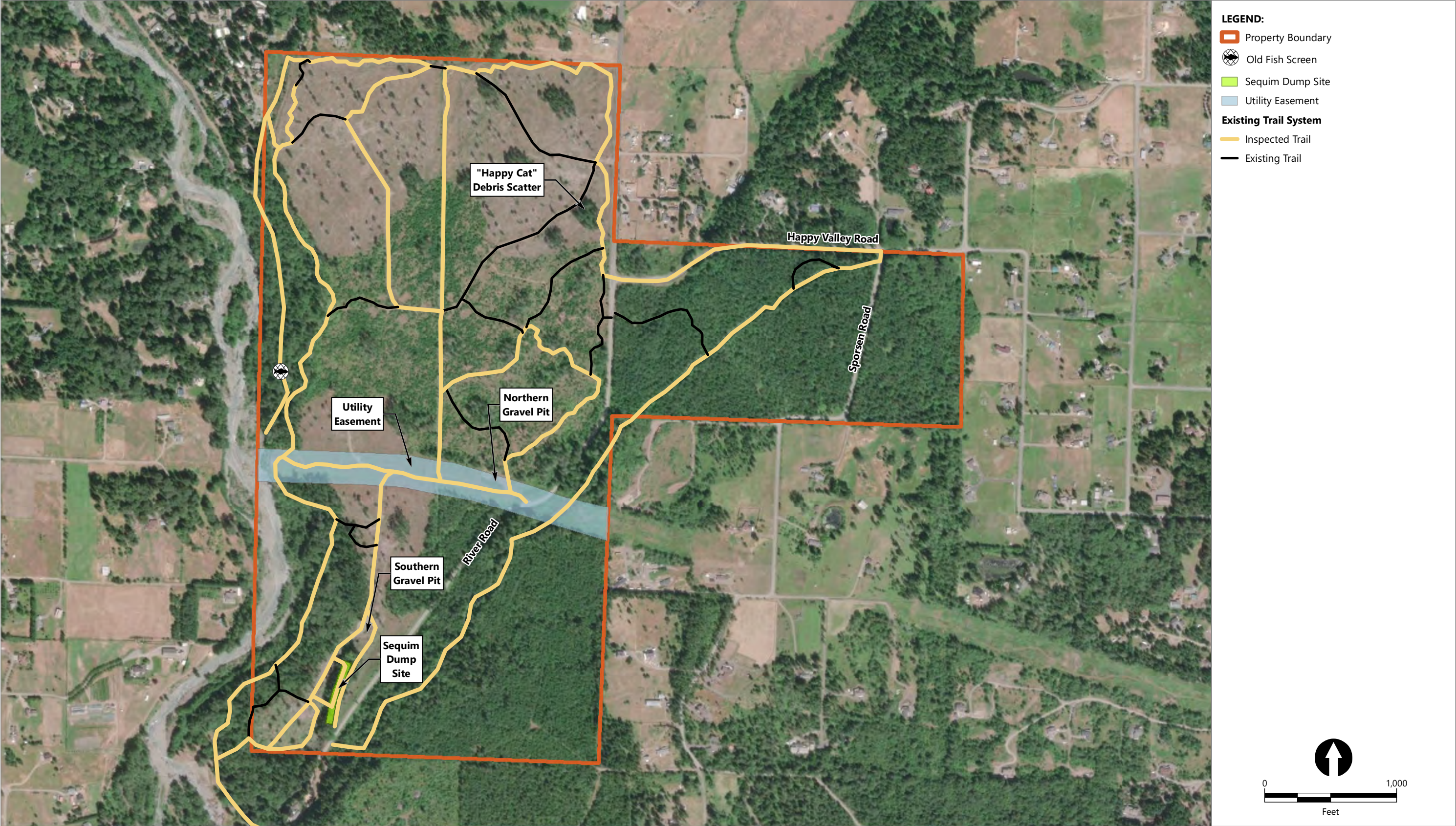


Figure 1
Property and Vicinity



Publish Date: 2020/09/25, 1:15 PM | User: joliver
Filepath: \\vrcas\gis\Jobs\Clallam_County_1439\DungenessProperty\maps\AQ_DungenessProperty_Fig2_PropertyFeatures1.mxd

Figure 2
Property Features



Publish Date: 2021/01/14, 4:56 PM | User: joliver
Filepath: \\orcas\gis\Jobs\Clallam County_1439\DungenessProperty\maps\AQ_DungenessProperty_Fig3_PropertyObservations.mxd



Figure 3
Observations from Property Inspection













Appendix A

Anchor QEA Scope of Work

Appendix B

Site Maps

Appendix C

Aerial Photographs

Appendix D

Title Search

Appendix E

Well Logs and Geologic Information

Appendix F-1

DNR Property Records – Deeds and Property Use Information

Appendix F-2

DNR Property Records – Timber Sales and Associated Information

Appendix F-3

DNR Property Records – Water Rights

Appendix G

Database Search Findings

Appendix H

Qualifications of Preparer
