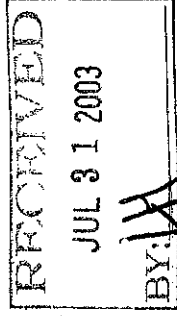


July 25, 2003



Loyda Zamalloa
Baseline Engineering, Inc.
1910 64th Ave. West
Tacoma, WA 98466

RE: Hawkins Woodlawn Rezone
1018 S. Highland Avenue

Dear Loyda:

The above referenced property was evaluated on February 21, 2003 with a cursory review, followed by a more in-depth review on march 21. 2003. At that time the only water was located in the northwest corner along the roadside ditch. The site is located north of Highland Ave South and south west of State Rte. 16. The site is an irregular shaped parcel with a triangle at the north end a rectangle at the southern end (Figure 1). The entire site has been disturbed by placement of fill. The exception is a small area in the bottom of a depression central to the property. This small depressional area is the area in question with regard to wetlands.

Vegetation of the site contains a scrub/shrub herbaceous community commonly found on disturbed sites. The site contains black cottonwood, Himalayan blackberry, lawn grasses, snowberry, bracken fern, cut leaf blackberry, hardhack, slough sledge, and cottonwood. The area in question in the depression is vegetated with slough sledge, hardhack, and cottonwood. The slough sledge for example is growing at the side bank of the fill at a higher elevation than the bottom of the depression.

Soils of the site consist primarily of compacted fill. The area in the depression has a small amount of fill at the very bottom that was easily dug through while the remainder of the lot appears to have one to several feet of fill. Soil logs of test holes 1 and 2 confirm that soils are not hydric as no redox features are found within 24 inches of the surface. Bright soils were found throughout the profile, indicating there is no reduction from anaerobic conditions.

Hydrology of the site has been altered through the construction of State Route 16 and the placement of large amounts of fill. Runoff from State Rout 16 collects in the ditch along the northeast corner of the property and is ponded during the wet season of the year. This is considered a roadside ditch and not regulated. During the site visits, the depression, as shown near the star on Figure 1, had no water. The water table was found on March 21 to be 30 inches below the surface. This past spring we had sufficient rainfall to be considered normal circumstances. A water table within 12" of the surface is required to meet wetland criteria. It is clear the site lacks wetland hydrology.

The depression has the appearance of wetland as it contains cottonwood, hardhack, and especially slough sledge. However, during the site visit, it was apparent that there is not evidence of hydrologic indicators and the natural soils underneath the fill are clearly non-hydric. Being familiar with old fill sites, it is concluded that the seed source for the slough sledge, hardhack, and cottonwood has been blown in or more likely with the slough sledge, hauled in with the fill. On the basis of the lack of any hydrologic indicators and the presence of clearly upland soils beneath the fill, we do not feel there is a regulated wetland onsite or near enough to the site to encumber the site with wetland restrictions.

If you have any questions, please feel free to call me.

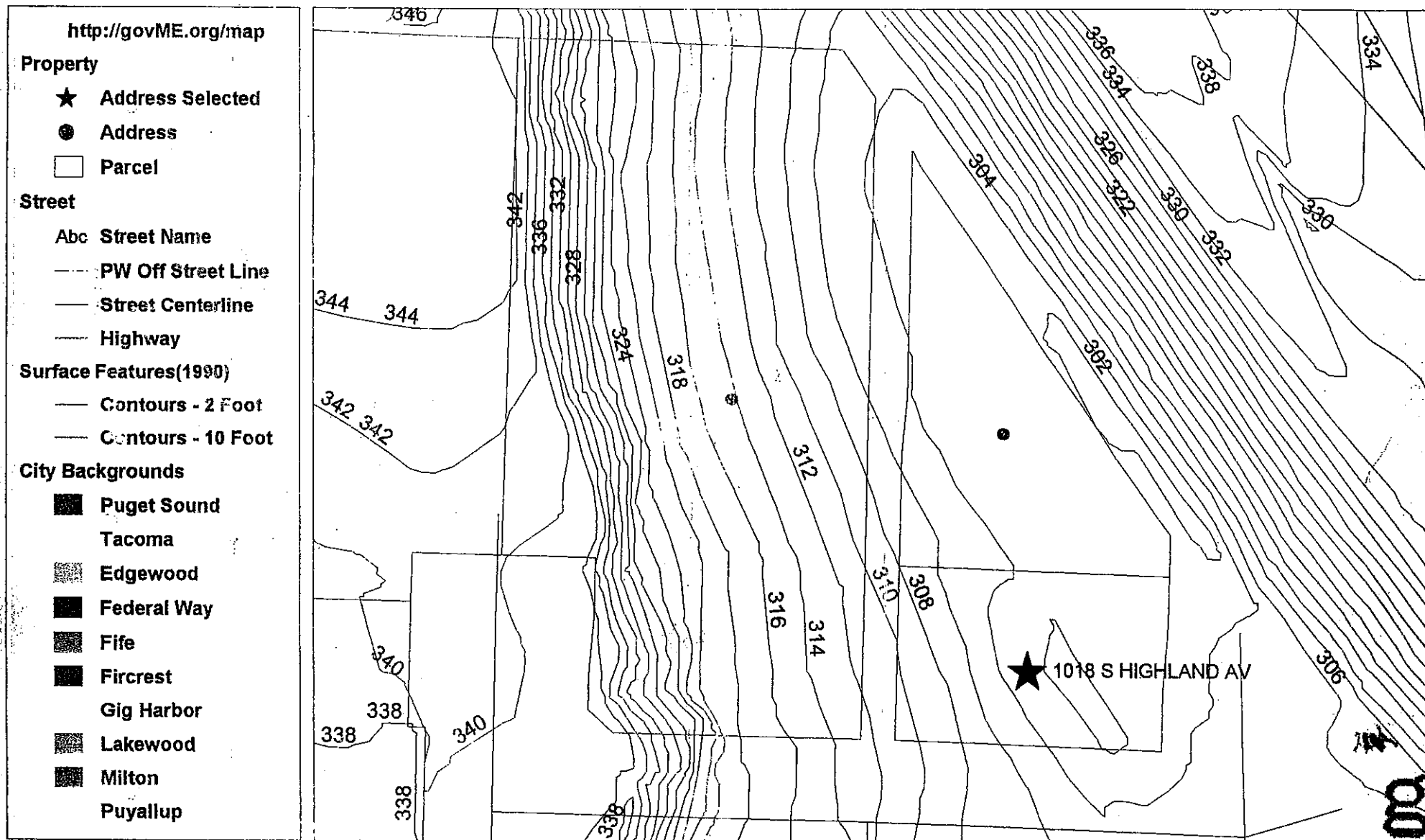
Sincerely,



AJ Bredberg

Enclosures

Hawkins Woodlawn Re-Zone -- 2-foot Contours



SCALE 1 : 726

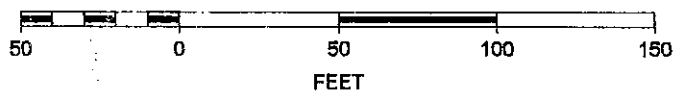


FIGURE 1 : SITE MAP w/TEST HOLES
HAWKINS WOODLAWN REZONE
 B & A, INC.
 GIG HARBOR, WA 98335

BA#3758

03 11:54 AI

SOILS

Map Unit Name un named series

Drainage Class mod well

(Series & Phase)

Taxonomy (subgroup)

Field observations confirm mapped type? Yes No

| Profile Description | | Matrix color (Munsell moist) | Mottle colors (Munsell moist) | Mottle abundance size & contrast | Texture, concretions, structure, etc. | Drawing of soil profile (match description) |
|---------------------|----|------------------------------|-------------------------------|----------------------------------|---------------------------------------|---|
| 0-6 | A | 10YR2/2 | | | Si loam | |
| 6-16 | AB | 10YR3/3 | | | " | |
| 16-20 | Bw | 2.5Y 3/3 | | | " | |
| 20-28 | BC | 2.5Y 4/3 | | | " | |
| 28-30+ | C | 2.5Y 4/3 | 10YR4/6 | ca 20 | " | |

Hydric Soil Indicators: (check all that apply)

- Histosol
- Histic Epipedon
- Sulfidic Odor
- Aquic Moisture Regime
- Reducing Conditions
- Gleyed or Low-Chroma Colors

Concretions

- High Organic Content in Surface Layer of Sandy Soils
- Organic Streaking in Sandy Soils
- Listed on Local Hydric Soils List
- Listed on National Hydric Soils List
- Other (explain in remarks)

Hydric soils present? yes no

Rationale for decision/Remarks:

Wetland Determination (circle)

Hydrophytic vegetation present? yes no

Hydric soils present? yes no

Wetland hydrology present? yes no

Rationale/Remarks:

Is the sampling point within a wetland? yes no

NOTES:

DATA FORM 1
Routine Wetland Determination
(WA State Wetland Delineation Manual or
1987 Corps Wetland Delineation Manual)

Project/Site: Wood lawn Rezone Date: 3/21/03
 Applicant/owner: Hawkins County: Pierce
 Investigator(s): ASB State: WA
 Do Normal Circumstances exist on the site? yes Community ID: TH2
 Is the site significantly disturbed (atypical situation)? no Transect ID: _____
 Is the area a potential Problem Area? no Plot ID: _____

VEGETATION

| Dominant Plant Species | Stratum | Indicator | Dominant Plant Species | Stratum | Indicator |
|------------------------|-----------|-------------|------------------------|---------|-----------|
| <u>Slough sedge</u> | <u>ME</u> | <u>DBL</u> | | | |
| <u>hardhack</u> | <u>SH</u> | <u>FACW</u> | | | |
| <u>Cottonwood</u> | <u>SA</u> | <u>"</u> | | | |
| | | | | | |
| | | | | | |

HYDROPHYTIC VEGETATION INDICATORS:

% of dominants OBL, FACW, & FAC: 100

Check all indicators that apply & explain below:

Regional knowledge of plant communities _____ Wetland plant list (nat'l or regional) _____ OTHER _____
 Physiological or reproductive adaptations _____ Morphological adaptations _____
 Technical Literature _____ Wetland Plant Data Base _____
 Hydrophytic vegetation present? yes no
 Rationale for decision/Remarks:

HYDROLOGY

Is it the growing season? yes no
 Based on: _____
 Dept. of inundation: _____ inches
 Depth to free water in pit: 730 inches
 Depth to saturated soil: _____ inches

Check all that apply & explain below:
 Stream, Lake or gage data: _____
 Aerial photographs: _____ Other: _____

Wetland hydrology present? yes no
 Rationale for decision/Remarks:

Water Marks: yes no Sediment Deposits: yes no
 Drift Lines: yes no Drainage Patterns: yes no
 Oxidized Root (live roots) Channels <12 in. yes no Local Soil Survey: yes no
 FAC Neutral: yes no Water-stained Leaves: yes no

Other: _____

DATA FORM 1
 Routine Wetland Determination
 (WA State Wetland Delineation Manual or
 1987 Corps Wetland Delineation Manual)

Project/Site: Woodlawn Reserve Date: 3/21/03
 Applicant/owner: Hawkins County: Pierce
 Investigator(s): ATB State: WA
 Do Normal Circumstances exist on the site? no
 Is the site significantly disturbed (atypical situation)? no
 Is the area a potential Problem Area? no
 Community ID: _____
 Transect ID: TH1
 Plot ID: _____

VEGETATION

| Dominant Plant Species | Stratum | Indicator | Dominant Plant Species | Stratum | Indicator |
|-------------------------|---------------|-------------|------------------------|---------|-----------|
| <u>Black cottonwood</u> | <u>TR/SAP</u> | <u>FACW</u> | | | |
| <u>Nim blackberry</u> | <u>VI</u> | <u>FACH</u> | | | |
| <u>Snowberry</u> | <u>SH</u> | " | | | |
| <u>bracken fern</u> | <u>HE</u> | " | | | |
| <u>lawn grasses</u> | <u>LF</u> | <u>NI</u> | | | |

HYDROPHYTIC VEGETATION INDICATORS:

% of dominants OBL, FACW, & FAC: 25%

Check all indicators that apply & explain below:

Regional knowledge of plant communities _____ Wetland plant list (nat'l or regional) _____ OTHER _____
 Physiological or reproductive adaptations _____ Morphological adaptations _____
 Technical Literature _____ Wetland Plant Data Base _____
 Hydrophytic vegetation present? yes no
 Rationale for decision/Remarks: _____

HYDROLOGY

Is it the growing season? yes no
 Based on: _____
 Dept. of inundation: _____ inches
 Depth to free water in pit: 30 inches
 Depth to saturated soil: _____ inches
 Check all that apply & explain below:
 Stream, Lake or gage data: _____ Other: _____
 Aerial photographs: _____
 Wetland hydrology present? yes no
 Rationale for decision/Remarks: _____

| Water Marks: | yes | no | Sediment Deposits: | yes | no |
|----------------------------|-----|----|-----------------------|-----|----|
| Drift Lines: | yes | no | Drainage Patterns: | yes | no |
| Oxidized Root (live roots) | yes | no | Local Soil Survey: | yes | no |
| Channels <12 in. | yes | no | Water-stained Leaves: | yes | no |
| FAC Neutral: | yes | no | | | |

Other: _____

SOILS

Map Unit Name UN Named series

Drainage Class Mod well

(Series & Phase)

Field observations confirm mapped type? (Yes) No

Taxonomy (subgroup)

| Profile Description | | Matrix color (Munsell moist) | Mottle colors (Munsell moist) | Mottle abundance size & contrast | Texture, concretions, structure, etc. | Drawing of soil profile (match description) |
|---------------------|---------|------------------------------|-------------------------------|----------------------------------|---------------------------------------|---|
| Depth (inches) | Horizon | | | | | |
| 0-9 | A | 10YR2/2 | | | S, loam | |
| 9-18 | AB | 10YR3/3 | | | " | |
| 18-20 | Bw | 2.5Y 3/3 | | | " | |
| 20-24 | BC | 2.5Y 4/3 | | | " | |
| 24-30+ | C | 2.5Y 4/3 | 10YR4/6 | old | " | |

Hydric Soil Indicators: (check all that apply)

- Histosol
- Histic Epipedon
- Sulfidic Odor
- Aquic Moisture Regime
- Reducing Conditions
- Gleyed or Low-Chroma Colors

Concretions

- High Organic Content in Surface Layer of Sandy Soils
- Organic Streaking in Sandy Soils
- Listed on Local Hydric Soils List
- Listed on National Hydric Soils List
- Other (explain in remarks)

Hydric soils present? no

yes

Rationale for decision/Remarks:

Wetland Determination (circle)

Hydrophytic vegetation present? no

yes

Hydric soils present? no

yes

Wetland hydrology present? no

yes

Is the sampling point within a wetland? no

yes

Rationale/Remarks:

NOTES:

ALLEN L. HART ENGINEERING GEOLOGIST
1720 NORTH OAKES, TACOMA, WASHINGTON 98406
(253) 752-8963

October 3, 2006

Project No. 0609070

Terry Ferguson
Baseline Engineering
1910 64th Avenue West
Tacoma, Washington 98466

Cursory Site Review
Proposed Hawkings Rezone
1010 and 1018 South Highland Street and 1007 Woodlawn Street
Tacoma, Washington

This letter summarizes my comments and conclusions with regard to the proposed site development and the potential geologic considerations based on my visual review of the property and readily available mapping. No subsurface exploration has been done for this review.

Proposed Development

Based on the drawings provided, it is understood that as presently conceived the development will consist of a four-story structure daylighted into the slope along the west side of the property. The overall squared off building envelope will be on the order of 180 feet by 255 feet, elongate in the north-south direction. Parking areas are indicated at the north end and southeast corner of the property. Although the first floor grade appears to be at or near the existing grade along the eastern portion of the property, slope cuts on the order of 35 feet are proposed for daylighting of the structure into the western slope.

Methodology

Soil and slope conditions of the subject property were visually examined and evaluated using available slope exposures both on the site and adjacent areas. In addition to the observation of available soil exposures and reconnaissance of the area the following readily available resources were reviewed.

Resources used:

1. "Geologic Map of the City of Tacoma, Pierce County, Washington" Washington State Department of Natural Resources, Division of Geology and Earth Resources, Open File Report 77-9, 1977.

2. "Ground Water Occurrence and Stratigraphy of Unconsolidated Deposits, Central Pierce County, Washington", Water Supply Bulletin #22, Washington State Department of Water Resources, 1968.
3. In review "Geologic Map of the Gig Harbor 7.5-minute Quadrangle, Washington", U.S. Geological Survey Miscellaneous Field Investigation, Scale 1:24,000, Troost, K.G., Booth, D.B., and Wells, R.E.
4. "Soil Survey of Pierce County Washington", United States Department of Agriculture, 1979.
5. Natural Resources Conservation Service, On Line Reports, "Washington State Soil Survey Reports"
6. Aerial photographs of site area.
7. U.S.G.S. topographic map "Gig Harbor Quadrangle."
8. Water well soil logs available from the Department of Ecology web site.

Site Surface and Subsurface Conditions

The subject property is a roughly triangular shaped parcel located north of South 12th Street in Tacoma, Washington. The east and west sides of the property are defined by SR-16 and the extension of Woodlawn Street, respectively.

Across the eastern portion of the property ground slopes are nearly level to slightly sloping downward to the south while rising upward toward the west. On the western portion of the property ground slopes rise upward to the west, steepening to form slopes ranging in grade from near 25% to in excess of 50%. The area just back of the top of these steeper slopes roughly defines the western edge of the property and is fairly level. Topographic maps of the area tend to indicate or imply that a north-south, elongate depression or swale may have been present along the east side of the site, adjacent to the SR-16 embankment.

Nowhere on the property or adjacent properties was evidence of past or ongoing slope soil movement, i.e., landsliding or erosion, observed.

As exposed in the various slope exposures around the site, site soils appear to be comprised of medium dense to dense, silty gravelly sand and various mixtures of sand and gravel having varying amounts of silt. These materials appear to be a mixture of glacial till and possible outwash materials. Depending on the geologic map referenced, older maps of the area indicate that the site is underlain by glacial till while newer maps indicate that the site is underlain by Recessional Outwash and ice contact deposits. In either

case the contact between the materials is indicated to be close to the site which may account for the difference in mapping. The geologic maps also indicate the presence of peat in a depression along the east side of the property.

During my walkover of the site no ground water, springs or seeps were observed on the slopes along the west side of the property on in the flatter eastern areas.

Conclusions

Based on my site observations, reconnaissance and review of the materials noted above, it is my opinion that:

- Based only on visual observations the site slopes appear stable.
- No indication of landsliding, soil slippage or erosion was observed on the slopes.
- Based only on visual observations it is anticipated that during construction shoring and/or sloping of the planned slope cuts will be required.
- During construction normal storm runoff control measures will be required to minimize site runoff and possible siltation of adjoining areas.
- Based on surface exposures, site soils may have a low to moderate infiltration rate. City storm water disposal and design requirements may be a consideration in the final development plans.
- If cuts and slope support measures are properly designed and constructed, at the present level of study it is not anticipated that the proposed development will jeopardize adjacent properties.
- With adequate planning it is not anticipated that development of the site would pose a significant risk to the proposed self storage facility or adjacent properties.
- A full geotechnical investigation, i.e., subsurface exploration and laboratory testing, and slope stability analysis is required to fully evaluate the site conditions and provide specific recommendations for temporary shoring, recommendations for temporary and permanent slope cuts, design recommendations for foundations and retaining structures, and site preparation and grading recommendations. Also, the investigation should include an examination of the eastern portion of the site to confirm or refute the possible presence of peat below the building or paved areas.

Report Limitations

This report has been prepared for the exclusive use of Baseline Engineering, Inc., and their agents for use in evaluating the property for the proposed use. The conclusions and recommendations in this report are based on my visual observations, review of noted materials and interpretation of site conditions as they

presently exist. The soil conditions described in this report and the conclusions and recommendations contained in this report are provided for this specific site only and should not be expanded for use on adjacent sites or properties without additional exploration and review of those sites by this firm. The results of this study are intended for the use of the original client only. Use of this report in whole or part by third parties will require a written agreement be in place between the consultant and the third-party.

NOTE: Although I have reviewed subsurface conditions as part of this study, I have not conducted analytical laboratory testing of any samples obtained, have not evaluated the site for the potential presence of contaminated soil, and have not evaluated or addressed ground water conditions or concerns except as noted in this report.

Within the limitations of scope, schedule, and budget for this work, it is warranted that the work has been done in accordance with generally accepted practices followed in this area at the time this is report was made. No other warranty, expressed or implied is made.

Should you have any questions or if I may be of additional assistance, please call my office at (253) 752-8963.

Sincerely,



Allen L. Hart, CPG, RG/CEG
Licensed Engineering Geologist

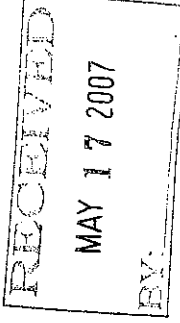


ALLEN L. HART



City of Tacoma
Public Works Department

03025



Mitigated Determination of Nonsignificance (MDNS)

SEPA File Number: SEP2006-40000070742
Related File Number: REZ2006-40000070743

To: All Departments and Agencies with Jurisdiction

Subject: Mitigated Determination of Nonsignificance

In accordance with *Washington Administrative Code (WAC) 197-11-350*, a copy of the Mitigated Determination of Nonsignificance (MDNS) for the project described below is transmitted.

Applicant: Charles Hawkins
3560 Bridgeport West, Suite 3E
University Place, WA 98466
Contact: Terry Ferguson, Baseline Engineering, Inc. (253.565.4491)

Proposal: Rezone from "R-2" One Family Dwelling District to "C-2" Commercial District to allow construction of a self storage facility.

Location: The site is addressed as 1010 & 1018 South Highland Street and 1007 South Woodlawn Street. Parcel Numbers: 9795001133, 9795001120, & 979500-1101

Lead Agency: City of Tacoma

City Contact: Karie Hayashi
Building & Land Use Services Division
Tacoma Public Works Department
747 Market Street, Room 345
Tacoma, WA 98402
253.591.5387/khayashi@cityoftacoma.org

The Responsible Official for the City of Tacoma hereby makes the following findings and conclusions based upon a review of the environmental checklist and attachments, other information on file with the City of Tacoma, and the policies, plans, and regulations designated by the City of Tacoma as a basis for the exercise of substantive authority under the *Washington State Environmental Policy Act (SEPA)* pursuant to RCW 43.21.C.