

# Appendix E

## *Phase I Environmental Site Assessment*

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**Phase I Environmental Site Assessment  
Wasilla Main Street Rehabilitation  
Wasilla, Alaska**

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Submitted To:  
**HDR Alaska, Inc.**  
2525 C Street, Suite 305  
Anchorage, Alaska 99503

By:  
**Shannon & Wilson, Inc.**  
5430 Fairbanks Street, Suite 3  
Anchorage, Alaska 99518

32-1-17436

## EXECUTIVE SUMMARY

This report documents the results of our Phase I Environmental Site Assessment (ESA) for the Wasilla Main Street Rehabilitation, Wasilla Alaska (the Project Area). The purpose of this Phase I ESA was to develop a professional opinion as to the presence of recognized environmental conditions (RECs), as defined by ASTM International (ASTM) Standard E 1527-05. A vicinity map, provided by HDR Alaska, Inc. (HDR), is included in Appendix A. A site plan is included as Figure 1 with inserts A and B as Figures 2 and 3, respectively. Aerial photographs of the Project Area are included as Figures 4 through 7.

This Phase I ESA included a records review and visual evaluation of the Project Area grounds. Prior to the on-site evaluation, historical aerial photographs were examined to identify areas of potential concern. Records at municipal and state offices and local utilities were reviewed to determine ownership information, public utility services to the Project Area, and incidents relating to spills or chemical releases. The records review also included researching state and federal databases to determine if listed contaminated sites, underground storage tanks (USTs), or leaking USTs (LUSTs) are present in the project vicinity.

### Recognized Environmental Conditions

A REC is the presence or likely presence of a hazardous substance or petroleum product under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the Project Area or into the Project Area's ground, groundwater, or surface water. This assessment revealed no evidence of RECs in connection with the Project Area and the surrounding parcels except the following:

#### On-Site Recognized Environmental Conditions

Surface stains were observed on Talkeetna Street, located within the Project Area. This staining was observed during the aerial photograph review, most notably in the 2011 aerial photograph. Precipitation prior to the site visit limited observation of the staining while in the field; however, areas of darker soil were observed. The areas observed during the site visit included the soil in the vicinity of 450 Talkeetna Street, where heavy machinery was stored, and the portion of Talkeetna Street between East Railroad Avenue and East Susitna Avenue. The impact or source of released contaminants to the subsurface is unknown. Although ASTM 1527-05 contains allowances for 'de-minimis' conditions; Alaska regulations concerning the release of oil or hazardous substances do not recognize 'de-minimis' conditions and also require cleanup of surface stained soil. Therefore, because the surface staining would likely result in an enforcement action, it is defined as a REC by ASTM 1527-05. There are currently no other on-site RECs identified for the Project Area.

### Off-Site Recognized Environmental Conditions

While there are no “active” LUST sites or “open” contaminated sites adjacent to the Project Area, it is noted there are two active filling stations within 90 feet. A Tesoro filling station is located adjacent to Main Street at 211 N Main Street. A Holiday filling station is located 90 feet west of Yenlo Street, at 225 N Boundary Street. These sites constitute a REC because of documented past releases of petroleum hydrocarbons and because they pose a material threat of a release of petroleum hydrocarbons that could impact the environment. It is important to note that ASTM allows the identification of a REC for a site that is in compliance with applicable laws.

### **Historical Recognized Environmental Conditions**

A Historical REC is an environmental condition that may have constituted a REC in the past, but has been closed by a regulatory agency or otherwise is no longer considered to pose a material threat.

### On-Site Historical Recognized Environmental Conditions

There are currently no on-site historical RECs identified for the Project Area.

### Off-Site Historical Recognized Environmental Conditions

Four LUST sites are located within 175 feet of the Project Area. The parcel adjacent east of Main Street is a Tesoro located at 211 N Main Street, was added to the ADEC LUST database in 2007 when during the removal of two 10,000 gallon gasoline USTs, one 5,000 gallon diesel USTs and associated piping, DRO contamination was found in soil and groundwater. GRO contamination was also found in the groundwater above allowable cleanup levels. Contaminated soil was removed from the site. After follow up soil and groundwater sampling, site closure was approved in 2009.

The Wasilla Public Safety Building #61 is adjacent to Main Street, located at Main Street and Herning Avenue. This site was added to the ADEC LUST database in 1991 after a release from a UST was confirmed. Cleanup was initiated in the same year. Site closure was approved in 1992.

A & B Tool Equipment Rental is located at 450 Railroad Avenue, adjacent to KGB Road. This site was added to the ADEC LUST database on November 20, 1990. According to the database report, 67 cubic yards of contaminated soil was excavated and spread onsite. The site was closed on November 22, 1990.

The closest contaminated site, located adjacent to Main Street, is Wasilla City Museum at 323 North Main Street. According to the ADEC contaminated sites database, the site was added in September 1990 after diesel contamination of the soil was encountered during the removal of a heating oil tank. The site was “closed” by the ADEC in November 1990 after soil samples confirmed contamination levels below the ADEC cleanup levels.

### **Other Environmental Conditions**

Other Environmental Conditions include known, suspected, or potential sources of hazardous substances or petroleum products that are not considered RECs due to (a) the absence of a confirmed release or other material threat, (b) insufficient information to sufficiently evaluate the condition, (c) de minimis conditions that are not expected to be subject to regulatory action or (d) exclusion from the ASTM definition of hazardous material (e.g. ACM). The following Other Environmental Conditions were identified on the Project Area:

Based on aerial photographs, structures on parcels adjacent to the Project Area predate the availability of city water and sewer services. It is possible that private drinking water wells and septic tanks were and still are utilized in this area.

Based on aerial photograph reviews, structures on parcels adjacent to the Project Area predate the installation of natural gas. The structures may have utilized fuel oil for heating purposes. It is unknown whether potential heating oil USTs were properly removed or abandoned in place. Releases from active and/or abandoned tanks could potentially impact the Project Area’s subsurface soil and/or groundwater.

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- A. Wasilla Main Street Rehabilitation Preliminary Area of Potential Effect Map
- B. Phase I Environmental Site Assessment Questionnaire
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**ACRONYMS AND ABBREVIATIONS**

ACMs	Asbestos-Containing Materials
ADEC	Alaska Department of Environmental Conservation
ADNR	Alaska Department of Natural Resources
ADOT&PF	Alaska Department of Transportation and Public Facilities
ARRC	Alaska Railroad Corporation
ASTM	ASTM International
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CORRACTS	TSD Facilities Subject to Corrective Action
DRO	Diesel Range Organics
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
GRO	Gasoline Range Organics
HDR	HDR Alaska, Inc.
KGB	Knik-Goose Bay
LUST	Leaking Underground Storage Tank
MEA	Matanuska Electric Association
NONCORRACTS	TSD Facilities Not Subject to Corrective Action
NPL	National Priorities List
PCBs	Polychlorinated Biphenyls
REC	Recognized Environmental Condition
RCRA	Resource Conservation and Recovery Act
RRO	Residual Range Organics
ROW	Right-of-Way
TSD	Treatment, Storage, and Disposal
USFWS	U.S. Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank
WELTS	Well Log Tracking System

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
WASILLA MAIN STREET REHABILITATION  
WASILLA, ALASKA**

**1.0 INTRODUCTION**

This report documents the results of our Phase I Environmental Site Assessment (ESA) prepared for the Wasilla Main Street Rehabilitation Project, which includes a portion of the Knik Goose-Bay (KGB) Road, Main Street, Talkeetna Street, and Yenlo Street in Wasilla, Alaska (hereafter referred to as the Project Area). This Phase I ESA was limited to the Project Area as defined by a figure provided by HDR Alaska, Inc. (HDR) included in Appendix A.

**1.1 Purpose**

The purpose of the Phase I ESA was to develop a professional opinion regarding recognized environmental conditions (RECs) as defined by ASTM International (ASTM) Standard E 1527-05. This term is defined by ASTM as the presence or likely presence of a hazardous substance or petroleum product under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the Project Area or into the Project Area's ground, groundwater, or surface water.

**1.2 Special Terms and Conditions**

This Phase I ESA was prepared for HDR and the Alaska Department of Transportation & Public Facilities (ADOT&PF). This work was performed in general accordance with ASTM E 1527-05. Authorization to proceed with the Phase I ESA was received from Mr. Mark Dalton of HDR on July 20, 2011 in the form of a signed subconsultant agreement.

**1.3 Limitations and Exceptions**

The following elements of the Phase I ESA constitute deviations, exceptions, and/or data gaps, with respect to the standard requirements of ASTM E 1527-05.

- The Alaska Department of Environmental Conservation (ADEC) List of Contaminated Sites is assumed to be equivalent to a hazardous waste sites list and includes voluntary cleanup sites.

- Tribal lists of environmental concerns were not reviewed. The tribal lists are identified as “standard environmental sources” in ASTM Section 8.2.1. To our knowledge, such databases do not exist for the State of Alaska.
- Historical use of the Project Area is identified back to 1951, not to 1940, as required by ASTM E 1527-05. The oldest historical record is an aerial photograph taken August 10, 1951. While older documents regarding the historical use of the Project Area may exist, they are not from reasonably ascertainable sources. According to the City of Wasilla website, there has potentially been development in this area since around 1917 due to the town’s location along a supply route to several mines in the area.
- All of the Standard Historical Sources listed in ASTM Section 8.3.4 were not researched for this ESA because they were not reasonably ascertainable and likely to be useful. For example, fire insurance maps, local street directories, building department records, and property tax files were not researched.
- Public Ownership documents were not reviewed as part of this Phase I ASTM ESA.
- The current owner of the Project Area was not interviewed for this Phase I ASTM ESA.
- Environmental liens were not researched as part of this Phase I ASTM ESA.
- At the request of the users of this Phase I (HDR and ADOT&PF) clarifications were added to several sections and a revised report was issued outside of the report viability guidelines of ASTM.

#### **1.4 User Reliance**

This report has been prepared for the exclusive use of HDR and ADOT&PF. The named entities above can convey this report to an affiliate, subsidiary, lender, title insurer, regulatory/city agent or current property owner(s) and their agents, but further dissemination requires prior written approval from Shannon & Wilson, Inc. The limitations of the report are further described in Section 10.

## 2.0 SITE AND PROJECT DESCRIPTION

### 2.1 Location and Legal Description

The Project Area is located in a mixed residential and commercial area in downtown Wasilla, Alaska, between the Palmer-Wasilla Highway to the south and Bogard Road to the north. The Project Area will be broken down into two sections and referred to as the Main Street/KGB Corridor and the Yenlo/Talkeetna Corridor. The sections are as follows:

- **The KGB/Main Street Corridor:** This corridor includes a portion of KGB Road, beginning approximately 350 feet north of the Palmer-Wasilla Highway. The corridor continues north approximately 3,600 feet north, crossing the Alaska Railroad Corporation (ARRC) railroad tracks, where it becomes Main Street. The corridor continues along the Main Street right-of-way (ROW) onto Wasilla-Fishhook Road, ending approximately 250 feet north of the Bogard Road intersection. The width of the project area in this corridor varies; it generally spans curb-to-curb or ditch-to-ditch depending on the existing development.
- **The Talkeetna/Yenlo Corridor:** The corridor begins at KGB and continues northeast through a cleared parcel onto an undeveloped parcel until it intersects with what would be the extension of the Talkeetna Street ROW. At this point, it follows the Talkeetna Street ROW north, crossing the ARRC railroad tracks and the Parks Highway, onto the Yenlo Street ROW. The corridor continues north along the Yenlo Street ROW, turning 90 degrees to the west along Bogard Road until it ends at the Main Street intersection. The width of the project area in this corridor varies; it generally spans curb-to-curb or ditch-to-ditch depending on the existing development. When no development has occurred it was assumed that the right-of-way is about 60 feet in width.

A Vicinity Map showing the Project Area and surrounding area is included in Appendix A. Figures 1, 2, and 3 are site plans depicting the area surrounding the Project Area and adjacent parcels.

The Project Area is located in the central portion of Section 10, Township 17 North, Range 1 West, Seward Meridian, Alaska, according to the United States Geological Survey (USGS) Anchorage C-7 SW and C-7 SE quadrangles.

### 2.2 Site and Vicinity Characteristics

The Project Area is located in a mixed commercial and residential area of downtown Wasilla, as shown in Figure 1.

The KGB/Main Street Corridor includes a portion of KGB Road, a two lane paved roadway, beginning approximately 350 feet north of its intersection with the Palmer-Wasilla Highway. A parcel northeast of this intersection is actively under construction. Residential structures and miscellaneous commercial businesses, including a Weld Air facility, Batteries Plus, Totem Rentals, car wash, and a Matanuska Telephone Association building, as well as the ARRC Train Depot are located adjacent to KGB Road, as shown in Figure 2. The corridor continues north, crossing the ARRC tracks and the Parks Highway onto the Main Street, which is a paved two lane roadway. Commercial structures, restaurants, a bank, fire station, library, post office, pawn shop, and gas station are located adjacent to Main Street, as shown in Figure 3. The corridor continues for approximately 250 feet onto Wasilla Fishhook Road. A residential structure and an undeveloped parcel are located along this portion of the corridor.

The Talkeetna/Yenlo Corridor includes a cleared parcel, a forest area, a drainage ditch, Talkeetna Street Yenlo Street, and a portion of Bogard Road. A portion of the corridor cuts through forested land into a drainage ditch. Talkeetna Street is an unpaved two lane road. Residential structures and a commercial structure with heavy vehicle storage are located adjacent to this roadway, see Figure 2. The corridor continues north across the ARRC tracks and Parks Highway onto Yenlo Street, which is a partially paved roadway with pavement ending approximately 400 feet south of Bogard Road. Strip malls, apartment structures, office buildings, and a grocery store are located adjacent to this roadway, as shown in Figure 3. At the end of the Yenlo Street ROW, the corridor turns 90 degrees to the west along Bogard Road until it ends at the Main Street intersection. A church, residential structure and bank are located along this portion of the corridor.

### **2.3 Description of Improvements on the Project Area**

In 1951 the KGB/Main Street Corridor and Bogard Road were utilized as two-lane unpaved roadways and the Talkeetna/Yenlo Corridor was mostly vegetated with some clearing along what is currently Talkeetna Street. Around 1966, the KGB/Main Street Corridor was widened and paved. Talkeetna Street was constructed as a two lane unpaved roadway. Yenlo Street was cleared between 1977 and 1995, when it was widened and paved as a two lane roadway. During that time, the area was used as an unpaved access road and gravel pit. A portion of the Talkeetna/Yenlo Corridor was cleared and a drainage ditch constructed. The remaining portion is undeveloped and forested.

### **2.4 Past and Current Use of Project Area and Adjoining Parcels**

An aerial photograph taken in 1951 shows the KGB/Main Street Corridor as unpaved, two lane roadways. Residential and commercial structures are located adjacent to KGB Road and Main Street. By 1977, KGB Road and Main Street had been widened and paved. The parcel east of

northeast of the KGB Road and Palmer-Wasilla Highway intersection had been cleared and was currently an active construction site. In 1951, the Talkeetna/Yenlo Corridor was mostly vegetated with some clearing along what is currently Talkeetna Street. Bogard Road was an unpaved two lane roadway. Around 1966, Talkeetna Street was constructed as a two lane unpaved roadway. Residential structures, heavy machinery, and a mini-storage facility were located adjacent to Talkeetna Street. By 1977, Bogard Road was widened and paved. Yenlo Street was cleared between 1977 and 1995, when it was widened and paved as a two lane roadway. The northern portion of Yenlo Street was used for storage, became a gravel pit, then finally a partially paved road in the mid-1990s. The southern portion of the Talkeetna/Yenlo Corridor remained forested until the mid-2000s, when a portion of it was cleared and a drainage ditch was constructed along what would become an extension of the Talkeetna Street ROW. The first 200 feet of the southern tip of the Talkeetna/Yenlo Corridor was also cleared during this time period.

## **2.5 Previous Environmental Assessments and Reported Spills**

According to the ADEC records, no environmental assessments or spills have been recorded within the Project Area. A report from ADOT&PF Statewide Design & Engineering Services titled *Environmental Re-evaluation, August 2011, Wasilla Fishhook Road Rehabilitation*, was provided by HDR. This report evaluated potential environmental concerns of the parcels adjacent to KGB Road and Main Street as part of the proposed Wasilla Fishhook Road improvement.

## **3.0 USER-PROVIDED INFORMATION**

The user Project Area questionnaire was completed by Mr. Neal Henslee, the Superintendent of Matanuska-Susitna (Mat-Su) Valley Maintenance & Operations.

### **3.1 Questionnaire**

HDR was asked to complete a user questionnaire regarding the Project Area. Mr. Neal Henslee, Superintendent of Matanuska-Susitna Valley Maintenance & Operations, was selected by HDR to complete the questionnaire. Mr. Henslee was interviewed regarding a user questionnaire for the Project Area. Mr. Henslee oversees the maintenance of KGB Road and Main Street in Wasilla. This portion of the Project Area is utilized as paved, two lane roadways. Mr. Henslee reported that he has no knowledge of any spills or environmental cleanups that have taken place within the KGB/Main Street Corridor. Mr. Henslee could not comment on the Talkeetna/Yenlo Corridor, as this area is not maintained by his office. The user questionnaire is included as Appendix B.

## 4.0 RECORDS REVIEW

The purpose of the records review was to identify previous activities that may have constituted environmental misuse and/or contributed to the presence of waste residuals at the Project Area. Standard Environmental Record Sources and the Additional Environmental Record Sources identified in ASTM E 1527-05 were reviewed to the extent reasonably ascertainable and likely to be useful.

### 4.1 Aerial Photographs

The photographs for the years 1951, 1966, 1971, 1977, 1983, 1989, 1995, 2002, and 2011 were reviewed at Aero-Metric USA, Inc. and a photograph for the year 2004 was reviewed using Google Earth Pro. The photos included in this report are from 1951, 1977, 1989, and 2011. These photos are included as Figures 4 through 7, respectively, and are each enlarged to an approximate scale of 1 inch equals 400 feet. The approximate Project Area is shown in red on the figures for reference.

The August 10, 1951 photograph is included as Figure 4. Main Street is an unpaved two lane Road. Several structures have been constructed along either side of Main Street. Boundary Street, to the east of Main Street, has been partially cleared but not constructed. A portion of Swanson Avenue and Knik Street have been constructed to the west of Main Street. Structures have been constructed along these roads. KGB Road is present as a two lane, unpaved road continuing to run north-south beginning where Main Street ends at the train tracks. A train depot has been constructed to the east of this intersection. Railroad Avenue is an unpaved road that runs parallel to the train tracks. Two commercial structures have been constructed along the south side of Railroad Avenue. A portion of Talkeetna Street has been cleared, but remains undeveloped. Two structures have been constructed further south on KGB Road. The remaining portions of the Project Area are mostly vegetated and undeveloped.

In the 1966 photograph, Main Street, Knik Street and Willow Street have been widened. More structures have been constructed along these streets. The land east of Boundary Street remains undeveloped and vegetated. New and existing roads south of the railroad tracks have been constructed and improved, respectively. Multiple commercial structures have been built on the land east of KGB Road and south of Railroad Avenue. Vehicle and heavy machinery storage is also visible in this area. Talkeetna Street has been cleared, and is an unpaved two lane roadway.

The 1971 photo is similar to the 1966 photo. Main Street appears paved and is connected to Wasilla Fishhook Road to the north. A structure has been constructed at this intersection. Development of structures has occurred along Main Street, KGB Road, and the roadways to the east and west.



The May 12, 1977 photograph is included as Figure 5. The structures along Main Street and KGB Road are similar to those seen in the 1971 photo. Bogard Road has been widened and paved. The Parks Highway is a two lane paved road which has been constructed running parallel north of the railroad tracks. The southern portion of Yenlo Street has been cleared. Vehicle storage is present on the parcel adjacent east of Yenlo Street and north of the Parks Highway. Increased vehicle storage is present on parcels adjacent to KGB Road and along Boundary Street. An electric substation has been constructed at the end of Denali Street, adjacent to Talkeetna Street.

In the 1983 photograph, new roadways have been constructed to the east and west of Main Street. Some structures along Main Street appear to be improved. Structures east of Main Street have been replaced with larger structures. The southern portion of Yenlo Street has been further established and extended north. A commercial structure has been built on the parcel adjacent east of Yenlo Street. The northern portion of Yenlo Street remains vegetated.

The May 9, 1989 photograph is included as Figure 6. Commercial structures have been constructed along the northern portion of Main Street. Two filling stations have replaced former structures located at the Main Street and Parks Highway intersection and the Boundary Street and Parks Highway intersection. The Parks Highway has been widened to a four-lane road. Larger structures have replaced structures to the east and west of Main Street. Increased vehicle storage is present along KGB Road and Talkeetna Street. Parcels have been cleared, and structures have been built along the southern portion of KGB Road.

In the 1995 photograph, the Project Area appears much as it did in the 1989 photo. The northern portion of Yenlo Street has been cleared, and appears to be a gravel pit with two small structures on the adjacent parcel. The southern portion of Yenlo Street appears to be paved. The southern portion of the Talkeetna/Yenlo Corridor remains forested.

In the 2002 photo, the structures seen on the parcel adjacent to Yenlo Street in the 1995 photo have been removed. The parcel appears to be utilized as a gravel pit. Commercial structures have been constructed east of Yenlo Street.

The 2004 photo, viewed on Google Earth Pro appears similar to the 2002 photo for the area to the north of the Parks Highway. Talkeetna Street appears darker in color than other gravel areas, but due to the timing of the photo it is unclear if this is due to seasonal melt or the application of dust suppressants such as oil or chloride-based chemicals. Vegetation south of Talkeetna Street has been cleared and a drainage ditch has been constructed. A fenced-in storage lot and several structures have been constructed west of the Talkeetna/Yenlo Corridor. A portion of the Talkeetna/Yenlo Corridor remains forested. The southern-most 200 feet of the corridor has been cleared.

The May 24, 2011 aerial photograph is included as Figure 7. Structures adjacent to Main Street appear much as they did in the 2004 photo. Stockpiled material and vegetated areas are seen on the northern portion of Yenlo Street. Structures have been constructed adjacent to Yenlo Street, at its intersection with Swanson Avenue. Talkeetna Street remains unpaved and appears to be treated for dust suppression. Due to the quality of the earlier photographs it is not clear if this is a regular, historical operation or a onetime application. Vegetation south of Talkeetna Street has been cleared and a drainage ditch has been constructed.

## **4.2 Physical Setting**

Geologic, hydrogeologic, hydrologic, and topographic characteristics of the Project Area were researched to develop an understanding of the physical setting of the Project Area and surrounding area.

### **4.2.1 Groundwater Characteristics**

The local groundwater flow direction and gradient was not established as part of this project. The Project Area is located between Wasilla Lake (east) and Lucile Lake (west). Based on institutional knowledge, regional groundwater flow is to the south.

The State of Alaska Well Log Tracking System (WELTS) was researched to provide information about drinking water wells on or near the Project Site. The WELTS database, reviewed on August 10, 2011, does not identify drinking water wells within the Project Area. Structures on parcels adjacent to the Project Area predate city water and could potentially have drinking water wells onsite.

### **4.2.2 Soils/Geology**

Information used in this discussion of soils and geology was provided by the Alaska Geological Society. The surface elevations in the Mat-Su Borough range from sea level where the Knik River and Matanuska River enter the Cook Inlet, to greater than 6,000 feet in the peaks that bound the area. The land in this area generally slopes toward the Knik Arm.

Glacial moraine and outwash deposits primarily mantle the surface of the Mat-Su Valley. The terrain is dominated by distinctive landforms created by repeated glacial advances and retreats during the Pleistocene epoch.

### **4.2.3 Historical Maps**

A 1994 USGS 1:25,000 Topographic Map was reviewed. The map depicts a portion of the Project Area and several adjacent parcels as developed. KGB Road, Main Street Road and

Talkeetna Street are established. Multiple structures have been constructed along the east and west sides of the northern portion of KGB Road, Main Street and Talkeetna Street. While Yenlo Street is not visible on the map, several structures have been constructed to its east and west.

A 1950 historical USGS 1:63,360 Topographic Map was also reviewed. The map depicts the KGB Road ROW and Main Street ROW as developed. Structures are present along KGB Road and Main Street. Talkeetna Street and Yenlo Street have not been constructed. The majority of the surrounding parcels are undeveloped and vegetated.

### **4.3 Regulatory Database Search**

Federal and state database records were researched from July 28, 2011 through August 1, 2011 for pertinent information regarding the environmental condition of the Project Area and adjacent parcels. In addition, local agency sources were contacted as part of the database search. This database search complies with ASTM E 1527-05, with the exceptions noted in Section 1.3.

#### **4.3.1 Federal Records Sources**

The National Priorities List (NPL) specifies those properties assigned the Environmental Protection Agency's (EPA) highest cleanup priority. The EPA website was reviewed for active NPL sites in Alaska. There are no listed NPL sites in the Wasilla area.

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is also compiled by the EPA and includes sites the EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the NPL. According to the CERCLIS list, viewed on the EPA website August 1, 2011, no CERCLIS sites are located in the Wasilla area.

According to the EPA Region 10 report, there are no Resource Conservation and Recovery Act (RCRA) treatment, storage, or disposal (TSD) facilities subject to corrective action (CORRACTS) within 1 mile of the Project Area. TSD facilities not subject to corrective action (NONCORRACTS) are not located within 0.5 mile of the Project Area.

The Emergency Response Notification System (ERNS) lists reported hazardous substance releases in quantities greater than the reportable quantity. The Project Area is not on the ERNS list.

According to the Brownfield list, there are no EPA Brownfield Assessment, Cleanup, and Revolving Loan Fund Grantees in Wasilla.

### 4.3.2 State Records Sources

#### Registered Underground Storage Tank Database

The ADEC registered Underground Storage Tank (UST) records, available on the ADEC website, were viewed on July 27, 2011. Information regarding the registered UST sites listed on the database is summarized in Table 1.

The ADEC records indicate that registered UST sites are not located with the Project Area.

Seven registered UST sites are present within 0.25 mile of the Project Area. There are three parcels adjacent to the Project Area listed as ADEC registered UST sites. According to the database, two 10,000-gallon gasoline tanks and one 5,000-gallon diesel tank were removed from the ground at the site identified as 2 Go Mart – Tesoro Northstore #12, adjacent along Main Street located at 211 North Main Street. There are two 15,000-gallon gasoline tanks currently in use at this site.

The second adjacent UST listing is for the Wasilla Public Safety Building located at Main Street and Herning Avenue. According to the database, two 500-gallon gasoline tanks were removed from the ground.

The third adjacent UST listing is A&B Tool & Equipment Rental, located at 450 Railroad Avenue, adjacent along KGB Road. According to the database, one 3,000-gallon diesel tank, one 2,000-gallon gasoline tank, and one 1,000-gallon gasoline tank have been removed from the ground.

The Holiday Station Store #605 is located about 90 feet west of Yenlo Street, along the Parks Highway. According to the database, one 10,000-gallon and two 5,000-gallon gasoline tanks and one 5,000-gallon diesel tank have been removed from the ground. One 10,000-gallon gasoline tank and one 10,000-gallon diesel tank are currently in use at the site.

The remaining registered UST sites are located 175 feet or more from the Project Area.

#### Leaking Underground Storage Tank Database

The ADEC's Leaking Underground Storage Tank (LUST) database was reviewed on July 28, 2011, for information regarding LUST sites within 0.5 mile of the Project Area. Information regarding the LUST sites listed on the database is summarized in Table 2.

ADEC records do not identify LUST sites within the Project Area.

There are eight LUST sites and 15 recorded events located within 0.5 mile of the Project Area. The following is a synopsis of the adjacent LUST sites and the nearest “open” LUST site to the Project Area, respectively.

The parcel adjacent to the east of the KGB/Main Street, the Tesoro filling station at 211 North Main Street, was added to the ADEC LUST database in 2007 when during the removal of two 10,000 gallon gasoline USTs, one 5,000 gallon diesel UST, and associated piping, diesel range organics (DRO) contamination was found in soil and groundwater. Gasoline range organics (GRO) contamination was also found in the groundwater above allowable cleanup levels. According to the ADEC database, contaminated soil was removed from the site. After follow up soil and groundwater sampling, site closure was approved in 2009.

The Wasilla Public Safety Building #61 is adjacent to the KGB/Main Street Corridor, located at Main Street and Herning Avenue. This site was added to the ADEC LUST database in 1991 after a release from a UST was confirmed. Cleanup was initiated in the same year. Site closure was approved in 1992.

A & B Tool Equipment Rental is located at 450 Railroad Avenue, adjacent to the KGB/Main Street Corridor. This site was added to the ADEC LUST database on November 20, 1990. According to the database report, 67 cubic yards of contaminated soil was excavated and spread onsite. The site was closed on November 22, 1990.

The nearest open LUST site to the Project Area is Tundra Tours, located at 300 East Danna Avenue, approximately 175 feet northwest of the KGB/Main Street Corridor. The site was added to the ADEC LUST database in 1995 when contaminated soils were discovered during the excavation of diesel and gasoline USTs. The contaminated soil was stockpiled onsite and requested to be thermally treated. As of 2006, there was no ADEC file available for the site and according to the ADEC there is not enough information in the database entries to formulate an accurate or meaningful ranking, so the site remains open.

There are no other identified “open” LUST sites listed within 0.5 miles of the Project Area. The remaining registered LUST sites are located 175 feet or more from the Project Area.

#### Contaminated Sites Database

The ADEC Contaminated Sites database was reviewed on July 27, 2011, for sites within 1 mile of the Project Area. This list is assumed to be equivalent to a State Hazardous Waste Sites list, as required by ASTM E 1527-05. Eleven contaminated sites within 1 mile of the Project Area are listed on the database. Information regarding the contaminated sites is summarized in Table 3.

The ADEC database does not list any contaminated sites within the Project Area.

The closest contaminated site, located adjacent east of the KGB/Main Street Corridor, is Wasilla City Museum at 323 North Main Street. According to the ADEC contaminated sites database, the site was added in September 1990 after diesel contamination of the soil was encountered during the removal of a heating oil tank. The site was “closed” by the ADEC in November 1990 after soil samples confirmed contamination levels below the ADEC cleanup levels.

The closest “active” contaminated site, located approximately 900 feet southwest of the KGB/Main Street Corridor, is the Knik Texaco Service. The site was added to the database in 1992 when waste oil was dumped behind a building. Soil samples collected from the site showed contamination includes but is not limited to the following: DRO, residual range organics (RRO), benzene, polychlorinated biphenyls (PCBs), and arsenic. There is also potential contamination from discharge of floor drains to the onsite septic system. Ongoing soil and water monitoring occurs at the site.

There is one other listed active contaminated site within one mile of the Project Area. This is the Dodge Electric/Fall Equipment Company site located approximately 1,300 feet west of the Project Area. The remaining sites are listed as “cleanup complete” on the ADEC database. Detailed evaluations of these listed sites were outside the scope of this assessment, and we cannot form definitive opinions regarding their potential impact to the Project Area. Based on our experience, however, it is unlikely these sites will impact the Project Area based on considerations of distance to the Project Area; typical release, fate, and transport mechanisms; and the ADEC’s assessed cleanup priorities.

### Spills List

The ADEC Spills List was reviewed for information regarding spills within the Project Area. The list does not indicate that a spill has occurred within the Project Area. It is noted that multiple spills are listed at parcels adjacent to the Project Area. One spill is listed at 211 Parks Highway, the Tesoro filling station adjacent to Main Street. The majority of these events are from the Holiday filling station, located at 255 Boundary Avenue, approximately 90 feet west of Yenlo Street. Four of the spills listed are from the ARRC. Addresses for these spill sites were not listed on the ADEC Spills List. Two of the spills listed are from MTA. Addresses are not listed for these sites. One spill listed is from an abandoned drum on Railroad Avenue. The location of the drum was not listed on the Spills List. It is unknown if these events have impacted the Project Area.

### State Landfill/Solid Waste List

The State Landfill/Solid Waste Disposal Site List was reviewed. According to the ADEC's Solid Waste Management database, no landfills or solid waste disposal sites are identified within 0.5 mile of the Project Area.

#### **4.3.3 Local Agency Sources**

The Office of Public Works for the City of Wasilla was contacted on August 9, 2011 to gather information about water and sewer mains in the area. According to the Office of Public Works, water and sewer mains within the KGB/Main Street Corridor and the northern portion of the Talkeetna/Yenlo Corridor were installed in 1981 and 1986, respectively. Water and sewer mains within the southern portion of the Talkeetna/Yenlo Corridor and northern portion of the KGB/Main Street Corridor were installed between 1983 and 1986. The KGB water line was installed in 1997. This runs from the Susitna Avenue south along KGB Road to the Palmer-Wasilla Highway. Based on aerial photograph review, with the exception of the southern portion of the Talkeetna/Yenlo Corridor, former and existing structures on parcels adjacent to the Project Area predate the availability of city water and sewer services.

ENSTAR as-built records were researched to determine when natural gas service was available to the Project Area and the adjacent sites. According to ENSTAR records, a natural gas main was installed running east-west along the Parks Highway in 1983. Natural gas mains were installed in 1984 running north-south along KGB Road, Main Street, Talkeetna Street, Knik Street, and Boundary Street. In 1990, the gas main along KGB Road was extended south. Natural gas mains were installed running east-west along Lakeview Street, Park Avenue, Susitna Avenue, Herning Avenue, and Swanson Avenue in 1984. The parcels adjacent to the Project Area were connected in years ranging from 1984 to 1994. Based on aerial photograph review, with the exception of the southern portion of the Talkeetna/Yenlo Corridor, former and existing structures on parcels adjacent to the Project Area predate the availability of natural gas services.

## **5.0 SITE RECONNAISSANCE**

Shannon & Wilson representative (Ms. Jessa Tibbetts) conducted a visual site reconnaissance on August 3, 2011 and again on October 18, 2011. Photographs taken during the site reconnaissance are included in Appendix C. Adjacent parcels and structures were not entered during the site reconnaissance.

## 5.1 Property Grounds Evaluation

The Project Area is bounded by the intersection of KGB Road and the Palmer-Wasilla Highway to the south and Bogard Road running east-west to the north. The Project Area consists of roadways, commercial structures, cleared and vegetated land.

The KGB/Main Street Corridor includes a portion of KGB Road, which is a paved two lane road that begins approximately 350 feet north of Palmer-Wasilla Highway (Photo 1) and ends at the ARRC tracks. Bike paths run parallel to the roadway. The corridor continues north across the ARRC tracks and the Parks Highway onto Main Street, a paved three lane road that ends on Wasilla-Fishhook Road, approximately 250 feet north of the Bogard Road intersection (Photo 2).

The Talkeetna/Yenlo Corridor begins at KGB Road and continues northeast through a cleared parcel onto an undeveloped, forested parcel until it intersects what would be the extension of the Talkeetna Street ROW. The southern portion of the Talkeetna Street ROW extension is a drainage ditch, (Photo 3). The corridor continues north along Talkeetna Street, which is an unpaved two lane road. It has rained just prior to the site visit and the unpaved roadways were still wet/damp from the rain. There appeared to be darker soil in the vicinity of 450 Talkeetna Street, where heavy machinery was stored. The portion of Talkeetna Street between East Railroad Avenue and East Susitna Avenue appeared to be darker than the portion of Talkeetna Street south of East Susitna Avenue. This could be due to historical dust suppression efforts or releases; however the source of the staining was not identified.

The corridor continues north, across the ARRC tracks and the Parks Highway onto Yenlo Street, which is a paved two-lane road, (Photo 4). Approximately 400 feet south of Bogard Road, Yenlo Street becomes unpaved and is no longer an established roadway. Gravel piles with some vegetation and concrete and asphalt debris were observed in this location (Photos 5 and 6). The corridor continues 90 degrees to the west along Bogard Road, a paved two-lane road, until it ends at the Main Street intersection.

## 5.2 Surrounding Properties Evaluation

### The KGB/Main Street Corridor

Weld Air is located adjacent west of KGB Road, along Centaur Avenue (Photo 7). Pressurized gas canisters were observed in the Weld Air Storage Lot (Photo 8). Commercial, retail, and residential structures are located along KGB Road, including a carwash, equipment rental shop, and a church. The train depot is located southeast of the KGB Road and Parks Highway intersection (Photo 9). A Tesoro filling station is located northeast of the Main Street and Parks Highway intersection (Photo 10). A pawn shop is located adjacent north of the filling station (Photo 11). Multiple vehicles and snow machines were observed in the pawn shop's storage lot



(Photo 12). Commercial structures, restaurants, the Mat-Su Valley Credit Union, the Wasilla City Library, a US Post Office, pawn shop, a fire station, and retail shops are located on parcels adjacent to Main Street. A residential structure is located east of Wasilla-Fishhook Road.

### The Talkeetna/Yenlo Corridor

The corridor begins at KGB Road and heads northeast onto a cleared parcel, and continues onto undeveloped, forested land. Power lines run parallel to the corridor to the east as it follows a drainage ditch along the would-be Talkeetna ROW extension. An unpaved, fenced-in storage lot (Photo 13) and shopping center are located west of the Project Area. An electric substation is located adjacent east of the Talkeetna/Yenlo Corridor, (Photo 14). A mini-storage lot is located at the end of the Talkeetna Street ROW is also located in this area (Photo 15). Residential structures are located east and west of Talkeetna Street and south of Susitna Avenue. A restaurant, residential structures, and heavy machinery yard and operations building are located adjacent to Talkeetna Street (Photo 16). Tractors, a backhoe, dump trucks, vehicles, a boat, multiple storage annexes and an above ground storage tank were observed on the Talkeetna Street parcel (Photos 17 & 18). The corridor continues across Parks Highway onto Yenlo Street. Medical offices, retail shops, restaurants, and an insurance company are located west of Yenlo Street. A Carrs/Safeway grocery store and strip mall are located east of Yenlo Street. The Yenlo Apartments are located north of Swanson Avenue, along Yenlo Street. The most northern portion of the Talkeetna/Yenlo Corridor is partially vegetated with piles of gravel material. A church, residential structure and bank are located adjacent to this portion of the Project Area.

### **5.3 Hazardous Substances and Petroleum Products**

Hazardous substances and petroleum products were not observed within the Project Area. Aerial photos show oil may have been spread on Talkeetna Street. During the site reconnaissance, gravel along Talkeetna Street appeared to be stained.

Operations at a parcel along Talkeetna Street include heavy machinery storage and an aboveground storage tank. The contents of the tank could not be identified from offsite observation. An active filling station is located adjacent to the Main Street/Parks Highway intersection. Approximate locations of these sites can be seen on Figure 2.

### **5.4 Drums**

Drums were not observed within the Project Area. A 55-gallon drum was observed in a storage lot on Boundary Street, approximately 200 feet west of the Talkeetna/Yenlo Corridor. The approximate location of this drum is shown on Figure 2.

## 5.5 Asbestos-Containing Materials

Structures are not located within the Project Area, therefore asbestos-containing materials (ACMs) and/or lead-based paint from current structures is not a concern.

## 5.6 Transformers

Five pole-mounted transformers were observed along the Main Street Corridor as shown in Figure 3. There were stickers from Matanuska Electric Association (MEA) indicating that the transformers did not contain PCBs.

## 5.7 Solid Waste Disposal

Based on our visual observations, records review, and interviews, the Project Area was not used for disposal of construction debris, demolition debris, or other solid waste. Concrete and asphalt debris were observed along the Yenlo Street ROW.

# 6.0 INTERVIEWS

## 6.1 Government Official

On August 2, 2011, Mr. Paul Horwath, Ms. Keather Mcloone, and Mr. Robert Weimer, Project Managers at the ADEC Division of Contaminated Sites, were contacted. Mr. Horwath is the Project Manager for the Tesoro Northstore #12 – 007 LUST site, located adjacent to the Main Street Corridor. According to Mr. Horwath, the contaminant of concern was DRO, which was detected in groundwater monitoring wells downgradient from the site. As “DRO doesn’t create very large dissolve-phase plumes in groundwater”, he doesn’t believe it has reached the Main Street ROW. Mr. Horwath also stated that the gas station is still active and he has no other soil or groundwater quality data or information concerning the site conditions since the closure was issued as to whether or not any additional release may have occurred from the current gas station operations.

Ms. Mcloone is the Project Manager for the Holiday Station Store #605 LUST site located 90 feet west of the Yenlo Street Corridor. According to Ms. Mcloone, the most recent four events of groundwater sampling suggest that the groundwater is no longer contaminated above acceptable ADEC clean up levels; therefore it is unlikely that the previously documented contamination at the Holiday Site would impact the Project Area.

Mr. Weimer is the Project Manager for the “active” contaminated site located at 1800 KGB Road, approximately 900 feet southwest of the KGB/Main Street Corridor. According to Mr. Weimer, the full extent of the soil and groundwater contamination has not been defined at the

Knik Texaco site. The groundwater flow at the site is generally to the southwest away from the Project Area.

## 7.0 OTHER ENVIRONMENTAL CONSIDERATIONS

**High Voltage Power Lines.** During the site visit, potentially high-voltage power lines were observed running north-south approximately 200 east of the Talkeetna/Yenlo Corridor. These power lines run to and from a MEA substation located at the end of Denali Street, adjacent to the Talkeetna/Yenlo Corridor, shown on Figure 2.

**Lead in Drinking Water.** The City of Wasilla Public Works Department was contacted by telephone in July 2011. According to the water quality representative, Wasilla does not have a history of lead in the drinking water. The City of Wasilla has not historically and does not currently utilize lead pipes in the construction of water mains.

**Wetlands and Surface Waters.** According to the U.S. Army Corps of Engineers and the EPA, wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Three indicators are used to identify wetlands: (1) vegetation, (2) soil, and (3) hydrology.

According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map, wetlands are not present on the Project Area.

According to the 2008-2009 Mat-Su Borough Wetlands Map, the Project Area is not designated as a wetland. The nearest wetland is located approximately 1,300 feet west of the Project Area.

**Cultural, Historic, and Archeological Resources.** The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. The National Register's database does not list cultural resource sites or cultural resource districts located within the Project Area. Seven sites are listed on the register in the Wasilla area. Five of these sites are located between the KGB/Main Street Corridor and the Talkeetna/Yenlo Corridor, along Boundary Street, as shown on Figure 3.

The Alaska Department of Natural Resources, Office of History and Archaeology maintains a restricted statewide inventory of reported historic, prehistoric, and archaeological resources. The inventory of cultural resources includes objects, structures, buildings, sites, districts, and travel ways, with a general provision that they are over 50 years old. Considering the Project Area has been used as a roadway or is land that was not developed until after the 1960s, it is unlikely there are reported historic, prehistoric, and archaeological resources at the site. It is unlikely that there are recorded cultural, historic, or archeological sites on the Project Area.

**Threatened and Endangered Species.** According to the United States Fish and Wildlife Service (USFWS), 14 threatened and/or endangered animal species and one endangered plant species exist in Alaska. Five animal species are considered endangered by the Alaska Department of Fish and Game, Division of Wildlife Conservation. These federal and state listed species are not found in the Wasilla area.

**Wildlife Sanctuaries and Other Natural Resource Preserves.** The USFWS database does not list the Project Area as a wildlife sanctuary.

## 8.0 FINDINGS AND CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05, of the Project Area in downtown Wasilla, Alaska. Exceptions to, or deletions from, this practice are described in Section 1.3 of this report.

No environmental conditions were identified at the Project Area. Multiple environmental conditions were identified at adjacent and surrounding parcels. Based on our opinion regarding the potential for a release, material threat of a release, or other threat to human health and the environment, we have classified the conditions as RECs, Historical RECs, or Other Environmental Conditions.

The following list should not be construed as comprehensive. It is possible that environmental concerns in addition to those mentioned in this report are present at the subject Project Area.

### 8.1 Recognized Environmental Conditions

A REC is the presence or likely presence of a hazardous substance or petroleum product under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the Project Area or into the Project Area's ground, groundwater, or surface water. This assessment revealed no evidence of RECs in connection with the Project Area and the surrounding parcels except the following:

#### 8.1.1 On-Site Recognized Environmental Conditions

Surface stains were observed on Talkeetna Street, located within the Project Area. This staining was observed during the aerial photograph review, most notably in the 2011 aerial photograph. Precipitation prior to the site visit limited observation of the staining while in the field; however, areas of darker soil were observed. The areas observed during the site visit included the soil in the vicinity of 450 Talkeetna Street, where heavy machinery was stored, and the portion of Talkeetna Street between East Railroad Avenue and East Susitna Avenue. The impact or source of released contaminants to the subsurface is unknown. Although ASTM 1527-05 contains

allowances for ‘de-minimis’ conditions; Alaska regulations concerning the release of oil or hazardous substances do not recognize ‘de-minimis’ conditions and also require cleanup of surface stained soil. Therefore, because the surface staining would likely result in an enforcement action, it is defined as a REC by ASTM 1527-05. There are currently no other on-site RECs identified for the Project Area.

### **8.1.2 Off-Site Recognized Environmental Conditions**

While there are no “active” LUST sites or “open” contaminated sites adjacent to the Project Area, it is noted there are two active filling stations within 90 feet. A Tesoro filling station is located adjacent to Main Street at 211 N Main Street. A Holiday filling station is located 90 feet west of Yenlo Street, at 225 N Boundary Street. These sites constitute a REC because of documented past releases of petroleum hydrocarbons and because they pose a material threat of a release of petroleum hydrocarbons that could impact the environment. It is important to note that ASTM allows the identification of a REC for a site that is in compliance with applicable laws.

## **8.2 Historical Recognized Environmental Conditions**

A Historical REC is an environmental condition that may have constituted a REC in the past, but has been closed by a regulatory agency or otherwise is no longer considered to pose a material threat.

### **8.2.1 On-Site Historical Recognized Environmental Conditions**

There are currently no on-site historical RECs identified for the Project Area.

### **8.2.2 Off-Site Historical Recognized Environmental Conditions**

Four LUST sites are located within 175 feet of the Project Area. The parcel adjacent east of Main Street is a Tesoro located at 211 N Main Street, was added to the ADEC LUST database in 2007 when during the removal of two 10,000 gallon gasoline USTs, one 5,000 gallon diesel USTs and associated piping, DRO contamination was found in soil and groundwater. GRO contamination was also found in the groundwater above allowable cleanup levels. Contaminated soil was removed from the site. After follow up soil and groundwater sampling, site closure was approved in 2009.

The Wasilla Public Safety Building #61 is adjacent to Main Street, located at Main Street and Herning Avenue. This site was added to the ADEC LUST database in 1991 after a release from a UST was confirmed. Cleanup was initiated in the same year. Site closure was approved in 1992.

A & B Tool Equipment Rental is located at 450 Railroad Avenue, adjacent to KGB Road. This site was added to the ADEC LUST database on November 20, 1990. According to the database report, 67 cubic yards of contaminated soil was excavated and spread onsite. The site was closed on November 22, 1990.

The closest contaminated site, located adjacent to Main Street, is Wasilla City Museum at 323 North Main Street. According to the ADEC contaminated sites database, the site was added in September 1990 after diesel contamination of the soil was encountered during the removal of a heating oil tank. The site was “closed” by the ADEC in November 1990 after soil samples confirmed contamination levels below the ADEC cleanup levels.

### **8.3 Other Environmental Conditions**

Other Environmental Conditions include known, suspected, or potential sources of hazardous substances or petroleum products that are not considered RECs due to (a) the absence of a confirmed release or other material threat, (b) insufficient information to sufficiently evaluate the condition, (c) de minimis conditions that are not expected to be subject to regulatory action or (d) exclusion from the ASTM definition of hazardous material (e.g. ACM). The following Other Environmental Conditions were identified on the Project Area:

Based on aerial photographs, structures on parcels adjacent to the Project Area predate the availability of city water and sewer services. It is possible that private drinking water wells and septic tanks were and still are utilized in this area.

Based on aerial photograph reviews, structures on parcels adjacent to the Project Area predate the installation of natural gas. The structures may have utilized fuel oil for heating purposes. It is unknown whether potential heating oil USTs were properly removed or abandoned in place. Releases from active and/or abandoned tanks could potentially impact the Project Area’s subsurface soil and/or groundwater.

## **9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

This Phase I Environmental Site Assessment was prepared by Ms. Jessa Tibbetts under the direct supervision of Mr. Dan McMahan. The Phase I ESA was reviewed by Mr. Stafford Glashan, P.E. These individuals have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Project Area, and they have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Shannon & Wilson declares that, to the best of our professional knowledge and belief, Mr. McMahan and Mr. Glashan meet the definition of “Environmental Professional” as defined in 40 CFR 312.10.

## 10.0 CLOSURE/LIMITATIONS

This report is an instrument of service prepared by Shannon & Wilson for the exclusive use of HDR herein referred to as the Client, and its affiliates. This report was prepared for the exclusive use of the Client for evaluating the Project Area as it relates to the environmental aspects discussed herein. The conclusions contained in this report are based on information provided from the observed site conditions, personal interviews, and other sources identified herein, and further assume that the conditions observed are representative of the conditions throughout the Project Area. The data presented in this report should be considered representative of the time of our site assessment. Changes due to natural processes or human activity can occur over time. In addition, changes in government codes, regulations, or laws may occur. Because of such changes beyond our control, our observations and interpretations applicable to this Project Area may need to be revised.

In order to create a report on which the Client can rely, Shannon & Wilson worked closely with the Client and their representatives to develop the scope of services upon which all subsequent tasks have been based. No party other than the Client and its affiliates is permitted by Shannon & Wilson to rely on this instrument of Shannon & Wilson's service, except as stipulated in Section 1.4. With the permission of the Client, Shannon & Wilson will meet with a third party, approved in writing by the Client, to identify the additional services required, if any, to permit such third party to rely on the information contained in this report. Such reliance would be limited to the same extent of Client's reliance, and subject to the same contractual, technological and other limitations to which the Clients have agreed.

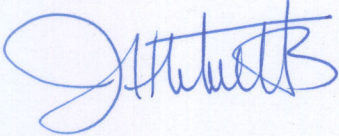
Copies of documents that may be relied upon by our client are limited to the printed copies (also known as hard copies) that are signed or sealed by Shannon & Wilson with a wet, blue ink signature. Files provided in electronic media format are furnished solely for the convenience of the client. Any conclusion or information derived from electronic files shall be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, or you question the authenticity of the report, please contact the undersigned.

Shannon & Wilson has prepared the attachments in Appendix D, "Important Information About Your Environmental Site Assessment/Evaluation Report," to assist you and others in understanding the use and limitations of our report.

Please contact Mr. Stafford Glashan, P.E. or the undersigned at (907) 561-2120 with questions or comments concerning the contents of this report.

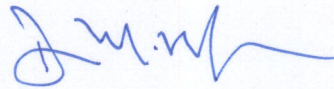
**SHANNON & WILSON, INC.**

Prepared by:



Jessa H. Tibbetts  
Environmental Scientist

Reviewed by:



Dan P. McMahon  
Principal Environmental Scientist



**TABLE 1**  
**REGISTERED UNDERGROUND STORAGE TANKS WITHIN A 0.25-MILE RADIUS**

Facility Name	Facility ID	Street Address	Owner Name	Tank ID	Tank Status	Tank Capacity (gallons)	Tank Contents	Approximate Distance from Property
2 Go Mart-Tesoro Northstore #12	834	211 N Main Street	Tesoro Refining and Marketing Company	1	Tank removed from ground	10,000	Gasoline	Adjacent east of Main Street
				2	Tank removed from ground	10,000	Gasoline	
				3	Tank removed from ground	5,000	Diesel	
				4	Currently In Use	15,000	Gasoline	
				5	Currently In Use	15,000	Gasoline	
Wasilla Public Safety Bldg	262	Main St & Herning Ave	Matanuska Susitna Borough	1	Tank removed from ground	500	Gasoline	Adjacent east of Main Street
				2	Tank removed from ground	500	Gasoline	
A & B Tool & Equipment Rental	105	450 Railroad Avenue	Bill Byers	1	Tank removed from ground	2,000	Gasoline	Adjacent east of KGB Road
				2	Tank removed from ground	3,000	Diesel	
				3	Tank removed from ground	1,000	Gasoline	
Holiday #605	2372	225 N Boundary Street	Holiday Alaska, Inc.	1	Tank removed from ground	5,000	Gasoline	90 feet west of Yenlo Street
				2	Tank removed from ground	10,000	Gasoline	
				3	Tank removed from ground	5,000	Gasoline	
				4	Tank removed from ground	5,000	Diesel	
				5	Currently In Use	20,000	Gasoline	
				6	Currently In Use	10,000	Gasoline	
				7	Currently In Use	10,000	Diesel	
Tundra Tours, Inc.	1051	0.5 Fishhook Road	Tundra Tours, Inc.	1	Permanently Out of Use	3,000	Diesel	175 feet northwest of Main Street
				2	Permanently Out of Use	2,000	Gasoline	
Master Auto Repair	741	211 E Parks Highway	Alaskan Starr Enterprises, Inc.	1	Tank removed from ground	4,000	Gasoline	800 feet west of Main Street
				2	Tank removed from ground	4,000	Gasoline	
				3	Tank removed from ground	12,000	Diesel	
				4	Tank removed from ground	12,000	Diesel	
				5	Tank removed from ground	12,000	Diesel	
				6	Tank removed from ground	3,000	Diesel	
				7	Tank removed from ground	6,000	Gasoline	
				8	Tank removed from ground	11,000	Gasoline	
Donald G Fall	2496	101 E Swanson	Donald G Fall	1	Tank removed from ground	2,000	Gasoline	1,350 feet west of Main Street
				2	Tank removed from ground	2,000	Diesel	

**TABLE 2**  
**LEAKING UNDERGROUND STORAGE TANK SITES WITHIN A 0.5-MILE RADIUS**

Facility Name	Street Address	Status	Office File ID*	Approximate Distance From Property
Tesoro - Northstore #12-1995	211 N Main Street	Cleanup Complete	2265.26.005	Adjacent east of Main Street
Tesoro - Northstore #12-2007	211 N Main Street	Cleanup Complete	2665.26.029	Adjacent east of Main Street
Wasilla Public Safety Building #61	Main Street	Cleanup Complete	2265.26.021	Adjacent east of Main Street
A & B Tool Equipment Rental	450 Railroad Avenue	Cleanup Complete	No File Number	Adjacent east of KGB Road
Williams Express Store #5005	225 Boundary Street	Cleanup Complete	2265.26.002	90 feet west Yenlo Street
Williams Express Store #5005	225 Boundary Street	Cleanup Complete	No File Number	90 feet west Yenlo Street
Williams Express Store #5005 - 1999 Release	225 Boundary Street	Cleanup Complete - Institutional Controls	2265.26.002	90 feet west Yenlo Street
Holiday Station Store #605 - Former Williams Express Store #5005 - October 2002 Release	225 Boundary Street	Cleanup Complete - Institutional Controls	2265.26.002	90 feet west Yenlo Street
Tundra Tours - Wasilla Bus Barn	300 East Danna Avenue	Open	2265.26.023	175 feet northwest of Main Street
Campbell & Sons Fuel Service - AST	211 East Parks Highway	Cleanup Complete	No File Number	800 feet west of Main Street
Master Auto Repair	211 East Parks Highway	Cleanup Complete	2265.26.034	800 feet west of Main Street
Texaco - Campbell & Sons	211 East Parks Highway	Cleanup Complete	No File Number	800 feet west of Main Street
Wasilla Campbell & Sons	211 East Parks Highway	Cleanup Complete	2265.26.033	800 feet west of Main Street
Fall Equipment Shop	101 E. Swanson Avenue	Cleanup Complete	2265.26.016	1,350 feet west of Main Street
Valley Country Store II	Bogard Road	Cleanup Complete	No File Number	2,600 feet northeast of Yenlo Street

## Notes:

\* The Office File ID is the ADEC file number.

\*\*Not on UST Database

**TABLE 3  
CONTAMINATED SITES FROM ADEC DATABASE WITHIN A 1.0-MILE RADIUS**

Facility Name and Street Address	Office File ID~	Status/Priority	Problem, as listed by ADEC*	Approximate Distance From Property
Wasilla City (Doro. G. Page) Museum 323 North Main Street	CS.NF	Cleanup Complete	During excavation of underground heating oil storage tank some contaminated soils were encountered. Impact to human health and extent of contamination unknown. Site closed out to DEC's satisfaction. Last staff assigned was Krieber.	Adjacent east
Automotive Shop 651 Railroad Avenue	CS	Cleanup Complete	Site consists of 3 underground storage tanks, 3 drums, surface oil stains, 3 floor sumps and an unknown pipe casing into a concrete floor. Unknown health or environmental damages. Lot B Doug Nielson Subdivision. Last staff assigned were Kiehl and Krieber.	350 feet east
Children's House 291 East Paulsen Avenue	2265.38.006	Cleanup Complete	Heating oil tank serving residence and day care was found to have rusted through and contaminated soils and shallow groundwater which fluctuates from about 7 to 12 feet below the ground surface. Two interim removals have occurred however remaining soils after the excavation still exceed cleanup levels. Groundwater was monitored initially on a scheduled basis and DRO was above its 1.5 mg/L cleanup level.	400 feet west
Knik Texaco Service 1800 Knik-Goose Bay Road	2262.26.017	Active	Waste oil was dumped behind building. Soils contaminated. Cleanup was to have been started on 04/18/90. Tax Parcel D15. A LUST Site exists at this location as well. See - Texaco 1.5 Mile Knik Road, Event ID 783, Reckey 1983220035001, Facility ID 2540. On August 18, 2006 three soil samples were collected at 1 to 2 feet below ground surface behind the building. The whole area of concern behind the building could not be assessed because of the presence of tires and drums. Up to 463 mg/kg DRO, 5, 180 mg/kg RRO, <0.00791 mg/kg benzene, <0.0563 mg/lg PCBs, and 10.3 mg/kg arsenic where the soil samples were collected. They did not collect GRO soil samples as required in the approved work plan.	900 feet southwest

## Notes:

~ The Office File ID is the ADEC file identification number

\* Narrative taken directly from ADEC summary statement in the on-line database. This summary may not fully describe the nature of the environmental concern and/or potential risk to human health safety, welfare, or the environment

**TABLE 3**  
**CONTAMINATED SITES FROM ADEC DATABASE WITHIN A 1.0-MILE RADIUS**

Facility Name and Street Address	Office File ID~	Status/Priority	Problem, as listed by ADEC*	Approximate Distance From Property
Wasilla Machine Shop 300 North Willow Street	2265.38.0018	Cleanup Complete	Petroleum products and solvents used in cleaning engines being discharged on to ground and down drains. Impact to human health, extent and amount of contamination unknown. Soil above DRO and TPH cleanup levels were excavated and on 8/2/1995, stockpiled off site at Lot A2, Replat of Tract A, 3rd Addition Butler Subdivision near Big Lake Alaska. Lots 1, 2 and 3, Block 5, Wasilla Townsite. Last staff assigned were Kriebler (2/12/97), Frechione and Sundet. See also CSRP database file "Wasilla Machine Shop" Regarding the soil stockpiled off site at Lot A2, Replat of Tract A, 3rd Addition Butler Subdivision near Big Lake, Alaska.	930 feet west
Lot 2, Iditaway Park Subdivision 390 East Carpenters Circle	CS	Cleanup Complete	Heating oil tank leaked unknown amount of fuel to soils. Groundwater contaminated and some soils excavated, stockpiled and treated off site. Total extent of contamination remaining is unknown. Potential exists for city water wells near site to become contaminated. Lot 2, Iditaway Park Subdivision. Denali North is managing property for Alaska Housing Finance Corp. Last staff assigned was Kriebler.	900 feet north
Dodge Electric / Fall Equipment Co. 101 East Swanson Avenue	Not Listed	Active	Numerous extensive waste oil spills, extensive surface staining around fuel pumps. Tract B, Follet Industrial Tracts. LUST site also exists as Reckey 19882200112501, Event ID 1716, Facility ID 2496. Last staff assigned was Kriebler (2/12/97).	1,300 feet west
Alaska Dyeworks 300 West Swanson Street #101	CS	Cleanup Complete	Discharge of Procion MX dyes, varying amounts of salt, Calgon water softener, soda ash, and synthrapol detergent into city sewer system. Alaska Dyeworks file is located in the CERCLA filing system with last correspondence dated 11/20/88 for status review of file. Last staff assigned was Kleweno.	2,425 feet west
National Bank of Alaska - Wasilla 581 West Parks Highway	2265.38.012	Cleanup Complete - Institutional Controls	Abandoned fuel oil tank leak. Groundwater contamination. Site assessment plan submitted 8/16/1991. Monitor wells installed. Have not received report of wells or assessment. Lot 12, Block 3, Snider Subdivision, Unit #4. Last staff assigned was Kriebler.	4,000 feet west
Old Wasilla Airport - Lot 2, Bl 100 520 West Nelson Avenue	Not Listed	Cleanup Complete	Toluene and methylene chloride in septic system. Surface oil stains by building. Assessment report 12/03/91. ADEC response 01/23/92, further investigation needed. Last staff assigned was Kriebler.	4,300 feet west

## Notes:

~ The Office File ID is the ADEC file identification number

\* Narrative taken directly from ADEC summary statement in the on-line database. This summary may not fully describe the nature of the environmental concern and/or potential risk to human health safety, welfare, or the environment

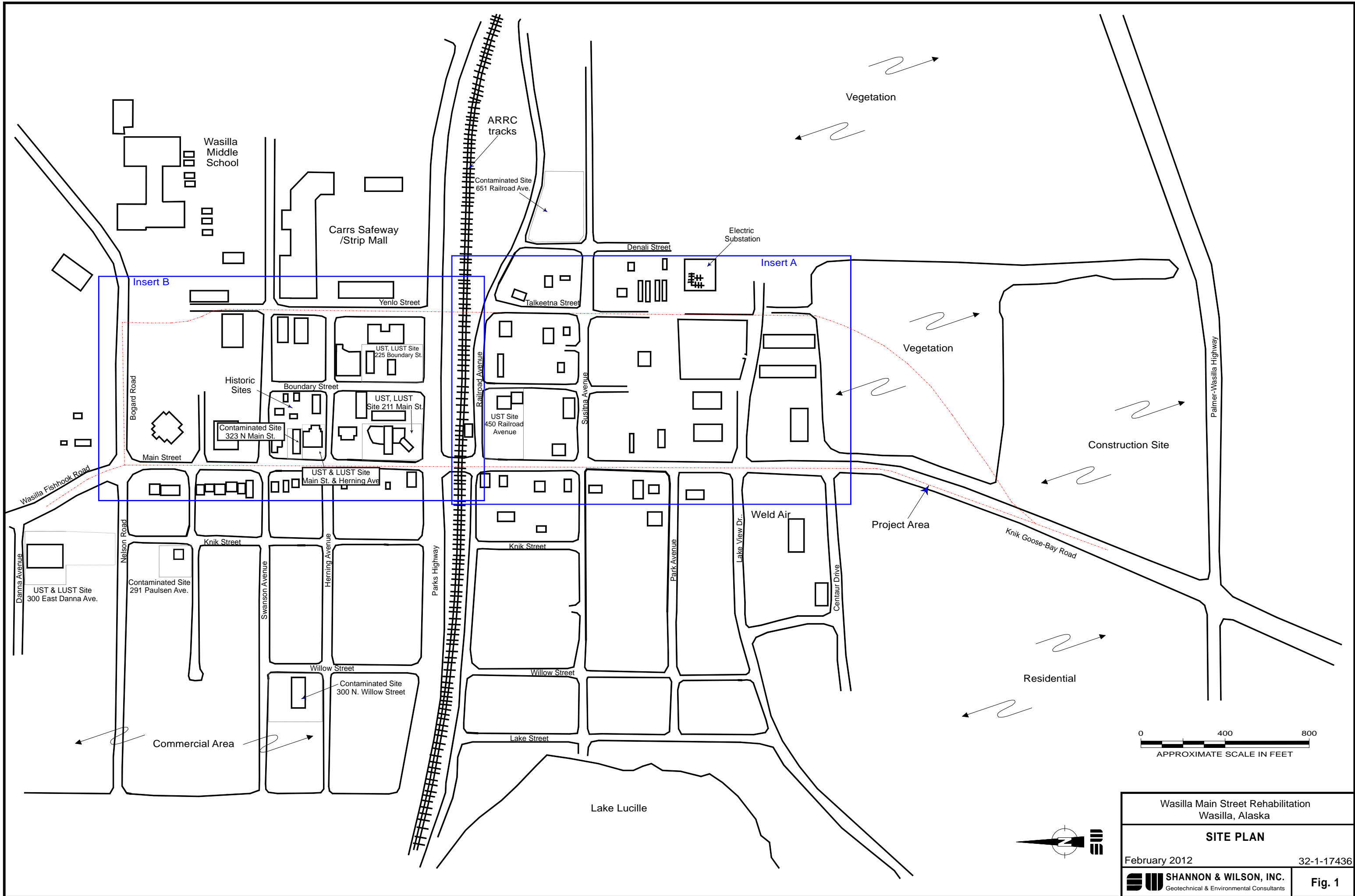
**TABLE 3  
CONTAMINATED SITES FROM ADEC DATABASE WITHIN A 1.0-MILE RADIUS**

Facility Name and Street Address	Office File ID~	Status/Priority	Problem, as listed by ADEC*	Approximate Distance From Property
Wasilla Speedy Auto & Window Glass 935 West Commercial Drive	2265.38.003	Cleanup Complete	Floor drain showing solvents, toluene and xylene contaminants in soils. No groundwater contamination detected at site from site activities. Site closed out to DEC's satisfaction on 8/7/91 after excavation of contaminated soils to levels below cleanup guidelines. Westside Center Mall. Lot 44, Block 2, Wasilla Airport Heights Subdivision. David M Nyman, P.E.- ENSR Consulting and Engineering; 750 West 2nd Avenue; Suite 100; Anchorage, AK 99501, 276-4302 firm with site. Last staff assigned was Kriber.	4,850 feet west

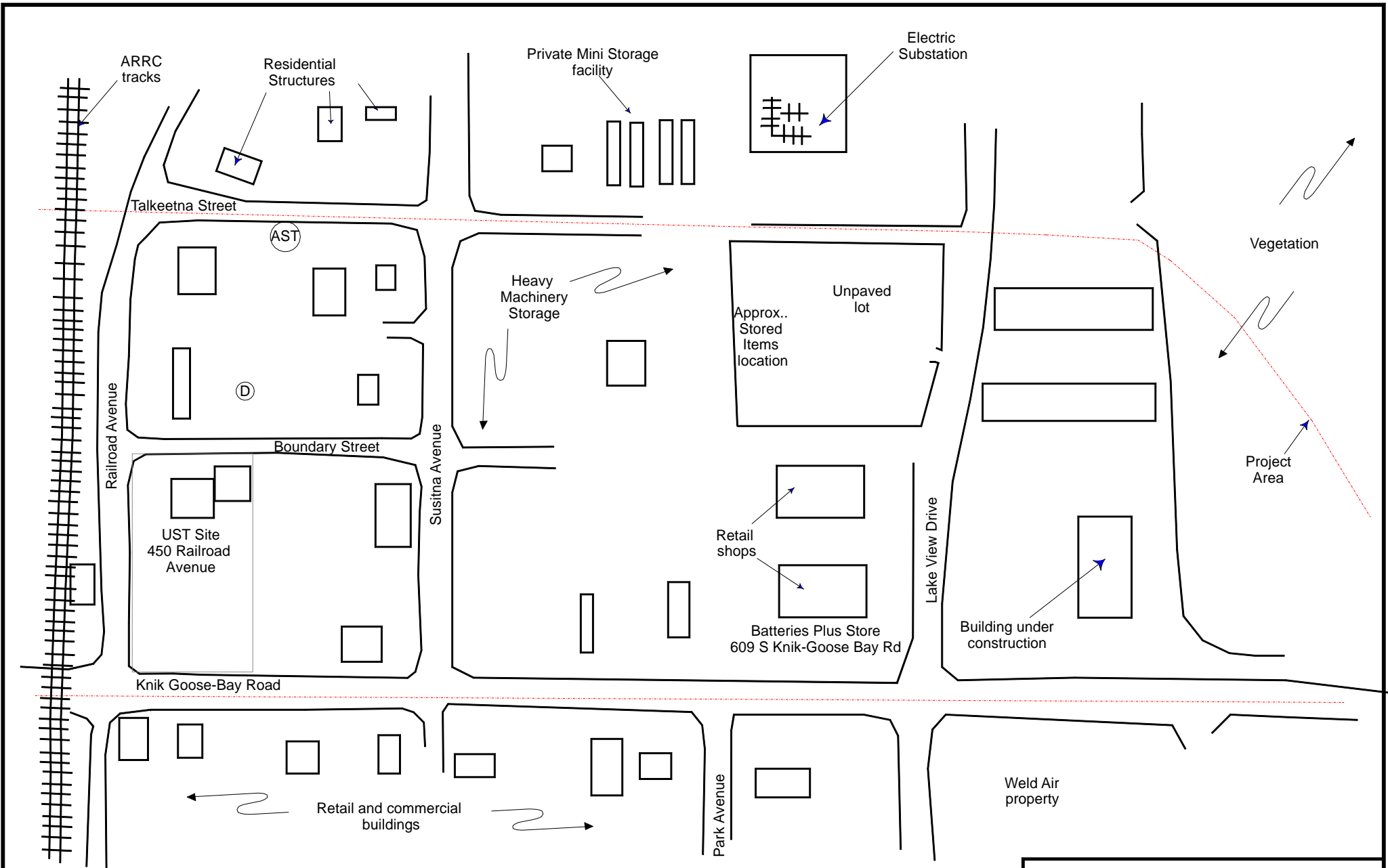
## Notes:

~ The Office File ID is the ADEC file identification number

\* Narrative taken directly from ADEC summary statement in the on-line database. This summary may not fully describe the nature of the environmental concern and/or potential risk to human health safety, welfare, or the environment

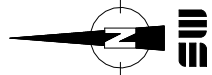


Wasilla Main Street Rehabilitation Wasilla, Alaska	
<b>SITE PLAN</b>	
February 2012	32-1-17436
 <b>SHANNON &amp; WILSON, INC.</b> Geotechnical & Environmental Consultants	<b>Fig. 1</b>

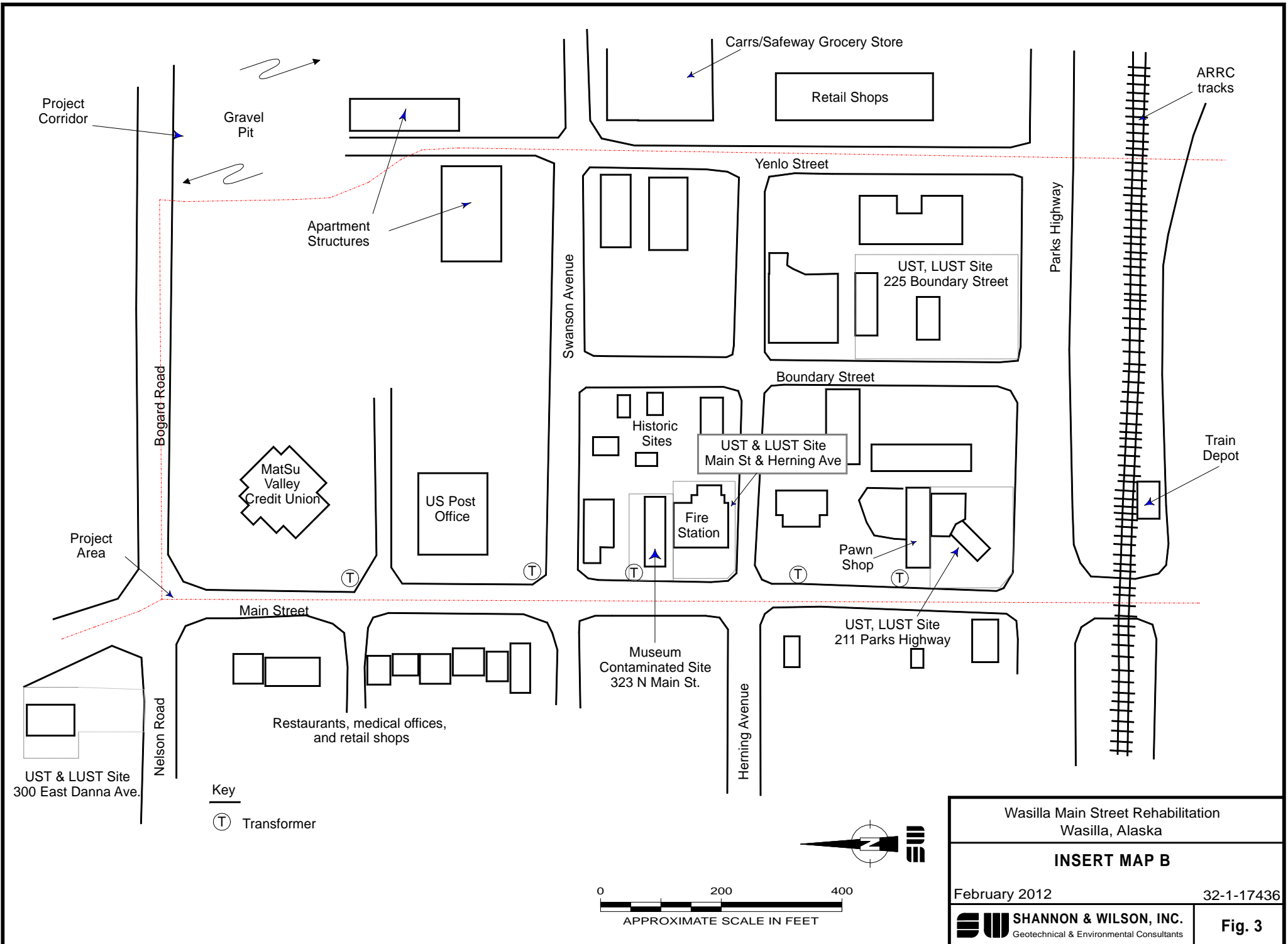


**Key**

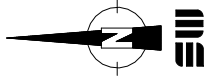
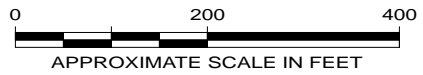
- (D) Drum
- (AST) Above ground storage tank




Wasilla Main Street Rehabilitation Wasilla, Alaska	
<b>INSERT MAP A</b>	
February 2012	32-1-17436
<b>SHANNON &amp; WILSON, INC.</b> Geotechnical & Environmental Consultants	
<b>Fig. 2</b>	



**Key**  
 (T) Transformer

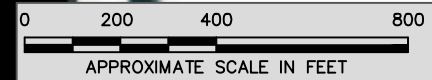


Wasilla Main Street Rehabilitation Wasilla, Alaska	
<b>INSERT MAP B</b>	
February 2012	32-1-17436
 <b>SHANNON &amp; WILSON, INC.</b> Geotechnical & Environmental Consultants	<b>Fig. 3</b>





Approximate Project Area



WASILLA MAIN STREET REHABILITATION  
WASILLA, ALASKA

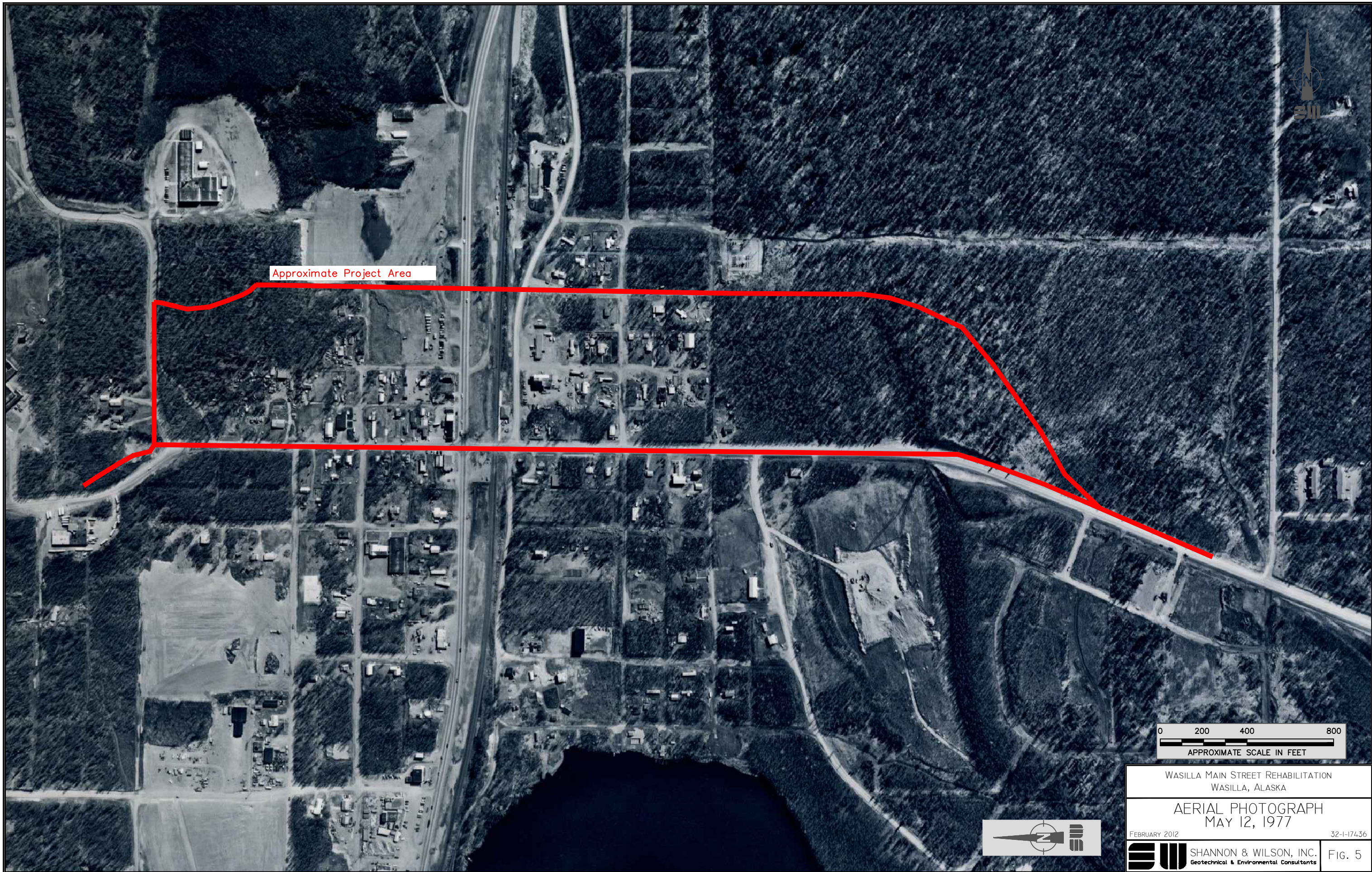
AERIAL PHOTOGRAPH  
AUGUST 10, 1951



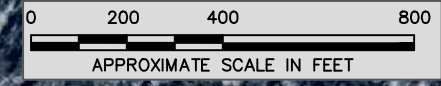
FEBRUARY 2012 32-1-17436

**SW** SHANNON & WILSON, INC.  
Geotechnical & Environmental Consultants

FIG. 4



Approximate Project Area



WASILLA MAIN STREET REHABILITATION  
WASILLA, ALASKA

AERIAL PHOTOGRAPH  
MAY 12, 1977

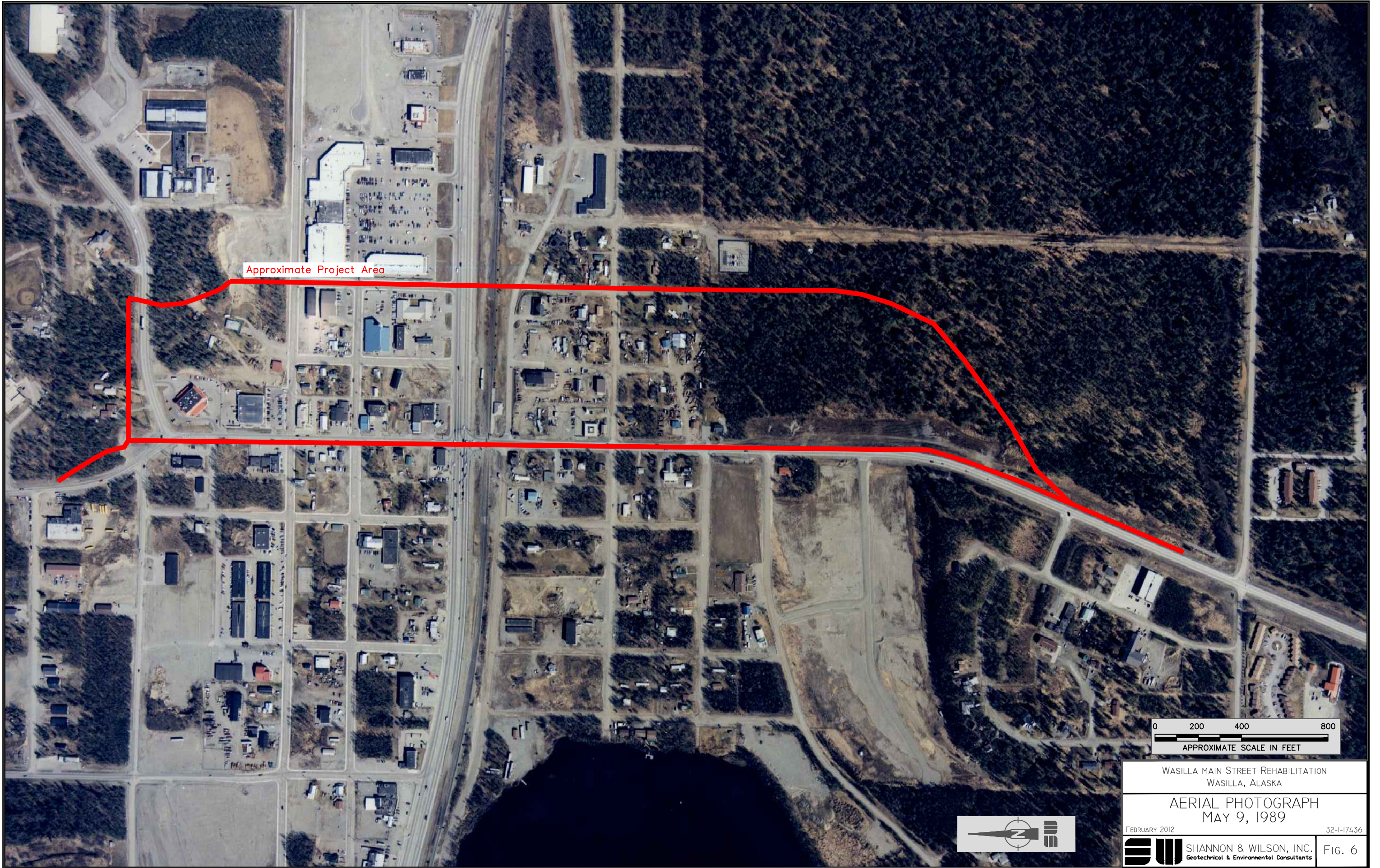
FEBRUARY 2012

32-1-174.36

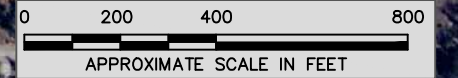


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FIG. 5



Approximate Project Area



WASILLA MAIN STREET REHABILITATION  
WASILLA, ALASKA

AERIAL PHOTOGRAPH  
MAY 9, 1989

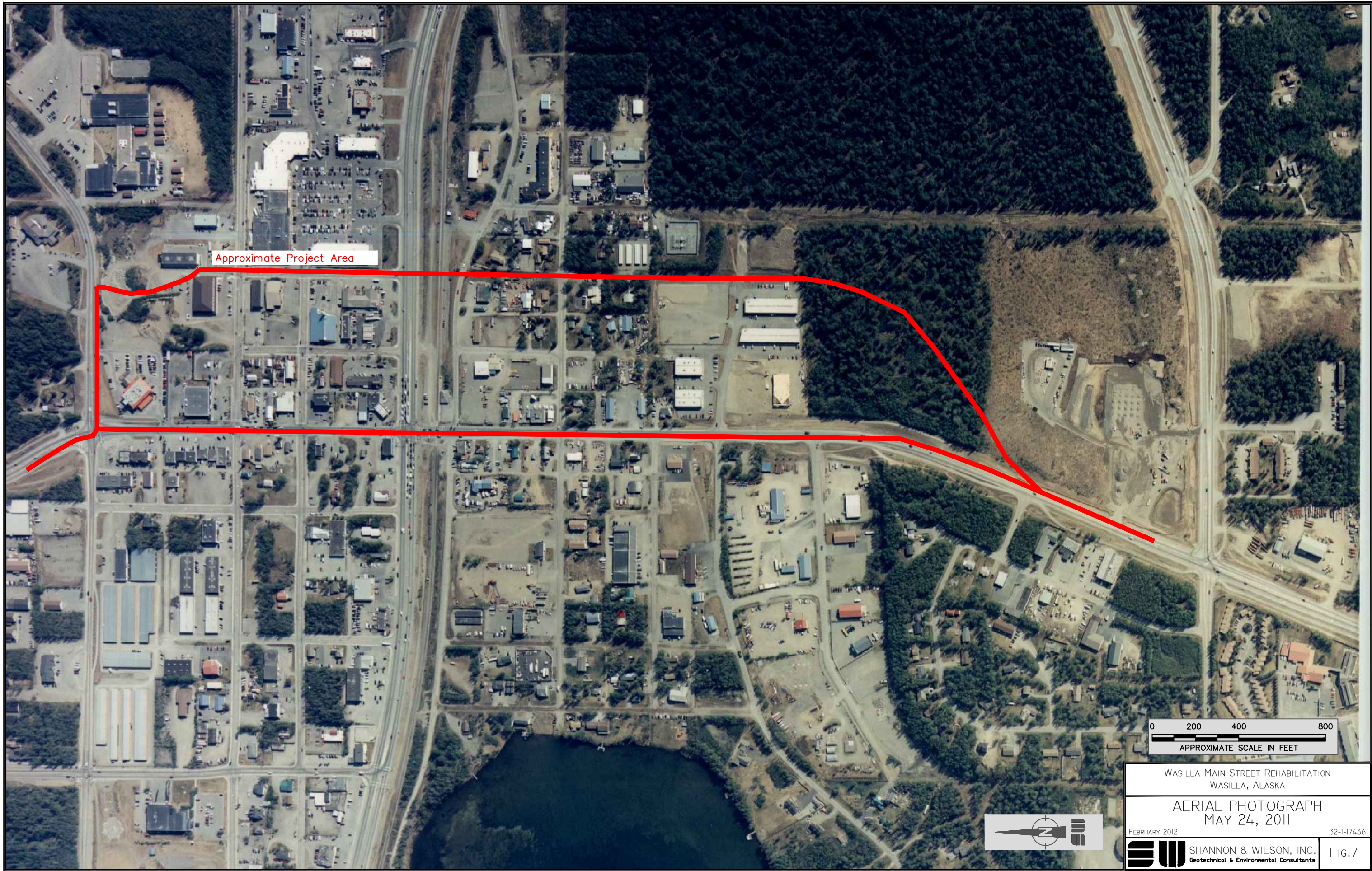
FEBRUARY 2012

32-1-17436

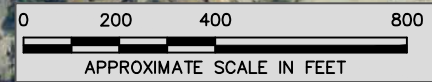


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FIG. 6



Approximate Project Area



WASILLA MAIN STREET REHABILITATION  
WASILLA, ALASKA

AERIAL PHOTOGRAPH  
MAY 24, 2011

FEBRUARY 2012

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**SHW** SHANNON & WILSON, INC.  
Geotechnical & Environmental Consultants

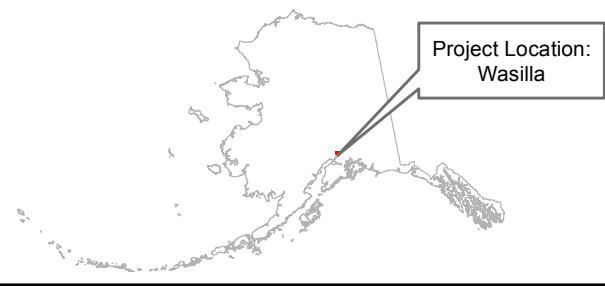
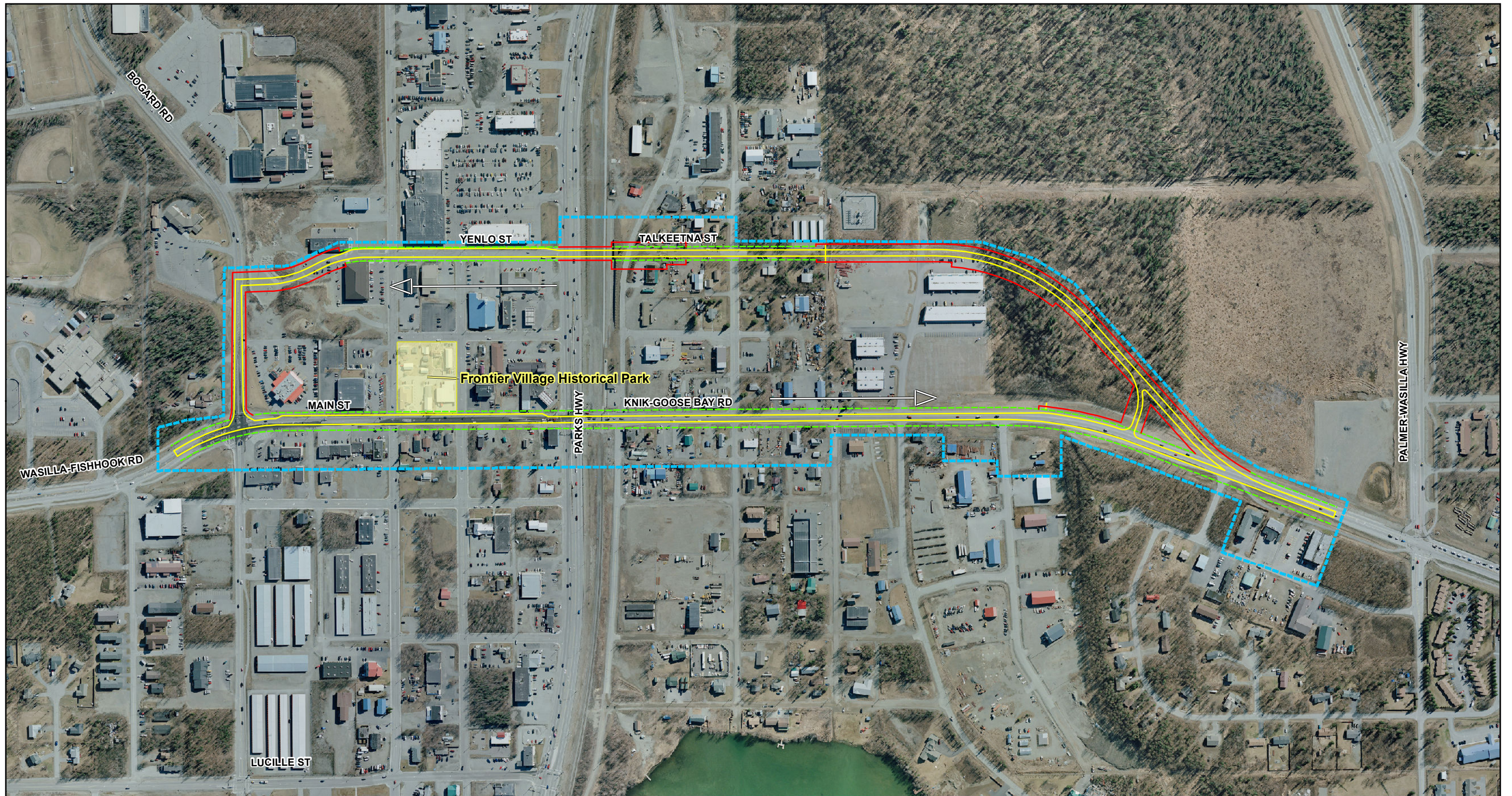
FIG. 7

**APPENDIX A**

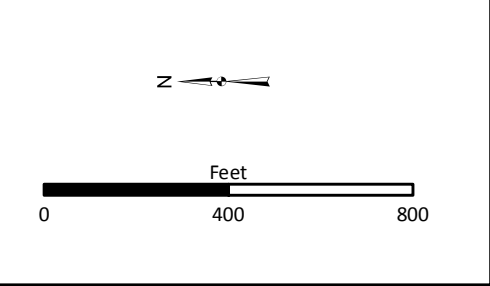
**WASILLA MAIN STREET REHABILITATION PRELIMINARY AREA OF  
POTENTIAL EFFECT MAP**

**FIGURE PROVIDED BY HDR**

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Legend	
	Proposed Right-of-Way <i>Subject to Additional Engineering</i>
	Proposed Road Corridor <i>Subject to Additional Engineering</i>
	Existing Right-of-Way
	Frontier Village Historical Park
	Preliminary Area of Potential Effect (APE)



**FIGURE 2:**  
**WASILLA MAIN STREET REHABILITATION**  
**PRELIMINARY AREA OF POTENTIAL EFFECT MAP**





**APPENDIX B**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE**

**IMPORTANT!!**  
**CLIENT/USER RESPONSIBILITIES**  
**FOR PHASE I ENVIRONMENTAL SITE ASSESSMENTS**

ASTM E 1527-05 and the All Appropriate Inquiry Rule at 40 CFR Part 312 impose upon the User of the Phase I Environmental Site Assessment the responsibility for performing certain tasks and providing certain information to the environmental professional to help identify the possibility of *recognized environmental conditions* in connection with the property. The "User" is any person seeking to use the Phase I Environmental Site Assessment to be potentially eligible for the Landowner Liability Protections under the federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and may include a potential purchaser, tenant, lender or property manager of the property.

Attached for your action is a "*Phase I Assessment User Questionnaire*" which is designed to provide you with a concise list of the tasks and information that you, and any other User, must perform and/or provide to us in connection with this Phase I Environmental Site Assessment. We ask that each User (you and each party who intends to rely on this Phase I Environmental Site Assessment) complete the Questionnaire and return it to us as soon as possible so that the information may be timely considered by us as we assess the property. If you desire for us to arrange for the user-required review of land title or judicial records for environmental liens and activity/use limitations associated with the property (Item 1 on the Questionnaire), that request must be set forth in your Request for Phase I Assessment.

***It is important to understand that the failure perform the user-required tasks and provide the information in the Questionnaire will be identified as a "data gap" in our report and could jeopardize our ability to form an opinion about whether recognized environmental conditions exist at the property. It could also jeopardize the User's ability to meet the threshold "all appropriate inquiry" requirement for establishing the innocent purchaser, contiguous property owner or bona fide prospective purchaser defenses to liability (collectively, Landowner Liability Protections) under CERCLA.***

## Phase I Assessment User Questionnaire

The information in this User Questionnaire is prepared and provided by the user to the environmental professional pursuant to 40 CFR 312.22. Pursuant to ASTM E 1527-05, the "user" is the party seeking to complete the environmental site assessment of the property and also any person seeking to establish one or more of the Landowner Liability Protections (LLPs) under CERCLA. A user may include, without limitation, a potential purchaser or potential tenant of the property, a lender or a property manager.

The information on this Questionnaire must be performed and/or provided by the User of the Phase I Assessment in order to potentially qualify for one of the *Landowner Liability Protections* under the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended.

PERSON COMPLETING QUESTIONNAIRE: Neal Henslee - Matsu District  
Super intendant of  
Maintenance + Operations

SUBJECT PROPERTY (address): Main St. + KGB Roads  
W/in the Project Corridor

USER TYPE (purchaser, tenant, lender): \_\_\_\_\_

\* Note: Each person or entity that will rely on this Phase I ESA is considered a "User" and must also provide the information requested below. Make additional copies of this form for any additional Users.

**\*\* (1). Environmental cleanup liens, institutional controls and engineering controls that are filed or recorded against the site (40 CFR 312.25; ASTM Section 6.2).**

Are there any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? Yes / **No** If yes, please describe.

Are there any institutional controls (such as land use restrictions) or engineering controls (such as cap or engineered barriers) that are in place at the site and/or have been filed or recorded in land records or a registry under federal, tribal, state or local law? Yes / **No**  
If yes, please describe.

**\*\* Important Note:** A search for environmental cleanup liens filed or recorded against the property is required, but is not the responsibility of the environmental professional. If you do not include in your Request for Phase I Assessment that Shannon & Wilson arrange for this activity, then you should engage a title company or other title professional for a comprehensive review of land title and judicial records for evidence of cleanup liens as well as any institutional or engineering controls recorded against the property. Please provide us with copies of surveys, chain of title and any other relevant land records obtained by your review. The ASTM Phase I Standard indicates that only the User commissioning the Phase I ESA must perform this task.

(2) **Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLPs) (40 CFR 312.28; ASTM Section 6.3).**

Do you have any specialized knowledge or experience in connection with the property or nearby properties relevant to environmental matters? (For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?)

Yes / No

If you do have such knowledge or experience, please describe.

(3) **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29; ASTM Section 6.5).**

If the transaction at issue involves the purchase of the property, does the proposed purchase price for this property reasonably reflect the fair market value of the property? Yes / No / NA

If you conclude that the purchase price is less than the fair market value, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes / No / NA

After such consideration, do you have reason to believe that the lower price is because of real or perceived contamination at the property? Yes / No / NA

(4) **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30; ASTM Section 6.6).**

Are you aware of commonly known or reasonably ascertainable information about the property or community that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

Do you have information about the past uses of the property or adjoining property? Yes / No

If yes, please describe.

Do you have information about specific chemicals that are present or once were present at the property? Yes / No

If yes, please describe.

Do you know of any spills or other releases of petroleum products, oil, chemicals, solvents or other hazardous materials at the property or adjoining property? Yes /  No  
If yes, please describe and/or attach copies of relevant documents/reports.

Do you know of any environmental cleanups or investigations that have taken place at the property or adjoining property? Yes /  No  
If yes, please describe and/or attach copies of relevant documents/reports.

Do you have any environmental reports, permits, notices of violation or other documents concerning environmental matters at the property? Yes /  No  
If yes, please attach copies.

**(5) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31;).**

Based on your knowledge and experience related to the property or the community, are you aware of any obvious indicators pointing to the presence or likely presence of contamination at the property? Yes /  No  
If yes, please describe.

**(6) The purpose for the Phase I Environmental Site Assessment (ASTM Section 6.7).**

Is the purpose for this Phase I to potentially qualify for the Landowner Liability Protections under CERCLA? Yes /  No

If not, what is the purpose for this Phase I?

**(7) Although you are not required to obtain any of the following documents, please provide us with copies of any of the following documents that you may already have in your possession or could easily obtain for our use.**

ALTA Survey showing the boundary of the Property  
Previous Environmental Site Assessment Reports (Phase I and/or Phase II reports)  
Environmental Compliance Audit Reports  
Environmental Permits (air, wastewater, stormwater, etc.)  
Underground and Aboveground Storage Tank Registrations  
Tank Removal or Investigation Reports  
Governmental Notices relating to alleged violation of environmental laws

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**APPENDIX C**  
**SITE PHOTOGRAPHS**



Photo 1: The intersection of KGB Road and Palmer-Wasilla Highway. (August 3, 2011)



Photo 2: North of the Main Street and Bogard Road intersection, looking south. (August 3, 2011)

Wasilla Main Street Rehabilitation  
Wasilla, Alaska

**PHOTOS 1 AND 2**

February 2012

32-1-17436



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Photo 3: Drainage ditch located in the would-be extended Talkeetna Street ROW. (October 18, 2011)



Photo 4: Yenlo Street, at Swanson Avenue intersection looking south. (August 3, 2011)

Wasilla Main Street Rehabilitation  
Wasilla, Alaska

**PHOTOS 3 AND 4**

February 2012

32-1-17436



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Photo 5: Gravel material and vegetation located on the northern portion of the Yenlo Street ROW. (August 3, 2011)



Photo 6: Concrete and asphalt debris located in the northern portion of the Yenlo Street ROW. (October 18, 2011)

Wasilla Main Street Rehabilitation  
Wasilla, Alaska

**PHOTOS 5 AND 6**

February 2012

32-1-17436



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Photo 7: The Weld Air facility located adjacent west of KGB Road. (August 3, 2011)



Photo 8: Compressed air canisters observed on the Weld Air property. (August 3, 2011)

Wasilla Main Street Rehabilitation  
Wasilla, Alaska

**PHOTOS 7 AND 8**

February 2012

32-1-17436



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Photo 9: The train depot, located adjacent east of the KGB/Main Street Corridor. (August 3, 2011)



Photo 10: The Tesoro filling station located adjacent to Main Street and the Parks Highway. (August 3, 2011)

Wasilla Main Street Rehabilitation  
Wasilla, Alaska

**PHOTOS 9 AND 10**

February 2012

32-1-17436



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Photo 11: The pawn shop located along Main Street, adjacent north of the Tesoro filling station. (August 3, 2011)



Photo 12: Vehicle and snow machine storage at the pawn shop on Main Street. (August 3, 2011)

Wasilla Main Street Rehabilitation  
Wasilla, Alaska

**PHOTOS 11 AND 12**

February 2012

32-1-17436



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Photo 13: Unpaved storage lot located west of the would-be extension of the Talkeetna Street ROW. (October 18, 2011)



Photo 14: The MEA substation located at the end of Denali Street, adjacent east of the Talkeetna/Yenlo Corridor. (August 3, 2011)



Photo 15: Mini Storage facility located adjacent east of Talkeetna Street. (August 3, 2011)



Photo 16: The intersection of Railroad Avenue and Talkeetna Street. (August 3, 2011)

Wasilla Main Street Rehabilitation  
Wasilla, Alaska

**PHOTOS 15 AND 16**

February 2012

32-1-17436



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Photo 17: Heavy machinery and storage along Talkeetna Street. (August 3, 2011)



Photo 18: The above ground storage tank located on Talkeetna Street. (August 3, 2011)

Wasilla Main Street Rehabilitation  
Wasilla, Alaska

**PHOTOS 17 AND 18**

February 2012

32-1-17436



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**APPENDIX D**  
**IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE**  
**ASSESSMENT/EVALUATION REPORT**



## **Important Information About Your Environmental Site Assessment/Evaluation Report**

### **ENVIRONMENTAL SITE ASSESSMENTS/EVALUATIONS ARE PERFORMED FOR SPECIFIC PURPOSES AND FOR SPECIFIC CLIENTS.**

This report was prepared to meet the needs you specified with respect to your specific site and your risk management preferences. Unless indicated otherwise, we prepared your report expressly for you and for the purposes you indicated. No one other than you should use this report for any purpose without first conferring with us. No one is authorized to use this report for any purpose other than that originally contemplated without our prior written consent.

The findings and conclusions documented in this site assessment/evaluation have been prepared for specific application to this project and have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in this area. The conclusions presented are based on interpretation of information currently available to us and are made within the operational scope, budget, and schedule constraints of this project. No warranty, express or implied, is made.

### **OUR REPORT IS BASED ON PROJECT-SPECIFIC FACTORS.**

Our environmental site assessment is based on several factors and may include (but not be limited to): reviewing public documents to chronicle site ownership for the past 30, 40, or more years; investigating the site's regulatory history to learn about permits granted or citations issued; determining prior uses of the site and those adjacent to it; reviewing available topographic and real estate maps, historical aerial photos, geologic information, and hydrologic data; reviewing readily available published information about surface and subsurface conditions; reviewing federal and state lists of known and potentially contaminated sites; evaluating the potential for naturally occurring hazards; and interviewing public officials, owners/operators, and/or adjacent owners with respect to local concerns and environmental conditions.

Except as noted within the text of the report, no sampling or quantitative laboratory testing was performed by us as part of this site assessment. Where such analyses were conducted by an outside laboratory, Shannon & Wilson relied upon the data provided and did not conduct an independent evaluation regarding the reliability of the data.

### **CONDITIONS CAN CHANGE.**

Site conditions, both surface and subsurface, may be affected as a result of natural processes or human influence. An environmental site assessment/evaluation is based on conditions that existed at the time of the evaluation. Because so many aspects of a historical review rely on third party information, most consultants will refuse to certify (warrant) that a site is free of contaminants, as it is impossible to know with absolute certainty if such a condition exists. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas that showed no signs of contamination at the time they were studied.

Unless your consultant indicates otherwise, your report should not be construed to represent geotechnical subsurface conditions at or adjacent to the site and does not provide sufficient information for construction-related activities. Your report also should not be used following floods, earthquakes, or other acts of nature; if the size or configuration of the site is altered; if the location of the site is modified; or if there is a change of ownership and/or use of the property.

## **INCIDENTAL DAMAGE MAY OCCUR DURING SAMPLING ACTIVITIES.**

Incidental damage to a facility may occur during sampling activities. Asbestos and lead-based paint sampling often require destructive sampling of pipe insulation, floor tile, walls, doors, ceiling tile, roofing, and other building materials. Shannon & Wilson does not provide for paint repair. Limited repair of asbestos sample locations are provided. However, Shannon & Wilson neither warranties repairs made by our field personnel, nor are we held liable for injuries or damages as a result of those repairs. If you desire a specific form of repair, such as those provided by a licensed roofing contractor, you need to request the specific repair at the time of the proposal. The owner is responsible for repair methods that are not specified in the proposal.

## **READ RESPONSIBILITY CLAUSES CAREFULLY.**

Environmental site assessments/evaluations are less exact than other design disciplines because they are based extensively on judgment and opinion, and there may not have been any (or very limited) investigation of actual subsurface conditions. Wholly unwarranted claims have been lodged against consultants. To limit this exposure, consultants have developed a number of clauses for use in their contracts, reports, and other documents. These responsibility clauses are not exculpatory clauses designed to transfer the consultant's liabilities to other parties; rather, they are definitive clauses that identify where responsibilities begin and end. Their use helps all parties involved recognize their individual responsibilities and take appropriate action. Some of these definitive clauses may appear in this report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

Consultants cannot accept responsibility for problems that may develop if they are not consulted after factors considered in their reports have changed, or conditions at the site have changed. Therefore, it is incumbent upon you to notify your consultant of any factors that may have changed prior to submission of the final assessment/evaluation.

An assessment/evaluation of a site helps reduce your risk, but does not eliminate it. Even the most rigorous professional assessment may fail to identify all existing conditions.

## **ONE OF THE OBLIGATIONS OF YOUR CONSULTANT IS TO PROTECT THE SAFETY, HEALTH, PROPERTY, AND WELFARE OF THE PUBLIC.**

If our environmental site assessment/evaluation discloses the existence of conditions that may endanger the safety, health, property, or welfare of the public, we may be obligated under rules of professional conduct, statutory law, or common law to notify you and others of these conditions.

The preceding paragraphs are based on information provided by the  
ASFE/Association of Engineering Firms Practicing in the Geosciences, Silver Spring, Maryland