

BGES, INC.

ENVIRONMENTAL CONSULTANTS

650 EAST YUKON STREET
PALMER, ALASKA



PHASE I ENVIRONMENTAL SITE ASSESSMENT

FEBRUARY 2022

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1.0 INTRODUCTION

BGES, Inc. (BGES) was retained by the Palmer Municipal Airport to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 650 East Yukon Street in Palmer, Alaska (hereafter referred to as the subject property). The purpose of this assessment was to evaluate the potential for environmental impacts to the subject property from potential on-site or off-site sources, and to assess related environmental conditions at the property.

This report presents the results of our findings. Aerial photographs of the subject property are included as figures at the end of the report text. An Environmental Data Resources, Inc. (EDR) City Directory Image Report is included in Appendix A; recent photographs of the property are included in Appendix B; information from Alaska Department of Environmental Conservation (ADEC) and Environmental Protection Agency (EPA) databases and an Environmental Radius Report prepared by NETROnline are included in Appendix C; an environmental questionnaire completed by a representative of the owner of the subject property is included in Appendix D; and our proposal is included in Appendix E.

This Phase I ESA was performed during January of 2022, in accordance with our written proposal dated January 6, 2022. The Phase I ESA was conducted in general accordance with American Society for Testing Materials (ASTM) Standard E 1527-21 and the local standards of practice. The assumptions made while performing this Phase I ESA and the limitations of our scope of work are detailed in Section 6.0 (Exclusions, Considerations, and Qualifications) of this report. Exceptions to the ASTM-prescribed procedures include the following:

- The U.S. Environmental Protection Agency (EPA) Federal List of Institutional Controls (IC) sites database is currently undergoing reconfiguration. As such, site reports are not currently searchable by location; however, it is our opinion that sites which have Federal ICs in place are likely to be listed in the ADEC Contaminated Sites database as well. Additionally, the NETROnline Environmental Radius Report includes a listing of IC sites within ½ mile of the subject property. Therefore, the inability to search the Federal IC sites database does not constitute a data gap that materially affects our interpretation of the environmental condition of the subject property.
- The ASTM standard practice minimum search distance for the Federal Emergency Response Notification System (ERNS) list is just for the subject property. The NETROnline Environmental Radius Report includes a listing of sites within ½ mile of the subject property, which was reviewed for the subject property and adjoining properties.

- Research regarding the presence of wetlands on the subject property was performed, although the ASTM does not require this information.

Our Phase I ESA included a combination of research, interviews, and site reconnaissance. Based on the conditions observed during our site activities and our research, no recognized environmental conditions stemming from on, or offsite sources were identified with respect to the subject property.

2.0 SITE DESCRIPTION

The subject property consists of an rectangular parcel located approximately 500 feet southeast of the intersection of South Gulkana Street and East Fireweed Avenue, at the terminus of East Yukon Street in the western portion of the Palmer Airport in Palmer, Alaska (Figure 1). The property is listed as being 0.80 acre in size and is listed as containing a commercial building that was built in 1969.

2.1 Legal Description

The legal description of the subject property is listed by the Matanuska-Susitna Borough (MSB) as Lot LLS01, Tract B, Palmer Municipal Airport Subdivision. The subject property is located in the Southwest Quarter of the Northeast Quarter, Section 4, Township 17 North, Range 2 East, Seward Meridian, Alaska.

2.2 Geologic and Surface Description

According to maps published in the USGS Geologic Map of Alaska, the surficial geology at the subject property is characterized as “Unconsolidated, poorly to well-sorted, poorly to moderately well-stratified deposits [that] consist predominantly of alluvial, colluvial, marine, lacustrine, eolian, and swamp deposits, [and] may include some glacial deposits. [This area] also includes widespread glacial and periglacial deposits that consist of end, lateral, and ground moraine, outwash, rock glacier deposits, and other glacial and periglacial deposits as well as glacially scoured bedrock that may be covered with thin, glacially-derived deposits. These glacial deposits are of Holocene and Pleistocene age and may include small areas of potentially latest Tertiary deposits. [The] map unit locally includes reworked volcanic debris as well as block and ash flows.”

A review of the United States Fish & Wildlife Service’s wetlands mapping application did not indicate the presence of identified wetlands or floodplains located on the subject property.

2.3 Vicinity Description

The area surrounding the subject property was comprised primarily of airport property. The subject property was bordered by East Yukon Street to the north and by Palmer Municipal Airport property to the east, south, and west. Additional information pertaining to surrounding properties is included in Section 4.2, above.

2.4 Past and Current Usage

According to the MSB Property Information Database, the subject property was listed as being owned by the City of Palmer Municipal Airport. No previous owners of the subject property were listed.

City Directories (Directories) were provided by Envirosite Corporation to evaluate the history of occupancy of addresses in the general vicinity of the subject property. The occupancies of the following roadways were reviewed: South Airport Road, South Gulkana Street, East Elmwood Avenue, and East Yukon Street. These roadways were selected because of their proximity to the subject property. The Directories were generally reviewed in 5-year intervals.

The subject property was not listed in the Directories that were reviewed. Except for typical airport support services located on S. Airport Road, no businesses with an increased potential for environmental concern (other than those as may be identified and discussed in the ADEC Contaminated Sites database which are discussed further below) were identified during the course of our research. The Envirosite Corporation City Directory Report is included in Appendix A.

2.5 Review of Aerial Photographs

Aerial photographs of the vicinity of the subject property taken in 1949, 1957, 1963, 1973, 1990, 2012, and 2020 were briefly reviewed; and the 1963 and 2020 aerial photographs were chosen to print. These are included as Figures 2 and 3, respectively.

The August 8, 1949, aerial photograph showed the subject property and adjacent properties as being vegetated and undeveloped. East Evergreen Avenue was present to the north of the subject property, South Chugach Street was present to the west of the subject, and East Fern Avenue and East Elmwood Avenue were present to the northwest of the subject property. The Palmer Airport was a dirt tarmac located to the south and east of the subject property.

The July 29, 1957, aerial photograph showed the subject property was being similar in appearance to the 1949 aerial photograph, though not as heavily vegetated. The tarmac to the south and east of the subject

property had been widened in appearance since the 1949 aerial photograph. Industrial, commercial, and residential buildings were present to the northwest of the subject property.

The September 3, 1963, aerial photograph, included as Figure 2, showed that the subject property had been cleared of vegetation and what appeared to be a warehouse or a hangar had been constructed on the property. Several aircraft dotted the property and the adjacent properties. An unpaved driveway is located in the southern portion of the property. The adjacent properties were similar in appearance to the 1957 aerial photograph.

The August 16, 1973, aerial photograph showed the subject property as containing the same building as the 1963 aerial photograph, with several aircraft dotting the property. The property appeared to have been paved and East Yukon Street was present adjacent to and north of the property. The tarmac to the south of the property had been expanded since the 1963 aerial photograph. Numerous industrial, commercial, and residential buildings were present to the northwest and north of the subject property.

The August 12, 1990, aerial photograph showed the subject property as being similar in appearance to the 1963 aerial photograph. The tarmac to the south of the property had been paved since the 1973 aerial photograph, and the adjacent lots to the west and east of the subject property had been cleared of vegetation.

The October 19, 2012, aerial photograph showed the subject property and adjacent properties as being mostly similar in appearance to the 1990 aerial photograph. The airport had been expanded further westward since the 1990 aerial photograph and East Yukon Street had been expanded eastward.

The May 5, 2020, aerial photograph, included as Figure 3, showed the subject property as being similar in appearance to the 2012 aerial photograph, and similar to the way the property was during our site reconnaissance. The property was unpaved and partially vegetated along its edges. Five warehouses or hangars had been constructed to the east of the subject property. What appeared to be several residential buildings had been constructed to the north of the subject property.

3.0 RECORDS REVIEW

BGES conducted a review of numerous records and databases to research the potential for known contamination on or near the subject property. The following sections describe the results of these reviews.

3.1 U.S. EPA National Priority List (NPL)

The EPA's NPL, which is updated on a daily basis, was reviewed on January 27, 2022, via an environmental radius report prepared by NETROnline (report included in Appendix C). No NPL sites were located within 1 mile of the subject property.

3.2 U.S. EPA Delisted NPL Sites

The EPA's delisted NPL sites database, which is updated regularly, was reviewed on January 27, 2022, via an environmental radius report prepared by NETROnline (report included in Appendix C). No sites were listed within 1 mile of the subject property.

3.3 U.S. EPA Federal List of IC Sites

The EPA Federal List of IC Sites database was reviewed on January 27, 2022, via an environmental radius report prepared by NETROnline (report included in Appendix C). No sites were listed as being located within ½ mile of the subject property.

3.4 U.S. EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List

The U.S. EPA CERCLIS list, which is updated on a daily basis, was reviewed on January 27, 2022, via an environmental radius report prepared by NETROnline (report included in Appendix C). None of the sites listed in this database were identified as being located within ½ mile of the subject property.

3.5 U.S. EPA CERCLIS No Further Action Planned (NFRAP) List

The U.S. EPA CERCLIS NFRAP list, which is updated on a daily basis, was reviewed on January 27, 2022, via an environmental radius report prepared by NETROnline (report included in Appendix C). None of the sites listed in this database were identified as being located within ½ mile of the subject property.

3.6 U.S. EPA RCRA Corrective Action Detail Report (CORRACTS)

The U.S. EPA RCRA CORRACTS for Alaska, which is updated on a daily basis, was reviewed on January 27, 2022, via an environmental radius report prepared by NETROnline (report included in Appendix C). None of the sites listed in this database were identified as being located within 1 mile of the subject property.

3.7 U.S. EPA RCRA Non-CORRACTS Treatment, Storage and Disposal (TSD) Facilities

The U.S. EPA RCRA Non-CORRACTS TSD Facilities for Alaska, which is updated regularly, was reviewed on January 27, 2022, via an environmental radius report prepared by NETROnline (report included in Appendix C). No sites were listed within ½ mile from the subject property.

3.8 ADEC Registered Underground Storage Tank (UST) Database

The ADEC Registered UST database, which is updated regularly, was reviewed on January 26, 2022. The subject property and adjoining properties were not identified in this database as having Registered USTs.

3.9 ADEC Contaminated Sites Database

The ADEC Contaminated Sites Database, which is updated regularly, was reviewed on January 27, 2022; and listed twelve contaminated sites as being located within ½ mile of the subject property. Eleven of these sites have been issued a “Cleanup Complete” status by the ADEC, indicating that these sites have been remediated to the satisfaction of the ADEC and therefore do not require any further assessment or remediation activities at this time. As such, it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from documented and remediated releases at these sites; and they do not constitute recognized environmental conditions with respect to the subject property.

One site within ½ mile of the subject property were designated as “Active” by the ADEC, indicating that further characterization and/or remediation of contaminated media are required at this site. The Matanuska Maid Block has two parcels (Parcel D and Parcel E) that remain Active portions of one site and this site is part of a Brownfield area-wide cleanup; the block is located approximately 0.38 mile from the subject property. According to an ADEC Cleanup Chronology report pertaining to this site, the general direction of groundwater flow in this area ranges from south to northwesterly; indicating that this site is generally located side-gradient of the subject property. For this reason, and because of the considerable distance between this site and the subject property (with respect to the potential for contaminant migration through soil, groundwater, or soil vapor); it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from contamination at this site and it is not considered to be a recognized environmental condition with respect to the subject property.

Additional information pertaining to these sites is included in Table 1 and Appendix B, and their locations are represented on Figure 4.

3.10 State of Alaska Voluntary Cleanup and Brownfields Sites

The State of Alaska does not maintain specific databases of voluntary cleanup sites or Brownfields sites that are not also included within the ADEC Contaminated Sites database. This database was reviewed, and the results of that review are discussed in Section 3.9, above.

3.11 ADEC Statewide Oil and Hazardous Substance Spills Database

The ADEC Statewide Oil and Hazardous Substance Spills Database contains records concerning spills of oils and other hazardous substances that have occurred throughout Alaska. Records of spills that have occurred since July of 1995 are included in this database. The database is updated regularly and was reviewed on January 27, 2022. One ADEC Spills event was documented as having occurred at one site within ¼ mile of the subject property. This Spills event has been designated “Case Closed” by the ADEC; likely indicating that it is the opinion of the ADEC that the contamination associated with the release no longer poses an unacceptable risk to human health or the environment. For this reason, it is our opinion that there is a reduced potential for adverse environmental impact to the subject property in association with this event, and it is not considered to be a recognized environmental condition with respect to the subject property.

Additional information pertaining to this site is included in Table 1 and Appendix B, and its location is represented on Figure 4.

3.12 National Response Center (NRC)

The ERNS, which is operated through the NRC and is managed as a division of the United States Coast Guard (USCG), maintains records of releases of toxic and hazardous substances that were reviewed on January 27, 2022, via an environmental radius report prepared by NETROnline (report included in Appendix C). No incidents were reported to have occurred on the subject property or adjoining properties.

3.13 U.S. EPA Envirofacts/Enviromapper

In response to the Emergency Planning and Community Right to Know Act of 1986 (EPCRA) [42 U.S.C. 11001 et seq. (1986)], also known as Title III of Superfund Amendments and Reauthorization Act (SARA), the EPA maintains a database of hazardous material transporters, storage facilities, solid waste, air, and water pollution generators. The database, which is updated regularly, was reviewed on January 27, 2022. The subject property and adjoining properties were not listed within the database.

3.14 U.S. EPA Toxic Release Inventory (TRI) Sites Database

The TRI is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain industry groups as well as federal facilities. This inventory was established under the EPCRA and was expanded by the Pollution Prevention Act of 1990. The TRI sites database, which is updated on a daily basis, was reviewed on January 27, 2022, via an environmental radius report prepared by NETROnline (report included in Appendix C). The TRI database includes information for the years 1988 to 2019, and no sites were identified as being located within ¼ mile of the subject property.

3.15 Alaska State List of Landfills and Solid Waste Facilities

The ADEC Division of Environmental Health, Solid Waste Management list of currently and formerly permitted facilities was reviewed on January 27, 2022. No landfills or regulated solid waste facilities were identified as being located within ½ mile of the subject property.

3.16 Alaska Department of Natural Resources (DNR) Recorder's Office Records Database

The Alaska DNR Recorder's Office Records Database, which is updated regularly, was reviewed on January 27, 2022, for records of environmental liens against the subject property. No records of any environmental liens against the subject property were identified during our search of the database.

3.17 Sanborn Fire Maps

No Sanborn Fire Maps that depicted the area of the subject property could be located during the preparation of this Phase I ESA.

4.0 SITE RECONNAISSANCE AND INTERVIEWS

Reconnaissance of the subject property was conducted on January 19, 2022. Weather conditions were overcast with an ambient temperature of approximately 19 degrees Fahrenheit. One representative from BGES was on site to perform the reconnaissance. The following paragraphs discuss our findings and observations with respect to the site reconnaissance.

4.1 Subject Property

The subject property was accessed from East Yukon Street (Photographs 1 and 2 in Appendix B). The subject property consisted of a single rectangular parcel and contained a single warehouse style building. The interior of the warehouse building was viewed first.

4.1.1 Warehouse Building Interior

The warehouse was a single-story building with concrete floors, metal clad wall panel walls, and exposed polypropylene insulation ceilings. Heating was provided by two overhead natural-gas ventilated heaters (Photograph 3 in Appendix A); additionally, venting for a decommissioned overhead natural-gas heating system was left in place (Photograph 4 in Appendix A). A boiler was present in the warehouse as well as a sink (Photograph 5 in Appendix A). Water was supplied by a well adjacent to the structure and supplied a single sink which drained to the building exterior ground surface (Photograph 6 in Appendix A). An annex was appended to the north side of the building and was constructed with concrete floors, sheet-metal ceilings, wooden joists and beams, and plywood walls.

A moderate amount of staining was present on the concrete flooring (Photograph 7 in Appendix A), as well as extensive cracking reportedly related to the former use of the building for storing heavy equipment (Photograph 8 in Appendix A). Cans of oil and solvents were stored on wooden shelving in the northeast portion of the warehouse (Photograph 9 in Appendix A). The annex area contained a 55-gallon drum labeled “oil” that was empty at the time of our site reconnaissance (Photograph 10 in Appendix A), as well as several smaller plastic containers, one of which contained fuel and the rest of which were empty at the time of our site reconnaissance (Photograph 11 in Appendix A). The warehouse area contained several small airplanes which were being stored there (Photograph 12 in Appendix A). The annex contained airplane parts, construction materials, two upright freezers, a lawn mower, and welding gasses (Photograph 13 in Appendix A).

4.1.2 Exterior Property Grounds

The exterior property ground surface was covered with snow, which inhibited our ability to assess the condition of the ground surface. This is considered to be a data gap with respect to the subject property. The property exterior contained numerous small aircraft, as well as several incomplete airframes. The water well and drainage for the sink were present on the east side of the building, as well as an approximately 500-gallon polyurethane tank (Photograph 14 in Appendix A) that was empty at the time of our site reconnaissance. The building transformer was mounted on a utility pole across East Yukon Street from the subject property (Photograph 15 in Appendix A).

4.2 Surrounding Properties

The property was bordered to the north by East Yukon Street, to the west by airplane storage for the Palmer Municipal Airport, to the south by Palmer Municipal Airport, and to the east by several warehouse

buildings.

No recognized environmental conditions with respect to the subject property were visually identified on any adjoining properties at the time of our reconnaissance, as viewed from our vantage points on the subject property.

4.3 Interviews

Interviews were conducted with individuals knowledgeable about current or historic site conditions. The following sections provide pertinent information gathered from the interviews.

4.3.1 Frank Kelly (Airport Superintendent, Palmer Municipal Airport)

An environmental questionnaire was completed by a representative of the current owner of the subject property, Frank Kelly, on January 17, 2022. Mr. Kelly indicated that the subject property was purchased in 1979, using a Federal Aviation Agency property acquisition grant, from Warren and Christine Woods, and the property is currently used for aircraft storage. He was unaware of any spills, hazardous substances, aboveground or underground storage tanks, or environmental liens on the site. Mr. Kelly stated that to his knowledge, fill material from an offsite source has not been brought to the subject property. He was unaware of any pits, ponds, lagoons, or septic systems on the property. According to Mr. Kelly, one water well is present on the property. He stated that the property had not been connected to municipal water or sewer services, but it had been connected to natural gas at an unknown time. He was unaware of any current or former underground injection wells, floor drains, subfloor hydraulic lifts, or oil/water separators on the subject property.

Mr. Kelly stated that he has never observed staining on the subject property and that he was unaware of any engineering controls or land use restrictions associated with the subject property. He also stated that there are no other signs of contamination on the subject property. A copy of the environmental questionnaire completed by Mr. Kelly is included in Appendix D.

4.3.2 ENSTAR Natural Gas Company (ENSTAR)

A phone call was made to ENSTAR on January 26, 2022, requesting any information concerning the initial connection of the subject property to natural gas. A representative from ENSTAR indicated that according to their records, natural gas was initially connected to the subject property in November of 2000.

4.3.3 Palmer City Utilities Department

A phone call was made to the Palmer City Utilities Department on January 26, 2022. A representative indicated that according to their records, the subject property has not been connected to municipal water or wastewater services.

5.0 FINDINGS AND CONCLUSIONS

5.1 Subject Property

Research and reconnaissance were performed of the subject property. The following paragraphs summarize our findings.

Based on a review of historical aerial photographs, the building on the subject property was constructed sometime between 1957 and 1963. According to ENSTAR, the subject property was connected to natural gas service in 2000. Because the connection date for this service is roughly 40 years after the construction date of the building that occupies the subject property, it is our opinion that there is a potential for underground or aboveground heating fuel storage tanks to have existed or currently exist at the subject property.

According to the City of Palmer City Utilities Department, the subject property has not been connected to water or wastewater services. According to the current owner, a private water supply well is currently in use at the subject property. Care should be exercised during any future demolition, excavation, or construction activities at the subject property, to avoid damage to these features.

Minor to moderate staining was observed on the concrete floor in several locations within the building. The floor had numerous cracks and deteriorated areas, some of which were in proximity to the stains. It is presumed that the staining is from drips from aircraft or heavy machinery currently or previously stored in the building, or from associated maintenance, and are likely somewhat limited in quantity of contaminants. In addition, although considerably cracked and deteriorated, the concrete floor provides some measure of protection against downward migration of contamination to the subsurface floors. Therefore, it is our opinion that this occurrence is not a considered to be a recognized environmental condition with respect to the subject property. However, it is impossible to rule out the potential that the subsurface soils have been impacted by the releases evidenced by the staining. If it is important to evaluate this potential further, soil borings could be advanced through the concrete floor, and soil samples could be collected and analyzed for the presence of hydrocarbon-related substances.

Potentially hazardous materials that are found in some building components include polychlorinated biphenyls (PCBs) in fluorescent light ballasts (unless the ballast is labeled as ‘non-PCB-containing’); mercury in some thermostats, fluorescent light tubes and lamps; and phosphorescent chemicals in emergency exit signs. In addition, electric switches frequently use mercury. Electronic devices such as computer monitors, televisions, cell phones, printers, computer bodies (processors), telephones, and microwave ovens may contain lead, cadmium, chromium, and copper. If renovation to, or demolition of the building is to take place, and if these materials are not identified to be free of the respective potential hazardous substances; then they should be tested, or assumed to contain the applicable hazardous materials, and be handled and disposed of in accordance with applicable laws and regulations.

5.2 Surrounding Properties

The area surrounding the subject property was comprised primarily of airport property. No recognized environmental conditions with respect to the subject property were visually identified on any of the adjoining properties during our reconnaissance, as viewed from our vantage points on the subject property.

One ADEC Spills event was noted to have occurred at one site within ¼ mile of the subject property. As discussed in Section 3.11 above, in our opinion, the Spills event is not considered to be a recognized environmental condition with respect to the subject property.

One active site within ½ mile of the subject property was identified in the ADEC Contaminated Sites Database. Based on the information obtained and presented in Section 3.9 above, it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from documented releases at this site, and it does not constitute a recognized environmental condition with respect to the subject property.

No other sites were identified within any of the remaining reviewed databases (as discussed in Section 3.0, above), as being within the respective prescribed search distances for these resources.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 at 650 East Yukon Street, the subject property. Any exceptions to, or deletions from this practice, are described in Sections 1.0 and 6.0 of this report. This assessment revealed no recognized environmental conditions with respect to the subject property.

6.0 EXCLUSIONS, CONSIDERATIONS AND QUALIFICATIONS

This Phase I ESA did not include a title search or sampling to identify the potential presence of asbestos, lead, radon or other contaminants at this property. Further, subsurface evaluation, including soil and groundwater sampling was not part of the scope of work.

This report was prepared for our client, Palmer Municipal Airport. The scope of work and level of effort were based on our written proposal to Mr. Kelly, dated January 6, 2022. It is not intended for third parties to rely on the information provided in this report, except at their own risk. This report presents facts, observations, and inferences based on conditions observed during the period of our project activities, and only those conditions that were evaluated as part of our scope of work. Our conclusions and recommendations are based on our observations and the results of our research, and as such, rely on the accuracy of the databases that were reviewed, and the information provided by the individuals that were interviewed. In addition, changes to site conditions may have occurred since we completed our initial project activities. These changes may be from the actions of man or nature. Changes in regulations may also impact the interpretation of site conditions. BGES will not disclose our findings to any parties other than our client as listed above, except as directed by our client, or as required by law.

This Phase I ESA was completed by Lisa Vitale, Environmental Scientist of BGES. This report was reviewed and approved by Robert Braunstein, Principal Geologist of BGES. Ms. Vitale has performed numerous Phase I ESAs throughout Alaska. Mr. Braunstein has over 40 years of professional geological and environmental consulting experience, and he has conducted and managed thousands of Phase I and II ESAs throughout Alaska and the lower 48 states.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in Section 312.10 of 40 Code of Federal Regulations (CFR) Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:

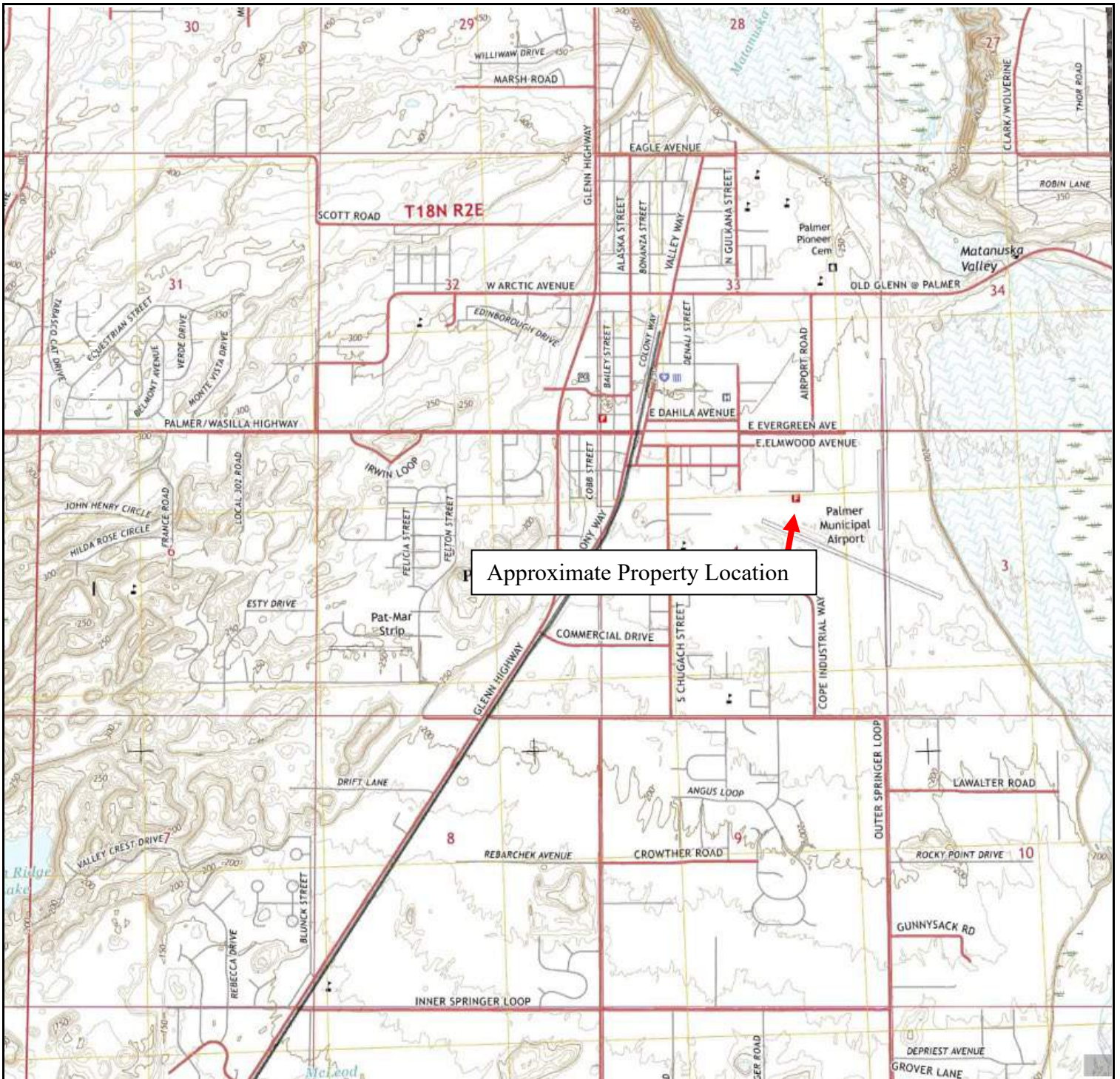


Lisa Vitale
Environmental Scientist

Reviewed by:



Robert N. Braunstein, C.P.G.; P.G.
Sr. Environmental Specialist



Source: USGS Map, Anchorage (C-6) SW, Alaska 2016



Approximate Scale in Miles



650 East Yukon Street
Palmer, Alaska
Property Vicinity Map

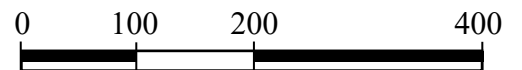


February 2022

Figure 1




Source: Google Earth ©



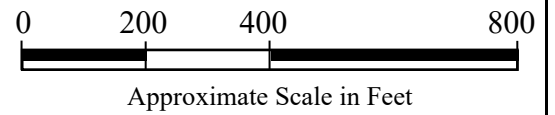
Approximate Scale in Feet



650 East Yukon Street Palmer, Alaska September 3, 1963 Aerial Photograph		
 BGES, INC.	February 2022	Figure 2



Source: Google Earth ©




<p>650 East Yukon Street Palmer, Alaska May 5, 2020 Aerial Photograph</p>		
 BGES. INC.	February 2022	Figure 3

TABLE 1
650 East Yukon Street
Palmer AK

BGES, INC.

ADEC Contaminated and Spills Sites Data

Site No.	Contaminated Site Facility	Site Location	Hazard ID	Contaminated Site Information	Contaminated Site Status
1	Nugget Aviation UST #4	801 Airport Road, Suite B	26198	On June 6, 2013, a 10,000 gallon aviation gasoline tank and its associated piping and dispensers were removed. Groundwater was not encountered in the excavation at 12 feet bg or in the test pit that was dug 5 feet deeper than the base of the excavation. 122 cubic yards of soils were excavated and backfill. Concentrations up to 0.0317 mg/Kg toluene, 6.08 mg/Kg total lead, <0.0115 mg/Kg benzene, 0.0232 mg/kg phenathrene, <1.92 mg/Kg GRO, and <21.4 mg/Kg DRO were detected. The site was issued a Cleanup Complete status in 2014.	Cleanup Complete
1	Nugget Aviation	801 Airport Road, Suite B	22927	In 1993, a leaking underground storage tank was confirmed. The site was issued a Cleanup Complete status in 1993.	Cleanup Complete
1	Palmer Airport / Mat-Su Bush Flying	801 Airport Road	23244	In 1990, a leaking underground storage tank was confirmed. The site was issued a Cleanup Complete status in 1992.	Cleanup Complete
2	Hermon Brothers Construction yard	720 East Evergreen Avenue	23212	In 1991, a leaking underground storage tank was confirmed. An unknown quantity of soils were remediated and spread back on site. The site was issued a Cleanup Complete status in 1994.	Cleanup Complete
3	UAF Palmer AG EXP STA - Lead Paint	533 East Fireweed Avenue	1256	Significant amounts of lead paint-contaminated soils from sandblasting of paint at site were detected in 1991. The site was issued a Cleanup Complete status in 1991.	Cleanup Complete
3	Palmer Agricultural Experimental Station Tank 2235-1	533 East Fireweed Avenue	23559	In 1994, a leaking underground storage tank was confirmed. The site was issued a Cleanup Complete status in 1995.	Cleanup Complete
3	Palmer Agricultural Experimental Station Tank 2235-3	533 East Fireweed Avenue	23560	In 1994, a leaking underground storage tank was confirmed. The site was issued a Cleanup Complete status in 1995.	Cleanup Complete
4	Matanuska Maid Block Parcel D	325 East Dahlia Avenue	26608	In 2012, the City of Palmer had a Phase I ESA conducted for all seven parcels of the Mat-Maid Block property. Three of the parcels were not occupied (A, D, and E), and the other four parcels were currently being used for commercial or industrial purposes including: office space, mechanics shop, storage, retail, and bulk fuel storage/distribution (Crowley Petroleum Distributors in Parcel G). The Phase I Environmental Site Assessment identified areas of potential contamination on each of the seven parcels based on past/current use and field observations. In 2013, under a EPA Brownfield grant, soil and groundwater samples were collected from this parcel. Ten surface and seven subsurface soil samples were analyzed. Chromium and arsenic were identified over default cleanup levels in most of the samples but appeared to be naturally occurring and not related to a spill. Five of the surface samples and three subsurface samples exceeded default cleanup levels for other compounds. Concentrations up to 650 mg/Kg lead, 0.61 mg/Kg mercury, 0.54 mg/Kg benzo(a)pyrene, 1.7 mg/Kg mercury, 0.87 mg/Kg Naphthalene, 1.3 mg/kg 1,2,4-Trimethylbenzene, 0.62 mg/Kg Ethylbenzene, 4.5 mg/Kg Xylenes, 0.23 mg/Kg benzene, 28 mg/Kg GRO, 170 mg/Kg DRO, and 1,400 mg/Kg RRO. The full extent of the soil contamination has not been defined. Two monitoring wells were installed in 2013. Static depth to water was at 32 feet bg. The groundwater flow direction is to the south, southwest. Groundwater contamination was identified at concentrations up to 855 ug/L total chromium, 49.5 ug/L lead, 1.9 ug/L mercury, 2.5 ug/L bis(2-ethylhexl)phthalate, 444 ug/L nickel, and 27.6 ug/L arsenic. Site is part of an area-wide Brownfield assessment, site #2245.57.002.	Active

TABLE 1
650 East Yukon Street
Palmer AK
ADEC Contaminated and Spills Sites Data

Site No.	Contaminated Site Facility	Site Location	Hazard ID	Contaminated Site Information	Contaminated Site Status
4	Matanuska Maid Block Parcel B	562 South Denali Street	26609	In 2012, the City of Palmer had a Phase I ESA conducted for all seven parcels of the Mat-Maid Block property. In 2013, under a EPA Brownfield grant, soil samples were collected from this parcel. Six surface soil samples were analyzed. Chromium and arsenic were identified over default cleanup levels in most of the samples but it appears to be naturally occurring and not related to a spill. A former transformer area was non-detect for PCBs in the two samples collected from that area. Up to 240 mg/Kg RRO in the four samples analyzed for petroleum. Site is part of an area-wide Brownfield assessment, file #2245.57.002.	Informational
4	Matanuska Maid Block Parcel E - Palmer Former Power House	237 East Dahlia Avenue	27130	The Palmer former power house was built in the mid-1950s to replace a 1930s structure that burned in a fire. The power house used coal-fired boilers from the 1930s to the early 1960s, and fuel-fired boilers from the early 1960s to the mid-1970s. Various piping runs have been documented on the property with unknown endpoints. Red paint on several locations are suspected to contain lead, and it was reported that asbestos-containing material was once stored on the property. A limited phase II environmental site assessment conducted under the Matanuska Susitna Borough Brownfields Areawide grant in 2019 identified areas of debris on the property, several drums, and possible lead-based paint. Limited soil sampling identified mercury in the soil at 0.801 mg/Kg DRO up to 610 mg/Kg, 1-methylnaphthalene at 0.563 mg/Kg, and naphthalene up to 0.480 mg/Kg. Phthalates and polychlorinated biphenyls were not detected in soil, while other volatile organic compounds were detected but were not above ADEC cleanup levels. Limited groundwater sampling identified dissolved lead at 72.8 ug/L and mercury at 1.80 ug/L. DRO, RRO, GRO, phthalates, and pesticides were not detected in the groundwater, while several polycyclic aromatic hydrocarbons were detected, but were below ADEC cleanup levels. Work conducted under ADEC's Brownfield Assessment and Cleanup (DBAC) service in 2020-2021 included Fraction of Organic Carbon testing and allowed ADEC to develop an alternative cleanup level on the site. Mercury in groundwater appears to be the result of suspended solids as dissolved mercury sample levels were below ADEC cleanup levels. While working to remove an area that contained naphthalene above the alternative cleanup level, a distinct black layer approximately 9 inches below ground surface was identified that was not previously described in other reports. The black layer is distinct, and the soil beneath it did not contain contaminants above ADEC cleanup levels.	Active

TABLE 1
650 East Yukon Street
Palmer AK
ADEC Contaminated and Spills Sites Data

Site No.	Contaminated Site Facility	Site Location	Hazard ID	Contaminated Site Information	Contaminated Site Status
4	Matanuska Maid Block Parcel A	513 South Valley Way, 564 East Dahlia Avenue	975	In 2013 under EPA Brownfield grants, soil and groundwater samples were collected from three parcels (A, B, and D) that they were able to obtain site access to. Groundwater was encountered at 22 to 37 feet bg in the monitoring wells installed as part of the EPA Brownfield grants. On 2013 as part of a EPA Brownfield assessment soil and groundwater sampling on Parcel A identified two large (each approximately 10 foot by 10 foot) petroleum surface stained areas in the open storage shed on the north central part of the parcel. Nineteen surface and 18 subsurface soil samples were analyzed, including some from the surface stained areas. DRO and RRO were identified over default cleanup levels in the soil samples collected at the surface stained areas. The depth of contamination at each surface stained area has not been defined, and extends greater than a 2.5 foot depth at one location and greater than a 3.5 foot depth at the other location. Concentrations up to 900 mg/Kg DRO and 27,000 mg/Kg RRO were detected in the soil. Chromium and arsenic were also identified over default cleanup levels in most of the samples but they appear to be at naturally occurring concentrations for those soils and not related to a past spill. Three monitoring wells were installed in 2013. Static depth to groundwater ranged from 22 to 34 feet bg. The groundwater flow direction ranges from the southwest to the northwest. Contamination up to 20 ug/L arsenic, 296 ug/L chromium, 163 ug/L nickel was detected, and the samples were non-detect for VOCs, PAHs, GRO, DRO, RRO, and Pesticides/PCBs. In July 2015 a total of 45.94 tons of contaminated soils were excavated from the two surface stained areas and transported to ASR for thermal treatment. Site was granted Cleanup Complete status in 2016. Site is part of a Brownfield area-wide assessment, file #2245.57.002.	Cleanup Complete
5	MSB - Auto Shop	1159 Chugach Drive	23448	In 1991, a leaking underground storage tank was confirmed. GRO and DRO were detected in the soils and all contamination soils were excavated and disposed of. The site was issued a Cleanup Complete status in 1992.	Cleanup Complete
6	UAF Palmer AG EXP STA - East Fern	507 East Fern Avenue	2052	Removal of a 1,000-gallon heating oil UST in 1994. DRO and BTEX detected and approximately 100 cubic yards of soils were excavated. Groundwater contamination was detected below ADEC cleanup criteria, except for DRO. Tanks showed moderate signs of corrosion but no holes were visible that would suggest that a release of product had occurred. The site was granted Cleanup Complete status in 2012.	Cleanup Complete
7	ADOC - Palmer Pretrial Facility	339 East Dogwood Avenue	23768	In 1996, a 600-gallon UST at the Alaska Department of Corrections Palmer Pretrial Facility was upgraded to install an overflow protection system. The tank was used to supply fuel for an emergency generator and was located on the east side of the facility, south of the generator shed. The product in the ADEC UST database is identified as diesel, but at the time of the work in 1996, the tank contained gasoline. During upgrade activities, petroleum contamination was encountered and assessed, including limited excavation. Approximately 2 cubic yards of soils were removed and confirmation sampling indicated petroleum concentrations were below the most stringent DEC cleanup levels. Based on this information, the site was closed in 2007. In August 2018, the UST and associated piping were removed from the ground and additional assessment work was performed. The UST was replaced by an aboveground storage tank. Contaminated soil was identified beneath the vent piping and adjacent to the generator building. Confirmation sampling indicated diesel range organics remained in soil above the DEC cleanup level in a de minimis volume. Site was granted Cleanup Complete status in 2019.	Cleanup Complete

TABLE 1
650 East Yukon Street
Palmer AK
ADEC Contaminated and Spills Sites Data

Site No.	Contaminated Site Facility	Site Location	Hazard ID	Contaminated Site Information	Contaminated Site Status
8	Mat-Su Borough Main Admin Building	350 East Dahlia Avenue	2051	Contamination discovered during removal of a 5,000-gallon heating oil UST in 1994. Contaminated soils were excavated and used in a road paving project. Site was granted Cleanup Complete status in 1996.	Cleanup Complete
9	UAF Palmer AG EXP STA - S. Gulkana	767 South Gulkana Street	2053	Removal of a 500-gallon heating oil UST in 1994. DRO and BTEX contained in an undisturbed sample collected 12' beneath tank resulted in about 50 cubic yards of excavated soil. Site was granted Cleanup Complete status in 2012. This site was worked jointly with the UAF Palmer Ag Exp Sta - East Fern: 1994220127602: 2245.38.016.	Cleanup Complete
10	Woods Air Fuel	Palmer Airport (61.588860, -149.093231)	22957	On March 11, 1993, up to 3,353 gallons of aviation fuel (100 LL Avgas) spilled on the frozen ground surface after a vandal/thief left the nozzle open. Fuel was visible on the ground surface from just south of the dispenser, flowing southwest to a low spot south of the tanks. A snow/fuel mixture was recovered with a vac truck. An estimated 750 gallons of fuel was recovered. Confirmation soil samples collected on April 23, 1993 detected up to <0.10 mg/Kg benzene, 11 mg/Kg GRO, <0.05 mg/L TCLP lead, meeting site cleanup levels. Site was granted Cleanup Complete status in 1993.	Cleanup Complete
11	Palmer Pioneer Home	250 East Fireweed Street	23439	In 1998, a leaking underground storage tank was confirmed. The site was issued a Cleanup Complete status in 1999.	Cleanup Complete
12	Barbara Penniston UST	543 South Gulkana Street	23600	In 1995, a leaking underground storage tank was confirmed. The site was issued a Cleanup Complete status in 2001.	Cleanup Complete
Site No.	Spill Site Name	Site Location	Incident description		Site Status
13	Non-spill, Palmer Fire Rescue Substation	645 Cope Industrial Way	One event, in which 10 gallons of an unknown substance were released and naturally dispersed, was reported for this site.		Case Closed

APPENDIX A
EDR CITY DIRECTORY IMAGE REPORT



ENVIROSITE
Corporation

City Directory Report | 2022

Order Number: 65911

Report Generated: 01/19/2022

650 E Yukon Street
650 E Yukon Street
Palmer, AK 99645

2 Corporate Drive Suite 450
Shelton, CT 06484

Prepared for Envirosite Corporation By:



Property Archives

Toll Free: 866-211-2028
www.envirositecorp.com

City Directory Report

Envirosite's City Directory report is a screening tool designed to assist in evaluating a subject property and possible adjacent properties resulting from past activities. It includes a search and abstract of available city directories and cross reference directories at five year intervals or the closest available intervals. Public map sources are reviewed to determine possible adjoining properties to the front, back, left and right of the property.

RESEARCH SUMMARY:

The following research sources were consulted in the preparation of this report:

SOURCE:

YEAR:

Property Archives

2018, 2016, 2015, 2010, 2006, 2001, 1998

Property Archives is a proprietary and comprehensive database of over one billion commercial and residential records, business names and occupant records for every city and town in the United States. This database is owned by Property Archives, LLC.

This report was prepared by Property Archives, LLC for Envirosite Corporation



Property Archives

SUBJECT PROPERTY:

650 E Yukon Street , Palmer, AK 99645

ADJOINING PROPERTIES:

S Airport Rd, Palmer, AK

S Gulkana St, Palmer, AK

E Elmwood Ave, Palmer, AK

E Yukon St, Palmer, AK

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All information contained in this report is based on data available from various public, government and other sources and are based upon the best data available from those sources. The information available in this report may be available from other sources and is not exclusive or the exclusive property of Property Archives, LLC

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2018: E Yukon St, Palmer, AK

No results

2013: E Yukon St, Palmer, AK

No results

2010: E Yukon St, Palmer, AK

No results

2006: E Yukon St, Palmer, AK

No results

2001: E Yukon St, Palmer, AK

No results

1998: E Yukon St, Palmer, AK

No results

2018: S Airport Rd, Palmer, AK

FORESTRY DIVISION	101 AIRPORT RD
FORESTRY DIV-MAT SU AREA OFC	101 AIRPORT RD
QUIMBY, THOMAS W MD	101 AIRPORT RD
COLVILLE LOGISTICS	621 AIRPORT RD
B J CUSTOM AIRCRAFT CYLINDER	801 AIRPORT RD
FEDERAL AVIATION ADMIN	901 AIRPORT RD
PALMER MUNICIPAL AIRPORT-PAQ	901 AIRPORT RD
FEDERAL AVIATION ADMIN	901 AIRPORT RD

2015: S Airport Rd, Palmer, AK

FORESTRY DIVISION	101 AIRPORT RD
COLVILLE LOGISTICS	621 AIRPORT RD
NUGGET AVIATION	801 AIRPORT RD 101
B J CUSTOM AIRCRAFT CYLINDER	801 AIRPORT RD
PALMER MUNICIPAL AIRPORT-PAQ	901 AIRPORT RD
FEDERAL AVIATION ADMIN	901 AIRPORT RD
PALMER FLIGHT SVC STATION	901 AIRPORT RD

2010: S Airport Rd, Palmer, AK

MICHELLE DEMALINE	101 AIRPORT RD
ARTIC WIKLE	621 S PALMER AIRPORT RD
JEFF HELMERICKS	621 AIRPORT RD
TOM BISHOP	801 AIRPORT RD 101
JOHN BISHOP	801 AIRPORT RD
BOB LUTZ	801 AIRPORT RD
MICHAEL TARR	901 AIRPORT RD

2006: S Airport Rd, Palmer, AK

Jeff Helmericks	801 Airport Rd
-----------------	----------------

2001: S Airport Rd, Palmer, AK

Ever Fly Maintenance	511 Airport Rd
Jeff Helmericks	801 Airport Rd
B J Custom Aircraft Cyl Repair	801 Airport Rd
Mustang Air	801 Airport Rd
Nugget Aviation	801 Airport Rd
Municipal Airport	901 Airport Rd
US Flight Svc	901 Airport Rd

1998: S Airport Rd, Palmer, AK

Aircraft Painting Center	621 Airport Rd
Bj Custom Aircraft Cyl Repair	801 Airport Rd
Jeff Helmericks	801 Airport Rd

2018: S Gulkana St, Palmer, AK

BARBARA JOHNSON	543 S GULKANA ST
EUGENIA STRAAYER	627 S GULKANA ST
CHRISTINE KAMEROFF	681 S GULKANA ST
QUENTIN SMITH	705 S GULKANA ST
MARY JENSEN	719 S GULKANA ST
ROBERT JENSEN	725 S GULKANA ST
BRADLEY LEWIS	727 S GULKANA ST
BEN HERMON	727 S GULKANA ST
DAVID HABLE	737 S GULKANA ST
ANNE ROULEAU	749 S GULKANA ST
WILLIAM MITCHELL	761 S GULKANA ST

2015: S Gulkana St, Palmer, AK

ALFRED SCHLOTT JR	413 S GULKANA ST
MICHELLE SCHLOTT	413 S GULKANA ST
DANIEL SCHLOTT	413 S GULKANA ST
KATIE SCHLOTT	413 S GULKANA ST
ZACHARY SCHLOTT	413 S GULKANA ST
MARIAH SCHLOTT	413 S GULKANA ST
JOHN SCHREIBER	437 S GULKANA ST
AK WEB SOFT	543 S GULKANA ST
BARBARA JOHNSON	543 S GULKANA ST
RICHARD MOORE	615 S GULKANA ST
EUGENIA STRAAYER	627 S GULKANA ST
JACK STRAAYER	627 S GULKANA ST
CHRISTINE KAMEROFF	681 S GULKANA ST
CHRISTINE ACE	705 S GULKANA ST
MIKE MIKEL	715 S GULKANA ST
JOSEPH MIKEL	715 S GULKANA ST
KAREN MIKEL	715 S GULKANA ST
ROBERT JENSEN	725 S GULKANA ST
BEN HERMON	727 S GULKANA ST
JOHN LOWREY	737 S GULKANA ST
J SCOTT	761 S GULKANA ST
T SCOTT	761 S GULKANA ST
WILLIAM MITCHELL	761 S GULKANA ST

2010: S Gulkana St, Palmer, AK

MICHELLE SCHLOTT	413 S GULKANA ST
JOHN SCHREIBER	437 S GULKANA ST
TIM JOHNSON	543 S GULKANA ST
BARBARA JOHNSON	543 S GULKANA ST
RICHARD MOORE	615 S GULKANA ST
EUGENIA STRAAYER	627 S GULKANA ST

DOCK JONES	673 S GULKANA ST
CHRISTI KAMEROFF	681 S GULKANA ST
KAMEROFF CHRISTINE	681 S GULKANA ST
ROBERT JENSEN	725 S GULKANA ST
BEN HERMON	727 S GULKANA ST
WILLIAM MITCHELL	767 S GULKANA ST

2006: S Gulkana St, Palmer, AK

Alfred O Jr Schlott	413 S Gulkana St
Ron & Alice Bicklein	437 S Gulkana St
John Schreiber	437 S Gulkana St
Richard A Moore	615 S Gulkana St
Jack R Straayer	627 S Gulkana St
Christine Kameroff	681 S Gulkana St
Ben H Hermon	727 S Gulkana St
Bernard Niemann	749 S Gulkana St
William W Mitchell	767 S Gulkana St
Robert Pippel	777 S Gulkana St

2001: S Gulkana St, Palmer, AK

Alfred O Jr Schlott	413 S Gulkana St
John Schreiber	437 S Gulkana St
Richard A Moore	615 S Gulkana St
Jack R Straayer	627 S Gulkana St
Adventures North Taxidermy Std	651 S Gulkana St
Christine Kameroff	681 S Gulkana St
Robert R Jensen	725 S Gulkana St
Ben H Hermon	727 S Gulkana St
Bernard Niemann	749 S Gulkana St
William W Mitchell	767 S Gulkana St
Robert Pippel	777 S Gulkana St

1998: S Gulkana St, Palmer, AK

Alfred O Jr Schlott	413 S Gulkana St
Ron & Alice Bicklein	437 S Gulkana St
John Schreiber	437 S Gulkana St
Richard A Moore	615 S Gulkana St
Jack R Straayer	627 S Gulkana St
Christine Kameroff	681 S Gulkana St
Ben H Hermon	727 S Gulkana St
Bernard Niemann	749 S Gulkana St
William W Mitchell	767 S Gulkana St
Robert Pippel	777 S Gulkana St

2018: E Elmwood Ave, Palmer, AK

ALASKA BIBLE COLLEGE	248 E ELMWOOD AVE
REFOCUS	248 E ELMWOOD AVE
PALMER HISTORICAL SOCIETY	316 E ELMWOOD AVE
COLONY HOUSE MUSEUM	316 E ELMWOOD AVE
INN CAFE DINNER HOUSE	325 E ELMWOOD AVE
INN CAFE & DINNER HOUSE	325 E ELMWOOD AVE
COLONY INN	325 E ELMWOOD AVE
ROBINSON LAW OFFICE PC	348 E ELMWOOD AVE
PARENTSHARE PRESCHOOL	440 E ELMWOOD AVE
PROPLUS DESIGN SOLUTIONS INC	440 E ELMWOOD AVE
ST JOHN LUTHERAN CHURCH	440 E ELMWOOD AVE

2016: E Elmwood Ave, Palmer, AK

ALASKA BIBLE COLLEGE	248 E ELMWOOD AVE
COLONY HOUSE MUSEUM	316 E ELMWOOD AVE
COLONY INN	325 E ELMWOOD AVE
INN CAFE & DINNER HOUSE	325 E ELMWOOD AVE
ROBINSON LAW OFFICE PC	348 E ELMWOOD AVE
ST JOHN LUTHERAN CHURCH	440 E ELMWOOD AVE
PARENTSHARE PRESCHOOL	440 E ELMWOOD AVE

2015: E Elmwood Ave, Palmer, AK

ALASKA BIBLE COLLEGE	248 E ELMWOOD AVE
COLONY HOUSE MUSEUM	316 E ELMWOOD AVE
PALMER HISTORICAL SOCIETY	316 E ELMWOOD AVE
COLONY INN	325 E ELMWOOD AVE
INN CAFE & DINNER HOUSE	325 E ELMWOOD AVE
KEVIN BOGGS	348 E ELMWOOD AVE
ANDREW ROBINSON	348 E ELMWOOD AVE
ROBINSON LAW OFFICE PC	348 E ELMWOOD AVE
PARENTSHARE PRESCHOOL	440 E ELMWOOD AVE
ST JOHN LUTHERAN CHURCH	440 E ELMWOOD AVE

2010: E Elmwood Ave, Palmer, AK

ALASKA BIBLE COLLEGE	248 E ELMWOOD AVE
SCOTT RICHARDSON	248 E ELMWOOD AVE
MELVIN WORTH	324 E ELMWOOD AVE
JANET KINCAID	325 E ELMWOOD AVE
PETE SCOTT	325 E ELMWOOD AVE
DALRYMPLE LAW PC	348 E ELMWOOD AVE
JENNY NASH	440 E ELMWOOD AVE

2006: E Elmwood Ave, Palmer, AK

No results

2001: E Elmwood Ave, Palmer, AK

Apria Healthcare Inc	202 E Elmwood Ave
Matanuska Christian Schools	248 E Elmwood Ave
James E Deming	308 E Elmwood Ave
Colony House	316 E Elmwood Ave
Inn Cafe	325 E Elmwood Ave
Colony Inn	325 E Elmwood Ave
Parentshare Preschool	440 E Elmwood Ave
St John Lutheran Church	440 E Elmwood Ave

1998: E Elmwood Ave, Palmer, AK

Matanuska Christian Schools Inc	248 E Elmwood Ave
Colony Inn	325 E Elmwood Ave
Colony Inn II	325 E Elmwood Ave
Parentshare Preschool	440 E Elmwood Ave
St John Lutheran Church	440 E Elmwood Ave

APPENDIX B
PROPERTY PHOTOGRAPHS



Photo 1. Building Exterior (Facing East)



Photo 2. Building Exterior (Facing North)



Photo 3. Overhead Natural Gas Heater in Warehouse



Photo 4. Venting for Former Heating System



Photo 5. Boiler and Sink



Photo 6. Water Supply Well and Sink Drainage

650 East Yukon Street
Palmer, Alaska
Property Photographs



Photo 7. Staining on Concrete Floor



Photo 8. Staining and Cracking on Concrete Floor



Photo 9. Oil and Chemical Storage on Shelving



Photo 10. Empty 55-Gallon Drum Labeled "Oil"



Photo 11. Plastic Fuel Containers (One Full)



Photo 12. Stored Small Aircraft in Warehouse

650 East Yukon Street
Palmer, Alaska
Property Photographs



Photo 13. Annex Interior



Photo 14. Empty Tank on East Side of Building (Facing North)



Photo 15. Building Transformer (Facing East)

650 East Yukon Street
Palmer, Alaska
Property Photographs

APPENDIX C

**NETRONLINE ENVIRONMENTAL RADIUS REPORT & AEROTECH RECORDS SEARCH
WITH RISK ASSESSMENT, DATED JANUARY 27, 2022 & ADEC CONTAMINATED AND
SPILLS SITES REPORTS**

61.59620769872331, -149.09955819693118

prepared for:

Ref:

January 27, 2022

Environmental Radius Report

Summary

	< 1/4	1/4 - 1/2	1/2 - 1
National Priorities List (NPL)			
CERCLIS List			
CERCLIS NFRAP			
RCRA CORRACTS Facilities			
RCRA non-CORRACTS TSD Facilities			
Federal Institutional Control / Engineering Control Registry			
Emergency Response Notification System (ERNS)			2
US Toxic Release Inventory			
US RCRA Generators (CESQG, SQG, LQG)		2	14
US ACRES (Brownfields)			3
US NPDES		1	4
US Air Facility System (AIRS / AFS)			1

National Priorities List (NPL)

This database includes Proposed Sites, Final Sites and Deleted NPL Sites. The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

The boundaries of an NPL site are not tied to the boundaries of the property on which a facility is located. The release may be contained within a single property's boundaries or may extend across property boundaries onto other properties. The boundaries can, and often do change as further information on the extent and degree of contamination is obtained.

This database returned no results for your area

CERCLIS List

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL).

CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

This database returned no results for your area

CERCLIS NFRAP

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

This database returned no results for your area

RCRA CORRACTS Facilities

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.

This database returned no results for your area

RCRA non-CORRACTS TSD Facilities

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

This database returned no results for your area

Federal Institutional Control / Engineering Control Registry

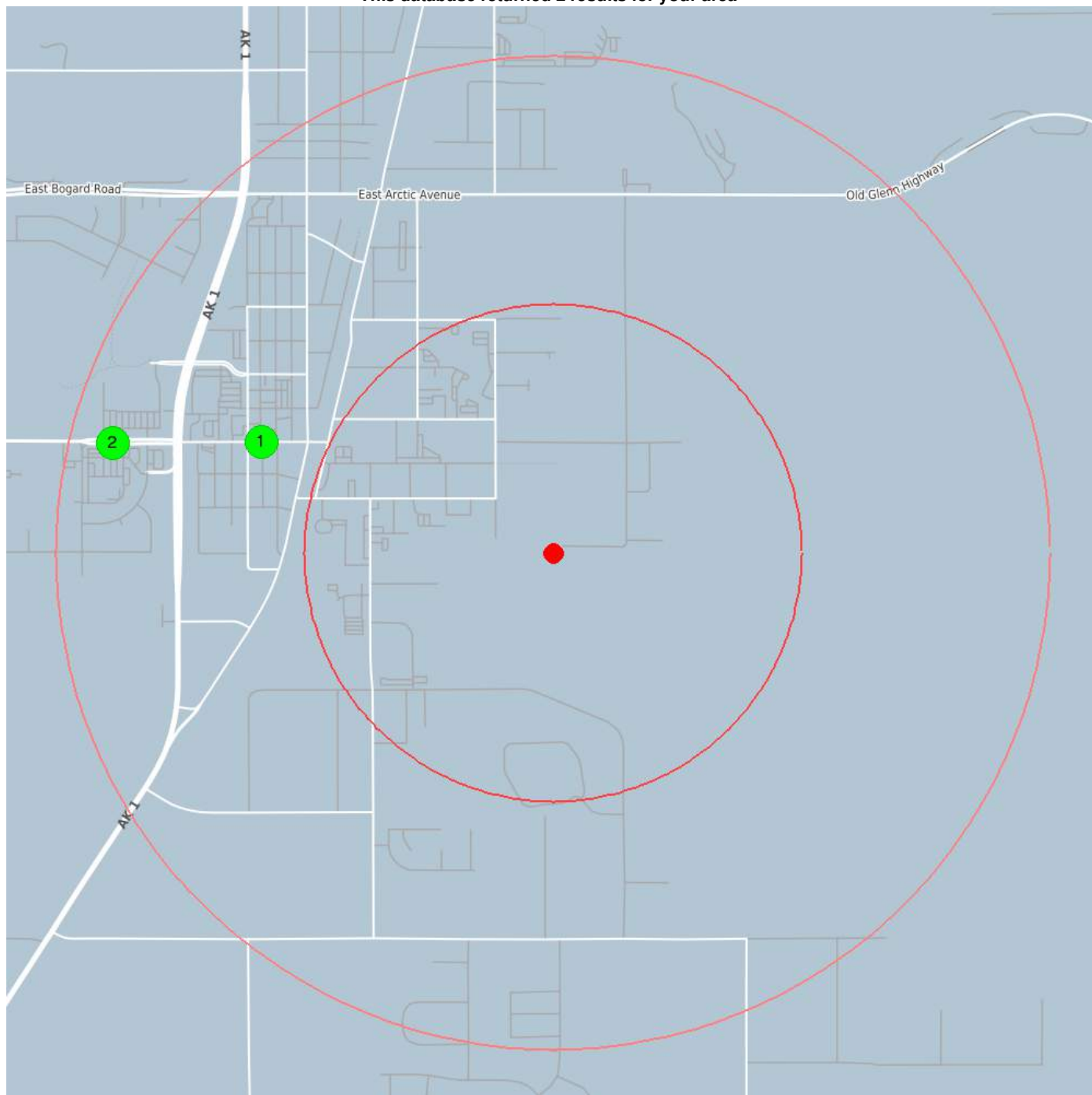
Federal Institutional Control / Engineering Control Registry

This database returned no results for your area

Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act(SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b).

This database returned 2 results for your area



center 61.596206665039 -149.09956359863

0.5 mile

1.0 mile

Emergency Response Notification System (ERNS)



Coordinates 61.59944152832, -149.11737060547
Distance to site 3307 ft / 0.626 mi W

Incident	A VESSEL SANK AND FUEL DISCHARGED FROM THE VESSEL AS A RESULT.
Incident Date	9/27/2010 10:00
Incident location	PALMER SLOUGH
Year Reported	2010
City	PALMER
State	AK
County	MATANUSKA-SUSITNA



Coordinates 61.599413082004, -149.12648744881
Distance to site 4815 ft / 0.912 mi W

Incident	THE CALLER IS REPORTING A DISCHARGE OF GASOLINE ONTO CONCRETE PAD. THE CALLER STATED THAT A CUSTOMERS TANK HAD A LEAK IN IT AT THE GAS STATION.
Incident Date	10/19/2014 16:15
Year Reported	2014
Address	664 W. EVERGREEN AVE.
City	PALMER
State	AK
County	MATANUSKA-SUSITNA

US Toxic Release Inventory

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

This database returned no results for your area

US RCRA Generators (CESQG, SQG, LQG)

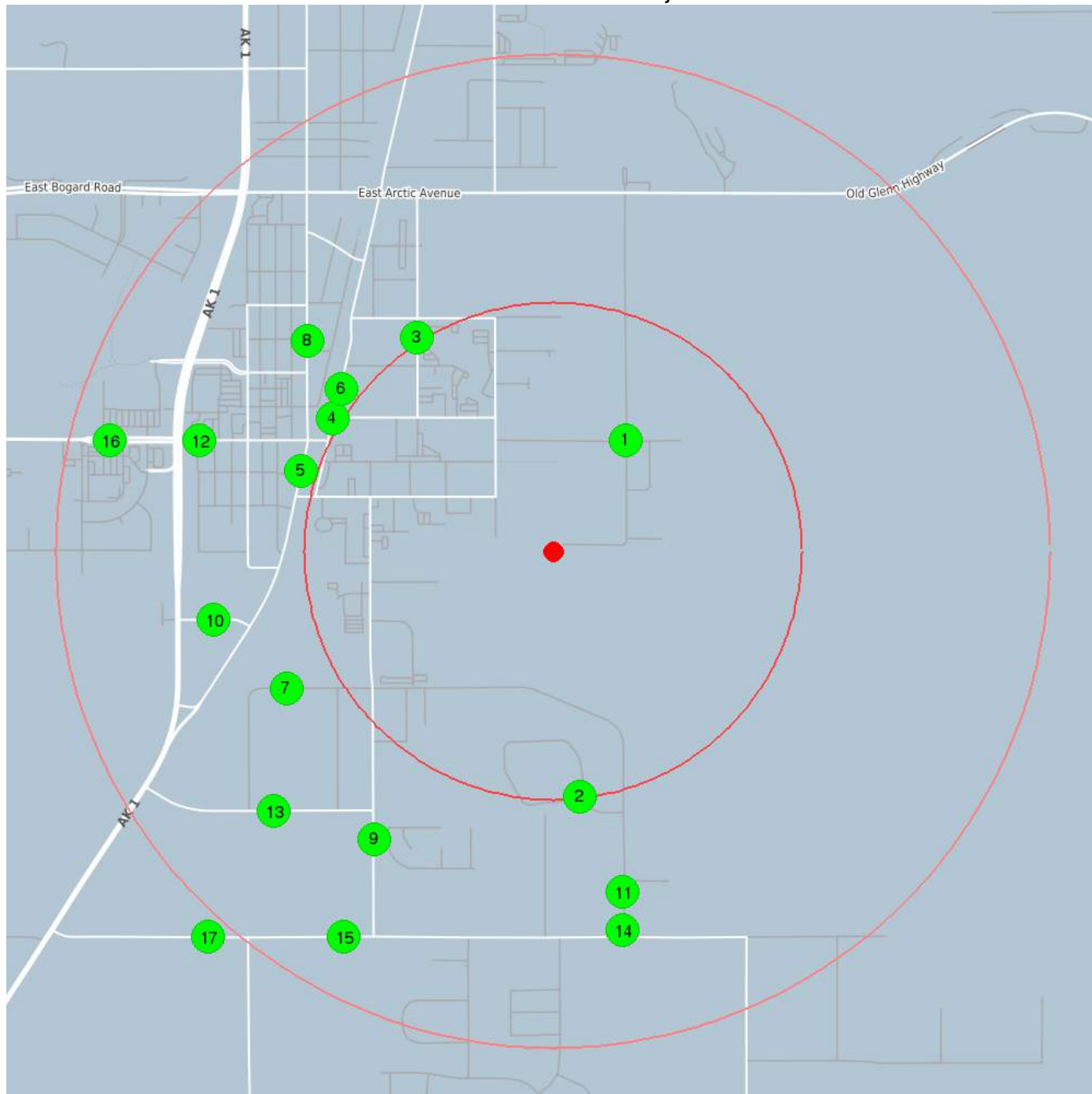
The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). EPA maintains a database of facilities, which generate hazardous waste or treat, store, and/or dispose of hazardous wastes.

Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste.

Small Quantity Generators (SQG) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Large Quantity Generators (LQG) generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste.

This database returned 16 results for your area



center 61.596206665039 -149.09956359863

0.5 mile

1.0 mile

US RCRA Generators (CESQG, SQG, LQG)

1	Coordinates	61.59943, -149.0951
	Distance to site	1408 ft / 0.267 mi NE
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110024263884	
EPA Identifier	110024263884	
Primary Name	NUGGET AVIATION	
Address	801 AIRPORT RD	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
Programs	RCRAINFO:AKR000201723	
Program Interests	UNSPECIFIED UNIVERSE	
Updated On	03-MAY-2015 17:00:38	
Recorded On	19-JAN-2006 15:42:55	

2	Coordinates	61.58906, -149.09793
	Distance to site	2622 ft / 0.497 mi S
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110064656322	
EPA Identifier	110064656322	
Primary Name	ALASKA JOB CORPS CENTER	
Address	800 E. LYNN MARTIN DRIVE	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
NAICS Codes	611519	
Programs	BR:AKR000206334, RCRAINFO:AKR000206334	
Program Interests	HAZARDOUS WASTE BIENNIAL REPORTER, LQG	
Recorded On	27-AUG-2015 16:44:09	
NAICS Descriptions	OTHER TECHNICAL AND TRADE SCHOOLS.	

3	Coordinates	61.602427, -149.107888
	Distance to site	2689 ft / 0.509 mi NW
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110003043493	
EPA Identifier	110003043493	
Primary Name	VALLEY PLASTICS INC	
Address	441 S DENALI ST	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
Programs	RCRAINFO:AKD040185688	
Program Interests	UNSPECIFIED UNIVERSE	
Updated On	26-JAN-2012 11:22:28	
Recorded On	01-MAR-2000 00:00:00	

4	Coordinates	61.60008, -149.113039
	Distance to site	2731 ft / 0.517 mi W
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110003371486	
EPA Identifier	110003371486	
Primary Name	MATANUSKA MAID COOP BLDG	
Address	200 BLK E DAHLIA	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
Programs	RCRAINFO:AK0000007831	
Program Interests	UNSPECIFIED UNIVERSE	
Updated On	26-JAN-2012 11:23:12	
Recorded On	01-MAR-2000 00:00:00	

US RCRA Generators (CESQG, SQG, LQG)

5	Coordinates	61.59856, -149.11496
	Distance to site	2806 ft / 0.531 mi W
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110055522377	
EPA Identifier	110055522377	
Primary Name	CARQUEST AUTO PARTS #4311	
Address	848 S COLONY WAY	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
Programs	RCRAINFO:AKR000205146	
Program Interests	SQG	
Recorded On	30-AUG-2013 19:47:34	

6	Coordinates	61.60095, -149.11251
	Distance to site	2835 ft / 0.537 mi W
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110003043778	
EPA Identifier	110003043778	
Primary Name	CROWLEY FUELS PALMER FUEL DELIVERY	
Address	523 S VALLEY WAY	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
Programs	ICIS:5871181, RCRAINFO:AKD000834903	
Program Interests	ENFORCEMENT/COMPLIANCE ACTIVITY, UNSPECIFIED UNIVERSE	
Updated On	29-MAR-2017 11:52:07	
Recorded On	01-MAR-2000 00:00:00	

7	Coordinates	61.59221, -149.115846
	Distance to site	3179 ft / 0.602 mi W
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110003042591	
EPA Identifier	110003042591	
Primary Name	MATANUSKA SUSITNA BOROUGH PUBLIC WORKS	
Address	163 E INDUSTRIAL WAY	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
SIC Codes	4911	
SIC Descriptions	ELECTRIC SERVICES	
Programs	ICIS:600043634, NCDB:C10#10-89038-01-NON, NCDB:I10#198807222871 1, NCDB:I10#1999030419155 1, NCDB:I10#2002081516131 1, RCRAINFO:AKD126952357	
Program Interests	CESQG, COMPLIANCE ACTIVITY, ENFORCEMENT/COMPLIANCE ACTIVITY	
Updated On	30-MAR-2017 17:15:02	
Recorded On	01-MAR-2000 00:00:00	

8	Coordinates	61.60235, -149.11459
	Distance to site	3438 ft / 0.651 mi W
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110031379531	
EPA Identifier	110031379531	
Primary Name	ADEC ENVIRONMENTAL HEALTH LAB	
Address	550 S ALASKA ST	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
Programs	RCRAINFO:AKR000202028	
Program Interests	UNSPECIFIED UNIVERSE	
Updated On	18-JUN-2015 16:37:23	
Recorded On	22-OCT-2007 16:56:05	

US RCRA Generators (CESQG, SQG, LQG)

9	Coordinates	61.58781, -149.1105
	Distance to site	3603 ft / 0.682 mi SW
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110003041921	
EPA Identifier	110003041921	
Primary Name	MATANUSKA TELEPHONE ASSN INC	
Address	1740 S CHUGACH ST	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
Programs	RCRAINFO:AKD981765555	
Program Interests	CESQG	
Updated On	29-DEC-2014 08:50:58	
Recorded On	01-MAR-2000 00:00:00	

10	Coordinates	61.594217, -149.120327
	Distance to site	3675 ft / 0.696 mi W
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110059663653	
EPA Identifier	110059663653	
Primary Name	O'REILLY AUTO PARTS STORE 3458	
Address	401 GLACIER VIEW AVE	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645-6975	
Programs	RCRAINFO:AKR000205419	
Program Interests	CESQG	
Recorded On	20-MAY-2014 13:16:01	

11	Coordinates	61.586301, -149.095326
	Distance to site	3687 ft / 0.698 mi SE
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110003038926	
EPA Identifier	110003038926	
Primary Name	NEW HORIZONS TELECOM INC	
Address	975 COPE INDUSTRIAL WAY	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
Programs	RCRAINFO:AKR000000042	
Program Interests	TRANSPORTER	
Updated On	26-JAN-2012 11:18:38	
Recorded On	01-MAR-2000 00:00:00	

12	Coordinates	61.59944, -149.12124
	Distance to site	3941 ft / 0.747 mi W
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110041884039	
EPA Identifier	110041884039	
Primary Name	CHEVRON OF PALMER	
Address	439 N. EVERGREEN AVENUE	
City	PALMER	
County	MATANUSKA SUSITNA	
State	AK	
Zipcode	99645	
Programs	ICIS:1800060468, RCRAINFO:AKD983069675	
Program Interests	CESQG, ENFORCEMENT/COMPLIANCE ACTIVITY	
Updated On	04-MAR-2016 14:18:38	
Recorded On	27-AUG-2010 13:01:08	

US RCRA Generators (CESQG, SQG, LQG)

13	Coordinates	61.58865, -149.11667
	Distance to site	4051 ft / 0.767 mi SW
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110031285124	
EPA Identifier	110031285124	
Primary Name	PRECISION POWER LLC	
Address	200 E. COMMERCIAL DRIVE	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
Programs	RCRAINFO:AKR000202390	
Program Interests	CESQG	
Updated On	21-MAY-2015 17:30:43	
Recorded On	22-OCT-2007 13:13:47	

14	Coordinates	61.585169, -149.095312
	Distance to site	4093 ft / 0.775 mi S
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110003039845	
EPA Identifier	110003039845	
Primary Name	WOODS AIR SEVICE INC	
Address	1080 COPE INDUSTRIAL WAY	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
Programs	RCRAINFO:AKD983073370	
Program Interests	CESQG	
Updated On	26-JAN-2012 11:23:04	
Recorded On	01-MAR-2000 00:00:00	

15	Coordinates	61.58498, -149.112415
	Distance to site	4663 ft / 0.883 mi SW
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110003041084	
EPA Identifier	110003041084	
Primary Name	ALASKA POLLUTION CONTROL	
Address	425 OUTER SPRINGER LOOP RD	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
NAICS Codes	424690, 562219, 562998	
SIC Codes	2992	
SIC Descriptions	LUBRICATING OILS AND GREASES	
Programs	ICIS:6679586, ICIS:6685176, NCDB:110#2004042016131 2, RCRAINFO:AKD983068685	
Program Interests	CESQG, COMPLIANCE ACTIVITY, ENFORCEMENT/COMPLIANCE ACTIVITY, TRANSFER FACILITY	
Updated On	05-APR-2016 13:49:30	
Recorded On	01-MAR-2000 00:00:00	
NAICS Descriptions	ALL OTHER MISCELLANEOUS WASTE MANAGEMENT SERVICES., OTHER CHEMICAL AND ALLIED PRODUCTS MERCHANT WHOLESALERS., OTHER NONHAZARDOUS WASTE TREATMENT AND DISPOSAL.	

US RCRA Generators (CESQG, SQG, LQG)

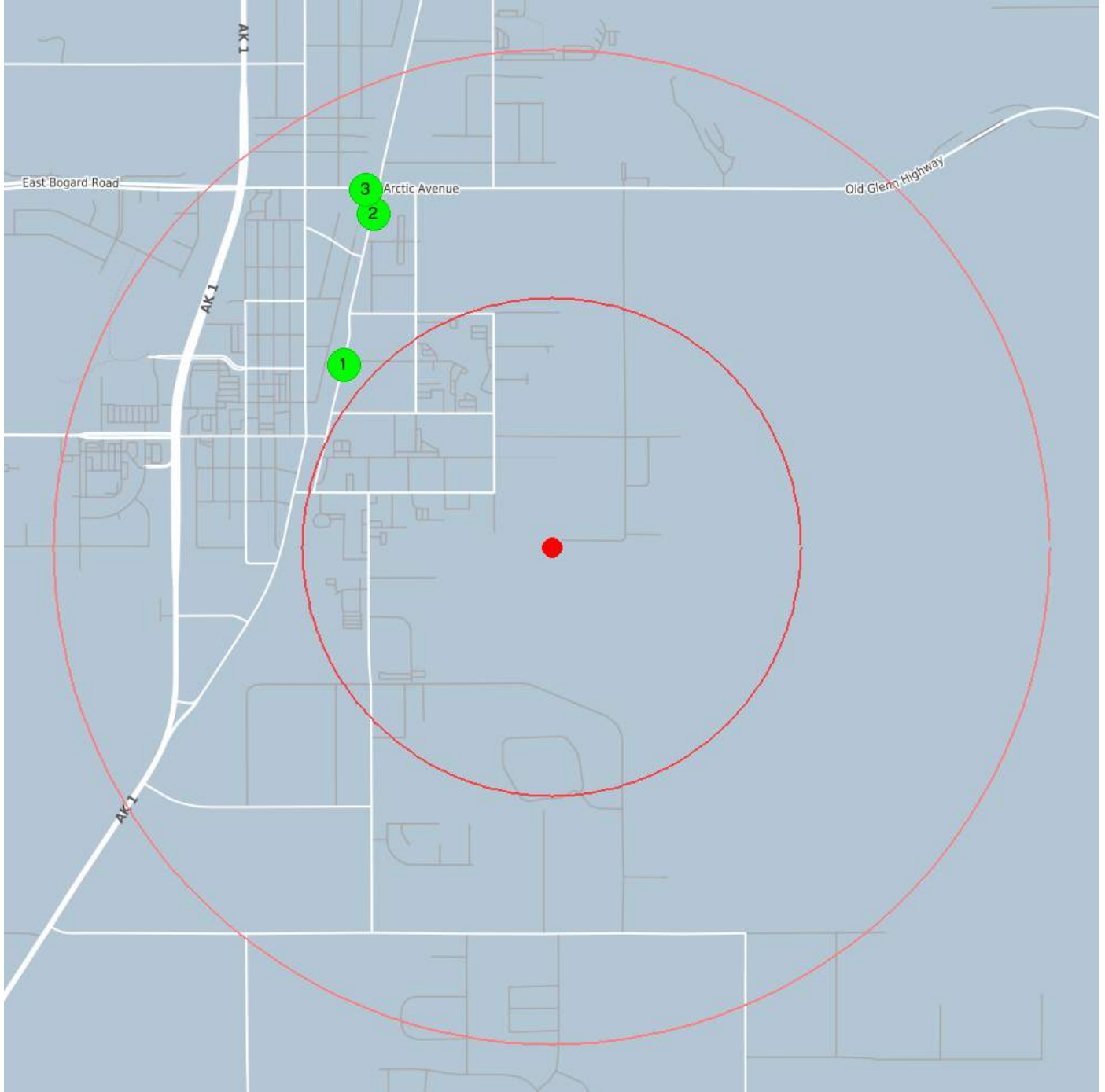
16	Coordinates	61.59943, -149.126716
	Distance to site	4855 ft / 0.920 mi W
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110060231226	
EPA Identifier	110060231226	
Primary Name	CARR'S STORE #1739	
Address	664 W EVERGREEN AVE	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
Programs	NPDES:AKR10DD90, RCRAINFO:AKR000205609	
Program Interests	CESQG, ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION	
Updated On	11-JAN-2016 08:46:07	
Recorded On	22-JUL-2014 19:44:09	

17	Coordinates	61.58498, -149.12067
	Distance to site	5494 ft / 1.041 mi SW
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110045700764	
EPA Identifier	110045700764	
Primary Name	ALASKA DOT AND PF PALMER MAINTENANCE SHOP	
Address	289 E INNER SPRINGER LOOP	
City	PALMER	
County	MATANUSKA-SUSITNA	
State	AK	
Zipcode	99645	
Programs	ICIS:5870845, RCRAINFO:AKR000000083	
Program Interests	ENFORCEMENT/COMPLIANCE ACTIVITY, UNSPECIFIED UNIVERSE	
Updated On	31-OCT-2016 15:12:16	
Recorded On	03-JUN-2012 08:35:57	

US ACRES (Brownfields)

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. The Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an online database for Brownfields Grantees to electronically submit data directly to The United States Environmental Protection Agency (EPA)

This database returned 3 results for your area



center 61.596206665039 -149.09956359863

0.5 mile

1.0 mile

US ACRES (Brownfields)



Coordinates 61.60151, -149.11225
Distance to site 2930 ft / 0.555 mi NW

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110060780579
EPA Identifier	110060780579
Primary Name	MAT-MAID BLOCK
Address	513 S. VALLEY WAY
City	PALMER
County	MATANUSKA-SUSITNA
State	AK
Zipcode	99645
Programs	ACRES:146563, ACRES:180281
Program Interests	BROWNFIELDS PROPERTY
Updated On	11-JUL-2016 13:16:41
Recorded On	24-SEP-2014 01:58:19



Coordinates 61.60589, -149.11045
Distance to site 4005 ft / 0.759 mi NW

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070225931
EPA Identifier	110070225931
Primary Name	YAK PROPERTY - SOUTH LOT
Address	139 SOUTH VALLEY WAY
City	PALMER
County	MATANUSKA SUSITNA
State	AK
Zipcode	99645
Programs	ACRES:236253
Program Interests	BROWNFIELDS PROPERTY
Recorded On	08-MAY-2018 14:59:49



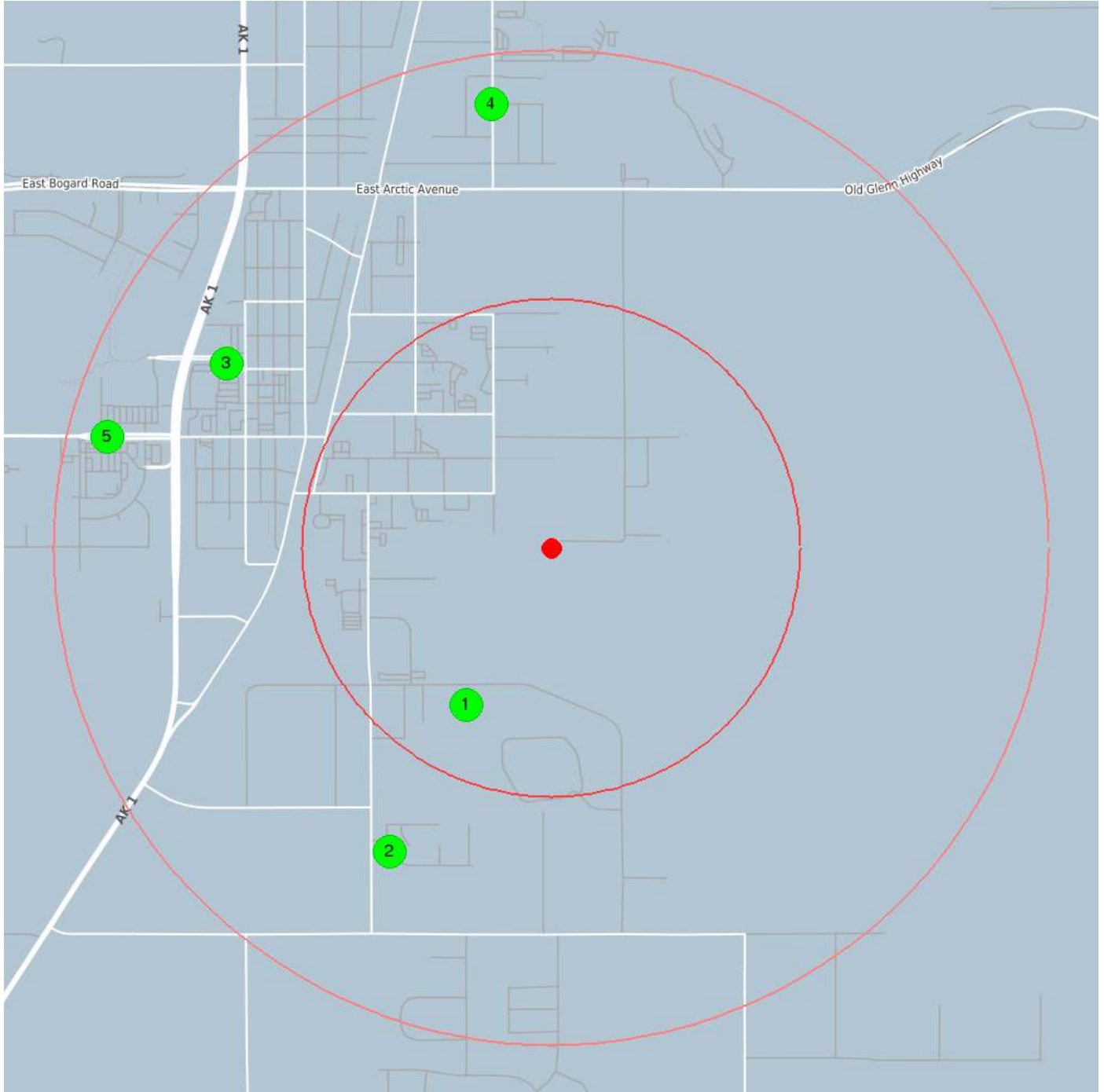
Coordinates 61.6063, -149.11024
Distance to site 4121 ft / 0.781 mi NW

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070225930
EPA Identifier	110070225930
Primary Name	YAK PROPERTY - NORTH LOT
Address	105 SOUTH VALLEY WAY
City	PALMER
County	MATANUSKA SUSITNA
State	AK
Zipcode	99645
Programs	ACRES:236252
Program Interests	BROWNFIELDS PROPERTY
Recorded On	08-MAY-2018 14:59:48

US NPDES

The NPDES module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

This database returned 5 results for your area



center 61.596206665039 -149.09956359863

0.5 mile

1.0 mile

US NPDES

1

Coordinates 61.591639, -149.104778
Distance to site 1896 ft / 0.359 mi SW

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110015736523
EPA Identifier	110015736523
Primary Name	COMMERCIAL SITE
Address	INDUSTRIAL WAY
City	PALMER
County	MATANUSKA-SUSITNA
State	AK
Zipcode	99645
SIC Codes	1541
SIC Descriptions	GENERAL CONTRACTORS-INDUSTRIAL BUILDINGS AND WAREHOUSES
Programs	NPDES:AKU000079
Program Interests	ICIS-NPDES UNPERMITTED
Updated On	11-JAN-2016 16:13:36
Recorded On	22-OCT-2003 19:11:39

2

Coordinates 61.587361, -149.109417
Distance to site 3651 ft / 0.692 mi SW

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110015736453
EPA Identifier	110015736453
Primary Name	MOUNTIAN ROSE ESTATES
Address	SOUTH CHUGACH
City	PALMER
County	MATANUSKA-SUSITNA
State	AK
Zipcode	99645
SIC Codes	1522
SIC Descriptions	GENERAL CONTRACTORS-RESIDENTIAL BUILDINGS, OTHER THAN SINGLE-FAMILY
Programs	NPDES:AKR000254
Program Interests	ICIS-NPDES MINOR
Updated On	11-JAN-2016 07:36:20
Recorded On	22-OCT-2003 19:11:06

3

Coordinates 61.601556, -149.119417
Distance to site 3959 ft / 0.750 mi W

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110016683748
EPA Identifier	110016683748
Primary Name	FRED MEYER STORE
Address	GLENN HWY & ALASKA ST
City	PALMER
County	MATANUSKA-SUSITNA
State	AK
Zipcode	99645
SIC Codes	1542
SIC Descriptions	GENERAL CONTRACTORS-NONRESIDENTIAL BUILDINGS, OTHER THAN INDUSTRIAL BUILDINGS AND WAREHOUSES
Programs	NPDES:AKR000256
Program Interests	ICIS-NPDES MINOR
Updated On	11-JAN-2016 16:04:58
Recorded On	27-JAN-2004 16:28:53

US NPDES



Coordinates 61.60912, -149.10318
Distance to site 4752 ft / 0.900 mi N

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110043732814
EPA Identifier	110043732814
Primary Name	GULKANA WATER & SEWER ST IMPROVEMENTS
Address	GULKANA ST, COTTONWOOD AVE, CEDAR AVE,E. DOGWOOD
City	PALMER
County	MATANUSKA SUSITNA
State	AK
Zipcode	99645
Programs	NPDES:AKR10DB56
Program Interests	ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION
Updated On	11-JAN-2016 12:08:08
Recorded On	29-AUG-2011 10:32:48



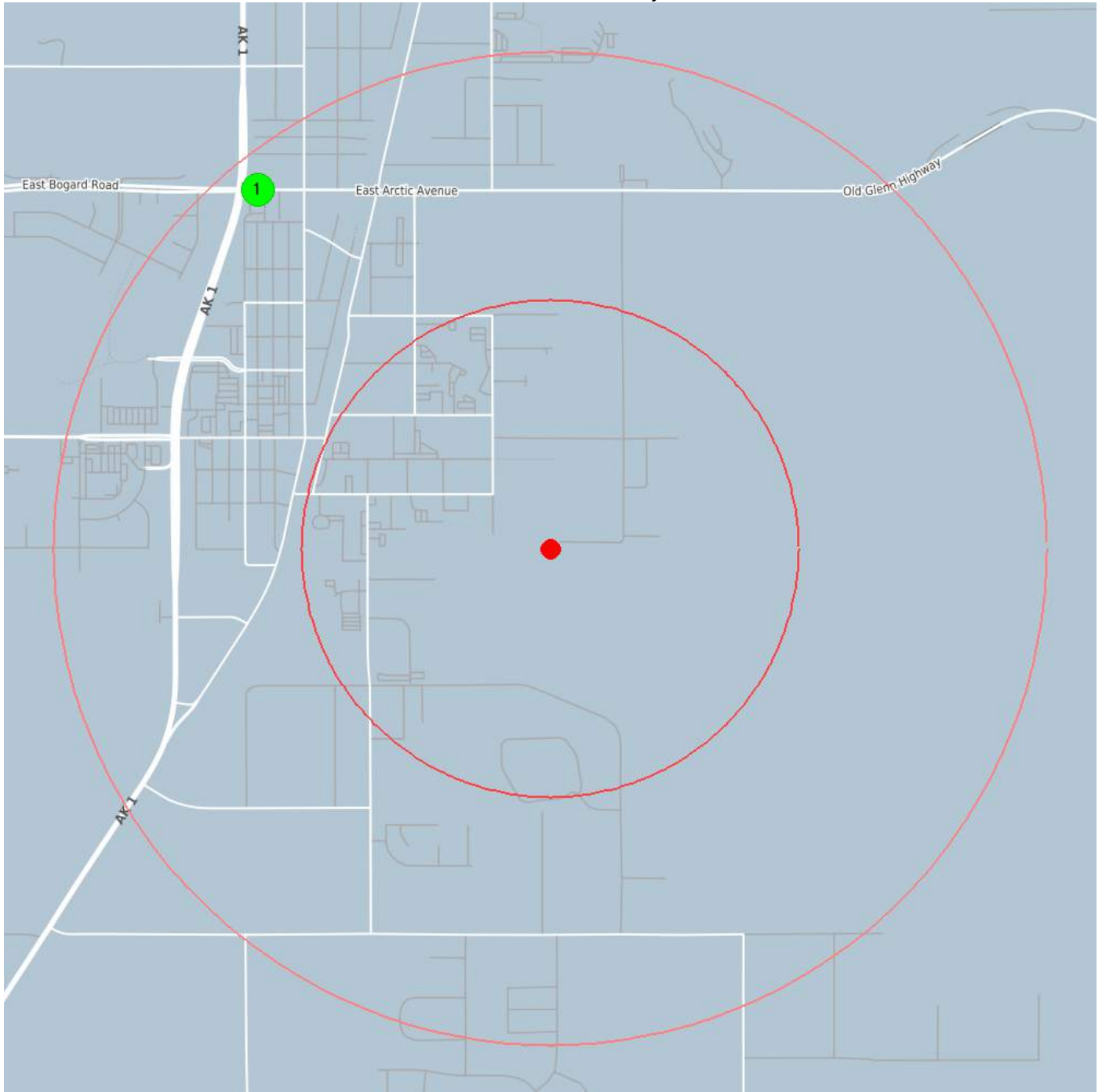
Coordinates 61.59943, -149.126716
Distance to site 4855 ft / 0.920 mi W

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110060231226
EPA Identifier	110060231226
Primary Name	CARR'S STORE #1739
Address	664 W EVERGREEN AVE
City	PALMER
County	MATANUSKA-SUSITNA
State	AK
Zipcode	99645
Programs	NPDES:AKR10DD90, RCRAINFO:AKR000205609
Program Interests	CESQG, ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION
Updated On	11-JAN-2016 08:46:07
Recorded On	22-JUL-2014 19:44:09

US Air Facility System (AIRS / AFS)

The Air Facility System (AIRS / AFS) contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state and local air pollution agencies. The information in AFS is used by the states to prepare State Implementation Plans (SIPs) and to track the compliance status of point sources with various regulatory programs under Clean Air Act.

This database returned 1 result for your area



center 61.596206665039 -149.09956359863

0.5 mile

1.0 mile

US Air Facility System (AIRS / AFS)



Coordinates 61.606655, -149.117502
Distance to site 4920 ft / 0.932 mi NW

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110046462216
EPA Identifier	110046462216
Primary Name	TESORO REFINING & MARKETING 60077
Address	174 W ARCTIC AVE
City	PALMER
County	MATANUSKA-SUSITNA
State	AK
Zipcode	99645
NAICS Codes	333913
Programs	AIR:1000000002020E0016, AIRS/AFS:02020E0016
Program Interests	AIR MINOR
Updated On	09-NOV-2015 12:13:23
Recorded On	24-SEP-2012 11:52:31
NAICS Descriptions	MEASURING AND DISPENSING PUMP MANUFACTURING.

SITE REPORT: NUGGET AVIATION UST #4

SITE NAME: Nugget Aviation UST #4

ADDRESS: 801 Airport Road, Suite B, Palmer, AK 99645

FILE
2245.26.038
NUMBER:

HAZARD ID: 26198

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.599971

LONGITUDE: -149.091834

HORIZONTAL
WGS84
DATUM:

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

On June 6, 2013 a 10,000 gallon aviation gasoline tank and its associated piping and dispensers was removed. Groundwater was not encountered in the excavation at 12 feet below ground surface (bgs) or in the test pit that was dug 5 feet deeper than the base of the excavation. 122 cubic yards of soil was excavated during the removal and stockpiled on the site and was used as backfill in the excavation after the stockpile analytical samples demonstrated that the stockpile material was below default cleanup levels. The five soil samples collected from the excavation had up to 0.0317 mg/kg toluene, 6.08 mg/kg total lead, <0.0113 mg/kg benzene, <1.88 mg/kg GRO, and <21.2 mg/kg DRO. The four soil samples collected from the excavated soil had up to 0.0232 mg/kg phenathrene, 4.26 mg/kg lead, <0.0115 mg/kg benzene, <1.92 mg/kg GRO, and <21.4 mg/kg DRO. After receiving requested information from the RP's consultant and discussing the site information with their consultant a Corrective Action Complete (closure) letter was issued on February 7, 2014.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
12/20/2013	Update or Other Action	DEC receives requested site photos and field notes from EMI.	Robert Weimer
1/17/2014	Update or Other Action	DEC discuss site assessment work with EMI. The consultant confirmed that the 2 cy pile that had higher field readings was added to the 120 cy stockpile the whole pile was field screened and sampled. At least one of the analytical samples was collected from the 2 cy soil.	Robert Weimer
2/7/2014	Cleanup Complete Determination Issued	Site closure letter issued.	Robert Weimer
2/7/2014	Site Added to Database	A new site has been added to the database	Mitzi Read
2/7/2014	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST site created in CSP database for source area 10,000-Gallon Aviation Gasoline UST #4, 79599	Mitzi Read
2/7/2014	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	On June 6, 2013 a 10,000 gallon aviation gasoline tank and its associated piping and dispensers was removed. Groundwater was not encountered in the excavation at 12 feet below ground surface (bgs) or in the test pit that was dug 5 feet deeper than the base of the excavation. 122 cubic yards of soil was excavated during the removal and stockpiled on the site and was used as backfill in the excavation after the stockpile analytical samples demonstrated that the stockpile material was below default cleanup levels. The five soil samples collected from the excavation had up to 0.0317 mg/kg toluene, 6.08 mg/kg total lead, <0.0113 mg/kg benzene, <1.88 mg/kg GRO, and <21.2 mg/kg DRO. The four soil samples collected from the excavated soil had up to 0.0232 mg/kg phenathrene, 4.26 mg/kg lead, <0.0115 mg/kg benzene, <1.92 mg/kg GRO, and <21.4 mg/kg DRO. Site recommended for Corrective Action Complete status (closure).	Robert Weimer
2/7/2014	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 79599 name: 10,000-Gallon Aviation Gasoline UST #4	Robert Weimer
8/31/2015	Update or Other Action	This file has been archived at Alaska Archives Barcode 896957 Box 391	Susan Carberry

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
Toluene	< Method 2 Most Stringent	Soil	
Phenanthrene	< Method 2 Most Stringent	Soil	

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973
Physical Location: 410 Willoughby

SITE REPORT: NUGGET AVIATION

SITE NAME: Nugget Aviation

ADDRESS: 801 Airport Rd.; , Palmer, AK 99645

FILE
No file num
NUMBER:

HAZARD ID: 22927

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.607320

LONGITUDE: -149.100580

HORIZONTAL

DATUM:

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Problems/Comments

Last staff assigned was Kriebler.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
8/16/1993	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 75867 ADD;	* Not Assigned
8/16/1993	Site Added to Database		* Not Assigned

8/17/1993	Underground Storage Tank Site Characterization or Assessment	SA1R; :Action Date changed DB conversion 1/11/11	* Not Assigned
8/17/1993	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	LCAU; : LCAU date changed DB conversion	* Not Assigned
11/3/1993	Site Closure Approved	CLOS; NFA letter sent	* Not Assigned

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
				For more information about this site, contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973
Physical Location: 410 Willoughby

SITE REPORT: PALMER AIRPORT / MAT-SU BUSH FLYING

SITE NAME: Palmer Airport / Mat-Su Bush Flying

ADDRESS: 801 Airport Rd.; , Palmer, AK 99645

FILE
No file num
NUMBER:

HAZARD ID: 23244

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.600990

LONGITUDE: -149.092560

HORIZONTAL
NAD83
DATUM:

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

Last staff assigned was Kriebler.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
12/21/1990	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 76103 * Not Assigned ADD;	
12/21/1990	Site Added to Database		* Not Assigned

12/22/1990	Leaking Underground Storage Tank Corrective Action Underway	LCAR; :Action Date changed DB conversion 1/11/11	* Not Assigned
12/22/1990	Update or Other Action	CAPR; :Action Date changed DB conversion 1/11/11	* Not Assigned
12/22/1990	Underground Storage Tank Site Characterization or Assessment	SA1R; :Action Date changed DB conversion 1/11/11	* Not Assigned
12/22/1990	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	LCAU; :LCAU Date changed DB conversion	* Not Assigned
6/18/1992	Site Closure Approved	CLOS; Site closed.	* Not Assigned

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
				For more information about this site, contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

SITE REPORT: HERMON BROTHERS CONSTRUCTION YARD

SITE NAME: Hermon Brothers Construction Yard

ADDRESS: 720 East Evergreen Avenue, Palmer, AK 99645

FILE
2245.26.034
NUMBER:

HAZARD ID: 23212

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.599062

LONGITUDE: -149.097310

HORIZONTAL
NAD83
DATUM:

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Problems/Comments

Last staff assigned was Krieber.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/16/1991	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 76076 * Not Assigned ADD;	
10/16/1991	Site Added to Database		* Not Assigned

10/17/1991	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	LCAU; ; LCAU date changed DB conversion	* Not Assigned
12/14/1991	Update or Other Action	CAPR;	* Not Assigned
12/14/1991	Underground Storage Tank Site Characterization or Assessment	SA1R;	* Not Assigned
7/8/1994	Leaking Underground Storage Tank Corrective Action Underway	LCAR; Soils were remediated to the satisfaction of the department.	* Not Assigned
7/9/1994	Site Closure Approved	CLOS; After spreading remediated soils, no further action is required.:CLOS Date changed DB conversion	* Not Assigned

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
				For more information about this site, contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

SITE REPORT: UAF PALMER AG EXP STA - LEAD PAINT

SITE NAME: UAF Palmer Ag Exp Sta - Lead Paint

ADDRESS: 533 East Fireweed Avenue, Palmer, AK 99645

FILE
2245.38.016
NUMBER:

HAZARD ID: 1256

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.598310

LONGITUDE: -149.104540

HORIZONTAL

DATUM:

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Problems/Comments

Significant amounts of lead paint contaminated soil from sandblasting of paint at site. Impact to human health is unknown. Total extent of contamination is unknown. Contact person at Agriculture experiment station is Wilder Simpson. Last staff assigned was Pinard.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
9/20/1991	Notice of Violation	Request for corrective action sent to University of Alaska by C. Vickaryous in response to hazardous substance discharge reported on 9/16/91. Violation 18 AAC.080. (1) By 18 AAC 75.140 persons	No Longer Assigned

responsible for that discharge shall cleanup and dispose of the material collected using methods for which prior approval has been given by the ADEC regional supervisor or the supervisor's designee. Written report requested outlining corrective actions to be undertaken by 10/7/91.

9/24/1991	Site Added to Database	Lead contaminant.	No Longer Assigned
11/19/1991	Site Closure Approved	Site closed.	No Longer Assigned
7/16/2004	Update or Other Action	File number issued 2245.38.015	Aggie Blandford
11/14/2006	Update or Other Action	File number reassigned, see 2245.38.016.	Aggie Blandford
10/16/2015	Update or Other Action	File review: physical file in Anchorage does not appear to contain any information pertaining to lead contamination associated with Hazard ID#1256. Note: Site had multiple releases and file number 2245.38.016 is associated with multiple hazard IDs.	Lisa Griswold

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
				For more information about this site, contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

SITE REPORT: PALMER AGRICULTURAL EXPERIMENTAL STATION - TANK 2235-1

SITE NAME: Palmer Agricultural Experimental Station - tank 2235-1

ADDRESS: 533 East Fireweed Ave.; Mile 1, Trunk Road, Palmer, AK 99645

FILE
No file num
NUMBER:

HAZARD ID: 23559

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.607320

LONGITUDE: -149.100580

HORIZONTAL
NAD27
DATUM:

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Problems/Comments

Excavation backfilled to grade with imported gravel. Facility ID = 2235-1. Last staff assigned was Krieger.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
12/15/1994	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 76337 * Not Assigned ADD; Site added to database.	
12/15/1994	Site Added to Database		* Not Assigned

12/16/1994	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	LCAU; LUST corrective action underway. : LCAU date changed DB conversion	* Not Assigned
3/1/1995	Underground Storage Tank Site Characterization or Assessment	SA1R; Phase 1 site assessment review. Stockpiled soil may be spread at the site, provided that it is placed away from parking and/or drainage areas.	* Not Assigned
3/2/1995	Site Closure Approved	CLOS; No further cleanup nor investigation is needed.:CLOS Date changed DB conversion	* Not Assigned

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
				For more information about this site, contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800
 Juneau, AK 99811-1800
 Phone: 907-465-5066
 Fax: 907-465-5245
 TDD: 800-770-8973
 Physical Location: 410 Willoughby

SITE REPORT: PALMER AGRICULTURAL EXPERIMENTAL STATION - TANK 2235-3

SITE NAME: Palmer Agricultural Experimental Station - tank 2235-3

ADDRESS: 533 East Fireweed Ave.; Mile 1, Trunk Road, Palmer, AK 99645

FILE NUMBER: No file num

HAZARD ID: 23560

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.607320

LONGITUDE: -149.100580

HORIZONTAL DATUM: NAD27

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

Facility ID = 2235-3. Last staff assigned was Krieber.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
12/15/1994	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 76338 * Not Assigned ADD; Site added to database.	
12/15/1994	Site Added to Database		* Not Assigned

12/16/1994	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	LCAU; LUST corrective action underway. : LCAU date changed DB conversion	* Not Assigned
3/1/1995	Underground Storage Tank Site Characterization or Assessment	SA1R; Stockpiled soil may be spread at the site, provided that it is placed away from parking and/or drainage areas.	* Not Assigned
3/2/1995	Site Closure Approved	CLOS; No further cleanup nor investigation is needed.:CLOS Date changed DB conversion	* Not Assigned

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
				For more information about this site, contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973
Physical Location: 410 Willoughby

SITE REPORT: MATANUSKA MAID BLOCK PARCEL D

SITE NAME: Matanuska Maid Block Parcel D

ADDRESS: 325 E Dahlia Avenue, Palmer, AK 99645

**FILE
NUMBER:** 2245.38.043

HAZARD ID: 26608

STATUS: Active

STAFF: Marc Thomas, 9074655206 marc.thomas@alaska.gov

LATITUDE: 61.600542

LONGITUDE: -149.109638

**HORIZONTAL
DATUM:** WGS84

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

In 2012 the City of Palmer had a Phase I Environmental Site Assessment conducted for all seven parcels of the Mat-Maid Block property. Three of the parcels are not currently occupied (A, D, and E), the other four parcels are currently being used for commercial or industrial purposes including: office space, mechanics shop, storage, retail, and bulk fuel storage/distribution (Crowley Petroleum Distributors in Parcel G). The Phase I Environmental Site Assessment identified areas of potential contamination on each of the seven parcels based on past/current use and field observations. In 2013 under a EPA Brownfield grant, soil and groundwater samples were collected from this parcel. Ten surface (0 to 6 inches below ground surface) and 7 subsurface (at 4 feet below ground surface) soil samples were analyzed. Chromium and arsenic were identified over default cleanup levels in most of the samples but it appears to be naturally occurring and not related to a spill. Five of the surface samples and three subsurface samples exceeded default cleanup levels for other compounds. Surface sample TP15SS had 650 mg/kg lead, 0.61 mg/kg mercury, and 0.54 mg/kg benzo(a)pyrene. Surface sample TP17SS had pesticides 0.490 mg/kg gamma-Hexachlorohexane and 0.015 mg/kg Heptachlor, and 1.7 mg/kg mercury. Surface sample TP18SS had pesticide 0.041 mg/kg Heptachlor. Surface sample TS03SB01 had 0.87 mg/kg Naphthalene, 1.3 mg/kg 1,2,4-Trimethylbenzene, 0.62 Ethylbenzene, 4.5 mg/kg Xylenes, and 0.23 mg/kg benzene. Surface sample TS04SB01 had 0.6 mg/kg Naphthalene, 0.93 mg/kg 1,2,4-

Trimethylbenzene, 0.44 Ethylbenzene, 3.2 mg/kg Xylenes, and 0.22 mg/kg benzene. Subsurface sample TP16SB01 had 0.089 mg/kg Napthalene. Subsurface sample TP18SB01 had 0.23 mg/kg Benzo(a)pyrene. Subsurface sample TS04SB02 had 0.18 mg/kg Napthalene. The full extent of the soil contamination has not been defined. Up to 28 mg/kg GRO, 170 mg/kg DRO, and 1,400 mg/kg RRO in the samples analyzed for petroleum. On December 2013 two monitoring wells were installed (MW-3 and MW-4R) on this parcel and groundwater samples were collected. Static depth to water was at 32 feet below ground surface in both of the monitoring wells. The groundwater flow direction during this sampling event was to the southwest. The groundwater sample collected from monitoring well MW-3 did not contain contamination above Table C levels. The groundwater sample collected from monitoring well MW-4R had groundwater contamination near or above Table C cleanup levels for 855 ug/l total chromium, 47.7 ug/l lead, 1.9 ug/l mercury, 2.5 ug/l bis(2-ethylhexl)phthalate, and 444 ug/l nickel. The results of this sampling may be biased low because the field notes do not document that the samples were collected near the soil/water interface as required. On May 2014 the two monitoring wells were sampled (MW-3 and MW-4R). Static depth to water was at 32.88 to 32.99 feet below ground surface. The groundwater flow direction during this sampling event was to the south. The groundwater sample collected from monitoring well MW-3 did not contain contamination above Table C levels. The groundwater sample collected from monitoring well MW-4R had groundwater contamination near or above Table C cleanup levels for 27.6 ug/l arsenic, 49.5 ug/l lead, and 157 ug/l nickel. While non-detect GRO, DRO, and RRO in the groundwater samples collected the results of the sampling of monitoring wells MW-3 and MW-4R may be biased low because they were not collected near the soil/water interface as required. Need additional groundwater monitoring and cleanup for the soil contamination. Site is part of an area-wide Brownfield assessment, site #2245.57.002.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
2/21/2012	Brownfields Award	This action was copied from original Hazard ID 975 and documents the approval of Brownfield funding for all seven parcels of the Matanuska Maid Block property. On this date EPA approved the City of Palmer's request for a Targeted Brownfield Assessment (TBA) of the site. The first step will be to conduct a planning meeting between EPA, its contractor, the City of Palmer, and other stakeholders. A new file to track the TBA project work has been set up, File No. 2245.57.002, entitled "Matanuska Maid Block TBA."	John Carnahan
9/13/2013	Brownfields Award	NTP issued on this date for a FY 2014 TBA on Matanuska Maid Block, encompassing three sites: Matanuska Maid Block Parcels A, B & D, file numbers 2245.38.018, 2245.044 and 2245.38.043. Seven monitoring wells will be installed, \$47,418 EPA STRP funds awarded to City of Palmer. NTP# 18803603010.	Cascade Galasso-Irish
4/23/2014	Report or Workplan Review - Other	Two monitoring wells were installed in October 2013 (MW-3 and MW-4R) and had groundwater samples collected on December 2013. MW-3 has a screened interval from 20 to 39.5 feet below ground surface. MW-4R has a screened interval from 19.8	Robert Weimer

to 39.3 feet below ground surface. Static depth to water was at 32 feet below ground surface in both of the wells. The groundwater flow direction during this sampling event was to the southwest. The groundwater sample collected from monitoring well MW-3 did not contain contamination above Table C levels. The groundwater sample collected from monitoring well MW-4R had groundwater contamination near or above Table C cleanup levels for 855 ug/l total chromium (2,200 ug/l cleanup level), 47.7 ug/l lead (15 ug/l cleanup level), 1.9 ug/l mercury (2.0 ug/l cleanup level), 2.5 ug/l bis(2-ethylhexyl)phthalate (56 ug/l cleanup level), and 444 ug/l nickel (390 ug/l cleanup level). Non-detect GRO, DRO, and RRO in the groundwater samples collected. The results of that sampling of monitoring wells may be biased low because the field notes don't document that the samples were collected near the soil/water interface as required.

4/23/2014	Report or Workplan Review - Other	<p>The December 2014 TBA documented ten surface (0 to 6 inches below ground surface) and 7 subsurface (at 4 feet below ground surface) soil samples were analyzed. Chromium and arsenic were identified over default cleanup levels in most of the samples but appear to be naturally occurring and not related to a spill. Four of the surface samples exceeded 2018 Migration to Groundwater (MTGW) cleanup levels and one sample (TP15SS) exceeded residential human health cleanup levels for lead but is below Commercial/Industrial cleanup levels. Sample TP15SS had 650 mg/kg lead (400 mg/kg MTGW and Residential Human Health cleanup levels, 800 mg/kg Commercial/Industrial cleanup level). Sample TP 17SS had 0.490 mg/kg gamma-Hexachlorohexane – a pesticide (0.016 mg/kg MTGW cleanup level and 6.0 mg/kg Human Health cleanup level), and 1.7 mg/kg mercury (0.36 mg/kg MTGW cleanup level and 3.1 mg/kg Human Health cleanup level). Sample TS03SB01 had 0.23 mg/kg benzene (0.022 mg/kg MTGW cleanup level and 11 mg/kg Human Health cleanup level). Sample TS04SB01 had 0.22 mg/kg benzene. The contamination at these four locations appears to be limited at depth as the subsurface samples collected all four locations at 4 feet below ground surface met default cleanup levels.</p>	Robert Weimer
5/20/2015	Report or Workplan Review - Other	<p>The December 2014 TBA documented two monitoring wells were sampled (MW-3 and MW-4R). Static depth to water was at 32.88 to</p>	Robert Weimer

32.99 feet below ground surface. The groundwater flow direction during this sampling event was to the south for Parcel D (which was different than Parcel A). The groundwater sample collected from monitoring well MW-3 did not contain contamination above Table C levels. The groundwater sample collected from monitoring well MW-4R had groundwater contamination near or above Table C cleanup levels for 27.6 ug/l arsenic (0.52 ug/l cleanup level) and 49.5 ug/l lead (15 ug/l cleanup level). Non-detect GRO, DRO, and RRO in the groundwater samples collected. The results of the sampling of monitoring wells MW-3 and MW-4R may be biased low because they were not collected near the soil/water interface as required, they were collected 6 inches above the bottom of the well.

5/20/2015	Report or Workplan Review - Other	DEC requests complete copies of field notes for the 2013 soil sampling and the December 2013 and May 2014 groundwater sampling events.	Robert Weimer
6/9/2015	Report or Workplan Review - Other	Received requested field notes from archived EPA files.	Robert Weimer
9/9/2016	Site Added to Database	A new site has been added to the database	Mitzi Read
9/9/2016	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 79960 name: Matanuska Maid Block Parcel D	Mitzi Read
4/10/2020	Update or Other Action	Staff assigned changed to Lisa Griswold.	Anne Marie Palmieri
12/15/2021	Update or Other Action	Site transferred to Marc Thomas.	Lisa Griswold

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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SITE REPORT: MATANUSKA MAID BLOCK PARCEL B

SITE NAME: Matanuska Maid Block Parcel B

ADDRESS: 562 S Denali Street, Palmer, AK 99645

FILE
2245.38.044
NUMBER:

HAZARD ID: 26609

STATUS: Informational

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.600932

LONGITUDE: -149.109531

HORIZONTAL
WGS84
DATUM:

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

In 2012 the City of Palmer had a Phase I Environmental Site Assessment conducted for all seven parcels of the Mat-Maid Block property. Three of the parcels are not currently occupied (A, D, and E), the other four parcels are currently being used for commercial or industrial purposes including: office space, mechanics shop, storage, retail, and bulk fuel storage/distribution (Crowley Petroleum Distributors in Parcel G). The Phase I Environmental Site Assessment identified areas of potential contamination on each of the seven parcels based on past/current use and field observations. In 2013 under a EPA Brownfield grant, soil samples were collected from this parcel. Six surface (1 to 12 inches below ground surface) soil samples were analyzed. Chromium and arsenic were identified over default cleanup levels in most of the samples but it appears to be naturally occurring and not related to a spill. A former transformer area was non-detect for PCBs in the two samples collected from that area. Up to 240 mg/kg RRO in the four samples analyzed for petroleum. Site is part of an area-wide Brownfield assessment, file #2245.57.002.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
2/21/2012	Brownfields Award	This action was copied from original Hazard ID 975 and documents the approval of Brownfield funding for all seven parcels of the Matanuska Maid Block property. On this date EPA approved the City of Palmer's request for a Targeted Brownfield Assessment (TBA) of the site. The first step will be to conduct a planning meeting between EPA, its contractor, the City of Palmer, and other stakeholders. A new file to track the TBA project work has been set up, File No. 2245.57.002, entitled "Matanuska Maid Block TBA."	John Carnahan
9/13/2013	Brownfields Award	NTP issued on this date for a FY 2014 TBA on Matanuska Maid Block, encompassing three sites: Matanuska Maid Block Parcels A, B & D, file numbers 2245.38.018, 2245.044 and 2245.38.043. Seven monitoring wells will be installed, \$47,418 EPA STRP funds awarded to City of Palmer. NTP# 18803603010.	Cascade Galasso-Irish
9/12/2016	Site Added to Database	A new site has been added to the database	Mitzi Read

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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SITE REPORT: MATANUSKA MAID BLOCK PARCEL E - PALMER FORMER POWER HOUSE

SITE NAME: Matanuska Maid Block Parcel E - Palmer Former Power House

ADDRESS: 237 East Dahlia Avenue, Palmer, AK 99645

FILE
2245.38.047
NUMBER:

HAZARD ID: 27130

STATUS: Active

STAFF: Marc Thomas, 9074655206 marc.thomas@alaska.gov

LATITUDE: 61.600414

LONGITUDE: -149.111041

HORIZONTAL
WGS84
DATUM:

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Problems/Comments

The Palmer former power house (fka Matanuska Maid Block Parcel E) was built in the mid-1950s to replace a 1930s structure that burned in a fire. The power house used coal fired boilers from the 1930s to the early 1960s, and fuel-fired boilers from the early 1960s to the mid-1970s. The current structure consists of 60x54 cinderblock walls and a low sloped roof. The interior has been stripped of all equipment and has been exposed to the elements due to voids in the roof from decay. Various piping runs have been documented on the property with unknown endpoints. Red paint on several locations are suspected to contain lead, and it was reported that asbestos-containing material was once stored on the property. A limited phase II environmental site assessment conducted under the Matanuska Susitna Borough Brownfields Areawide grant in 2019 identified areas of debris on the property, several drums, and possible lead-based paint. Limited soil sampling found mercury in the soil at 0.801 mg/kg (14-15 feet below ground surface (bgs)), diesel range organics (DRO) up to 610 mg/kg (0-1 foot bgs), 1-methylnaphthalene at 0.563 mg/kg (0-1 foot bgs), and naphthalene up to 0.480 mg/kg (0-1 foot bgs). Phthalates and polychlorinated biphenyls were not detected in soil, while other volatile organic compounds were detected but were not above DEC cleanup levels. Limited groundwater sampling found dissolved lead at 72.8 ug/L, and mercury at 1.80 ug/L. DRO, residual range organics, gasoline range organics, phthalates, and pesticides were not detected in the groundwater, while several polycyclic aromatic

hydrocarbons were detected, but were below DEC cleanup levels in the samples collected. Work conducted under ADEC's Brownfield Assessment and Cleanup (DBAC) service in 2020-2021 included Fraction of Organic Carbon testing and allowed ADEC to develop an alternative cleanup level on the site. Mercury in groundwater appears to be the result of suspended solids as dissolved mercury sample levels were below ADEC cleanup levels. While working to remove an area that contained naphthalene above the alternative cleanup level, a distinct black layer approximately 9 inches below ground surface that was not previously described in other reports. The black layer is distinct, and the soil beneath it did not contain contaminants above ADEC cleanup levels.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
12/26/2018	Brownfields Award	Matanuska Susitna Borough utilized their FY 16 Competitive EPA Assessment grant to conduct a Phase II on this site.	Lisa Griswold
9/4/2019	Site Added to Database	A new site has been added to the database	Mitzi Read
9/4/2019	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 80488 name: Matanuska Maid Block Parcel E - Palmer Former Power House	Mitzi Read
5/6/2020	Meeting or Teleconference Held	DEC Brownfield Assessment and Cleanup (DBAC) kick off meeting held on this date. Topics included desired services and possible timeline for field work.	Lisa Griswold
6/12/2020	Site Visit	Site visit conducted on this date.	Lisa Griswold
10/13/2020	Brownfields Award	SFY 21 DEC Brownfields Assessment and Cleanup awarded to Palmer Arts Council for the purposes of conducting further site characterization. EPA State and Tribal Response Program (STRP) funds \$72,193.42.	Lisa Griswold
3/16/2021	Report or Workplan Review - Other	ADEC submitted comment on the Site Characterization Work Plan that was received on February 12, 2021. This Work Plan documented the proposed site activities to be conducted at the Former Palmer Power House in Palmer, Alaska under DEC's Brownfield Assessment and Cleanup SFY 2021 program. Proposed site activities include: conducting surface soil sampling; subsurface investigation, installation of groundwater monitoring wells, with groundwater sampling and possible further groundwater sampling.	Lisa Griswold

5/11/2021	Site Characterization Workplan Approved	ADEC approved the revised Site Characterization Work Plan referenced below that was received on March 29, 2021. The Work Plan documented the proposed site activities including: conducting surface soil sampling; subsurface investigation, installation of groundwater monitoring wells, with groundwater sampling and possible further groundwater sampling.	Lisa Griswold
10/1/2021	Cleanup Level(s) Approved	ADEC received technical memorandums on both the soil and groundwater results for the FY21 DBAC project on August 12 and August 18 respectively. Total Organic Carbon was tested as part of the soil sampling to calculate a site specific cleanup level based on the carbon content of the soil via Method 3. Once calculated, it was determined that the cleanup levels for Naphthalene became 0.58 mg/kg, and 1-methylnaphthalene became 6.6 mg/kg for migration to groundwater cleanup level in soil. DRO, which was previously found in soil was not detected in this round of sampling. The concentrations of Naphthalene found in the soil mean that one of the three grid areas sampled requires further investigation. Total and dissolved mercury were tested for in the groundwater. The groundwater was highly turbid. Results indicated that total mercury exceeded cleanup levels while dissolved mercury did not. Due to the fact that the total mercury was the only one to exceed cleanup levels with a highly turbid sample, the exceedance of mercury may be due to suspended solids within the groundwater. As such, ADEC did not request any further sampling of the groundwater and requested that the contractor decommission the monitoring wells in accordance with appropriate guidance. ADEC issued a letter to the landowner on this date with this information and determination.	Lisa Griswold
10/12/2021	Update or Other Action	S&W contacted ADEC to inform of a distinct black layer located in the excavation of grid 3. This black layer was not described in previous reports and contains a naphthalene concentration above the alternative cleanup level.	Lisa Griswold
12/8/2021	Meeting or Teleconference Held	Meeting held with Palmer Arts Council regarding current field work and unanticipated problems encountered. Palmer Arts Council was introduced to Marc Thomas as the new PM for the site starting on 12/16/2021.	Lisa Griswold

12/15/2021 Update or Other Action Staff assigned changed to Marc Thomas. Lisa Griswold

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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State of Alaska Department of Environmental Conservation

P.O. Box 111800

Juneau, AK 99811-1800

Phone: 907-465-5066

Fax: 907-465-5245

TDD: 800-770-8973

Physical Location: 410 Willoughby

SITE REPORT: MATANUSKA MAID BLOCK PARCEL A

SITE NAME: Matanuska Maid Block Parcel A

ADDRESS: 513 S Valley Way, 564 E Dahlia Avenue, Palmer, AK 99645

**FILE
NUMBER:** 2245.38.018

HAZARD ID: 975

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.601460

LONGITUDE: -149.110046

**HORIZONTAL
DATUM:** WGS84

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

The City of Palmer submitted a request to EPA for a Targeted Brownfield Assessment (TBA) of the site which was approved on February 21, 2012. The Mat-Maid Block property, a city block in Palmer, Alaska, comprises seven individual commercial/industrial lots (Parcel A through G) containing a total of 8.74 acres. Development of the block began in 1935 as the industrial and commercial heart of the 1935 Matanuska Colony. The Mat-Maid block remained under single ownership by Matanuska Maid, Inc. until 1963, when Parcel F and G were sold, the remaining parcels were sold/transferred between 1977 and 1985 from Matanuska Maid Inc. to other parties. In 2012 the City of Palmer had a Phase I Environmental Site Assessment conducted for all seven parcels of the Mat-Maid Block property. Three of the parcels are not currently occupied (A, D, and E), the other four parcels are currently being used for commercial or industrial purposes including: office space, mechanics shop, storage, retail, and bulk fuel storage/distribution (Crowley Petroleum Distributors in Parcel G). The Phase I Environmental Site Assessment identified areas of potential contamination on each of the seven parcels based on past/current use and field observations. In 2013 under EPA Brownfield grants, soil and groundwater samples were collected from three parcels (A, B, and D) that they were able to obtain site access to. Groundwater was encountered at 22 to 37 feet below ground surface in the monitoring wells installed as part of the EPA Brownfield grants. On 2013 as part of a EPA Brownfield assessment soil and groundwater

sampling on Parcel A identified two large (each approximately 10 foot by 10 foot) petroleum surface stained areas in the open storage shed on the north central part of the parcel. 19 surface (0 to 6 inches below ground surface) and 18 subsurface (at 1.5 to 4 feet below ground surface) soil samples were analyzed, including some from the surface stained areas. DRO and RRO were identified over default cleanup levels in the soil samples collected at the surface stained areas. The depth of contamination at each surface stained area has not been defined, and extends greater than a 2.5 foot depth at one location and greater than a 3.5 foot depth at the other location. Up to 900 mg/kg DRO (but higher concentrations may exist since some of the samples had higher detection limits of up to 3,000 mg/kg), 27,000 mg/kg RRO in the soil. Chromium and arsenic were also identified over default cleanup levels in most of the samples but they appear to be at naturally occurring concentrations for those soils and not related to a past spill. Also in 2013 three monitoring wells were installed (MW-1S, MW-1D, and MW-2) and two of them (MW-1S, and MW-2) had groundwater samples collected. Monitoring well MW-1D has a deeper well screen at 82 to 102 feet below ground surface but because of freezing conditions in the sample tube it was not sampled this monitoring event. Static depth to groundwater ranged from 22 to 33 feet below ground surface in the other monitoring wells. The groundwater flow direction during this sampling event was to the southwest. The two groundwater samples collected did not contain contamination above Table C cleanup levels for metals and was non-detect for VOCs, PAHs, GRO, DRO, RRO, and Pesticides/PCBs. In May 2014 another round of groundwater monitoring was conducted from the three monitoring wells. Monitoring well MW-1D has a deeper well screen at 82 to 102 feet below ground surface but it had a static water level of 27.1 feet below ground surface. Static depth to groundwater ranged from 23.64 to 33.83 feet below ground surface in the other monitoring wells. The groundwater flow direction during this sampling event was to the west by northwest for Parcel A (which was different than Parcel D which was toward the south). The three groundwater samples collected had up to 20 ug/l arsenic, 296 ug/l chromium, 163 ug/l nickel and non-detect for GRO, DRO, and RRO. These metals results may be due to turbidity in the samples collected and appear to be from naturally occurring metals in the soil. In July 2015 a total of 45.94 tons of contaminated soil was excavated from the two surface stained areas. That soil was transported to ASR for thermal treatment. Field screening and analytical samples were collected from the base and sidewalls of the two excavations. 15 soil samples were analyzed for DRO and RRO and 2 soil samples (+2 duplicates) were analyzed for PAHs. Up to 120 mg/kg DRO, 230 mg/kg RRO, 0.015 mg/kg 1-Methylnaphthalene, 0.020 mg/kg 2-Methylnaphthalene, 0.014 mg/kg Naphthalene, and 0.013 mg/kg Phenanthrene is the samples analyzed. All soil samples meet current and proposed cleanup levels. On September 7, 2016 the three site monitoring wells were decommissioned. Recommend site for closure. Site is part of a Brownfield area-wide assessment, file #2245.57.002.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
9/30/1990	Site Added to Database	Hazardous waste, possible PCBs contaminants.	No Longer Assigned
9/30/1990	Update or Other Action	(Old R:Base Action Code = FI - Field Inspection (General)). J. LeBeau of ADEC found 3 transformers made by Westinghouse with some oil staining on concrete floor beneath them. Serial #s: 2014307 10KVA, 2004338 5KVA, and 2004141 5KVA. A 5 gallon can of Methylene chloride that poses respiratory hazards to human health was also found.	Joe LeBeau
12/16/1992	Site Ranked Using the AHRM	Initial ranking.	No Longer Assigned

5/16/2006	Update or Other Action	Site transferred from Frechione to Pikul.	Aggie Blandford
6/6/2006	Update or Other Action	Site transferred from Pikul to Horwath.	Aggie Blandford
7/3/2006	GIS Position Updated	Using Yahoo search from Steve Trickett (with ADNR), in conjunction with Matanuska-Susitna Borough and TopoZone Pro, entered the coordinates and address for this site. Metadata includes USGS Topo Map 1:24K/25K, TopoZone Pro Street Maps, on a Medium Size Map, View Scale 1:24,000, Coordinate Datum WGS84. Moderate to High degree of confidence in accuracy of location.	Alyce Hughey
7/19/2006	Update or Other Action	Project manager changed from Horwath to Fritz, per Paul Horwath.	Alyce Hughey
10/26/2006	Update or Other Action	File review memo placed in the file. The site should be deemed a non-qualifying site due to the lack of documentation of any release.	Don Fritz
3/16/2007	Update or Other Action	Unable to obtain additional information from ADNR staff in response to my questions.	Don Fritz
3/27/2008	Exposure Tracking Model Ranking	Initial ranking with ETM completed.	Don Fritz
6/19/2009	Update or Other Action	Review of the site file depicts that there is nothing to demonstrate that contamination has been released to the environment. Absent a confirmed release, and with an ETM ranking model depicting that all pathways for exposure are incomplete, the site status will be changed to non-qualifying.	Don Fritz
11/3/2010	Update or Other Action	Project manager changed from Fritz to Carnahan, per Fritz, to track on developments with Targeted Brownfield Assessment application.	John Carnahan
2/21/2012	Brownfields Award	On this date EPA approved the City of Palmer's request for a Targeted Brownfield Assessment (TBA) of the site. The first step will be to conduct a planning meeting between EPA, its contractor, the City of Palmer, and other stakeholders. A new file to track the TBA project work has been set up, File No. 2245.57.002, entitled "Matanuska Maid Block TBA."	John Carnahan
3/21/2012	Meeting or Teleconference Held	Meeting today with EPA, City of Palmer representatives, and E&E (EPA contractor) to discuss the pending Targeted Brownfield	John Carnahan

		Assessment at the Mat-Maid Block. This project encompasses multiple properties including one owned by the state of Alaska.	
8/22/2012	Site Visit	Complete site visit with City Manager, consultant and legal representative for City of Palmer. EPA TBA representative and STRP Program manager onsite.	John Carnahan
5/7/2013	Meeting or Teleconference Held	Meeting in Palmer to discuss the upcoming Triad meeting with EPA, USACOE, DEC and stakeholders.	John Carnahan
6/5/2013	Meeting or Teleconference Held	Brownfield Systematic Planning Meeting held in Palmer.	John Carnahan
9/12/2013	Update or Other Action	Funding approval to install 5 monitoring wells on multiple properties to help clarify GW conditions associated with historic block use. Funding through R&R program.	John Carnahan
9/13/2013	Brownfields Award	NTP issued on this date for a FY 2014 TBA on Matanuska Maid Block, encompassing three sites: Matanuska Maid Block Parcels A, B & D, file numbers 2245.38.018, 2245.044 and 2245.38.043. Seven monitoring wells will be installed, \$47,418 EPA STRP funds awarded to City of Palmer. NTP# 18803603010.	Cascade Galasso-Irish
9/20/2013	Site Characterization Workplan Approved	Well installation workplan approved.	John Carnahan
9/23/2013	Update or Other Action	Field work commenced during this week to install monitoring wells. Anticipate 5 days total to complete.	John Carnahan
10/1/2013	Update or Other Action	Wells developed over estimated 3-day period. Water to be stored locally onsite until disposed.	John Carnahan
12/5/2013	Update or Other Action	Groundwater sampling by E&E under contract to EPA (Targeted Brownfield Assessment Program) will commence December 9 - 11, 2013.	John Carnahan
4/23/2014	Report or Workplan Review - Other	In 2013 under EPA Brownfield grants, soil and groundwater samples were collected from three parcels (A, B, and D) that they were able to obtain site access to. Groundwater was encountered at 22 to 37 feet below ground surface in the monitoring wells installed as part of the EPA Brownfield grants. EPA Brownfield site work (including groundwater sampling to be conducted in May 2014) is planned	Robert Weimer

to continue on these three parcels in 2014.

4/23/2014	Report or Workplan Review - Other	<p>Three monitoring wells were installed in October 2013 (MW-1S, MW-1D, and MW-2) and two of them (MW-1S, and MW-2) had groundwater samples collected in December 2013. Monitoring well MW-1D has a deeper well screen at 82 to 102 feet below ground surface but because of freezing conditions in the sample tube it was not sampled this monitoring event. MW-1S has a screened interval from 20.6 to 40 feet below ground surface. MW-2 has a screened interval from 11 to 31 feet below ground surface. Static depth to groundwater ranged from 22 to 33 feet below ground surface in the other monitoring wells. The groundwater flow direction during this sampling event was to the southwest. The two groundwater samples collected did not contain contamination above Table C levels. The two samples were non-detect for VOCs, PAHs, GRO, DRO, RRO, and Pesticides/PCBs. Groundwater contamination may exist at the surface stained areas since the depth of the soil contamination in those areas has not been defined and there is currently not monitoring wells near those areas. The results of that sampling of monitoring wells may be biased low because the field notes don't document that the samples were collected near the soil/water interface as required.</p>	Robert Weimer
4/23/2014	Report or Workplan Review - Other	<p>Two large (each approximately 10 feet by 10 feet) petroleum surface stained areas were observed in the open storage shed on the north central part of the parcel. 19 surface (0 to 6 inches below ground surface) and 18 subsurface (at 1.5 to 4 feet below ground surface) soil samples were analyzed, including some from the surface stained areas. DRO and RRO were identified over default cleanup levels in the soil samples collected at the surface stained areas. The depth of contamination at each surface stained area has not been defined, and extends greater than a 2.5 foot depth at one location and greater than a 3.5 foot depth at the other location . Up to 900 mg/kg DRO (but higher concentrations may exists since some samples had a detection limit of up to 3,000 mg/kg), and 27,000 mg/kg RRO in the soil. Chromium and arsenic were also identified over default cleanup levels in most of the samples but they appear to be at naturally occurring concentrations for those soils and not related to a past spill.</p>	Robert Weimer

4/23/2014	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 71954 Matanuska Maid.	Robert Weimer
7/22/2014	Update or Other Action	Notice to Proceed received and work plan approved for the Transportation and Disposal of drums of soil and water Investigative Derived Waste (IDW).	Keri DePalma
5/19/2015	Offsite Soil or Groundwater Disposal Approved	Transportation and Disposal of drums of soil and water Investigative Derived Waste (IDW) was conducted.	Robert Weimer
5/20/2015	Report or Workplan Review - Other	Three monitoring wells were sampled (MW-1S, MW-1D, and MW-2). Monitoring well MW-1D has a deeper well screen at 82 to 102 feet below ground surface but it had a static water level of 27.1 feet below ground surface. Static depth to groundwater ranged from 23.64 to 33.83 feet below ground surface in the other monitoring wells. The groundwater flow direction during this sampling event was to the west by northwest for Parcel A (which was different than Parcel D). The three groundwater samples collected had up to 20 ug/l arsenic, 296 ug/l chromium, 163 ug/l nickel, but was non-detect for GRO, DRO, and RRO in all three monitoring wells. These metals results may be due to turbidity in the samples collected and appear to be from naturally occurring metal in the soil. The deeper monitoring well (MW-1D) was also sampled for VOCs, PAHs, and Pesticides/PCBs, and they were all non-detect. Groundwater contamination may exist beneath the petroleum surface stained areas since the depth of the soil contamination identified in those areas has not yet been defined and there is currently no monitoring wells near those areas to assess whether that contamination has reached groundwater.	Robert Weimer
5/20/2015	Update or Other Action	DEC requests complete copies of field notes for the 2013 soil sampling and the December 2013 and May 2014 groundwater sampling events.	Robert Weimer
6/9/2015	Update or Other Action	Received requested field notes from archived EPA files.	Robert Weimer
10/5/2015	Meeting or Teleconference Held	Teleconference with Franci Havemeister of DNR to discuss site work for Parcel A. We discussed that there is a surface stained area that needed to be cleaned up and some groundwater contamination to monitor regardless of future site use, but site uses and ICs could effect what levels could be	Robert Weimer

		safely left. She said they have set aside funds for the project in next years budget.	
7/12/2016	Report or Workplan Review - Other	DEC provides comments on proposed cleanup work plan for the two surface stained areas identified on Parcel A. DEC requests a revised work plan.	Robert Weimer
7/15/2016	Report or Workplan Review - Other	DEC approves revised July 15, 2016 cleanup work plan for the two surface stained areas identified on Parcel A.	Robert Weimer
7/15/2016	Offsite Soil or Groundwater Disposal Approved	DEC approves direct haul to ASR for thermal treatment of contaminated (DRO/RRO/PAH) soil to be excavated from two surface stained areas identified on Parcel A.	Robert Weimer
8/19/2016	Report or Workplan Review - Other	On July 20, 2016 a total of 45.94 tons of contaminated soil was excavated from the two surface stained areas. That soil was transported to ASR for thermal treatment. West surface stain area - 8 field screening samples and 4 analytical samples were collected from the sidewalls of this excavation and 11 field screening and 2 analytical samples (+1 duplicate) from the base of this excavation. East surface stain area - 24 field screening samples and 4 analytical samples were collected from the sidewalls of this excavation and 13 field screening and 3 analytical samples (+1 duplicate) from the base of this excavation. All 15 samples were analyzed for DRO and RRO and 2 samples (+2 duplicates) were analyzed for PAHs. Up to 120 mg/kg DRO, 230 mg/kg RRO, 0.015 mg/kg 1-Methylnaphthalene, 0.020 mg/kg 2-Methylnaphthalene, 0.014 mg/kg Naphthalene, and 0.013 mg/kg Phenanthrene is the samples analyzed. All soil samples meet current and proposed cleanup levels.	Robert Weimer
8/19/2016	Update or Other Action	Based on questions regarding how the groundwater samples were collected DEC is requesting that the three Parcel A monitoring wells be sampled for VOCs, GRO, DRO, RRO, PAHs, and metals in accordance with a site specific DEC approved work plan. Based on the results of that groundwater monitoring event DEC can evaluate Parcel A for closure. DEC requests that a work plan for this groundwater monitoring be submitted by September 19, 2016.	Robert Weimer

9/1/2016	Report or Workplan Review - Other	Groundwater sampling information provided by Linda Ader of E&E, the TBA site assessment team leader regarding the past groundwater monitoring events conducted on this property. Based on this information it addresses DEC concerns regarding the past groundwater sampling conducted at the Mat-Maid Parcel A property. The three monitoring wells on this property are approved to be decommissioned for site closure.	Robert Weimer
9/8/2016	Report or Workplan Review - Other	DEC received documentation that the two monitoring wells on Parcel A had been decommissioned on September 7, 2016.	Robert Weimer
9/8/2016	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 71954 Matanuska Maid.	Robert Weimer
9/9/2016	Cleanup Complete Determination Issued	Cleanup Complete letter issued for this site.	Robert Weimer

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
DRO	< Method 2 Most Stringent		Soil	
RRO	< Method 2 Most Stringent		Soil	

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	
Movement or use of contaminated material (including on site) in a manner that results in a violation of the water quality standards is prohibited (18 AAC 70)	

SITE REPORT: MSB - AUTO SHOP

SITE NAME: MSB - Auto Shop

ADDRESS: 1159 Chugach Dr., Palmer, AK 99645

FILE
2245.26.036
NUMBER:

HAZARD ID: 23448

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.593440

LONGITUDE: -149.108980

HORIZONTAL
NAD83
DATUM:

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

Last staff assigned was Krieger.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
8/6/1991	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 76248 * Not Assigned ADD;	
8/6/1991	Site Added to Database		* Not Assigned

8/7/1991	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	LCAU; :LCAU Date changed DB conversion	* Not Assigned
1/17/1992	Underground Storage Tank Site Characterization or Assessment	SA1; Site assessment received. Low levels of gasoline and significant levels of diesel found. All contaminated soils excavated. A data report by Chemical & Geological Laboratory was received at DEC from Mat-Su Brough on 1/27/1992	* Not Assigned
3/31/1992	Underground Storage Tank Site Characterization or Assessment	SA1R; Approved soil to be used in Mulchatna Road paving project (August '91).	* Not Assigned
4/1/1992	Site Closure Approved	CLOS; Site closed.:CLOS Date changed DB conversion	* Not Assigned

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
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For more information about this site, contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
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No ICs Required

Requirements

DESCRIPTION	DETAILS
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Advance approval required to transport soil or groundwater off-site.

SITE REPORT: UAF PALMER AG EXP STA - EAST FERN

SITE NAME: UAF Palmer Ag Exp Sta - East Fern

ADDRESS: 507 East Fern Avenue, Palmer, AK 99645

FILE
2245.38.016
NUMBER:

HAZARD ID: 2052

STATUS: Cleanup Complete

STAFF: IC Unit, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.592870

LONGITUDE: -149.100530

HORIZONTAL
NAD27
DATUM:

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

Removal of a 1,000 gallon heating oil UST, 9/29/94. DRO and BTEX detected resulted in about 100 cubic yards of excavated material after cleanup. Apparent GW contamination 60' below ground surface based on contaminated soil (131 ppm) at GW table. Tanks showed moderate signs of corrosion but no holes were visible that would suggest that a release of product had occurred. Last staff assigned was Krieger (2/12/97).

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
2/1/1995	Preliminary Assessment Approved	(Old R:Base Action Code = SA1R - Phase I SA Review (CS/LUST)). Significant contaminant levels remain in the soil. Further site assessment is	Mike Krieger

		needed. A site assessment plan is needed to delineate the vertical and horizontal extent of remaining contamination.	
2/1/1995	Update or Other Action	(Old R:Base Action Code = RAPR - Remedial Action Plan Review (CS)). Remedial action plan reviewed.	Mike Kriber
2/16/1995	Site Added to Database	Heating oil.	Mike Kriber
4/5/1995	Update or Other Action	(Old R:Base Action Code = RAPR - Remedial Action Plan Review (CS)). Target cleanup level "A" needed for completion of treatment because soils are to be transported for off site treatment. Otherwise, the submitted plan appears to be in substantial conformance with the Department's stockpiling and cell treatment guidelines and is approved.	Mike Kriber
4/5/1995	Update or Other Action	(Old R:Base Action Code = CORR - Correspondence (General)). Your request for submitting the site assessment plan by 5/15/95 is approved for the concerns of the Department.	Mike Kriber
5/15/1995	Update or Other Action	(Old R:Base Action Code = RAPR - Remedial Action Plan Review (CS)). Reviewed and approved site assessment plan, in-situ soil treatment plan.	Mike Kriber
7/20/1995	Site Characterization Report Approved	(Old R:Base Action Code = SA2R - Phase II SA Review (CS)). Reviewed a phase 2 site assessment report, received 7/17/95. Soil sample results show diesel range contamination in the soil at and below the ground water table. There appears to be minimal horizontal migration of the contamination, based upon the nearby soil borings. The previously intended passive remediation does not appear to be an option because oil degrading bacteria are not present in the assessed depths.	Mike Kriber
10/5/1995	Update or Other Action	(Old R:Base Action Code = RARR - Remedial Action Report Review (CS)). Reviewed Ground Water Sample Results. Sample results indicate low levels of ground water contamination. DRO was analyzed to be 5.3 ppm, benzene was 3.3 ppb, and total BTEX was 15.3 ppb. The DRO is above acceptable limits, but the BTEX is within drinking water parameters.	Mike Kriber
11/16/1995	Update or Other Action	(Old R:Base Action Code = CORR - Correspondence (General)). R eviewed level 1 GW sampling data deliverables package which are	Mike Kriber

		acceptable for this project.	
5/10/1996	Site Ranked Using the AHRM	Ranked by Shannon and Wilson.	S&W
10/21/1996	Site Ranked Using the AHRM	Reviewed S&W ranking. Changed Quantity Value from 2.1 to 2, and GW Exposure Index Value from 0.4 to 1.	Mike Kriber
7/16/2004	Update or Other Action	File number issued 2245.38.016	Aggie Blandford
9/11/2006	Conditional Closure Approved	ADEC has determined that the University property (described as the East Fern Site) has contamination remaining on site above the ADEC cleanup levels but it does not pose an unacceptable risk to human health or the environment. ADEC has determined that the cleanup actions employed at the site have been effective in removing a majority of the source(s) of contaminant material. DRO soil contamination remains on site above established cleanup levels but can not be practicably removed. Based on the information provided to date, ADEC has determined that the contamination remaining on site does not pose an unacceptable risk to human health or the environment and the East Fern Avenue site will be closed (with conditions).	David Pikul
9/11/2006	Institutional Control Record Established	This determination is subject to the following conditions: 1. An institutional control will be recorded on the ADEC database that identifies the nature and extent of the contamination remaining on the site. It will also serve to notify future owners/operators of the property of the environmental status of the site and any conditions that apply to future management of contamination. 2. ADEC shall be notified prior to any off site transport of soil or groundwater in accordance with 18 AAC 75.325(i). 3. When (or if) the contaminated soil remaining on site becomes accessible, ADEC shall be notified in order to evaluate what regulatory actions may be required to address the transport and/or disposal of the soil. 4. The monitor well, VEW, shall be decommissioned in accordance with ADEC procedures.	David Pikul
9/17/2007	Update or Other Action	Updated staff assigned to Bill O'Connell.	Hannah Lager
1/26/2010	Update or Other Action	Documentation of well decommissioning received from UAF	Bill O'Connell

6/11/2012	Institutional Control Compliance Review	IC review conducted and staff name changed from Bill O'Connell to IC Unit.	Evonne Reese
6/11/2012	Institutional Control Record Removed	This site meets the 2009 closure policy requirements therefore ICs can be removed. The default requirement of no offsite transport of soil or groundwater from this site will still apply.	Evonne Reese

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
DRO		Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800
 Juneau, AK 99811-1800
 Phone: 907-465-5066
 Fax: 907-465-5245
 TDD: 800-770-8973
 Physical Location: 410 Willoughby

SITE REPORT: ADOC - PALMER PRETRIAL FACILITY

SITE NAME: ADOC - Palmer Pretrial Facility

ADDRESS: 339 East Dogwood Avenue, Palmer, AK 99645

FILE
2245.26.019
NUMBER:

HAZARD ID: 23768

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.602153

LONGITUDE: -149.108875

HORIZONTAL
WGS84
DATUM:

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

In 1996 a 600-gallon underground storage tank (UST 1) at the Alaska Department of Corrections Palmer Pretrial Facility (aka Mat-Su Pretrial Facility) was upgraded to install an overflow protection system. The tank was used to supply fuel an emergency generator and was located on the east side of the facility, south of the generator shed. The product in the DEC UST database is identified as diesel, but at the time of the work in 1996, the tank contained gasoline. During upgrade activities, petroleum contamination was encountered and assessed, including limited excavation. Approximately 2 cubic yards of soil were removed and confirmation sampling indicated petroleum concentrations were below the most stringent DEC cleanup levels. Based on this information, the site was closed in 2007. (The UST number noted on the closure letter incorrectly identified the tank as UST 5.) In August 2018, the UST and associated piping were removed from the ground and additional assessment work was performed. The UST was replaced by an aboveground storage tank. Contaminated soil was identified beneath the vent piping and adjacent to the generator building. Confirmation sampling indicated diesel range organics remained in soil above the DEC cleanup level. Based on this updated information, the site was reopened.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
8/27/1996	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 76495 ADD; Diesel contamination.	* Not Assigned
8/27/1996	Site Added to Database		* Not Assigned
8/28/1996	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	LCAU; Diesel contaminated soil removed during the addition of tank overfill protection. : LCAU date changed DB conversion	* Not Assigned
3/21/1997	Release Investigation	Release investigation/site assessment.	Eric Henry
3/21/1997	Underground Storage Tank Site Characterization or Assessment	SA1A; Reviewed UST Upgrade Report. Results of the in-situ soil samples collected at a depth of 2.5' were shown to be within the target cleanup level of 200kg/mg. Since the UST was not removed, nor soil borings placed adjacent to the tank, it is unknown if unacceptable levels of contamination exists under the tank. The owner is notified via copy of a letter that it needs to comply with all tank upgrade regulations, per 18 AAC 78, State UST Regulations. If contamination is encountered while making any needed upgrades, that contamination must be reported to the Department.	* Not Assigned
10/6/2005	Update or Other Action	Project manager changed from Eric Henry to Dave Pikul.	Sarah Cunningham
3/21/2007	Update or Other Action	File number issued 2245.26.019 (FKA L73.??).	Aggie Blandford
3/23/2007	Site Closure Approved	Site closed. Closure letter issued 3/22/07.	David Pikul
8/8/2018	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		Jamie Grant
10/22/2018	Report or Workplan Review - Other	(Backdated entry for Robert Wiemer) The October 2018 site assessment was reviewed by Project Manager Robert Weimer for the removal and closure of a 600-gallon single-walled fiberglass UST. The UST was installed in 1985 and most recently was used as a diesel fuel supply for an emergency generator. Lab data returned from the site assessment revealed detectable petroleum contamination remaining in the excavation area near the generator building above Method 2	Jamie Grant

cleanup levels for migration to groundwater. Contaminants in the soil include DRO (337 mg/kg). There is also evidence of a release inside that building that may have leaked through cracks in the concrete floor (verification requested from consultant). The UST was previously the subject of a release investigation (Hazard ID: 23768) following a site assessment that occurred during the addition of tank a overflow protection system. At that time, the tank reportedly contained gasoline.

10/23/2018	Workplan Requested	(Backdated entry for Robert Wiemer) DRO was detected in soil sample (S6) at 337 mg/kg which exceeds migration to groundwater cleanup levels (250 mg/kg). Sample (S6) was collected from subsurface soils (>2ft bgs) beneath the eastern wall of the emergency generator building along the western most wall in the excavation. Photographs show significant staining in generator room and what appears to be some cracks. Project Manager Robert Weimer requested a work plan to determine nature and extent of contamination beneath the building, to determine whether groundwater has been impacted, and to further investigate the generator room to determine whether any pathways exist to soil beneath foundation.	Jamie Grant
4/2/2019	Leaking Underground Storage Tank Release Confirmed - Petroleum		Mitzi Read
4/2/2019	Site Reopened	In August 2018, the 600-gallon underground storage tank (UST 1) and associated piping were removed from the ground and additional assessment work was performed. The UST was replaced by an aboveground storage tank. Contaminated soil was identified beneath the vent piping and adjacent to the generator building. Confirmation sampling indicated diesel range organics remained in soil above the DEC cleanup level. Based on this updated information, the site was reopened.	Mitzi Read
4/2/2019	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 76495 name: 600-Gallon Diesel/Gasoline UST #1	Mitzi Read
4/4/2019	Potentially Responsible Party/State Interest Letter	Potentially responsible party / state interest letters sent landowner of record and facility operator of record.	Jamie Grant

5/29/2019	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 76495 600-Gallon Diesel/Gasoline UST #1.	Jamie Grant
6/10/2019	Cleanup Complete Determination Issued	Additional information provided regarding concrete staining within generator building indicates there are no cracks and contamination did not migrate to soils beneath the structure. Remaining contamination in soil at sample location s6 was collected from 2.4 feet bgs. Contamination was not encountered at greater depths (up to 9.5 feet bgs) and groundwater depth at adjacent property is 22-33 feet. ADEC has determined that the contamination at sample location S6 is stable and of de minimis volume with no evidence of migration to groundwater. In addition, direct contact with subsurface soil poses a de minimis exposure risk as contamination is below human health cleanup levels and is not accessible beneath the building. This site will receive a "Cleanup Complete" designation and is subject to the standard conditions outlined in the closure letter.	Jamie Grant
6/10/2019	Institutional Control Record Removed	Institutional Controls have been removed.	Jamie Grant

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
DRO	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	Remaining contamination (337mg/kg) in soil at sample location s6 was collected from 2.4 feet bgs. Contamination was not encountered at greater depths (up to 9.5 feet bgs) and groundwater depth at adjacent property is 22-33 feet. ADEC has determined that the contamination at sample location S6 is stable and of de minimis volume with no evidence of migration to groundwater. In addition, direct contact with subsurface soil poses a de minimis exposure risk as contamination is below human health cleanup levels and is not accessible beneath the building.

Control Type

TYPE**DETAILS**

No ICs Required

Requirements**DESCRIPTION****DETAILS**

Advance approval required to transport soil or groundwater off-site.

Movement or use of contaminated material (including on site) in a manner that results in a violation of the water quality standards is prohibited (18 AAC 70)

State of Alaska Department of Environmental Conservation

P.O. Box 111800

Juneau, AK 99811-1800

Phone: 907-465-5066

Fax: 907-465-5245

TDD: 800-770-8973

Physical Location: 410 Willoughby

SITE REPORT: MAT-SU BOROUGH MAIN ADMIN. BLDG.

SITE NAME: Mat-Su Borough Main Admin. Bldg.

ADDRESS: 350 East Dahlia Avenue, Palmer, AK 99645

**FILE
NUMBER:** 2245.38.040

HAZARD ID: 2051

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.587263

LONGITUDE: -149.129422

**HORIZONTAL
DATUM:** NAD83

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

Contamination discovered during removal of a 5,000 gallon heating oil UST. AK. Technical Environmental Services is the consultant. Last staff assigned were Kriebler (2/12/97).

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/17/1994	Update or Other Action	(Old R:Base Action Code = SA1R - Phase I SA Review (CS/LUST)). Department received report on cleanup activities.	Mike Kriebler

11/10/1994	Update or Other Action	(Old R:Base Action Code = RARR - Remedial Action Report Review (CS)). Department received the report of the excavation of a 5,000 gallon heating fuel UST, prepared by Alaska Technology Environmental Services.	Mike Kriebler
12/2/1994	Cleanup Plan Approved	(Old R:Base Action Code = CAPA - Corrective Action Plan). Contaminated soil disposed of by including it in recent road paving projects. No site closure until proof of disposal of contaminated soil is verified.	Mike Kriebler
1/12/1995	Site Added to Database	Site added from Kriebler letter. Heating oil.	Mike Kriebler
5/10/1996	Site Ranked Using the AHRM	Initially ranked by Shannon and Wilson.	S&W
10/17/1996	Site Ranked Using the AHRM	Reviewed S&W ranking. Changed Quantity Value from 1 to 2, Release from 0.1 to 1, Site Access Value from 0 to 1, GW Usage Value from 1 to 0.8, and SW Exposure Index Value from 0.4 to 0.	Mike Kriebler
11/18/1996	Update or Other Action	The subject file was lost until 8/2012. Upon review of the file in August 2012, it was learned that ADEC issued a no further action letter on this site on 11/18/1996. The NFA was based on the Mat-Su Borough Public Works Dept. 10/6/1994 report titled "Underground Storage Tank Removal and Replacement at the Mat-Su Borough Main Administration Building." This report stated that: a non regulated 5,000 gal. UST was removed on 10/1/1994 after 4,995 gal. of fuel was removed; contaminated soil was removed from overfilling incidents of the heating fuel UST to 21 ft bgs with the excavation measuring 24 ft. x 24 ft. wide, and that samples at the bottom of the pit showed 110 mg/kg EPH and 87 mg/kg TPH. The excavated contaminated soil was used as subbase for a road paving project at Wasilla's Bogard Road in September 1996.	Rich Sundet
7/16/2004	Update or Other Action	File number issued 2245.38.011	Aggie Blandford
5/16/2006	Update or Other Action	Site transferred from Frechione to Sundet.	Aggie Blandford
5/14/2008	Exposure Tracking Model Ranking	Intitial Ranking Complete for Source Area: 73029 (Autogenerated Action)	
5/14/2008	Exposure Tracking Model On Hold	File missing.	Rich Sundet

8/21/2012 Cleanup Complete
Determination Issued

The subject file was lost until 8/2012. Upon review Rich Sundet of the file in August 2012, it was learned that ADEC issued a no further action letter on this site on 11/18/1996. The NFA was based on the Mat-Su Borough Public Works Dept. 10/6/1994 report titled "Underground Storage Tank Removal and Replacement at the Mat-Su Borough Main Administration Building." This report stated that: a non regulated 5,000 gal. UST was removed on 10/1/1994 after 4,995 gal. of fuel was removed; contaminated soil was removed from overfilling incidents of the heating fuel UST to 21 ft bgs with the excavation measuring 24 ft. x 24 ft. wide, and that samples at the bottom of the pit showed 110 mg/kg EPH and 87 mg/kg TPH. The excavated contaminated soil was used as subbase for a road paving project at Wasilla's Bogard Road in September 1996. Based upon the review of the found file, DEC closes the site at this time.

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
DRO	< Method 2 Most Stringent		Soil	the 1994 excavation showed 110 mg/kg extractable petroleum hydrocarbons (equitable to DRO) and 87 mg/kg total petroleum hydrocarbons at the bottom of the 21 ft deep excavation. No GW detected at that depth.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

SITE REPORT: UAF PALMER AG EXP STA - S. GULKANA

SITE NAME: UAF Palmer Ag Exp Sta - S. Gulkana

ADDRESS: 767 South Gulkana Street, Palmer, AK 99645

FILE
2245.38.016
NUMBER:

HAZARD ID: 2053

STATUS: Cleanup Complete

STAFF: IC Unit, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.083920

LONGITUDE: -149.827250

HORIZONTAL
NAD83
DATUM:

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

Removal of a 500 gallon heating oil UST, 9/29/94. DRO and BTEX contained in an undisturbed sample collected 12' beneath tank resulted in about 50 cubic yards of excavated soil. Contamination to 45' (5890 ppm), but FID showed 20 at 55', just above GW table (no analysis). Analysis of soil at GW table was 6 ppm with 0 FID. A level B site. Last staff assigned was Krieber (2/12/97). This site was worked jointly with the UAF Palmer Ag Exp Sta - East Fern: 1994220127602: 2245.38.016. Please see that hard file for the complete administrative record and reports

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
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2/1/1995	Preliminary Assessment Approved	(Old R:Base Action Code = SA1R - Phase I SA Review (CS/LUST)). Further site assessment work is needed. A site assessment is needed to delineate the vertical and horizontal extent of remaining contamination.	Mike Krieger
2/1/1995	Update or Other Action	(Old R:Base Action Code = RAPR - Remedial Action Plan Review (CS)). Reviewed remedial action plan.	Mike Krieger
2/16/1995	Site Added to Database	Heating oil.	Mike Krieger
4/5/1995	Update or Other Action	(Old R:Base Action Code = CORR - Correspondence (General)). Your request for submitting the site assessment by 5/15/95 is approved for the concerns of the Department.	Mike Krieger
4/5/1995	Update or Other Action	(Old R:Base Action Code = RAPR - Remedial Action Plan Review (CS)). Target cleanup level "A" is needed for completion of treatment since soils are to be transported off site for treatment. Otherwise, the submitted plan appears to be in conformance with the Department's stockpiling and cell treatment guidelines and is approved.	Mike Krieger
5/15/1995	Update or Other Action	(Old R:Base Action Code = RAPR - Remedial Action Plan Review (CS)). Reviewed and approved a site assessment plan, in-situ soil treatment plan.	Mike Krieger
7/20/1995	Site Characterization Report Approved	(Old R:Base Action Code = SA2R - Phase II SA Review (CS)). Reviewed a phase 2 site assessment report, received 7/17/95. Significant high diesel range contamination exists within 15' of the ground water table. Based upon nearby soil borings, there appears to be minimal horizontal migration. The previously intended passive remediation does not appear to be an option because oil degrading bacteria are not present in the assessed depths.	Mike Krieger
10/5/1995	Update or Other Action	(Old R:Base Action Code = RARR - Remedial Action Report Review (CS)). Reviewed Ground Water Sample Results. Shannon and Wilson reported that the monitor well was dry and so not sampled. It appeared that the well was undamaged and that the well being dry was probably due to seasonal water table fluctuations. The well could still be used for a vapor extraction system.	Mike Krieger

11/16/1995	Update or Other Action	(Old R:Base Action Code = CORR - Correspondence (General)). Reviewed level 1 GW sampling data deliverables package which are acceptable for this project.	Mike Kriebler
5/10/1996	Site Ranked Using the AHRM	Initial ranking.	S&W
10/21/1996	Site Ranked Using the AHRM	Reviewed S&W ranking. Changed Quantity Value from 2.1 to 2, and GW Exposure Index Value from 0.4 to 1.	Mike Kriebler
7/16/2004	Update or Other Action	File number issued 2245.38.016	Aggie Blandford
7/18/2007	Update or Other Action	This site was worked jointly with UAF Palmer Ag Exp Sta-East Fern: 1994220127602; 2245.38.016. The complete administrative hard file and reports are filed under that site.	Donald Seagren
8/10/2007	Conditional Closure Approved	Contaminated soi exceeding cleanup levels remains under the residence. GW is not contaminated. The residence is served by the City of Palmer Public Water System. Under current site conditions, there are no exposure pathways. The Department will be notified if/when the residence is removed and the contaminated soil is accessible to determine what actions may be required.	Donald Seagren
8/10/2007	Institutional Control Record Established	Contamianted soil remains under the residence. UAF is required to notify ADEC if/when the residence is removed and the contaminated soil becomes accessible. The appropriate actions (assessment, excavation, remediaton) will be determined at that time. UAF is required to notify ADEC prior to removal of any soil from the property.	Donald Seagren
4/2/2008	Update or Other Action	Received verification from UAF that the MW at this site was decommissioned on 23 October 07 in accordanc ewith ADEC procedures by discovery Drilling.	Donald Seagren
6/10/2008	Update or Other Action	Site transferred from Don Seagren to Linda Nuechterlein per Linda Nuechterlein.	Alyce Hughey
4/5/2012	Institutional Control Compliance Review	IC review conducted and staff name changed from Nuechterlein to IC Unit.	Evonne Reese
4/5/2012	Institutional Control Record Removed	This site meeting the 2009 closure policy, therefore ICs can be removed. The groundwater monitoring well has been decommissioned.	Evonne Reese

4/10/2012 Update or Other Action Found closure letter in the hard file at the Anchorage office and attached document in CS database. Kristin Thompson

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
DRO		Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973
Physical Location: 410 Willoughby

SITE REPORT: WOODS AIR FUEL

SITE NAME: Woods Air Fuel

ADDRESS: Palmer airport; , Palmer, AK 99645

FILE
NUMBER: 2245.26.035

HAZARD ID: 22957

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.588860

LONGITUDE: -149.093231

HORIZONTAL
DATUM: NAD83

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

On March 11, 1993 up to 3,353 gallons of aviation fuel (100 LL Avgas) spilled on the frozen ground surface after a vandal/thief left the nozzle open. Fuel was visible on the ground surface from just south of the dispenser, flowing southwest to a low spot the south of the tanks. A snow/fuel mixture was recovered with a vac truck. An estimated 750 gallons of fuel was recovered. Confirmation soil samples collected on April 23, 1993 (up to <0.10 mg/kg benzene, 11 mg/kg GRO, <0.05 mg/l TCLP lead) met site cleanup levels. Based on the sample results a No Further Action letter was issued on September 1, 1993. Last staff assigned was Krieber.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
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3/11/1993	Leaking Underground Storage Tank Release Confirmed - Petroleum	On March 11, 1993 up to 3,353 gallons of aviation fuel (100 LL Avgas) spilled on the frozen ground surface after a vandal/thief left the nozzle open. Fuel was visible on the ground surface from just south of the dispenser, flowing southwest to a low spot the south of the tanks. LUST Site created in CSP for source area ID 75891 ADD;	* Not Assigned
3/11/1993	Site Added to Database		* Not Assigned
3/12/1993	Underground Storage Tank Site Characterization or Assessment	Confirmation soil samples collected on April 23, 1993 (up to <0.10 mg/kg benzene, 11 mg/kg GRO, <0.05 mg/l TCLP lead) met site cleanup levels.	* Not Assigned
3/12/1993	Update or Other Action	CAPR; :Action Date changed DB conversion 1/11/11	* Not Assigned
3/12/1993	Update or Other Action	NOR;	* Not Assigned
4/22/1993	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	A snow/fuel mixture was recovered with a vac truck. An estimated 750 gallons of fuel was recovered.	* Not Assigned
9/1/1993	Site Closure Approved	Confirmation soil samples collected on April 23, 1993 (up to <0.10 mg/kg benzene, 11 mg/kg GRO, <0.05 mg/l TCLP lead) met site cleanup levels. Based on the sample results a No Further Action letter was issued on September 1, 1993.	* Not Assigned

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
				For more information about this site, contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
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SITE REPORT: PALMER PIONEER HOME

SITE NAME: Palmer Pioneer Home

ADDRESS: 250 East Fireweed Street, Palmer, AK 99645

FILE
2245.26.029
NUMBER:

HAZARD ID: 23439

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.597098

LONGITUDE: -149.113977

HORIZONTAL
NAD83
DATUM:

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

Contamination reported below Level A Cleanup. Pinard issued NFA. See File.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/9/1998	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 76241 (Added by System)	David Allen
10/9/1998	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		* Not Assigned

10/9/1998	Site Added to Database		* Not Assigned
3/9/1999	Site Closure Approved		* Not Assigned
4/28/2008	Update or Other Action	Added facility address and changed file number from L73.18 to 2245.26.029.	Nicole Hurt

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
				For more information about this site, contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973
Physical Location: 410 Willoughby

SITE REPORT: BARBARA PENNISTON UST

SITE NAME: Barbara Penniston UST

ADDRESS: 543 South Gulkana St.; , Palmer, AK 99645

FILE
L55.374
NUMBER:

HAZARD ID: 23600

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 dec.icunit@alaska.gov

LATITUDE: 61.607320

LONGITUDE: -149.100580

HORIZONTAL
NAD27
DATUM:

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

Parcel D13.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
11/27/1995	Leaking Underground Storage Tank Corrective Action Underway	LCAR; Lead and gasoline range contamination are present but within acceptable limits. No further action at the site required by DEC, however, soil stockpile post-treatment samples needed before site can be closed.	* Not Assigned

11/27/1995	Underground Storage Tank Site Characterization or Assessment	SA1R; Reviewed an UST Closure Report. Analytical results indicate low levels of gasoline range and lead contamination are present but are within acceptable limits.	* Not Assigned
12/7/1995	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 76365 ADD; Site added to database.	* Not Assigned
12/7/1995	Site Added to Database		* Not Assigned
12/8/1995	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	LCAU; LUST corrective action underway. : LCAU date changed DB conversion	* Not Assigned
11/20/1997	Update or Other Action	ADEC sends Notification of Intent to Cost Recover Letter to Current Owner: BARBARA PENNISTON	* Not Assigned
8/7/2001	Update or Other Action	Electronic file reviewed; HC file received from Wasilla and reviewed. Attempted to call RP to inquire status of stockpile. If no stockpile close site per Nov. 27, 1995 ADEC letter.	Sharon Sadlon
8/20/2001	Update or Other Action	Site visit. UST location revegetated. Receive copy of SA report dated Sept. 19, 1995 from Barbra (Penniston) Johnson. Barbra stated that she thought the excavated soil was placed back into the excavation as backfill, since no contamination above cleanup levels was encountered at the limit of the excavation. (She was out of town while the work was performed.) Excavation dimensions (7' l x 6' w x 4' 9" d) indicated that the tank was not overexcavated. Stockpile samples and field notes are not included in the SA. As noted earlier, samples from the limit of the excavation were below Method 1 Category A below cleanup levels.	Sharon Sadlon
8/21/2001	Update or Other Action	Rescored site	Sharon Sadlon
8/21/2001	Site Closure Approved	Write NFA letter	Sharon Sadlon

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
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For more information about this site, contact DEC at (907) 465-5390.

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800

Juneau, AK 99811-1800

Phone: 907-465-5066

Fax: 907-465-5245

TDD: 800-770-8973

Physical Location: 410 Willoughby

Spill Name: Non-spill, Palmer Fire Rescue Substation

Facility Name: Palmer Fire and Rescue

Spill Date: 1/25/2014 10:00:00 AM

Facility Address: 645 Cope Industrial Way
Palmer, 99645

Spill Number: 14239902502

Area: Central Alaska

[More Information on Facility](#)

Subarea: Cook Inlet

Region: Mat-Su Valley

Location: PALMER

Primary Responsible Party: Palmer Fire & Rescue

Media Impacted: - Land

Facility Type: Other

[More Information on Responsible Party](#)

SUBSTANCE	RELEASED	CONTAINED	RECOVERED	UNIT	DISPOSAL METHOD
Other	100.000	100.000	100.000	Gallons	Natural Dispersion

ACTION	ACTION DATE
Complaint/Report Received	1/25/2014
Communication, Other	1/27/2014
Case Closed, No Further Action	1/28/2014

Note: Documents will not be available for all spills.

Uploaded documents types are currently limited to Letter of State Interest, Transfer of Project Management Letter and Site Closure No Further Action Letter. Not all spills will generate these documents. The document upload feature was implemented in September 2018 and spills that occurred prior to that will not have documents uploaded. Documents not available here are available through the public records request process.

DOCUMENT	DOCUMENT TYPE
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State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973
Physical Location: 410 Willoughby

APPENDIX D
COMPLETED ENVIRONMENTAL QUESTIONNAIRE

Phase I Environmental Site Assessment (ESA) Property Owner Questionnaire

- 1. What is the address/location of the subject property?**

650 E. Yukon St. Palmer, AK. 99645

- 2. When did you acquire the subject property?**

Approximately 1979 with an FAA property acquisition grant

- 3. From whom was the property purchased?**

Warren and Christine Woods

- 4. Please list any previous property owners that you are aware of, and include contact information if available.**

Warren Woods (Deceased) and Christine Woods-Soulak (907) 982-4880

- 5. What are the main uses of the subject property?**

Aircraft Storage

- 6. Please list any previous uses for the subject property that you are aware of.**

Aircraft Storage and Maintenance / Public Works Equipment Storage

- 7. Are you aware of any spills or hazardous materials having occurred or existing on the subject property or surrounding properties?**

Not on the subject property. There was a new taxiway development in 2004 and on an adjacent property they discovered buried 55-gallon drums that were intact with asphalt residue. I believe environmental work was done at that time with no negative impact. Contact David Lundin with HDL at 907-746-5230 for further details.

- 8. Are you aware of any underground or aboveground storage tanks that are currently or were formerly located on the subject property?**

No

- 9. Are you aware of any environmental liens against the subject property?**

No as it is not acceptable to the FAA.

10. Are you aware of any fill having been brought onto the property from an offsite source? What was the source?

No

11. Are there any pits, ponds, or lagoons on the property?

No

12. Are you aware of any underground injection wells or dry wells on the property?

No

13. Are you aware of any current or former septic systems on the property?

No Septic system that I am aware of, no restroom

14. Are you aware of any current or former water supply wells on the property?

One water well

15. Has the property been connected to municipal water and sewer service? If so, do you know when it was connected?

No

16. Has the property been connected to natural gas? If so, do you know when it was connected?

Yes, unknown

17. Are there any subfloor hydraulic lifts on the property?

No

18. Are there any current or previous floor drains in the building(s)? Are they connected to the sanitary sewer system?

No

19. Are there any oil/water separators on the property? If so, what are they connected to? How, and how often are they cleaned?

No

20. Have you ever observed any staining on the grounds of the subject property? Do you know the source of the staining? No

21. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property or that have been filed or recorded in a registry under federal, tribal, state or local law?

No

22. Are there any other signs that contamination may be present at the subject property?

No that I can tell

23. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

N/A

24. Do you know of others who may have knowledge of the subject property?

No

I certify that the information provided above is accurate to the best of my knowledge.

Frank Kelly, Airport Superintendent, Palmer Municipal Airport
Name of Property Owner/User of Report



01/17/2022

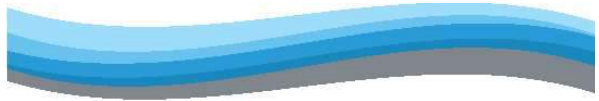
Signature of Property Owner/User of Report

Date

Airport Superintendent, Palmer Municipal Airport

Relationship to this property transaction (example: owner, past owner, buyer, realtor, renter, knowledgeable person, etc.)

APPENDIX E
BGES PROPOSAL DATED JANUARY 6, 2022



BGES, INC.

ENVIRONMENTAL CONSULTANTS

BGES, INC.

Providing Environmental and Geological Consulting Services

1042 East 6th Avenue
Anchorage, Alaska 99501

Ph: (907) 644-2900

Fax: (907) 644-2901

Eagle River Office:
Ph: (907) 696-BGES (2437)

www.BGESINC.com

January 6, 2022

City of Palmer

Attn: Frank Kelly, Palmer Municipal Airport Superintendent

231 W. Evergreen Avenue

Palmer, Alaska 99645-6952

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT & HAZARDOUS BUILDING MATERIALS INVENTORY; 650 EAST YUKON STREET, PALMER, ALASKA

Dear Mr. Kelly:

BGES, Inc. (BGES) is pleased to present our proposal to you for providing a Phase I environmental site assessment (ESA) and hazardous building materials inventory (HBMI), including lead-based paint and asbestos inspections at the above-referenced property. BGES personnel have conducted or managed hundreds of Phase I ESAs, and likely complete more on a yearly basis than any other consulting firm in Alaska (we typically complete about 50 to 80 per year). We have developed this proposal to provide a Phase I ESA and HBMI at the above-referenced location in conformance with American Society for Testing Materials (ASTM) E1527-21 guidelines and the local standard of practice. **We assume that this Phase I ESA is not related to a U.S. Small Business Administration (SBA) loan. Please let us know if this is not the case.**

SITE BACKGROUND

The property that is to be the subject of this Phase I ESA and HBMI consists of an irregularly-shaped parcel located approximately 500 feet southeast of the intersection of South Gulkana Street and East Fireweed Avenue, in the western portion of the Palmer Airport in Palmer, Alaska. The legal description of the subject property is listed by the Matanuska-Susitna Borough (MSB) as Lot LLS01, Tract B, Palmer Municipal Airport Subdivision. The property is listed as being 0.80 acre in size and is listed as containing a commercial building that was built in 1969. With this information in mind, we have prepared the following scope of work for this Phase I ESA and HBMI.

PHASE I ESA SCOPE OF WORK

Our scope of work includes research, a site visit, and preparation of a report summarizing our findings. During the research phase of our assessment, we will contact numerous entities that may have knowledge of current and/or former site conditions. This information is typically obtained from a subset of the following sources: The Alaska Department of Natural Resources Recorder's office; the tax assessor's office; the ADEC's Contaminated Sites, Spills, and Registered Underground Storage Tank (UST) databases; the US Environmental Protection Agency's (USEPA) National Priorities List (NPL); the USEPA's Delisted NPL Sites; The USEPA's Federal List of Institutional Control Sites; the USEPA Enviromapper database; the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database; the USEPA's CERCLIS No Further Remedial Action Planned List; the USEPA Corrective Action Detail Reports; The USEPA Region 10 Treatment, Storage, and Disposal facilities list; the USEPA Toxic Release Inventory System, Sanborn Fire Maps; the National Response Center; Polk City Directories; planning and zoning maps; water well surveys; the local electric companies; the local water and wastewater utility (if any); ENSTAR; current and former site owners; neighboring property owners or occupants; and other persons knowledgeable about the property.

We will review historical aerial photographs depicting property conditions and showing pertinent property details, and the photographs will be described in a narrative format in the text. We will purchase up to four of these photographs that will be included as figures in the report. After this preliminary research is completed, we will conduct a site reconnaissance of the subject property. During the site visit, our field personnel will look for evidence of USTs, aboveground storage tanks, drums and other containers, stained soils, stressed vegetation, site drainage patterns, and any other evidence of potential contamination. It should be noted that snow cover may preclude our ability to view portions of the exterior property ground surface.

Upon completion of the above-described activities, we will prepare a written report of our findings. We will include an opinion of the potential for contamination on the property, both from potential on-site and off-site sources; and identify recognized environmental conditions with respect to the subject property. We will also provide recommendations for additional activities if warranted.

HBMI SCOPE OF WORK

HBMI activities will include the analysis of all feasibly-accessible painted surfaces in the building for the presence of lead-based paint (LBP) via the use of an x-ray fluorescence (XRF) analyzer. Sampling in this

manner provides “real-time” data in a non-destructive manner. The XRF will be calibrated prior to use and will be utilized to analyze interior and exterior components of the structure. Sample locations will be documented with a unique identifier which will include the description of the sample location and characteristics. Sample locations with readings exceeding the EPA threshold of 1.0 milligram per square centimeter (mg/cm²) will be presented on a figure included with our final report.

Additionally, up to 30 bulk samples will be collected from potential asbestos-containing building materials (PACBM) present in the building. These samples will be shipped to EMSL Analytical, Inc. for laboratory analysis. Samples exhibiting 1 percent or greater asbestos content by volume will be considered asbestos-containing materials (ACMs). The locations of the ACMs will be presented on a figure; and descriptions of the materials and estimated quantities of the materials will be described in our report.

Please note that the sample collection process for asbestos analysis is destructive. We will endeavor to collect samples, whenever possible, from visually obscure and discreet locations, and the sample portions will be as small as possible. We will patch holes created in drywall with non-asbestos containing spackle, but the sampling locations will not be returned to a pre-sampling or “finished” condition.

EXCLUSIONS & CONSIDERATIONS

The proposed scope of work does not include testing for soil vapor, radon, or any potentially hazardous substances (other than those as part of our HBMI, as described above). In addition, we have not included provisions for collecting soil or groundwater samples. These services can be performed concurrently or as follow-up activities to the Phase I ESA, as requested. Our HBMI activities will be limited to readily-accessible and representative portions of the building, and we have not included provisions for mechanical lifts or extension ladders. For cost estimation purposes, we have excluded the roof from the HBMI activities.

Due to the inherently destructive nature of sampling for asbestos analysis, we will need written documentation from the current property owner; stating that they understand the proposed sampling process, and that they authorize us to proceed with the work as outlined in this proposal; prior to the performance of the HBMI activities.

You may indicate your agreement with this proposal and our attached terms and conditions, and provide notice to proceed by signing and returning via email the authorization to proceed block below. We appreciate this opportunity to be of service and look forward to continuing to provide professional environmental consulting services to you.

Sincerely,

BGES, INC.



Rose Pollock
Senior Environmental Scientist

Encl: BGES Standard Terms and Conditions

PROJECT AUTHORIZATION (21-131P-01):

I have reviewed, and I accept this proposal and the attached terms and conditions; and authorize the Phase I ESA and HBMI at 650 East Yukon Street in Palmer, Alaska to begin.

Signature of Authorized Representative

Title/Affiliation

Printed Name of Authorized Representative

Date

Additional Considerations (if any): _____

