



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**CAREY PROPERTY
3130, 3142, & 3150 MOUNTAIN VIEW DRIVE**

ANCHORAGE, ALASKA

ADEC SPAR Term Contract: 18700026

MAY 2005



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Carey Property
3130, 3142, & 3150 Mountain View Drive
Anchorage, Alaska**

Prepared for:

**ADEC Division of Spill Response and Prevention
Contaminated Sites Program
ADEC SPAR Term Contract: 18700026**

and

**Municipality of Anchorage
Community Development Division**

May 2005

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1-1
1.1	Purpose.....	1-1
1.2	Scope.....	1-1
2.0	SITE DESCRIPTION.....	2-1
2.1	Location and Legal Description.....	2-1
2.2	Site Facilities and Layout	2-1
2.3	Description of Structures, Roads, and Utilities	2-2
2.4	Current Property Uses	2-2
3.0	USER-PROVIDED INFORMATION	3-1
4.0	RECORDS REVIEW	4-1
4.1	Environmental Records.....	4-1
4.1.1	Federal Lists.....	4-6
4.1.2	State Lists.....	4-6
4.2	Additional Environmental Sources	4-7
4.3	Physical Setting	4-7
4.4	Historical Use	4-8
5.0	SITE RECONNAISSANCE.....	5-1
6.0	INTERVIEWS.....	6-1
7.0	SUMMARY OF FINDINGS AND RECOMMENDATIONS.....	7-1
7.1	Findings.....	7-1
7.2	Recommendations	7-1
8.0	LIMITATIONS	8-1
9.0	REFERENCES.....	9-1

LIST OF TABLES

Table 4-1. Contaminated/Regulated Sites in the Vicinity of the Carey Property 4-2

LIST OF FIGURES

Figure 1-1 Carey Property Site Location..... 1-3

Figure 2-1 Carey Property Layout..... 2-3

APPENDICES

Appendix A Site Photos
Appendix B Aerial Photographs

LIST OF ACRONYMS

ADEC	Alaska Department of Environmental Conservation
ADNR	Alaska Department of Natural Resources
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
BTEX	benzene, toluene, ethylbenzene, total xylenes
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS	Corrective Action Report
CS	Contaminated Sites
EDR	Environmental Data Resources, Inc.
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
LQG	large quantity generator
LUST	leaking underground storage tank
MOA	Municipality of Anchorage
NFRAP	No Further Remedial Action Planned
NPL	National Priorities List
PCB	polychlorinated biphenyl
RCRA	Resource Conservation and Recovery Act
RV	recreational vehicle
SHWS	State Hazardous Waste Sites

LIST OF ACRONYMS *(continued)*

SQG	small quantity generator
TCE	trichloroethene
TSD	treatment, storage, and disposal
USGS	United States Geological Survey
UST	underground storage tank
WESTON	Weston Solutions, Inc.

1.0 INTRODUCTION

Weston Solutions, Inc. (WESTON) has prepared this report to present the findings of the Phase I Environmental Site Assessment (ESA) performed at 3130, 3142, and 3150 Mountain View Drive (also referred to as the Carey property) in Anchorage, Alaska (Figure 1-1). The assessment was performed in April 2005 under contract to the Alaska Department of Environmental Conservation (ADEC). The site consists of three adjoining lots in the Mountain View area of Anchorage (lots 12, 13, and 14). The site is currently privately owned. Through contract with ADEC, the Municipality of Anchorage (MOA) is interested in assessing the possibility of contamination at the site in order to realize future development potential of the property.

1.1 Purpose

The purpose of the Phase I ESA is to identify, to the extent feasible and based on readily available information, recognized environmental conditions at the property. The Phase I ESA was performed in accordance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-00 (ASTM, 2000). ASTM E1527-00 defines “recognized environmental conditions” as the following:

“...the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.”

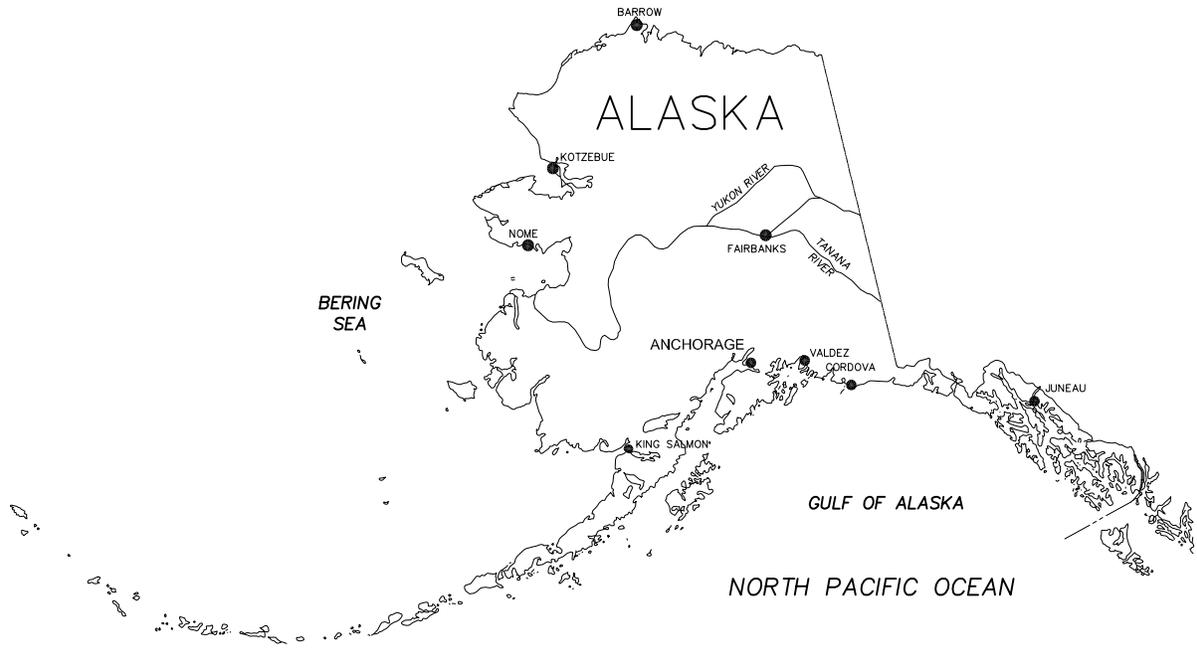
1.2 Scope

Activities performed for the Phase I ESA include records review (title records, environmental record sources, and aerial photographs), visual examination of the property, interviews, and evaluation/reporting of the findings. Additionally, the Phase I included a review of neighboring properties to determine if any may have affected environmental conditions at the subject property. Only readily available information was obtained for this Phase I ESA; no testing or sampling was performed. WESTON’s scope included the following tasks:

- **Records Review** – The records review included obtaining and reviewing pertinent and readily available information to help identify recognized environmental conditions at the site. Records reviewed include title records, aerial photographs, fire insurance maps, topographic maps, and any other pertinent and readily available information.
- **Environmental Database Review** – The environmental database review included reviewing Environmental Protection Agency (EPA) and ADEC databases and files.

- **Interviews with Knowledgeable Personnel** – This task included interviews with available personnel, such as owners, property managers, and/or occupants, who have relevant knowledge of past and present activities at the site.
- **Site Reconnaissance** – The site reconnaissance included observing, to the extent possible, current and past uses of the property and of adjoining properties; evidence of hazardous materials storage or usage; evidence of stressed vegetation, stained soil, disturbed topography, surface water sheen, or odors; evidence of electrical equipment, transformers, or capacitors that might contain polychlorinated biphenyls (PCBs); evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs); and any other information that may indicate an environmental condition at the site or on adjoining properties.
- **Documentation and Reporting** – The results from the records review, environmental database review, interviews, and site reconnaissance are presented in this Phase I ESA report.

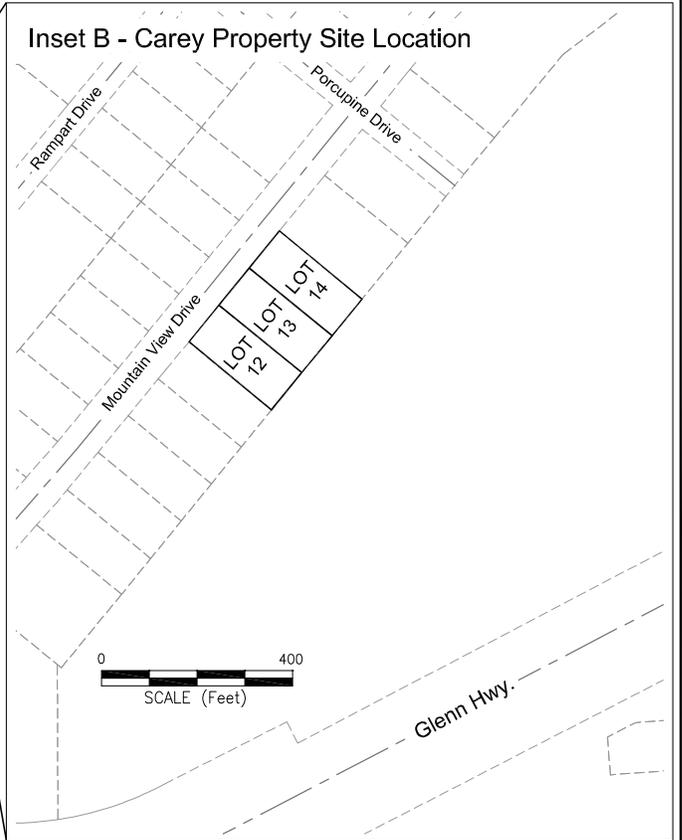
State of Alaska



Inset A - City of Anchorage



Inset B - Carey Property Site Location



May 13, 2005 - 10:58am
E:\Projects\ADEC\MtView\develop\Graphics\Mountain_View_ESA-Ph1.dwg



CAREY PROPERTY SITE LOCATION

3130, 3142, and 3150 Mountain View Drive
Anchorage, Alaska

Figure No.

1-1

This page is intentionally left blank

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Carey property is located on three adjoining lots on Mountain View Drive in Anchorage, Alaska. The site is located on Lots 12, 13, and 14, Block 7, Alaska Industrial Subdivision, in the SE 1/4 of the NW 1/4 of Section 16, Township 13N, Range 3W, Seward Meridian. The street addresses for the three lots are 3130, 3142, and 3150 Mountain View Drive. The site is located in a light industrial area; the nearest residential area is approximately 1,200 feet to the northeast. Each lot is 22,500 square feet; the entire property has an approximate area of 1.5 acres.

2.2 Site Facilities and Layout

The site layout is shown in Figure 2-1. The following buildings were present on the property during the 28 April 2005 site visit (photographs from the site visit are included in Appendix A). For ease of discussion, the buildings have been numbered on the figure and in the text.

The southwestern-most building consists of a warehouse and automotive repair/maintenance bay, part of which is a one-story wood frame building that was built on the property in the 1950s (Building 1). This section of the building is approximately 100 feet long by 45 feet wide and is oriented northwest to southeast, with the entrance facing Mountain View Drive.

The second part of this building was added onto the original building at a later date (Building 2). The building was not present in the 1970 aerial photo, but existed at the site by 1983. This section of the building is two stories, is approximately 90 feet long by 45 feet wide, and is oriented perpendicular to Building 1 along the back of the original structure. The total area of floor space in Buildings 1 and 2 is 11,068 square feet (MOA, 2005).

The northeastern-most building is a two-story building oriented northwest to southeast, with the entrance facing Mountain View Drive (Building 3). The first floor is approximately 100 feet long by 55 feet wide, with retail space in the front of the building and an automotive repair/maintenance bay along the back of the building. The second floor is located at the front of the building and is approximately 55 feet long across the face of the building by 45 feet wide. There is a loft area used for storage above the back half of the building. The building was constructed in the 1960s. The total area of the floor space in the building is 7,488 square feet (MOA, 2005).

A metal canopy is located behind Building 3. The canopy was added in the mid- to late-1980s (personal communication with O. Carey, 28 April 2005) and is approximately 55 feet long by 40 feet wide and 2,080 square feet in area (MOA, 2005).

An enclosed corridor connects Buildings 1 and 3. This corridor was also added in the mid- to late-1980s (personal communication with O. Carey, 28 April 2005).

2.3 Description of Structures, Roads, and Utilities

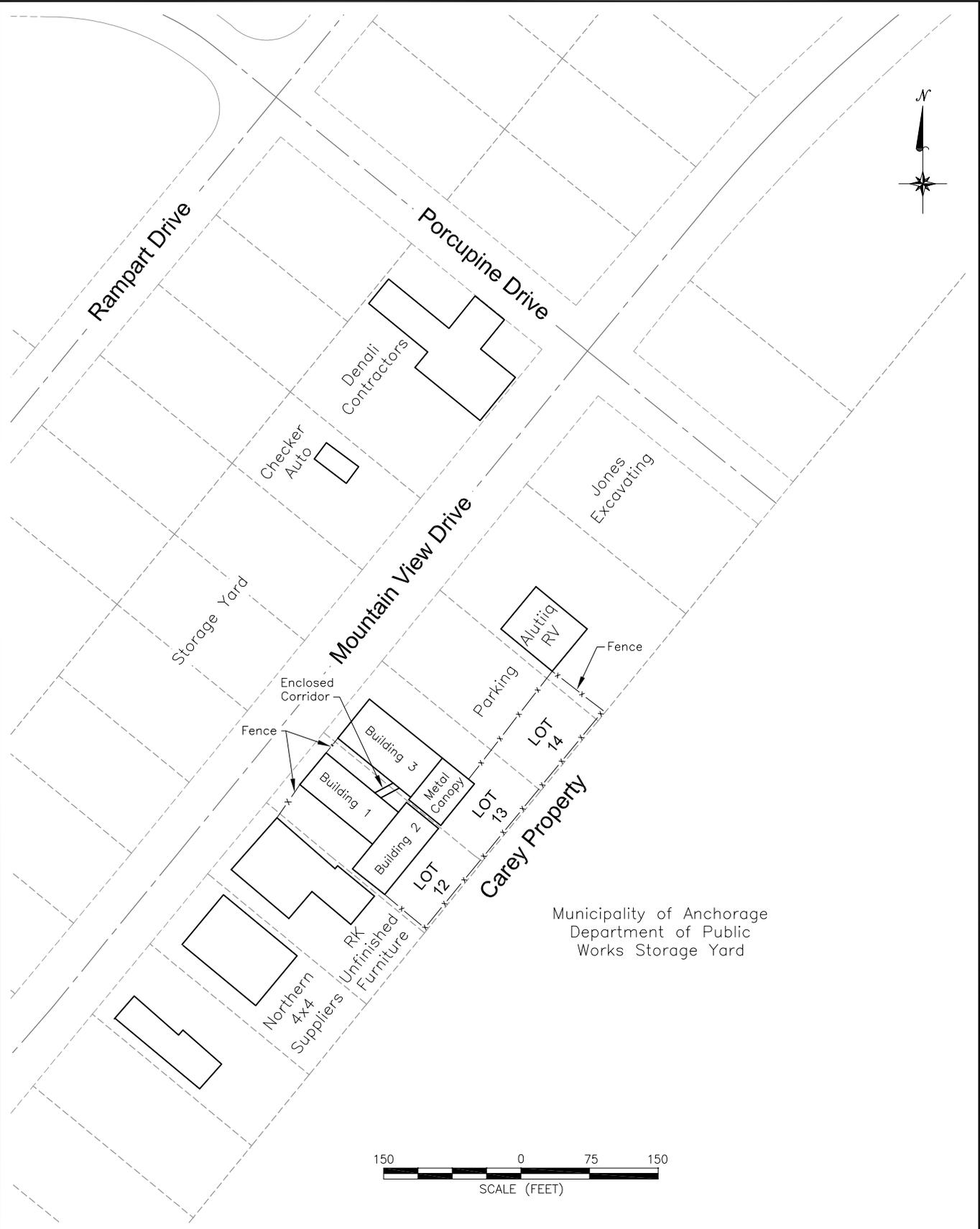
The property is serviced by the MOA Water and Wastewater Utility for wastewater disposal and potable water supply. Inspection of sewer and water records from Anchorage Water and Wastewater Utility indicate that a water connection was made to the property in 1961. The sewer connection likely was made at about the same time. Electricity is supplied by Anchorage Municipal Light & Power, and natural gas is supplied by Enstar Natural Gas Company. There are no known wells on the property (according to personal communication with O. Carey, 28 April 2005, and observation during the site reconnaissance). The buildings are heated by a gas-fired boiler system, which is located in Building 3 in a closet along the northwest wall.

There is a chain link fence topped with barbed wire surrounding the back portion of the property. The only road adjacent to the property is Mountain View Drive, which borders the northwest edge of the property. There is a sidewalk between the building and the road.

2.4 Current Property Uses

The property is not currently occupied, but is being used for storage by Carey Homes, Inc. (located at 3317 Mountain View Drive) and Special Olympics Alaska. Employees of Carey Homes, Inc. occasionally perform light vehicle maintenance, such as changing oil and tires, in the automotive repair/maintenance bays located in the buildings. Carey Homes, Inc. also stores late-model recreational vehicles (RVs) within the fenced area at the back of the property.

Adjoining properties are generally industrial and include RK Furnishings (3116 Mountain View Drive) and Northern 4x4 Suppliers (3100 Mountain View Drive) to the southwest of the Carey property; Alutiiq RV Adventures (3200 Mountain View Drive) and Jones Excavating (3224 Mountain View Drive) to the northeast; a storage yard used by the MOA Department of Public Works behind the property; and Checker Auto (3215 Mountain View Drive) and a storage yard owned by Alaska Pacific Transport to the north and to the northeast, respectively, across Mountain View Drive from the property.



Municipality of Anchorage
Department of Public
Works Storage Yard



CAREY PROPERTY LAYOUT
3130, 3142, and 3150 Mountain View Drive
Anchorage, Alaska

Figure No.

2-1

This page is left intentionally blank

3.0 USER-PROVIDED INFORMATION

The Anchorage Community Land Trust, a non-profit organization independent of the MOA, is seeking to acquire the Carey property in support of the Mountain View Neighborhood Revitalization Strategy. The Land Trust plans to lease out the building space if the property is acquired.

This page is intentionally left blank

4.0 RECORDS REVIEW

4.1 Environmental Records

WESTON performed a review of regulatory agency databases and files to identify known sources of contamination and sites that have regulated or registered activities (e.g., USTs, small quantity generators [SQG]). In conjunction with WESTON's review, a commercial database search company, Environmental Data Resources, Inc. (EDR), was used to evaluate properties in the area. The following federal and Alaska regulatory agency databases and minimum search distances were used for the Phase I ESA review, which are based on the minimum search distances listed in ASTM E2247-02:

- National Priorities List (NPL) sites: 1-mile radius
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) sites: 1/2-mile radius
- CERCLIS "No Further Remedial Action Planned" (NFRAP) sites: 1/8-mile radius
- Resource Conservation and Recovery Act (RCRA) treatment, storage, and disposal (TSD) sites: 1-mile radius
- RCRA Generators: 1/8-mile radius
- Emergency Response Notification System (ERNS) list: 1/8-mile radius
- ADEC Contaminated Sites: 1-mile radius
- ADEC Leaking UST (LUST) sites: 1/2-mile radius
- ADEC Registered UST sites: 1/2-mile radius

The Carey site was not identified on any of these lists. The following subsections discuss other properties or facilities that were identified within the specified search radii; these are summarized in Table 4-1.

Table 4-1. Contaminated/Regulated Sites in the Vicinity of the Carey Property

Site Name	Address	Relevant Lists	Distance/ Direction from Subject Property	Description	Potential Impact to Subject Property
AKARNG Anchorage Mt. View Armory	2839 Mountain View Dr	UST, ADEC CS	1,250 feet southwest	TCE in groundwater and PCBs in soil near fence line (potentially from adjacent sites); out-of-use USTs onsite (diesel, gasoline, unknown).	Low – facility is downgradient from subject property
Alaska Auto Carriers	1600 Ship Ave	ADEC CS	~1 mile west	Alleged buried materials including non-lead-based paint, sheetrock spackle, drywall texture, and other debris.	Low – facility is downgradient from subject property
Alaska Husky Battery	4540 Mountain View Dr	ADEC CS	~1 mile northeast	Lead and PCB in soil; BTEX in groundwater. Soil contamination has been capped.	Low – due to distance and local gradient relative to subject property
Alaska Railroad Mushroom Yard	1825 Ship Ave	ADEC CS	0.9 miles northwest	Soil contaminated during removal of diesel/gasoline USTs.	Low – facility is downgradient from subject property
Alaska Teamster Training Trust	3002 Commercial Dr	UST	0.25 miles northwest		Low
Anchorage Chrysler Dodge	2601 E 5th Ave	LUST, UST	0.4 miles southwest	Two out-of-use tanks for diesel, gasoline.	Low
Anchorage Community College/UAA Aviation Facility				Gasoline/used oil leak from UST.	Low
Automatic Welding & Supply	2811 Merrill Field Dr	LUST, UST	0.5 miles south	LUST and multiple other USTs on-site for diesel, gasoline, and used oil.	Low
Burton Carver Bus Barn/Rampart Property	3038 Rampart Dr	ADEC CS	500 feet north	Discharge oily waste to storm drain (site closed).	Low – contaminated soil has been removed
Carr's Fuel Center Penland 520	2745 Rampart Dr	LUST, UST	1,700 feet southwest	LUST & multiple USTs listed out-of-use (diesel and gasoline).	Low
Chevron #96378	3411 Penland Pkwy	UST	0.4 miles south	Two current USTs for gasoline and diesel.	Low
Coker's Machine Shop	3421 Mountain View Dr	LUST, UST	0.25 miles northeast	LUST & multiple USTs listed out-of-use (diesel and gasoline).	Low
Columbus Distributing - E. 1st Ave.	3350 Mountain View Dr	UST	1,000 feet northeast	One 1,000-gallon gasoline UST not in use.	Low
Cummins Northwest, Inc.	1845 East 1st Ave	ADEC CS	0.9 miles west	Diesel fuel-contaminated soil and groundwater at the site has been remediated and the site is closed.	Low – facility is downgradient from subject property
Ed's Electric, Inc.	2618 Commercial Dr	UST	0.4 miles west	One 500-gallon used oil UST not in use.	Low
	3138 Commercial Dr	UST	0.25 miles north	Two out-of-use USTs (gasoline and diesel).	Low

Table 4-1. (Continued)

Site Name	Address	Relevant Lists	Distance/ Direction from Subject Property	Description	Potential Impact to Subject Property
Elmendorf Air Force Base	NA	NPL, CORRACTS, RCRA-TSD, RCRA-LQG, ADEC CS	1 mile north	13,000-acre facility with areas of soil and ground water contaminated primarily with fuels and solvents. Violations reported for manifest/record-keeping requirements.	Low – most of the facility is downgradient and more than 1 mile from the subject property
ESOA, Inc./B&R Trucking	3105 Mountain View Drive	RCRA-SQG	350 feet southwest	Contaminant sources include a septic system, leaching wells, and heating oil and gasoline storage tanks. Contaminant sources and contaminated media have been removed and site is closed. Two out-of-use USTs (heating oil and gasoline); surface spills and tanks remain at site, and transformers are present.	Low to none
Federal Aviation Administration Anchorage Old Flight Service Station Merrill Field	2016 East 5th Ave	ADEC CS	0.8 miles southwest		Low – facility is downgradient from subject property
Former Arden Creamery	3237 Mountain View Dr	UST, ADEC CS	400 feet northeast		Moderate
Goodyear Tire Store	342 W Chipperfield Dr	LUST	0.4 miles west	One 350-gallon waste oil tank removed from site.	Low
Grand Auto Store #225	1340 Rudakof Circle	ADEC CS	1 mile southeast	Petroleum hydrocarbons from leaking hydraulic lift piping resulted in contaminated soils and groundwater. Site has been granted NFRAP status.	Low – due to distance and local gradient relative to subject property
Howard-Cooper Corp	2756 Rampart Dr	LUST	1,500 feet northwest	LUST & out-of-use USTs (used oil, kerosene, diesel).	Low
Industrial Lots	1730 & 1820 Railroad Ave	ADEC CS	0.8 miles northwest	Lead and petroleum contaminants found in groundwater from a possible leaking underground storage tank. Type and extent of contamination, impact to human health unknown.	Low – facility is downgradient from subject property
Kenworth Alaska Lynden Transport, Inc.	2838 Porcupine Dr 3027 Rampart Drive	UST RCRA-SQG, UST	1,000 feet northwest 500 feet north	One out-of-use 500-gallon used oil UST. Violations related to manifest/record keeping; two out-of-use USTs for diesel and gasoline.	Low Low
Municipality of Anchorage Heritage Land Bank Parcel 3-007	2299 East 3rd Ave	ADEC CS	0.5 miles west	Petroleum hydrocarbon contamination on-site.	Low – due to distance and local gradient relative to subject property
Municipality of Anchorage Porcupine Pit Station	~300 feet southeast of Porcupine Dr	ADEC CS	Adjacent to southeast edge subject property	Petroleum hydrocarbon contamination in soil and groundwater. Remedial action is in progress.	Low – facility is downgradient from subject property; groundwater flow direction is away from subject property
NAPA Auto Supply/Bert Shaw	2605 E 5th Ave	LUST, UST	0.5 miles southwest	LUST and multiple out-of-use tanks for diesel.	Low

Table 4-1. (Continued)

Site Name	Address	Relevant Lists	Distance/ Direction from Subject Property	Description	Potential Impact to Subject Property
Northwest Enviroservice Inc/Sisters Construction Company	429 Industrial Way	LUST, UST	0.25 miles northwest	One used oil LUST removed from site.	Low
Post Road Surface Stain	1848 North Post Road	ADEC CS	Nearly 1 mile northwest	Petroleum-contaminated surface-stained soil as a result of storing heavy equipment; site has been closed.	Low – facility is downgradient from subject property
Prescott Equipment - Post Road	1924 North Post Road	ADEC CS	0.9 miles northwest	Use of the site for a salvage yard resulted in soil contamination from a variety of contaminants, including fuels, lubricants, metals, and PCBs. Site has been granted NFRAP status.	Low – facility is downgradient from subject property
Prescott Equipment Co Inc	467 W Chipperfield	ADEC CS	1,700 feet southwest	PCB contamination from leaking transformers; site is active and cleanup is ongoing.	Low – facility is downgradient from subject property
Prescott Equipment Rampart D	2774 Rampart Dr	ADEC CS	1,000 feet west	TCE in groundwater; institutional controls at site, including restricted groundwater use and soil exposure. Site has been granted NFRAP status.	Low – facility is downgradient from subject property
Rock Partners - East 1st Avenue	1800 East 1st Ave	ADEC CS	0.9 miles west	Petroleum hydrocarbon contaminated soil from USTs on-site. Soil has been removed and site is closed.	Low – facility is downgradient from subject property
Sahlberg Equipment, Inc.	1702 Ship Ave	ADEC CS	0.9 miles northwest	Petroleum hydrocarbon contaminated soil from USTs on-site. Cleanup has not been performed.	Low – facility is downgradient from subject property
Sig Wold Transfer & Storage	2824 Rampart Dr	ADEC CS	1,700 feet southwest	Waste oil, grease, hydraulic fluid at site; waste oil spilled; impact unknown.	Low – facility is downgradient from subject property.
Standard Steel and Metals	2400 Railroad Avenue	NPL, ADEC CS	0.75 miles northwest	Facility is contaminated primarily by releases from PCB contaminated transformers and lead acid batteries. The site has been capped and delisted from the NPL.	Low – facility is downgradient from subject property
Suburban Propane Swalling Construction Yard Site	3300 Mountain View Dr	LUST, UST	500 feet northeast	One 500-gallon diesel LUST removed.	Low
Totem Trailer Town & Sunset Park	2131 Post Road	ADEC CS	0.8 miles northwest	Contaminated soils found and removed from site. Possible ground water contamination.	Low – facility is downgradient from subject property
Weaver Brothers	701 S Klevin St	ADEC CS	0.75 miles southeast	Petroleum hydrocarbon contaminated soil associated with removal of three underground heating oil tanks. Site status is active.	Low – due to distance and local gradient relative to subject property
	1611 East 1st Ave	ADEC CS	1 mile west	Spilled diesel fuel from a drum was contained. Contamination probably contained no probable impact to human health.	Low – facility is downgradient from subject property

Table 4-1. (Continued)

Site Name	Address	Relevant Lists	Distance/ Direction from Subject Property	Description	Potential Impact to Subject Property
Williams Express #5010 Heating Oil Tank	1500 East 5th Ave	ADEC CS	1 mile southwest	Petroleum hydrocarbon contaminated soil from UST found on-site. Cleanup has been performed and site is closed.	Low – facility is downgradient from subject property
Woods Motel/Grizzly Inn	2005 East 4th Ave	ADEC CS	0.8 miles southwest	Petroleum hydrocarbon contaminated soil from heating oil tank on-site. The site has been closed.	Low – facility is downgradient from subject property
Wrangell & E. 3rd Ave. Right-of-Way	301 Wrangell St	ADEC CS	0.5 miles west	Hydrocarbon and chlorinated solvent contaminated soil found during excavation on Wrangell Street.	Low – due to distance and local gradient relative to subject property

ADEC – Alaska Department of Environmental Conservation
 BTEX – Benzene, toluene, ethylbenzene, total xylenes
 CORRACTS – Corrective Action Report
 CS – Contaminated Sites
 LQG – Large Quantity Generator
 LUST – Leaking Underground Storage Tank
 NA – Not applicable
 NFRAP – No Further Remedial Action Planned

NPL – National Priorities List
 PCB – Polychlorinated biphenyl
 RCRA – Resource Conservation and Recovery Act
 SQG – Small Quantity Generator
 TCE – Trichloroethene
 TSD – Treatment, storage, and disposal
 UST – Underground storage tank

4.1.1 Federal Lists

EPA NPL Sites: The NPL includes sites determined by the EPA to require priority remedial action under the Superfund program.

Two facilities were identified on the EPA NPL within 1 mile of the subject property: Elmendorf Air Force Base and Standard Steel and Metals.

EPA CERCLIS: The CERCLIS list includes sites that EPA has investigated or is currently investigating as potentially hazardous waste sites pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

There were no facilities identified on the EPA CERCLIS within 1/2 mile of the subject property.

EPA CERCLIS-NFRAP: As of February 1995, CERCLIS sites designated as having “No Further Remedial Action Planned” have been removed from CERCLIS. NFRAP sites are generally sites where contamination was not found upon initial investigation, sites where contamination was quickly removed prior to being placed on the NPL, or sites where the contamination was not substantial enough to require Superfund action.

There were no facilities identified on the EPA CERCLIS-NFRAP list within 1/8 mile of the subject property.

EPA Corrective Action Report (CORRACTS): CORRACTS lists hazardous waste handlers that have had RCRA corrective action activity.

One facility was identified on the EPA RCRA CORRACTS list as a TSD facility and large quantity generator within one mile of the subject property: Elmendorf Air Force Base.

EPA RCRAInfo List: RCRAInfo is a database containing information on sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA.

Two facilities were identified as RCRA SQGs within 1/8 mile of the subject property: ESOA, Inc./B&R Trucking (3105 Mountain View Drive) and Lynden Transport, Inc. (3027 Rampart Drive).

EPA Emergency Response Notification System (ERNS) List: The ERNS list is a compilation of spills of potentially hazardous substances that were reported to the United States Coast Guard and other spill response centers throughout the United States. Spill notifications have not necessarily been confirmed by the EPA.

There were no facilities identified on the EPA ERNS list within 1/8 mile of the subject property.

4.1.2 State Lists

ADEC State Hazardous Waste Sites (SHWS): SHWS are the state’s equivalent to CERCLIS sites. These sites are listed in ADEC’s Contaminated Sites database. Facilities on this list may

or may not already be listed on the CERCLIS list, and may also already be identified as a LUST site.

Twenty-seven facilities were identified on ADEC's Contaminated Sites database within one mile of the subject property. Refer to Table 4-1 for a listing of these facilities.

ADEC LUST Database: The LUST database contains an inventory of reported leaking UST incidents. LUST sites may also appear on the SHWS list.

Nine facilities with LUSTs were identified within 1/2-mile of the subject property. Refer to Table 4-1 for a listing of these facilities.

ADEC Registered UST Database: The UST database is a list of registered USTs only. USTs are regulated under Subtitle I of RCRA.

Sixteen facilities with USTs were identified within 1/2-mile of the subject property. Refer to Table 4-1 for a listing of these facilities.

4.2 Additional Environmental Sources

In addition to the standard environmental database sources listed above, the following records and reports were also reviewed in order to better understand area environmental, public health, or socioeconomic concerns that might affect the Carey property:

- Shannon & Wilson, 2000, Limited Phase I Environmental Site Assessment and Release Investigation, Porcupine Pit Station, Anchorage, Alaska, November 2000.
- Shannon & Wilson, 2003, Environmental Site Assessment, 3224 Mountain View Drive, Anchorage, Alaska, August 2003.
- Municipal Light & Power, 2005, Sewer and Water Utility Connection Records, May 11, 2005.

4.3 Physical Setting

The United States Geological Survey (USGS) map, Anchorage A-8 Northwest Quadrangle, Anchorage, Alaska, 1:25,000 scale (topographic), dated 1994, was reviewed as the physical setting source for the subject property. The elevation of the property is approximately 145 feet above mean high water with a local topographic gradient to the south/southeast. The southeast edge of the property drops off toward a storage yard currently used by the MOA Department of Public Works. A wooded area is located between the storage yard and the Glenn Highway.

Monitoring wells were installed at the MOA Porcupine Pit site, which is located along the southeastern edge of the Carey property, as part of site assessment activities performed by Shannon & Wilson (Shannon & Wilson, 2000). These borings indicated that groundwater was encountered between 25 and 30 feet below ground surface, and groundwater flow was toward the east. Groundwater flow direction is likely the same at the subject property. Depth to

groundwater may be more than 30 feet below ground surface since the subject property is upslope from the Porcupine Pit site.

4.4 Historical Use

In order to determine the historical use of the subject property and adjacent properties, the following records were reviewed: title records, property tax records, Polk's city directories, Anchorage city directories, sewer and water utility connection records, and aerial photographs. Sanborn fire insurance maps are not available for this property.

The Carey property was most recently a parts supply company for RVs called Mobile Trailer Supply, Inc. Mobile Trailer Supply relocated in 2000, leaving the Carey property vacant. Mobile Trailer Supply occupied the property starting in 1983 or 1984, when the property was purchased by Thomas Carey and Joe Riski. According to Owen Carey, Mobile Trailer Supply operated primarily as a retail business, and mechanical activities occurred infrequently.

Previous businesses at the site have included Signs Unlimited, Able Realty, Alaska Mobile Home Movers, Custom Home Tubs, and Aim Construction (Polk, 1983). Activities associated with these businesses could include handling, storage, and use of fuels, oils, solvents, cleaning chemicals, paints, and batteries.

Lots 12, 13, 14, and 15, Block 7, Alaska Industrial Subdivision were originally platted in November 1960 as Duke Lumber Property. The plat drawing shows a building labeled Pioneer Roofing, a building labeled new office Duke Lumber, a smaller office, a lumber shed, and a residence on lot 15 (Alaska Department of Natural Resources [ADNR], 2005). Activities associated with these businesses could involve the use of creosote and other chemicals.

An aerial photograph review was performed at Aeromap, Inc. to evaluate prior land use in the area. Aerial photographs from 1950, 1960, 1968, 1970, 1972, 1985, and 2004 were reviewed, and aerial photographs from 1960, 1970, and 2004 are included in Appendix B to demonstrate changes in the property usage. The following bullets summarize the findings from the aerial photograph review:

- **1950** – The subject property does not exist in the 1950 aerial photograph. The area is wooded, with some residential and commercial development to the north and northwest.
- **1960** – The 1960 aerial photograph shows the original Duke Lumber office building in the southwest corner; the lumber shed, office, and residence identified in the plat to the northeast; and stacks of lumber scattered across the property. Some development has started on the adjacent properties, which appear to be industrial in nature.
- **1968** – The lumber yard still appears to be operating on the subject property in 1968. Adjacent properties continue to develop.
- **1970** – In the 1970 photograph, there is no longer any lumber noticeable on the property. Some new structures have been built. Some nearby properties appear to be involved in mobile home sales.

- **1972** – The 1972 photograph shows trailers or mobile homes on the property, indicating its potential use for mobile home sales or similar.
- **1985** – The structures on the property are approximately the same as they currently exist.
- **2004** – The structures on the property are the same as those identified in the site reconnaissance. No RVs are parked on the property in the 2004 aerial photograph. Surrounding properties appear to be used for industrial purposes.

Historic use of adjoining properties has been commercial/industrial.

This page is intentionally left blank

5.0 SITE RECONNAISSANCE

WESTON performed a site reconnaissance on 28 April 2005, accompanied by Brian Shelton-Kelley and James Boehm from MOA. Weather during the reconnaissance was sunny, approximately 60 degrees Fahrenheit, and slightly breezy. Photographs taken of the site during the site reconnaissance are included in Appendix A. Limiting conditions include vehicles or other equipment/items on the property, both inside and outside of the buildings, which could obscure evidence of environmental conditions.

The Carey property is located in an industrial area of Anchorage, approximately 0.6 miles southeast of Ship Creek and 1.5 miles north of Chester Creek. The west Mountain View area is located on a ridge, dropping down toward the Ship Creek basin to the north and the Campbell Creek basin to the south. The site is accessed via Mountain View Drive, which borders the northwest edge of the property (Photos 1 and 2).

Nearly all of the open space on the property is paved. The pavement is in good condition with minor surface staining. There is a manhole to the municipal sanitary sewer and an RV dumping tank on the northeast side of the property (Photos 3 and 4). It is assumed that the RV dumping tank is connected to the municipal sewer. The gas meter to the building is located on the northeast wall of Building 3. A small pile of debris containing buckets of blacktop sealer was observed in the parking lot at the east corner of the property (Photo 5).

The rear portion of the property is enclosed by a chain link fence (see Figure 2-1), and late-model RVs are parked within the fenced area along the back of the property (Photo 6). There are also two storage containers located behind the RVs, against the fence; these are visible in the 2004 aerial photo in Appendix B. Several vehicles and a forklift were parked beneath the metal canopy at the time of the inspection (Photo 7). There are five automotive repair/maintenance bays in Building 2, with bay doors opening to the back of the property (Photo 8). There is a small area surrounded by the three buildings and the enclosed corridor that has broken pavement and an oil-stained patch of ground (Photo 9).

The front of the property is free of debris. The areas at the front of the property between Buildings 1 and 3 and at the southwestern edge of the property are fenced (Photo 10). There are two transformers owned by Municipal Light and Power located at the base of the sign at the north corner of the Building 3 (Photo 11). The transformers are labeled as having been tested and free of PCBs.

No storage tanks, fuel pipelines, or large drums were observed during the site reconnaissance. Owen Carey was unaware of any storage tanks ever existing at the site.

Building 1 is the original Duke Lumber building, which is currently used for storage (Photo 12). Some of the items noted in the building include tires, boxes of new products, a truck, mattresses, fluorescent light bulbs, propane tanks (Photo 13), fire extinguishers, oxygen tanks, and an air compressor. What appears to be a plugged floor drain was also observed in the building (Photo 14).

Building 2 is actually an addition to Building 1. The building is positioned perpendicular to Building 1, has a staircase on the northeast side of the building, and has five automotive repair/maintenance bays lined up along the first floor. Floor drains are present in two of the bays: the second and third bays from the northeast edge of the building (Photos 15, 16, and 17). The third bay has a lift, which according to Owen Carey, was used by Mobile Trailer Supply, Inc. primarily for lifting RVs to install hitches. There are oil stains surrounding the floor drain in this bay, which appears to have been used relatively recently. According to Owen Carey, employees of Carey Homes, Inc. currently use the bays periodically for automotive repair activities such as changing oil and tires. The floor drains are thought to be connected to the municipal sanitary sewer.

Other items observed in the bays in Building 2 include a large air compressor tank in a closet beneath the stairs; a tire balancing machine; two propane tanks; oxygen tanks; fire extinguishers; two cabinets containing paints, adhesives, and solvents (Photos 18 and 19); used oil; a deep sink (Photo 18); and car batteries.

The second story of Building 2 appears to have been used as a machine shop, as it contains several large pieces of machinery, including a break press (Photo 20). No chemicals, paints, etc., are stored in the upstairs area of Building 2.

Building 3 is used primarily for office and retail space, though there is an automotive repair/maintenance bay along the back of the first floor. The first floor of the front of the building has shelving for retail items (Photo 21). Currently the shelving is empty. The boiler system is located in a closet along the northeast wall of the building and appears to be in good condition (Photo 22). There is some welding equipment located in an area in front of the maintenance bay (Photo 23), and a bathroom on the northeast side of the building. The second story of Building 3 houses office space and two bathrooms.

The maintenance bay in Building 3 contains a forklift, a truck, cans of paint, and mechanical equipment (Photo 24). A door in this bay opens out onto the back of the property, beneath the metal canopy. No floor drain was evident in this area. A loft area is accessed from the bay, which is used for storage (Photo 25). A 5-gallon can of Stoddard solvent was observed in the loft area (Photo 26).

Adjacent properties are used for industrial/commercial purposes. RK Furnishings is located on the southwest edge of the property (Photo 27); Mountain Park and Liquidate (Photo 28) and Checker Auto (Photo 29) are located across from the property; and Alutiiq RV is located on the northeast edge of the property (Photo 30). None of these properties show any evidence of having an adverse environmental impact to the subject property, nor are they listed on any of the databases discussed in Section 4.1.

The MOA uses the property behind the Carey property as a storage yard for road maintenance equipment and supplies. This property is listed in the ADEC Contaminated Sites database as the MOA Porcupine Pit Station for petroleum hydrocarbon contamination in soil and groundwater. According to assessments performed by Shannon & Wilson, there are numerous ASTs and USTs and miscellaneous debris scattered across the site (Shannon & Wilson, 2000). According to the

2000 Shannon & Wilson assessment, groundwater flow is to the east, away from the Carey property; therefore, the Porcupine Pit site is not anticipated to have impacted soil or groundwater at the Carey property.

This page is intentionally left blank

6.0 INTERVIEWS

In order to obtain historical use information and information indicating potential environmental conditions related to the subject property, the son of the property owner was interviewed. The property owner, Thomas Carey, could not be contacted; therefore, his son, Owen Carey, provided information about the property. There were no occupants of the property at the time of the assessment. Information obtained from the interview is incorporated into the relevant sections of the text.

This page is intentionally left blank

7.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

7.1 Findings

The Carey property is located in an area of Anchorage that has been used for light industrial activities since its development in the 1950s and 1960s. The property itself has been used primarily as a lumber yard and for automotive (specifically RV) parts sales and maintenance. Surrounding properties have similar uses.

During the site reconnaissance, containers of various chemicals, such as paints, solvents, oil, and adhesives, were noted at various locations around the property. Propane and oxygen tanks were found at various locations as well. It appeared that automobile maintenance work had been performed relatively recently in the third bay from the northeast end of Building 2. Some stained areas were present on the ground surface in and around the buildings.

Several floor drains are located in the buildings. These are likely connected to the municipal sanitary sewer, which could be verified by dye-testing all of the floor drains. Inspection of sewer and water records from Anchorage Water and Wastewater Utility indicate that a water connection was made to the property in 1961, which could indicate that sewer connections also were made around the same time.

Several properties in the vicinity of the subject property are listed on ADEC's Contaminated Sites database. Only one of these sites, the former Arden Creamery at 3237 Mountain View Drive, has been determined to have moderate potential to have impacted the subject property due to its proximity to the property, the topographic gradient relative to the property, and the unknown extent of contamination at the site. The MOA Porcupine Pit Station located directly behind the Carey property is topographically downgradient from the Carey property, and groundwater flow at the site is to the east, away from the Carey property (Shannon & Wilson, 2000); therefore, the Porcupine Pit site is not anticipated to have impacted soil or groundwater at the Carey property. The remaining properties are either downgradient from the subject property, are at a sufficient distance to be unlikely to have impacted the subject property, or have been remediated. Refer to Table 4-1 for a summary of the relevant environmental issues at these sites.

Given the past uses of the property, its location in an industrial area, and the proximity of sites with known contamination, there is a potential that petroleum hydrocarbon or other chemical sources may have impacted soil and/or groundwater at the site.

7.2 Recommendations

Based on the findings of the site reconnaissance, records review, and interview, WESTON recommends the following:

- The various chemical containers and the compressed gas tanks should be either removed or inventoried and properly stored.
- Although it is likely that the floor drains have been discharging to the sanitary sewer since the 1960s, it is recommended that dye testing be conducted if the drains will

continue to be used in the future. Otherwise, it is recommended that the drains be capped to prevent further use.

- Although a lead and asbestos assessment was not performed as part of this Phase I ESA, given the age of the structures, there may be lead or asbestos containing materials on site. A lead and asbestos survey should be performed to assess the presence and condition of potential lead or asbestos containing materials.
- Should the buildings be used as they currently exist, it is not necessary that additional Phase II activities be performed. However, should any earth disturbing activities be conducted on site, it may be prudent to conduct further assessment and initiate Phase II activities.

8.0 LIMITATIONS

This Phase I report was prepared for the exclusive use of the client in accordance with ASTM Practice E1527-00. Any reliance on this report by third parties shall be at such party's sole risk. The findings and recommendations in this report are based upon information obtained during the 28 April 2005 site visit, records reviews, personal interviews, and other conditions described herein. WESTON has relied upon representations and information furnished by individuals/agencies noted in the report. Accordingly, WESTON accepts no responsibility for any deficiency, inaccuracy, or misstatement contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent information provided. The information presented in this report should be considered representative of conditions at the site during the time of WESTON's site assessment. Changes due to natural processes or human activity can occur at the site. Should environmentally significant changes to the subject property or additional information become available, the observations and interpretations applicable to this site may need to be revised.

This study was not intended to be a definitive assessment of contamination at the subject property. Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. Given that the scope of service for this assessment did not include soil or groundwater sampling and analytical testing or an asbestos and lead assessment, it is possible that currently unrecognized contamination may exist at the subject property and, if present, the levels of contamination may vary across the site.

WESTON's objective is to perform our work with care, exercising the customary thoroughness and competence of environmental and engineering consulting professionals, in accordance with the applicable standards and scope of services available at the time and location services are rendered. Even the most comprehensive professional assessment may fail to detect existing conditions or environmental liability on a particular site.

Prepared By:

Approved By:

Tara Howell
Environmental Scientist

Paul Andrews, M.E., REM, QEP
Senior Engineer

This page is intentionally left blank

9.0 REFERENCES

- Alaska Department of Natural Resources (ADNR). 2005. Office of the Recorder, Recorder's Office Search, retrieved from website <http://www.dnr.state.ak.us/ssd/recoff/search.cfm>, May 2005.
- American Society for Testing and Materials (ASTM). 2000. Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process. Designation E1527-00. ASTM, West Conshohocken, PA, July 2000.
- Carey, Owen. 2005. Owner of Carey Homes, Inc., son of Thomas Carey, property owner. Personal communication regarding Carey property, 3130 Mountain View Drive. 28 April 2005.
- Municipal Light & Power. 2005. Sewer and Water Utility Connection Records, retrieved 11 May 2005.
- Municipality of Anchorage (MOA), 2005, Public Inquiry Parcel Details, retrieved from MOA website <http://www.muni.org/services/departments/treasury/property/viewer.cfm>, May 2005.
- R.L. Polk & Co. 1983. Polk Anchorage, Alaska City Directory, 1983.
- Shannon & Wilson. 2000. Limited Phase I Environmental Site Assessment and Release Investigation, Porcupine Pit Station, Anchorage, Alaska. November 2000.
- Shannon & Wilson. 2003. Environmental Site Assessment, 3224 Mountain View Drive, Anchorage, Alaska. August 2003.
- United States Geological Survey. 1994. Anchorage (A-8) NW Quadrangle, Alaska, 1:25,000 series, topographic map.

This page is intentionally left blank

APPENDIX A SITE PHOTOS

Site Photographs
28 April 2005 Site Reconnaissance



**Photo 1. Northeast side of the building and sign (facing southwest).
Mountain View Drive is on the right.**



Photo 2. Front of Carey property from across Mountain View Drive (facing south).



Photo 3. Manhole cover to sewer located in parking lot on northeast side of the building (facing southwest).



Photo 4. Inlet to the RV dumping tank, located at the east corner of the building (facing southwest).



Photo 5. Small debris pile off the east corner of the northeast building (Building 3); buckets are for blacktop sealer (facing southeast).



Photo 6. RVs parked behind building, with Alutiiq RV building on left side of photo (facing northeast).



Photo 7. Covered area at the rear of Building 3, taken from the southeast end of the property (facing northwest).



Photo 8. Bay doors at the rear of the building (Building 2, facing west).



Photo 9. Enclosed area on the southeast side of the enclosed connecting corridor, oil-stained patch of ground in middle (facing north).



Photo 10. Southwestern-most edge of property; RK Unfinished Furniture building is on right side of photo (facing southeast).



Photo 11. ML&P transformers at the base of the Mobile Trailer Supply sign (facing southeast).



Photo 12. Original Duke Lumber building (Building 1), which currently has shelving for storage, facing toward front of building (northwest).



Photo 13. View of oxygen tanks and air compressor.



Photo 14. View of what appears to be a plugged floor drain in Building 1.



Photo 15. Floor drain in the second bay from the northeast edge of Building 2, with fire extinguishers piled behind



Photo 16. View of auto lift in third bay from the northeast edge of Building 2, with oil staining and floor drain, taken facing toward Mountain View Drive (northwest).



Photo 17. Close up view of floor drain in third bay.



Photo 18. Cabinet with adhesives and auto cleaners; table with used oil to the right; deep sink along wall in background (facing northwest).



Photo 19. Additional cabinets with paints, car battery, etc (facing northeast).



Photo 20. Machine shop space in second story above the maintenance bays (rear portion Building 2), facing toward southwest end of building.



Photo 21. Retail area on first floor in Building 3, facing toward front of building (northwest).



Photo 22. Boiler system located in closet along the northeast wall of Building 3 (facing northeast).



Photo 23. Welding equipment and tanks located to the rear of Building 3.



Photo 24. Auto maintenance bay located to the rear of Building 3, with vehicles, paint cans, etc (facing northeast).



Photo 25. Loft area over the auto maintenance bay located to the rear of Building 3, used for storage of various items.

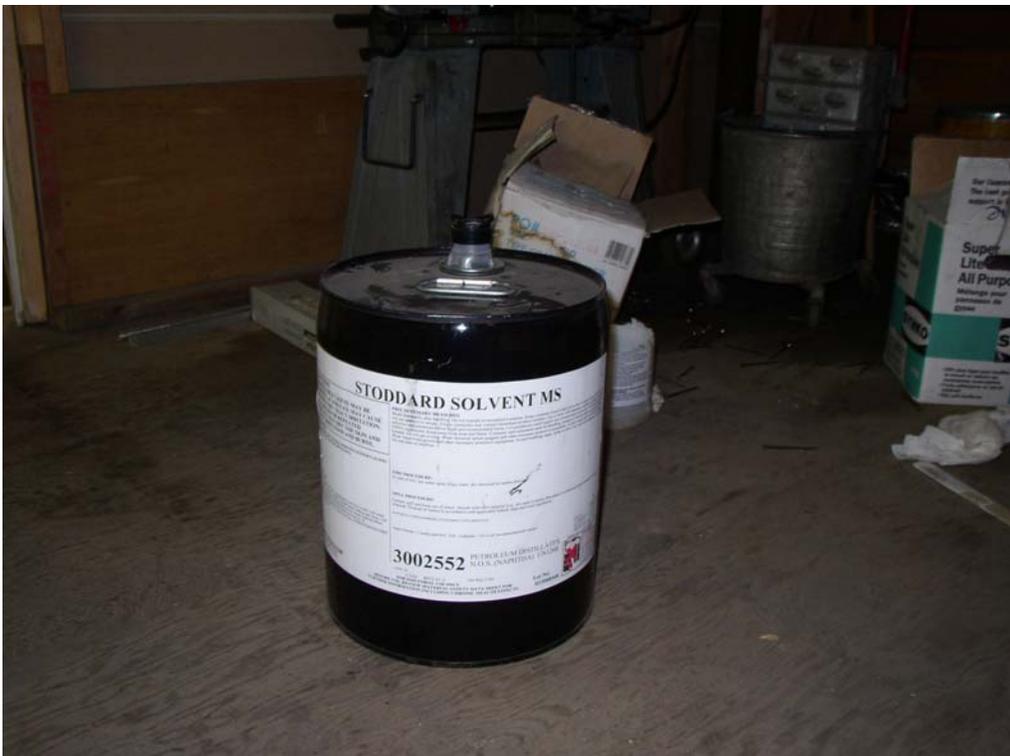


Photo 26. Can of Stoddard solvent located in the loft area over the auto maintenance bay located to rear of Building 3.



Photo 27. RK Furnishings building and McDonalds in background, taken from front of property (facing southwest).



Photo 28. Mountain View Park and Liquidate across Mountain View Drive from Carey property (facing northwest).



Photo 29. Checker Auto, taken across Mountain View Drive (facing northwest).



Photo 30. Front of Alutiiq RV building (facing east).

This page is intentionally left blank

APPENDIX B AERIAL PHOTOGRAPHS

Aerial Photograph 1960



This page is intentionally left blank

Aerial Photograph 1970



This page is intentionally left blank

Aerial Photograph 2004



This page is intentionally left blank