

TECHNICAL MEMORANDUM AND MAP Hazardous Waste Sites

TO:	Kelly Summers, P.E., Project Manager – Department of Transportation and Public Facilities (DOT&PF)	
FROM:	Kristen Hansen, Environmental Lead, DOWL	
DATE:	November 9, 2021	
PROJECT:	CT: Parks Highway Alt. Corridor Planning PEL Study	
	Project Numbers: Federal-0A41039/004210000 State-CFHWY00421/0A41039	

Table of Contents

Technical Memorandum and Map	1
Hazardous Waste Sites	1
Table of Contents	1
Introduction	2
Data Summary	3
Regulated Hazardous Waste Sites	4
Data Collection Sources	4
Data Analysis Methods	5
Mapping Methods	5
Assumptions	6
Non-regulated Hazardous Waste Sites	6
Data Collection Sources	6
Data Analysis Methods	7
Mapping Methods	8
Assumptions	8
Summary of Results	9
Sites Which May Pose a Risk to Human Health or the Environment	9

Introduction

The purpose of this memo is to provide a summary of known hazardous waste sites or non-regulated waste sites that occur within the Parks Highway Alternative Corridor Planning and Environmental Linkage (PEL) study area. The study area boundaries or Probable Limits of the Alternatives (PLA), where the proposed alternative highway corridors will be located, is shown in Figure 1. The PLA is broadly bordered by the Parks Highway to the north (+500-1000 feet), Hyer Road interchange to the east, West Hawk Lane to the west, and Palmer Slough to the south, and includes 43,827 acres.

This technical memorandum and map identify hazardous waste sites within the PLA that may threaten public health or the environment, or that could pose a hazardous material exposure risk to a contractor or the public during construction activities. The regulatory framework for the management of hazardous materials, hazardous waste, and contamination is complex, with both federal and state components. Generally, sites that pose a risk to human health or the environment are referred to as hazardous waste sites.

In addition to the hazardous waste sites map, this technical memorandum provides property ownership and agency classification of hazardous waste sites associated with each identified property.

The following definitions are provided for terms used throughout this memorandum and should be referenced as needed for additional clarification.

- Alaska Department of Environmental Conservation (ADEC) regulatory definition:
 - Hazardous material is any material that, because of its quantity, concentration, or physical and chemical characteristics, poses a significant presence or potential hazard to human health and safety, or to the environment, if released into the workplace or the environment.
 - Hazardous waste is a hazardous material that can pose a substantial or potential hazard to human health or the environment when improperly managed.
- Contaminated sites (ADEC database) consist of a location where hazardous substances, including petroleum products, have been improperly disposed of, spilled, or leaked from their containers. Solid waste includes solids, liquids, and gases and must be discarded to be considered waste.
- Regulated hazardous waste site is a location where a known hazard material has been generated, transported, treated, stored, or disposed of and is tracked in an Environmental Protection Agency (EPA) or an ADEC database.
- Non-regulated waste site is a location where the disposal of solids, liquids, and gases occur. These sites are not tracked on an EPA or an ADEC database but may receive low quantities or unknown quantities of hazardous materials.



Figure 1: Probable Limits of the Alternatives

Data Summary

The hazardous waste site data assembled in this memorandum is derived primarily from the EPA and ADEC databases currently available online.

The EPA tracks sites or facilities that generate, transport, treat, store, or dispose of hazardous waste through the Resource Conservation and Recovery Act (RCRA) and Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) programs. The RCRA is the public law that created the framework for the proper management of hazardous waste. The term RCRA is often used interchangeably to refer to the law, and the RCRA regulations and EPA policy and guidance. The RCRA program regulates the generation, transportation, treatment, storage, and disposal of hazardous waste. CERCLA, commonly known as Superfund, is a law that created a tax chemical and petroleum industries and provides broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. The tax is used for cleaning up abandoned or uncontrolled hazardous waste sites.

ADEC is a public agency that tracks sites that may pose a risk to human health or the environment through Contaminated Sites, Solid Waste Information Management System (SWIMS), and Solid Waste Sites databases.

These databases and other data collection sources were reviewed to identify regulated and nonregulated hazardous waste sites in the PLA that may pose a risk to a contractor, the public, or the environment during construction activities. Data summaries for Regulated Hazardous Waste Sites and Non-Regulated Waste Sites are provided below. Each summary provides a description of data collection sources data analysis methods, mapping methods and assumptions used to identify hazardous waste sites.

Regulated Hazardous Waste Sites

Data Collection Sources

Databases for the EPA and the ADEC were queried to identify and download information on regulated hazardous waste sites in the PLA. Databases included the following:

- The EPA EnviroMapper¹ was accessed on August 20, 2021. It provides a single point of access to select EPA environmental databases. The website displays information pertaining to RCRA, superfund sites, and brownfield sites, which are defined as follows:
 - RCRA regulates the production, transportation, storage, and disposal of hazardous waste and non-hazardous solid waste.
 - Superfund sites are hazardous waste sites classified as posing the most serious public and environmental health risk under CERLA.
 - Brownfield sites are sites identified by communities for expansion, redevelopment, or reuse, but may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Brownfield program provides grants and technical assistance to communities to clean up hazardous waste sites.
- ADEC's Contaminated Sites², SWIMS3, and Solid Waste Sites⁴ databases were accessed on October 11, 2021. All of these databases provide information on hazardous waste sites, landfills, sewage lagoons, solid waste treatment and storage facilities. Each database addresses specific information as discussed below:
 - Contaminated Sites database contains information on known hazardous waste sites which may pose a potential risk to human health and the environment.
 - SWIMS database contains information on landfills, sewage lagoons, and solid waste treatment and storage facilities within the ADEC's Solid Waste Program. Within the SWIMS program, the Waste Erosion Assessment and Review Project inventoried Alaska's eroding landfills, sewage lagoons, dumps, and hazardous waste sites.
 - Solid Waste Sites database combines information from the Contaminated Sites and the SWIMS databases. This database provides approximate boundaries of solid waste sites (i.e., landfills) based on ADEC Solid Waste Program records.

¹ <u>https://enviro.epa.gov/enviro/em4ef.home</u>

² <u>https://ADEC.alaska.gov/spar/csp/</u>

³ https://ADEC.alaska.gov/applications/eh/swims/Default.aspx

⁴ https://www.arcgis.com/apps/mapviewer/index.html?webmap=c3b5562dcd204114a30a1619ae8f5cee

Data Analysis Methods

Data analysis was limited to a desktop review of available EPA and ADEC databases for sites and facilities within the PLA. Regulated hazardous waste sites were identified using the data sources listed above and analyzed for their potential risks to human health or the environment during earth disturbing activities. The following provides a brief description of the information each database provided.

The EPA EnviroMapper provides a tracking number, facility type, and responsible party, for RCRA, superfund, or brownfield sites. It does not provide a status classification (i.e., active, closed) for the identified sites. RCRA, superfund, and brownfield site within the PLA are shown on Figure 3 (attached).

The ADEC Contaminated Sites database provides a tracking number, responsible party, activities conducted on the site, type of contamination, and status classification (i.e., active, cleanup complete). Active and cleanup complete with institutional controls (IC) sites are included in Table 1 and Figure 3 (attached) and defined as follows:

- Active sites are known sites that may pose a potential risk to human health and the environment, and cleanup has not been completed.
- IC sites⁵ are sites where cleanup (as determined by ADEC) has been completed to the extent practicable, but contamination remains above the established cleanup levels. Sites identified as IC usually require coordination with ADEC if construction is on or immediately adjacent to the site boundary as the site may pose a risk to human health or the environment.
- Cleanup complete sites are sites determined by ADEC to be suitable for residential land use and are not considered to pose a threat to human health or the environment.

The ADEC SWIMS database provides a tracking number, facility type (i.e., landfill, sewage lagoon), and permit status (i.e., active, inactive, closed). Sites which are classified as active are included in Table 1 and Figure 3 (attached) and defined as follows:

 Active sites are facilities (i.e., landfill, monofil, medical waste treatment) with active operations and construction on or immediately adjacent to the site and may pose a risk to human health or the environment.

The ADEC Solid Waste Sites database provides similar information as the Contaminated Sites and SWIMS databases. However, it also provides boundaries for waste site extents.

Mapping Methods

Regulated hazardous material sites were mapped using data from sources discussed above. No field verification or assessment of locational reliability was performed. Aerial photography covering the PLA was downloaded from ESRI World Imagery Service Layer⁶ to map sites.

Data was downloaded from the data source websites including EPA's EnviroMapper, ADEC's contaminated sites, ADEC solid waste sites, and DOT&PF material sites, and Matanuska-Susitna Borough parcel viewer, and was compiled into ArcGIS. For accuracy, downloaded data was stored in a spreadsheet, along with their GPS coordinates on Google Maps.

⁵ <u>https://ADEC.alaska.gov/spar/csp/institutional-control-info/</u>

⁶ ESRI World Imagery Wayback: https://livingatlas.arcgis.com/wayback/ (imagery dated 2019)

- Figure 2.1 (attached) provides an index for Figures 2.2 through 2.7 (attached). These figures display regulated hazardous waste site locations based on data downloaded from EPA and ADEC.
- Figure 3 (attached) and Table 1 identifies regulated hazardous waste sites within the PLA, which may pose a risk of encountering hazardous materials during construction.

Assumptions

- EPA
 - The EPA gives sites a Standard Industrial Classification Code to sites that meet EPA's criteria for hazardous waste handling for reporting requirements. If a site does not have a Standard Industrial Classification Code, it is considered to not pose a risk to human health or the environment.⁷
 - Some RCRA sites within the PLA have limited information pertaining to their classification and type of waste management, disposal, and storage. For continuity, the type of waste classification found in Table 1 is based off the type of business and the likelihood of petroleum or chemical storage and handling.
- ADEC
 - Waste Erosion Assessment and Review project began in 2011 and was a four-year project to inventory Alaska's eroding landfills, hazardous waste sites, and dumps. Final report was released May 2015.
 - Solid waste sites database was last updated April 7, 2021.

Non-regulated Hazardous Waste Sites

Data Collection Sources

The following databases were queried to identify and obtain information on non-regulated hazardous waste sites in the PLA:

- The ADEC SWIMS database provides a tracking number, facility type (i.e., landfill, sewage lagoon), and permit status (i.e., active, inactive, closed). Sites which are classified as inactive are included in Table 1 and Figure 3 (attached).
 - Inactive permits are facilities (i.e., landfill, monofil) no longer in operation, where the permit may have expired or been denied. Construction on or immediately adjacent to the site may pose a risk to human health or the environment.
- The DOT&PF Material Site inventory and assets database⁸ provides information on potential extraction and disposal sites managed by DOT&PF.
- Desktop Review (Other Sites) was conducted to search for information on non-regulated waste sites within the PLA not contained in an agency database.
 - Online search for businesses classified as salvage and/or wrecking yards, towing and recovery yards, scrap metal, recycling, and gravel suppliers. Verbiage including sand and gravel, salvage yard, scrap metal, recycling, towing companies, and wreckage

⁷ https://ordspub.epa.gov/ords/guideme_ext/f?p=guideme:gd:::::gd:tsd_2_3

⁸ https://akdot.maps.arcgis.com/apps/webappviewer/index.html?id=9a3d7e78c00c4edc96f351cb37cc07d1

yards were used in Google, Google Maps, and Yellow Page search engines. Results were filtered to businesses located within the PLA boundaries.

- The Matanuska-Susitna Borough parcel viewer⁹ was used to provide aerial imagery within the PLA (between 2011 and 2021) and information on parcel location, size, and property ownership.
 - Matanuska-Susitna Borough aerial imagery (2021) was reviewed segment by segment (shown in Figures 2.2 through 2.7 [attached]) to identify parcels which function as salvage and wrecking yards, towing and recovery yards, scrap metal, recycling, and gravel suppliers.
 - Parcels in Table 1 were reviewed to determine property ownership and to identify a site name based on:
 - If a parcel is associated with a business, the parcel is identified by the business name.
 - If a parcel is not associated with a business, the parcel is identified by the parcel address.

Data Analysis Methods

Data analysis was limited to a desktop review of available databases and other reasonably available public records regarding past and current land uses, or indications of existing known or historic non-regulated hazardous waste conditions within the PLA. Non-regulated hazardous waste sites were identified using the data sources listed above and analyzed for their potential risks to human health or the environment during earth disturbing activities. The following provides a brief description of the information each database provided.

The ADEC SWIMS database provides a tracking number, facility type (i.e., landfill, sewage lagoon), and permit status (i.e., active, closed, retired). Sites which are classified as closed, retired, or expired are included in Table 1 and Figure 3 (attached).

- Closed are typically landfills or monofils which no longer have an active permit and the landfill
 or sewage lagoon has been capped to minimize the risk to human health or the environment.
 However, if construction on or immediately adjacent to the site may pose a risk to human
 health or the environment.
- Retired are typically landfills or monofils which are no longer in operation and permit is not needed or has expired. Construction activities on or immediately adjacent to the site may pose a risk to human health or the environment.
- Removed are typically storage facilities or monofils which either the permit was denied or not required. For sites where a permit was denied, construction activities on or immediately adjacent to the site may pose a risk to human health or the environment.

DOT&PF Material Sites database provides a tracking number, status of site (i.e., active¹⁰, inactive¹¹), and location. Material sites are typically used for the extraction and export of inert materials¹². Material

⁹ <u>https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB_Parcel_Viewer</u>

¹⁰ Active: sites currently used by DOT&PF or have the potential to be used by DOT&PF

¹¹ Inactive: sites no longer used by DOT&PF or DOT&PF no longer has an interest (i.e., materials no longer available)

¹² Inert material are solid, motionless substances that are neither chemically nor biologically reactive.

sites may be used as a temporary disposal site of sand and gravel for DOT&PF projects. Therefore, these sites are not considered to pose a potential risk to human health or the environment and are not included in Table 1 or Figure 3 (attached).

Desktop Review (Other Sites) searched Google, Google Maps, and Yellow Page database for businesses that may store or dispose of solid waste. The search included a review of aerial imagery from Matanuska-Susitna Borough parcel viewer to identify businesses which use large outdoor areas to store solid waste or extraction of materials. Businesses identified during this search were classified as active, closed, or inactive.

- Active businesses are businesses where the Matanuska-Susitna Borough parcel viewer, Google Maps, and Yellow Page identified the same business at the associated address. These businesses may be associated with production, transportation, storage, or disposal of solid waste. Construction on or near the immediately adjacent to the business may pose a risk to human health or the environment and are included in Table 1 and Figure 3 (attached).
- Closed businesses are businesses identified in database search where Matanuska-Susitna Borough parcel viewer, Google Maps, and Yellow Page identified the same property by a different business name. These businesses may be associated with production, transportation, storage, or disposal of solid waste. A closed business would have been identified in Google Maps (street view) with a different business name than the Matanuska-Susitna Borough parcel viewer or Yellow Pages database, or the building is boarded up. Businesses identified as closed are not considered to pose a risk to human health or the environment and are not included in Table 1 and Figure 3 (attached).

Mapping Methods

Non-regulated hazardous material sites were mapped using data from sources discussed above. No field verification or assessment of locational reliability was performed. Aerial photos covering the PLA were downloaded from ESRI World Imagery Service Layer¹³ to map sites.

- Data sources without spatially downloaded data (i.e., ADEC SWIMS) were manually entered into a spreadsheet to log their GPS coordinates and other information for visual representation in ArcGIS. Businesses ("other sites" found in Table 1) which may store or dispose of solid waste not associated within existing data collection sources were mapped according to their GPS coordinates on Google Maps.
- Figure 2.1 (attached) provides an index for Figures 2.2 through 2.7 (attached), which displays the location of identified non-regulated waste sites.
- Figure 3 (attached) and Table 1 identifies non-regulated waste sites within the PLA, which
 may pose a risk during construction of encountering hazardous materials.

Assumptions

- ADEC
 - o ADEC's contaminated sites database was last updated November 1, 2021.

¹³ ESRI World Imagery Wayback: https://livingatlas.arcgis.com/wayback/ (imagery dated 2019)

- DOT&PF
 - Material sites typically are used for the extraction of materials or for temporary disposal of inert materials. Therefore, DOT&PF material sites are not included in Table 1 and Figure 3 (attached).
- Desktop Review (Other Sites)
 - Sand and gravel extraction sites typically are used for the extraction of materials or for temporary disposal of inert materials. Therefore, these sites are not included in Table 1 and Figure 3 (attached).
 - Businesses operating as automobile salvage and recovery yards are considered to potentially pose a risk to human health and the environment.

Summary of Results

EPA EnviroMapper identified 22 RCRA sites, one brownfield site¹⁴, and no superfund sites within the PLA. Typically, sites are located near the Parks Highway. More information on these sites is found in Table 1 and Figure 3 (attached).

ADEC databases identified ten regulated ADEC contaminated sites (four active, six IC) containing petroleum, waste oil, and/or chemical waste, one permitted solid waste holder (disposal facility), and two landfill sites which are no longer permitted by ADEC.

Other database searches for non-regulated waste sites identified 18 businesses associated with automobile salvage and recovery operations within the PLA.

Sites Which May Pose a Risk to Human Health or the Environment

Table 1 provides a summary of the regulated hazardous waste sites and non-regulated waste sites within the PLA including site identification number, which corresponds to the regulatory identification (ID) number for the EPA RCRA sites, the hazard ID number for the ADEC contaminated sites, the site ID number for ADEC's Solid Waste Information Management System permit, and the map generated ID number for non-regulated waste sites from the desktop review. Table 1 includes site name (typically the business located on the site), property owner and type(s) of hazardous waste associated with the site.

Figure 3 (attached) provides the location of regulated hazardous waste sites and non-regulated waste sites within the PLA which may pose a risk of encountering hazardous materials during construction.

¹⁴ Brownfield site is also identified as a Resource Conservation and Recovery Act site

Regulated Hazardous Waste Sites						
EPA Brownfield Sites						
Site ID	Site Name	Property Owner	Type of Waste			
110070789772	City of Wasilla ¹⁵	City of Wasilla	Petroleum/Chemical			
EPA RCRA Site	s	1	T			
Site ID	Site Name	Property Owner	Type of Waste			
110007919887	7 Eleven	Tesoro Alaska Co	Petroleum			
110058079751	Alaska Car Crushing and Recycling, Inc.	Garold T Jacobsen Jr.	Petroleum/Chemical			
110003037080	Alaska Roteq Corp	Alaska Roteq Corp	Chemical			
110055366731	Black Sheep Aviation, LLC	James M. Erickson	Petroleum/Chemical			
110015916561	Car Care	Tew's Ent LLC	Petroleum			
110003039195	Chevron USA Inc Wasilla Ss 92291	Kim Tony	Petroleum			
110070789772	City of Wasilla ¹⁶	City of Wasilla	Petroleum/Chemical			
110007919422	Clean Earth Corp	Bio Tech Services	Chemical			
110020124998	Home Depot USA, Inc Hd 1304	State of Alaska	Chemical			
110003040968	Lithia Chevrolet Of Wasilla	Lithia Real Estate Inc.	Petroleum			
110070207392	Lowes Of Wasilla #2512	Lowes HIW Inc.	Petroleum/Chemical			
110031412585	NC Machinery Co	NC Machinery Co.	Petroleum/Chemical			
110043804906	Safety Waste Incineration	Jas and Nancy Oliver	Chemical			
110024260770	Terry's Auto Shop	Terry K. Bundtrock	Petroleum			
110003038436	Tesoro Northstore 012	Tesoro Northstore Company	Petroleum			
110003039471	Tesoro Northstore Co 53	Susitna Investments	Petroleum			
110045963481	Walmart Supercenter 2074	Wal-Mark Real Estate Business Trust	Petroleum/Chemical			
110011635668	Wasilla Steel Property	Small Business Admin	Unknown			
110070556157	Best Deal Auto	Stony Creek LLC	Unknown			
110043849477	Carquest Of Wasilla #4313	National Retail Properties KLC	Petroleum			
110003041440	Nye Frontier Ford	Corporate Way Properties LLC	Petroleum			
110070398524	Sherwin-Williams #708606	Larue Tr The Martin Robt J Tre Martin Pamela S Tre	Chemical			
110046228275	Target Store T2339	DBC LLC	Petroleum			

Table 1: Summary of Regulated Hazardous Waste Sites and Non-regulated Waste Sites

 ¹⁵ Address 1400 E Wasilla Shops Circle, parcel ID 506197
 ¹⁶ Resource Conservation and Recovery Act records show the Environmental Interest Type of the facility is a brownfield property

ADEC Sites						
Site ID	Site Name	Property Owner	Type of Waste/Status ¹⁷			
23488	Texaco 1.5 Mile Knik Rd	Alaska DOT&PF	Petroleum/Active			
968	Knik Texaco Service		Waste Oil/Active			
23769	Tesoro Northstore 52	PG Properties LLC	Petroleum/Active			
27171	Former Best Deal Auto Sales	Stony Creek LLC	Petroleum and Chemical/Active			
25149	Williams Express Store 5005	Parks Plaza LLC	Petroleum/IC			
2046	Former Biotech Services	Aurora Real Estate LLC	Petroleum/IC			
25120	Kwik Kard - MP 47.9	CPD Alaska LLC	Petroleum/IC			
23102	Meadowood Mall - Big Lake	STR Group LLC	Petroleum/IC			
23280	Chevron - Wasilla	S & S Properties LLC	Petroleum/IC			
1258	Old Wasilla Airport Lot 3	City of Wasilla	Chemical/IC			
617	Safety Waste Incineration	Jas and Nancy Oliver	Chemical/Active			
Non-regulated \	Naste Sites					
ADEC Permit No	o Longer Needed Facilities (i.e., monofil,	storage facility)	1			
Site ID	Site Name	Property Owner	Type of Waste/Status ¹⁸			
642	Evergreen Resources - Pioneer Unit	Diane Nadine Conley	Chemical/Removed			
636	Wasilla Smith Ballfield Landfill	State of Alaska	Solid Waste/Closed			
Other Sites		1	1			
Map ID	Site Name	Property Owner	Type of Waste			
1	Knik Salvage	David Webster and Donna L. Tres	Automobile Salvage/Recovery			
2	Matanuska Towing & Recovery	Northern Enclosures LLC	Automobile Salvage/Recovery			
3	JFK Auto and Towing	JFK Auto and Towing LLC	Automobile Salvage/Recovery			
4	Big Lake Towing	Tabitha A. Hoover	Automobile Salvage/Recovery			
5	4050 E Linlu Ln	Douglas S. Hodgon	Automobile Salvage/Recovery			
6	Aurora Self Storage	Aurora Storage LLC	Automobile Salvage/Recovery			
7	3751 E Old Matanuska Rd	Thos A. and Janet K. Henkel	Automobile Salvage/Recovery			
8	2202 S Mack Dr	Dellena Levan	Automobile Salvage/Recovery			

 ¹⁷ The ADEC contaminated sites database characterizes sites as active, cleanup complete, and IC
 ¹⁸ The ADEC Solid Waste Information Management System database characterizes permit status as active, inactive, closed, retired, removed, or expired.

Other Sites					
Map ID	Site Name	Property Owner	Type of Waste		
9	Alaska Grade	Alaska Grafe	Automobile Salvage/Recovery		
10	Gorilla Fireworks	Link Fannon	Automobile Salvage/Recovery		
11	ABC Rentals	Jay J. Marquardt	Automobile Salvage/Recovery		
21	Jewell Equipment Rental	Robt Jewell	Automobile Salvage/Recovery		
22	9269 W Margin Way	Steve Childs	Automobile Salvage/Recovery		
23	999 S Randall Rd	Link Fannon	Automobile Salvage/Recovery		
24	8597 W Guss Ct	Daniel and Louanne Navarot	Automobile Salvage/Recovery		
25	1121 S Rutter Ln	Victor Senethep	Automobile Salvage/Recovery		
26	3912 W Parks Hwy	Valley Real Estate LLC	Automobile Salvage/Recovery		
27	3802 W Parks Hwy	Robert C. Keeton III	Automobile Salvage/Recovery		