

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
FALSE PASS AIRPORT  
AIRPORT ROAD  
FALSE PASS, ALASKA 99583**



**January 2006**

**ASCG**  
**INCORPORATED**

ENGINEERS • ARCHITECTS • SURVEYORS • PLANNERS

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ENVIRONMENTAL SITE ASSESSMENT  
FALSE PASS AIRPORT  
AIRPORT ROAD  
FALSE PASS, ALASKA 99583**

**Prepared for:**

**Alaska Department of Transportation and Public Facilities**

**Prepared by:**

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## TABLE OF CONTENTS

	<u>Page</u>
<b>1.0 Introduction.....</b>	<b>1</b>
<b>2.0 Scope of ESA Services .....</b>	<b>1</b>
<b>3.0 Investigation of Historical Background .....</b>	<b>4</b>
3.1 Recorded Documents .....	4
3.2 Aerial Photograph Review .....	4
3.3 Public Documents .....	5
<b>4.0 Agency File Reviews .....</b>	<b>6</b>
4.1 Federal Records .....	6
4.2 Alaska Department of Environmental Conservation Records .....	7
4.3 Environmental Permits.....	8
4.4 Utility Records .....	8
<b>5.0 Physical Setting &amp; community Characteristics.....</b>	<b>9</b>
5.1 Community Background.....	9
5.1 Current USGS Quad Map .....	9
5.2 Geologic Conditions .....	10
<b>6.0 Site Reconnaissance .....</b>	<b>10</b>
6.1 Current Use of the Subject Property .....	10
6.2 Observed Use of Adjoining Properties .....	11
6.3 General Observations.....	11
<b>7.0 Personal Interview .....</b>	<b>12</b>
<b>8.0 Findings.....</b>	<b>12</b>
<b>9.0 Conclusions &amp; Recommendations.....</b>	<b>13</b>
<b>10.0 References.....</b>	<b>14</b>
<b>11.0 Signature.....</b>	<b>15</b>
<b>12.0 Qualifications.....</b>	<b>16</b>

**FIGURES**

Figure 1 ..... Vicinity Map  
Figure 2 ..... Location Map  
Figure 3 ..... Site Map  
Figure 4 ..... Site Map with Photo Points

**APPENDICES**

Appendix A ..... Property Description  
Appendix B ..... Supporting Data and Information  
Appendix B.1 ..... Aerial Photograph Review  
Appendix B.2 ..... Public Documents  
Appendix B.3 ..... Personal Interview  
Appendix B.4 ..... Site Reconnaissance Notes  
Appendix B.5 ..... Site Photographs  
Appendix B.6 ..... EDR Reports

**LIST OF ACRONYMS**

ADEC.....	Alaska Department of Environmental Conservation
ASCG.....	ASCG Incorporated
AST.....	Aboveground Storage Tank
ASTM.....	American Society for Testing and Materials
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS.....	Corrective Action Reports
DOT.....	Alaska Department of Transportation and Public Facilities
EDR.....	Environmental Data Resources Incorporated
ERNS.....	Emergency Response Notification System
EPA.....	Environmental Protection Agency
ESA.....	Environmental Site Assessment
FINDS.....	Facility Index System
HMIRS.....	Hazardous Materials Information Reporting System
LUST.....	Leaking Underground Storage Tank
NPDES.....	National Pollutant Discharge Elimination System
RCRA.....	Resource Conservation and Recovery Act
SHWS.....	State Hazardous Waste Site (ADEC Contaminated Sites Database)
SWF/LF.....	Solid Waste Facility / Landfill
UST.....	Underground Storage Tank

## **1.0 INTRODUCTION**

This report presents the results of a Phase I Environmental Site Assessment (ESA) of the False Pass Airport in False Pass, Alaska (the subject property). The subject property is an approximately rectangle-shaped parcel that comprises an area of roughly 66 acres (2,874,960 square feet), in the community of False Pass, Alaska. False Pass is situated on the eastern end of Unimak Island, the easternmost island of the Aleutian Chain in southwest Alaska, as shown on the Vicinity Map (Figure 1). False Pass is 646 air miles southwest of Anchorage and 32 air miles southwest of Cold Bay. The community lies approximately 13 feet above sea level at latitude 54° 50' 51" North and longitude 163° 24' 37" West. The Alaska Maritime National Wildlife Refuge and the Unimak Wilderness surround the community. The complete legal description of the subject property is included in Appendix A.

This ESA was performed in August 2005, by ASCG Incorporated (ASCG) for Alaska Department of Transportation and Public Facilities (the Client) as a subcontractor to DOWL Engineers. The ESA services included the limited research and data reviews specified herein and a site reconnaissance. The purpose of conducting the ESA was to estimate the potential, as of the date of the assessment, for hazardous substances to be present on the subject property at levels likely to warrant mitigation under the current State of Alaska environmental laws and regulations.

This ESA report (the Report), which includes all of the supporting information gathered for purposes of the ESA, was prepared for the benefit of the Client. The Client may also distribute the Report to third parties, who may then use it at their discretion. However, any reliance upon the Report by a party other than Client shall be solely at the risk of such third party and without legal recourse against ASCG. The Report shall not be used by any third party that does not agree to the conditions in this paragraph.

## **2.0 SCOPE OF ESA SERVICES**

An ESA comprises a number of individual elements whose basic nature and extent are determined in accordance with the standard of care for ESAs. The standard of care is

commonly defined as the care applied by the ordinary practitioner in the area where the ESA was performed. It is ASCG's belief that we have complied with the applicable standard of care in performing this ESA.

The basic scope of services for the ESA was outlined in ASCG's proposal dated July 6, 2004, which was accepted by DOWL on behalf of the Client on August 5, 2005.

The activities performed to obtain information about the subject property included the following:

- A review of historical aerial photographs taken in 1979, 1983, 1988, 1997, and 2003.
- A search and review of public documents which included R.L. Polk Directories and Sanborn Fire Insurance Maps.
- A reconnaissance of the subject property by ASCG personnel on August 26, 2005.
- An interview with Mr. Tom Hoblet, Mayor of False Pass, who, in addition to being a lifetime resident of False Pass, is also the current Mayor of the community, and has personal knowledge of past activities on the subject property.
- A review of data obtained from a search conducted by Environmental Data Resources Incorporated (EDR) of Federal databases, which includes information from the Environmental Protection Agency (EPA) Facility Index System (FINDS) List; Corrective Action Reports (CORRACTS); the Resource Conservation and Recovery Act (RCRA) Information System List for information about nearby sites operating under federal regulations or approved state regulations; the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List; Emergency Response Notification System (ERNS) Spill Reports; and the Hazardous Materials Information Reporting System (HMIRS).

A review of data obtained from a search conducted by EDR of State and Local databases, which includes information from: the Alaska Department of Environmental Conservation (ADEC) Contaminated Sites Database; Solid Waste Facilities (SWF/LF); Leaking Underground Storage Tank (LUST) Database; the Underground Storage Tank (UST) Database; the Regulated Aboveground Storage Tank (AST) List; and the ADEC Spills (SPILLS) Database. The report meets the government records search requirements for ASTM Standard Practice for Environmental Site Assessments, E 1527-00.

Generally, our services intentionally do not include specific surveys for: asbestos containing materials, radon, methane gas, wetlands delineation, lead in paint, lead in domestic water supply, polychloro-biphenyls in caulk, or the investigation or detection of any Biological Pollutants present in or around any structure. The term “Biological Pollutants” includes, but is not limited to: molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organism.

Although the scope of this work included searching the above governmental databases for indications of nearby properties documented under these systems, it did not include reviews of the individual files for these entries. No other environmental sampling or research work was included in the ESA activities unless it was specifically referenced in this report.

The findings presented in Section 8 of this report are based solely upon the information obtained during the ESA. Furthermore, the conclusions and recommendations include our assessment of the potential for the subject property to have been environmentally impacted from past activities on or near the subject property. Although the findings and considerations represent ASCG’s best judgment, they do not represent a *certification* of the environmental status of the subject property.

Conditions and information observed by ASCG during these activities are subject to change. Indicators of the presence of hazardous materials that were latent at the time of this ESA may subsequently become observable. Additionally, records or other information sources that ASCG did not review, because the research effort commonly associated with an ESA did not indicate their existence, may contain important information that could not have been considered in the formulation of the conclusions found in this report. Information and

representations obtained from individuals interviewed for this report were relied upon unless incidents of conflicting data were noted. ASCG accepts no responsibility for inaccuracies or deficiencies in this report resulting from omissions or misrepresentations by the persons interviewed.

### **3.0 INVESTIGATION OF HISTORICAL BACKGROUND**

#### **3.1 Recorded Documents**

Research indicated that the False Pass Airport has been under the purview of the Alaska Department of Transportation and Public Facilities (AKDOT&PF) for the last 30 years and Recorded Document Guarantee would not have added value to this Environmental Site Assessment.

#### **3.2 Aerial Photograph Review**

Aerial photographs reviewed on September 2, 2005 were taken in 1979, 1983, 1988, 1997, and 2003. Two of the aerial photographs reviewed (1983 and 1997) were purchased from AeroMap U.S., Inc., Anchorage, Alaska. The remaining photographs were obtained from ASCG/DOWL archives. Purchased photographs will be retained in ASCG's files. Aerial photographs were examined for indications land use types of and surface activities present on the subject property and on adjacent parcels at the time the photographs were taken. Summary review comments follow here and detailed comments can be found in Appendix B.1.

The photographs taken in May 1979 indicate the subject property is cleared and appears leveled. The runway appears to be neither graded nor covered with gravel. Roundtop Creek is a braided stream which flows directly through the leveled runway. At the time this photograph was taken, it appears that Roundtop Creek has washed out the airstrip that appears it may have originally been constructed over Roundtop Creek.

The photograph taken in June 1983 indicates little change from the photograph taken in 1979. There appears to be a small bridge crossing Roundtop Creek. There also appears to be a small apron on the east side of the north end of the runway. It also appears that the runway

has been extended to the south almost to the shoreline. There does not appear to be any development of significance in the areas directly adjacent to the subject property; though the areas east and west of the south end of the runway appears to have been a material source for runway construction.

The photographs taken in August 1988 indicate the subject property and all adjacent properties are in varying states of development. The runway appears to be constructed and graded. A gravel apron is in the process of being constructed to the west of the runway and also appears to be graded. The cleared property to the north of Roundtop Creek (which is directly in line with the orientation of the runway) appears to be used as an access road to the airfield. Large areas near the mouth of Roundtop Creek appear to be in the activity of gravel removal. There is a high degree of siltation evident in Isanotski Strait from the gravel removal in and around Roundtop Creek.

The photographs taken in May 1997 indicate a widened, graded, and improved runway, with the apron now supporting a single maintenance hangar. There is a clearly defined access road extending south from the village of False Pass. It crosses over Roundtop Creek via a constructed bridge and terminates in the southwest corner of the runway apron, near the hangar. Still there does not appear to be any residential/commercial development on adjacent lands and what development the village is experiencing is to the north of Roundtop Creek.

The 2003 photograph appears to be consistent with the current configuration of improvements.

### **3.3 Public Documents**

Sanborn Fire Insurance Maps were requested from EDR and R.L. Polk Directories were reviewed at the Anchorage Public Library. Available documents are included in Appendix B.2.

Sanborn Fire Insurance Maps: The Sanborn maps available from the EDR search did not extend out to the area of the subject property.

R.L. Polk Directories: No listings were given at the subject property's address.

#### **4.0 AGENCY FILE REVIEWS**

The following sources and records obtained from EDR were reviewed for information about releases on or near the subject property. These records are included in Appendix B.6.

EDR reports include a section called the “Orphan Summary.” This list contains sites that may possibly be in the area of the requested search but, due to poor or inadequate address information, could not be placed on the search map. In this report nine orphans were indicated, six of which were eliminated due to a lack of proximity to the subject property.

#### **4.1 Federal Records**

EPA Facility Index System (FINDS) List dated July 11, 2005 – The EPA FINDS List is a listing of sites that operate under federal or approved state regulations. The list is comprised of thirteen categories ranging from lists of sites at which hazardous waste contamination has occurred, to lists of sites under regulation for asbestos or air emissions. The FINDS list compiles information on a specific site culling the data from various state and federal databases. The American Society for Testing and Materials (ASTM) Standard search radius for the FINDS List is limited to the subject property. The FINDS List disclosed that there were no sites listed within the boundaries of the subject property.

Corrective Action Reports (CORRACTS) dated June 28, 2005 – This is a list of handlers with RCRA Corrective Action Activity. The report catalogues nationally defined corrective action core events that have occurred for every handler who has had corrective action activity. The ASTM Standard search radius for CORRACTS is one mile. A review of this list revealed that there were no sites within the search radius of the subject property.

Resource Conservation and Recovery Act Information (RCRA) dated May 20, 2005 – A listing under the RCRA category alone indicates that the addressee has reported that they generate, handle, or transport regulated substances but does not necessarily mean that these substances have been released. These sites are listed under the EPA Region 10 Report of RCRA Handlers. The ASTM Standard search radius for RCRA is one-half mile. There are no sites with RCRA files located within the search radius of the subject property.

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Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) dated June 27, 2005 – A listing under this category indicates it is a site where releases were reported and subsequent investigations may have been performed. The ASTM Standard search radius for CERCLIS is one-half mile. There are no sites shown under the CERCLIS category within the search radius of the subject property.

EPA Emergency Response Notification System Spill Reports (ERNS) List dated December 31, 2004 – The ERNS List records and stores information on reported releases of oil and hazardous substances. The ASTM Standard search radius for this category is limited to the subject property. The records indicate that the subject property is not listed in the ERNS files.

Hazardous Materials Information Reporting System (HMIRS) dated December 31, 2004 – This listing contains hazardous material spill incidents reported to the Department of Transportation. The ASTM Standard search radius for HMIRS is limited to the subject property. The records indicate that there have been no reported incidents within the boundaries of the subject property.

#### **4.2 Alaska Department of Environmental Conservation Records**

ADEC Contaminated Sites Database (SHWS) dated June 13, 2005 – The contaminated sites database is the State's equivalent to CERCLIS. These sites may or may not be listed on the federal CERCLIS list. The ASTM Standard search radius for the SHWS Database is one mile. There are no sites listed within the search radius of the subject property.

Leaking Underground Storage Tank (LUST) Database dated June 13, 2005 – LUST records contain an inventory of reported leaking UST incidents. The ASTM Standard search radius for the LUST Database is one-half mile. No entries were found to be within the search radius of the subject property.

ADEC Registered Underground Storage Tanks (UST) Database dated June 14, 2005 – Registered USTs are regulated under Subtitle 1 of the RCRA and must be registered with the ADEC which is responsible for administering the UST program. The ASTM Standard search

radius for the UST Database is one-quarter mile. No entries were found within the search radius of the subject property.

Solid Waste Facilities (SWF/LF) dated April 25, 2005 – This listing typically contains an inventory of solid waste disposal facilities or landfills within the state. These may be active or inactive facilities or open dumps that failed to meet the RCRA Subtitle D Section 4004 criteria for solid waste facilities or disposal sites. The ASTM Standard search radius for this category is one-half mile. The records show that none of these facilities are within the search radius of the subject property.

ADEC Spill Database (SPILLS) dated May 19, 2005 – This database is a collection of hazardous substance spills reported to the ADEC since 1995. The ASTM Standard search radius for this category is limited to the subject property. The records show that there have been no reported incidents of spills within the boundaries of the subject property.

Since this report is in support of the False Pass Airport Master Plan and not all of the proposed alternatives for airport expansion will be contained within the current bounds of the subject property, it should be noted that the Spills database indicated several spills at the Peter Pan Seafood facility listed below.

<u>Date</u>	<u>Fuel</u>	<u>Gallons</u>	<u>Cause</u>
2000	Diesel	1000	Valve Failure
2000	Diesel	5	Transmission Pipeline Leak
1997	Diesel	100	Overfill

### **4.3 Environmental Permits**

National Pollutant Discharge Elimination System (NPDES): At the time this report was conducted, no NPDES permits were known to exist for the subject property or for the occupants of the subject property.

### **4.4 Utility Records**

Currently, the False Pass Airport does not support any utility services. There is no electrical service, and no overhead power lines were observed entering onto the subject property at the

time of the site visit. There are no drinking water or wastewater utilities, and there is no natural gas or other heating services entering onto the subject property.

## **5.0 PHYSICAL SETTING & COMMUNITY CHARACTERISTICS**

### **5.1 Community Background**

False Pass was first settled in the early 1900s with the establishment of a cannery which attracted workers from nearby villages and islands. It is the only remaining Aleut village on Unimak Island, and its residents are primarily Unangan. The False Pass Tribal Council is a federally recognized tribe, and the Isanotski Corporation, the village's for-profit organization, owns much of the land in the area.

False Pass was incorporated and became a second-class city in 1990. It is part of the Aleutians East Borough, which encompasses six communities and roughly 2,700 people over an area of 15,000 square miles. The local government consists of an elected mayor and a seven-member city council. There are no property taxes, but the City of False Pass does impose a two percent sales-and-use tax within city limits.

The local economy is largely dependent on commercial fishing, fish processing, and government jobs. Prospects for future economic activity will rely on a healthy fishing industry and the continued development of infrastructure within the community.

### **5.1 Current USGS Quad Map**

The False Pass (D-5), Alaska 15-minute (scale 1:63,360) USGS Quadrangle map dated 1995 was reviewed for indications of surface features in the area. Information on this map indicated that the natural terrain in the general location of the subject property is primarily flat, and remains so to the east towards sea level. The terrain to the west slopes gently upwards through a creek valley. The terrain to the north and south rises significantly, as the region is mountainous. The village of False Pass is located at the mouth of a glacially carved valley that terminates at Isanotski Strait.

## **5.2 Geologic Conditions**

False Pass is located on the eastern shore of Unimak Island, the largest and most eastern of the Aleutian Islands. Unimak Island is separated from the Alaska Peninsula by Isanotski Strait, which connects the Bering Sea and the Pacific Ocean. The island includes volcanoes, glacial valleys, lowlands, numerous streams, and mountains reaching to 10,000 feet above sea level. Glaciers generally occur on mountain peaks throughout the region. Black sandy beaches extend along the majority of the 256 miles of coastline, and shifting sand dunes reach 50 to 60 feet along the Bering Sea coast.

The village of False Pass lies upon a lowland, which is underlain by outwash and morainal deposits at the base of volcanic mountains. Deposits are coarse near the mountains and grade to fine sand along the coast. Soils are highly acidic and permafrost is most likely absent (DOWL, 2004).

No site-specific subsurface investigations were discovered or reviewed for the subject property.

## **6.0 SITE RECONNAISSANCE**

Ms. Susan T. Luetters of ASCG conducted a reconnaissance of the subject property on August 26, 2005. The subject property is shown on the Vicinity Map (Figure 1) and the Location Map (Figure 2), and general observations from the site reconnaissance are noted in the following sections. There were no weather conditions that limited observation of the site's surfaces or vegetation during the reconnaissance. Site observations were recorded and photographs were taken at key points during the reconnaissance. A transcription of the site comments and a selection of the photographs are included in Appendices B.4 and B.5, respectively.

### **6.1 Current Use of the Subject Property**

The False Pass Airport is crucial to community operations as it is currently the only airfield serving the community of False Pass.

## **6.2 Observed Use of Adjoining Properties**

North: The northern boundary of the subject property extends across Roundtop Creek to a sparsely developed residential area situated to the west of Unimak Drive. To the east of Unimak Drive is a commercially developed area owned by Peter Pan Seafoods.

East: The subject property, south of Round Top Creek, is bounded on the east by Beach Access Road, beyond which is a narrow, undeveloped parcel that extends to Isanotski Strait. Should development extend into this parcel, the adjacent property would then be Isantoski Strait. North of Round Top Creek the subject property is bounded by a residential parcel and Peter Pan Seafoods.

South: The subject property is bounded on the south by Isanotski Strait.

West: The subject property is bounded on the west by undeveloped land, which is densely vegetated with non woody vegetation though there are scattered islands of trees.

## **6.3 General Observations**

Topography & Drainage: False Pass is located on the eastern shore of Unimak Island, the farthest east of the Aleutian Islands. The topography of the subject property is primarily flat. No conditions were observed where concentrated off-site drainage appeared to be directed onto the subject property. Surface water partially infiltrates the soils of the subject property, and runoff is assumed to flow primarily to the east towards Isanotski Strait and to the north towards Roundtop Creek.

Indications of Subsurface Improvements: At the time of the site visit, there were no indications of subsurface improvements entering onto the subject property.

Sewer, Water, Storm Drainage & Electric Facilities: At the time of the site visit, there were no sewer, water, storm drainage, or electric utilities located on, or entering onto, the subject property.

Special Indicator Features: The overall appearance of the subject property during the reconnaissance was clean and orderly. No discolored or otherwise distressed vegetation was

observed. No unnatural appearing surfaces or unusual odors were noted. Former fill extraction site on the southeast side of the runway used to for runway construction has filled with water.

Interior Spaces: At the time of the site visit, the only accessible building was the AKDOT&PF equipment building. A *de minimus* amount of what appeared to be petroleum hydrocarbon stained soil was observed on the compacted floor of the building.

## **7.0 PERSONAL INTERVIEW**

Mr. Tom Hoblet was interviewed on December 15, 2005 for his personal knowledge regarding the recent history of the subject property. Mr. Hoblet is the Mayor and a lifetime resident of False Pass. The interview with Mr. Hoblet did not indicate any cause for environmental concern for the airport area or surrounding vicinity. Notes from this interview are included in Appendix B.3.

## **8.0 FINDINGS**

This Phase I Environmental Site Assessment was performed in conformance with the scope of work outlined in Section 2.0 for the False Pass Airport, False Pass, Alaska, the subject property. No suspected or confirmed releases of hazardous substances have been documented on the subject property in the Federal, State, or local environmental agency lists reviewed. The only findings of note were *de minimus* amounts of soil staining on the compacted floor of the AKDOT&PF maintenance building, observed during the site reconnaissance.

Adjacent parcels to the east of the subject property consist of a narrow parcel of land located between the subject property (on the east side) and Isantoski Strait appears to be vacant and undeveloped. No indications of any development or historic site activity were found while conducting this ESA. It should also be noted that numerous spills have been reported and documented on an adjacent parcel (Peter Pan Seafood) located to the northeast of the subject property. Records do not indicate that the spills migrated off of Peter Pan Seafood property. Currently, the only alternative presented in the False Pass Airport Master Plan where this property may be minimally impacted is Alternative D, which proposes to relocate the airstrip

to the east, which would place the runway protection zone (RPZ) over a residential property and the fuel tank farm and thus the petroleum contaminated soils. Should this be the preferred alternative there is the potential that property acquisition will include the Peter Pan Seafood fuel tank farm where there have been documented incidences of releases of petroleum hydrocarbons. No records exist for the residential property; however, the residential structure has been present on the site for a number of years with an above ground heating fuel tank. The potential exists for surficial petroleum contamination.

This assessment has revealed no evidence of recognized environmental conditions in direct connection with the subject property.

## **9.0 CONCLUSIONS & RECOMMENDATIONS**

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of the False Pass Airport, False Pass, Alaska, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.0. This assessment has revealed no specific evidence of recognized environmental conditions in connection with the subject property.

Research indicates that contaminant migration onto the subject property from reported spills on an adjacent parcel (Peter Pan Seafoods) located to the northeast of the subject property is unlikely. This is due to local topography and the location of Roundtop Creek, which acts as a natural barrier between adjacent parcels, the active runway and apron, and the locations of proposed improvements. Additionally, the likelihood of any contamination existing on the narrow parcel of land located between the subject property (on the east side) and Isantoski Strait is low. Should property acquisition encompass the Peter Pan Seafood Tank Farm there is a moderate to high potential that petroleum contaminated soils may be present in this location.

It is recommended that the soil stains observed on the floor of the AKDOT&PF maintenance building be further investigated if future plans include the relocation of, or improvements to, the structure. Further, if acquisition of the Peter Pan Seafood Tank Farm is part of the proposed expansion, additional research and soil sampling should be conducted.

## **10.0 REFERENCES**

DOWL Engineers, False Pass Airport Master Plan Draft Scoping Report, May 2004.

Environmental Data Resources, Inc., The EDR-Radius Map with GeoCheck, August 23, 2005.

## 11.0 SIGNATURE

Phase I Environmental Site Assessment  
False Pass Airport  
Airport Road  
False Pass, Alaska 99583

### Prepared For:


**Alaska Department of Transportation & Public Facilities**

### Prepared By:

**ASCG Incorporated**



Sarah C. Callaway  
Staff Environmental Scientist



Susan T. Luetters  
Senior Environmental Scientist

## **12.0 QUALIFICATIONS**

### **Sarah C. Callaway, Environmental Scientist**

Sarah is an Alaskan resident and May 2004 graduate from Alaska Pacific University where she obtained a B.S. in Environmental Science. She has two years of professional experience, and has assisted in the research, data collection, and reporting of numerous hydrologic investigations. She has written Phase I ESAs, conducted sediment and groundwater sampling, and has extensive surface water and geomorphologic data collection and analysis experience.

### **Susan T. Luetters, Senior Environmental Scientist**

Susan is an Alaskan resident with over seven years of experience as an environmental scientist conducting numerous Phase I and Phase II ESAs for construction and remediation projects in Alaska. Susan has conducted records research, field sampling efforts, compiled data, and written numerous Phase I and II ESA reports. She has conducted soil, water, and fuel sampling; assisted with monitoring well installation; and performed hazardous material surveys at locations throughout Alaska. She is familiar with ASTM standards E 1527-00 and E 1528-00. Susan has a B.S. in Environmental Science and an M.S. in Environmental Quality Science.

### **Sean P. Thomas, Environmental Scientist**

Sean is an Alaskan resident with over four years of experience as an environmental scientist. He has conducted records research, field sampling efforts, compiled data, and managed tasks within larger projects. Sean has conducted soil, water, and fuel sampling; assisted with monitoring well installation; and performed hazardous material surveys at locations throughout Alaska. Sean has developed and implemented Health, Safety, and Environmental Engineering practices both in Alaska and Texas. He is familiar with ASTM standards E 1527-00 and E 1528-00. Sean holds a B.S. in Environmental Sciences and an M.S. in Marine Resource Management.