

From: Clore, Marie
To: Conetta, Dan
Cc: Lyon, Kevin; Mueller, Marcus; rdavidson@cpgh.org
Subject: CPGH/262 N. Binkley: Summary of Environmental Findings
Date: Monday, October 27, 2014 2:16:38 PM

Good Afternoon Dan,

Based on a review of the available information regarding this property, I have not identified any environmental concerns.

Here's a summary of my findings:

- Due to the age of construction (2006), lead paint and asbestos should not be concerns.
- Based on a review of ADEC's Contaminated Sites database (last updated August 1, 2014), this property (and immediately adjacent, neighboring properties) are not designated as contaminated sites (including those designated as active, cleanup complete or cleanup complete - institutional controls).
- Based on its location on Binkley Street in Soldotna, the property is assumed to have City water and sewer service and to be connected to natural gas.
- Based on information provided by Rich Davidson, CPGH Support Services Director, this facility does not have an onsite emergency generator that uses diesel fuel as a backup during power outages.
- Based on information also provided by Rich, this facility does not store any significant amounts of hazardous materials or hazardous waste on site.

Note: Since I was unable to attend the site visit, the findings summarized above are based solely on a review of information available from the KPB, ADEC and CPGH.

If you have any questions regarding this environmental review, please contact me.

Regards,
Marie

J. Marie Clore, P.E.

Environmental Compliance Manager
Kenai Peninsula Borough & School District
907-714-2355 (office)

From: Conetta, Dan
Sent: Wednesday, October 22, 2014 12:17 PM
To: Lyon, Kevin; Clore, Marie
Cc: Mueller, Marcus; 'Davidson, Richard'
Subject: Site Inspection

Kevin Lyons, Capital Projects Director
Marie Clore, Risk Management

KPB Land Management is acquiring another property for the Central Peninsula Hospital. If possible could you please conduct a site inspection and provide a written report on your findings. Your report(s) can be informal but will be supplemental data for an Assembly packet that will be sponsored by the mayor for this acquisition. I have a site inspection set up for this Friday (10/24/14) at 11:00 am. This clinic is currently occupied and operational so we may need to work around clients and staff members.

Timeline Written inspection report completed by **October 31st**

Site Location

262 N. Binkley Street, Soldotna (Kenai Peninsula Urology Clinic)
Tax Parcel No. 059-121-16

Site Details

One story commercial structure — 2,228 sf.
Built in 2006
0.39 acres
Structure is currently occupied and operational

Items to be inspected

Electrical
Plumbing
Heating and Ventilation
Structural
 Roof
 Attic
 Crawl space
 Foundation
 Walls
 Insulation
Doors & Windows
Yard, grading, drainage
Fencing
City code compliance

Attachments

Floor plan
Site Map

Please call if you have any questions.

Dan Conetta, SR/WA
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Kenai Peninsula Borough
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