

## **APPENDIX A PRELIMINARY RESEARCH RESULTS**

**Air Quality:** The Municipality of Anchorage (MOA) is designated as a Class II Area under 18AAC50. The proposed project is within an area designated as a maintenance area for carbon monoxide (CO) under the Clean Air Act.

**Coastal Resources:** The project site falls outside the coastal zone boundary of the Municipality of Anchorage (MOA) Coastal Management District.

**Land Ownership and Use:** The existing soccer field, owned by the MOA is located on Tract 4. The proposed project involves the exchange of 1.90 acres in the south portion of Tract 4, owned by the MOA, for 2.73 acres of Tract 5B-1, owned by American Fast Freight (AFF) (Figure 2). The soccer field will be relocated west onto the land received from AFF and the north portion of Tract 4 will be developed into a dedicated parking area for the soccer field. The south portion of Tract 4 will be transferred to AFF and will be used as part of their industrial operations (Figure 3).

**Local Land Use Zoning:** Implementation of the proposed improvements will require rezoning, land trades, and vacations to relocate the soccer field and realign the roadways. Currently, the MOA owns Crossroads Business Park, Tract 4 which contains an existing soccer field which is currently zoned both Residential Office with Special Limitations (R-O SL) and Light Industrial (I-1). The adjacent land, Crossroads Business Park, Tract 5B-1, is owned by Orbus, Inc./American Fast Freight (AFF) and is zoned Multiple Family Residential with Special Limitations (R-4 SL). The zoning of the above properties is inconsistent with their current use, the type of use expected from the type of ownership, and the proposed future use. Therefore, the MOA has approved a rezone to PLI-p for the area that will be owned by the MOA and to I-1 for the area AFF will own, Resolution 2009-041, contingent upon the land trade.

**State Land Use Plans, State Parks:** The proposed project is on lands owned by the MOA will not impact any State Land Use Plans or State Parks.

**Federal Recreational Area:** The proposed project will not take place within a Federal Recreational Area.

**State Refuges, Critical Habitat Areas, and Sanctuaries:** The proposed project is not located within a State Refuge, Critical Habitat, or a Sanctuary.

**National Wildlife Refuges:** The project is not located within a National Wildlife Refuge.

**National Parks, Preserves, Monuments, and Wild Scenic Rivers:** The project is not located within any National Parks, Preserves, or Monuments; therefore, there will be no impacts to these resources. Furthermore, the project is not located adjacent to a Wild Scenic River.

**Historical, Archeological, and Cultural Properties:** A memo dated October 1, 2010 from Judith Bittner, State Historic Preservation Officer, Alaska Department of Natural Resources states that no historic properties are affected.

**Anadromous Fish Streams:** The proposed project is not located near an anadromous fish stream.

**Essential Fish Habitat:** The proposed project does not provide essential fish habitat.

**Threatened and Endangered Species:** The proposed project is not known to be used by threatened or endangered species.

**Navigability, Flood Plain Management, and Wetlands:** The proposed site for the relocated soccer field is partially located on Class C wetlands.

According to the MOA mapped wetlands, the study area consists of a Class C wetlands complex identified as Wetlands 31A. MOA Wetlands complex 31A, is depicted on page 42 of MOA Wetlands Atlas. The MOA Wetlands Atlas mapping indicates 0.92 acres of the wetlands complex is located within the study area. Please note that the wetlands complex was initially mapped by the MOA using 2001 imagery and did not depict the adjacent western school development that is now present. It is DOWL HKM's opinion that development of the school most likely altered the wetland boundary presented on the MOA mapping.

DOWL HKM has determined that the actual wetland boundary is configured slightly different than the MOA presents in the Wetlands Atlas. Based on our interpretation of the resources reviewed and the field data collected, DOWL HKM believes that only 0.64 acres of wetland are present within the study area (Figure 4). A Jurisdictional Determination was approved on August 10, 2010, File Number: POA-2010-589.

The project area is outside the Flood Insurance Rate Map (FIRM) flood hazard areas based on the FIRM, Panel 0741D, revised September 25, 2009.

**Contaminated Sites, Spills, and Underground Storage Tanks:** A FirstSearch environmental database (FirstSearch) was reviewed that included a search of state and federal databases required under ASTM E 1527-05 (Attached). There were no listings for the property.