



teranis

Iskut Band Council

**Phase 1 Environmental Site
Assessment (ESA)**

Prepared for:

Iskut Band Council

Prepared by:

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EXECUTIVE SUMMARY

Teranis Consulting Ltd. (Teranis) was retained by the Iskut Band Council (IBC) and Indigenous and Northern Affairs Canada (INAC) to conduct a Phase 1 Environmental Site Assessment (ESA) of Kluachon IR 1, Iskut IR 6, and Stikine River IR 7. The objective of the Phase 1 ESA was to establish the environmental condition of Reserve lands and specifically to identify areas of potential or known contamination that may represent a risk or liability to IBC.

The Phase 1 ESA included a review of available historic information, interviews and a site reconnaissance conducted in general accordance with guidance provided by the Canada Mortgage and Housing Corporation (CMHC) Phase 1 Environmental Site Assessment Criteria (CMHC, 1994), Canadian Standards Association (CSA) Standard Z768-01 and Section 58 of the British Columbia Contaminated Sites Regulation (CSR). The site inspection component of the Phase 1 ESA was conducted between June 27, and 30, 2017.

The principle residential community of the Iskut Band is located on Iskut IR 6, which is located on the east side of Hwy 37 approximately 84 km south of Dease Lake, BC. A single residential and/or seasonal use dwelling is located on Stikine River IR 7. No development appears to have been conducted Kluachon Lake IR 1. Existing and/or historic land uses of a commercial or industrial nature appears to have been limited to the Kluachon Centre and Gas Station, which was originally developed as the Co-op Store in the early 1970's. No commercial or industrial activities were identified on Kluachon IR 1 or Stikine River IR 7.

Historically numerous aboveground and a smaller number of underground fuel storage tanks were located on Iskut IR 6 to supply fuel for electrical generation, heating and/or the gas station. The majority of these tanks have been removed and most buildings are currently heated by propane, electricity and/or fire wood. Fuel storage tanks remaining on Iskut IR 6 include two residential heating oil tanks, a heating oil tank for the Gymnasium/School and gasoline and diesel tanks at the Kluachon Centre.

Land use adjacent to the Iskut reserves typically consists of undeveloped forest and/or large water bodies. A BC Hydro Electrical Generation Station, NorthwesTel telecommunications facility, two (2) rock quarries, airfield and landfill site are located adjacent to Iskut IR 6. None of these adjacent land uses are considering pose a risk to the environmental condition of reserve lands.

Based on the findings of the Phase 1 ESA, Areas of Environmental Concern (AECs), where contamination is known to be present and Areas of Potential Environmental Concern (APEC) were contamination may be present, were identified on Iskut lands as follows:

Areas of Environmental Concern (AECs)

AEC 1 (FCSI 05364002) - Hydrocarbon contaminated soil at the former Co-op Store and Gas station (currently the Kluachon Centre and Store); and

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AEC 2 (FCSI 05364001) - Hydrocarbon contaminated soil within the Klappan School and Gymnasium former UST tank nest. Hydrocarbon staining was also observed below the Gymnasium furnace room

Areas of Potential Environmental Concern (APECs)

APEC 1 – Existing and former ASTs, due to spills or leaks during fuel handling and storage. Investigation of Lot 40 (AST-18 at the Band Warehouse) should also include an assessment of potential impacts from historic welding and fabrication on the property. Based on site observations, nature of construction and date of installation, further investigation of AST-25, AST-26 and AST-27 is not considered necessary at this time;

APEC 2 – Fuel storage at the former electrical generator sites (i.e. former Co-op Store, Pumphouse and Health Clinic and School circa 1982). Waste oil and anti-freeze was reportedly disposed of at the original health clinic generator building, which was subsequently referenced as the Village Storage Shed (circa 1994);

APEC 3 – Former Public Works Yard on Lot 73, due to fuel storage, drum storage, surface soil staining and possible waste burning (ash residues)

APEC 4 – Auto bodies on the south side of Zetu Creek, historically implemented as an erosion control measure (precise location to be determined);

APEC 5 – Stockpile of contaminated soil previously located on Lots 139 and 140;

APEC 6 – Pesticide and hydrocarbon staining in the crawlspace of a former Nursing Clinic (INAC IEMS report, Federal Site Identifier - 6918) which may include the location of the current “Head Start” or ‘Family Place’ buildings;

APEC 7 – Outhouse pits were reportedly used to burn or bury household waste (circa 1982);

APEC 8 – Water Quality in Zetu Creek from upstream mining and exploration activities;

APEC 9 – Historic mechanics shop and auto repairs on Lot 4 (NRCAN Lot 171);

APEC 10 – Potential historic surficial dump site located on Lots 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 119 and 120;

APEC 11 – Kluachon Store Oil Water Separator soak away pit, due to spills and potential for poor or inadequate maintenance.

APEC 12 – Accumulation of abandoned vehicles on a residential Lot 55 (circa 1994);

APEC 13 – Long term historic use of outhouses and septic systems impacting groundwater and surface water in Zetu Creek and Kluachon Lake;

Additional site investigations will be required to delineate the extent and degree of contamination within the identified AECs and to determine if there are any unacceptable levels of risks to human health and/or ecological receptors. Further investigations will also be required to determine if potential

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contaminants of concern (PCOC's) are present within the identified APEC's at concentrations that exceed applicable assessment criteria.

In addition to further investigation of the previously identified APEC's and AEC's, Teranis also recommends the following:

- IBC to contact Pottinger and Gaherty to request a better quality copy of the 2006 FNESS report to more clearly identify the location of AST-8, AST-9;
- Confirm the location of the Nursing Station referenced in INAC IEMS reports (Federal Site Identifier - 6918) and identified as APEC 6;
- Conduct further community interviews with members and elders to determine if and where creosote preserved water pipes may have been used within the community prior to construction of the community water distribution system in the early 1980's;
- Identify a suitable number of potential candidate sites for further investigation under APEC 7, where former outhouses may have been used to bury and burn household wastes. The focus should be on older residences that were located in Iskut prior to the mid-1980s;
- Inspect homes in Iskut IR 6 with wood burning stoves and determine if asbestos paneling is present as a heat shield as noted in the 1994 Phase II Site Environmental Issues Inventory report, prepared by Norecol, Dames & Moore. Where present, assess the condition of the paneling and remove, repair or replace as necessary; and,
- Analyse a sample of corrugated paper insulation identified on the exterior of a derelict building in the former pre 1960 Iskut village site for asbestos.

It should be noted that the two recommendations regarding asbestos containing materials (ACMs) do not typically represent an environmental lands management issue unless these materials are disposed of inappropriately and therefore may be addressed independently of the FNLMA process. Any materials suspected to contain asbestos will require testing by a suitably qualified contractor to safeguard building occupants and ensure proper disposal prior to building renovation or demolition.

It is recommended that the above information gaps in land use history be addressed prior to completing any further Phase 2 site assessment work. This will ensure that all environmental concerns are identified and encompassed within any future agreements with Canada.

This executive summary has been prepared to provide a general overview of this project, and the reader should not rely on it for any purpose except for which it was prepared. Only the full report should be relied upon for information regarding findings and recommendations.