



October 22, 2015

Mr. Darren Parkin  
Water Resources Specialist  
City of Laramie  
P.O. Box C  
Laramie, WY 82073

RE: Addendum to Site-Specific Investigation for Luciano's Property for Laramie GM Auto Center

Dear Mr. Parkin:

Laramie GM Auto Center (Laramie GM) plans to purchase the property immediately east of their facility at 3600 East Grand Avenue in Laramie, Wyoming. The property is owned by Realty Income Corp and located in the southeast quarter of the southwest quarter of Section 35, Township 16 North, Range 73 West and the northeast quarter of the northwest quarter of Section 2, Township 15 North, Range 73 West. The property lies within the boundaries of the Casper Aquifer Protection Overlay Zone (APO Zone) described in the *Casper Aquifer Protection Plan (CAPP)*, which was approved by the City of Laramie (City) on June 3, 2008.

A site-specific investigation (SSI) report was submitted to the City on February 18, 2013 that pertained to the renovation of the existing building and additional storage shed for Luciano's *Restaurante Italiano* and addressed the requirements of Section 17.82.080 of the Laramie Municipal Code (now Section 15.08.040.A of the Laramie Unified Development Code (UDC)). In the SSI report, no vulnerable features were identified within 100 feet of the property. The nearest well to the subject property is the Turner #1 Well (Wyoming State Engineer's Office Permit Number U.W. P55507W), located approximately 190 feet south of the property. The results of the SSI report concluded that the renovation and storage shed would not pose additional risk to the Casper Aquifer.

This letter is intended to describe existing conditions and updates to the aforementioned SSI report relative to Laramie GM's plans for the property in accordance with the requirements of Section 15.08.040.A of the Laramie Unified Development Code (UDC). In the near term, Laramie GM plans to use the property's existing parking lot for vehicle display and additional parking. The existing building located on the property may be left as is or it may be demolished and paved. Laramie GM also plans to cut and remove a portion of the concrete curbing that currently separates the Laramie GM property and the subject property to allow vehicles to be moved between the two properties. Photos of the curbing and the subject property are attached to this letter.



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Trihydro visited the property on October 20, 2015. Based on this visit, site conditions have not changed since the original SSI report. The asphalt parking lot is deteriorating in some locations, but the two locations noted in the original SSI report have been patched. Whether the building is demolished or left standing will not affect the stormwater runoff at the site as the amount of impervious surface will not change, assuming the building location is paved with asphalt following demolition. The proposed curb cuts will allow some stormwater to flow onto the Laramie GM property. This change will not impact stormwater flow for the area, as stormwater from the Laramie GM property also flows west to Spring Creek via curb and gutter along Grand Avenue and Garfield Street.

Based on the conditions documented in the previous SSI report and the current site conditions, the proposed plans for the property pose no additional risk to the Casper Aquifer.

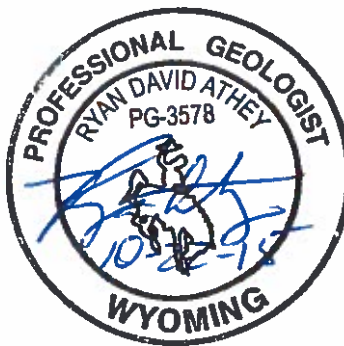
If you have questions or need further information, please call me at (307) 745-7474.

Sincerely,  
Trihydro Corporation

Ryan Athey, P.G.  
Project Manager

913-003-001

Attachment



**ATTACHMENT A. SITE PHOTOS  
LUCIANO'S SSI REPORT ADDENDUM  
LARAMIE GM AUTO CENTER  
LARAMIE, WYOMING**



**Photo 1. Curbing along the northern portion of the western property boundary.**

**ATTACHMENT A. SITE PHOTOS  
LUCIANO'S SSI REPORT ADDENDUM  
LARAMIE GM AUTO CENTER  
LARAMIE, WYOMING**



**Photo 2. Curbing along the southern portion of the western property boundary.**

**ATTACHMENT A. SITE PHOTOS  
LUCIANO'S SSI REPORT ADDENDUM  
LARAMIE GM AUTO CENTER  
LARAMIE, WYOMING**



**Photo 3. Parking lot looking east from the southwest corner of the subject property.**

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LUCIANO'S SSI REPORT ADDENDUM  
LARAMIE GM AUTO CENTER  
LARAMIE, WYOMING**



**Photo 4. Parking lot looking north from the southwest corner of the subject property.**

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LUCIANO'S SSI REPORT ADDENDUM  
LARAMIE GM AUTO CENTER  
LARAMIE, WYOMING**



Photo 5. Parking lot looking east from the northwest corner of the subject property.

**ATTACHMENT A. SITE PHOTOS  
LUCIANO'S SSI REPORT ADDENDUM  
LARAMIE GM AUTO CENTER  
LARAMIE, WYOMING**



**Photo 6. Parking lot looking south from the northwest corner of the subject property.**