ALASKA

2014-003357-0

Recording District 401 Fairbanks

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Notice of Environmental Contamination

Grantor: State of Alaska
Alaska Department of Environmental Conservation
Contaminated Sites Program

Grantee: Fairview Service Station
Fairbanks North Star Borough
Noel Wien Public Library

Legal Description: Tax Lot 30, Noel Wien Library/Weeks Field/Wien Park
Section 10, T1S, R1W, Fairbanks Meridian
950 Airport Way

Recording District: Fairbanks Recording District, 401

Return to: James Fish
Alaska Department of Environmental Conservation
Contaminated Sites Program
610 University Ave
Fairbanks, AK 99701

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION

As required by the Alaska Department of Environmental Conservation, Grantor, pursuant to 18 AAC 75.375 (Fairbanks North Star Borough, Noel Wien Public Library), Grantee(s), as the owner of the subject property, hereby provides public notice that the property located at: 950 Airport Way, Fairbanks Alaska, 99701, and more particularly described as follows:

Section 10, T1S, R1W, Fairbanks Meridian, Tax Lot 30, Noel Wien Library/Weeks Field/Wien Park., at the corner of Airport Way and Cowles Street,

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3, as amended October 9, 2008. This release and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at http://www.dec.state.ak.us/spar/csp/db_search.htm under Hazard ID number 25462.

ADEC reviewed and approved, subject to this and other institutional controls, the cleanup as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at this site unless new information becomes available that indicates to ADEC that the site may pose an unacceptable risk to human health, safety, welfare, or the environment. ADEC determined, in accordance with 18 AAC 75.325 – 390 site cleanup rules, that cleanup has been performed to the maximum extent practicable even though residual (fuel-contaminated soil and groundwater, and tetrachloroethylene-contaminated soil) exists on-site. Further cleanup was determined to be impracticable because the remaining contaminated soil is located in the subsurface 5 to 13.5 feet from the surface, and exposure by human contact or ingestion is controlled.

Attached is a site survey or diagram drawn to scale that shows the property boundaries, locations the approximate location and extent of remaining soil and/or groundwater contamination and the locations where confirmation soil samples were collected.

Contamination remains on site above established default cleanup levels; however ADEC has determined there is no unacceptable risk to human health or the environment. Therefore this site will be issued a Cleanup Complete- ICs determination subject to the following.

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore the Fairbanks North Star Borough shall report to ADEC every five years to document land use, or report as soon as the Fairbanks North Star Borough becomes aware of any change in land ownership and/or use, if earlier. **The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.**

2. A Notice of Environmental Contamination (deed notice) shall be recorded in the State Recorder's Office by DEC that identifies the nature and extent of contamination at the property and any conditions that the owners and operators are subject to in accordance

with this decision document. A copy of this NEC shall be included in DEC's administrative file.

3. Installation of groundwater or drinking water wells will require notification to and approval from ADEC.

4. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 75.325 (i). A "site" [as defined by 18 AAC 75.990 (115)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. (See attached site figure.)

5. Soil contamination is located at 5-13.5 feet below ground surface, near TB-19. If the soil is to be disturbed or excavated beyond a depth of 2 feet bgs within the area delineated in Figure 1, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan.

6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

In the event that the remaining contaminated soil becomes accessible (e.g., by excavation of construction activities), or other information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, the land owner and/or operator are required under 18 AAC 75.300 to notify ADEC and evaluate the environmental status of the contamination in accordance with applicable laws and regulations; further site characterizations and cleanup may be necessary under 18 AAC 75.325-.390.

Pursuant to 18 AAC 75.325(i)(1) and (2), DEC approval is required prior to moving soil or groundwater that is, or has been, subject to the cleanup rules found at 18 AAC 75.325-.370. At this site, in the future, if soil is removed from the site or groundwater is brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time.

This NEC remains in effect until a written determination from ADEC is recorded that states that soil and groundwater at the site has been shown to meet the most stringent soil cleanup levels in method two of 18 AAC 75.340 and groundwater meets the cleanup levels in Table C in 18 AAC 75.345, and that off-site transportation of soil and groundwater is not a concern.

For more information on the contaminated site in this Notice of Environmental Contamination, please see ADEC Contaminated Sites Program file number 102.38.157 for the site named Fairview Service Station.

Signature of Authorized ADEC Representative

3/14/14
Date

THE STATE of ALASKA
GOVERNOR SEAN PARNELL

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

610 University Ave
Fairbanks, AK 99709
907-451-2177
907-451-2155

File No: 102.38.157

March 7, 2014

Pat Carlson
Director of Land Management
Fairbanks North Star Borough
809 Pioneer Road
Fairbanks, Alaska 99701

Re: Decision Document: Fairview Service Station
Cleanup Complete Determination – Institutional Controls

Dear Mr. Carlson

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Fairview Service Station located at the northeast corner of Airport Way and Cowles Street, Fairbanks, Alaska. Based on the information provided to date, it has been determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment and no further remedial action will be required as long as the site is in compliance with established institutional controls.

This decision is based on the administrative record for the Fairview Service Station which is located in the offices of the ADEC in Fairbanks, Alaska. This letter summarizes the decision process used to determine the environmental status of this site and provides a summary of the regulatory issues considered in the Cleanup Complete with ICs determination.

Introduction

Site Name and Location:
Fairview Service Station
Northeast corner of Airport Way and Cowles Street
Fairbanks, Alaska 99701
Section 10, T1S, R1W, Fairbanks Meridian

Name and Mailing Address of Contact Party:
Pat Carlson
Fairbanks North Star Borough
809 Pioneer Road
Fairbanks, AK 99701

ADEC Site Identifiers
File: 102.38.157
Hazard ID: 25462

Regulatory authority under which the site is being cleaned up:
18 AAC 75

Background
This site was discovered during the ADEC's Weeks Field Airstrip Brownfields Assessment, conducted in 2007. The likely source of contamination is from a former gas station at the site that operated until 1968. The former gas station was located in the southwest corner of a property now owned by the Fairbanks North Star Borough and operated as the community library.

The property is currently connected to municipal water and sewer services. No public or private drinking water wells are known to exist on the property.

Contaminants of Concern
During the investigations at this site, soil and groundwater samples were analyzed for gasoline range organics (GRO), diesel range organics (DRO), and volatile organic compounds (VOCs). Based on these analyses and knowledge of the source area, the following Contaminants of Concern were identified:

- GRO
- DRO
- PCE

Cleanup Levels
The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Tables B1 and B2 Under 40 inch Zone, Migration to Groundwater.

Contaminant	*Site Cleanup Level (mg/kg)*
• GRO	300
• DRO	250
• PCE	0.024

The default groundwater cleanup levels for this site are established in 18 AAC 75.345 Table C Groundwater Cleanup Levels.

Contaminant	*Site Cleanup Level (mg/L)*
• GRO	2.2
• DRO	1.5
• PCE	0.005

Site Characterization Activities
ADEC has no knowledge of the decommissioning of the underground storage tank (UST) systems associated with the facility. However, drilling efforts described below suggest that the buried tanks are no longer present. Investigative efforts at this site were initiated by ADEC in an effort to evaluate

potential contamination remaining from the former Weeks Field airstrip that operated in this area between 1923 and 1951 (see ADEC File Number 102.57.004). ADEC contacted the Chevron Corporation as a potential responsible party at this site for additional historical information but did not receive a response.

A total of nine test borings were installed in 2007 to delineate soil and groundwater contamination at the site. Four test borings (TB) were installed at the approximate locations of the corners of the former gas station. Petroleum hydrocarbon contamination detected by a photoionization detector (PID) and odor in the subsurface (5-15 feet below ground surface) at one of the corner borings (TB-19) prompted the installation of additional soil borings in that area to determine the extent of contamination. TB-22 was installed to the east of TB-19 to determine the eastern extent of vadose zone contamination; TB-23 was installed to the north-northwest of TB-19 to determine the extent of downgradient hydrocarbon contamination in groundwater; TB-29, TB-30, and TB-31 were installed to determine the extent of vadose zone contamination around TB-19. At least one groundwater sample was taken from each of the four corner borings, and also TB-22 and TB-23.

Based on the results of field screening with a PID, confirmation soil samples were taken from TB-19, TB-22, and TB-30. The results were compared to the most stringent soil cleanup levels in 18 AAC 75.341. A sample from TB-19 taken at 7-10 feet below ground surface (ft bgs) was found to contain GRO at a concentration of 315 mg/kg and DRO at a concentration of 3,820 mg/kg, both in excess of 18 AAC 75.341 soil cleanup levels. This sample also contained tetrachloroethylene (PCE), at an estimated concentration of 0.0121 mg/kg, which is below its cleanup level. The sample taken from this boring at 13.5 ft bgs contained GRO at an estimated concentration of 59.6 mg/kg, below its cleanup level, and DRO at 4,050 mg/kg exceeding the cleanup level. The sample from TB-22 taken at 5-10 ft bgs contained PCE at an estimated 0.0571 mg/kg, exceeding the soil cleanup level. It also may have contained GRO, DRO, benzene, ethylbenzene, toluene, and xylenes (BTEX) as well as other VOCs at concentrations below cleanup levels, although the 2007 Oasis report for the Weeks Field assessment noted potential problems with laboratory analyses and an inability to replicate these detections in a duplicate sample from this boring. A sample from 9-10 ft bgs in TB-30 was found to contain PCE at a concentration of 0.198 mg/kg, exceeding the soil cleanup level, as well as DRO and GRO at concentrations well below their cleanup levels.

The only contaminant of concern detected above 18 AAC 75.345 cleanup levels in groundwater was DRO in TB-19 at an estimated 2.55 mg/L. PCE was detected below its cleanup level in a groundwater sample collected from TB-19, but it was not detected in the downgradient sample, suggesting that the extent of PCE contamination in the subsurface is minimal. GRO, DRO, or VOCs were detected in every groundwater sample, but below their cleanup levels except as noted in TB-19.

Cumulative Risk Evaluation

Pursuant to 18 AAC 75.325(g), when detectable contamination remains on-site following a cleanup, a cumulative risk determination must be made that the risk from hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative noncarcinogenic risk standard at a hazard index of one across all exposure pathways.

Based on a review of the environmental record, ADEC has determined that residual contaminant concentrations are not likely to pose a cumulative human health risk. As a precautionary measure, ADEC has established institutional controls to require further investigation/cleanup should subsurface soil contamination be found.

Exposure Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 1.

Table 1 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	Pathway Incomplete	Surface soil was not sampled, but is not expected to be contaminated. No indications of surface soil contamination were found during investigation.
Sub-Surface Soil Contact	De-minimis exposure	DRO, GRO and PCE contamination remains in the subsurface but all constituents are well below their respective direct contact or ingestion cleanup levels (18 AAC 75.341).
Inhalation – Outdoor Air	De-minimis exposure	DRO, GRO and PCE contamination remains in the subsurface but all constituents are well below their respective outdoor inhalation cleanup levels (18 AAC 75.341).
Inhalation – Indoor Air (vapor intrusion)	De-minimis exposure	The site has been characterized and expected exposure from the small area of remaining contamination is expected to be de minimis. Additionally, most of the contamination is weathered, with no VOCs detected above cleanup levels in groundwater
Groundwater Ingestion	Exposure Controlled	DRO, GRO and PCE contamination remains in the subsurface soil above their migration to groundwater cleanup levels at 5-13.5 feet bgs, and one groundwater sample contained DRO above cleanup levels. An institutional control is placed on this property that no drinking water well can be installed on the property without ADEC's approval
Surface Water Ingestion	Pathway Incomplete	There is no surface water located within ¼ mile of the site.
Wild or Farmed Foods Ingestion	Pathway Incomplete	Remaining DRO, GRO and PCE contamination is expected to remain in the subsurface where it is not likely to affect biota. The site is in an urban area unsuitable for wild foods harvesting.
Exposure to Ecological Receptors	Pathway Incomplete	Remaining DRO, GRO and PCE contamination is expected to remain in the subsurface where it is not likely to affect biota. The site is located in an urban area with little expected impact to ecological receptors.

Notes to Table 1:
De-minimis exposure means that in ADEC's judgment receptors are unlikely to be affected by the minimal volume of remaining contamination.
Pathway incomplete means that in ADEC's judgment contamination has no potential to contact receptors.
Exposure controlled means there is an administrative mechanism in place limiting land or groundwater use, or a physical barrier in place that deters contact with residual contamination.

ADEC Decision
Contamination remains on site above established default cleanup levels; however ADEC has determined there is no unacceptable risk to human health or the environment. Therefore this site will be issued a Cleanup Complete- ICs determination subject to the following.

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore the Fairbanks North Star Borough shall report to ADEC every five years to document land use, or report as soon as the Fairbanks North Star Borough becomes aware of any change in land ownership and/or use, if earlier. **The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.**

2. A Notice of Environmental Contamination (deed notice) shall be recorded in the State Recorder's Office by DEC that identifies the nature and extent of contamination at the property and any conditions that the owners and operators are subject to in accordance with this decision document. A copy of this NEC shall be included in DEC's administrative file.

3. Installation of groundwater or drinking water wells will require notification to and approval from ADEC.

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5. Soil contamination is located at 5-13.5 feet below ground surface, near TB-19. If the soil is to be disturbed or excavated beyond a depth of 2 feet bgs within the area delineated in Figure 1, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan.

6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status as detailed above, and will include a description of the contamination remaining at the site. When the site meets the requirements for a Cleanup Complete determination, Institutional Controls will be terminated.

This determination is in accordance with 18 AAC 75.380(d) and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

Pat Carlson
Fairview Service Station

March 6, 2014

Appeal

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 -18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 15 days after receiving the department's decision reviewable under this section. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

Please sign and return *Attachment A* to ADEC within 30 days of receipt of this letter. If you have questions about this closure decision, please contact the ADEC project manager, James Fish at (907) 451-2117.

Jim Fish
Environmental Program Specialist

Attachment A: Cleanup Complete-ICs Agreement Signature Page
Attachment B: Site Figure 1

*Attachment A: Cleanup Complete-ICs Agreement and Signature Page**

The Fairbanks North Star Borough agrees to the terms of this Cleanup Complete with ICs determination as stated in this Closure Decision Document dated **March 6, 2014** for the Fairview Service Station. Failure to comply with the terms of this agreement may result in ADEC reopening this site and requiring further remedial action in accordance with 18 AAC 18 AAC 75.380(d).

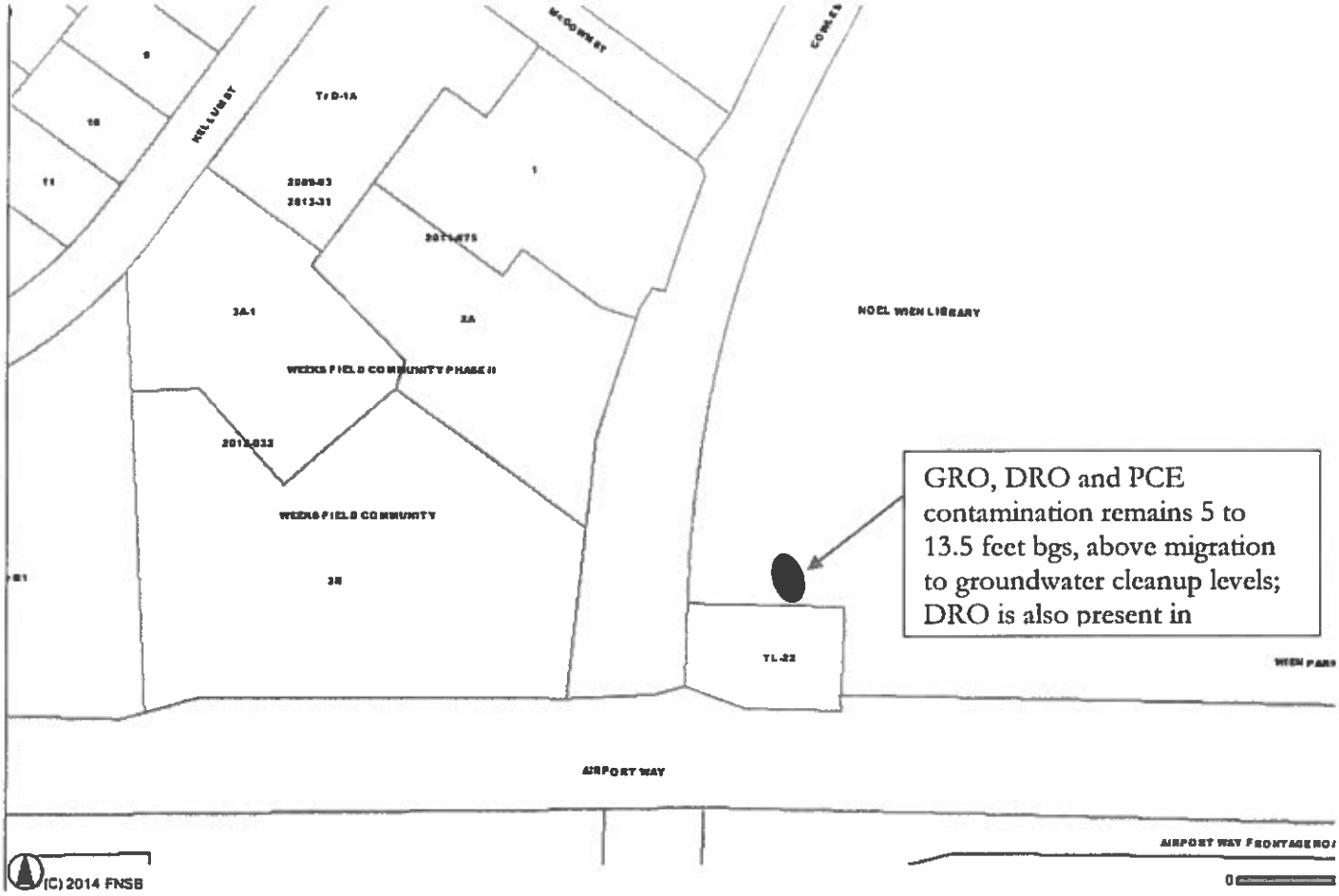
_____

Signature of Authorized Representative, Title
Fairbanks North Star Borough

_____

Printed Name of Authorized Representative, Title
Fairbanks North Star Borough

Note to Responsible Person (RP):
After making a copy for your records, please return a signed copy of this form to the ADEC project manager at the address on this correspondence within 30 days of receipt of this letter.


GRO, DRO and PCE contamination remains 5 to 13.5 feet bgs, above migration to groundwater cleanup levels; DRO is also present in
NOEL WIEN LIBRARY
WEEKS FIELD COMMUNITY PHASE II
WEEKS FIELD COMMUNITY
AIRPORT WAY
TL-22
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