



# Notice of Environmental Contamination

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

**Grantee:** Chugach Electric Association, Inc.  
Chugach Electric Raspberry Substation

**Legal Description:** Sand Lake School Site TR B Kincaid Elementary in Section 3, Township 12 North, Range 4 West, Seward Meridian, within the Anchorage Recording District, Alaska

**Recording District:** 301 – Anchorage

**Return to:** Joshua Barsis  
Environmental Program Specialist  
555 Cordova Street  
Anchorage, AK 99507

**State Business- No Charge**

## NOTICE OF ENVIRONMENTAL CONTAMINATION

As required by the Alaska Department of Environmental Conservation, Grantor, pursuant to 18 AAC 75.375 Chugach Electric Association, Inc. (CEA), Grantee, as the owner [and operator] of the subject property, hereby provides public notice that the property located at: 7020 Caravelle Drive in Anchorage, Alaska, 99502, and more particularly described as follows:

Sand Lake School Site TR B Kincaid Elementary in Section 3, Township 12 North, Range 4 West, Seward Meridian, within the Anchorage Recording District, Alaska

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3, revised as of April 8, 2012. 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](http://www.dec.state.ak.us/spar/csp/db_search.htm) under Hazard ID number 26275.

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 diesel range organics (DRO) impacted soil exists on-site. Further cleanup was determined to be impracticable because of onsite electrical utilities.

Attached is a site survey or diagram drawn to scale that shows the locations of existing structures, the approximate location and extent of remaining soil contamination and the locations where confirmation soil samples were collected. ADEC has determined there is no unacceptable risk to human health or the environment as long as the contamination is properly managed in accordance with the following conditions.

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, these management conditions may not be protective and ADEC may require additional remediation and revised conditions. Therefore, CEA shall report to ADEC every 5 years to document land use, or report as soon as CEA 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](mailto:DEC.ICUnit@alaska.gov).**
2. Installation of groundwater wells requires ADEC approval.
3. Contamination remains in the sub-surface soils at this site above ingestion, inhalation, and migration to groundwater cleanup levels; however, further excavation is impractical due to buried utilities and other structural components. When the contaminated soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan; and/or to the satisfaction of ADEC.



4. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325. 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.
5. 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, 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 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 at the site has been shown to meet the most stringent soil cleanup levels in method two of 18 AAC 75.340 and that off-site transportation of soil 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 2100.38.549 for the site named Chugach Electric Raspberry Substation.

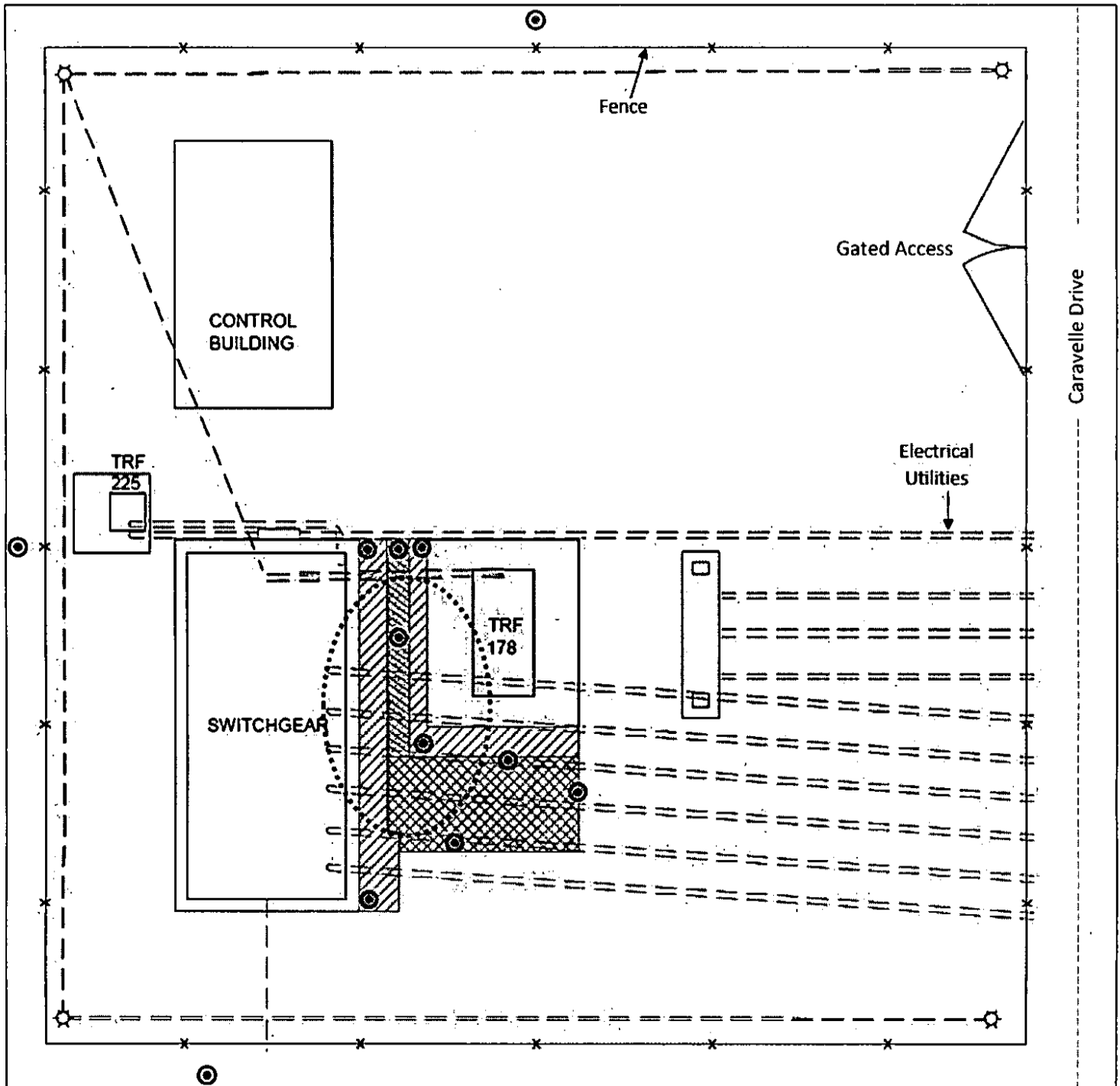


Signature of Authorized ADEC Representative

Jan 30, 2015

Date





**LEGEND**

- = Approximate location of excavation soil sample; above ADEC cleanup criteria.
- ⊙ = Approximate location of excavation soil sample; below ADEC cleanup criteria.
- ⊙ = Approximate location of soil boring sample; below ADEC cleanup criteria.
- ⊘ = Approximate extent of remaining DRO soil contamination.

Note: diesel range organics (DRO) remains up to 17,000 mg/kg. The ADEC migration to groundwater (MTG) cleanup level for DRO is 250 mg/kg. Further excavation is not feasible because of onsite utilities.



**Chugach Electric Raspberry Substation**  
 Soil Sampling Locations Map  
 7020 Caravelle Drive, Anchorage  
 ADEC File Number: 2100.38.549  
 ADEC Hazard ID: 26275

Attachment C  
 January 2015

Alaska Department of  
 Environmental Conservation

