

2100.38-492
ADEC File No.

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2014-036462-0

Recording District 301 Anchorage

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Notice of Environmental Contamination (To be filed by DEC)

Grantor: Alaska Department of Environmental Conservation-Contaminated Sites Program

Grantee: Municipality of Anchorage (MOA), as Owner of the subject property ("Owner").

Legal Description: Approximately 2 acres at the southwest corner of 84th Avenue and Spruce Street including part of T12N R3W SEC 9 LT 72 (Residential) and portions of adjacent rights-of-way as shown on Figure 1 of ADEC's Decision Document for the site dated May 2, 2014. *SEWARD MERIDIAN*

Recording District: Anchorage

Return to: Eileen Olson
ADEC Contaminated Sites Program
555 Cordova Street
Anchorage, AK 99501

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION

As required by the Alaska Department of Environmental Conservation (ADEC), Grantee, pursuant to 18 AAC 75.375 Municipality of Anchorage (MOA) Grantor, as the owner and operator of the subject property, hereby provides public notice that the property located at: 3494 E. 84th Avenue, Alaska, 99507, and more particularly described as follows:

Approximately 2 acres at the southwest corner of 84th Avenue and Spruce Street including part of T12N R3W SEC 9 LT 72 (Residential) and portions of adjacent rights-of-way as shown on Figure 1 of ADEC's Decision Document for the site dated March 2, 2014

has been subject to a discharge or release and subsequent cleanup of hazardous substances, regulated under 18 AAC 75, Article 3, revised as of October 1, 2011. This release and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database under Hazard ID number 1222 at

http://dec.alaska.gov/Applications/SPAR/CCReports/Site_Report.aspx?Hazard_ID=1222. The Decision Document for the site dated May 2, 2014 is also available at online at the above link. All areas within the site boundary with elevated contaminant levels or that were subject to cleanup have been capped with a minimum of 1-foot of clean fill and areas within the roadways have also been paved.

ADEC reviewed and approved, subject to this Notice 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 polychlorinated biphenyls (PCB) and lead above current ADEC cleanup levels remain on-site. Further cleanup was determined to be impracticable based on the high cost of identifying and removing the widespread lead and PCB contamination present in subsurface soil. All contaminated or potentially contaminated soil has been capped with clean fill and ADEC has imposed institutional controls to ensure that the cap is monitored and maintained.

The institutional controls found in ADEC's Decision Document for the site dated May 2, 2014 consist of the following:

1. Maintain at all times and visually monitor at least twice annually the clean fill cap in the unpaved areas within the site boundary (shown on Figure 1 above), beginning in May 2014. For each monitoring event make a photographic and narrative record once after annual spring thaw and once before annual freeze-up and/or snowfall to ensure the cap has not been damaged, degraded or removed and that it remains stable and vegetated.
2. Every three years, submit a brief report of requirements specified by item (1) with the initial report due in fall 2017. Reporting shall include (a) photographs and narrative from the monitoring events and (b) a summary of damage to and/or repairs and maintenance of the soil cap during the three year period. Indicate in the report whether or not there have been any changes in land use or ownership of the site. **The reports can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.**



3. If at any time the clean cap is observed to be damaged, missing or lacking vegetative cover, mitigate the problem in a timely manner. If the cap is compromised so that the underlying contaminated soil may be exposed, report the problem and the corrective action taken to ADEC within 30 days of the event, providing photographs and a narrative. Reports may be submitted electronically to ADEC.
4. This *Notice of Environmental Contamination* (NEC) will be recorded by ADEC at the State Recorder's Office. The NEC identifies the nature and extent of contamination at the property, and any conditions the MOA is subject to in accordance with this decision document.
5. At any time in the future, notify ADEC within 60 days of any change in land use or ownership. Land use changes may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls.
6. Installation of groundwater wells at this site requires approval from ADEC.
7. In the future, if soil is removed from the site it must be characterized and managed following regulations applicable at that time. 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.
8. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

Note that management conditions 7 and 8 are standard conditions for all contaminated sites and will remain in effect after ICs are removed.

This Notice of Environmental Contamination (NEC) remains in effect until a written determination from ADEC is recorded that states the soil and groundwater at this 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 18 AAC 75.345 and that off-site transportation of soil and/or groundwater is not a concern.

For more information on the contaminated site in this NEC, please see ADEC Contaminated Sites Program file number 2100.38.492 for the site named Wells Fargo Data Center.

Signature of ADEC Representative: *Eileen Olson* Date: 9-11-2014

Printed Name: Eileen Olson

