



File: 102.23.015

October 29, 2019

Wayne Clark
Graphic North
157 Old Steese Highway
Fairbanks, Alaska 99701

RE: Site Status Change from Active to Non-Qualifying
Site Number 102.23.015, Hazard ID: 727, "The Letter Shop, Former"

Dear Mr. Clark:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has reviewed the administrative files for the above referenced contaminated site (the Site).

Based upon the sample results of the following studies:

- "Indoor Air Screening and Sub-Slab Soil Assessment, June 6, 2019" by Nortech,
- "Phase II Environmental Site Assessment, August 22, 2018" by Nortech, and
- "Third Street Widening Project" for the contaminated site known as "229 3rd Street", Hazard ID 4134, Site number 102.38.130,

ADEC has determined that the Site known as "The Letter Shop, Former" is no longer considered a contaminated site because solvent contamination at this location appears to be associated with an upgradient solvent plume from the 229 3rd Street site, an "Active" site, and the status will be changed to "Non-Qualifying".

The Contaminants of Concern resulting from past studies at the Site included tetrachloroethene (PCE) and lead. During the Phase II study of 2016, Nortech collected soil samples from four locations near the Graphic North building and documented levels of PCE and lead contamination in the soil below current ADEC migration to groundwater cleanup levels. This was followed by groundwater samples collected in those same four locations during the Third Street Widening Project studies, which found PCE exceeding the ADEC groundwater cleanup levels in two monitoring wells and low but detectable levels of PCE in the other two monitoring wells. The lead concentration was below the ADEC groundwater cleanup level in all four monitoring wells.

All evidence to date suggests that the detections of PCE in the groundwater are from a plume of dissolved PCE that starts at the southwest corner of the intersection of Third Street and Forty Mile Avenue and extends west-southwest to the Site (see attached Notice of Environmental Contamination (NEC) and Figure 4). Soil samples collected in 2019 from beneath the foundation of the Graphic North building did not contain PCE or lead in levels above the ADEC migration to groundwater cleanup levels.

Please be advised that the ongoing site investigations for the Third Street Widening Project may require access to conduct additional investigations on your property associated with the 229 3rd Street release. The Institutional Controls within the NEC that was recorded with the property deed is attached.

Thank you for your efforts at this site. Please contact me at (907) 451-2911 or via email at laura.jacobs@alaska.gov if you have any questions or concerns about this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura Jacobs".

Laura Jacobs
Environmental Program Specialist

Attachments/Enclosures: NEC (and Figure 4)

cc (via email): Peter Beardsley, Nortech



Notice of Environmental Contamination and Institutional Controls

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

Grantee: Mr. Wayne Clark
Graphic North
157 Old Steese Highway
Fairbanks, Alaska 99701

Legal Description: Lots 8 and 9, Block 2, Graehl Townsite Subdivision

Recording District: Fairbanks

Return to: Alaska Department of Environmental Conservation,
Contaminated Sites Program
Attn: Laura Jacobs
610 University Avenue
Fairbanks, Alaska 99709-3643

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION AND INSTITUTIONAL CONTROLS

As required by the Alaska Department of Environmental Conservation, pursuant to 18 AAC 75.375 Wayne L. and Virginia L. Clark, the Landowners of the subject property, hereby provide public notice that the property located at: 157 Old Steese Highway, Fairbanks, Alaska, 99701, and more particularly described as follows:

Lots 8 and 9, Block 2, Graehl Townsite Subdivision, Plat 83.995

has been subject to a discharge or release of oil or other hazardous substances from a nearby property, regulated under 18 AAC 75, Article 3. This release and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/Search> under the site name 229 3rd Street, Hazard ID number 4134.

By signing this notice, ADEC and the Landowner have agreed that the institutional controls described below are necessary and appropriate, and shall be maintained and be binding on the Landowner and its agents, successors and assigns. If the Landowner transfers, sells, assigns, leases or subleases the property or any portion of the property covered by the institutional controls, the Landowner shall incorporate a copy of this notice into the documents of transfer, sale, assignment, lease or sublease.

Tetrachloroethylene (PCE) contamination in groundwater at this location appears to be associated with an upgradient source area located at the 229 3rd Street site. Additional information regarding the property at 157 Old Steese Highway is available through ADEC and is associated with the non-qualifying site name The Letter Shop, Former and Hazard ID number 727.

The following institutional controls and standard conditions shall be maintained:

Institutional Controls

1. The Landowner agrees to notify ADEC prior to any sale or transfer of the property and shall report to ADEC every 5 years to document the status of compliance with the institutional controls described in this notice. Such notice and the reports should be sent to the ADEC at:

Alaska Department of Environmental Conservation
Division of Spill Prevention and Response
Contaminated Sites Program
Attention: IC Unit
P.O. Box 111800
Juneau, AK 99811-1800

or be submitted electronically to CS.Submittals@alaska.gov.



2. No groundwater wells shall be installed at 157 Old Steese Highway the property without prior ADEC approval.
3. If the use of the building changes, or if other buildings are constructed on the property, ADEC must be notified to determine if building occupants could be affected by vapors.
4. ADEC must be notified in advance of the subdivision or replat of the property associated with these institutional controls. This recorded Notice of Environmental Contamination must be included as part of future property transactions and attached to subsequent associated parcels.

Standard Conditions

5. ADEC approval is required prior to moving any soil or groundwater off any site that is subject to the site cleanup rules (see 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. In the future, if groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the water off the property.
6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
7. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use.

Failure to comply with the institutional controls described herein may result in ADEC requiring site characterization and cleanup.

In the event that new information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, further site characterization and cleanup may be necessary under 18 AAC 75.325-.390.

This notice and the institutional controls remain in effect until a written determination from ADEC is recorded that documents contaminants remaining at the site have been shown to meet the residential use soil cleanup levels defined in 18 AAC 75.340 and groundwater cleanup levels in Table C within 18 AAC 75.345.

For more information on the contaminated site in this notice, please see ADEC Contaminated Sites Program file number 102.38.130 for the site named 229 3rd Street and 102.23.015 for the site named The Letter Shop, Former.



W. L. Clark
Signature of Landowner

10-26-19
Date

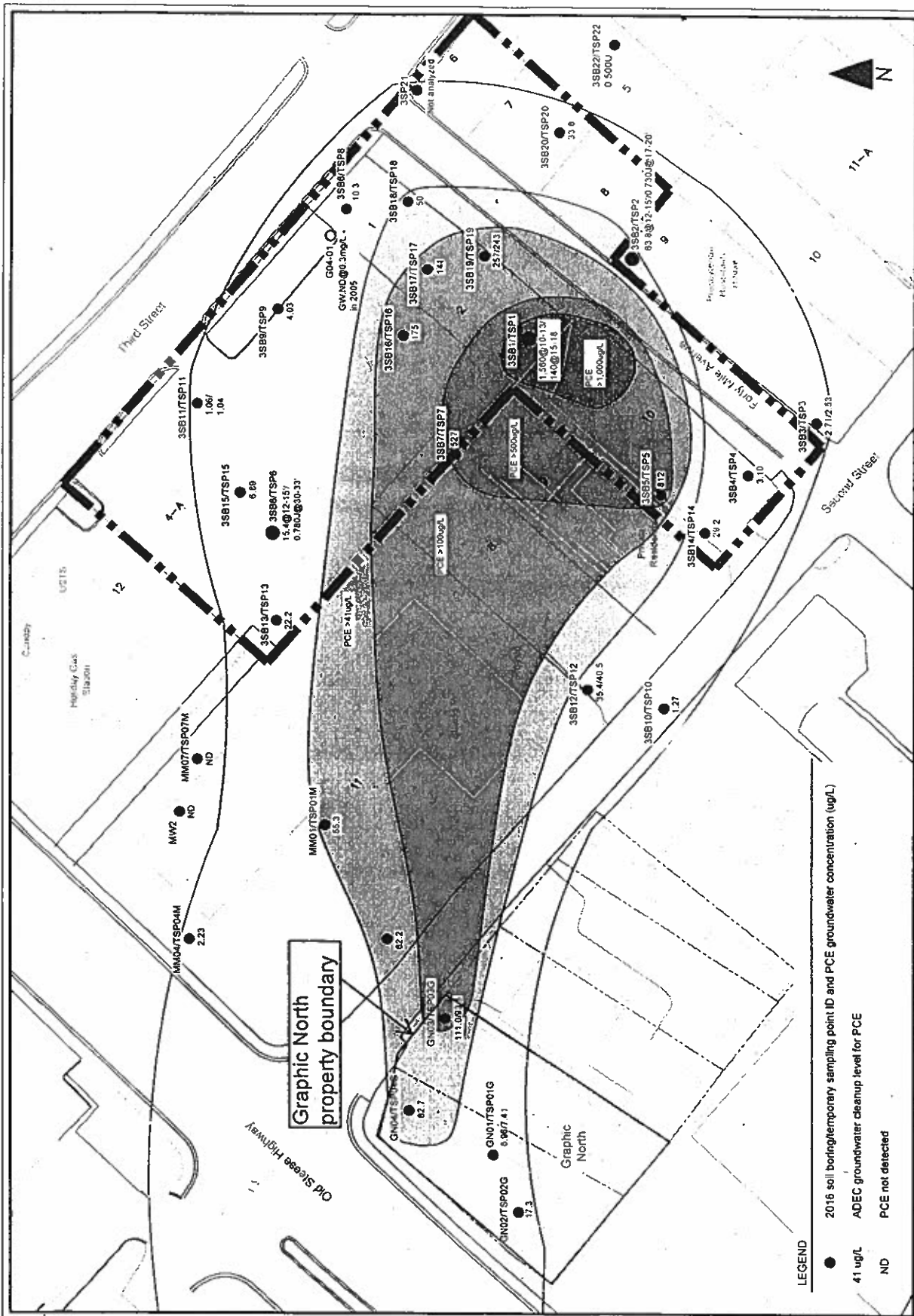
W. L. Clark
Printed Name of Landowner

Laura Jacobs
Signature of Authorized ADEC Representative

10/23/19
Date

Laura Jacobs
Printed Name of Authorized ADEC Representative





DATE: 12/20/2017	SCALE: 1" = 70'	FIGURE
DESIGN: JAK	PROJECT: 16-1104	4
DRAWN: KAO	DWG: 161044(04)	

PCE Groundwater Concentrations
Graphic North Phase II ESA
157 Old Steese Highway, Fairbanks, Alaska

NORTECH
 ENVIRONMENT, ENERGY, HEALTH & SAFETY CONSULTANTS
 2400 College Road, Fairbanks, AK 99709, 907-452-5600
 3105 LeBaron Dr., Anchorage, AK 99517 907-222-2446
 5435 Shores Dr., Juneau, Alaska 99801 907-586-6813