THE STATE of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Environmental Conservation
DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program
P.O. Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5250
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www.dec.alaska

November 7, 2023 File: 100.26.168

Osborne Construction Company
PO Box 97010
Kirkland, WA 98083-9710

Re: Institutional Controls (ICs) Verification for: '**General Parts & Service Inc' site;**
Site Locator: 3615 Braddock St.

The Contaminated Sites Program conducts periodic verification of closed sites where institutional controls (land use restrictions) are required under 18 AAC 75.375. We have identified 'General Parts & Service Inc' as a site with institutional controls.

Osborne Construction Company should be aware that there are ongoing obligations for this site.

In order to prevent people from being exposed to any remaining contamination on the property, **this letter is being sent as a reminder** of the conditions placed on the property as part of the 2007 Record of Decision granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination were documented as remaining on the property. The contamination is from a 500 gallon waste oil underground storage tank as well as a 500 gallon above ground heating oil tank; both removed in 1997.

Please be advised that the General Parts & Service Inc site is subject to the following standard and site-specific conditions and/or institutional controls:

1. Any future change in land use may impact the exposure assumptions cited in the 2007 Record of Decision. If land use and/or ownership changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, Osborn Construction Co. will report to ADEC every three years to document land use, or as soon as there is any change in land ownership and/or use. The report can be sent to the local ADEC office or submitted electronically to CS.Submittals@alaska.gov.
2. 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 78.600(h)]. A "site" [as defined by 18 AAC 78.995(134)] 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 soil will be excavated or 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

soil or water off the property. *This is a standard condition*.

3. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited. *This is a standard condition.*
4. 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. *This is a standard condition*.

In addition to the conditions above, you are required to notify the ADEC if there are any changes in land use or ownership. Failure to maintain these requirements may result in re-opening the site by the Contaminated Sites Program, in which case, further remediation could be mandatory.

In accordance with 18 AAC 78.276 (f), ADEC may require additional site assessment, monitoring, remediation, and/or necessary actions at this facility should new information become available that indicates contamination at this site may pose a threat to human health or the environment.

If you seek to have the institutional controls removed from this site, you can choose at any time to voluntarily conduct additional assessment, monitoring or further cleanup to demonstrate that contamination at the site now meets the applicable cleanup levels under 18 AAC 78.

This site information is a matter of public record and is available through ADEC's online database record at: http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/24695

The ADEC will issue a reminder letter such as this on a scheduled basis, every three years. If you have any questions regarding this site, please contact me at (907) 465-5229 or evonne.reese@alaska.gov and I will be glad to assist you.

Sincerely,

Evonne Reese

Evonne Reese
Environmental Program Specialist
Institutional Controls Unit

Encl: 2007 Record of Decision

STATE OF ALASKA

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF SPILL PREVENTION AND RESPONSE
CONTAMINATED SITES PROGRAM

SARAH PALIN, GOVERNOR
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Fairbanks, AK 99709-3643
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File: 100.26.168

February 9, 2007

Mr. Don May
Osborne Construction Company
3701 Braddock Street
Fairbanks, Alaska 99701

Re: Former General Parts & Services Warehouse
3615 Braddock Street, Fairbanks, Alaska
Reckey #1997310026101

Dear Mr. May:

The Alaska Department of Environmental Conservation, Contaminated Sites Program, (ADEC) reviewed the October 5, 2006 Groundwater Monitoring Report submitted on your behalf by Rockwell Engineering & Construction Services. Based on the information provided to date, ADEC has determined that soil and groundwater contamination remains at the site above the most stringent 18 AAC 75.341 cleanup levels. However, the nature and extent of the contamination does not pose a risk to human health or the environment, and, as a result, no further cleanup action will be required at this time subject to conditions outlined in this document.

Please note the following information that was considered in determining the environmental status of this site.

Background
The site is an industrial/commercial facility operated by Osborne Construction Company at 3615 Braddock Street south of Van Horn Road in Fairbanks. The area is generally flat with several small gravel pits and/or ponds within a one mile radius of the site. The Tanana River is nearly one mile to the south and the closest surface water is a small pond 700 feet south east (up-gradient) of the property. The property shares a groundwater well with the adjacent property (Fullford Electric) located at 303 Van Horn Road but it is reportedly not used as a drinking water source due to naturally occurring conditions (high mineral content).

A site assessment was conducted in 1997 that investigated a 500 gallon underground storage tank (UST) used to store used oil; a 3,000 gallon heating oil UST; and 500 gallon above ground heating oil tank. In addition, a septic drain field that reportedly received discharges from floor drains and a third heating oil UST were investigated.

There was no contamination detected in the septic field and a closure letter was issued by the Environmental Protection Agency in 1994 related to the floor drains. There also was no evidence of another UST in the area of the third heating oil tank.

Heating Oil UST

The 3,000 gallon heating oil UST was removed in August 1997. No stained soil or petroleum odors were observed during the excavation. The sample results in the smear zone beneath the tank did not detect contamination above the cleanup levels and the excavated soil was used to backfill the tank excavation.

Above Ground Heating Oil Tank

Stained soil was noted beneath this tank which appeared to be the result of a leaky fitting. The soil beneath the tank was excavated (approximately 30 cubic yards) to the smear zone and samples from the excavation detected: 593 milligrams per kilogram (mg/kg) gasoline-range organics (GRO), 11,400 mg/kg diesel-range organics (DRO), 0.983 mg/kg toluene, 6.25 mg/kg ethylbenzene, and 33.8 mg/kg total xylenes. Benzene was not detected in any of the samples. Further excavation was not possible due to the proximity of the building foundation and it was estimated that 20 cubic yards of contaminated soil might remain under the building. The excavated soil was transported off site and thermally remediated. A concrete pad was built over the backfilled soil to limit infiltration of surface water.

500 Gallon Used Oil UST

The used oil tank was removed and soil was excavated to the groundwater interface at 10 feet below ground surface (bgs). Approximately 30 cubic yards of soil was removed before further excavation was stopped due to proximity to the building foundation. Five samples were collected from the base and sidewalls of the excavation and analyzed for DRO, GRO, benzene, toluene, ethylbenzene, and xylenes (BTEX), volatile organic compounds, metals and polychlorinated biphenyls. Only one sample detected contamination above cleanup levels at 477 mg/kg GRO, 19,900 mg/kg DRO, and 23,600 mg/kg residual-range organics. Arsenic was detected at 14.2 mg/kg which is considered within the range of background concentrations for the area. The excavated soil was transported off site for thermal remediation.

Groundwater Monitoring

In November 1997, a groundwater monitor well was installed in the location of the former used oil tank. The well was sampled annually for several years with DRO and tetrachloroethene (PCE) detected above the cleanup levels. In 2002, another well was installed down gradient of the first one, between the former UST and the on-site groundwater well. Both monitor wells were sampled semi annually in 2003 and 2004, and annually in 2005 and 2006. The sample results are tabulated below in Table 1.

Table 1. Groundwater sample results (1994 – 2006) and ADEC Cleanup Levels (mg/L).

Well ID	DATE	DRO	Benzene	Toluene	Ethyl-benzene	Xylenes	PCE	TCE	1,1,1-TCA
MW-1	11/06/1997	**9.33**	ND	0.002	0.0031	0.0193	**0.025**	NT	0.0033
MW-1	3/10/1998	NT	ND	ND	ND	0.0090	**0.0213**	ND	0.0012
MW-1	1/14/1999	NT	ND	0.00068	0.00058	0.01779	**0.0120**	NT	ND
MW-1	7/07/2000	**137***	ND	0.00264	ND	0.00520	0.00307	ND	ND
MW-1	7/19/2001	**49.6**	ND	ND	ND	0.00310	0.00365	ND	ND
DP-1	5/14/2002	NT	0.000725	ND	ND	ND	NT	NT	NT
MW-1	6/11/2003	**9.31**	ND	ND	ND	ND	0.00398	ND	ND
MW-1	9/09/2003	**5.32**	ND	ND	ND	0.00108	0.00431	ND	ND
MW-1	5/18/2004	**20.2**	NT	NT	NT	NT	NT	NT	NT
MW-1	9/14/2004	**13.1**	NT	NT	NT	NT	NT	NT	NT
MW-1	9/12/2005	**9.6**	NT	NT	NT	NT	NT	NT	NT
MW-1	9/12/06	**6.82**	NT	NT	NT	NT	NT	NT	NT
ADEC Cleanup	**Levels**	**1.5**	**0.005**	**1.0**	**0.7**	**10**	**0.005**	**0.005**	**0.2**

*The well was not purged prior to the collection of this sample. NT - not tested; ND – non detect.

Drinking Water Supply Well
The drinking water well was sampled 10 times between 1997 and 2006. Toluene was detected below the clean up level in 1999 and 2000.

Contaminants of Concern
The contaminants of concern at the site are gasoline, diesel, and residual range organics, and tetrachloroethene.

Cleanup Levels
The soil cleanup levels established for this site are: 18 AAC 75.341 Tables B1 and B2, "under 40 inch zone" migration to groundwater levels.

The groundwater cleanup levels are: 18 AAC 75.345 Table C

Pathway Evaluation
The exposure and/or migration pathways evaluated at the site include inhalation of vapors; ingestion of soil and/or water; dermal contact; and migration to groundwater.

The soil contamination remaining on site exceeds the 18 AAC 75 health based risk levels for inhalation/ingestion. However, the source of contamination has been removed and the contamination remaining does not pose an unacceptable risk provided it remains buried and there is not an exposure pathway.

The migration to groundwater pathway is complete and shallow groundwater has been impacted above 18 AAC 75.345 Table C levels. However, there is no evidence that the onsite well has been impacted and it is recommended that the drinking water well be periodically sampled to ensure it meets established cleanup levels.

The migration of vapors to indoor air may pose a risk at this site, but it has not been evaluated. There are physical methods (eg. depressurization systems; radon mitigation systems) to minimize any risk from the migration of vapors and these options should be considered.

ADEC Decision

The cleanup actions have removed two USTs and contaminated soil. However, residual soil contamination remains on site but it does not pose an unacceptable risk provided site specific conditions listed in this decision document are complied with.

Based on the information provided to date, ADEC will require no further remedial action at this site subject to the following conditions:

1. A Notice of Environmental Contamination shall be filed with the State of Alaska, Recorders Office that identifies the nature and extent of contamination remaining at the site and any site specific conditions.

2. The ADEC Database shall also note the nature and extent of the contamination remaining on site and the site specific conditions.

3. In accordance with 18 AAC 75.325(i), the removal and/or disposal of soil or groundwater from this site to an off site location requires ADEC review and approval.

4. If the contaminated soil remaining on site becomes accessible and/or is determined to pose a risk in the future, a plan to address the contamination shall be submitted to ADEC for review and approval.

In accordance with 18 AAC 75.380(d)(1) and 18 AAC 78.276, ADEC reserves the right to require additional site assessment, monitoring, remediation, and/or other necessary actions at this facility should new information become available that suggests any contamination at this site may pose a threat to human health or safety, or the environment.

ADEC will consider a Site Closure (and removal of institutional controls) only after the soil and/or groundwater achieves the established cleanup levels for the site.

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, P.O. Box 111800, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 15 days of the decision.

Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, P.O. Box 111800, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800 Juneau, Alaska 99801, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

If you have any questions, please contact Kim DeRuyter at (907) 451-2752 or via e-mail at Kim_DeRuyter@dec.state.ak.us.

Sincerely,

Kim DeRuyter
Environmental Specialist

Sincerely,

Jim Frechione
Environmental Conservation Manager

cc: Mark Rockwell