

STATE OF ALASKA

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

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File: 102.38.114

July 29, 2008

Alaska Communications Systems
Stephen Ashworth
600 Telephone Ave.
Anchorage, AK 99503

Re: ACS Well Street Warehouse
Fairbanks, Alaska

Dear Mr. Ashworth:

The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program reviewed the administrative records for the Alaska Communications Systems (ACS) Warehouse contaminated site located at 1101 Well Street in Fairbanks. Based upon this review, ADEC has determined that soil contamination remains on site above the most stringent 18 AAC 75 cleanup levels. However, the nature and extent of this contamination does not currently pose an unacceptable risk to human health or the environment, and, as a result, no further cleanup actions are required at this time, subject to conditions outlined in this document

Please note the following information that was considered in making the determination on the environmental status of the site.

Background

The ACS Warehouse is located on Alaska Railroad property and has been the subject of several environmental investigations. The most recent was conducted in 1999 in preparation for transfer of property interests from PTI/Century Tel to ACS. The investigation results identified soil contamination with diesel range organics (DRO) near a former underground storage tank (UST) location.

There were additional soil borings and monitor wells installed downgradient of the former UST location where DRO was detected at concentrations of up to 13,000 milligrams per kilogram (mg/kg) at 17 feet below ground surface (bgs). Benzene was also detected at 3.6 mg/kg at 17 ft bgs. The groundwater samples contained DRO concentrations of 6.4 milligrams per liter (mg/L) and benzene concentrations of 850 micrograms per liter (ug/L) in a monitor well (MW3) located north of the former UST location. The other monitor wells located at the former UST location (MW1) and downgradient of the former UST location (MW2) did not detect DRO or benzene above ADEC cleanup levels. The groundwater generally flows west-southwest in this area, and the data indicates that contamination may be the result of migration from an offsite source.

The adjacent properties were previously leased by Unocal and Texaco for bulk fuel plants and petroleum contaminants have been identified there.

Pathways Evaluated

The site is currently an industrial/commercial facility in the Fairbanks railroad area. However, the human health exposure and/or migration pathways were evaluated under the residential scenario. The health exposure pathways included inhalation; ingestion (soil and groundwater) and dermal contact.

The DRO and benzene levels exceeded ingestion or inhalation levels from subsurface soil (17 feet bgs). However, there was no contamination above cleanup levels detected in near surface soil. The DRO and benzene contamination in groundwater was above cleanup levels in MW3. However, groundwater is not currently used for drinking water and it is not expected to be used in the future in that area, currently served by a community water system.

The migration of contaminant vapors into buildings may be a potential exposure pathway and is proposed for further investigation by the responsible party of the groundwater contamination.

Cleanup Levels

The soil cleanup levels for the site are the 18 AAC 75.341 Table B1 (under 40 inch zone).

The groundwater cleanup levels are the 18 AAC 75.345 Table C levels.

ADEC Decision

Based on the information provided to date, ADEC has determined that further remedial action at the ACS Warehouse contaminated site is not required. The contamination is located 17 feet bgs and does not pose an unacceptable risk to human health or the environment. The site is conditionally closed subject to the following conditions:

1. In accordance with 18 AAC 75.370(b), ADEC approval must be obtained prior to excavation, transport and/or disposal of soil or groundwater from this site.
2. A Notice of Environmental Contamination will be listed on the ADEC database regarding the nature and extent of contamination remaining there.
3. No groundwater wells will be installed on site without prior review and approval by ADEC.
4. The wells located on the property shall not be damaged or disturbed by the owners or operators of the property. If the wells are damaged, ADEC may require the operators of the site to repair or replace them.
5. The owner/operator of the property shall grant access to other parties for the purpose of sampling and/or maintaining the monitoring wells.

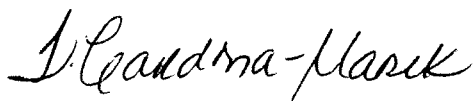
Additional investigation and cleanup may be required if new information is discovered which leads ADEC to make a determination that the cleanup described in this decision is not protective of human health, safety, and welfare or the environment.

ADEC will consider a Site Closure (and removal of institutional controls) only after the soil and/or groundwater is sampled and is noted to have achieved 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 may 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, 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 Tamara Cardona-Marek by phone at (907) 451-2192 or via e-mail at Tamara.Cardona-Marek@alaska.gov

Sincerely,



Tamara Cardona-Marek
Environmental Program Specialist

Sincerely,



Jim Frechione
Environmental Program Manager