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DIVISION OF SPILL PREVENTION AND RESPONSE
CONTAMINATED SITES PROGRAM

File No. 2100.26.224

January 12, 2005

Fischer Properties
Attn: Mr. Dick Fischer
525 W 67th Avenue
Anchorage, AK 99518

Re: Airland Transport (Fischer Properties), 525 W. 67th Avenue, Anchorage, Alaska
Facility ID 1093, Event ID 152, Reckey 1990210013401; File No. 2100.26.224
No Further Remedial Action Planned Decision

Dear Mr. Fischer:

The Alaska Department of Environmental Conservation, Contaminated Sites Program, (ADEC) has completed the review of the report titled Groundwater Sampling at 525 W. 67th Avenue dated November 11, 2004 prepared by Shannon & Wilson, Inc. The results from this groundwater sampling report and previous reports associated with this site were considered in evaluating the environmental status of the site and any risk that may be posed to human health or the environment. Below is a summary of the site history and our decision that no further remediation action will be required.

Site Summary
Two regulated underground storage tanks (USTs) - one diesel and one unleaded gasoline - were removed from the site in October 1989. Approximately 100 cubic yards of contaminated soil was excavated during the 1989 UST excavation and disposed of at the Anchorage Regional Landfill along with the tanks and associated piping. It should be noted that a closure assessment in accordance with 18 AAC 78.090 was not performed at that time.

In August 1997 an UST Closure Assessment was performed by Shannon & Wilson, Inc. to determine the nature and extent of contamination identified during the 1989 UST removal and to properly close the USTs. During the closure assessment, approximately 100 cubic yards of potentially clean soil and approximately 30 cubic yards of contaminated soil was excavated and stockpiled on site. The 30 cubic yards of contaminated soil was transported off site and thermally treated. Soil samples were collected from the bottom and side walls of the excavation to verify the effectiveness of the cleanup actions. The analytical data was evaluated in accordance with ADEC Category A cleanup levels that were applicable at that time.

One sample (S26) out of five collected exceeded the soil cleanup level for DRO (100 mg/kg) at 155 mg/kg. There was another sample that had benzene at 0.0986 mg/kg above the 0.02 mg/kg. All other soil levels were below the current 18 AAC 75.341 Tables B1 and B2 migration to groundwater cleanup levels.

Two monitor wells (MW) were installed at the site and they have been sampled annually from 1997 through 2004. MW-1 was installed during the 1997 closure assessment and MW-2 was installed in July 1999. The trend in contaminant concentrations is decreasing over time. The 2004 monitor report indicated that all contaminants of concern are below the 18 AAC 75.345 Table C cleanup levels. See Table 1 below.

Table 1

Monitoring Well	Date	GRO	DRO	Benzene	Toluene	Ethylbenzene	Xylenes
MW-1	1997	0.075	0.878	**0.0198**	ND	0.0016	0.00715
	1998	0.051	0.814	**0.00998**	0.00302	0.0013	0.00906
	1999	-	-	**0.0521**	ND	0.00394	0.0101
	2002	ND	**2.14**	0.0027	ND	ND	ND
	2003	ND	**2.16**	0.00439	ND	ND	ND
	2004	-	0.803	0.00191	ND	ND	ND
MW-2	1999	ND	0.566	**0.00748**	ND	ND	ND
	2002	ND	0.975	ND	ND	ND	ND
	2003	ND	0.329	ND	ND	ND	ND
ADEC Cleanup Levels		1.3	1.5	0.005	1.0	0.7	10.0

*All Concentrations are mg/L

ADEC Decision

The cleanup actions to date have removed the USTs and the soil that was impacted from any leaks or releases. The soil samples collected from the excavation area confirmed that current 18 AAC 75.341 Tables B1 and B2 migration to groundwater cleanup levels have been achieved. The one sample that exceeded benzene levels for soil is expected to have naturally attenuated since 1997.

The groundwater monitor data has indicated a decreasing trend in contaminant levels and the 2004 sample results were below 18 AAC 75.345 Table C cleanup levels. In order to ensure the trend in concentrations is decreasing and the levels will remain below the established cleanup levels, a monitoring event in 2005 is required. Site closure will then be considered based on sample results.

Based on the information provided to date, ADEC has determined that no further remedial action is required for the site. This decision is subject to the following conditions:

1. The groundwater will be sampled in 2005 to determine water quality conditions. If the monitoring results confirm the decreasing trend in concentrations and/or the results are below 18 AAC 75.345 Table C levels, then site closure will be issued.
2. ADEC reserves the right to require additional site assessment, monitoring, remediation, and/or other necessary actions at this site if new information becomes available that indicates contamination levels are present that may pose a risk to human health or the environment.
3. In accordance with 18 AAC 78.274(b), ADEC approval must be obtained prior to removal and/or disposal of soil from this site to an off-site location.

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, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 15 days after receiving the department's decision. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

Cost Recovery

It should also be noted that the State of Alaska is authorized, under Federal regulation 42 U.S.C. 699 1 b(h), to recover funds used during oversight of a petroleum cleanup from a leaking underground storage tank (LUST). The State is also authorized by Alaska Statute 46.08.070 to recover money expended by the department to contain or cleanup the release of oil or a hazardous substance, including petroleum.

"Oversight" costs can include department staff salaries, travel, equipment, supplies, contracts and services, and general program management. Typical cost expenditures for staff time can include, but are not limited to: performing plan reviews; drafting approval letters; attending site meetings; offering technical assistance via phone; and doing site visits or inspections.

Costs eligible for recovery include department staff salaries, travel, equipment, supplies, contracts and services, and general program management.

The responsible party may be held financially liable for these costs. Once cost recovery is initiated, you will receive a letter from the Alaska Department of Law with a detailed invoice of oversight costs and associated activities.

If you have any questions, please feel free to contact Eric Henry of my staff at (907) 269-3057 or e-mail him at Eric_Henry@dec.state.ak.us.

Sincerely,

Jim Frechione
Environmental Manager

cc: Eric Henry, CSP, Anchorage
Stafford Glashan, Shannon & Wilson, Anchorage