

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION CONTAMINATED SITES PROGRAM

SARAH PALIN, GOVERNOR

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<http://www.dec.state.ak.us/>

File No.: 2100.26.242

December 15, 2006

Mrs. Juanita LeFever
3025 Brittany Place
Anchorage, AK 99501

RE: Conditional Closure at Lefever Property Lot 4, Block 27A, Anchorage, Alaska; Reckey
2001210019101

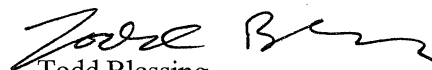
Dear Mrs. LeFever:

The Alaska Department of Environmental Conservation (ADEC) has reviewed your consultant Jene' Worley's report titled "Request for Site Closure" dated September 21, 2006 in conjunction with contaminated sites file regarding the subject property. At this time, ADEC has determined that the levels of petroleum constituents in soil and groundwater are above the ADEC's most stringent cleanup levels. However, with appropriate control of the site, ADEC does not believe that the on-site contamination poses a risk to human health or the environment.

Based on the information contained in the attached Record of Decision, the ADEC has determined that the subject property (i.e. Lot 4, Block 27A, Anchorage, Alaska) requires "no further remedial action" at this time and therefore, the subject property will be conditionally closed. Please note the conditions for the no further remedial action decision described in the attached Record of Decision. You are responsible for ensuring these conditions are followed and upheld. Please notify ADEC once you have recorded the Notice of Environmental Contamination at the State of Alaska's Recorders Office. At this time, ADEC requests that you hire a qualified environmental consultant in order to develop a long term groundwater monitor plan that can be reviewed and approved by ADEC. ADEC requests that the groundwater monitoring plan be submitted to ADEC by May 31, 2007.

The remaining soil and groundwater contamination at the subject site is expected to naturally degrade over time. The subject site will be conditionally closed until the levels of contaminants in soil and groundwater meet the ADEC's most stringent levels. If you have any questions regarding this letter, please do not hesitate to contact me at (907) 269-7699 or e-mail me at Todd_Blessing@dec.state.ak.us.

Sincerely,



Todd Blessing
Environmental Specialist

Attachments: Record of Decision
Notice of Environmental Contamination

Cc: Cindy, LeFever, Anchorage, Alaska
Jene' Worley, Worley Analytical Services Inc., Anchorage, Alaska
Ron Alleva

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

**RECORD OF DECISION
LeFever Property, 901 4th Avenue
Lot 4, Block 27A
Anchorage, Alaska**

December 15, 2006

Site name and location

The LeFever Property is located at 901 4th Avenue in Anchorage, Alaska. The legal description of the site is: Lot 4, Block 27A, NE¼ Section 17, Township 13 North, Range 3 West, Seward Meridian.

Name and mailing address of responsible person

Juanita LeFever is the landowner of the subject property and her mailing address is:
3052 Brittany Place Anchorage, Alaska 99501.

Database Record key

1990210013102

CS file number

File Number: 2100.26.242

Regulatory authority

18 AAC 75 and 18 AAC 78

Background

The property had been operated as a fuel service station site until the late 1970s. In May 1990, ten gasoline and diesel underground storage tanks (USTs) were removed and 17 soil samples collected. The levels of total petroleum hydrocarbons (TPH) detected ranged from 28 to 12,000 mg/kg.

In July 1990, a soil boring was installed near the former UST excavations and completed as a monitoring well. Three soil samples detected TPH ranging from 9.7 to 14.9 mg/kg, while benzene ranged from 0.029 to 0.048 mg/kg. A groundwater sample detected benzene at 1.88 mg/L.

In 1991, four additional soil borings were installed and completed as monitor wells. The soil samples detected diesel range organics (DRO) up to 49.8 mg/kg, gasoline range organics (GRO) up to 131 mg/kg; and benzene up to 1.88 mg/kg. The groundwater samples detected GRO up to 6.81 mg/L and benzene up to 1.88 mg/L.

In 1993, an investigation of the site was conducted using soil gas and hydropunch technology. There were 11 soil gas and groundwater probes installed on site and in the adjacent road easement. The results of the soil gas survey were inconclusive due to on site soil conditions (i.e. low soil porosity) but groundwater samples identified elevated levels of petroleum hydrocarbons on site and possible off-site migration to the north.

In 1994, an air sparge/ soil vapor extraction system (AS/SVE) was installed using eight air sparge and five vapor extraction wells. The groundwater was sampled again with results of extractable petroleum hydrocarbons from 1.10 to 2.90 mg/L and benzene nondetect to 0.126 mg/L.

The AS/SVE system operated during 1995 and 1996 and groundwater monitoring detected extractable petroleum hydrocarbon up to 2.49 mg/L; volatile petroleum hydrocarbons up to 2.32 mg/L; and benzene up to 0.0061 mg/L.

In February 1997, nine soil borings were installed and 26 soil samples collected. The sample results detected GRO up to 890 mg/kg; DRO up to 2,600 mg/kg; and benzene levels up to 2.1 mg/kg. In September 1997, 12 more soil borings were installed with 4 completed as monitor wells. The soil samples (20) detected GRO up to 8,900 mg/kg; DRO up to 3,000 mg/kg; benzene up to 7.4 mg/kg; and naphthalene up to 22 mg/kg. The groundwater samples detected GRO up to 13 mg/L; DRO up to 4.8 mg/L; and benzene up to 0.057 mg/L. In addition, the AS/SVE system was modified to address two other areas on site.

In 1999, a search for drinking water wells identified only one water well within a quarter mile radius of the LeFever property and it was considered upgradient. There were four more soil borings installed that detected GRO up to 5.6 mg/kg and DRO up to 290 mg/kg. Benzene was not detected.

In February 2001, twelve groundwater probes were installed to evaluate groundwater conditions on the LeFever property (Lot 3 and 4, Block 27A), and on the downgradient lot 34B, Block 27A. The results identified contamination above ADEC cleanup levels on Lots 4 and 34B, Block 27A.

From 1997 through 2005, there have been 16 sampling events to monitor the groundwater plume in this area. The contaminant concentrations exceed 18 AAC 75.345 Table C values at the LeFever Property, particularly on the northeast portion of Lot 4. However, the sample data indicated a trend in concentrations that were stable and/or decreasing over time. The 2001 sample data detected contamination on Lot 34B but efforts to re-sample have not been successful and current contamination levels are not known on that property.

Contaminants of Concern

- Gasoline Range Organics (GRO)
- Diesel Range Organics (DRO)
- Benzene
- Ethylbenzene
- Toluene
- Naphthalene
- Xylenes

PATHWAY EVALUATION

The human health exposure pathways evaluated at this site are: ingestion and inhalation. The benzene concentrations in the soil exceeded the inhalation levels established for protection of human health in one soil sample collected in 1997. This sample was collected at the soil-groundwater interface 40 feet below ground surface (bgs) and is not considered an inhalation risk provided it

remains buried at that depth. No other contaminants of concern exceeded the cleanup levels established for protection of human health.

The groundwater ingestion pathway might pose a risk if the shallow groundwater was used as a drinking water source. However, the groundwater is not currently used as a drinking water source in this area and it is served by the municipal water system. There is one drinking water well identified within ¼ of a mile of the subject property but it is considered upgradient of the site and not at risk.

Contaminant levels in the soil exceed the migration to groundwater cleanup levels and groundwater has been impacted. However, groundwater contaminant levels have stabilized and/or are decreasing over time due to treatment and/or natural attenuation and this trend is expected to continue. The migration to surface water was not evaluated because there is no surface water at (or in proximity to) this site.

Cleanup Levels

Soil

The following 18 AAC 75.341 soil cleanup levels are established for this site:

- Benzene 0.02 mg/kg
- Toluene 5.4 mg/kg
- Napthalene 21 mg/kg
- Ethylbenzene 5.5 mg/kg
- Xylenes 78 mg/kg
- Gasoline Range Organics 300 mg/kg
- Diesel Range Organics 250 mg/kg

Groundwater

The groundwater cleanup levels established for this site are 18 AAC 75.345 Tables C:

- Diesel range organics (DRO) 1.5 mg/L
- Gasoline range organics (GRO) 1.3 mg/L
- Napthalene 0.7 mg/L
- Benzene 0.005 mg/L
- Ethylbenzene 0.7 mg/L
- Toluene 1.0 mg/L
- Xylenes 10 mg/L

ADEC Decision

The LeFever Property (Lot 4, Block 27A, Anchorage, Alaska) has been impacted from past releases of petroleum hydrocarbons and cleanup efforts appear to have been effective in reducing the contaminant concentrations over time. However, soil and groundwater contamination remains above the 18 AAC 75 cleanup levels established for the site

The exposure and migration pathways were evaluated and ADEC determined that there is no unacceptable risks to human health or the environment, provided conditions are attached to the property. Based on the information presented to date, ADEC has determined that the LeFever Property is eligible for conditional closure, subject to the following site specific conditions:

1. any proposal to excavate or transport soil or groundwater from this property requires ADEC approval in accordance with 18 AAC 78.274(b);
2. groundwater use at the site is prohibited unless ADEC otherwise reviews and approves its use;
3. groundwater shall be monitored in accordance with 18 AAC 75.345(h) to ensure contamination is decreasing. A groundwater monitor plan shall be submitted for ADEC review and approval;
4. a Notice of Environmental Contamination documenting the nature and extent of contamination remaining on site and any restrictions and/or conditions necessary to protect human health and the environment shall be recorded in the State of Alaska Recorder's Office.

This decision is also subject to 18 AAC 78.276(f)(2) that may require additional investigation and/or cleanup action in the future if new information indicates there is hazardous substance contamination at this site that may pose a risk to human health and the environment.

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

Appeal

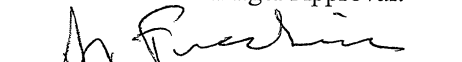
Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 -18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 15 days after receiving the department's decision reviewable under this section. 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.

ADEC Project Manager Approval:


Todd Blessing, Environmental Specialist

12/15/06
Date

ADEC Section Manager Approval:


Jim Frachione, Environmental Manager

12/15/06
Date

NOTICE OF ENVIRONMENTAL CLEANUP AND RESIDUAL SOIL AND GROUNDWATER CONTAMINATION

Pursuant to 18 AAC 75.375, Juanita LeFever, as the owner of the subject property, hereby provides public notice that the property located at:

901 4th Avenue, Anchorage, Alaska and more specifically described as follows: Lot 4, Block 27A, NE1/4 Section 17, Township 13 North, Range 3 West, Seward Meridian.

has been subject to a discharge or release of oil or other hazardous substances, regulated under 18 AAC 78, as amended January 30, 2003. The release of fuel and the site cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database under site Record Key number: 1990210012102.

ADEC reviewed and approved, subject to this and other institutional controls, the assessment and/or remedial actions as being protective of human health, safety, welfare and the environment. Even though contaminated soil and groundwater remain on-site, further cleanup was not required because there is no unacceptable risk to human health or the environment provided the owners and/or operators comply with the following conditions:

1. any proposal to excavate or transport soil or groundwater from this property requires ADEC approval in accordance with 18 AAC 78.274(b);
2. groundwater use at the site is prohibited unless ADEC otherwise reviews and approves its use; and
3. groundwater shall be monitored in accordance with a monitor plan that must be submitted to ADEC for review and approval.

In accordance with 18 AAC 78.276(f)(2), ADEC may require additional investigation and/or cleanup action in the future if new information indicates there is hazardous substance contamination at this site that may pose an unacceptable risk to human health and the environment.

This notice remains in effect until a written determination from ADEC is recorded that states that soil and groundwater at the site has been shown to meet the most stringent cleanup levels in 18 AAC 75.341 Tables B1 and B2 and 18 AAC 75.345 Table C and that off-site transportation of soil and/or groundwater is not a concern.

Signature: _____ (landowner)

Printed Name: _____

Mailing Address: _____

Please return a copy of this notice to the address below:

Alaska Department of Environmental Conservation
Contaminated Sites Program
555 Cordova Street
Anchorage, Alaska 99501