

STATE OF ALASKA

SARAH PALIN, GOVERNOR

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

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File: # 2100.38.501
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Article No: 7002 2410 0005 3103 8279

August 13, 2008

Eric Behr
Duchessa, Inc.
920 East 72nd Avenue
Anchorage, AK 99518

Re: Commercial Property – 400 West Int'l Airport Road Record of Decision

Dear Mr. Behr:

The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program, reviewed the environmental records associated with the Commercial Property site at 400 West International Airport Road in Anchorage, AK. This site had been contaminated by the release of a hazardous substance; however, based on the information provided to date, ADEC has determined that no further remedial action is required, and that Commercial Property – 400 West Int'l Airport Road can be closed subject to the conditions outlined in this document. The hazardous substance contamination has been adequately addressed and does not pose an unacceptable risk to human health or the environment.

This decision is based on the administrative record for this site which is located in the offices of ADEC in Anchorage, Alaska. This letter summarizes the decision process used to determine the environmental status of this site and provides a summary of the regulatory issues considered in the ADEC determination.

Introduction

Site Name and Location

Commercial Property – 400 West Int'l Airport Road
Anchorage, AK 99518

Name and Mailing Address of Contact Party:

Eric Behr
Duchessa, Inc.
920 East 72nd Avenue
Anchorage, AK 99518

Database Record Key and CS file number:

ADEC Reckey # 2007210121301

CS file # 2100.38.501

Regulatory authority under which the site is being cleaned up:

18 AAC 75

Background

Petroleum contamination was discovered during construction activities based on hydrocarbon odors noted by construction crew. The source and quantity released are unknown. Removal of contaminated soil was limited due to presence of a building on adjacent property.

Site Characterization

DRO up to 1,150 mg/kg remains in subsurface soil on the west side of the former excavation, closest to the building on the adjacent property. Groundwater was not encountered during excavation.

Remedial Actions

Remedial actions at the site included source removal which resulted in the excavation of approximately 790 tons of contaminated soil.

Chemicals of Concern

The primary contaminant of concern identified at this site is:

- Diesel Range Organics (DRO)

Cleanup Levels

The applicable soil cleanup levels for this site are established in 18 AAC 75.341 Tables B1 and B2, Over 40 inch Zone, Migration to Groundwater.

<u>Contaminant</u>	<u>Site Cleanup Level (mg/kg)</u>
DRO	230

Exposure Pathways Identified

The exposure pathways for human health that were evaluated include the following: inhalation and ingestion of soil and groundwater; and dermal contact with soil.

The inhalation, ingestion, and dermal contact pathways may be complete but exposure risk is considered acceptable because remaining soil concentrations do not exceed ingestion or inhalation levels in 18 AAC 75.341 Table B2. Furthermore, the paved surface will limit any potential exposure and the site is located in a commercial area.

The migration to groundwater pathway may also be complete but groundwater was not encountered during the excavation and the site is served by city water as is the developed adjacent properties.

The exposure pathway analysis above was supported by the most recent ADEC Exposure Tracking Model (ETM) ranking. The ETM results showed all pathways to be one of the following: De Minimus Exposure, Exposure Controlled, or Pathway Incomplete.

ADEC Decision

Based on the information provided to date, it has been determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment, and no further remedial action is required at Commercial Property – 400 West Int'l Airport Road.

This determination is subject to the following conditions:

1. A Notice of Residual Contamination will be recorded on the ADEC database to document residual contamination remaining on site above the most stringent ADEC cleanup levels. This will serve as notification to future owners/operators of the property of the environmental status of the site and any conditions that apply to future management of contamination.
2. ADEC approval is required prior to off site transport of soil or groundwater in accordance with 18 AAC 75.370 (b).
3. Groundwater wells shall not be installed on this property without prior approval from ADEC.
4. Soil containing residual contamination may not be placed in surface water or other environmentally sensitive areas.

This determination is also subject to 18 AAC 75.380 (d) whereby additional investigation and cleanup may be required if new information is discovered that indicates the cleanup described in this decision is not protective of human health or the environment.

Site closure (without conditions) will be considered when sampling confirms that soil and groundwater meet the 18 AAC 75 cleanup levels established for this 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.

If you have questions about this closure decision, please contact ADEC Project Manager Keather McLoone at (907) 269-7526.

Sincerely,

A handwritten signature in cursive script, appearing to read "Linda Nuechterlein". The signature is written in black ink and is positioned above the printed name and title.

Linda Nuechterlein
Environmental Manager

Cc: Dan Roth, Municipality of Anchorage, Onsite Water and Wastewater Program