

Notice of Environmental Cleanup: Alternative Soil Cleanup Level and Limitation on Moving Soil and Groundwater Off-Site

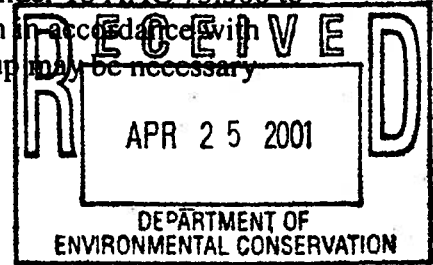
Pursuant to 18 AAC 75.375(b)(3), Carol Humbyrd, personal representative for the estate of Thomas Courtney, hereby provides public notice that the property located at Courtney's Tudor Service, 2715 E. Tudor Road, Anchorage, Alaska, 99517, and more particularly described as follows: Haugen Subdivision, Lot 3 (Commercial), has been subject to a discharge and subsequent cleanup of oil and other hazardous substances*, regulated under 18 AAC 75, Article 3, as amended January 22, 1999. This release and site cleanup is documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database identification number 1997210914101, and is assigned file number CS100.035.

Plot P-292

Subject to this institutional control, ADEC reviewed and approved the cleanup as protective of human health, safety, welfare and the environment. No further cleanup is necessary at this site unless new information becomes available that indicates to ADEC that the site may pose an unacceptable risk to human health, safety, welfare or the environment. ADEC determined, in accordance with 18 AAC 75.325(f)(1), that site cleanup has been performed to the maximum extent practicable. However, a low volume of contaminated soil remains in an inaccessible area beneath and adjacent to the service station building foundation and slab, and groundwater with petroleum hydrocarbon concentrations exceeding the most stringent Department cleanup levels are present on site. Groundwater levels at the property boundary do not exceed the Department's cleanup levels found in Table C of 18 AAC 75.345. Further cleanup was determined to be impracticable because contaminated soils and associated contaminated shallow groundwater could not be excavated without damaging the building and foundation.

While contamination exceeding established cleanup levels is present at the site, the Department does not require additional cleanup action because the contamination does not pose a risk to human health, public safety, or the environment. An estimated ten yards or less of contaminated soil exceeding cleanup levels is present at the site. Soil is contaminated primarily at the groundwater interface, ten to twelve feet below the ground surface, by diesel range organic (DRO) concentrations up to 1,270 mg/kg, and benzene levels up to 0.107 mg/kg. Groundwater contamination exceeds cleanup standards only for residual range organic (RRO) compounds that are present at concentrations up to 2.0 mg/L. A water well search indicated that this site and properties within ¼ mile downgradient have no drinking water wells and are served by city water. Attached is a diagram drawn to scale that shows the property boundaries, locations of existing structures, the estimated location and extent of remaining soil contamination and the locations where soil samples were collected.

In the event that the remaining contaminated soil becomes accessible, for example if the service station building is removed or soil is excavated for an addition, or if other information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, the land owner and/or operator is required under 18 AAC 75.300 to notify ADEC and evaluate the environmental status of the contamination in accordance with applicable laws and regulations. Further site characterization and cleanup may be necessary.



Anchorage local line district

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under 18 AAC 75.325-.390. Also, any groundwater pumping or dewatering activities, or transport or disposal of potentially contaminated soil from the site requires notification to and approval from the Department in accordance with 18 AAC 75.325(i).

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 soil cleanup levels in method two of 18 AAC 75.341, Tables B1 and B2; the groundwater meets the cleanup levels in 18 AAC 75.345, Table C; and that off-site transportation of soil or groundwater is not a concern.

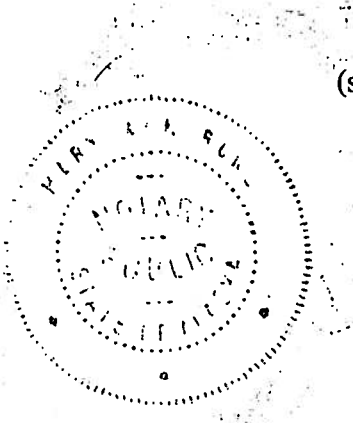
Please return original copy of this notice to the address below:

Signature: Carol A. Humbyrd, Personal Representative
 Printed Name: Carol A. Humbyrd, Personal Representative
 Mailing Address: P.O. Box 1103
Homer AK 99603

(seal)

Subscribed and sworn to before me this 4 day of April, 2001.

Notary Public in and for the State of ALASKA
My commission expires: 7-30-02



Note: Please refer to 11 AAC 05.010 (a)(14) for the required fee. The information requested on this form should be typed or legibly printed in English. Any attachments or exhibits must not exceed 8.5" x 14". This form is intended to comply with the recording requirements of AS 40.17.030 and 11 AAC 06.040.

Return to
Carol Humbyrd
P.O. Box 1103
Homer AK 99603