

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION
DIVISION OF SPILL PREVENTION AND RESPONSE

SEAN PARNELL, GOVERNOR

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September 28, 2011

Glenn Gellert
Weeks Field Development Group
212 Front Street
Fairbanks, AK 99707

Re: Fairview Manor/Weeks Field Commons Development Project

Dear Mr. Gellert:

The Contaminated Sites Program is conducting a review of its internal records with regard to numerous closed sites where follow up conditions (institutional controls) on the part of the responsible party were required. In the process we have identified Fairview Manor as a site where we are lacking follow up information.

A conditional closure/Record of Decision (ROD) granted by the Alaska Department of Environmental Conservation (DEC) in 2001 for Fairview Manor Apartments and Maintenance Shop included the requirement that sampling of the groundwater wells should be performed yearly to verify that contaminant levels are decreasing and remain below the established alternative cleanup levels. According to our records, the last sample results we received were for 2006 and we have no record of receiving any sampling results after that. If sampling was conducted, please submit the results to DEC for evaluation. If the groundwater has not been sampled since 2006, arrangements need to be made to sample in order to verify that conditions remain protective.

The 2006 groundwater monitoring results are according to the following table.

Monitoring Well	Well Location	DRO (mg/L)	BTEX (µg/L)	PCE (µg/L)
MW-1	NW corner maintenance shop	---	<MDL	30.7
MW-1 (duplicate)	NW corner maintenance shop	---	<MDL	29.5
MW-5	NW corner maintenance shop	---	<MDL	6.49
MW-10	Old underground storage tank	2.03	<MDL	---

(MDL) = Minimum detection limit

The following paragraph was included in the 2001 ROD under the Contaminants of Concern section that DEC feels is important to reemphasize:

There is also the possible inhalation and ingestion of contaminated soil if it becomes accessible during excavation activities. The PCE detected in the soil is below the 18 AAC 75.341 Table B1 ingestion and inhalation levels, and therefore poses no risk to residents or workers. However, there were DRO soil levels above the maximum allowable concentrations of ingestion and inhalation levels below the ground service that may pose a risk if the soil was exposed and/or excavated.

In addition to the monitoring requirement, please remember that the following Institutional Controls apply to the above mentioned property as established in the Conditional Closure of 2001 and were included in the Record of Decision which I have enclosed:

1. If any soil is removed from this site in the future, it shall be managed in accordance with ADEC regulations in effect at the time of removal. This includes 18 AAC 75.325(i) requirements for ADEC approval prior to offsite transport of soil or groundwater.
2. IF PCE or DRO contamination is identified in the future at levels that may pose a risk to human health or the environment, additional investigative and/or corrective action may be required.
3. ADEC shall continue to evaluate the groundwater monitoring results required and make a determination at the time regarding any need to address soil contamination.

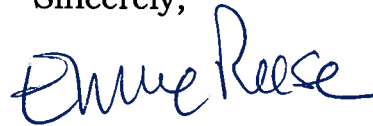
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Failure to maintain these requirements could cause the Contaminated Sites Program to reopen this site and require further remediation. Currently the site conditions may not be protective of human health, safety or welfare, or the environment.

Please contact me by October 20, 2011 with your intentions regarding this site. I can be reached at (907) 465-5229 or evonne.reese@alaska.gov

Thank you for your cooperation.

Sincerely,

A handwritten signature in blue ink that reads "Evonne Reese". The signature is written in a cursive, flowing style.

Evonne Reese

Encl: 2001 Record of Decision