STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION

DIVISION OF SPILL PREVENTION AND RESPONSE
CONTAMINATED SITES PROGRAM

SARAH PALIN, GOVERNOR

610 University Avenue
Fairbanks, AK 99709-3643
PHONE: (907) 451-5175
FAX: (907) 451-5105
www.dec.state.ak.us

File: 102.38.043
102.26.030

July 13, 2007

Jemal Krokos
JL Properties
813 D Street, Suite 200
Anchorage, Alaska 99501

Re: Sophie Plaza Apartments Property - Environmental Status
1717 University Avenue, Fairbanks, Alaska
Tax Lot 1701, Section 17, Township 1 South, Range 1 West, Fairbanks Meridian

Dear Mr. Krokos:

The Alaska Department of Environmental Conservation, (ADEC) Contaminated Sites Program, reviewed the June 2007 groundwater sample results collected from Monitor Well-1 located at the Sophie Plaza Apartments location referenced above. Based on the results presented in the groundwater report and the past cleanup efforts employed at the gasoline tank and the floor drain sites, ADEC has determined that these sites may be closed in accordance with the information presented in this decision document.

Please note the following information that was considered in making the determination on the environmental status of the former gasoline tank and floor drain sites located at the Sophie Plaza Apartment complex.

Site name and location
Sophie Plaza Apartments
1717 University Avenue, Fairbanks, Alaska
Tax Lot 1701, Section 17, Township 1 South, Range 1 West, Fairbanks Meridian

Name and address of owner/operator of the property
JL Properties, Inc.
813 D Street Suite 200
Anchorage, AK 99501

Regulatory authority
18 AAC 75
18 AAC 78

Contaminated Site File Number
Sophie Plaza Apartments Leaking Underground Storage Tank (LUST)
ADEC File No. 102.26.030
Record Key: 1991310023401

Sophie Plaza Apartments Unit B Garage Floor Drain
ADEC File No. 102.38.043
Record Key: 1991310925301

Site History
In 1991, a 1,000 gallon gasoline underground storage tank was removed and a site investigation identified impacts to the groundwater. Quarterly monitoring of the groundwater through 1995 showed benzene levels ranging from 3 parts per billion (ppb) to 19 ppb. In 2001, 20 cubic yards of soil that had been excavated in 1991 and stored on site was transported off site for thermal treatment.

Also, in 1991, a site assessment of a floor drain in the maintenance garage identified petroleum, volatile organic compounds, and metals contamination in both soil and groundwater. It was suspected that the contamination resulted from the floor drain separating from the pipe connecting it to the sanitary sewer system and three drums of soil were excavated and transported off site. Soil samples from the limits of excavation were below ADEC cleanup levels and groundwater monitoring detected trace amounts of volatile organic compounds (2.2 ppb tetrachloroethylene and 50 ppb trichlorofluoromethane) and 5.3 milligrams per liter (mg/L) of total petroleum hydrocarbons.

The 2007 groundwater monitor results detected benzene and trichlorofluoromethane below ADEC Table C groundwater cleanup levels.

Pathways Evaluated
This decision document considered exposure and/or migration pathways under a residential scenario. The exposure pathways for human health included inhalation; ingestion; and dermal contact. The migration pathways to ground and surface water were also considered.

The soil samples from either site did not exceed the risk based inhalation and ingestion cleanup levels established for human health exposure.

The vapor intrusion pathway was evaluated but does not pose an unacceptable risk based on the soil or groundwater data does not exceed contaminant levels referenced in Table C1 of the Environmental Protection Agencies' *Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils.*

The migration to groundwater pathway is complete and groundwater was impacted above 18 AAC 75.345 Table C levels. The site is served by a community water system and the groundwater is not currently used for drinking water. However, the 2007 groundwater data indicates the contamination has decreased over time and now meets established cleanup levels.

There is not any evidence of migration to surface water.

Cleanup Levels
The soil cleanup levels established for this site are the 18 AAC 75.341 Tables B1 and B2, migration to groundwater for the under 40 inch zone.

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

ADEC Decision
The Sophie Plaza Apartment Complex was adequately characterized to define the nature and extent of contamination. The cleanup measures employed to remove the sources of contamination included: removal of the gasoline tank (and impacted soil) and excavation and closure of the floor drain.

Based on information provided to date, ADEC has determined that the corrective actions used at the Sophie Plaza Apartment site were effective in addressing the soil and groundwater contamination that was identified. No further corrective action is required and the gasoline tank and floor drain sites are closed.

In accordance with 18 AAC 75.380(d) and 18 AAC 78.276(f), ADEC may require additional cleanup action if new information is discovered which indicates this determination is not protective of human health, safety, and welfare or the environment.

In accordance with 18 AAC 15.185, any person who disagrees with this decision may request an informal agency review by the director of the department's division of Spill Prevention and Response. A request for informal review must be made within 15 days after receiving the department's decision reviewable under this section, and should be addressed to Larry Dietrick, Department of Environmental Conservation, P.O. Box 111800, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801-1800. In addition, any person who is aggrieved by this decision may request an adjudicatory hearing under 18 AAC 15.195 – 18 AAC 15.920. If any person wishes to request an adjudicatory hearing, the request should be submitted to the Commissioner, Department of Environmental Conservation, P.O. Box 111800, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801-1795, 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 review is not requested within 15 days, or if a hearing is not requested within 30 days, the right to appeal is waived, and the decision becomes final.

Sincerely,

Jim Frechione
Environmental Program Manager

cc: Shannon & Wilson (Fairbanks Office)