



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

**Department of  
Environmental Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

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[www.dec.alaska.gov](http://www.dec.alaska.gov)

File: 102.26.111

Certified Mail, Return Receipt Requested  
Article No.: 7015 1660 0000 0542 7462

June 30, 2016

City Electric Incorporated  
819 Orca Street  
Anchorage, AK 99501

Re: Institutional Controls verification for City Electric Incorporated, located at 3540 Holt Road,  
Fairbanks, AK 99706

The Contaminated Sites Program conducts periodic verification of closed sites where institutional controls (land use restrictions) are required under 18 AAC 75.375. We have identified City Electric Incorporated as a site with institutional controls.

In order to prevent people from being exposed to any remaining contamination on the property, **this letter is being sent as a reminder** of the conditions placed on the property as part of the 2007 No Further Remedial Action Determination granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil contamination was documented as remaining on the property.

The 2007 determination is subject to the following site-specific and standard conditions and/or controls:

1. Any future change in land use may impact exposure assumptions cited in the No Further Remedial Action Determination document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore the City Electric Incorporated shall report to ADEC every five years or as soon as they become aware of any change in land ownership and/or use, if earlier. The report can be sent to the local ADEC office or electronically to [DEC.ICUnit@alaska.gov](mailto:DEC.ICUnit@alaska.gov).
2. In accordance with 18 AAC 78.274(b), the transport of soil or groundwater from this site requires ADEC review and approval prior to transport.
3. If the contaminated soil remaining on site becomes accessible and/or is determined to pose a risk in the future, a plan to address the contamination shall be submitted to ADEC for review and approval.

In addition to the conditions above, you are required to notify the ADEC if there are any changes in land use or ownership. Failure to maintain these requirements may result in re-opening the site by the Contaminated Sites Program, in which case, further remediation could be mandatory.

In accordance with 18 AAC 75.380(d)(2), ADEC may require additional site assessment, monitoring, remediation, and/or necessary actions at this facility should new information become available that indicates contamination at this site may pose a threat to human health or the environment.

If you seek to have the institutional controls removed from this site, you can choose at any time to voluntarily conduct additional assessment, monitoring or further cleanup to demonstrate that contamination at the site now meets the applicable cleanup levels under 18 AAC 75.

This site information is a matter of public record and is available at ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/24465>

If you have any questions regarding this site, please contact me at (907) 269-3083 or [nathan.maxwell@alaska.gov](mailto:nathan.maxwell@alaska.gov) and I will be glad to assist you.

Sincerely,



Nathan Maxwell  
Environmental Program Technician  
Institutional Control Unit

Enclosure: 2007 No Further Remedial Action Determination

# STATE OF ALASKA

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

**SARAH PALIN, GOVERNOR**

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Fairbanks, AK 99709-3643  
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File: 102.26.111

April 25, 2007

City Electric Inc.  
819 Orca Street  
Anchorage, AK 99501

Re: City Electric Property  
3540 Holt Road, Fairbanks, Alaska  
Event ID 1255

To Whom It May Concern:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC), reviewed the administrative records for the City Electric property located at 3540 Holt Road in Fairbanks. The records indicate that four underground storage tanks previously located there were removed in the 1990s and soil contamination was identified in the excavated areas. Additional site data was collected in 2006 and confirmed soil and groundwater contamination on site.

Based on this review, ADEC has determined that soil contamination remains above the most stringent 18 AAC 75 cleanup levels but the nature and extent of the contamination does not pose an unacceptable risk to human health or the environment. Therefore, no further cleanup actions are required at this time subject to conditions outlined in this document.

Please note the following information that was considered in determining the environmental status of this site.

## **Background**

The City Electric site is located in an industrialized area north of Van Horn Road in Fairbanks, Alaska. In 1984, a 1,000-gallon underground storage tank (UST) was installed to store used oil generated from company vehicles and/or equipment.

In 1996, Environmental Management Incorporated (EMI) removed the UST from the ground and reported the tank and piping were in good condition with no signs of leaks. There were surface stains next to the building.

After the tank was removed, soil samples from the bottom of the UST and the side of the excavation nearest the building identified diesel range organics (DRO) at 9,300 milligrams per kilogram (mg/kg), residual range organics (RRO) at 8,600 mg/kg and tetrachloroethene (PCE) at 1.6 mg/kg.

The consultant concluded that the contamination was from spills near the fill pipe and contaminated soil remained under the building.

In April 2006, EMI conducted a Phase II investigation that involved the drilling of three soil borings with two of them being completed as groundwater monitoring wells. One of the wells (MW1) was installed directly beneath the former tank location and the second well (MW2) was installed approximately 11 feet downgradient from the tank location. Another soil boring was installed upgradient of the tank.

Each soil boring went down to 12 feet below ground surface (bgs) and groundwater was encountered approximately at 9 feet bgs. The bottom of the former tank was approximately 8 feet bgs and the monitoring wells were installed at 14 feet bgs.

The sample results for the soil and groundwater can be found in Table 1.

**Table 1: Soil and groundwater sample results.**

Sample Location	Matrix	Depth	DRO	Benzene	TCE	PCE
Borehole #1	Soil	12'	1350 mg/kg	ND	ND	23 ug/kg
Borehole #2	Soil	12'	ND	ND	40.4 ug/kg	ND
Borehole #3	Soil	12'	41.1 mg/kg	ND	ND	ND
<b>ADEC Soil Cleanup Levels</b>			<b>250 mg/kg</b>	<b>20 ug/kg</b>	<b>27 ug/kg</b>	<b>30 ug/kg</b>
MW1	Water		1.18 mg/L	1.93 ug/L	1.47 ug/L	3.33 ug/L
MW2	Water		0.997 mg/L	0.520 ug/L	ND	0.520 ug/L
Onsite well	Water		NA	ND	ND	ND
<b>ADEC Groundwater Cleanup Levels</b>			<b>1.5 mg/L</b>	<b>5 ug/L</b>	<b>5 ug/L</b>	<b>5 ug/L</b>

TCE: trichloroethylene

PCE: tetrachloroethylene

ND: non-detect

NA: not analyzed

mg/L: milligrams per liter

µg/kg: micrograms per kilogram

µg/kL: micrograms per liter

### Pathways Evaluated

The site is a commercial-industrial use facility and is expected to remain so in the future. However, this decision document considered exposure and/or migration pathways under the residential scenario. The exposure pathways for human health that were evaluated include indoor and outdoor inhalation; ingestion of soil; dermal contact with soil; and ingestion of ground and surface water.

The conceptual site model indicated that there are complete exposure pathways to commercial and construction workers and site visitors from ingestion and inhalation of residual petroleum hydrocarbons and solvents that remain in the soil at the site. However, the contaminated soil that remains is below the ADEC health based cleanup levels established for these exposure pathways and it does not pose an unacceptable risk.

The migration to groundwater pathway was evaluated and it appears contamination was detected in the groundwater but the extent of contaminated soil remaining is minor and contaminant levels do not exceed ADEC cleanup levels. It was also noted that the shallow groundwater in the area is not potable (due to natural conditions) and it is not used for drinking water.

### **Cleanup Levels**

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

The groundwater cleanup levels established for the site are the 18 AAC 75.345 Table C levels.

### **ADEC Decision**

Based on the information provided to date, ADEC has determined that the source(s) of hazardous substances have been removed. There is minor soil contamination remaining on site but it is located in an area that is not practicable to remove. No further remedial action at the City Electric site is required and this site will be conditionally closed. The residual contamination remaining on site does not pose an unacceptable risk to human health or the environment provided site-specific conditions and/or controls are attached to the property.

This determination is subject to the following conditions:

1. A Notice of Environmental Contamination will be established on the ADEC Database identifying the nature and extent of contamination remaining on site.
2. In accordance with 18 AAC 78.274(b), the transport of soil or groundwater from this site requires ADEC review and approval prior to any transport.
3. If the contaminated soil remaining on site becomes accessible and/or is determined to pose a risk in the future, a plan to address the contamination shall be submitted to ADEC for review and approval.
4. The monitor wells shall be decommissioned in accordance with ADEC's April 1992 guidance on Recommended Practices for Monitoring Well Design, Installation and Decommissioning.

In accordance with 18 AAC 78.276, ADEC reserves the right to require additional site assessment, monitoring, remediation, and/or other necessary actions at this facility should new information become available that suggests any contamination at this site may pose a threat to human health or safety, or the environment.

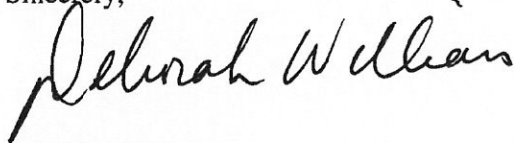
ADEC will consider a Site Closure (and removal of institutional controls) only after the soil and/or groundwater achieves the established cleanup levels for the site.

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, P.O. Box 111800, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 15 days of the decision. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, P.O. Box 111800, 410 Willoughby Avenue, Suite

303, Juneau, Alaska 99811-1800 Juneau, Alaska 99801, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

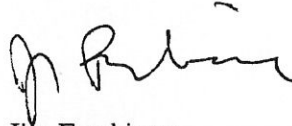
If you have any questions, please contact Deborah Williams at 451-5174 or via e-mail at Deborah\_Williams@dec.state.ak.us.

Sincerely,



Deborah Williams  
Environmental Program Specialist

Sincerely,



Jim Frechione  
Environmental Program Manager

cc: Don Dougherty, EMI (via e-mail)