



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

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File No: 102.38.165

June 17, 2014

UA Land Management
1815 Bragaw Street, Suite 101
Anchorage, Alaska 99508

ATTN: Mr. Robert McMaster

Re: Decision Document: UAF CTC Lot 6 Block 95 Fairbanks Townsite
Cleanup Complete Determination

Dear Mr. McMaster:

The Alaska Department of Environmental Conservation Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the UAF CTC Lot 6 Block 95 Fairbanks Townsite, located at 703 7th Avenue, Fairbanks, Alaska. Based on the information provided to date, it has been determined that the contaminant concentrations remaining on the site do not pose an unacceptable risk to human health or the environment and no further remedial action will be required.

This decision is based on the administrative record which is located in the offices of ADEC in Fairbanks, 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 Cleanup Complete determination.

Site Name and Location:

UAF CTC Lot 6 Block 95 Fairbanks Townsite
7063 7th Avenue
Fairbanks, Alaska 99701

Name and Mailing Address of Contact Party:

UA Land Management
ATTN: Robert McMaster
University of Alaska
1815 Bragaw Street, Suite 101
Anchorage, Alaska 99508

DEC Site Identifiers:

File No: 102.38.165
Hazard ID: 25683

Regulatory Authority for Determination:

18 AAC 75

Site Description and Background:

The site is comprised of Parcel VI, Block 95 of the Fairbanks Town site. The small lots in this area were residential lots prior to the 1967 flood, after which most of the structures were condemned and demolished. This lot is currently vegetated with alders and there are no buildings present. On June 18,

2011, at the request of University of Alaska Land Management, Nortech Environmental Engineering coordinated the removal of an abandoned 200 gallon underground heating oil (UHOT) tank and performed preliminary assessment of the surrounding soils in the area. No visible staining was present in the soil matrix, but an odor consistent with heating oil was observed. The release was immediately reported to ADEC.

Contaminants of Concern

Nortech collected eight soil samples from excavation limits, one sample from the contaminated stockpile, and two groundwater samples. Soil samples were analyzed for diesel range organics (DRO); gasoline range organics (GRO), residual range organics (RRO); benzene, toluene, ethylbenzene, and total xylenes (BTEX), polycyclic aromatic hydrocarbons (PAHs), and volatile organic compounds (VOCs). The soil samples were detected at a concentration of 43.9 mg/kg collected from the north side of the excavation, well below the ADEC cleanup level of 11,000 mg/kg. All other contaminants of concern were undetectable. Groundwater samples indicated VOCs were detected in trace amounts well below the cleanup levels, and DRO and RRO were below the detectable limits. No VOCs were detected in the excavated soil stockpile. Based on these results there are no contaminants of concern at the site.

Characterization and Cleanup Activities

Characterization and cleanup activities conducted under the regulatory authority of the Contaminated Sites Program began June 18, 2011, when Nortech coordinated removal of an abandoned 200 gallon UHOT by an ADEC approved workplan. Nortech performed preliminary assessment of the soils in the area. During this time field screening and confirmation laboratory samples indicated the presence of DRO above the ADEC Method 2 Soil Cleanup Level.

An 18 AAC 75.335 site characterization was conducted September 24, 2011. Removal of a cement pad located immediately west of the former tank took place. The 200 gallon UHOT was then removed. Afterward, Nortech conducted field screening to identify and segregate contaminated soils. At this time approximately 100 cubic yards of contaminated soil was excavated and placed in a lined short-term stockpile at the site. Field screening was conducted to define the clean limits of the excavation area. Nortech collected eight laboratory samples and one duplicate from the limits of the excavated area. Following sampling, a plastic liner was placed along the sidewall of the excavation to delineate the suspect area for future reference. Clean overburden was placed back in the excavation and sidewalls collapsed to prevent entrapment and the area was barricaded to prevent unauthorized access.

On September 28 2011, Nortech returned to the site with a crew from GeoTek Alaska (GTA). GTA installed a temporary groundwater sampling well point at 13 feet below ground surface. Nortech then purged the well and collected two groundwater samples. At this time Nortech also collected composite samples from the stockpiled soil for waste profiling and disposal purposes.

On October 10, 2011, after receipt of the laboratory results, Great Northwest, Inc. removed the liner used to delineate the suspect portion of the excavated area and backfilled the excavation with clean fill, and cleaned the area of any remaining debris.

On November 4, 2011, the stockpiled soil was removed from the site transported to OIT, Inc. for thermal treatment and disposal.

Cumulative Risk Evaluation

Pursuant to 18 AAC 75.325(g), when detectable contamination remains on-site following a cleanup, a cumulative risk determination must be made that the risk from hazardous substances does not exceed a

cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative non-carcinogenic risk standard at a hazard index of one across all exposure pathways.

Based on a review of the environmental record, ADEC has determined that residual contaminant concentrations do not pose a cumulative human health risk.

Exposure Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De-Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 2.

Pathway	Result	Explanation
Surface Soil Contact	De-Minimis Exposure	Contamination remains in the sub-surface, but is below direct contact cleanup levels.
Sub-Surface Soil Contact	De-Minimis Exposure	Contamination remains in the sub-surface, but is below direct contact cleanup levels.
Inhalation – Outdoor Air	De-Minimis Exposure	Contamination remains in the sub-surface, but is below inhalation cleanup levels.
Inhalation – Indoor Air (vapor intrusion)	De-Minimis Exposure	Contamination remains in the sub-surface, but is below inhalation cleanup levels. There are no structures on the site.
Groundwater Ingestion	De-minimis Exposure	Contamination is well below the soil migration to groundwater cleanup levels at 13 feet below ground surface. Petroleum contaminants were not detected and VOCs were found in trace amounts, below ADEC Method 2 Cleanup Levels.
Surface Water Ingestion	Pathway Incomplete	Surface water is not used as a drinking water source in the vicinity of the site.
Wild and Farmed Foods Ingestion	Pathway Incomplete	Contaminants of concern do not have the potential to bioaccumulate in plants or animals.
Exposure to Ecological Receptors	Pathway Incomplete	RRO contamination remains in the sub-surface at 43.9 mg/kg, well below the ADEC cleanup levels.

Table 2 – Exposure Pathway Evaluation

Notes to Table 2: “De-Minimis Exposure” means that in ADEC’s judgment receptors are unlikely to be affected by the minimal volume or concentration of remaining contamination. “Pathway Incomplete” means that in ADEC’s judgment contamination has no potential to contact receptors. “Exposure Controlled” means there is an administrative mechanism in place limiting land or groundwater use, or a physical barrier in place that deters contact with residual contamination.

ADEC Decision

Soil and groundwater sample data indicated in the final report from Nortech dated May 23, 2012, indicates that the petroleum contamination associated with the former UHOT has been completely removed from the site. RRO contamination remains in sub-surface soil well below approved cleanup levels, and ADEC has determined there is no unacceptable risk to human health or the environment and no further remedial action is required.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status as detailed

above, and will include a description of the contamination remaining at the site.

This determination is in accordance with 18 AAC 75.380 and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

Appeal

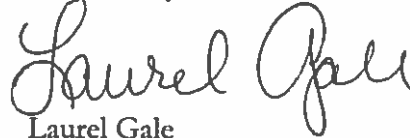
Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, 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.

Sincerely,



Will Boger
Project Manager

Prepared by:



Laurel Gale
Graduate Intern