



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

555 Cordova St
Anchorage, AK 99501
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www.dec.alaska.gov

File No. 2100.38.414

September 2, 2016

Randy Halter, Manager
ODEX Investments V, LLC
c/o The Odom Corporation
11400 SE 8th Street, Suite 300
Bellevue, WA 98004

Re: **Central Paving** – 6060 Electron Drive, Anchorage
Institutional Controls Reminder
ADEC Hazard I.D. No 3303

Dear Mr. Halter:

As we discussed on August 31st, the Alaska Department of Environmental Conservation (ADEC) Contaminated Sites Program would like to remind you of the institutional controls that are applicable to the contaminated areas comprising the contaminated site within the approximately 37-acre Electron Drive property under development. The institutional controls are listed in both the Decision Document for the site dated September 25, 2015 and the revised Notice of Environmental Contamination (NEC) (copy enclosed) as follows:

1. Any future change in land use may impact the exposure assumptions cited in the decision document. If land use changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, Granite or any successor owner will report to ADEC every five years to document land use, or as soon as Granite or the successor owner becomes aware of any change in land ownership and/or use. The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov
2. The site comprises those areas circled on Figure 1 below. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 75.325(i). A “site” [as defined by 18 AAC 75.990 (115)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership.
3. Installation of groundwater wells, dewatering or otherwise using or moving the groundwater at the site requires approval from ADEC.

4. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

Please note in particular that according to item 2 above you will need ADEC approval before moving soil or groundwater from the site.

In addition to the institutional controls associated with site closure, Odex Investments V LLC (“Odex”) submitted and ADEC approved a *Contaminated Media Management Plan* dated July 22, 2015 for work that was expected to be completed during summer of 2015, but was delayed. The plan for managing soil or groundwater contamination, if encountered, included the following:

1. DEC will be immediately informed of any contaminated soil or groundwater encountered during excavation and construction.
2. Excavated contaminated soil will be placed on a liner and covered in accordance with 18 AAC 75.370 Soil storage and disposal.
3. If contaminated soil is encountered, Odex will prepare a plan for removal of contaminated soil and excavation confirmation sampling in accordance with 18 AAC 75.335. Site characterization.
4. Any excavation dewatering in areas of contaminated soils will be done in accordance with all applicable local, state and federal regulations governing the disposal of such material.
5. The location of any contaminated soil and/or groundwater encountered during excavation will be mapped such that the area of contamination can be located again. A figure showing the limits of the contaminated soil will be provided to DEC within 30 days.

Based on the above listed institutional controls and approved plan for managing contaminated media, ADEC recommends that contractors be notified of the institutional controls and of the potential for encountering contaminated soil and/or groundwater while working within the site (that is, the areas identified on the Figure attached to the NEC). Given the lengthy industrial use of the property ADEC further recommends that contractors be advised to immediately report evidence of contamination encountered anywhere within the property to Odex representatives to avoid improper movement or disposal of contaminated media.

Feel free to contact me by telephone at (907) 269-7527 or by email at Eileen.Olson@Alaska.gov if you have questions or comments regarding this letter.

Sincerely,



Eileen Olson
Environmental Program Specialist

Enclosure: Final NEC (unsigned copy)

Attachment B
Notice of Environmental Contamination
(To be filed by DEC)

Grantor: Alaska Department of Environmental Conservation-Contaminated Sites Program

Grantee: Granite Construction, Inc.

Legal Description: Denali Industrial Park, Block 3, Lot A-1

Recording District: Anchorage

Return to: Eileen Olson
ADEC Contaminated Sites Program
555 Cordova Street
Anchorage, AK 99501

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION

This Notice of Environmental Contamination (NEC) revises and supercedes the NEC filed on September 11, 2014 at the Anchorage, Alaska Recorder's Office. As required by the Alaska Department of Environmental Conservation (ADEC); Grantor; pursuant to 18 AAC 75.375 Granite Construction, Inc. - Grantee; as the owner and operator of the subject property, hereby provides public notice that the certain areas of the property located at 6060 Electron Drive, Anchorage, Alaska, 99518 and more particularly described as follows:

**Denali Industrial Park, Block 3, Lot A-1, Anchorage, AK 99518;
Anchorage Recording District, Third Judicial District, State of Alaska**

have been subject to discharges or releases of oil or other hazardous substances, regulated under 18 AAC 75, Oil and Other Hazardous Substances Pollution Control, revised as of April 8, 2012. The releases are documented in the ADEC contaminated sites database under Hazard ID number 3303 at http://dec.alaska.gov/Applications/SPAR/CCReports/Site_Report.aspx?Hazard_ID=3303 and in ADEC files under ADEC Contaminated Sites Program file number 2100.38.414 for the site named Central Paving – West Dowling.

Petroleum contamination remains in groundwater above the default groundwater cleanup levels established in 18 AAC 75.345 Groundwater Cleanup Levels, Table C. Conditional Closure with Institutional Controls was granted in ADEC's revised decision document for the site dated September 25, 2014. This status will remain in effect subject to the following conditions:

1. Any future change in land use may impact the exposure assumptions cited in the decision document. If land use changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, Granite or any successor owner will report to ADEC every five years to document land use, or as soon as Granite or the successor owner becomes aware of any change in land ownership and/or use. **The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov**
2. The site comprises those areas circled on Figure 1 below. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 75.325(i). A "site" [as defined by 18 AAC 75.990 (115)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership.
3. Installation of groundwater wells, dewatering or otherwise using or moving the groundwater at the site requires approval from ADEC.
4. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

Note that conditions 2 and 4 are standard for all contaminated sites and remain in effect after ICs are removed.

Site Figure 1 – Groundwater Contamination



Figure 1: Approximate areas of petroleum hydrocarbon impacts to groundwater circled; areas are located within the northwestern portion and the southwestern corner of the Central Paving site property and occupy an estimated combined total of less than one acre. (Aerial photograph and property boundary from www.anchoragelive.com).

This NEC remains in effect until a written determination from ADEC is recorded that states the groundwater at this site has been shown to meet the cleanup levels in Table C 18 AAC 75.345 and that accessing or off-site transportation of groundwater is not a concern.

For more information on the contaminated site in this NEC, please see ADEC Contaminated Sites Program file number 2100.38.414 for the site named Central Paving – West Dowling.

Signature of ADEC Representative: _____ Date: _____

Printed Name: Eileen Olson