THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

555 Cordova Street
Anchorage, AK 99501
Phone: 907-269-7503
Fax: 907-269-7687
www.dec.alaska.gov

File: 2100.26.072

October 24, 2017

Jeff Judd
Cook Inlet Housing Authority
3510 Spenard Road
Anchorage, Alaska 99503

Re: **Decision Document: Tesoro- Olson Gas Services Store #1**
Cleanup Complete Determination – Institutional Controls

Dear Mr. Judd:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (DEC) has completed a review of the environmental records associated with the Tesoro - Olson Gas Services Store #1 located at 3607 Spenard Road in Anchorage, Alaska. Based on the information provided to date, it has been determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment and no further remedial action will be required as long as the institutional controls are maintained and effective and no new information becomes available that indicates residual contamination poses an unacceptable risk.

This Cleanup Complete with Institutional Controls (ICs) determination is based on the administrative record for the Site Name which is located in the offices of the ADEC in Anchorage, Alaska. This decision letter summarizes the site history, cleanup actions, regulatory decisions, and specific conditions required to effectively manage remaining contamination at this site.

Site Name and Location:
Tesoro- Olson Gas Services Store #1
3607 Spenard Road
Anchorage, AK

Name and Mailing Address of Contact Party:
Jeff Judd
Cook Inlet Housing Authority
3510 Spenard Road
Anchorage, AK 99503

DEC Site Identifiers:
File No.: 2100.26.072
Hazard ID.: 23592

Regulatory Authority for Determination:
18 AAC 78 and 18 AAC 75

Site Description and Background

Tesoro - Olson Gas Services Store #1 began operation as a fueling station in approximately 1964. At the time, nine underground storage tanks (USTs) were present on the property ranging in capacity from 500-gallons to 12,000-gallons. Eight of the tanks were near the Garage Building and a single diesel UST was located north of the Wood Cabin, which operated as a car rental agency on the same property. The USTs were used to store diesel fuel, various grades of gasoline and used oil. The potential presence of environmental contamination at the site was reported to DEC in the late 1980s. The presence of contamination was confirmed during a UST site assessment conducted in 1995. See Figure 1 for the former locations of the USTs and other site features.

A Compliance Order by Consent (COBC) between DEC and the responsible party, Korovin Corporation, was signed in 1995 to provide for the investigation and cleanup of contamination at the site. Korovin received numerous Notices of Violation in the late 1990s and early 2000s for failure to abide by the stipulations of the COBC.

Various investigations and efforts at site remediation were conducted from the 1990s to the 2000s while the site was operating as Alpina Service Station, as detailed below in the Characterization and Cleanup Activities section.

In 2013, the State of Alaska entered into a prospective purchaser agreement with Cook Inlet Housing Authority (CIHA) that was intended to provide for additional cleanup and monitoring at the site. As of June 2017, CIHA is in the process of re-developing this property, which is currently a vacant lot, as well as the 3608 Spenard Road property into a mixed use residential/retail development. The property at 3608 Spenard Road was listed as a separate site in 2015 and closed with institutional controls in 2016. The property was assigned a new address, 3600 Spenard as part of the development process. Information related to that property can be found in DEC file #2100.26.595.

Contaminants of Concern and Cleanup Levels

During the various investigation and cleanup activities at the site, soil and/or groundwater samples were collected and analyzed for diesel range organics (DRO), residual range organics (RRO), gasoline range organics (GRO) volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes (BTEX), polynuclear aromatic hydrocarbons (PAHs), metals, and polychlorinated biphenyls (PCBs).

Soil cleanup levels applicable to the site are the most stringent levels found in 18 AAC 75.341(c), Table B1, and 18 AAC 75.341 (d), Table B2. Groundwater cleanup levels are found in 18 AAC 75.345 Table C. Contaminants detected above their respective cleanup levels in soil or groundwater are considered contaminants of concern at the site and are listed below in Table 1. The maximum concentrations remaining shown on Table 1 were detected in samples collected at the site between 2013 and 2017.

Table 1- Contaminants of concern and applicable cleanup levels

Analyte	Soil Cleanup Level (mg/kg)	Maximum Concentration Remaining (mg/kg)		Groundwater Cleanup Level (mg/l)	Maximum Concentration Remaining (mg/l)
1,1,2-trichloroethane	0.0014	NA		0.00041	0.0407
1,2,3-trichloropropane	0.000031	NA		0.0000075	0.0029
1,2,4-Trimethylbenzene	0.16	1,300		0.015	4.23
1,2-dichloroethane	0.0055	NA		0.0017	0.007
1,3,5-Trimethylbenzene	1.3	430		0.12	1.2
Benzene	0.022	5.9		0.0046	0.832
Diesel range organics	250	2,790		1.5	7.9
Ethylbenzene	0.13	170		0.015	2.39
Gasoline range organics	300	8,300		2.2	40.2
Isopropylbenzene	5.6	110		0.45	NA
Naphthalene	0.038	70		0.0017	0.186
n-Butylbenzene	23	290		1.0	NA
n-Propylbenzene	9.1	240		0.66	NA
Residual range organics	10,000	13,000		1.1	NA
sec-Butylbenzene	42	34		2.0	NA
tert-Butylbenzene	11	210		0.690	NA
Tetrachloroethylene (PCE)	0.19	1.58		0.041	NA
Toluene	6.7	41		1.1	NA
Trichloroethylene	0.011	0.049		0.0028	NA
Xylenes	1.5	1,710		0.190	15.3

NA- Analyte not detected or detected below applicable cleanup level
mg/kg = milligrams per kilogram
mg/l = milligrams per liter

Characterization and Cleanup Activities

General Site History

Petroleum contamination was first confirmed at the site during the 1995 UST site assessment. The nine USTs and all associated piping and dispensers were removed as part of this effort. Confirmation soil samples collected at the USTs and dispensers contained DRO (reported as extractable petroleum hydrocarbons), GRO (reported as volatile petroleum hydrocarbons), and BTEX at concentrations above DEC cleanup levels. Approximately 100 tons of contaminated soil was excavated from the site and treated at an offsite thermal treatment facility.

A release investigation was conducted in 1996 that consisted of the installation and sampling of three groundwater monitoring wells. Samples from each of the wells contained at least one contaminant above the

groundwater cleanup level. Follow-up investigation in 1997 included the installation of three additional monitoring wells, each of which contained detectable concentrations of contaminants. Well MW-5 was located across the street at 3608 Spenard Rd. indicating the contaminant plume had migrated off of the source property. A small area of surface soil near the former dispensers was excavated and treated offsite and a passive ventilation system was installed to promote biodegradation.

A water well search conducted in 2001 identified five properties with drinking water wells within ¼ mile of the site. Subsequent sampling of the wells did not indicate the presence of contaminants above regulatory levels. An additional 1,120 tons of contaminated soil were excavated from the former UST area in 2001 and treated offsite and another monitoring well was installed and sampled.

An active remediation system was installed in 2003 and additional site characterization activities were conducted. The remediation system consisted of six combination air sparge/soil vapor extraction (SVE) wells; four near the Garage Building and two near the Wood Cabin. Two additional monitoring wells were installed during the site characterization effort. Due to issues with the various responsible parties at the site, groundwater monitoring was not conducted again until 2009. As part of the activities conducted in 2009, a re-furbished SVE blower was installed and set to run 24 hours/day. The air sparge blower was turned off.

A limited site characterization effort was conducted at 3608 Spenard road in 2011 on behalf of CIHA. Soil and groundwater samples collected during this effort contained contaminants above DEC cleanup levels and attributed the presence of contaminants to releases from the Olson's site.

In 2012, CIHA was awarded Brownfield services from DEC that included a Phase I site assessment under ASTM Standard 1527-05 and a more detailed follow-on assessment that included an analysis of the various cleanup options for the site. CIHA's redevelopment plans included mixed use developments for 3607, 3609, and 3608 Spenard Rd. The follow-on assessment recommended excavation and offsite disposal of soil as the most effective method to obtain closure at the site. In an effort to obtain updated information on the nature and extent of contamination at the site and follow up on potential source areas identified in the Phase I, CIHA applied for and was awarded services under a Targeted Brownfield Assessment (TBA), funded by the Environmental Protection Agency's (EPA's) Brownfields Economic Redevelopment Initiative. The TBA included the installation and sampling of four new monitoring wells and fifteen soil borings. The TBA successfully delineated the extent of groundwater contamination and provided details on widespread surface staining observed at the site on numerous occasions. A number of floor drains were reportedly present at the site and were investigated as part of the TBA. Significant releases from the floor drain system were not identified.

Information provided by these by these efforts formed the basis of a Prospective Purchaser Agreement (PPA) between CIHA and DEC in 2013. As part of the PPA, CIHA agreed to continue investigation and remediation at the site to prepare it for future development.

During site demolition activities in 2015, two hydraulic ram units were discovered beneath the former Garage Building. Following removal of the rams and approximately 30 tons of contaminated soil, characterization samples were collected that contained DRO, benzene, and the chlorinated solvents tetrachloroethylene (PCE), trichloroethylene (TCE) and cis-1, 2-dichloroethene. Additional soil excavation activities were conducted at the site in 2016 to address hot spots identified during previous investigations and remove additional soil from the hydraulic ram area. Approximately 170 tons of soil was removed from 5 discrete area including 65 tons from the former hydraulic ram area. Confirmation samples collected from the

excavations indicated petroleum and chlorinate solvent contamination remained at concentrations above cleanup levels.

Following the removal of the onsite buildings in 2015, the property was graded in 2016 to prepare for development. The top 1-5 feet of soil at the site was removed, segregated into stockpiles, and characterized for disposal. Surface staining was no longer evident following site grading activities. The characterization and disposal of soil from the site was funded in part by an EPA Brownfields Cleanup Grant, awarded to CIHA in 2016. Approximately 1,400 tons of petroleum contaminated soil was removed from the site and thermally treated at Alaska Soil Recycling and approximately 900 tons of soil were disposed of at Anchorage Regional Landfill. 500 tons of geotechnically suitable, uncontaminated material was used to backfill excavations at the site.

Groundwater

The investigation into the nature and extent of groundwater contamination and subsequent groundwater monitoring has been conducted at the site since 1996. Since that time, at least 17 monitoring wells have been installed and sampled in an effort to delineate the extent of groundwater contamination. By 2017, the groundwater plume had contracted and contaminant concentrations in groundwater had been reduced significantly. Table 2 above provides details on the maximum concentrations of contaminants in groundwater remaining at the site in 2017. The current, approximate extent of the groundwater contaminant plume is shown on Figure 1.

There have historically been several drinking water wells in the vicinity of the site that were sampled on several occasions. At no time were contaminants detected above the applicable regulatory levels for drinking water.

Soil

Approximately 50 soil borings have been advanced and sampled at the site since 1996, including those completed as monitoring wells. Several removal efforts have targeted the most significant areas of near-surface soil contamination. Table 2 above provides details on the maximum concentrations of contaminants in soil remaining at the site in 2017. Currently the greatest concentrations of contaminated soil are located in the subsurface near the former garage and along the southwest corner of the property and resulted from releases from the various underground storage tanks and hydraulic ram system at the site. A separate area of soil contamination is present near the former diesel UST at the former Wood Cabin. Petroleum contamination is most prevalent with lesser quantities of chlorinated solvents present near the former garage. The various site grading activities and hot-spot excavations were successful at removing stained soil and near-surface contamination. Subsurface soil contamination remains, especially near the groundwater smear zone approximately 10-12 feet below ground surface. Areas where soil contamination remains above the cleanup level are shown on Figure 1.

Cumulative Risk Evaluation

Pursuant to 18 AAC 78.600(d)), 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. Cumulative risk at this site was calculated assuming a residential land use and using the highest detected concentrations of contaminants in all of the soil and groundwater samples collected from 2013 to 2017.

The results indicate a cumulative carcinogenic cancer risk of 6.4 in 100,000 and a non-carcinogenic hazard index of 33 for exposure to contaminated soil and a cumulative carcinogenic cancer risk of 8.6 in 1,000 and a non-carcinogenic hazard index of 462 for exposure to contaminated groundwater. Cumulative risk exceeds benchmark criteria for several exposure pathways including the inhalation of volatile chemicals from soil or groundwater, dermal exposure to groundwater, and ingestion of groundwater.

The complete exposure pathways are controlled as the remaining soil contamination at the site is sub-surface and institutional controls are in place to prevent exposure to contaminated soil and groundwater.

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.

Table 2 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	De Minimis Exposure	Stained surface soil has been removed from the site and re-development activities will cap most surfaces with asphalt or concrete.
Sub-Surface Soil Contact	Exposure Controlled	Activities at the site that potentially disturb subsurface soil must be coordinated in advance with ADEC.
Inhalation – Outdoor Air	De Minimis Exposure	Contaminants exceeding human health criteria are located in the subsurface near the groundwater interface. Less contaminated overlying soil and hard surface capping will mitigate exposure via this pathway.
Inhalation – Indoor Air (vapor intrusion)	Exposure Controlled	An institutional control has been placed on the site requiring a vapor intrusion assessment or mitigation for any structures built at the site.
Groundwater Ingestion	Exposure Controlled	An institutional control has been placed on the site prohibiting access to groundwater without prior written approval from ADEC
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	The headwaters of Fish Creek are in the vicinity of this property, however the creek is ephemeral in nature in this area, and due to its location relative to the remaining contamination, this pathway is considered incomplete.

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 institutional control in place limiting land or groundwater use and there may be a physical barrier in place that prevents contact with residual contamination.

ADEC Decision

Petroleum and chlorinated solvent contamination remains in soil and groundwater above levels suitable for unrestricted future use; however ADEC has approved the use of institutional controls to limit potential future exposure and risk to human health or the environment. A Notice of Environmental Contamination and Institutional Controls (NEC-IC) has been recorded in the land records maintained by the Alaska Department of Natural Resources and a copy is attached to this letter.

Groundwater meets the applicable cleanup levels at the approved points of compliance, shown in the figure included in the attached NEC-IC Agreement, the groundwater contaminant plume has been demonstrated to be shrinking and the contaminant concentrations are decreasing. Therefore, ADEC has determined the residual soil contamination does not pose an unacceptable migration to groundwater concern.

Institutional controls necessary to support this closure determination include:

1. The Landowner or their designee agrees to notify ADEC prior to any sale or transfer of the property and shall report to ADEC every 5 years to document the status of compliance with the institutional controls described in this notice. Such notice and the reports should be sent to the ADEC at:

   Alaska Department of Environmental Conservation
   Division of Spill Prevention and Response
   Contaminated Sites Program
   Attention: IC Unit
   P.O. Box 111800
   Juneau, AK 99811-1800

   or be submitted electronically to CS.Submittals@alaska.gov.

2. If subsurface soil is disturbed during development or other activities, the Landowner or their designee must submit a soil handling plan to ADEC for approval prior to commencing work.

3. No groundwater wells shall be installed in the area covered by the institutional controls without prior DEC approval.

4. Any future building construction in the area covered by the institutional controls must include design and construction techniques that will prevent volatile contaminants in soil/groundwater from migrating into the building.

Standard Conditions

1. ADEC approval is required prior to moving any soil or groundwater off any site that is, or has been, subject to the site cleanup rules (see 18 AAC 78.600(h). A "site" as defined by 18 AAC 78.995(134) means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. In the future, if soil will be

2. excavated or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil or water off the property.

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

4. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use.

ADEC has determined the cleanup is complete as long as the institutional controls are properly implemented and no new information becomes available that indicates residual contamination may pose an unacceptable risk.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status to "Cleanup Complete with Institutional Controls" and will include a description of the contamination remaining at the site.

The institutional controls will be removed in the future if documentation is provided that shows concentrations of all residual hazardous substances remaining at the site are below the levels that allow for unrestricted exposure to, and use of, the contaminated media and that the site does not pose a potential unacceptable risk to human health, safety or welfare, or to the environment. Standard conditions 9-11 above will remain in effect after ICs are removed.

This determination is in accordance with 18 AAC 78.276(f) and does not preclude ADEC from requiring additional assessment and/or cleanup action if the institutional controls are determined to be ineffective or if new information indicates that contaminants at 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, 555 Cordova Street, Anchorage, Alaska 99501-2617, 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, P.O. Box 111800, Juneau, Alaska 99811-1800, 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.

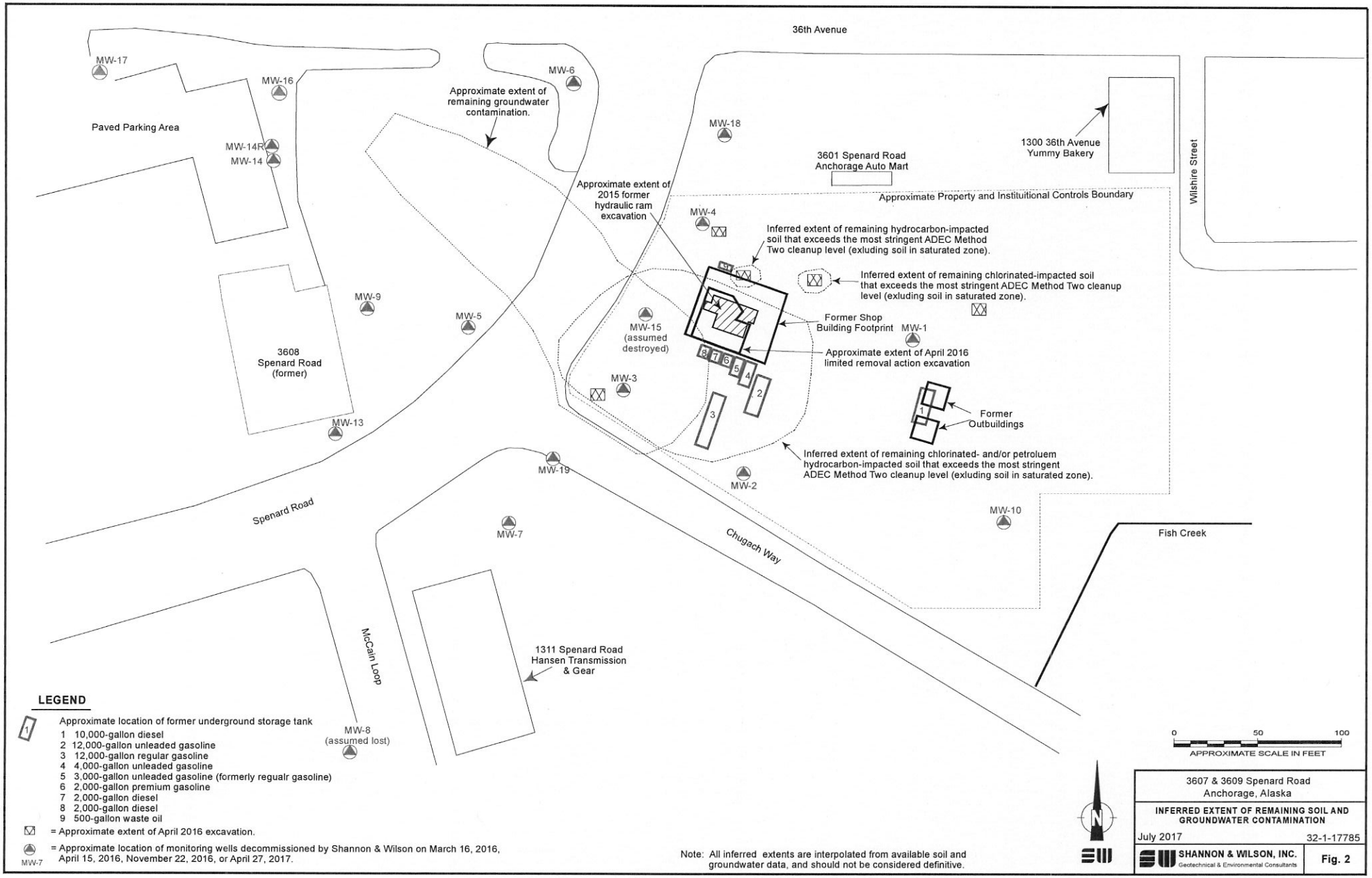
If you have questions about this closure decision, please feel free to contact me at (907) 269-3057 or email at bill.oconnell@alaska.gov.

Sincerely,

Bill O'Connell
Environmental Program Manager

Attachments: Figure 1
Recorded NEC-IC Agreement which includes site figure(s) showing the extent of residual soil/groundwater contamination, alternative points of compliance for groundwater, and boundaries of areas covered by ICs.

cc: Spill Prevention and Response, Cost Recovery Unit



3607 & 3609 Spenard Road
Anchorage, Alaska

INFERRED EXTENT OF REMAINING SOIL AND GROUNDWATER CONTAMINATION

July 2017 32-1-17785

SHANNON & WILSON, INC.
Geotechnical & Environmental Consultants

Fig. 2

cc

ALASKA

2017-035943-0

Recording District 301 Anchorage

09/12/2017 12:59 PM Page 1 of 5

Notice of Environmental Contamination and Institutional Controls

Grantor: Cook Inlet Housing Authority
Tesoro-Olson Gas Services Store #1
Alpina Service Station

Legal Description: T13N R4W SEC 25 N2NE4NW4SE4 PTN M/B SM

Recording District: Anchorage

Return to: Bill O'Connell
ADEC CSP
555 Cordova St.
Anchorage, AK 99501

State Business- No Charge

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Department of
Environmental Conservation

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OCT 16 2017
Department of
Environmental Conservation

NOTICE OF ENVIRONMENTAL CONTAMINATION AND INSTITUTIONAL CONTROLS

As required by the Alaska Department of Environmental Conservation, pursuant to 18 AAC 75.375 Cook Inlet Housing Authority, the Landowner(s) of the subject property, hereby provides public notice that the property located at 3607 Spenard Road, Anchorage AK 99503 ("Property") and more particularly described as follows:

T13N R4W SEC 25 N2NE4NW4SE4 PTN M/B

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 78, Article 2. This release and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at http://www.dec.state.ak.us/spar/csp/db_search.htm under the site name Tesoro - Olson Gas Services Store #1 and Hazard ID number 23592

By signing this notice, ADEC and the Landowner have agreed that the institutional controls described below are necessary and appropriate, and shall be maintained and be binding on the Landowner and its agents, successors and assigns. If the Landowner transfers, sells, assigns, leases or subleases the Property or any portion of the Property covered by the institutional controls, the Landowner shall incorporate a copy of this notice into the documents of transfer, sale, assignment, lease or sublease. If the legal description of the Property should change, the Landowner agrees to file this same notice under the new legal description.

ADEC has reviewed and approved, subject to the institutional controls described below, the cleanup as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at this site as long as the institutional controls remain in place and effective and no new information becomes available that indicates to ADEC that the site may pose an unacceptable risk to human health, safety, welfare, or the environment.

ADEC determined, in accordance with 18 AAC 75.325 – .390 site cleanup rules, that cleanup has been performed to the maximum extent practicable even though residual petroleum and chlorinated solvent contamination in soil and groundwater exists on-site. Further cleanup was determined to be impracticable due to its location beneath roads and public utilities.

The following institutional controls and standard conditions shall be maintained:

Institutional Controls

1. The Landowner or their designee agrees to notify ADEC prior to any sale or transfer of the Property and shall report to ADEC every 5 years to document the status of compliance with the institutional controls described in this notice. Such notice and the reports should be sent to the ADEC at:

   Alaska Department of Environmental Conservation
   Division of Spill Prevention and Response
   Contaminated Sites Program

Attention: IC Unit
P.O. Box 111800
Juneau, AK 99811-1800
or be submitted electronically to CS.Submittals@alaska.gov.

2. The use of groundwater for any purpose is prohibited on the Property, except with the written permission of ADEC

3. Contaminated soil and groundwater may not be transported off of the Property for treatment or disposal without prior written approval of ADEC.

4. If a vapor intrusion risk exists as described in ADEC's current guidance document addressing vapor intrusion that has not been adequately mitigated through other measures, a work plan must be submitted to ADEC for the installation of a remedial system that satisfactorily abates the indoor air inhalation risk. Periodic monitoring may be required to ensure that the remedial system is adequately working.

Standard Conditions

1. ADEC approval is required prior to moving any soil or groundwater off any site that is, or has been, subject to the site cleanup rules (see18 AAC 78.600(h). A "site" as defined by 18 AAC 78.995(134) means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. In the future, if soil will be excavated or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil or water off the Property.

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

3. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use.

Attached is site survey or diagram(s) drawn to scale that shows the Property boundaries and the approximate location and extent of remaining soil and/or groundwater contamination which is subject to the institutional controls described in this notice.

Failure to comply with the institutional controls described herein may result in ADEC reopening the site and requiring additional site characterization and cleanup.

In the event that new information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, further site characterization and cleanup may be necessary under 18 AAC 78 Article 2.

This notice and the institutional controls remain in effect until a written determination from ADEC is recorded that documents contaminants remaining at the site have been shown to meet the residential use soil cleanup levels defined in 18 AAC 75.340 and groundwater cleanup levels in Table C within 18 AAC 75.345 and that off-site transportation of soil and/or groundwater are no longer a potential concern.

For more information on the contaminated site in this notice, please see ADEC Contaminated Sites Program file number 2100.26.072 for the site named Tesoro - Olson Gas Services Store #1

Signature of Landowner

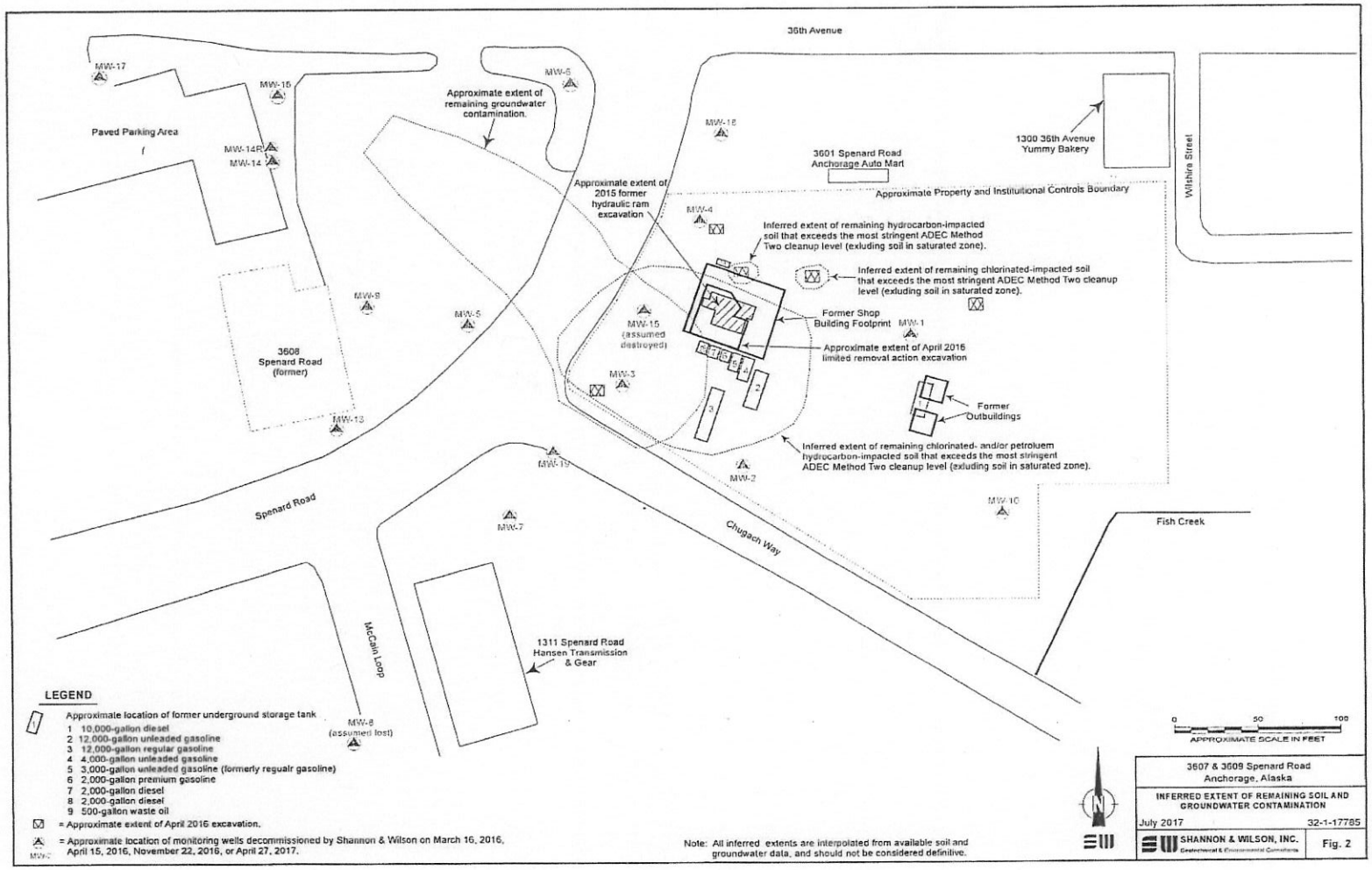
8/31/17
Date

CAROL GORE
Printed Name of Landowner
PRESIDENT/CEO
COOK INLET HOUSING AUTHORITY

Signature of Authorized ADEC Representative

9-12-17
Date

William A. O'Connell
Printed Name of Authorized ADEC Representative


36th Avenue
MW-17
MW-16
MW-6
Approximate extent of remaining groundwater contamination.
Paved Parking Area
MW-14R
MW-14
MW-18
3601 Spenard Road
Anchorage Auto Mart
1300 36th Avenue
Yummy Bakery
Wilshire Street
Approximate Property and Institutional Controls Boundary
Approximate extent of 2015 former hydraulic ram excavation
MW-4
Inferred extent of remaining hydrocarbon-impacted soil that exceeds the most stringent ADEC Method Two cleanup level (exluding soil in saturated zone).
Inferred extent of remaining chlorinated-impacted soil that exceeds the most stringent ADEC Method Two cleanup level (exluding soil in saturated zone).
MW-9
MW-5
MW-15
(assumed destroyed)
Former Shop Building Footprint
MW-1
Approximate extent of April 2016 limited removal action excavation
3608
Spenard Road
(former)
MW-3
Former Outbuildings
MW-13
Inferred extent of remaining chlorinated- and/or petroluem hydrocarbon-impacted soil that exceeds the most stringent ADEC Method Two cleanup level (exluding soil in saturated zone).
MW-12
MW-2
MW-10
Spenard Road
MW-7
Chugach Way
Fish Creek
McCain Loop
1311 Spenard Road
Hansen Transmission
& Gear
MW-8
(assumed lost)
LEGEND
Approximate location of former underground storage tank
1 10,000-gallon diesel
2 12,000-gallon unleaded gasoline
3 12,000-gallon regular gasoline
4 4,000-gallon unleaded gasoline
5 3,000-gallon unleaded gasoline (formerly regualr gasoline)
6 2,000-gallon premium gasoline
7 2,000-gallon diesel
8 2,000-gallon diesel
9 500-gallon waste oil
= Approximate extent of April 2016 excavation.
= Approximate location of monitoring wells decommissioned by Shannon & Wilson on March 16, 2016, April 15, 2016, November 22, 2016, or April 27, 2017.
Note: All inferred extents are interpolated from available soil and groundwater data, and should not be considered definitive.
0 50 100
APPROXIMATE SCALE IN FEET
N
3607 & 3609 Spenard Road
Anchorage, Alaska
INFERRED EXTENT OF REMAINING SOIL AND GROUNDWATER CONTAMINATION
July 2017
32-1-17785
SHANNON & WILSON, INC.
Geotechnical & Environmental Consultants
Fig. 2