



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  
Main: 907-269-7525  
Fax: 907-269-7687  
www.dec.alaska.gov

File: 2100.38.019

September 14, 2018

Laurel One, LLC  
Attention: Steve Adams  
1118 East 70<sup>th</sup> Avenue, Suite 200  
Anchorage, AK 99518

**Re: Change from Active to Cleanup Complete – Institutional Controls site status,  
Former Courtney’s Tudor Service site, 2715 East Tudor Road, Anchorage**

Dear Mr. Adams:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Former Courtney’s Tudor Service site, 2715 East Tudor Road, Anchorage. 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 existing institutional controls are maintained and effective and no new information becomes available that indicates residual contamination poses an unacceptable risk.

In October 2014 during waterline work just to the north of your property soil and groundwater contamination was identified that appeared to have originated from past releases of petroleum at the 2715 East Tudor Road property. Due to the contamination found the status for the Courtney’s Tudor Service site located at 2715 E Tudor Road in Anchorage (File No: 2100.38.019) was changed from Cleanup Complete – Institutional Controls to Active on October 24, 2014 and ADEC requested that you conduct soil and groundwater sampling to define the nature and extent of this contamination for your site.

On June 16-17, 2016 three off-property soil borings (to the north, northwest, and west) were sampled and completed as monitoring wells. The soil samples collected from these soil borings had up to 0.129 mg/kg benzene, 0.134 mg/kg ethylbenzene, 30 mg/kg GRO, 18 mg/kg DRO, 71.1 mg/kg RRO, 22.3 ug/kg 1-Methylnaphthalene, 40.6 ug/kg 2-Methylnaphthalene, 3.01 ug/kg Benzo(a)pyrene, 2.94 ug/kg Benzo(b)Fluoranthene, 7.1 ug/kg Benzo(g,h,i)perylene, 3.09 ug/kg Chrysene, 17.1 ug/kg Napthalene, 2.85 ug/kg Phenathrene, and 3.04 ug/kg Pyrene. Benzene exceeds the current migration to groundwater soil cleanup level (0.022 mg/kg) in all three soil borings and for ethylbenzene (0.13 mg/kg) in soil boring RSE-2.

On June 23, 2016 groundwater samples were collected from the three off-property monitoring wells installed earlier in June 2016. The groundwater samples collected from these monitoring wells had up to

2.97 ug/l benzene, 0.296 mg/l GRO, 0.704 mg/l DRO, and 1.21 mg/l RRO. RSE-2 (to the northwest) exceeds current groundwater cleanup levels (1.1 mg/l) for RRO.

On January 19, 2018 the three monitoring wells (RSE-1, RSE-2, and RSE-3) that were installed in 2016 were decommissioned in accordance with an approved work plan. 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. 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. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

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. In the event that groundwater from this site is to be used for these purposes in the future, additional testing and treatment may be required to ensure the water is suitable for its intended use.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status to "Cleanup Complete with Institutional Controls" and includes 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 in the soil and groundwater 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.

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

Please contact me at 907-269-7525 or via email at [Robert.Weimer@alaska.gov](mailto:Robert.Weimer@alaska.gov) if you have any questions regarding this letter.

Sincerely,



Robert Weimer  
Project Manager  
ADEC Contaminated Sites Program

cc: David Nyman, RSE (electronic copy)