



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: 2100.26. **252**

August 14, 2013

James Johnson  
JH&M Investments  
4551 Fairbanks Street, Suite C  
Anchorage, AK 99503

Kathy Little  
280 Briarwood Lane  
Medford, Oregon 97504

Andy Robblee  
Six Robblee's Inc.  
11010 Tukwila International Road  
Seattle, WA 98168

Re: Change in Site Status -Former Johnson Nissan Jeep/Eagle

Dear Mr. Johnson, Ms. Little and Mr. Robblee;

The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program (CSP) has recently evaluated the potential risk of petroleum vapors adversely impacting the Former Johnson Nissan Jeep/Eagle located at 4748 Old Seward Highway, in Anchorage, Alaska. Based on the information provided to date, it has been determined that the contaminant concentrations remaining in groundwater at the site may pose an unacceptable risk to human health via the indoor air pathway and additional action is warranted, therefore **the status of this site will be changed from Cleanup Complete with Institutional Controls to Active.**

This decision is based on the benzene concentrations in groundwater remaining at the site. In July 2013 benzene was detected up to 18,500 micrograms per liter ( $\mu\text{g}/\text{L}$ ), which is above the commercial/industrial groundwater target level for benzene of 69  $\mu\text{g}/\text{l}$  noted in CSP's *Vapor Intrusion Guidance for Contaminated Sites* dated October 2012. Additional investigation will be necessary to address the potential exposure via this pathway.

As a reminder, Alaska Statute Title 46 authorizes the State to respond to this pollution incident and to take appropriate action to minimize damages to human health, safety or welfare or to the environment. Under Title 46, the owner or operator may be held financially responsible for any actions taken by the State. If you are taking adequate actions, State action will be limited to approving cleanup plans, monitoring the progress of cleanup activities and providing guidance as necessary. Alaska Statute 46.08.070 requires that recovery be sought for certain costs, including

oversight activities, incurred by the State in responding to pollution incidents. If you are determined to be a responsible party, the State will bill you at a later date for State expenditures associated with this pollution incident. Billable State expenditures include the direct costs of State staff time and indirect State overhead costs, as well as contractual and materials costs. Billable State staff time includes all time spent on activities related to the incident, including site visits, response and report reviews, telephone conversations, meetings, legal services, and interest.

Please contact me to discuss development of a work plan to address potential vapor intrusion at this site. I can be reached at [Katrina.chambon@alaska.gov](mailto:Katrina.chambon@alaska.gov) or by phone at (907) 269-7551

Sincerely,



Katrina Chambon  
Environmental Program Specialist

Cc via email: Bill Janes, Contaminated Sites Program, Juneau  
Bill O'Connell, Contaminated Sites Program, Anchorage  
Steve Ross, DOL, Anchorage