



Termination of Notice Environmental Contamination

Grantor: State of Alaska
Department of Environmental Conservation
Contaminated Sites Program

Grantee: AT&T Alascom, Inc.
c/o Jurandir Felipe-Ortega
Environmental Health & Safety
211 S. Akard Street, Suite 1200
Dallas, Texas 75202

Legal Description: Rees Subdivision, Lot 4, Section 22, Fairbanks Meridian

Recording District: Fairbanks

Return to: Evonne Reese
ADEC Contaminated Sites Program
PO Box 111800
Juneau, Alaska 99811-1800

Number of pages: 12

State Business- No Charge

TERMINATION OF NOTICE OF ENVIRONMENTAL CONTAMINATION

This Termination of Notice of Environmental Contamination applies to the property located at:

704 30th Avenue, Fairbanks, Alaska

Fairbanks Recording District

and serves to terminate the former Notice of Environmental Contamination (Notice), dated September 11, 2017 (ref #: 2017-014380-0). The Notice was placed on Lot 4, Section 22 in the Rees Subdivision. A Cleanup Complete Determination was made by the ADEC on November 20, 2024, following environmental cleanup and remediation of the site in accordance with 18 AAC 75. The site record has been closed and is suitable for residential land use. The Cleanup Complete Determination and original Notice are attached to this Termination of Notice of Environmental Contamination.

For more information on the formerly contaminated site in this notice, please see ADEC Contaminated Sites Program file number 100.38.170 for the site named AT&T Alascom Fairbanks Warehouse.

November 21, 2024

Date

Evonne R. Reese

Signature of Authorized ADEC Representative

Evonne R. Reese

Printed Name of Authorized ADEC Representative





Notice of Environmental Contamination

Grantor: AT&T/Alascom, Inc.
AT&T Alascom Fairbanks Warehouse

Legal Description: Rees Subdivision, Lot 4, Section 22, F Meridian, Fairbanks Recording District

Recording District: Fairbanks

Return to: Evonne Reese
ADEC Contaminated Sites Program
P.O. Box 111800
Juneau, AK 99801

State Business- No Charge



NOTICE OF ENVIRONMENTAL CONTAMINATION

As required by the Alaska Department of Environmental Conservation, pursuant to 18 AAC 75.375, AT&T/Alascom, Inc., the Landowner(s) of the subject property, hereby provides public notice that the property located at: 704 30th Avenue, Fairbanks, Alaska, 99701, and more particularly described as follows:

Rees Subdivision, Lot 4, Section 22, F Meridian, Fairbanks Recording District

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3. This release and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/Search>, under Hazard ID number 2906.

ADEC reviewed and approved, subject to this and other institutional controls listed below, the cleanup as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at this site unless 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 diesel range organics in soil and groundwater exists on-site. Further cleanup was determined to be impracticable because the remaining contaminated soil is within the groundwater smear zone and further cleanup was not practicable.

Attached is a diagram drawn to scale that shows the area that has been cleaned up, the approximate location and extent of remaining soil and/or groundwater contamination and the locations where confirmation soil samples were collected.

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.

The following institutional controls (ICs) shall be maintained:

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore AT&T/Alascom, Inc. shall report to ADEC every five years to document land use, or report as soon as AT&T/Alascom, Inc. becomes aware of any change in land ownership and/or use, if earlier. **The report can be sent to the local ADEC office or submitted electronically to CS.Submittals@alaska.gov.**
2. Installation of any drinking water well or groundwater monitoring wells will require approval from ADEC.
3. 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. (See attached site figures 1 and 2).

4. Remaining soil contamination is located between the warehouse building (and possibly underneath) and 30th Avenue (see attached site figure). When the building is removed and the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan.
5. Groundwater monitoring well MW-7 must remain in place and be sampled every two years for DRO and BTEX beginning in 2011 until two consecutive events show that contaminants are below the established cleanup levels. All other wells must be decommissioned (now or after the monitoring is finalized) in accordance with ADEC guidance, and documented in a report submitted to ADEC. A report for the groundwater monitoring must be provided to ADEC by December 31st of each year that monitoring occurs.
6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

In the event that the remaining contaminated soil becomes accessible, or other information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, the land owner and/or operator are required under 18 AAC 75.300 to notify ADEC and evaluate the environmental status of the contamination in accordance with applicable laws and regulations; further site characterizations and cleanup may be necessary under 18 AAC 75.325-.390.

Pursuant to 18 AAC 75.325(i)(1) and (2), DEC approval is required prior to moving soil or groundwater that is, or has been, subject to the cleanup rules found at 18 AAC 75.325-.370. At this site, in the future, if soil is removed from the site or groundwater is brought to the surface) it must be characterized and managed following regulations applicable at that time.

This NEC remains in effect until a written determination from ADEC is recorded that states that soil and groundwater at the site has been shown to meet the most stringent soil cleanup levels in method two of 18 AAC 75.340 and groundwater meets the cleanup levels in Table C in 18 AAC 75.345 and that off-site transportation of soil or groundwater is not a concern.

For more information on the contaminated site in this notice, please see ADEC Contaminated Sites Program file number 100.38.170 for the site named AT&T Alascom Fairbanks Warehouse.

Evonne Reese

Signature of Authorized ADEC Representative

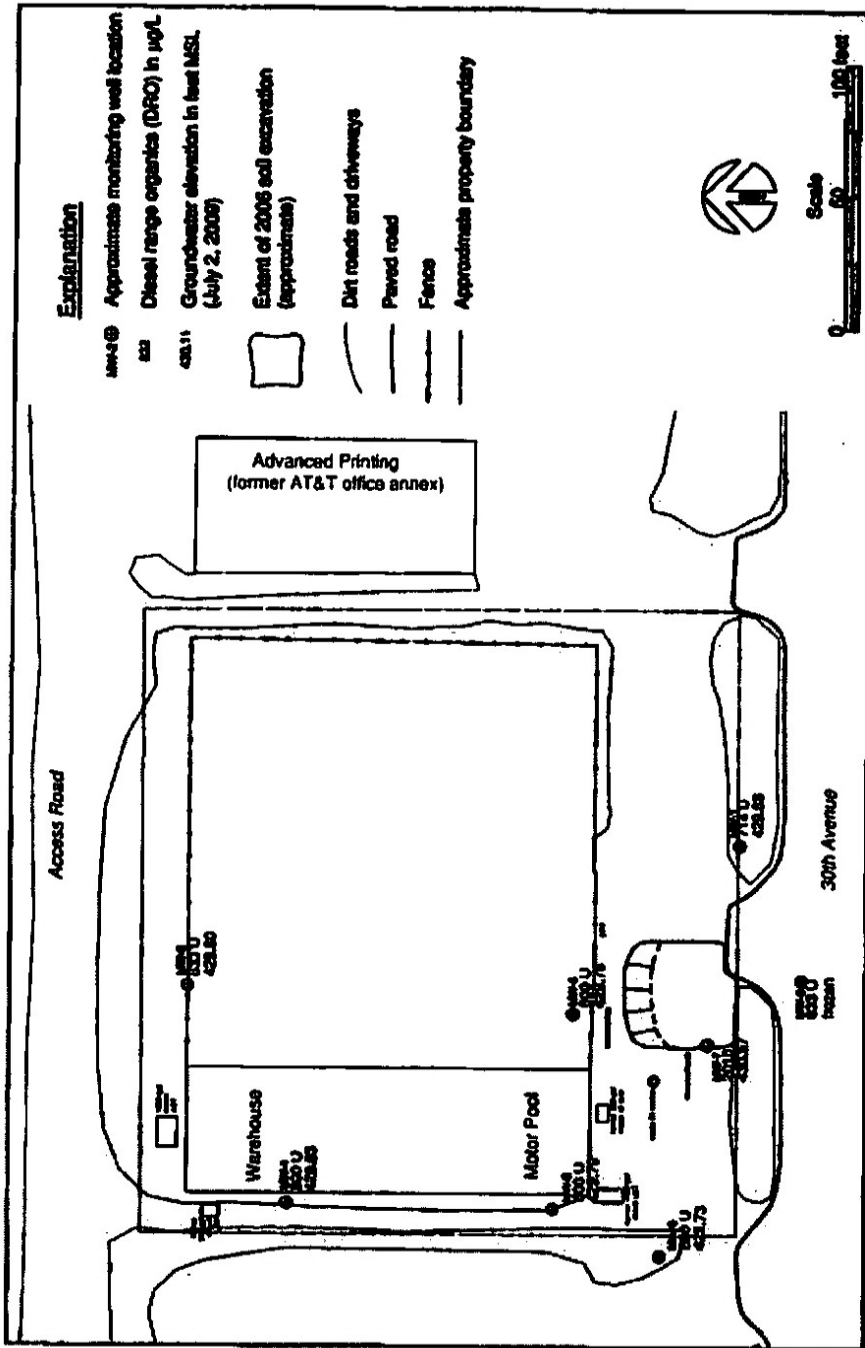
7/19/17

Date

Evonne Reese

Printed Name of Authorized ADEC Representative



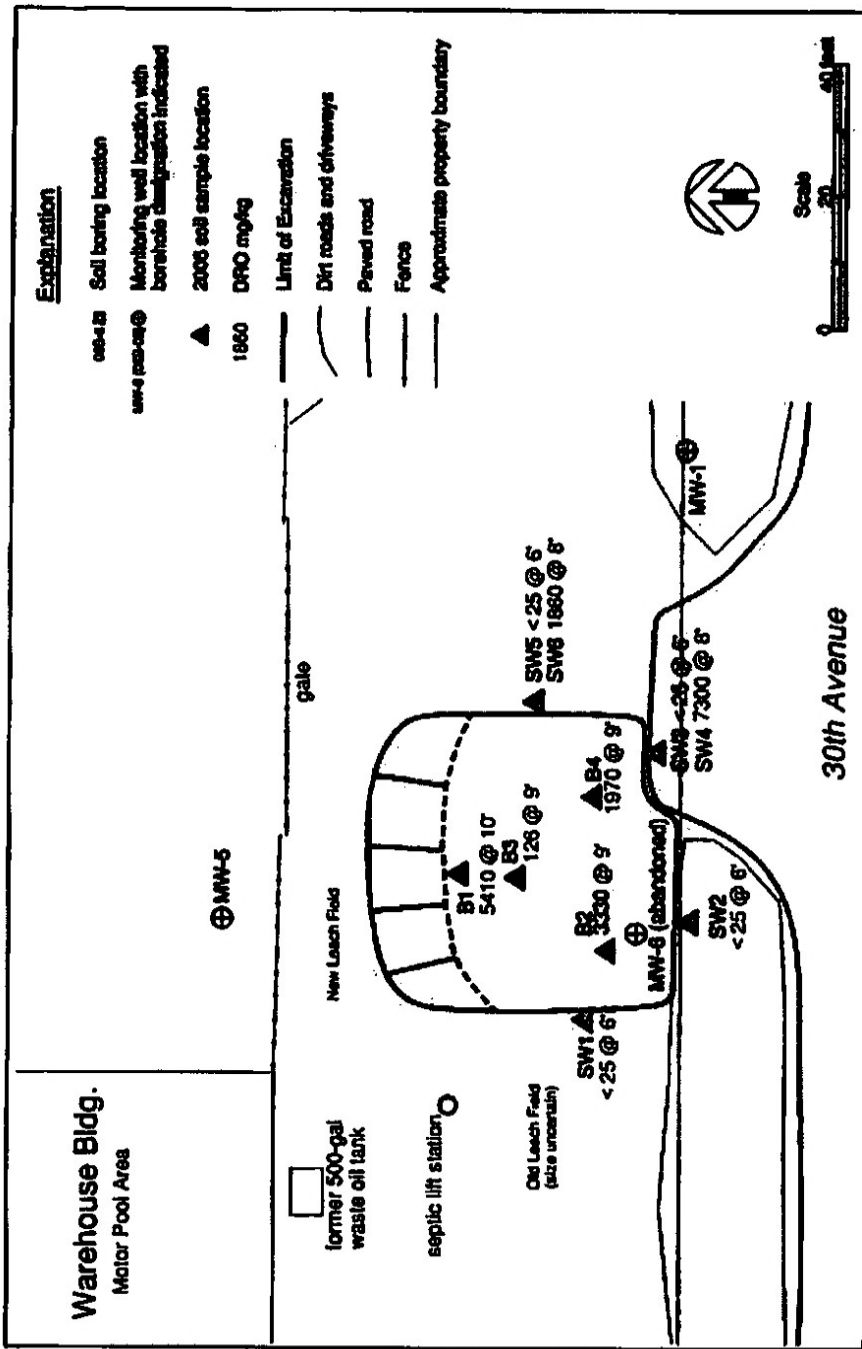


ALTA Groundworks, Inc.
 Environmental & Remediation Solutions
 Fairbanks, Alaska
 Prepared for: Northstar/Alaska Holdings, Inc.

**FAIRBANKS WAREHOUSE SITE
 2008 GROUNDWATER MONITORING PROGRAM**

July 2008 DRO Concentrations and Water Level Elevations

FIGURE 2



ALTA GEOSCIENCES, INC.
Remediation & Environmental Solutions
Seattle, Washington

FAURBANKS WAREHOUSE SITE
2006 SITE REMEDIATION
Limits of Excavation and 2006 DRO Data

FIGURE 3





THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

PO Box 111800
Juneau, Alaska 99811-1800
Phone: (907) 465-5229
www.dec.alaska.gov

DEC File No: 100.38.170

November 20, 2024

Jurandir Felipe-Ortega
AT&T
Environmental Health & Safety
211 S. Akard Street, Suite 1200
Dallas, Texas 75202

Re: Decision Document: AT&T Alascom Fairbank Warehouse
Cleanup Complete Determination – 2010 institutional controls rescinded

Dear Jurandir Felipe-Ortega:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (DEC) has completed a review of the environmental record, including the institutional control requirements associated with the AT&T Alascom Fairbanks Warehouse located at 704 30th Avenue in Fairbanks. Based on the information provided to date, it has been determined that the contaminant concentrations remaining on site does not pose an unacceptable risk to human health or the environment and the institutional control requirements can be removed from this site record. No further remedial action will be required unless information becomes available that indicates residual contaminants may pose an unacceptable risk. The site status is changed to Cleanup Complete.

This determination is based on the administrative record for the AT&T Alascom Fairbanks Warehouse maintained by DEC. This decision letter summarizes the site history, cleanup actions and levels, and site closure conditions that apply.

DEC Site Identifiers:

File No.: 100.38.170

Hazard ID.: 2906

Regulatory Authority for Determination:

18 Alaska Administrative Code (AAC) 75



Page 8 of 12

401-2024-014295-0

8

Site History since the 2010 Cleanup Complete with Institutional Controls

Characterization and remediation of this site occurred between 2001 and 2010. In 2010, the status was changed from Active to Cleanup Complete with Institutional Controls (ICs). An IC requirement included in the decision was that groundwater monitoring occur every other year for the contaminants diesel range organics (DRO) and benzene until two consecutive monitoring events documented contaminant levels below the Table C cleanup levels. AT&T complied with this requirement and groundwater monitoring conducted in 2019 and 2021 showed that the Table C cleanup levels were met.

Contaminants of Concern

Prior to the 2010 site closure, remaining subsurface soil was sampled for DRO and volatile organic compounds. During the post-closure with ICs (after 2010), groundwater monitoring samples were collected and analyzed for DRO and benzene. Based on these analyses, the following contaminants were detected above the applicable soil and groundwater cleanup levels and are considered Contaminants of Concern (COCs) at this site:

- DRO
- Benzene

Cleanup Levels

Soil cleanup levels applicable to the site are the most stringent Method 2 cleanup levels for the under 40-inches of precipitation climate zone found in 18 AAC 75.341(c), Table B1 and 18 AAC 75.341(d), Table B2. Groundwater cleanup levels applicable to this site are found in 18 AAC 75.345, Table C.

Table 1 – Approved Cleanup Levels

Contaminant	Soil (mg/kg)	Groundwater (µg/L)
DRO	250	1,500
Benzene	0.022	4.6

Notes:

1. mg/kg = milligrams per kilogram
2. µg/L = micrograms per liter

Characterization and Cleanup Activities since 2010

Beginning in 2011, groundwater monitoring for DRO and benzene was conducted every two years. Benzene concentrations were below the Table C cleanup level in the 2011 and 2013 monitoring events, so was eliminated from future sampling. Concentrations of DRO in the groundwater decreased with each monitoring event and the 2019 and 2021 results were both below the Table C cleanup level. A 2022 DEC letter documented agency approval to discontinue groundwater sampling at the site. In 2023, the groundwater well (MW-7) was decommissioned.



Remaining Contamination

As stated in the 2010 Cleanup Complete - ICs letter –

In 2006, the final corrective action was performed where 420 additional cubic yards of DRO contaminated soil were removed around the former septic system. A small amount of DRO contaminated soil remained at the limits of the excavation in the groundwater smear zone (8-10 feet below the ground surface (bgs)) and is above the 18 AAC 74.341 Method Two migration to groundwater cleanup levels. This remaining contamination was located approximately 30 feet to the southeast of the southeast corner of the warehouse. DRO concentrations in this area ranged between 1,970 and 7,300 mg/kg. Further remediation was not practicable because contamination was present in the saturated zone.

Groundwater monitoring between 2011 – 2021 concluded that DRO and benzene concentrations in the groundwater had decreased to below Table C cleanup levels for both contaminants.

Table 2a – Maximum Contaminant Concentrations Remaining in Soil

Contaminant	Soil (mg/kg)	Sample Location	Date Sampled
DRO	1,970 – 7,300	SE corner of warehouse (8-10' bgs)	2006

Table 2b – Maximum Contaminant Concentrations Remaining in Groundwater

Contaminant	Groundwater (µg/L)	Sample Location	Date Sampled
DRO	959	MW-7	2021
Benzene	2.83	MW-7	2013

Exposure Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using DEC’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	Pathway Incomplete	Contamination has been removed.
Subsurface Soil Contact	De Minimis Exposure	Contamination remains in the smear zone, levels are below direct contact cleanup levels.
Inhalation – Outdoor Air	De Minimis Exposure	Contamination remains in the subsurface, but is below inhalation cleanup levels.



Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Remaining contamination does not include volatile compounds. Benzene was present above cleanup levels in 2006. Further monitoring events did not detect benzene above cleanup levels.
Groundwater Ingestion	De Minimis Exposure	Groundwater monitoring was completed in 2022 after two consecutive events of DRO results below the Table C cleanup levels.
Surface Water Ingestion	Pathway Incomplete	There is no surface water located within ¼ miles 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	No terrestrial or aquatic exposure routes are present.

Notes:

1. “De Minimis Exposure” means that, in DEC’s judgment, the receptors are unlikely to be adversely affected by the minimal volume or concentration of remaining contamination.
2. “Pathway Incomplete” means that, in DEC’s judgment, the contamination has no potential to contact receptors.
3. “Exposure Controlled” means there is an IC in place limiting land or groundwater use and there may be a physical barrier in place that prevents contact with residual contamination.

DEC Decision

Groundwater monitoring demonstrated that DRO and benzene concentrations in the groundwater have decreased to below Table C cleanup levels for both contaminants. Although soil is present at concentrations above the approved migration to groundwater exposure pathway cleanup level, DEC believes that this soil does not pose a risk to groundwater as the COC concentrations in groundwater are below the Table C cleanup levels. Soil and groundwater contamination at the site are below the approved cleanup levels suitable for residential land use. This site record has been updated to show a “Cleanup Complete” designation on the Contaminated Sites Database. DEC will file a Termination of the 2017 Notice of Environmental Contamination with the Recorder’s Office (draft enclosed).

DEC approval is required for movement and disposal of soil and/or groundwater subject to the Site Cleanup Rules, in accordance with 18 AAC 75.325(i). Please contact DEC for information about applicable regulations and requirements. A “site,” as defined by 18 AAC 75.990, 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 an ecologically sensitive area or in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited. Furthermore, 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. If, in the future, groundwater from this site is to be used for other purposes, additional testing and treatment may be required to ensure the water is suitable for its intended use.



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

Informal Reviews and Adjudicatory Hearings

A person authorized under a provision of 18 AAC 15 may request an informal review of a contested decision by the Division Director in accordance with 18 AAC 15.185 and/or an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340. See DEC’s “Appeal a DEC Decision” web page <https://dec.alaska.gov/commish/review-guidance/> for access to the required forms and guidance on the appeal process. Please provide a courtesy copy of the adjudicatory hearing request in an electronic format to the parties required to be served under 18 AAC 15.200. Requests must be submitted no later than the deadline specified in 18 AAC 15.

If you have questions about this closure decision, please feel free to contact me at (907) 465-5229, or email at evonne.reese@alaska.gov.

Sincerely,



Evonne Reese
ICs Project Manager

Encl: 2010 Cleanup Complete with ICs determination
2024 Termination of Notice of Environmental Contamination

