

# BGES, INC.

ENVIRONMENTAL CONSULTANTS

**TRACT 1, NORTHWAY BUSINESS PARK SEWARD TOWERS  
ANCHORAGE, ALASKA**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**NOVEMBER 2024**

**Submitted to:** **Cook Inlet Housing Authority**  
**3510 Spenard Road, Suite 100**  
**Anchorage, AK 99503**

**Submitted by:** **BGES, INC.**  
**1042 East 6<sup>th</sup> Avenue**  
**Anchorage, Alaska 99501**  
**Phone: (907) 644-2900**  
**Fax: (907) 644-2901**  
***WWW.BGESINC.COM***

## TABLE OF CONTENTS

1.0 INTRODUCTION .....	1
2.0 SITE DESCRIPTION .....	1
2.1 Legal Description .....	2
2.2 Geologic and Surface Description.....	2
2.3 Vicinity Description .....	2
2.4 Past and Current Usage.....	2
2.5 Review of Aerial Photographs.....	3
3.0 RECORDS REVIEW.....	5
3.1 U.S. EPA National Priority List (NPL) .....	5
3.2 U.S. EPA Delisted NPL Sites.....	5
3.3 U.S. EPA Federal List of ICs Sites.....	6
3.4 U.S. EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List .....	6
3.5 U.S. EPA CERCLIS No Further Remedial Action Planned (NFRAP) List.....	6
3.6 U.S. EPA RCRA Corrective Action Detail Report (CORRACTS) .....	6
3.7 U.S. EPA RCRA Non-CORRACTS Treatment, Storage and Disposal (TSD) Facilities .....	6
3.8 ADEC Registered Underground Storage Tank (UST) Database.....	6
3.9 ADEC Contaminated Sites Database .....	7
3.10 State of Alaska Voluntary Cleanup and Brownfields Sites .....	9
3.11 ADEC Statewide Oil and Hazardous Substance Spills Database.....	9
3.12 National Response Center (NRC).....	9
3.13 U.S. EPA Envirofacts/Enviromapper .....	10
3.14 U.S. EPA Toxic Release Inventory (TRI) Sites Database.....	10
3.15 Alaska State List of Landfills and Solid Waste Facilities.....	10
3.16 Alaska Department of Natural Resources (DNR) Recorder’s Office Records Database .....	10
3.17 Sanborn Fire Maps .....	11
3.18 Vapor Encroachment Screening.....	11
4.0 SITE RECONNAISSANCE AND INTERVIEWS .....	11
4.1 Subject Property .....	11
4.2 Surrounding Properties .....	12
4.3 Interviews .....	12
4.3.1 Henry Penney, Manager of 5 Cents LLC (Current Property Owner) .....	12
4.3.2 Anchorage Water and Wastewater Utility (AWWU) .....	13
4.3.3 ENSTAR Natural Gas Company (ENSTAR) .....	13
5.0 FINDINGS AND CONCLUSIONS .....	13
5.2 Surrounding Properties .....	13
6.0 EXCLUSIONS, CONSIDERATIONS AND QUALIFICATIONS .....	15

**LIST OF FIGURES (at end of report)**

FIGURE 1	Property Vicinity Map
FIGURE 2	June 27, 1953 Aerial Photograph
FIGURE 3	May 17, 1962 Aerial Photograph
FIGURE 4	August 12, 1990 Aerial Photograph
FIGURE 5	August 31, 2002 Aerial Photograph
FIGURE 6	July 1, 2014 Aerial Photograph
FIGURE 7	June 3, 2023 Aerial Photograph
FIGURE 8	ADEC Contaminated, & Spills Sites Location Map

**LIST OF TABLES (at end of report)**

TABLE 1	ADEC Contaminated & Spills Sites Data
---------	---------------------------------------

**LIST OF APPENDICES**

APPENDIX A	EnviroSite City Directory Image Report
APPENDIX B	Property Photographs
APPENDIX B	ADEC Contaminated & Spills Sites Reports; & NETROnline Environmental Radius Report
APPENDIX C	Completed Environmental Questionnaire

## 1.0 INTRODUCTION

BGES, Inc. (BGES) was retained by Cook Inlet Housing Authority (CIHA) to conduct a Phase I Environmental Site Assessment (ESA) of the property at Tract C-1, Northway Business Park Seward Towers Subdivision; in Anchorage, Alaska (hereafter referred to as the subject property). The purpose of this assessment was to evaluate the potential for environmental impacts to the property from potential on-site or off-site sources, and to assess related environmental conditions at the subject property. This report presents the results of our findings. Aerial photographs of the subject property are included at the end of the report text. A City Directory Report prepared by Envirosite is included in Appendix A; recent photographs of the property are included in Appendix B; information from Alaska Department of Environmental Conservation (ADEC) and Environmental Protection Agency (EPA) databases and an Environmental Radius Report prepared by NETROnline are included in Appendix C; an environmental questionnaire completed by a current property owner is included in Appendix D; and a portion of our term contract proposal is included in Appendix E.

This Phase I ESA was performed during September and October of 2024. The Phase I ESA was conducted in accordance with American Society for Testing Materials (ASTM) Standard E 1527-21 and the local standards of practice. The assumptions made while performing this Phase I ESA and the limitations of our scope of work are detailed in Section 6.0 (Exclusions, Considerations, and Qualifications) of this report. Exceptions to the ASTM-prescribed procedures include the following:

- The ASTM specifies that the Federal Resource Conservation and Recovery Act (RCRA) generators list be researched. For this assessment, we researched the U.S. Environmental Protection Agency (EPA) Enviromapper database.

Our Phase I ESA included a combination of research, interviews, and site reconnaissance. Based on the conditions that were observed during our site activities and our conducted research, no recognized environmental conditions stemming from on or offsite sources, were identified.

## 2.0 SITE DESCRIPTION

The subject property was comprised of an irregularly-shaped lot located at the northeast corner of the intersection of Columbine Court and Debarr Road, in the northern portion of Anchorage, Alaska (Figure 1). The subject property is currently undeveloped. According to the Municipality of Anchorage (MOA) Property Information Database, the subject property is approximately 187,431 square feet in size, and it is zoned as R4SL or “Multiple Occupancy Residential – Special Limitations”.

## 2.1 Legal Description

The legal description of the subject property is Tract C-1, Northway Business Park Seward Towers Subdivision; in Anchorage, Alaska. The subject property is located in the Southeast Quarter of the Southeast Quarter, Section 16, Township 13 North, Range 3 West; Seward Meridian, Alaska.

## 2.2 Geologic and Surface Description

According to the United States Geological Survey (USGS) Geologic map of Alaska, Alaska Resource Data File, the subject property is located in the Anchorage Quadrangle. The geology of the subject property is described as “unconsolidated, poorly to well-sorted, poorly to moderately well-stratified deposits; consist[ing] predominantly of alluvial, colluvial, marine, lacustrine, eolian, and swamp deposits. May include some glacial deposits. Also includes widespread glacial and periglacial deposits that consist of end, lateral, and ground moraine, outwash, rock glacier deposits, and other glacial and periglacial deposits as well as glacially scoured bedrock that may be covered with thin, glacially derived deposits” (Wilson, Hults, Mull, and Karl, 2015).

According to the U.S. Fish and Wildlife Service wetlands mapping application, no wetlands or flood plains were mapped on the subject property or adjoining properties. The Federal Emergency Management Agency (FEMA) Identification Number for the subject property is 0200050742D, effective on September 25, 2009.

## 2.3 Vicinity Description

The area surrounding the subject property was comprised of a mixture of residential, commercial, and industrial properties. The subject property was bordered by Debarr Road and Columbine Court, to the south and west (respectively); vacant land to the east; and a mobile home park to the north and northwest. Additional information pertaining to the surrounding properties is included in Section 4.2.

## 2.4 Past and Current Usage

According to the MOA Property Information database, the subject property currently consists of undeveloped land.

Excerpts from historical directories containing listings for properties in the vicinity of the subject property were provided in a City Directory Report prepared by Envirosite. These excerpts were reviewed to identify any businesses that have operated at the subject property; as well as any businesses that have operated in the vicinity of the subject property that have an increased potential for environmental impact.

Listings for Columbine Court and Debarr Road were reviewed. These roadways were selected because of their proximity to the subject property. The directories were generally reviewed in 5-year intervals.

No addresses that were attributable to the subject property were identified in any of the excerpts provided by EnviroSite. Several businesses with an increased potential for environmental concern were identified in the vicinity of the subject property. A copy of the City Directory Image Report is included in Appendix A.

Of particular note was a drycleaners (operated under different names - "Cole Cleaners" until 2002, and then "Mayfield's Quality Cleaners" thereafter), which has occupied the property at 3400 Debarr Road (located directly across Debarr Road, approximately 160 feet to the south) since at least 1969. While this particular site has not been identified in the ADEC's Contaminated Sites database (to date); studies performed by the EPA have shown that at least 75-80 percent of all drycleaners, which have operated for at least 20 years, have solvents contamination (such as perchloroethylene, or PCE) present in their subsurface soils and/or groundwater.

Based on information stating that the general direction of groundwater flow in the area of this site and the subject property is northwesterly, it seems that this site is located generally side-gradient (hydrologically) of the subject property. For this reason, and because of a lack of evidence or documentation either confirming or excluding the presence of contamination at this site; it is our opinion that while the possibility exists for contamination to be originating and migrating from this site, it is less likely for such contamination (if present) to reach the subject property via groundwater. Additional discussion regarding the potential for impact to the subject property posed by possible contamination originating from this drycleaners is included in Section 3.18, below.

## **2.5 Review of Aerial Photographs**

Aerial photographs taken in 1953, 1962, 1972, 1982, 1990, 2002, 2014, and 2023 were reviewed; and the 1953, 1962, 1990, 2002, 2014, and 2023 aerial photographs were chosen to print. They are included as Figures 2 through 7.

The June 27, 1953 aerial photograph, included as Figure 2, showed a portion of the subject property as having been cleared of vegetation, and what appeared to possibly be the early stages of gravel mining activities. The west, north, and east sides of the property were still covered with vegetation. Debarr Road Airport Heights Drive, Northway Drive, and all of the smaller alleyways and streets to the south of the subject property were present and appeared to be unpaved in the aerial photograph. The surrounding

properties along the north side of Debarr Road were undeveloped. Further to the north and northwest was a larger-scale gravel mining operation. The land to the south of the subject property, beyond Debarr Road, was mostly developed; containing numerous residential buildings.

The May 17, 1962 aerial photograph, included as Figure 3, showed the cleared area on the subject property as having been expanded to the north, and the west side of the property now contained an unpaved roadway that may have been an earlier configuration of Columbine Court. The remainder of the subject property was still covered with vegetation. The gravel mining operation that was visible to the northwest in the 1953 aerial photograph had been expanded, and now approached the northwest corner of the subject property. Northway Drive, to the east of the subject property, appeared to be little more than a dirt trail at the time this photograph was taken. With the possible exception of Debarr Road, the surrounding roadways appeared to be unpaved. Additional residential development was evident to the south of Debarr Road.

The August 10, 1972 aerial photograph showed the subject property as having been cleared of vegetation. The land to the north of the subject property had also been clear-cut and graded, in advance of the development of what would become the Penland Park mobile home park. Additionally, the future locations of mobile home spaces and the surrounding roadways within the park had been “roughed” into the ground surface in the portion to the northwest of the subject property. The drycleaners facility that was present at the time of our site reconnaissance (to the south of the west side of the subject property, just beyond Debarr Road), had been constructed sometime since the 1962 aerial photograph was taken. With the exception of Columbine Court (not yet constructed); the surrounding roadways were all present, and they appeared to have been paved since the time of the 1962 aerial photograph.

The August 3, 1982 aerial photograph shows that construction of the mobile home park to the north and west of the subject property had been completed. In addition, the Northway Mall was now present further to the north of the subject property, beyond Penland Parkway. The subject property was similar to its appearance in the previous aerial photograph.

The August 12, 1990 aerial photograph, included as Figure 4, showed that vegetation had grown back across some portions of the property. Various dirt trails were present throughout the central portion of the property, and several indiscernible items were located among the trails. The northern “point” of the subject property also contained a cleared area, which exhibited the presence of several other indiscernible items. Columbine court was now present to the west of the subject property. On the west side of this road, opposite the subject property, was a grouping of what appeared to be apartment/condominium buildings. What may have been the beginnings of construction activities were noted on the land to the

east of the subject property. Debarr Road had been expanded to four lanes since the previous photograph was taken.

The August 31, 2002 aerial photograph, included as Figure 5, showed the subject property as being covered with vegetation. The remnants of vehicle trails were present in the central portion of the lot, and some indiscernible debris was present in the northern “point” of the property. The surrounding properties and roadways were similar to their appearances in the 1990 aerial photograph.

The July 1, 2014 aerial photograph, included as Figure 6, showed the subject property as being similar in appearance to what was observed in the 2002 aerial photograph. What may have been remnants of homeless camps were visible among the trees in the northern portion of the property. The surrounding properties were also similar in appearance to how they looked in the 2002 aerial photograph.

The June 3, 2023 aerial photograph, included as Figure 7, showed the subject property as being mostly similar in appearance to what was observed in the 2014 aerial photograph and what was observed at the time of our site reconnaissance. A pile of indiscernible debris was present along the western side of the northern edge of the property. The property adjacent to and east of the southern half of the subject property had been developed, now containing the Alaska Surgery Center facility and a paved parking lot surrounding the building. The remainder of the surrounding area was relatively unchanged in its appearance.

### **3.0 RECORDS REVIEW**

BGES conducted a review of numerous records and databases to research the potential for known contamination on or near the subject property. The following sections describe the results of these reviews.

#### **3.1 U.S. EPA National Priority List (NPL)**

The EPA’s NPL sites database was reviewed on October 17, 2024 via an Environmental Radius Report (ERR) prepared by NETROnline (included in Appendix C). No sites within this database were identified in the ERR as being located within 1 mile of the subject property.

#### **3.2 U.S. EPA Delisted NPL Sites**

The EPA’s delisted NPL sites database was reviewed on October 17, 2024 via an ERR prepared by NETROnline (included in Appendix C). No sites within this database were identified in the ERR as being located within 1 mile of the subject property.

### **3.3 U.S. EPA Federal List of ICs Sites**

The EPA Federal List of IC Sites database was reviewed on October 17, 2024, via an ERR prepared by NETROnline (included in Appendix C). No sites within this database were identified in the ERR as being located within ½ mile of the subject property.

### **3.4 U.S. EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List**

The U.S. EPA CERCLIS list was reviewed on October 17, 2024 via an ERR prepared by NETROnline (included in Appendix C). No sites within the database were identified in the ERR as being located within ½ mile of the subject property.

### **3.5 U.S. EPA CERCLIS No Further Remedial Action Planned (NFRAP) List**

The U.S. EPA CERCLIS NFRAP list was reviewed on October 17, 2024 via an ERR prepared by NETROnline (included in Appendix C). No sites within this database were identified in the ERR as being located within ½ mile of the subject property.

### **3.6 U.S. EPA RCRA Corrective Action Detail Report (CORRACTS)**

The U.S. EPA RCRA CORRACTS list was reviewed on October 17, 2024 via an ERR prepared by NETROnline (included in Appendix C). No sites within this database were identified in the ERR as being located within 1 mile of the subject property.

### **3.7 U.S. EPA RCRA Non-CORRACTS Treatment, Storage and Disposal (TSD) Facilities**

The U.S. EPA RCRA Non-CORRACTS TSD Facilities for Alaska was reviewed October 17, 2024, via an ERR prepared by NETROnline (included in Appendix C). According to the ERR, no sites within the database were located within ½ mile of the subject property.

### **3.8 ADEC Registered Underground Storage Tank (UST) Database**

The ADEC Registered UST database, which is updated regularly, was reviewed on October 17, 2024. The subject property and adjoining properties were not identified within this database as having contained Registered USTs.

### 3.9 ADEC Contaminated Sites Database

The ADEC Contaminated Sites Database, which is updated regularly, was reviewed on October 17, 2024. Fifteen contaminated sites were identified as being located within ½ mile of the subject property. Eight of these sites have been issued a “Cleanup Complete” status by the ADEC, indicating that these sites have been remediated to the satisfaction of the ADEC and therefore do not require any further assessment or remediation activities at this time. As such, it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from documented and remediated releases at these sites; and they therefore do not constitute recognized environmental conditions with respect to the subject property.

Three of the sites identified as being located within ½ mile of the subject property was designated as “Cleanup Complete – Institutional Controls” by the ADEC, indicating that further characterization and/or remediation of contaminated media may be required at this site prior to removal of the institutional controls associated with this entry. The “Alaska Regional Hospital” site (Site 5 on Figure 8) and the “MOA Fire Station” site (Site 6 on Figure 8) were located over 0.2 mile to the west of the subject property. The predominant, general direction of groundwater flow in this vicinity of these sites (and the subject property) is northwesterly; indicating that these sites are located generally side-gradient to downgradient of the subject property. For this reason, and because of the considerable distance between these sites and the subject property (with respect to potential migration of contamination through soils, groundwater, or soil vapor); it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from contamination from these sites; and they are not considered to be recognized environmental conditions for the subject property.

The “Totem Trailer Town” site (Site 7 on Figure 8) is located approximately 0.4 mile to the northeast of the subject property. According to the ADEC’s Decision Document establishing the “Cleanup Complete – Institutional Controls” status for this site, the remaining contamination at this site does not extend beyond the boundaries of the trailer court. For this reason, and because of the considerable distance between this site and the subject property (with respect to the potential for contamination migration through soil, groundwater, or soil vapor); it is our opinion that the documented contamination at this site does not constitute a recognized environmental condition for the subject property.

Four of the sites identified as being located within ½ mile of the subject property were designated as “Active” by the ADEC, indicating that further characterization and/or remediation of contaminated media are required at these sites. The “Chevron #9-6489” site (Site 1 on Figure 8) is located approximately 0.21 mile west-southwest of the subject property. According to the ADEC Cleanup Chronology report

pertaining to this site, the direction of groundwater flow at this site is reportedly northwesterly, indicating that this site is located generally side-gradient of the subject property. For this reason, and because of the considerable distance between this site and the subject property (with respect to the potential for contaminant migration through soil, groundwater, or soil vapor), it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from contamination at this site, and that contamination does not constitute a recognized environmental condition with respect to the subject property.

The “Jiffy Lube #2464 Injection Wells” site (Site 2 on Figure 8) is located approximately 0.25 mile to the east of the subject property. According to the ADEC Cleanup Chronology report pertaining to this site, several contaminants were identified in soil that were above ADEC cleanup levels. The general direction of groundwater flow at this site is reportedly southwesterly, indicating that this site is located generally side-gradient of the subject property. For this reason, and because of the considerable distance between this site and the subject property (with respect to the potential for contamination migration through soil, groundwater, or soil vapor); it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from contamination at this site, and that contamination does not constitute a recognized environmental condition with respect to the subject property.

The “Glacier Terrace Mobile Home Park” site (Site 3 on Figure 8) is located approximately 0.45 mile to the southeast of the subject property. According to the ADEC Cleanup Chronology report pertaining to this site, documented contamination at this site does not appear to be extending offsite. For this reason, and because of the considerable distance between this site and the subject property (with respect to the potential for contamination migration through soil, groundwater, or soil vapor); it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from contamination at this site, and that contamination does not constitute a recognized environmental condition with respect to the subject property.

The “Bragaw Street and East 16<sup>th</sup> Avenue” site (Site 4 on Figure 8) is located approximately 0.34 mile to the southeast of the subject property. In 2021, vinyl chloride was detected in levels above the ADEC migration to groundwater cleanup criteria. While this site is located generally hydrologically upgradient of the subject property, it is our opinion that there is a somewhat reduced potential for contamination at this site to migrate to, and adversely impact the environmental health of the subject property; and the documented contamination at this site does not constitute a recognized environmental condition for the subject property.

are shown of Figure 8.

### **3.10 State of Alaska Voluntary Cleanup and Brownfields Sites**

The State of Alaska does not maintain specific databases of voluntary cleanup sites or Brownfields sites that are also not included within the ADEC Contaminated Sites database. This database was reviewed, and the results of that review are discussed in Section 3.9, above.

### **3.11 ADEC Statewide Oil and Hazardous Substance Spills Database**

The ADEC Statewide Oil and Hazardous Substance Spills Database contains records concerning spills of oils and other hazardous substances that have occurred throughout Alaska. Records of spills that have occurred since July of 1995 are included in this database. The database is updated regularly and was reviewed on October 17, 2024.

One Spills event, the “800 Northway Drive Drums” event (Site 16 on Figure 8) was documented as having occurred at a site within ¼ mile of the subject property. This event involved the release of an estimated 20 gallons of used oil in October of 2018. This Spills event has been issued a “Case Closed” status by the ADEC, indicating that the site has been remediated to the satisfaction of the ADEC and therefore, no further assessment or remediation activities are required at this site. For this reason, and because of the considerable distance between this site and the subject property (with respect to the potential for contamination migration through soil, groundwater, or soil vapor); it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from any remaining contamination at this site, and that contamination (if present) does not constitute a recognized environmental condition with respect to the subject property.

Additional information pertaining to this Spills event is included in Table 1 and Appendix C, and the location at which it occurred is shown on Figure 8.

### **3.12 National Response Center (NRC)**

The Emergency Response Notification System (ERNS) which is operated through the NRC and is managed as a division of the United States Coast Guard (USCG), maintains records of releases of toxic and hazardous substances. This database was reviewed on October 17, 2024 via an ERR prepared by NETROnline (included in Appendix C). No incidents having occurred on the subject property or adjoining properties were identified in the ERR.

### **3.13 U.S. EPA Envirofacts/Enviromapper**

In response to the Emergency Planning and Community Right to Know Act of 1986 (EPCRA) [42 U.S.C. 11001 et seq. (1986)], also known as Title III of Superfund Amendments and Reauthorization Act (SARA), the EPA maintains a database of hazardous material transporters, storage facilities, solid waste, air, and water pollution generators. The database, which is updated regularly, was reviewed on October 17, 2024. None of these sites were identified as being located on the subject property or adjoining properties.

### **3.14 U.S. EPA Toxic Release Inventory (TRI) Sites Database**

The TRI is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain industry groups as well as federal facilities. This inventory was established under the EPCRA and was expanded by the Pollution Prevention Act of 1990. The TRI sites database was reviewed on October 17, 2024 via an ERR prepared by NETROnline (included in Appendix C). The TRI database includes information for the years 1988 to 2022, and no sites were identified by the ERR as being located within ¼ mile of the subject property.

### **3.15 Alaska State List of Landfills and Solid Waste Facilities**

The ADEC Division of Environmental Health, Solid Waste Management list of currently and formerly permitted facilities was reviewed on October 17, 2024. A portion of the closed Merrill Field Landfill was located within ½ mile of the subject property. This site is located approximately 0.45 mile to the northwest of the subject property. The general direction of groundwater flow at this site is northwesterly, indicating that this site is located generally downgradient of the subject property. For this reason, and because of the considerable distance between this site and the subject property (with respect to the potential for contamination migration through soil, groundwater, or soil vapor); it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from any remaining contamination at this site, and that contamination (if present) does not constitute a recognized environmental condition with respect to the subject property.

### **3.16 Alaska Department of Natural Resources (DNR) Recorder's Office Records Database**

The Alaska DNR Recorder's Office Records Database, which is updated daily, was reviewed on October 17, 2024, for records of environmental liens against the subject property. No records of any environmental liens outstanding against the subject property were identified during our search of the database.

### 3.17 Sanborn Fire Maps

No Sanborn Fire Maps that depicted the area of the subject property could be located during the preparation of this Phase I ESA.

### 3.18 Vapor Encroachment Screening

Sites with a potential to cause adverse environmental impact to the subject property stemming from possible migration of contaminants through soil vapor from offsite sources to the subject property. The ADEC has issued guidelines for evaluating potential vapor intrusion concerns (*Vapor Intrusion Guidance for Contaminated Sites, November 2017*). These guidelines indicate that additional soil vapor assessment may be warranted in instances where the distance of a receptor (in this case, the boundaries of the subject property) is within 30 feet of a petroleum contaminant source, or within 100 feet of a non-petroleum (typically solvents) volatile contaminant source.

As discussed previously in Section 2.4 (above), there is a potential for chlorinated solvents contamination to be present at the drycleaning facility located approximately 160 feet to the south of the west end of the subject property; and by extension, there is a potential for this contamination (if it exists) to migrate offsite through groundwater, in a northwesterly direction. If such contamination migrates to within 100 feet of the subject property, then there is a potential for vapor encroachment onto the subject property. However, because there is no direct evidence that contamination is present at this site, and because the above described scenario is highly speculative, it is our opinion that this potential for vapor encroachment to the subject property does not rise to the level of being a recognized environmental condition for the subject property.

## 4.0 SITE RECONNAISSANCE AND INTERVIEWS

Reconnaissance of the subject property was conducted on October 7, 2024. Weather conditions were sunny with an ambient temperature of approximately 39 degrees Fahrenheit. One representative from BGES was onsite to perform the reconnaissance. The following paragraphs discuss our findings and observations with respect to the site reconnaissance.

### 4.1 Subject Property

The subject property was accessed from Debarr Road and consisted of an undeveloped lot that was bordered by sidewalks along the south and west sides, a hospital to the east end, a mobile home park to the northwest, and a cleared vacant lot to the northeast (Photographs 1 through 4 in Appendix B).

Miscellaneous debris and windblown trash were scattered across the subject property (Photographs 5 and 6 in Appendix B). The south side of the property contained a fiber optic cable box (Photograph 7 in Appendix B). The northwest portion of the subject property contained an area of open clearing (Photographs 8 and 9 in Appendix A).

#### **4.2 Surrounding Properties**

An electrical switch cabinet and a pad-mounted transformer were located just east of the southeast corner of the subject property (Photographs 10 and 11 in Appendix B). The transformer had what appeared to be a small leak on its cement pedestal. The transformer bore a 'No PCB's' sticker (Photograph 11 in Appendix B). A metal fence separated the subject property from the surgery center to the east (Photograph 12 in Appendix B).

The area surrounding the subject property was comprised of the Alaska Surgery Center to the east, Debarr Road to the south, and Columbine Court to the west. There was a residential area and a mobile home park to the west and northwest of the subject property (Photographs 13 and 14 in Appendix B).

No recognized environmental conditions were visually identified on any adjoining properties at the time of our reconnaissance, as viewed from our vantage points on the subject property.

#### **4.3 Interviews**

Interviews were conducted with individuals knowledgeable about current or historic site conditions. The following sections provide pertinent information gathered from the interviews.

##### **4.3.1 Henry Penney, Manager of 5 Cents LLC (Current Property Owner)**

An environmental questionnaire was completed by Henry Penney, a representative of 5 Cents LLC (the current owner of the subject property), on September 16, 2024. Mr. Penney indicated that he has owned the subject property since November 6, 2012, and he purchased it from Robert Penney. He stated that the Municipality of Anchorage and State of Alaska both previously owned the subject property. According to Mr. Penney, the subject property is currently undeveloped, and he was not aware of any previous uses.

Mr. Penney was not aware of any spills or hazardous materials, USTs, or aboveground storage tanks having existed on/at the subject property. Mr. Penney was not aware of any fill materials from offsite sources having been used at the subject property. He was unaware of any environmental liens outstanding against the subject property. Mr. Penney was also unaware of any pits, ponds, or lagoons on the property. He did not know of any underground injection wells, dry wells, or current or former septic

systems on the subject property. He was also unaware of any current or former water supply wells on the property.

Mr. Penney believes the property is not connected to municipal water and sewer services, nor to natural gas service. He was not aware of any current or former subfloor hydraulic lifts, floor drains, or oil/water separators on the subject property, and he has not observed staining on the subject property. A copy of the environmental questionnaire completed by Mr. Penney is included in Appendix D.

#### **4.3.2 Anchorage Water and Wastewater Utility (AWWU)**

An email request for information concerning the connection of the subject property to Municipal water and sewer service was made to AWWU on October 2, 2024. According to AWWU, the subject property has never been connected to municipal water or sewer services.

#### **4.3.3 ENSTAR Natural Gas Company (ENSTAR)**

An email request for information concerning the connection of the subject property to natural gas was made to ENSTAR on October 2, 2024. A representative of ENSTAR indicated that natural gas has never been connected to the subject property.

### **5.0 FINDINGS AND CONCLUSIONS**

#### **5.1 Subject Property**

Based on a review of historical aerial photographs and site research, no structures have existed at the subject property since at least 1953, and likely ever. Because there have not been any known occupiable structures on the subject property, there is a reduced potential for any heating oil USTs or ASTs to have been present on the subject property. Similarly, there is a reduced potential for any water supply wells or septic systems to have existed at the subject property.

Scattered debris and windblown trash were present in several areas on the subject property. These items should be handled and disposed of properly, in accordance with all applicable laws and regulations.

#### **5.2 Surrounding Properties**

The properties in the vicinity of the subject property consisted of a mixture of residential, commercial, and institutional properties. The subject property was bordered by Columbine Court, Debarr Road, and the Alaska Surgery Center; to the west, south, and east; respectively. A mobile home park was present further to the north.

A drycleaners has occupied an adjoining property at 3400 Debarr Road (located directly across Debarr Road, approximately 160 feet to the south of the west end of the subject property) since at least 1969. While this particular site has not been identified in the ADEC's Contaminated Sites database (to date); studies performed by the EPA have shown that at least 75-80 percent of all drycleaners, which have operated for at least 20 years, have solvents contamination (such as perchloroethylene, or PCE) present in their subsurface soils and/or groundwater.

Based on information stating that the general direction of groundwater flow in the area of this site and the subject property is northwesterly, it seems that this site is located generally side-gradient (hydrologically) of the subject property. As discussed in Section 3.18, above; there is a potential for contamination (if it exists) at this facility to migrate offsite through groundwater, in a northwesterly direction. If such contamination were to migrate to within 100 feet of the subject property, then there would be a potential for vapor encroachment onto the subject property. However, because there is no direct evidence that contamination is present at this site, this scenario is highly speculative, and it is our opinion that this potential for vapor encroachment to the subject property does not rise to the level of being a recognized environmental condition for the subject property.

No recognized environmental conditions with respect to the subject property were visually identified on any of the surrounding properties, as viewed from our vantage points on the subject property at the time of our reconnaissance.

The ADEC Contaminated Sites database lists fifteen contaminated sites as being located within ½ mile of the subject property. Based on the information obtained concerning these sites (and described in Section 3.9, above), it is our opinion that these sites do not constitute recognized environmental conditions with respect to the subject property.

According to the ADEC Statewide Oil and Hazardous Substance Spills Database, one Spills event was noted to have occurred at a site within ¼ mile of the subject property. Based on the information obtained and presented in Section 3.11 above, it is our opinion that this Spills event does not constitute a recognized environmental condition with respect to the subject property.

No other sites were identified within any of the remaining reviewed databases (as discussed in Section 3.0, above), as being within the respective prescribed search distances for these resources.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 at Tract C-1, Northway Business Park Seward Towers

Subdivision in Anchorage, Alaska; the subject property. Any exceptions to, or deletions from this practice are described in Sections 1.0 and 6.0 of this report.

This assessment has revealed no recognized environmental conditions with respect to the subject property, stemming from on or offsite sources.

## **6.0 EXCLUSIONS, CONSIDERATIONS AND QUALIFICATIONS**

This Phase I ESA did not include a title search or sampling to identify the potential presence of asbestos, lead, radon or other contaminants at this property. Further, subsurface evaluation, including soil and groundwater sampling was not part of the scope of work.

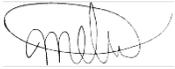
This report was prepared for our client, CIHA. The scope of work and level of effort were based on term agreement with CIHA. It is not intended for third parties to rely on the information provided in this report, except at their own risk. This report presents facts, observations, and inferences based on conditions observed during the period of our project activities, and only those conditions that were evaluated as part of our scope of work. Our conclusions and recommendations are based on our observations and the results of our research, and as such, rely on the accuracy of the databases that were reviewed and the information provided by the individuals that were interviewed. In addition, changes to site conditions may have occurred since we completed our initial project activities. These changes may be from the actions of man or nature. Changes in regulations may also impact the interpretation of site conditions. BGES will not disclose our findings to any parties other than our client as listed above, except as directed by our client, or as required by law.

This Phase I ESA was completed by Melanie Wilson, Environmental Scientist I of BGES; was reviewed by Brian Braunstein, Senior Environmental Scientist of BGES; and was approved by Robert N. Braunstein, Certified Professional Geologist and Principal of BGES. Ms. Wilson has conducted Phase I ESAs throughout Southcentral Alaska. Mr. Brian Braunstein has over 20 years environmental consulting experience, and he has performed or managed hundreds of Phase I ESAs throughout Alaska, and in other U.S. States. Mr. Robert Braunstein is a Certified Professional Geologist (C.P.G.) and has over 40 years of professional environmental consulting experience. He has performed or managed thousands of Phase I ESAs throughout Alaska and the lower 48 States.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in Section 312.10 of 40 Code of Federal Regulations (CFR) Part 312. We have the specific qualifications based on education, training, and experience to assess a property

of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:



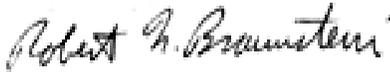
Melanie Wilson  
Environmental Scientist I

Reviewed by:

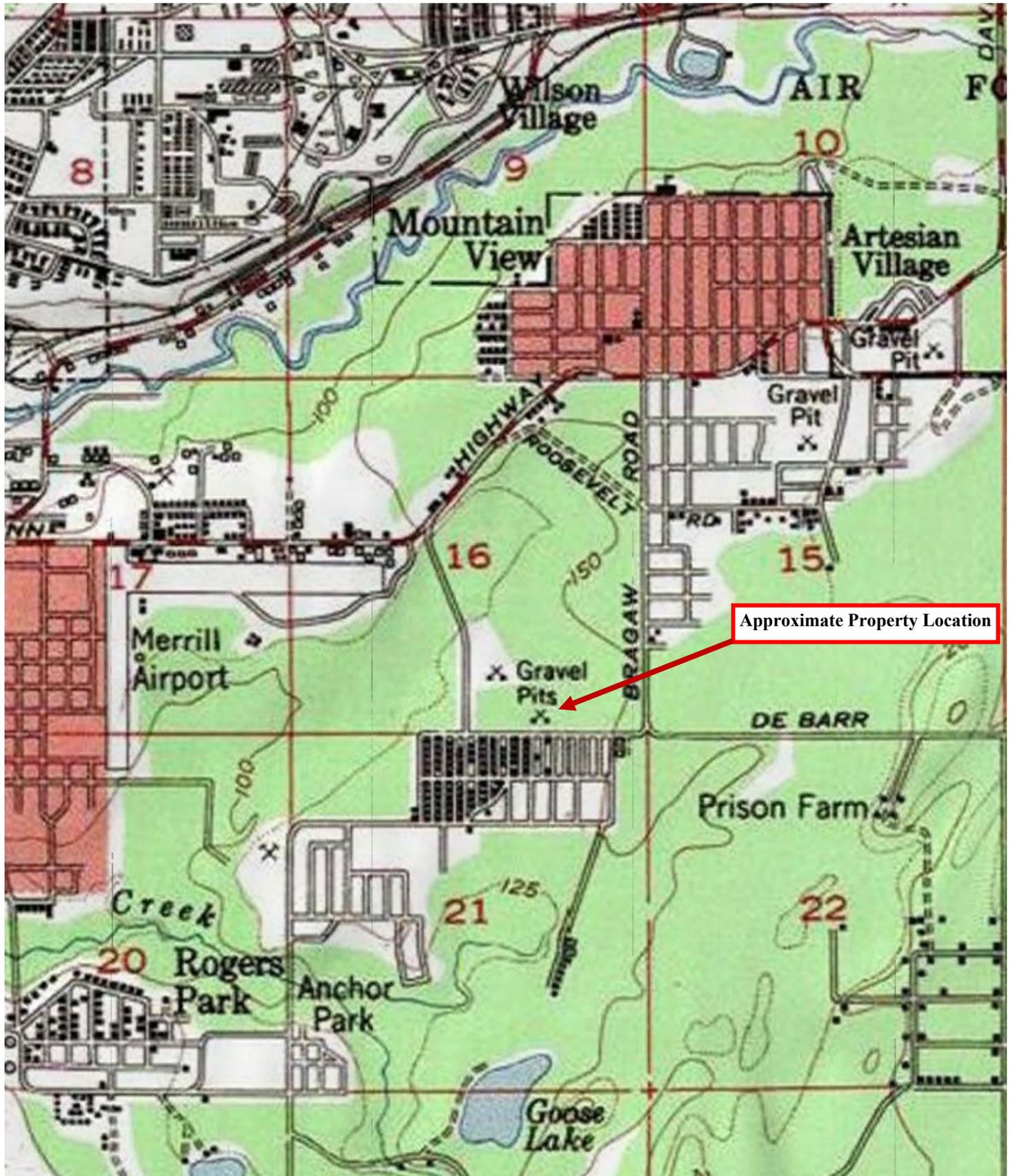


Brian Braunstein  
Senior Environmental Scientist

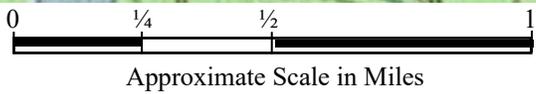
Approved by:



Robert N. Braunstein, C.P.G.  
Principal



Approximate Property Location



Approximate Scale in Miles

Tract C-1, Northway Business Park Seward Towers  
 Anchorage, Alaska  
**Property Vicinity Map**

Source: USGS Earth Point TopoZone



November 2024

Figure 1



Approximate Location of Subject Property

Airport Heights Drive

Northway Drive

Debarr Road

Columbine Street

Source: USGS Earth Explorer



Approximate Scale in Feet



Tract 1, Northway Business Park Seward Towers  
Anchorage, Alaska  
**June 27, 1953 Aerial Photograph**

BGES, INC.

November 2024

Figure 2



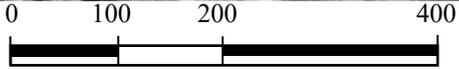
Approximate Location of Subject Property

Northway Drive

Debarr Road



Columbine Street



Approximate Scale in Feet

Source: USGS Earth Explorer



Tract 1, Northway Business Park Seward Towers  
Anchorage, Alaska

May 17, 1962 Aerial Photograph



Source: USGS Earth Explorer



Approximate Scale in Feet



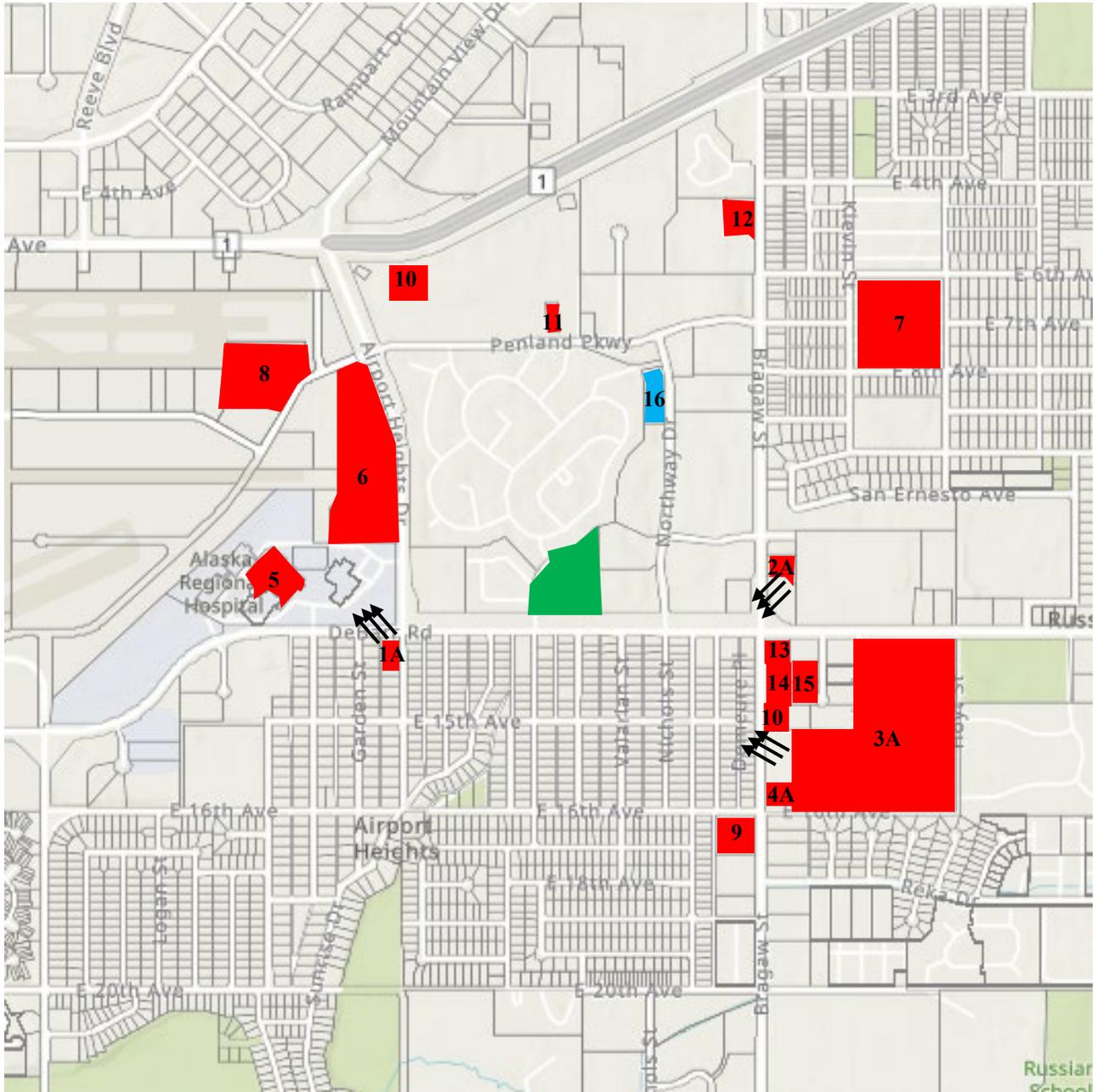
Tract 1, Northway Business Park Seward Towers  
Anchorage, Alaska

August 12, 1990 Aerial Photograph

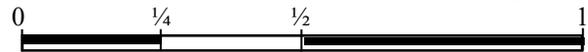
BGES, INC.

November 2024

Figure 4



Source: MOA Parcel Viewer



Approximate Scale in Miles

**KEY**

= Subject Property

= ADEC Contaminated Site

= ADEC Spills Site

“A” = Active Site

= Approximate Direction of Groundwater Flow

ADEC = Alaska Department of Environmental Conservation  
 Note: Numbers refer to listings in Table 1.

Tract C-1, Northway Business Park Seward Towers,  
 Anchorage, Alaska

**ADEC Contaminated & Spills Sites  
 Location Map**

BGES, INC.

November 2024

Figure 8



Approximate Location of Subject Property

Columbine Court

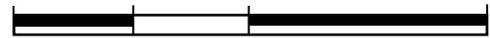
Northway Drive

Debarr Road

Columbine Street

Source: USGS Earth Explorer

0 100 200 400



Approximate Scale in Feet



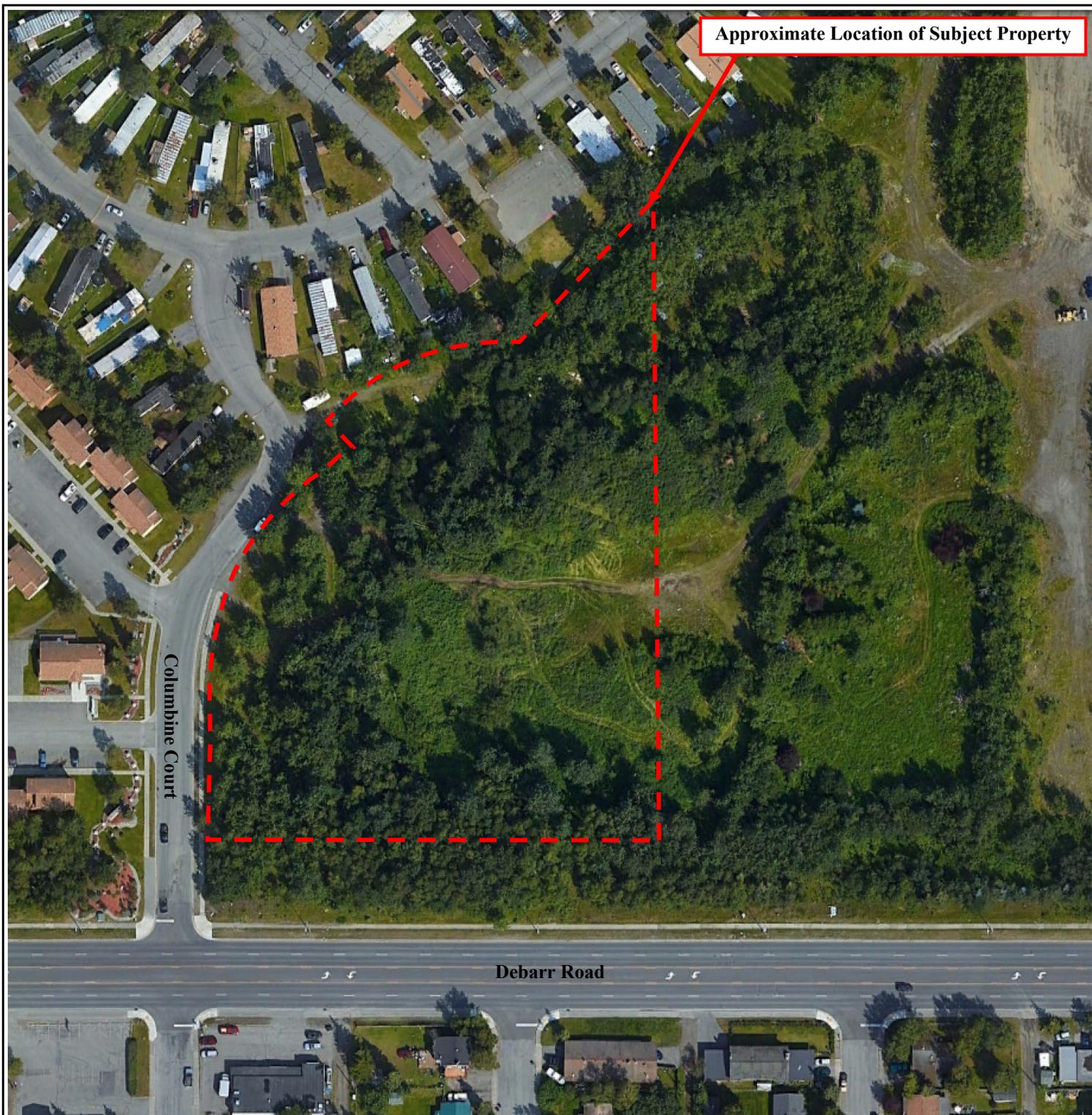
Tract 1, Northway Business Park Seward Towers  
Anchorage, Alaska

August 31, 2002 Aerial Photograph

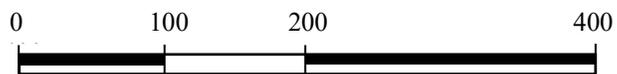
BGES, INC.

November 2024

Figure 5



Source: USGS Earth Explorer



Approximate Scale in Feet



Tract 1, Northway Business Park Seward Towers  
Anchorage, Alaska

July 1, 2014 Aerial Photograph

BGES, INC.

November 2024

Figure 6



Source: USGS Earth Explorer



Approximate Scale in Feet



Tract 1, Northway Business Park Seward Towers  
Anchorage, Alaska

June 3, 2023 Aerial Photograph

BGES, INC.

November 2024

Figure 7

**TABLE 1**  
**Tract C-1, Northway Business Park Seward Towers**  
**Anchorage, Alaska**  
**ADEC Contaminated & Spills Sites Data**

Site No.	Contaminated Site	Site Location	HAZARD ID No.	Contaminated Site Information	Contaminated Site Status
1	Chevron 9-6489	1304 Airport Heights Road	23518	Contamination was first identified in soil and groundwater during a 1997 site assessment. In 1998, site facilities were upgraded and the existing underground storage tanks, dispensers, product piping, and contaminated soil were removed. Additional site characterization and cleanup activities have included the advancement of soil borings, installation of monitoring wells and soil vapor probes, and collection of soil, groundwater, and soil gas samples as well as the application of oxygen injections into monitoring wells to enhance natural attenuation. Groundwater monitoring continues on a semi-annual schedule.	Active
2	Jiffy Lube #2464 Injection Wells	1221 Bragaw Street	26837	In 2016 and 2017, contamination was identified related to four injection wells. Diesel range organics (DRO); residual range organics (RRO); benzene, toluene, ethylbenzene, and xylenes (BTEX); tetrachloroethene (PCE); trichloroethene (TCE); 1,2,4-trimethylbenzene; 1,3,5-trimethylbenzene; benzyl alcohol; arsenic; and naphthalene were confirmed above DEC cleanup levels was in soil beneath the building at the soil/water interface. RRO and arsenic were also confirmed in groundwater above DEC cleanup levels. The four injection wells were decommissioned in April 2017. Removal of contaminated soil was not possible due to its location beneath the building.	Active
3	Glacier Terrace Mobile Home Park	4110 Debarr Road	27560	A site survey was conducted by ChemTrack during the period October-November 2019 and identified the following: 1) DRO/RRO contamination were present at concentrations above the ADEC cleanup levels at various sampling sites 2) Gasoline constituents (trimethylbenzenes, naphthalene, benzene, toluene, ethylbenzene and total xylenes) were present at 2 sampling sites at concentrations above cleanup levels. Monitoring is ongoing.	Active
4	Bragaw Street & E 16th Avenue	1569 S Bragaw Street	27857	In May 2021, a groundwater monitoring well was installed to characterize petroleum contamination. Vinyl chloride was detected in two sampling events (1.91 micrograms/L and 1.67 micrograms/L) and was the only contaminant above DEC migration to groundwater cleanup levels.	Active
5	Alaska Regional Hospital	2801 Debarr Road	24806	In 1995, petroleum impacted soil was discovered during the removal of a regulated 500-gallon gasoline underground storage tank (UST) and associated fuel lines. As of 2024, monitoring is ongoing.	Cleanup Complete - Institutional Controls
6	MOA Fire Station #3	1100 Airport Heights Drive	25133	In 1995, Three USTs, with corresponding piping, were removed during activities at the site: a 500 gallon One 500 gallon waste oil UST and associated piping was removed. The excavation was 8 feet bgs and groundwater was not encountered. 27 cubic yards of soil was stockpiled on site. Confirmation samples from the depths of the excavation indicated contamination below ADEC cleanup levels. Additionally, A hydraulic lift cylinder inside the facility released fluid. After review it appears release was from a previous gasoline UST. On October 17 and 18 nine soil borings were drilled, three were converted to groundwater wells. The soil borings were advanced to a maximum depth of 22 feet bgs. Two soil borings were halted at about 16.5 feet bgs when garbage was encountered. Groundwater was encountered at 15 to 18.5 feet bgs. Soil samples indicate DRO up to 13,000 mg/kg and benzene up to 0.06 mg/kg at 0.5 feet bgs, DRO up to 3,400 mg/kg at 2.5 to 4.0 ft. bgs, and DRO up to 900mg/kg at 15 to 16.5 ft. bgs.. This soil samples we recollected below a stained soil area. Groundwater samples indicate TPH up to 8.0 mg/L	Cleanup Complete - Institutional Controls
7	Totem Trailer Town	701 Klevin Street	3315	In the late 1960s, Denali Fuels installed a centralized distribution system consisting of one large underground heating oil storage tank and a distribution piping system that delivered heating oil to each of the trailers. Extensive fuel-oil contaminated soil and shallow groundwater was documented during tank and associated piping removal from May - July 2000.	Cleanup Complete - Institutional Controls

**TABLE 1**  
**Tract C-1, Northway Business Park Seward Towers**  
**Anchorage, Alaska**  
**ADEC Contaminated & Spills Sites Data**

8	UAA Aviation Technology Center	2811 Merrill Field Drive	26994	In 2018, analytical sampling detected benzo(a)pyrene levels in the north sidewall of the excavation that were over human health criteria and benzo(a)anthracene concentrations that were over migration to groundwater criteria. There is an additional location (south sidewall) that is also over migration to groundwater cleanup level for benzo(a)anthracene. A 'cleanup complete' determination was issued in 2019.	Cleanup Complete
8	UAA Aviation Complex 1991	2811 Merrill Field Drive	25102	In May and June of 1991, four underground storage tanks (USTs) were removed from the University of Alaska Anchorage (UAA) Aviation Complex, including one 500-gallon used oil UST #3, one 5,000-gallon jet fuel UST #1, and two 2,000-gallon aviation gas USTs #2 and #6. A cleanup complete determination was issued in 1999.	Cleanup Complete
9	Northstar Hospital	1650 S Bragaw Street	25096	In 1998, petroleum contamination was discovered via a leaking underground storage tank. The site was closed in 1999.	Cleanup Complete
10	Holiday Station Store #601	1405 S Bragaw Street	27708	Analytical results of both the groundwater and soil samples from a release investigation indicated the presence of VOCs in both; dichlorofluoromethane (maximum of 0.109 micrograms per Liter (µg/L) was detected in the groundwater samples. All soil and groundwater samples, however, resulted in concentrations below ADEC Method Two Cleanup Levels. The site was closed in 2023.	Cleanup Complete
11	Carrs Fuel Center #520	3411 Penland Parkway	27311	In October 2020, two underground storage tanks (USTs 1 & 2) were removed from the former Safeway operated Carr's Fuel Center #520, along with their associated piping and dispensers. Petroleum-contaminated soil was encountered at two dispenser locations and in the UST excavation. Contaminated soil, above DEC cleanup levels, remains just above the water table, beneath one of the footers of the facility's canopy. The site was closed in 2024.	Cleanup Complete
12	MOA Fire Station #3	555 Bragaw Street	26371	In March 2013, a small area of soil contaminated with diesel range organics was identified during a geotechnical investigation. The source is suspected to be a former home heating oil tank from when the property contained a residential structure. Cleanup efforts were initiated, and the site closed in 2015.	Cleanup Complete
13	MOA Former Mountain View Substation	1301 Bragaw Street		In 2018, a site assessment confirmed that several analytes in soil and groundwater had detection limits above ADEC cleanup levels. The site is pending Brownfields funding as of 2019.	Cleanup Complete
14	Ride N Shine USTs	1341 S Bragaw Street	23659	In 1994, four underground storage tanks (USTs) were removed from the facility. Approximately 150 cubic yards of soil were excavated, sampled, and then used as backfill during installation of two new USTs. In 2004, following cleanup activities, a cleanup complete with institutional controls determination was made. The institutional controls have since been removed.	Cleanup Complete
14	Ride N Shine USTs	1341 S Bragaw Street	26433	In March 2015, two 10,000-gallon underground storage tanks (USTs), tank #5 (gasoline) and tank #6 (diesel), were removed from the facility. Benzene was confirmed in soil above the DEC cleanup levels. Tanks #1-4 were previously removed from the same facility and are being tracked under Hazard ID 23659.	Cleanup Complete
15	Grand Auto #225	1340 Rudakof Circle	23892	In 1990, soil samples from the eastern sidewall of an onsite excavation had greater than 2,000 ppm TPH. BTEX was not detected in the excavation. The oil/water separator had no bottom and was connected to the waste oil UST. Cleanup efforts were enacted, and the site was closed in 2012.	Cleanup Complete
Site No.	Spill Site Name	Site Location		Incident Description	Site Status
16	800 Northway Drive Drums	800 Northway Drive		One event, in which 20 gallons of used oil were released and recovered, was reported for this site.	Case Closed

**APPENDIX A**  
**ENVIROSITE CITY DIRECTORY IMAGE REPORT**



# City Directory Report | 2024

Order Number: 101439

Report Generated: September 11, 2024

BGES

Columbine Ct  
Anchorage, AK 99508

---

56 Broome Corporate Parkway  
Conklin, NY 13748

Prepared for EnviroSite Corporation By:



Property Archives

Toll Free: 866-211-2028  
[www.envirositecorp.com](http://www.envirositecorp.com)

# City Directory Report

EnviroSite's Standard City Directory Report is a screening tool designed to assist in historical use determination of a subject property and adjacent properties. It includes a search of Property Archives digital datasets and national book collections including the Library of Congress and/or the Allen County Public Library at five year intervals or the closest available intervals.

## **RESEARCH SUMMARY:**

The following research sources were consulted in the preparation of this report:

<b><u>SOURCE:</u></b>	<b><u>YEAR:</u></b>
Property Archives	2020, 2015, 2010, 2007, 2002, 1999, 1993
Anchorage City Directory	1988, 1983, 1979, 1976, 1969, 1964

Property Archives is a proprietary and comprehensive dataset of over 1.5 billion commercial, industrial and residential records, business names and uses and occupant records for every city and town in the United States, from recent years to the early 1990s. Property Archives dataset is wholly owned and operated by Property Archives, LLC

This report was prepared by Property Archives, LLC for EnviroSite Corporation



**Property Archives**

## **SUBJECT PROPERTY:**

Columbine Ct , Anchorage, AK 99508

## **ADJOINING PROPERTIES:**

3200 - 3700 DeBarr Rd, Anchorage, AK

Columbine Ct, Anchorage, AK 99508

### *Disclaimer - Copyright and Trademark Notice*

*All information contained in this report is based on data available from various public, government and other sources and are based upon the best data available from those sources. The information available in this report may be available from other sources and is not exclusive or the exclusive property of Property Archives, LLC*

*NO WARRANTY EXPRESSED OR IMPLIED, IS MADE IN CONNECTION WITH THIS REPORT, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ALL RISK IS ASSUMED BY USER AND Property Archives, LLC assumes no liability for faulty or inaccurate information. The Reports may utilize a variety of public and other sources reasonably available to Property Archives. Property Archives cannot, and does not assure, warrant, guarantee or assume any liability for the correctness, comprehensiveness, timeliness or completeness of any of such information, nor is the information in any Report to be construed as legal advice with respect to environmental risks associated with any property. Property Archives shall not be liable to anyone for any claims, causes of action, suits, damages, losses, costs and expenses (including, without limitation, attorneys' fees and costs) arising out of or caused by this report regardless of the acts, errors or omissions, or negligence of Property Archives. Any damages shall be limited to the purchase price of the report.*

*Purchaser of the report accepts the report "As Is". The report is intended only to provide information only and should not be considered as providing any legal advice, prediction, forecast, or fact as to the environmental risk for any specific property. Reports are proprietary to Property Archives, and contain copyrighted material and trademarks of Property Archives. All other trademarks used herein are the property of their respective owners. All rights of Property Archives, LLC as to the Reports are reserved.*

**2020 Columbine Ct, Anchorage, AK 99508**

DANIEL PIRTLE	1200 Columbine Ct
DAVID CANADA	1200 Columbine Ct
JAMES HWANG	1200 Columbine Ct
JOAN BUTLER	1200 Columbine Ct
JOAN CLEVELAND	1200 Columbine Ct
KRYSTAL KIRCHNER	1200 Columbine Ct
LULU NICHOLIA	1200 Columbine Ct
MARY MORRISON	1200 Columbine Ct
MAUREEN HINDS	1200 Columbine Ct
SUSIE SANDER	1200 Columbine Ct
TAMMY SCHEID	1200 Columbine Ct
GLEN APARTMENTS	1200 COLUMBINE CT

**2015 Columbine Ct, Anchorage, AK 99508**

DAVID CANADA	1200 COLUMBINE CT
DAWN RITTER	1200 COLUMBINE CT
JAMES HWANG	1200 COLUMBINE CT
JOAN CLEVELAND	1200 COLUMBINE CT
KRYSTAL KIRCHNER	1200 COLUMBINE CT
LULU NICHOLIA	1200 COLUMBINE CT
MAAMALOA FAKASIIIEIKI	1200 COLUMBINE CT
MARY MORRISON	1200 COLUMBINE CT
MELVIN CAREY	1200 COLUMBINE CT
MICHELLE CARTER	1200 COLUMBINE CT
SUSIE SANDER	1200 COLUMBINE CT
TAMMY SCHEID	1200 COLUMBINE CT
GLEN APARTMENTS	1200 COLUMBINE CT

**2010: Columbine Ct, Anchorage, AK 99508**

No results

**2007: Columbine Ct, Anchorage, AK 99508**

No results

**2002 Columbine Ct, Anchorage, AK 99508**

Kbl Apartments	1200 Columbine CT
----------------	-------------------

**1999 Columbine Ct, Anchorage, AK 99508**

Kbl Apartments	1200 Columbine CT
----------------	-------------------

**1993: Columbine Ct, Anchorage, AK 99508**

No results

**SOURCE:** Anchorage City Directory  
**STREET:** Columbine Ct, Anchorage, AK 99508  
**YEAR:** 1988  
**INFO:** Street not listed.

---

**SOURCE:** Anchorage City Directory  
**STREET:** Columbine Ct, Anchorage, AK 99508  
**YEAR:** 1983  
**INFO:** Street not listed.

---

**SOURCE:** Anchorage City Directory  
**STREET:** Columbine Ct, Anchorage, AK 99508  
**YEAR:** 1979  
**INFO:** Street not listed.

---

**SOURCE:** Anchorage City Directory  
**STREET:** Columbine Ct, Anchorage, AK 99508  
**YEAR:** 1976  
**INFO:** Street not listed.

---

**SOURCE:** Anchorage City Directory  
**STREET:** Columbine Ct, Anchorage, AK 99508  
**YEAR:** 1969  
**INFO:** Street not listed.

---

**SOURCE:** Anchorage City Directory  
**STREET:** Columbine Ct, Anchorage, AK 99508  
**YEAR:** 1964  
**INFO:** Street not listed.

---

**2020: DeBarr Rd, Anchorage, AK**

MAYFIELD'S QUALITY CLEANERS	3400 DEBARR RD
DENNIS PUNGOWIYI	3540 Debarr Rd
CHOL NA	3544 Debarr Rd

**2015: DeBarr Rd, Anchorage, AK**

MAYFIELD'S QUALITY CLEANERS	3400 DEBARR RD
DENNIS PUNGOWIYI	3540 DEBARR RD
CHOL NA	3544 DEBARR RD

**2010: DeBarr Rd, Anchorage, AK**

MAYFIELD EVANS	3400 DEBARR RD
DANIEL HENDERSON	3624 DEBARR RD
KATHLEEN BURNS	3624 DEBARR RD
DAN HENDERSON	3624 DEBARR RD

**2007: DeBarr Rd, Anchorage, AK**

MAYFIELD EVANS	3400 DEBARR RD
DAN HENDERSON	3624 DEBARR RD

**2002: DeBarr Rd, Anchorage, AK**

Mayfield's Quality Cleaners	3400 Debarr Rd
Anchorage Assembly of God	3428 Debarr Rd
Fun Dex	3624 Debarr Rd

**1999: DeBarr Rd, Anchorage, AK**

Anchorage Samoan A O G	3428 Debarr Rd
Fun Dex	3624 Debarr Rd

**1993: DeBarr Rd, Anchorage, AK**

No results

3000 Vacant  
3210★Allen Jeanne  
NUMBERS IRREGULAR  
3540★York Steven W  
3544★Glodowski Debra  
3624 Johnson Jan ©  
3740 Potter's House Christian Cntr 278-4697  
S BRAGAW ST INTERSECTS

IMAGE: 1 of 1  
SOURCE: Anchorage City Directory  
STREET: DeBarr Rd, Anchorage, AK  
YEAR: 1988

3000 Balloon Boutique adv specialties  
3210 Wagner Thos J  
3212 Allen Wm S  
3400 Cole Cleaners 279-2114  
De Barr Laundromat 279-6248  
12  
NUMBERS IRREGULAR  
3544 Whitsett Floyd © 274-4165  
3624 Johnson Jan 279-3050  
3740 Pentecostal Holiness Church 279-7725  
S BRAGAW ST INTERSECTS

IMAGE: 1 of 1  
SOURCE: Anchorage City Directory  
STREET: DeBarr Rd, Anchorage, AK

YEAR:

1983

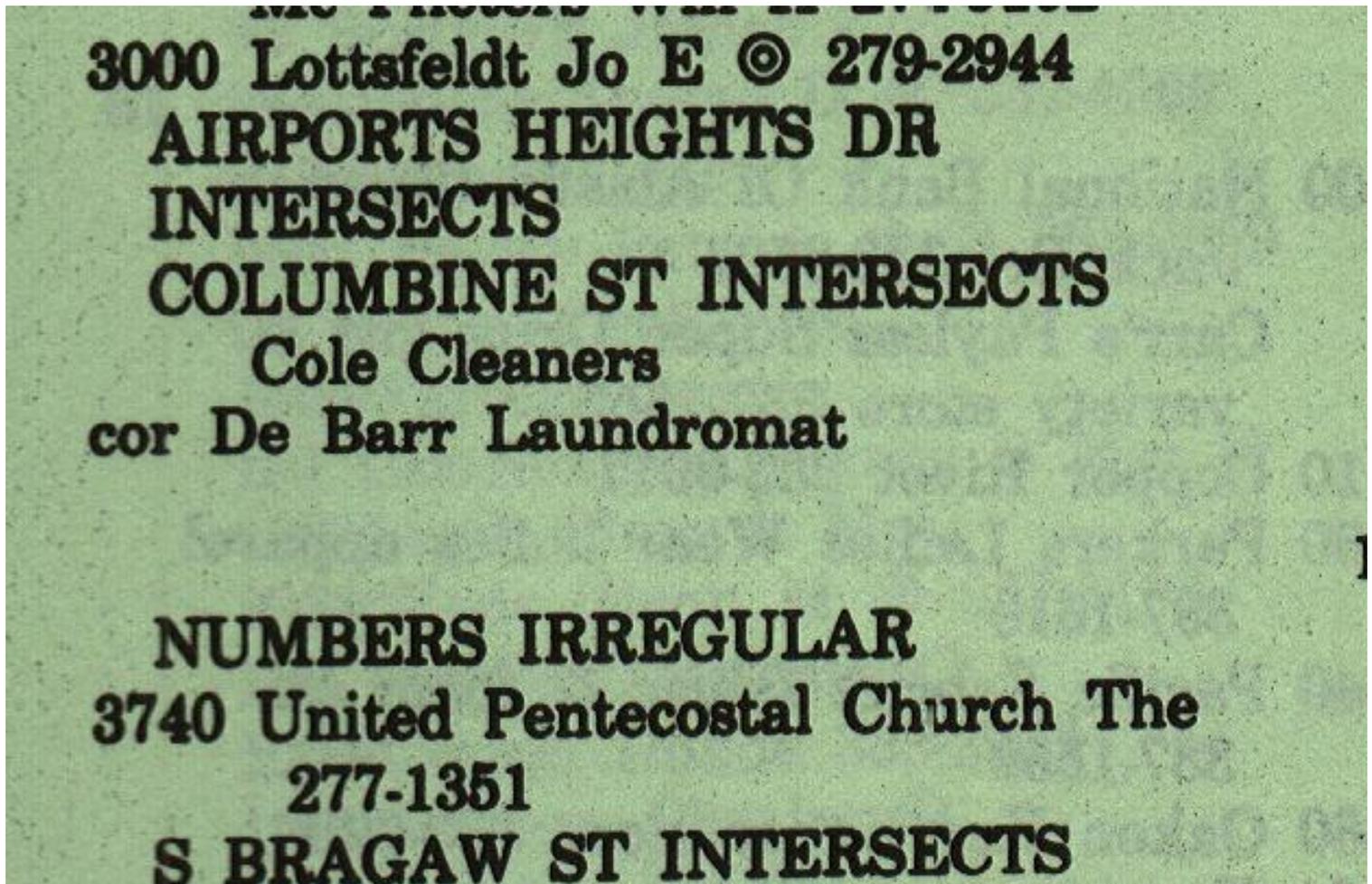


IMAGE:

1 of 1

SOURCE:

Anchorage City Directory

STREET:

DeBarr Rd, Anchorage, AK

YEAR:

1979

**3000 Lottsfeldt Jo E © 279-2944**  
**AIRPORTS HEIGHTS DR**  
**INTERSECTS**  
**COLUMBINE ST INTERSECTS**  
**Cole Cleaners 279-2114**  
**cor De Barr Laundromat 272-9682**

**NUMBERS IRREGULAR**  
**3740 United Pentecostal Church The**  
**277-1351**  
**S BRAGAW ST INTERSECTS**

**IMAGE:** 1 of 1  
**SOURCE:** Anchorage City Directory  
**STREET:** DeBarr Rd, Anchorage, AK  
**YEAR:** 1976

---

3000 LOTTSFELDT CARL F ● 279-2944

31

---AIRPORTS HEIGHTS DR

---INTERSECTS

---COLUMBINE ST INTERSECTS

COLE CLEANERS 279-2114

COR DE BARR LAUNDROMAT 272-9682

3740 UNITED PENTECOSTAL CHURCH THE  
277-1351

IMAGE: 1 of 1  
SOURCE: Anchorage City Directory  
STREET: DeBarr Rd, Anchorage, AK  
YEAR: 1969

DE BARR AVENUE - From end of E 15th  
av northeast and east to Boniface  
pkwy

3000 Lottsfeldt Carl F © FE3-1775

3854 Church of Christ FE3-4740

IMAGE: 1 of 1  
SOURCE: Anchorage City Directory  
STREET: DeBarr Rd, Anchorage, AK  
YEAR: 1964

**APPENDIX B**  
**PROPERTY PHOTOGRAPHS**



**Photo 1. Subject Property Vicinity (looking west)**



**Photo 2. Subject Property (looking north)**



**Photo 3. Central Portion of Subject Property (looking NE)**



**Photo 4. Southern Portion of Subject Property**



**Photo 5. Discarded Wheel on Subject Property**



**Photo 6. Winblown Trash on Subject Property**

Tract C-1, Northway Business Park Seward Towers  
Anchorage, Alaska  
**Property Photographs**



Photo 7. Fiber Optic Cable Box



Photo 8. Northern Portion of Subject Property



Photo 9. Northern Portion of Subject Property



Photo 10. Electrical Switch Cabinet, E of Subject Property



Photo 11. Pad-Mounted Transformer - Small Leak (E of Property)



Photo 12. Fence & Hospital Facility to East (looking S)

Tract C-1, Northway Business Park Seward Towers  
Anchorage, Alaska  
**Property Photographs**



**Photo 13. Residential Area Adjacent to Subject Property (looking southwest)**



**Photo 14. View of Residential Area (facing north-northwest)**

Tract C-1, Northway Business Park Seward Towers  
Anchorage, Alaska  
**Property Photographs**

  
BGES, INC.

November 2024

B-3

**APPENDIX C**  
**ADEC CONTAMINATED & SPILLS SITES REPORTS; & NETRONLINE**  
**ENVIRONMENTAL RADIUS REPORT**

# SITE REPORT: CHEVRON 9-6489 - TRIPLE A SERVICE

**SITE NAME:** Chevron 9-6489 - Triple A Service

**ADDRESS:** 1304 Airport Heights, Anchorage, AK 99501

**FILE NUMBER:** 2100.26.066

**HAZARD ID:** 23518

**STATUS:** Active

**STAFF:** Rebekah Reams, 9074512144 [rebekah.reams@alaska.gov](mailto:rebekah.reams@alaska.gov)

**LATITUDE:** 61.209398

**LONGITUDE:** -149.823677

**HORIZONTAL DATUM:** NAD83

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

Contamination was first identified in soil and groundwater during a 1997 site assessment. In 1998 site facilities were upgraded and the existing underground storage tanks, dispensers, product piping, and contaminated soil were removed and excavation confirmation samples were collected. Additional site characterization and cleanup activities have included the advancement of soil borings, installation of monitoring wells and soil vapor probes, and collection of soil, groundwater, and soil gas samples as well as the application of oxygen injections into monitoring wells to enhance natural attenuation. Groundwater monitoring continues on a semi-annual schedule.

## Action Information

<b>ACTION DATE</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
--------------------	---------------	--------------------	------------------

9/3/1997	Document, Report, or Work plan Review - other	Soil and groundwater contamination was discovered during the installation of 3 monitoring wells (MW-1, MW-2, and MW-3) on the property. Groundwater was encountered at 27.33 to 28.32 feet below ground surface. Groundwater flow direction was to the northwest. Up to 186 mg/kg GRO and 0.0909 mg/kg benzene in the soil samples collected on August 27, 1997. Up to 14.8 mg/l GRO and 167 ug/l benzene in the groundwater samples collected on August 27, 1997.	Robert Weimer
4/16/1998	Document, Report, or Work plan Review - other	April 16, 1998 groundwater monitoring event. Up to 1.78 mg/l GRO and 262 ug/l benzene in the groundwater. Contamination concentrations increased in 1 of the 3 monitoring wells sampled. Groundwater flow direction was to the northwest. Depth to groundwater is 27.12 to 28.43 feet below ground surface.	Robert Weimer
9/10/1998	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 77946 Five USTs were decommissioned and contamination was discovered.	David Allen
9/10/1998	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		Former Staff
9/10/1998	Site Added to Database		Former Staff
9/11/1998	Underground Storage Tank Site Characterization or Assessment	Five USTs were removed and gasoline contamination was discovered. 150 cubic yards of gasoline contaminated soils were excavated treated thermally at ASR.	Robert Weimer
9/18/1998	Document, Report, or Work plan Review - other	On September 1, 1998 DEC approves work plan to decommission the three current site monitoring wells (MW-1, MW-2, and MW-3) prior to removal of the existing underground storage tanks (three gasoline, one used oil, and one heating oil) and associated piping for the planned facility upgrade. The monitoring wells were abandoned on September 8, 1998. The five underground storage tanks were removed between September 11, 1998 and September 18, 1998.	Robert Weimer
7/2/1999	Release Investigation	Release investigation included drilling and installation of four monitoring wells. See report on this activity dated 9/7/99.	Linda Nuechterlein
4/21/2000	Document, Report, or Work plan Review - other	ADEC approves work plan for monitoring well installation.	Linda Nuechterlein

1/30/2001	Meeting or Teleconference Held	Annual meeting with ADEC & Chevron to review Alaska sites and set goals for 2001. See meeting notes for additional details.	Linda Nuechterlein
8/21/2002	Update or Other Action	RECKEY has automatically been generated.	Cynthia Pring-Ham
6/19/2003	Leaking Underground Storage Tank Corrective Action Underway	Approved drill cutting soils to ASR for thermal treatment.	Robert Weimer
8/26/2004	Document, Report, or Work plan Review - other	June 8, 2004 groundwater monitoring report. Up to 73 mg/l GRO and 530 ug/l benzene in the groundwater. Contamination concentrations have increased in several wells.	Robert Weimer
12/9/2004	Document, Report, or Work plan Review - other	September 27, 2004 groundwater monitoring report. Up to 8.7 mg/l GRO and 79 ug/l benzene in the groundwater. Contamination concentrations appear to be decreasing.	Robert Weimer
8/5/2005	Document, Report, or Work plan Review - other	May 10, 2005 groundwater monitoring report. Up to 34 mg/l GRO and 190 ug/l benzene in the groundwater. Contamination concentrations appear to be increasing. Groundwater flow direction is to the northwest.	Robert Weimer
12/1/2005	Document, Report, or Work plan Review - other	September 27, 2005 groundwater monitoring report. Up to 9.6 mg/l GRO and 140 ug/l benzene in the groundwater. Contamination concentrations appear to be decreasing. Groundwater flow direction is to the northwest. Depth to groundwater is 25 to 27 feet below ground surface.	Robert Weimer
1/10/2006	Meeting or Teleconference Held	Meeting with RP's consultant to discuss future site work. Additional monitoring well needed to northwest. Possible vac pump of groundwater.	Robert Weimer
5/11/2006	Meeting or Teleconference Held	Meeting with RP and their consultant to discuss future site work. Additional monitoring well needed to northwest. They are working on access.	Robert Weimer
7/5/2006	Document, Report, or Work plan Review - other	ADEC review and approval of a release investigation workplan for the installation of a monitoring well across the street to the northwest. The monitoring well is to be installed this month.	Robert Weimer
9/8/2006	Offsite Soil or Groundwater Disposal Approved	ADEC approves thermal treatment of 3 drums of contaminated soil.	Robert Weimer
11/1/2006	Offsite Soil or Groundwater Disposal	ADEC approves treatment of contaminated purge water.	Robert Weimer

Approved

11/27/2006	Document, Report, or Work plan Review - other	May 16, 2006 groundwater monitoring report. Up to 17 mg/l GRO and 110 ug/l benzene in the groundwater. Contamination concentrations appear to be higher in the summer and lower in the fall. Groundwater flow direction is to the north by northwest. Depth to groundwater is 26 to 28 feet below ground surface.	Robert Weimer
3/5/2007	Document, Report, or Work plan Review - other	September 22, 2006 groundwater monitoring report. Up to 6 mg/l GRO and 110 ug/l benzene in the groundwater. Contamination concentrations appear to be higher in the summer and lower in the fall. Groundwater flow direction is to the north by northwest. Depth to groundwater is 25 to 27 feet below ground surface.	Robert Weimer
4/2/2007	Meeting or Teleconference Held	Meeting with RP to discuss site. They are to continue with semi-annual monitoring and sampling.	Robert Weimer
10/5/2007	Conceptual Site Model Submitted	Conceptual Site Model (CSM) identified incidental soil ingestion, inhalation of outdoor air, inhalation of indoor air. Also potential groundwater ingestion.	Robert Weimer
12/5/2007	Document, Report, or Work plan Review - other	Review subsurface investigation report. One new monitoring well (MW-11) was installed on July 11, 2006 to help define the extent of the soil and groundwater contamination to the northwest of the site. Groundwater was encountered 28 feet below ground surface. All of the soil samples (BTEX/GRO) were non-detect.	Robert Weimer
1/14/2008	Document, Report, or Work plan Review - other	May 23, 2007 groundwater monitoring report. Up to 4.9 mg/l GRO and 90 ug/l benzene in the groundwater. Contamination concentrations appear to be decreasing. Groundwater flow direction is to the northwest. Depth to groundwater is 26.11 to 28.58 feet below ground surface.	Robert Weimer
1/18/2008	Conceptual Site Model Submitted	Review preliminary conceptual site model.	Robert Weimer
3/5/2008	Meeting or Teleconference Held	Meeting with Chevron and their consultants. Chevron to conduct and indoor air evaluation for this site. They plan to begin oxygen or ozone injection in site source area monitoring wells.	Robert Weimer
3/21/2008	Exposure Tracking Model Ranking	Site ranked on the new Exposure Tracking Model (ETM). The ETM is a new site ranking system that looks at, based on available data, the potential exposure pathways for the contamination remaining at the site.	Robert Weimer

4/23/2008	Document, Report, or Work plan Review - other	ADEC approves workplan to inject oxygen into monitoring wells MW-4, MW-6, and MW-7, and to collect analytical and natural attenuation parameters.	Robert Weimer
7/29/2008	Document, Report, or Work plan Review - other	September 21, 2007 groundwater monitoring report. Up to 3.1 mg/l GRO and 30 ug/l benzene in the groundwater. Contamination concentrations appear to be decreasing. Groundwater flow direction is to the west by northwest. Depth to groundwater is 25.36 to 28.60 feet below ground surface.	Robert Weimer
8/4/2008	Offsite Soil or Groundwater Disposal Approved	ADEC approves treatment of contaminated purge water.	Robert Weimer
9/25/2008	Offsite Soil or Groundwater Disposal Approved	ADEC approves treatment of contaminated purge water.	Robert Weimer
12/4/2008	Document, Report, or Work plan Review - other	May 2, 2008 groundwater monitoring report. Up to 20.4 mg/l GRO and 41.5 ug/l benzene in the groundwater. Contamination concentrations increased in 1 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 26.18 to 28.62 feet below ground surface.	Robert Weimer
2/25/2009	Meeting or Teleconference Held	Meeting with Chevron and their consultants. Chevron to conduct and indoor air evaluation for this site. Chevron to submit a report of the results of the oxygen injection events. ADEC approves suspending the sampling of monitoring wells MW-8 and MW-9 until further notice.	Robert Weimer
4/10/2009	Document, Report, or Work plan Review - other	July 14, 2008 groundwater monitoring report. Up to 16 mg/l GRO and 100 ug/l benzene in the groundwater. Contamination concentrations increased in 3 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 25.12 to 27.46 feet below ground surface.	Robert Weimer
6/17/2009	Offsite Soil or Groundwater Disposal Approved	ADEC approves treatment of one drum of contaminated purge water.	Robert Weimer
7/7/2009	Document, Report, or Work plan Review - other	Oxygen was injected into groundwater monitoring wells MW-4, MW-6, and MW-7 to enhance biodegradation of dissolved petroleum hydrocarbons on May 5, June 2, June 10, July 15, and August 6, 2008. Approximately 125 cubic feet of oxygen was injected into each monitoring well. GRO in MW-7 was reduced from 20.4 mg/l to 0.2 mg/l. Benzene in MW-7 was reduced from 415 ug/l to 9 ug/l. Dissolved oxygen levels in monitoring	Robert Weimer

well MW-4 rose from 0.2% to 35%, MW-6 from 3.06% to 14.2%.

10/13/2009	Document, Report, or Work plan Review - other	May 5, 2009 groundwater monitoring report. Up to 8 mg/l GRO and 190 ug/l benzene in the groundwater. Contamination concentrations increased in 1 of the 7 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 25.51 to 27.97 feet below ground surface.	Robert Weimer
10/26/2009	Offsite Soil or Groundwater Disposal Approved	ADEC approves treatment of one drum of contaminated purge water.	Robert Weimer
2/25/2010	Document, Report, or Work plan Review - other	August 28, 2009 groundwater monitoring event. Up to 11 mg/l GRO and 350 ug/l benzene in the groundwater. Contamination concentrations increased in 4 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 25.52 to 27.98 feet below ground surface.	Robert Weimer
3/11/2010	Meeting or Teleconference Held	Meeting with Chevron and their consultants on 3/10/10. MW4 and MW7 are to be sampled for PAH the next monitoring event. Chevron will submit a soil gas sampling workplan will be submitted by June 30, 2010. Monitoring well MW8 & MW9 are approved to be abandoned. We discussed that groundwater samples for volatiles should not be collected with bailers or peristaltic pumps due to the loss of volatiles, Chevron is to provide a workplan specifying how groundwater samples will be collected in the future.	Robert Weimer
4/9/2010	Document, Report, or Work plan Review - other	DEC review of Site Vapor Intrusion Evaluation report for this site. The report concluded that this site does have a potential for vapor intrusion into the service station building based on structures currently being within 30 feet of the remaining soil and groundwater contamination at this site. A soil gas sampling workplan will be submitted for DEC approval by June 30, 2010.	Robert Weimer
5/20/2010	Update or Other Action	Approved, until further notice, no-purge groundwater sampling at this site.	Robert Weimer
8/27/2010	Offsite Soil or Groundwater Disposal Approved	ADEC approves treatment of contaminated purge water.	Robert Weimer
10/5/2010	Offsite Soil or Groundwater Disposal Approved	ADEC approves request for treatment of one drum of monitoring well purge water.	Robert Weimer

3/2/2011	Document, Report, or Work plan Review - other	ADEC approves temporary storage of any purgewater generated in 2011 at the secure area at 1441 C Street.	Robert Weimer
5/6/2011	Document, Report, or Work plan Review - other	July 22, 2010 groundwater monitoring event. Up to 3.5 mg/l GRO and 63 ug/l benzene in the groundwater. No PAH's were detected over cleanup levels. Contamination concentrations increased in 1 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 25.75 to 28.18 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring.	Robert Weimer
7/22/2011	Offsite Soil or Groundwater Disposal Approved	ADEC approves treatment of contaminated purge water.	Robert Weimer
8/2/2011	Document, Report, or Work plan Review - other	September 5, 2010 groundwater monitoring event. Up to 3.0 mg/l GRO and 44 ug/l benzene in the groundwater. Contamination concentrations increased in 3 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 25.59 to 28.03 feet below ground surface. Monitoring wells MW-8 and MW-9 were decommissioned in accordance with the approved plan. The consultant recommends continued semi-annual groundwater monitoring.	Robert Weimer
9/8/2011	Document, Report, or Work plan Review - other	ADEC approves temporary storage of drill cuttings and decon water at the secure area at 1441 C Street.	Robert Weimer
9/8/2011	Site Characterization Workplan Approved	ADEC reviews and approves soil vapor assessment work plan. The work plan proposes to install two soil vapor wells and collect air samples to help assess the soil vapor concentrations near the on-property building.	Robert Weimer
10/25/2011	Offsite Soil or Groundwater Disposal Approved	ADEC approves treatment of contaminated purge water.	Robert Weimer
11/4/2011	Offsite Soil or Groundwater Disposal Approved	ADEC approves request for thermal treatment of one drum and one super sack of contaminated soil. The soil was generated during the September 2011 soil vapor probe installation.	Robert Weimer
11/4/2011	Document, Report, or Work plan Review - other	ADEC approves request for thermal treatment of one drum and one super sack of contaminated soil. The soil was generated during the September 2011 soil vapor probe installation.	Robert Weimer

2/6/2012	Document, Report, or Work plan Review - other	On September 12, 2011 two multi-level (at 8, 16, and 25 feet below ground surface) soil gas sampling wells were installed and sampled. Up to 0.29 mg/kg benzene, 0.19 mg/kg methylene chloride, 5.3 mg/kg GRO, and 54 mg/kg DRO in the soil samples collected. Up to 63 mg/m3 benzene, non-detect (<1.7 mg/m3) ethylbenzene, non-detect (<4.2 mg/m3) naphthalene, and non-detect (<1.7 mg/m3) xylenes in SVP-2 at 25 feet bgs. Up to non-detect (<1.3 mg/m3) benzene, non-detect (<1.7 mg/m3) ethylbenzene, non-detect (<4.2 mg/m3) naphthalene, and non-detect (<1.7 mg/m3) xylenes in SVP-1 at 25 feet bgs. The SVP-2 benzene exceeds Commerical Deep Soil Gas screening levels (1.6 mg/m3). The detection level for naphthalene exceeded Commerical Deep Soil Gas screening levels (0.36 mg/m3).	Robert Weimer
2/29/2012	Meeting or Teleconference Held	Meeting with Chevron and their consultants on 2/28/12. Chevron is to continue semiannual groundwater monitoring and conduct soil gas sampling of SVP-1 and SVP-2 in the spring of 2012.	Robert Weimer
3/27/2012	Document, Report, or Work plan Review - other	June 9-10, 2011 groundwater monitoring event. Up to 0.86 mg/l GRO and 16 ug/l benzene in the groundwater. Contamination concentrations increased in 1 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 26.96 to 29.39 feet below ground surface. Monitoring wells MW-8 and MW-9 were decommissioned in accordance with the approved plan. The consultant recommends continued semi-annual groundwater monitoring.	Robert Weimer
8/21/2012	Offsite Soil or Groundwater Disposal Approved	ADEC approves offsite treatment of contaminated purge water.	Robert Weimer
11/28/2012	Offsite Soil or Groundwater Disposal Approved	ADEC approves offsite treatment of contaminated purge water.	Robert Weimer
1/30/2013	Document, Report, or Work plan Review - other	September 18, 2011 groundwater monitoring event. Up to 0.84 mg/l GRO and 20 ug/l benzene in the groundwater. Contamination concentrations increased in 1 of the 6 monitoring wells sampled. Groundwater flow direction is historically to the northwest.	Robert Weimer
1/30/2013	Document, Report, or Work plan Review - other	May 30, 2012 groundwater monitoring event. Up to 0.80 mg/l GRO and 25 ug/l benzene in the groundwater. Contamination concentrations increased in 3 of the 6 monitoring wells sampled. Groundwater flow direction was to the northwest. Depth to	Robert Weimer

groundwater was 25.99 to 28.45 feet below ground surface.

1/30/2013	Document, Report, or Work plan Review - other	September 19, 2012 groundwater monitoring event. Up to 0.41 mg/l GRO and 31 ug/l benzene in the groundwater. Contamination concentrations increased in 1 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 26.31 to 28.7 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring.	Robert Weimer
2/19/2013	Document, Report, or Work plan Review - other	On May 30, 2012 two multi-level (at 8, 16, and 25 feet below ground surface) soil gas sampling wells were sampled. Up to 21 mg/m <sup>3</sup> benzene, non-detect (<8.7 mg/m <sup>3</sup> ) ethylbenzene, non-detect (<21 mg/m <sup>3</sup> ) naphthalene, and non-detect (<8.7 mg/m <sup>3</sup> ) xylenes in SVP-2 at 25 feet bgs. Up to non-detect (<6.4 mg/m <sup>3</sup> ) benzene, 9.2 mg/m <sup>3</sup> ethylbenzene, non-detect (<21 mg/m <sup>3</sup> ) naphthalene, and 20 mg/m <sup>3</sup> xylenes in SVP-1 at 25 feet bgs. The SVP-2 benzene and SVP-1 ethylbenzene exceeds Commercial Deep Soil Gas screening levels (1.6 mg/m <sup>3</sup> and 4.9 mg/m <sup>3</sup> ). The SVP-1 xylenes exceeds Residential Deep Soil Gas screening levels (10 mg/m <sup>3</sup> ). The detection level for naphthalene exceeded Commercial Deep Soil Gas screening levels (0.36 mg/m <sup>3</sup> ). They are to sample again in the fall of 2012.	Robert Weimer
2/27/2013	Meeting or Teleconference Held	Meeting with Chevron and their consultants on 2/26/13. Chevron proposes to continue to conduct semi-annual groundwater monitoring to monitor for natural attenuation and trends. They will conduct soil vapor sampling in March 2013 and September 2013. The next groundwater sampling event they will sample both using no purge and purge help evaluate that the past no purge results were providing comparable data. We discussed that all semi-annual monitoring events need to be at least 120 days apart.	Robert Weimer
3/21/2013	Update or Other Action	The Department requests that soil gas sampling reports are provided on a semi-annual basis so a timely response can occur if the first monitoring event shows a problem or if there are QA/QC issues that would warrant another immediate soil vapor sampling event.	Robert Weimer
3/26/2013	Document, Report, or Work plan Review - other	DEC conditionally approves the use of a portable activated carbon (gac) filter system for this site to treat water generated during groundwater monitoring. The storage of water at the site or the secure storage area at 1441 C Street is also approved.	Robert Weimer

5/17/2013	Site Visit	Site visit to observe groundwater monitoring. They were collecting with no-purge with hydrasleeves and purge sampling with a bladder pump.	Robert Weimer
11/14/2013	Document, Report, or Work plan Review - other	On September 18, 2012 two multi-level (at 8, 16, and 25 feet below ground surface) soil gas sampling wells were sampled. The samples were non-detect (<64 mg/m <sup>3</sup> ) benzene, (<87 mg/m <sup>3</sup> ) ethylbenzene, (<100 mg/m <sup>3</sup> ) naphthalene, and (<87 mg/m <sup>3</sup> ) xylenes in SVP-2 at 25 feet bgs. The SVP-2 detection limit for benzene exceeds Commercial Deep Soil Gas screening levels (1.6 mg/m <sup>3</sup> ). They need a frozen ground soil gas sampling event.	Robert Weimer
1/21/2014	Document, Report, or Work plan Review - other	May 16-17, 2013 groundwater monitoring event. Up to 2.0 mg/l GRO and 42 ug/l benzene in the groundwater. Contamination concentrations increased in 3 of the 6 monitoring wells sampled. Groundwater flow direction is to the west. Depth to groundwater is 26.31 to 28.43 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring. The monitoring wells were sampled by both no-purge with hydrasleeves, and purge with a bladder pump. The sampling interval for the bladder pump was not documented in the field notes. The hydrasleeve sampling was from the top of the water column.	Robert Weimer
2/19/2014	Document, Report, or Work plan Review - other	On March 28, 2013 two multi-level (at 8, 16, and 25 feet below ground surface) soil gas sampling wells were sampled. Up to 41 mg/m <sup>3</sup> benzene, 11 mg/m <sup>3</sup> toluene, non-detect (<8.7 mg/m <sup>3</sup> ) ethylbenzene, non-detect (<21 mg/m <sup>3</sup> ) naphthalene, and 11 mg/m <sup>3</sup> xylenes in SVP-2 at 25 feet bgs. The SVP-2 benzene exceeds Commercial Deep Soil Gas screening levels (1.6 mg/m <sup>3</sup> ). All other soil gas samples met Deep and Shallow Soil Gas screening levels.	Robert Weimer
2/20/2014	Document, Report, or Work plan Review - other	On September 16, 2013 two multi-level (at 8, 16, and 25 feet below ground surface) soil gas sampling wells were sampled. Up to 20 mg/m <sup>3</sup> benzene, non-detect (<0.75 mg/m <sup>3</sup> ) toluene, non-detect (<0.87 mg/m <sup>3</sup> ) ethylbenzene, non-detect (<2.1 mg/m <sup>3</sup> ) naphthalene, and non-detect (<0.87 mg/m <sup>3</sup> ) xylenes in SVP-2 at 25 feet bgs. The SVP-2 benzene exceeds Commercial Deep Soil Gas screening levels (1.6 mg/m <sup>3</sup> ). All other soil gas samples met Deep and Shallow Soil Gas screening levels.	Robert Weimer
2/27/2014	Meeting or Teleconference Held	Meeting with Chevron and their consultants on 2/27/2014. They plan to continue semi-annual groundwater monitoring. They will submit a work plan for the removal of the soil gas probes. Because of	Robert Weimer

problems with last year's purge/no-purge sampling the next groundwater sampling event they will sample both using no purge and purge help evaluate that the past no purge results were providing comparable data or they will switch to no purge for future sampling events. We discussed that the groundwater samples needs to be collected as close as possible to the soil/water interface, with the pump intake within a foot of the soil/water interface at the time of the sampling. In the future they will need to evaluate for a diving plume on the monitoring wells far from the release point. The consultant will provide more information in their site reports in accordance with DEC's 9/23/2009 Site Characterization Work Plan and Reporting Guidance for Investigation of Contaminated Sites.

4/24/2014	Document, Report, or Work plan Review - other	DEC provided comments on the proposed Soil Vapor Probe Decommission Work Plan for this site. The probes need to be decommissioned using methods similar to the monitoring well decommissioning section of the ADEC September 2013 Monitoring Well Guidance. This includes knocking out the bottom of the probe and filling with a grout or bentonite chips to near the ground surface as the probe casing is removed. Chips will require hydration after completion.	Robert Weimer
4/28/2014	Document, Report, or Work plan Review - other	DEC approved revised Soil Vapor Probe Decommission Work Plan for this site. The probes are to be decommissioned using methods similar to the monitoring well decommissioning section of the ADEC September 2013 Monitoring Well Guidance. This includes removing the teflon tubing and filling the hole with hydrated bentonite chips to near the ground surface after the tubing is removed.	Robert Weimer
5/9/2014	Document, Report, or Work plan Review - other	September 16, 2013 groundwater monitoring event. Up to 1.4 mg/l GRO and 23 ug/l benzene in the groundwater. Contamination concentrations increased in 3 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 25.66 to 28.11 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring. The monitoring wells were sampled by no-purge with hydrasleeves. The hydrasleeve sampling was from the top of the water column.	Robert Weimer
3/5/2015	Document, Report, or Work plan Review - other	November 6, 2013 groundwater monitoring event. Up to 2.1 mg/l GRO and 12 ug/l benzene in the groundwater. Contamination concentrations increased in 3 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 25.95 to 27.88 feet below ground surface. The	Robert Weimer

		consultant recommends continued semi-annual groundwater monitoring. The monitoring wells were sampled by purge with bladder pump from the top of the water column.	
3/26/2015	Document, Report, or Work plan Review - other	May 5, 2014 groundwater monitoring event. Up to 2.6 mg/l GRO and 15 ug/l benzene in the groundwater. Contamination concentrations increased in 1 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 25.94 to 28.36 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring. The monitoring wells were sampled by purge with bladder pump. The sample results are considered biased low because the pump intake was not within the top foot of the water column in all 6 monitoring wells, they ranged from 1.9 to 2.06 feet below the soil/water interface.	Robert Weimer
7/15/2015	Document, Report, or Work plan Review - other	Soil Vapor Probe Decommission report. The probes were decommissioned using methods similar to the monitoring well decommissioning section of the ADEC September 2013 Monitoring Well Guidance. This included removing the top two feet of teflon tubing and filling the hole with hydrated bentonite chips to near the ground surface after the tubing is removed.	Robert Weimer
8/17/2015	Conceptual Site Model Submitted	Review revised conceptual site model. Soil ingestion and direct contact, groundwater ingestion, and inhalation of outdoor air were identified as completed pathways.	Robert Weimer
1/25/2016	Update or Other Action	DEC approves extension request to submit the 2nd semi-annual 2015 groundwater monitoring report by February 29, 2016.	Robert Weimer
4/1/2016	Document, Report, or Work plan Review - other	April 28, 2015 groundwater monitoring event. Up to 0.66 mg/l GRO, non-detect MTBE, and 6.5 ug/l benzene in the groundwater. Contamination concentrations increased in 0 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 26.91 to 29.34 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring. After purging the monitoring wells were sampled with a bladder pump within the top foot of the water column as required.	Robert Weimer
6/16/2016	Document, Report, or Work plan Review - other	November 11, 2015 groundwater monitoring event. Up to 0.94 mg/l GRO, non-detect MTBE, and 11.0 ug/l benzene in the groundwater. Contamination concentrations increased in 4 of the 6 monitoring wells	Robert Weimer

sampled. Groundwater flow direction is to the west. Depth to groundwater is 26.03 to 27.36 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring. After purging the monitoring wells were sampled with a bladder pump within the top foot of the water column as required except for monitoring well MW-11 where it was not documented in the field notes.

2/1/2017	Document, Report, or Work plan Review - other	May 25, 2016 groundwater monitoring event. Up to 0.52 mg/l GRO and 3.0 ug/l benzene in the groundwater. Contamination concentrations increased in 0 of the 6 monitoring wells sampled. Groundwater flow direction is to the west by northwest. Depth to groundwater is 26.63 to 29.03 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring. After purging the monitoring wells were sampled with a bladder pump within the top foot of the water column as required.	Robert Weimer
10/31/2017	Document, Report, or Work plan Review - other	October 20, 2016 groundwater monitoring event. Up to 2.6 mg/l GRO and 46.0 ug/l benzene in the groundwater. Contamination concentrations increased in 4 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 25.97 to 28.42 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring. After purging the monitoring wells were sampled with a bladder pump within the top foot of the water column as required.	Robert Weimer
11/1/2017	Document, Report, or Work plan Review - other	June 23, 2017 groundwater monitoring event. Up to 2.7 mg/l GRO and 28.0 ug/l benzene in the groundwater. Contamination levels increased in 1 of the 6 monitoring wells sampled. Groundwater flow direction is to the west by northwest. Depth to groundwater is 26.04 to 28.46 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring. After purging the monitoring wells were sampled with a bladder pump within the top foot of the water column as required.	Robert Weimer
3/8/2018	Document, Report, or Work plan Review - other	October 11, 2017 groundwater monitoring event. Up to 7.8 mg/l GRO and 108.0 ug/l benzene in the groundwater. Contamination concentrations increased in 4 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 26.50 to 28.27 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring. After purging the monitoring wells were sampled with a bladder pump within the top foot of the water column as required.	Robert Weimer

3/14/2018	Update or Other Action	DEC approves suspending, until further notice, the sampling for GRO in monitoring wells 5 & 6. DEC requests that during the next monitoring event that all of the monitoring wells have samples analyzed for the full VOCs (method 8260) and PAHs (method 8270). Based on a review of the results of that sampling further reduction in groundwater monitoring may be approved.	Robert Weimer
10/9/2018	Document, Report, or Work plan Review - other	May 22, 2018 groundwater monitoring event. Up to 2.4 mg/l GRO, 16 ug/l naphthalene (1.7 ug/l cleanup level) and 19 ug/l benzene in the groundwater. Contamination concentrations increased in 1 of the 5 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 26.09 to 28.52 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring. After purging the monitoring wells were sampled with a bladder pump within the top foot of the water column as required.	Robert Weimer
1/18/2019	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 77946 1997 ust contamination.	Robert Weimer
7/2/2019	Document, Report, or Work plan Review - other	October 17, 2018 groundwater monitoring event. Up to 6.8 mg/l GRO and 87 ug/l benzene in the groundwater. PAH sampling was not conducted this sampling event. Contamination concentrations increased in 4 of the 6 monitoring wells sampled. Groundwater flow direction is to the northwest. Depth to groundwater is 25.73 to 28.20 feet below ground surface. The consultant recommends continued semi-annual groundwater monitoring. After purging the monitoring wells were sampled with a bladder pump within the top foot of the water column as required.	Robert Weimer
9/23/2019	Update or Other Action	ADEC requests for this site that the monitoring wells are purged prior to sampling, and that the intake of the bladder pump/in-well pump be documented in the field notes to be within the top foot of the water column at the time of the sampling. Also VOC sampling needs to include the full 8260 VOC list including naphthalene.	Robert Weimer
3/12/2020	Update or Other Action	ADEC requests for this site that the monitoring wells are purged prior to sampling, and that the intake of the bladder pump/in-well pump be documented in the field notes to be within the top foot of the water column at the time of the sampling. Also all BTEX and VOC sampling needs to include the full 8260 VOC list including naphthalene. ADEC is also requesting that all reports be submitted within 60 days of the sampling and the groundwater monitoring figure include a	Robert Weimer

diagram showing historic groundwater flow directions. ADEC requests that PAH analysis be conducted in all of the monitoring wells to be sampled.

3/17/2020	Document, Report, or Work plan Review - other	DEC reviewed 2020 groundwater sampling plan and provided the following comments: For all future monitoring events please make sure that the field notes document the measurement of the pump intake that is within the top foot of the water column at the time of the sampling unless the top of the well screened interval is deeper, then in that case from the top foot of that screened interval. For all future monitoring events any monitoring well where BTEX or HVOC sampling is proposed it needs to be the full VOC (method 8260) list, including naphthalene. The field QC samples are per day of sampling at a site. For all future monitoring events all reports be submitted within 60 days of the sampling and the groundwater monitoring figure include a diagram showing historic groundwater flow directions. For all future monitoring events if a monitoring well is low yield and purges dry then a sample will still need to be collected that monitoring event once the monitoring well has recharged to approximately 80% of its pre-purge volume. If it has not returned to 80% of its pre-purged volume during that sampling day DEC requests that you return to the site early the next day to attempt to collect the water sample. DEC also requested PAH analysis for all site monitoring wells to be sampled.	Robert Weimer
1/15/2021	Meeting or Teleconference Held	DEC staff met with Chevron Environmental Management Company (CEMC) and Arcadis to discuss Chevron sites located in Alaska during the Annual Portfolio Meeting on January 14th and 15th, 2021.	Rebekah Reams
7/30/2021	Document, Report, or Work plan Review - other	2019 First Semi-Annual Groundwater Monitoring event was conducted on May 28, 2019. Well survey was completed on June 6, 2019. Groundwater samples were collected from monitoring wells MW-4, MW-5, MW-6, MW-7, MW-10, and MW-11. Samples were submitted to the laboratory for BTEX and GRO. Groundwater flow direction was to the west-northwest and depth to groundwater was 26.03 to 28.45 feet below ground surface.	Rebekah Reams
7/30/2021	Document, Report, or Work plan Review - other	2019 Second Semi-Annual Groundwater Monitoring event was conducted on October 9, 2019. Groundwater samples were collected from monitoring wells MW-4, MW-5, MW-6, MW-10, and MW-11. MW-7 was not sampled due to sediment in the well that clogged sampling equipment. Samples were submitted to the laboratory for BTEX and GRO. Groundwater flow direction was to the northwest and depth to	Rebekah Reams

groundwater was 25.95 to 28.38 feet below ground surface.

7/30/2021	Document, Report, or Work plan Review - other	2020 First Semi-Annual Groundwater Monitoring event was conducted on May 7, 2020. Groundwater samples were collected from monitoring wells MW-6, MW-10, and MW-11. MW-4 was not sampled due access issues and MW-5 and MW-7 were not sampled due to ice obstructions within the well casing. Samples were submitted to the laboratory for GRO, VOCs and PAHs. Groundwater flow direction was to the west-northwest and depth to groundwater was 26.41 to 28.21 feet below ground surface.	Rebekah Reams
7/30/2021	Document, Report, or Work plan Review - other	2020 Second Semi-Annual Groundwater Monitoring event was conducted on November 11th and 19th, 2020. Groundwater samples were collected from monitoring wells MW-4 through MW-7 and MW-10. MW-11 was inaccessible due to ice cover. Samples were submitted to the laboratory for GRO, VOCs and PAHs. Groundwater flow direction was to the west-northwest and depth to groundwater was 25.92 to 28.31 feet below ground surface.	Rebekah Reams
8/4/2021	Long Term Monitoring Workplan or Report Review	2021 First Semi-Annual Groundwater Monitoring event was conducted on May 10, 2021. Groundwater samples were collected from monitoring wells MW-4, MW-6, MW-7, MW-10, and MW-11. MW-5 was frozen over and could not be sampled. Samples were submitted to the laboratory for GRO, VOCs and PAHs. Groundwater flow direction was to the west-northwest and depth to groundwater was 26.02 to 28.44 feet below ground surface.	Rebekah Reams
1/26/2022	Long Term Monitoring Workplan or Report Review	2021 Second Semi-Annual Groundwater Monitoring event was conducted on October 4, 2021. Groundwater samples were collected from monitoring wells MW-4 through MW-7, MW-10, and MW-11. Samples were submitted to the laboratory for GRO, VOCs and PAHs. Groundwater flow direction was to the northwest and depth to groundwater was 25.67 to 27.55 feet below ground surface.	Rebekah Reams
7/14/2022	Long Term Monitoring Workplan or Report Review	2022 First Semi-Annual Groundwater Monitoring event was conducted on May 3, 2022. Groundwater samples were collected from monitoring wells MW-4 through MW-7, MW-10, and MW-11. Samples were submitted to the laboratory for GRO, VOCs and PAHs. Groundwater flow direction was to the northwest and depth to groundwater was 25.40 to 27.81 feet below ground surface.	Rebekah Reams

9/29/2022	Document, Report, or Work plan Review - other	ADEC provided comments on the Treatment of Purge Water Utilizing Granular Activated Carbon (GAC) at Chevron Environmental Management Company Sites which includes standard operating procedures and breakthrough estimates proposed for use at this site.	Rebekah Reams
12/23/2022	Offsite Soil or Groundwater Disposal Approved	DEC approved transport of one 55-gallon drum of purge water for offsite disposal	Rebekah Reams
4/3/2023	Long Term Monitoring Workplan or Report Review	2022 Second Semi-Annual Groundwater Monitoring event was conducted on August 24, 2022. Groundwater samples were collected from monitoring wells MW-4 through MW-7, MW-10, and MW-11. Samples were submitted to the laboratory for GRO, VOCs and PAHs. No groundwater cleanup levels exceedances were observed during this sampling event. Groundwater flow direction was to the west-northwest and depth to groundwater was 24.88 to 27.35 feet below ground surface.	Rebekah Reams
4/3/2023	Long Term Monitoring Established	ADEC approved the Groundwater Sampling Analyte Reduction Request – Groundwater Sampling Work Plan Addendum which proposes to update the groundwater monitoring schedule to include analysis for GRO, BTEX, naphthalene, 1,2,4-trimethylbenzene, and 1,3,5-trimethylbenzene at monitoring wells MW-4, MW-6, MW-7, and MW-11 on a semi-annual basis.	Rebekah Reams
6/23/2023	Long Term Monitoring Workplan or Report Review	2023 First Semi-Annual Groundwater Monitoring event was conducted on April 24, 2023. Groundwater samples were collected from monitoring wells MW-4, MW-6, MW-7, and MW-11. Samples were submitted to the laboratory for GRO and select VOCs. No groundwater cleanup levels exceedances were observed during this sampling event. Groundwater flow direction was to the west-northwest and depth to groundwater was 25.96 to 28.54 feet below ground surface.	Rebekah Reams
10/30/2023	Long Term Monitoring Workplan or Report Review	2023 Second Semi-Annual Groundwater Monitoring event was conducted on September 11, 2023. Groundwater samples were collected from monitoring wells MW-4, MW-6, MW-7, and MW-11. Samples were submitted to the laboratory for GRO and select VOCs. Ethylbenzene and naphthalene exceedances were observed during this sampling event. Groundwater flow direction was to the west-northwest and depth to groundwater was 24.90 to 27.35 feet below ground surface.	Rebekah Reams

5/30/2024	Long Term Monitoring Workplan or Report Review	2024 First Semi-Annual Groundwater Monitoring event was conducted on April 15, 2024. Groundwater samples were collected from monitoring wells MW-4, MW-6, and MW-7. MW-11 was frozen and could not be gauged or sampled. Samples were submitted to the laboratory for GRO and select VOCs. No groundwater cleanup levels exceedances were observed during this sampling event. Groundwater flow direction was to the west-northwest and depth to groundwater was 25.76 to 28.19 feet below ground surface.	Rebekah Reams
9/24/2024	Site Visit	ADEC conducted a site visit with Chevron and Arcadis personnel to observe site layout, sampling locations, and nearby features.	Rebekah Reams
9/25/2024	Meeting or Teleconference Held	ADEC staff met with Chevron and their consultant for an annual portfolio meeting to discuss site status, upcoming document submittals, pending reviews, and general updates for Chevron's contaminated sites throughout the state.	Rebekah Reams
10/15/2024	Long Term Monitoring Workplan or Report Review	2024 Second Semi-Annual Groundwater Monitoring event was conducted on August 12, 2024. Groundwater samples were collected from monitoring wells MW-4, MW-6, MW-7. and MW-11. Samples were submitted to the laboratory for GRO and select VOCs. Ethylbenzene, total xylenes, naphthalene, and 1,2,4-trimethylbenzene exceedances were observed during this sampling event. Groundwater flow direction was to the west-northwest and depth to groundwater was 24.02 to 26.45 feet below ground surface.	Rebekah Reams
10/31/2024	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 77946 1997 ust contamination.	Rebekah Reams
11/1/2024	Document, Report, or Work plan Review - other	ADEC provided comments on the Conceptual Site Model and Site Investigation Work Plan which summarizes site history, evaluates exposure pathways, identifies data gaps, and proposes to advance 14 soil borings and one monitoring well to evaluate current contaminant concentrations and determine the extent of contamination at the site.	Rebekah Reams

## Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
------	-------------------	-------	----------

## Control Type

TYPE	DETAILS
------	---------

# SITE REPORT: JIFFY LUBE #2464 INJECTION WELLS

**SITE NAME:** Jiffy Lube #2464 Injection Wells

**ADDRESS:** 1221 Bragaw Street, Anchorage, AK 99508

**FILE**  
2100.38.570  
**NUMBER:**

**HAZARD ID:** 26837

**STATUS:** Active

**STAFF:** Shawn Tisdell, 9074512752 [shawn.tisdell@alaska.gov](mailto:shawn.tisdell@alaska.gov)

**LATITUDE:** 61.211133

**LONGITUDE:** -149.807372

**HORIZONTAL**  
WGS84  
**DATUM:**

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

During activities associated with a Phase I Environmental Site Assessment (ESA) in July 2016 and a Phase II ESA in July and August 2017 contamination was identified related to four injection wells in the underground automotive service area of the Jiffy Lube (#2464) at 1221 Bragaw Street. Diesel range organics (DRO); residual range organics (RRO); benzene, toluene, ethylbenzene, and xylenes (BTEX); tetrachloroethene (PCE); trichloroethene (TCE); 1,2,4-trimethylbenzene; 1,3,5-trimethylbenzene; benzyl alcohol; arsenic; and naphthalene were confirmed above DEC cleanup levels in soil beneath the building at the soil/water interface. RRO and arsenic were also confirmed in groundwater above DEC cleanup levels. The four injection wells were decommissioned in April 2017. Removal of contaminated soil was not possible due to its location beneath the building.

## Action Information

<b>ACTION</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
<b>DATE</b>			

2/23/2017	Potentially Responsible Party/State Interest Letter	Potentially Responsible Party / State Interest Letter sent to Inlet Worldwide Oil, Inc. by PPRP staff Gay Harpole.	Mitzi Read
2/21/2018	Site Added to Database	A new site has been added to the database	Mitzi Read
2/22/2018	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 80198 name: Injection Wells	Mitzi Read
6/22/2018	Potentially Responsible Party/State Interest Letter	PRP Letter Sent.	Chelsy Passmore
9/19/2018	Site Characterization Workplan Approved	The ADEC has received and reviewed the EPA 2018 Injection Well Closure document, and the Additional Soil Borings and Monitoring Well work plan. The ADEC has no objections to the work plan.	Chelsy Passmore
4/17/2019	Site Visit	The ADEC performed a site inspection at the Jiffy Lube #2464 Injection Wells on April 16, 2019. The contractor was knowledgeable and the ADEC did not note any problems at the worksite. The contractor notified the ADEC that there was significant amount of unexpected product in the monitoring wells (4-7ft), and that source identification was underway, with more information to be included in the forthcoming report.	Chelsy Passmore
9/19/2019	Site Characterization Report Approved	The ADEC reviewed the September 2019 "Additional Site Characterization Activities Report". This work was a follow up to the injection well closure (by EPA) and consisted of soil borings, monitoring well installation and groundwater sampling. Although analytical soil samples did not detect constituents above ADEC cleanup levels, groundwater samples contained DRO up to 17,700 mg/L and RRO in soil up to 16,800 mg/L. In addition free product was found in groundwater at the site.	Chelsy Passmore
4/1/2020	Site Characterization Workplan Approved	The ADEC reviewed the 2020 Revised Pumping Test, Groundwater Monitoring, and Remediation System Workplan, and has no objections to the workplan.	Chelsy Passmore
2/17/2022	Document, Report, or Work plan Review - other	BGES submitted the 2020 Pumping Test and Groundwater Monitoring Activities Report, dated February 2022. BGES collected a sample during a limited duration pump test of the building sub-foundation drainage system and determined treatment would be needed prior to discharge of the drainage system to the sanitary sewer. A treatment system consisting of organoclay and GAC drums was developed and the drainage system is now operating under AWWU permit TIDP 22-001. Groundwater samples were also collected from MW, MW4, MW5,	Janice Wieggers

and MW6. Product is present in MW2 and MW3. Contaminants did not exceed cleanup levels in the other wells.

10/13/2023	Document, Report, or Work plan Review - other	A spill on this property was report to the DEC Prevention, Preparedness, and Response Program (PPR) on 4/4/2022. The spill was from a 55-gallon barrel that had been vandalized. The PPR site for response to this release is Spill# 22239910401 and is named: Jiffy Lube Used Oil Filters. PPR has reviewed and approved both the 4/25/2022 soil sampling and excavation work plan and the follow-up 10/2023 Remediation of Contaminated Soils Report.	Janice Wiegiers
4/8/2024	Update or Other Action	2022 and 2023 report submitted.	Janice Wiegiers
5/17/2024	Document, Report, or Work plan Review - other	The 2022 and 2023 Remediation and Groundwater Monitoring Activities Report was reviewed, and comments were submitted to the consultant. The remediation system recovers free product and contaminated groundwater. Between 6/2021 and 9-2023, 273,780 gallons of water were treated at the Anchorage Water and Wastewater Utility. Over 9,000 gallons of water, 151 gallons of solids and 827 gallons of free product were also removed by the remediation system during that time. Four groundwater wells were sampled in 9/2022 and no cleanup level exceedances were observed in those wells (MW1, MW4, MW5, MW6). Free product was present in wells MW2 (0.07 ft) and MW3 (0.53 ft), so those wells weren't sampled. The consultant has requested groundwater sampling every two years.	Shawn Tisdell
6/13/2024	Offsite Soil or Groundwater Disposal Approved	Two drums of organoclay and granular activated carbon (GAC) that were generated during the treatment of wastewater after removal of total fluids for a groundwater remediation system will be managed by Republic Services in Anchorage and disposed at the Republic Services Regional Disposal Company in Roosevelt Washington. The organoclay and GAC removed contaminants from the wastewater prior to discharging to the AWWU sanitary sewer system.	Shawn Tisdell
10/15/2024	Update or Other Action	Email sent to RP requesting consideration of the conceptual site model checklist that is provided in Appendix C of the DEC 2017 Vapor Intrusion Guidance and Section 1 of the DEC Building Survey (Appendix H of DEC 2017 VI Guidance) to help to evaluate vapor intrusion investigative strategies for the Jiffy Lube station.	Shawn Tisdell

---

## Contaminant Information

# SITE REPORT: GLACIER TERRACE MOBILE HOME PARK

**SITE NAME:** Glacier Terrace Mobile Home Park

**ADDRESS:** 4110 DeBarr Road, Anchorage, AK 99508

**FILE  
NUMBER:** 2100.38.590

**HAZARD ID:** 27560

**STATUS:** Active

**STAFF:** Dawn Wilburn, 9072628200 [dawn.wilburn@alaska.gov](mailto:dawn.wilburn@alaska.gov)

**LATITUDE:** 61.207089

**LONGITUDE:** -149.803312

**HORIZONTAL  
DATUM:** WGS84

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

The Glacier Terrace Mobile Home Park (GTP) was constructed south of DeBarr Road, Anchorage, AK. A site survey was conducted by ChemTrack during the period October-November 2019 and identified the following: 1) DRO/RRO contamination were present at concentrations above the ADEC cleanup levels at various sampling sites 2) Gasoline constituents (trimethylbenzenes, naphthalene, benzene, toluene, ethylbenzene and total xylenes) were present at 2 sampling sites at concentrations above cleanup levels. The potential sources of contaminants include pipelines associated with a heating oil distribution system, approximately 3,600 feet of pipeline exists on site Field screening and confirmation sample results indicate contamination is still present at some locations on site at depths ranging between 7.5 to 10.5 feet. Diesel contamination decreases with depth and gasoline constituents (trimethylbenzenes, naphthalene, benzene, toluene, ethylbenzene and total xylenes) concentrations increase with depth. Groundwater was encountered at one sampling site as water infiltrated the bottom of the excavation and a sheen was observed on the surface of the water.

## Action Information

<b>ACTION DATE</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
7/8/2021	Spill Transferred from Prevention Preparedness and Response Program	This spill (19239913601) was approved by Kara Kusche for transfer to CS and assigned to Jessica Hall as PM	Courtney Pegus
7/14/2021	Site Added to Database	A new site has been added to the database	Courtney Pegus
10/8/2021	Document, Report, or Work plan Review - other	Sent RP comments on the Draft Interim 2020 Site Characterization Report, Dated July 2021 Requested an updated report be submitted.	Jessica Hall
11/1/2021	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 81001 name: Glacier Terrace Mobile Home Park	Jessica Hall
12/28/2021	Potentially Responsible Party/State Interest Letter	Sent Potentially Responsible Party/State Interest Letter to Malaspina Glacier Investments, LLC.	Jessica Hall
1/4/2022	Document, Report, or Work plan Review - other	Sent Responsible Party comments on the 2020-2021 Glacier Terrace Mobile Home Park Interim Report, received by ADEC via email December 30,2021. Requested update report be submitted to the ADEC.	Jessica Hall
3/1/2022	Site Characterization Report Approved	ADEC sent RP approval letter for Interim 2020 Site Characterization Report February 2022 FINAL”, dated February 2022. A comprehensive site report for 2021 field work, will be submitted by March 15, 2022.	Jessica Hall
5/31/2022	Document, Report, or Work plan Review - other	ADEC sent the RP comments on the for “2022 Comprehensive Report for 2018-2021 Site Characterizations Removal Actions, Remediation, and Groundwater Monitoring”, dated May, 2022. ADEC requested an updated report be submitted for review.	Jessica Hall
8/5/2022	Document, Report, or Work plan Review - other	ADEC sent comments to Malaspina Glacier Investments, LLC on the “2022 Comprehensive Report for 2018-2021 Site Characterizations, Removal Actions, Remediation, and Groundwater Monitoring Final”, dated July 2022. ADEC requested an updated report be submitted for review.	Jessica Hall
5/25/2023	Document, Report, or Work plan Review - other	ADEC sent comments to Malaspina Glacier Investments, LLC on the revised “2022 Comprehensive Report for 2018-2021 Site Characterizations, Removal Actions, Remediation, and Groundwater Monitoring Final”, dated December 2022. ADEC requested an updated report be submitted for review.	Dawn Wilburn

3/21/2024	Site Characterization Report Approved	Sent responsible party (RP) approval for the revised 2022 Site Characterization report submitted on March 14, 2024. This report summarized groundwater and soil sampling, soil removal actions, and land farming activities at the site through September 2022. The report is attached in the Contaminated Sites database.	Dawn Wilburn
5/10/2024	Document, Report, or Work plan Review - other	Reviewed the 2024 Additional Site Characterizations, Removal Actions, and Groundwater Monitoring Workplan, dated May 2024. Sent responsible party comments and requested revised report.	Dawn Wilburn
5/21/2024	Document, Report, or Work plan Review - other	Reviewed the revised 2024 Additional Site Characterizations, Removal Actions, and Groundwater Monitoring Workplan, dated May 2024. Sent responsible party additional comments and requested revised workplan.	Dawn Wilburn
5/22/2024	Site Characterization Workplan Approved	Reviewed and approved the revised "Workplan Additional Site Characterizations, Removal Actions, and Groundwater Monitoring", dated May 2024 and received on May 22, 2024. This workplan includes additional soil removal and sampling at the Commercial Building Area where total xylenes exceeded DEC human health cleanup levels. Additional groundwater wells will be installed in the F-row area where wells were previously removed during excavation activities, and along the south side of 16th Avenue. All new wells and the F-row sentry wells will be sampled. The landfarm footprint area will also be sampled.	Dawn Wilburn

### Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
------	-------------------	-------	----------

### Control Type

TYPE	DETAILS
------	---------

### Requirements

DESCRIPTION	DETAILS
-------------	---------

# SITE REPORT: BRAGAW ST. AND E 16TH AVE

**SITE NAME:** Bragaw St. and E 16th Ave

**ADDRESS:** 1569 S Bragaw St, Anchorage, AK 99508

**FILE  
NUMBER:** 2100.38.603

**HAZARD ID:** 27857

**STATUS:** Active

**STAFF:** Dawn Wilburn, 9072628200 [dawn.wilburn@alaska.gov](mailto:dawn.wilburn@alaska.gov)

**LATITUDE:** 61.206428

**LONGITUDE:** -149.807909

**HORIZONTAL  
DATUM:** WGS84

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

In May 2021, a groundwater monitoring well was placed at the corner of 16th Ave and Bragaw street to characterize petroleum contamination from an abandoned home heating oil distribution system that previously serviced the Glacier Terrace Mobile Home park to the east. Vinyl chloride was detected in two sampling events (1.91 micrograms/L and 1.67 micrograms/L) and was the only contaminant above DEC migration to groundwater cleanup levels. This contamination does not appear to be related to the Glacier Terrace Mobile Home Park petroleum contamination.

## Action Information

<b>ACTION DATE</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
4/28/2023	Site Added to Database	A new site has been added to the database	Daphne Mueller
8/25/2023	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 81337 name: Bragaw St. and E 16 Ave	Dawn Wilburn

9/1/2023	Potentially Responsible Party/State Interest Letter	A Potentially Responsible Party notification letter was sent to the RP via certified mail and email.	Dawn Wilburn
5/20/2024	Document, Report, or Work plan Review - other	Sent responsible party comments on "Bragaw Street and 16th Avenue Workplan Site Characterizations, and Groundwater Monitoring for Vinyl Chloride" dated May 2024. Requested a revised workplan be submitted.	Dawn Wilburn
5/28/2024	Site Characterization Workplan Approved	Reviewed and approved the revised "Bragaw Street and 16th Avenue Workplan Site Characterization, and Groundwater Monitoring for Vinyl Chloride," dated May 2024. Two soil borings will be advanced and converted to groundwater monitoring wells. Soil samples will be collected and analyzed for VOCs. A well survey will be conducted, groundwater flow determined, and groundwater samples will be collected from the two new wells and monitoring well INDI-MW-03 in 2024.	Dawn Wilburn

### Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
------	-------------------	-------	----------

### Control Type

TYPE	DETAILS
------	---------

### Requirements

DESCRIPTION	DETAILS
-------------	---------

State of Alaska Department of Environmental Conservation

P.O. Box 111800  
Juneau, AK 99811-1800  
Phone: 907-465-5066  
Fax: 907-465-5245  
TDD: 800-770-8973

Physical Location: 410 Willoughby

# SITE REPORT: ALASKA REGIONAL HOSPITAL

**SITE NAME:** Alaska Regional Hospital

**ADDRESS:** 2801 DeBarr Road, Anchorage, AK 99508

**FILE  
NUMBER:** 2100.26.183

**HAZARD ID:** 24806

**STATUS:** Cleanup Complete - Institutional Controls

**STAFF:** IC Unit, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

**LATITUDE:** 61.210700

**LONGITUDE:** -149.827400

**HORIZONTAL  
DATUM:** NAD83

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

DRO Contamination found at 12' during UST iclosure investigation by Geo-Engineers of a 2,000-gal diesel UST that served as source for an emergency generator. More extensive diesel contamination found while removing the UST (10/98). The site was filled with clean backfill 11/98, a new UST installed. GW contamination has attenuated below ADEC cleanup levels and all monitoring wells were decommissioned and approved. Soil contamination above cleanup levels remains at the site but is unable to be removed due to its proximity to the foundation of nearby structures. The site is Conditionally Closed with Institutional Controls in place. The site was reopened in 2009 due to Responsible Party not signing Notice of Environmental Contamination document and Recording at State Recorders office. Documents were signed on June 14, 2012 and is Conditionally Closed with Institutional Controls.

## Action Information

<b>ACTION DATE</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
8/20/1998	Site Added to Database		Colin Basye

8/20/1998	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 77671 Release discovered during in-place closure of 2,000-gallon diesel UST by Geo-Engineers. UST is located less than 4' north and approximately 5' below the foundation of the Emergency Vehicle Garage.	Colin Basye
10/22/1998	Underground Storage Tank Site Characterization or Assessment	2,000-gallon diesel UST removed as reported in a GeoEngineers Inc. UST Assessment Report. Approximately 40-60 gallons of diesel fuel was released from a temporary AST into the excavation on top of the prior release on 10/22/98.	Colin Basye
11/2/1998	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	Approximately 110 cubic yards contaminated soil thermally remediated at Alaska Soils Recycling.	Colin Basye
11/17/1998	Offsite Soil or Groundwater Disposal Approved	Permission granted to Linder Construction to transport 55 cubic yards of DRO-contaminated soil in boxes to ASR for treatment.	Colin Basye
4/7/1999	Update or Other Action	Reviewed the GeoEngineers "UST Assessment, Alaska Regional Hospital" report dated 12/30/98 and received 1/13/99. Sent a letter concurring with the consultant's report conclusion that further investigation is needed at the site prior to the initiation of remedial action. Please submit receipts for the 100 cubic yards of ASR thermally treated soils.	Colin Basye
11/24/1999	Document, Report, or Work plan Review - other	The Dames and Moore "Work Plan, UST Release Investigation, Alaska Regional Hospital" dated 10/15/99 was received on 10/19/99 and reviewed this date by the ADEC. Need to include analysis for PAHs as highest soil DRO at 16 feet bgs=7,060 ppm.	Eleanor Hung
11/29/1999	Update or Other Action	DEC discussed revisions to the 10/15/99 Dames and Moore Work Plan, UST Release Investigation, Alaska Regional Hospital" via phone w/RP Consultant. A decision was made to analyze soil and ground water with 2 highest DRO samples of each matrix for PAHs and GRO in order to reduce costs. DEC approves final revision of work plan. Subsequent revised work plan received by the department 12/6/99.	Eleanor Hung
12/7/1999	Site Characterization Workplan Approved	DEC approved the final revision of the Dames and Moore "Revised Work Plan, UST Release Investigation, Alaska Regional Hospital" dated 11/29/99, received by the department 12/6/99, and sent a letter out to this effect after it was discussed with the RP consultant on 11/29/99.	Eleanor Hung

6/13/2000	Long Term Monitoring Established	Ground water sampling began.	Lynne Bush
2/6/2001	Underground Storage Tank Site Characterization or Assessment	A letter was sent to the RP after reviewing the URS "Report; UST Release Investigation, Alaska Regional Hospital" dated 11/10/00, received by the department 11/13/00. Additional investigation completed; letter to RP today asked for more investigation and remediation. Bush is now DEC PM for this site.	Lynne Bush
3/30/2001	Leaking Underground Storage Tank Corrective Action Underway	Reviewed and approved the URS "Work Plan, Well Installation and Groundwater Sampling, Alaska Regional Hospital" dated and received by the department 3/27/01.	Lynne Bush
4/30/2001	Document, Report, or Work plan Review - other	Reviewed and approved the URS "Work Plan Addendum, Well Installation and Groundwater Sampling, Alaska Regional Hospital" dated 4/18/01 and received by the department 4/19/01.	Lynne Bush
9/24/2001	Offsite Soil or Groundwater Disposal Approved	Approved the removal of purge water and soil from the site. On 10/12/01, approximately 50 gallons of purge water and approximately 1 ton of soil was removed from the site by Energy Recovery Services (ERS). The water was disposed of at ERS and the soil taken to Alaska Soil Recycling for thermal treatment.	Bill Petrik
12/21/2001	Update or Other Action	Site transferred Bush to Sundet.	Lynne Bush
3/14/2006	Update or Other Action	Site transferred from Sundet to Petrik.	Bill Petrik
7/17/2006	Update or Other Action	Latitude and longitude data gathered from TopoZone Pro Hi-Res Aerial Photo, Large Size Map, 1:3,333 Scale, No Topo Base Map, NAD 83 in conjunction with the Anchorage Area Atlas and Figures 1 and 2 of the URS "UST Release Investigation Report". dated 11/10/00. High degree of confidence in the accuracy of the site coordinates. Coordinates can only be improved by on-site GPS reading. Legal description added and landowner information updated.	Bill Petrik
9/6/2006	Document, Report, or Work plan Review - other	CSP staff finished review of the URS Corporation Report "UST Release Investigation; Alaska Regional Hospital; Anchorage, Alaska" dated October 25, 2001, received by the department on October 30, 2001. In response to the review, a letter was sent to the RP requesting a GW sampling work plan.	Bill Petrik
11/14/2006	Document, Report, or Work plan Review - other	The program reviewed the copy of the URS Corporation "Work Plan; Groundwater Monitoring - Alaska Regional Hospital; ADEC Facility I.D. # 1585, File No. 2100.26.183; 2801 DeBarr Road, Anchorage,	Bill Petrik

AK", dated October 18, 2006, received by the program on 10/23/06, and sent a letter conditionally approving it. Conditions included adding another down gradient well to the wells sampled; submitting a blind duplicate sample; resurveying all monitoring well elevations; using an ADEC approved laboratory; off-site disposal of investigative derived wastes must be CSP approved; and a report within 45 of receiving the sampling data results.

3/2/2007	Exposure Tracking Model Ranking	Initial Baseline rating.	Bill Petrik
3/6/2007	Document, Report, or Work plan Review - other	A letter was sent in response to the URS Corporation "Semi-Annual Groundwater Monitoring Report", dated January 12, 2007, and received by the CSP on 1/16/07. The report documented a November 2006 GW sampling event of three MWs at the site for GRO, DRO, and BTEX. All sampling results were non-detectable and below cleanup levels. Sampling of only MW-5 for DRO was requested in Spring 2007 as there were at least two consecutive sampling events for each of the other MWs for all other analytes that resulted in values below cleanup levels. In addition, a sampling of the MW-5 for PAHs was requested because it has the highest historic GW sampling results and is located in an area of the highest documented soil contamination. Soil and GW contamination has been documented immediately adjacent to and contaminants assumed to have migrated beneath a major structure near MW-5. Consequently, the potential for vapor intrusion exists and needs to be evaluated. In addition, If the results for all sampling return below cleanup levels and vapor intrusion levels, the site will be qualified for conditional closure.	Bill Petrik
7/9/2007	Update or Other Action	Received a copy of the URS "Semi-Annual Groundwater Monitoring Report, June 2007 Event, Alaska Regional Hospital" dated 6/29/07.	Bill Petrik
9/25/2007	Long Term Monitoring Complete	The CSP reviewed a copy of the URS Corporation "Well Decommissioning Report" dated 9/13/07 received by the CSP on 9/14/07. All five monitoring wells were decommissioned on 8/30/07. The risers were removed and screens left and the bore holes were filled from the bottom up with impervious grout material. Soil above cleanup levels still exists adjacent to and below the Power Generation Building. Decommissioning was approved in a CSP email dated 8/17/07.	Bill Petrik
2/28/2008	Conditional Closure Approved	After review of the URS Corporation "Semi-Annual Groundwater Monitoring Report, June 2007 Event;	Bill Petrik

Alaska Regional Hospital; 2801 DeBarr Road, Anchorage, Alaska; Facility I.D. # 1585, File 2100.26.183" dated June 29, 2007, received on 7/9/07, the Contaminated Sites Program sent a Cover Letter, Notice of Environmental Contamination, and a Record of Decision to the responsible party on this date.

2/28/2008	Institutional Control Record Established	As part of the Conditional Closure Established for the site this date, the determination is subject to the following conditions: 1. An institutional control in the form of a deed notice (i.e., Notice of Environmental Contamination (NEC) shall be recorded in the State Recorder's Office that identifies the nature and extent of contamination at the property and any conditions that the owners and operators are subject to in accordance with this decision document. The NEC shall be filed with the State Recorder's Office within thirty (30) days of receipt of this ROD and accompanying letter. A copy of the recorded notice shall be provided to ADEC within forty-five (45) days of receipt of this ROD and accompanying letter. The Institutional Control will also be recorded on the ADEC Contaminated Sites Program's database to document that there is hazardous substance contamination remaining on this site above the most stringent ADEC cleanup levels. 2. Subsurface vapor intrusion into buildings within 100' of the contaminated soil may pose a risk to human health or the environment if current land use, site conditions, or building usage changes. Any change in any of these will be reported to the CSP for evaluation of potential indoor air vapor intrusion. 3. Soil above 18 AAC 75.341 Method 2 cleanup levels is documented to still exist immediately adjacent to and beneath the Power & Generator Building structure, closest to the former tank locations. If future construction activities occur so as to make the contaminated soils in this location accessible, a plan must be submitted for approval for characterization and removal of any accessible soil in the area of the former tank location. 4. Residual contaminated soil or groundwater may not be moved on site, or transported or disposed off-site, without ADEC's prior written approval. In the event contaminated soil or groundwater is proposed to be excavated, moved, or disposed, including movement or disposal on or off site, the facility owner or operator shall contact ADEC for the prior review and approval of the proposed activity in accordance with 18 AAC 78.274(b). 5. The installation of groundwater wells is prohibited without the approval of ADEC.	Bill Petrik
2/29/2008	Exposure Tracking Model Ranking	ETM updated after conditional closure status was achieved.	Bill Petrik

5/8/2009	Update or Other Action	A letter was sent this date reminding the responsible party (RP) that after 14 months since Closure with ICs, the condition of supplying the program with a copy of the Notice of Environmental Contamination (NEC) as part of the Record of Decision has not yet been satisfied despite numerous documented telephone conversations with the RP reminding them of the requirement. A copy of the NEC is requested by 6/15/09. If the NEC is not received at that time the site Cleanup Complete Status will be revoked and the site relegated to Active Status.	Bill Petrik
7/17/2009	Site Reopened	In response to the failure of the responsible party (RP) to not supply the CSP with a copy of the Notice of Environmental Contamination (NEC) as part of the Record of Decision by 6/15/09 as requested in the CSP letter dated 5/8/09, the "Closure Complete" Status has been rescinded in the CSP DB and remanded to "Active" until a time that the NEC is supplied to the CSP.	Bill Petrik
12/23/2009	Update or Other Action	The Cover Letter for the Updated Notice of Environmental Contamination (NEC) and Record of Decision (ROD) was sent to the RP. The letter indicated that the new documents are to replace the original documents sent by the CSP 2/28/08.	Bill Petrik
12/24/2009	Update or Other Action	Updated/Amended Corrective Action Complete with ICs Determination documents were mailed this date: Amended Record of Decision (ROD); the Notice of Environmental Contamination (NEC); and 2 attachments to the ROD. These are being sent to replace the original documents sent by the CSP 2/28/08. Those documents were not attempted to be submitted to the ADNR Recorder's Office (RO) until 10/09 and the RO rejected them because new submittal criteria for these types of documents was established since the original documents were mailed to the RP in 2008. The site will remain reopened until the NEC and "Attachment A: Cleanup Complete-ICs Agreement and Signature Page" is submitted to the CSP by the RP.	Bill Petrik
6/14/2012	Cleanup Complete Determination Issued	As of today site has been determined Cleanup Complete with Institutional Controls	Katrina Chambon
6/14/2012	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 77671 Former 2,000 Gallon Power & Generator Building UST.	Katrina Chambon
7/2/2012	Update or Other Action	Staff changed from Katrina Chambon to IC Unit.	Kristin Thompson

7/3/2012	Institutional Control Compliance Review	IC review conducted and reminder system set-up for 2014 follow-up with responsible party.	Kristin Thompson
1/2/2015	Institutional Control Update	An IC reminder letter was issued to the responsible party on this date.	Kristin Thompson
9/11/2020	Institutional Control Compliance Review	Mailing address and info updated for RP and registered agent. IC Reminder sent on this date. 5 year review, next due 2025.	Cascade Galasso-Irish

## Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
Benzene	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	
Ethylbenzene	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	SoilSoil	
DRO	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	

## Control Type

TYPE	DETAILS
CS Database Notation And Letter To Landowner/RP	
Notice of Environmental Contamination	

## Requirements

DESCRIPTION	DETAILS
Excavation / Soil Movement Restrictions	Residual contaminated soil or groundwater may not be moved on site, or transported or disposed off-site, without ADEC's prior written approval. In the event contaminated soil or groundwater is proposed to be excavated, moved, or disposed, including movement or disposal on or off site, the facility owner or operator shall contact ADEC for the prior review and approval of the proposed activity in accordance with 18 AAC 78.274(b). None.
Periodic Review	Subsurface vapor intrusion into buildings within 100 feet of the contaminated soil may pose a risk to human health or the environment if

current land use, site conditions, or building usage changes. Any change in any of these will be reported to the CSP for evaluation of potential indoor air vapor intrusion. None.

Groundwater Use Restrictions

The installation of groundwater wells is prohibited without the approval of ADEC. None.

Advance approval required to transport soil or groundwater off-site.

Residual contaminated soil or groundwater may not be moved on site, or transported or disposed off-site, without ADEC's prior written approval. In the event contaminated soil or groundwater is proposed to be excavated, moved, or disposed, including movement or disposal on or off site, the facility owner or operator shall contact ADEC for the prior review and approval of the proposed activity in accordance with 18 AAC 78.274(b). The facility owner or operator shall contact the ADEC for the prior review and approval of any contaminated soil or groundwater that is proposed to be excavated, moved, or disposed, including movement or disposal on or off site, in accordance with 18 AAC 78.274(b).

When Contaminated Soil is Accessible, Remediation Should Occur

Soil above 18 AAC 75.341 Method 2 cleanup levels is documented to still exist immediately adjacent to and beneath the PGB building structure, closest to the former tank locations. If future construction activities occur so as to make the contaminated soils in this location accessible, a plan must be submitted for approval for characterization and removal of any accessible soil in the area of the former tank location. If future construction activities occur so as to make the contaminated soils in this location accessible, a plan must be submitted for approval for characterization and removal of any accessible soil in the area of the former tank location.

Other

Subsurface vapor intrusion into buildings within 100 feet of the contaminated soil may pose a risk to human health or the environment if current land use, site conditions, or building usage changes. Any change in any of these will be reported to the CSP for evaluation of potential indoor air vapor intrusion. Any change in the current land use, site conditions, or building usage changes will be reported to the CSP for evaluation of potential indoor air vapor intrusion.

State of Alaska Department of Environmental Conservation

P.O. Box 111800  
Juneau, AK 99811-1800  
Phone: 907-465-5066  
Fax: 907-465-5245  
TDD: 800-770-8973

Physical Location: 410 Willoughby

# SITE REPORT: MOA - FIRE STATION #3 AND FIRE VEHICLE MAINTENANCE FACILITY

**SITE NAME:** MOA - Fire Station #3 and Fire Vehicle Maintenance Facility

**ADDRESS:** 1100 Airport Heights Drive, Anchorage, AK 99503

**FILE  
NUMBER:** 2100.26.371

**HAZARD ID:** 25133

**STATUS:** Cleanup Complete - Institutional Controls

**STAFF:** IC Unit, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

**LATITUDE:** 61.213529

**LONGITUDE:** -149.824635

**HORIZONTAL  
DATUM:** WGS84

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

In 1995, petroleum impacted soil was discovered during the removal of a regulated 500-gallon gasoline underground storage tank (UST) and associated fuel lines. This site is located at 1000 Airport Heights Drive, Anchorage, Alaska 99508, and is property of the Municipality of Anchorage (MOA). The facility consists of a vehicle maintenance shop, a fire training center and Fire Station #3.

## Action Information

<b>ACTION DATE</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
11/3/1995	Update or Other Action	Fire Station No. 3 Underground Storage Tank Closures submitted by Hartcroser and recieved by the ADEC May 11, 1998. Three USTs, with corresponding piping, were removed during activities at the site: a 500 gallon	Grant Lidren

gasoline UST(#1), a 1,000 gallon heating oil UST (#2), and a 1,500 gallon diesel UST (#3). Approximately 100 cubic yards of soil was stockpiled on site. A soil sample taken at the depths of the excavation for UST #1 indicated a benzene contamination up to 0.057 mg/kg at 7 feet bgs.

1/21/1997	Update or Other Action	Hydraulic Lift Release Assessment 1000 Airport Heights- dated January 1997 submitted by Shannon & Wilson, and received by the ADEC on this date. A hydraulic lift cylinder inside the facility released fluid. After review it appears release was from a previous gasoline UST. On October 17 and 18 nine soil borings were drilled, three were converted to groundwater wells. The soil borings were advanced to a maximum depth of 22 feet bgs. Two soil borings were halted at about 16.5 feet bgs when garbage was encountered. Groundwater was encountered at 15 to 18.5 feet bgs. Soil samples indicate DRO up to 13,000 mg/kg and benzene up to 0.06 mg/kg at 0.5 feet bgs, DRO up to 3,400 mg/kg at 2.5 to 4.0 ft. bgs, and DRO up to 900 mg/kg at 15 to 16.5 ft. bgs.. This soil samples were collected below a stained soil area. Groundwater samples indicate TPH up to 8.0 mg/L	Grant Lidren
9/28/1997	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 77941 Tank closure in 1995, report not submitted until 1997.	Former Staff
9/28/1997	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		Former Staff
9/29/1997	Update or Other Action	UST Closure Assessment report submitted by Shannon & Wilson and recieved by the ADEC on this date. One 500 gallon waste oil UST and associated piping was removed. The excavation was 8 feet bgs and groundwater was not encountered. 27 cubic yards of soil was stockpiled on site. Confirmation samples from the depths of the excavation indicated contamination below ADEC cleanup levels.	Grant Lidren
3/30/1998	Update or Other Action	Draft Report Oil/Water Seperator Removal Site Assessment Fire Maintenance Building, submitted by Dames & Moore and received by the ADEC on October 20 1998. The Oil/waste seperator was removed February 12,1998. Groundwater was not encountered during the investigation. Soil samples from the excavation indicate contamination is below ADEC cleanup levels.	Grant Lidren

9/25/1998	Update or Other Action	Site Cleanup Completed Action listed for this date but no indication in the file that it was closed. MOA needs to be contacted to request copy of the closure letter.	Lynne Bush
9/24/2002	Update or Other Action	Additional IDW found stored at the site. Did not exceed Level A so approval was granted to spread on site.	Lynne Bush
2/25/2008	Update or Other Action	File number changed form L69.59 to 2100.26.371.	Nicole Hurt
3/19/2008	Exposure Tracking Model Ranking	Intitial Ranking Complete for Source Area: 77941 (Autogenerated Action)	
5/9/2008	Site Visit	Site visit today. The site is located at the edge of the old Anchorage landfill. could not locate stained surface area from 1997 Hydraulic Lift Release Assessment Report. Monitoring well MW4 was located. This site is characterized as an industrial storage area. A drinking water well is located 500 feet north of site. Groundwater appears to be flowing in an Northeast direction.	Grant Lidren
1/6/2009	Exposure Tracking Model Ranking	Updated Ranking Complete for Source Area: 77941 (Autogenerated Action)	
3/13/2009	Update or Other Action	The ADEC on this date sent an email to the MOA requesting further evaluation of the groundwater.	Grant Lidren
5/14/2009	Site Characterization Workplan Approved	ADEC approved the Groundwater Sampling Work Plan, 1100 Airport Heights Road, Anchorage Alaska, dated May 6, 2009 and submitted by Shannon & Wilson.	Grant Lidren
8/27/2009	Document, Report, or Work plan Review - other	ADEC received Groundwater Sampling, 1100 Airport Heights Drive, submitted by Shannon & Wilson, and dated August 7, 2009. Due to recent construction, MW2 was not located. MW3 was located but was found to be damaged. The only well located and sampled, MW4, did not contain contaminants above ADEC cleanup levels.	Grant Lidren
10/23/2009	Site Visit	Pictures taken as part of site visit by ADEC staff. The UST no. 1 area, where a stain was noted in 1996, is vegetated and has a Connex adjacent to it. To the east of site there is new landscaping and construction. The entire property is located at the edge of Merrill Field.	Grant Lidren
3/15/2010	Update or Other Action	ADEC communication with MOA on this date indicates the MWs will be decommissioned and a deed notice will be filed for this site during the summer of 2010.	Grant Lidren
5/5/2010	Document, Report, or Work plan Review - other	On this date, ADEC received the work plan for monitoring well decommissioning and implementing	Grant Lidren

institutional controls, 1100 Airport Heights drive. ADEC has no objection to the proposed decommissioning of MW3 and MW4 and NEC deed notice.

8/12/2010	Document, Report, or Work plan Review - other	On this date, ADEC received Monitoring Well Decommissioning Report, submitted by S&W, dated June 15, 2010. MW3 and MW4 were decommissioned in accordance with ADEC guidance.	Grant Lidren
8/27/2010	Cleanup Complete Determination Issued	The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program, has completed a review of the environmental records associated with the MOA - Fire Station #3 and Fire Vehicle Maintenance Facility. Based on the information provided to date, the ADEC has 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 site is in compliance with established institutional controls. This decision is based on the site project file and administrative record which is located in the offices of the ADEC in Anchorage, Alaska.	Grant Lidren
8/27/2010	Institutional Control Record Established	Institutional Controls established and entered into the database.	Grant Lidren
6/13/2012	Update or Other Action	Staff changed from Grant Lidren to IC Unit.	Kristin Thompson
6/13/2012	Institutional Control Compliance Review	IC review conducted and reminder system set-up for 2015 follow-up with responsible party.	Kristin Thompson
2/19/2016	Institutional Control Compliance Review	An IC compliance review was conducted and an IC reminder letter issued to the responsible party on this date. Reminder system set for next follow-up in 2021.	Kristin Thompson
2/22/2021	Document, Report, or Work plan Review - other	Geotechnical work is being planned on this property in preparation for an addition to the building. I reviewed a proposal for the work and there are no plans to disturb the area of residual contamination.	Evonne Reese
2/22/2021	Institutional Control Compliance Review	IC compliance review completed. No letter issued at this time. All ICs are in compliance.	Evonne Reese
6/11/2024	Institutional Control Compliance Review	IC compliance review completed on this date. An IC reminder letter was mailed to the landowner. The next review will be in five years' time.	Gaige Robinson

## Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
------	-------	-------------	-------	----------

---

DRO	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil
-----	---	------

---

## Control Type

### TYPE

### DETAILS

---

Signed CS Determination

Notice of Environmental Contamination

Document No. 2010-024895-0 recorded in the Anchorage Recording District of the State Recorder's Office on 5/27/2010.

---

## Requirements

### DESCRIPTION

### DETAILS

---

Advance approval required to transport soil or groundwater off-site.

Standard condition.

Groundwater Use Restrictions

Installation of groundwater wells at this site will require approval from ADEC.

Other

MOA will report to ADEC every five years to document land use, or as soon as the MOA becomes aware of any change in land ownership and/or use.

Movement or use of contaminated material (including on site) in a manner that results in a violation of the water quality standards is prohibited (18 AAC 70)

Standard condition.

Excavation / Soil Movement Restrictions

In the future, if soil is removed from the site it must be characterized and managed following regulations applicable at that time.

---

State of Alaska Department of Environmental Conservation

P.O. Box 111800

Juneau, AK 99811-1800

Phone: 907-465-5066

Fax: 907-465-5245

TDD: 800-770-8973

Physical Location: 410 Willoughby

# SITE REPORT: TOTEM TRAILER TOWN

**SITE NAME:** Totem Trailer Town

**ADDRESS:** 701 Klevin Street, , Anchorage, AK 99508

**FILE**  
2100.38.379  
**NUMBER:**

**HAZARD ID:** 3315

**STATUS:** Cleanup Complete - Institutional Controls

**STAFF:** IC Unit, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

**LATITUDE:** 61.215957

**LONGITUDE:** -149.802569

**HORIZONTAL**  
WGS84  
**DATUM:**

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

The Totem Trailer Town site is a residential mobile home park comprising just under 10 acres bounded by 6th and 8th Avenues to the north and south and South Hoyt Street and Klevin Street to the west and east. In the late 1960's Denali Fuels installed a centralized distribution system consisting of one large underground heating oil storage tank and a distribution piping system that delivered heating oil to each of the trailers. Extensive fuel-oil contaminated soil and shallow groundwater was documented during tank and associated piping removal from May - July 2000. Eight underground heating oil tanks were removed including five 200-gallon tanks, a 250-gallon tank, a 300-gallon tank and a 15,000 gallon tank. Approximately 2000 cubic yards of heating-oil contaminated soil was excavated and transported offsite for thermal remediation. Another mobile home park, Sunset Manor, occupies a similar area adjacent to and north of the Totem site, between 4th and 6th Avenues. Both parks are owned by Zo Hawkins. Sunset Park is a separate property and is not considered part of the Totem site. The Totem site is identified as Municipality of Anchorage Parcel 00505424000.

## Action Information

<b>ACTION</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
<b>DATE</b>			

5/26/2000	Update or Other Action	Contamination reported to ADEC on May 26, 2000, as per communication dated June 2, 2000 from consultant Bristol with subject line "UST Removal at Totem and Sunset Trailer Parks".	Eileen Olson
6/2/2000	Offsite Soil or Groundwater Disposal Approved	ADEC approved transport and thermal remediation of initial 100 cubic yards of stockpiled DRO-contaminated soils, and any other DRO-contaminated soil from same source type (heating oil) encountered during future excavation without the requirement for pre-treatment analysis at ASR. Consultant Bristol stated that it would notify ADEC within 48 hours of the total amt. of contaminated soil hauled to ASR for treatment.(The first record on file providing the total volume of soil remediated at ASR is the "Project Costs" communication by Bristol Environmental dated February 21, 2001--the total volume was approximately 2000 cubic yards).	Jim Frechione
7/21/2000	Update or Other Action	ADEC received confirmation from Alaska Soil Recycling (ASR) that 1,994.59 tons of petroleum impacted soil was received from June 19 - 26, 2000 and was successfully remediated.	Eileen Olson
8/1/2000	Update or Other Action	"Release Investigation Work Plan...August 2000" prepared for The Turner Company by Bristol Environmental received from parties in legal proceedings on 1/30/2007.	Eileen Olson
11/21/2000	Update or Other Action	ADEC received a formal spill report for which ADEC filed out a new site report form on 11/16/2000. Submitted with the reporting information were results from sampling the three drinking water wells that service the two adjacent mobile home parks; however, no map showing well locations or well logs were provided. Also submitted were sample results for the May through July 2000 excavation confirmation sampling. The highest result was 830 mg/kg DRO at a depth of 1.5 feet. The data are of limited use so far as they were provided without narrative or context with respect to standard technical reporting practices.	Scott Pexton
1/17/2001	Site Added to Database	Underground Heating Oil Tanks and associated piping; historical spills.	Bruce Wanstall
1/24/2001	Site Ranked Using the AHRM	Preliminary ranking.	Bruce Wanstall
5/15/2001	Update or Other Action	A prospective buyer's representative submitted documents including project status and project costs letter reports both dated February 21, 2001, a copy of the release investigation work plan dated November 1,	Eileen Olson

2000 (previously submitted; see entry for 11/3/2000), and a copy of the phase I site assessment dated March 2000 (not previously submitted), all prepared by Bristol. The project status report states that eight non-regulated heating oil USTs and approximately 710 feet of associated piping were removed from the Totem site from May through July 2000. The tanks included six 200-gallon tanks, one 300-gallon-tank, one 700-gallon tank and a 15,000-gallon tank. Three drinking water wells present at the site were analyzed for BTEX, GRO and DRO with no contaminants present above the detection limit. A test pit was excavated to a depth of 25 feet to determine if water was present; the report is vague but indicates that the only water encountered was perched water in the upper ten feet. The consultant estimated a maximum volume of contaminated soil of 23,000 cubic yards (or 31,000 cubic yards using what was termed 'a soil swelling factor of 1.33' to account for de-consolidation when excavated). The consultant concluded 1) there is a 60-foot thick confining layer that begins approximately ten feet below the ground surface, 2) there is only intermittent perched groundwater above the confining layer, and 3) there is no groundwater migration pathway to underlying aquifers. The project status report notes that a release investigation (RI) report will be submitted later. According to the Project Costs letter report dated February 21, 2001, 2000 cubic yards of soil was transported off-site and thermally remediated. The only analytical results provided by Bristol were apparently of in situ soil with a maximum result of 830 mg/kg DRO. (8/7/2009 staff note: The release investigation that should have provided complete information was never submitted to ADEC).

1/11/2002	Document, Report, or Work plan Review - other	ADEC file review and information request letter sent to owner Zo Hawkins issued identifying data gaps and summarizing site status, based on information provided to ADEC to date. ADEC's letter requested all reports and data related to environmental observations and work at the site, and noted that while the groundwater at the site is described as "perched", the demonstration has not been made that groundwater is not a contaminant migration pathway.	Eileen Olson
2/13/2004	Potentially Responsible Party/State Interest Letter	PRP letter to owner Zo Hawkins requesting information regarding the heating oil system and associated contamination at Totem Trailer Park and adjacent Sunset Manor.	Eileen Olson
2/13/2004	Update or Other Action	File number changed from CS100.244 to 2100.38.379.	Sarah Cunningham

2/17/2004	Potentially Responsible Party/State Interest Letter	PRP letter sent to Denali Fuel Company through counsel Susan Reeves requesting information regarding the heating oil fuel system and associated contamination at Totem Trailer Park and adjacent Sunset Manor. The letter notes that Denali Fuel Company constructed the heating oil distribution system and contracted with the property owner to install and maintain the central fuel oil storage and line distribution system and to provide fuel to the mobile homes at the property for a period of 20 years. The letter notes that ADEC has no record that the ownership of the fuel tanks and associated piping was transferred to another entity following termination of the contract.	Eileen Olson
4/20/2007	Exposure Tracking Model Ranking	Initial ranking by ETM.	Eileen Olson
5/11/2007	Document, Report, or Work plan Review - other	ADEC letter conditionally approving work plan dated 5/10/2007 for site characterization; ALTA Geosciences, consultant for insurance company, is doing the site work. The condition of approval was that "if ALTA encounters highly contaminated media during site work, for example fuel saturated soil or free product in groundwater, it notify this office within 24 hours." The stated purpose of the work was to evaluate the extent of contamination to better assess potential remediation options and costs. The plan proposed excavating and sampling shallow trenches below pipelines and some deeper trenches to the groundwater. The work to be performed was identified as Phase 1 with the objectives of: 1-Evaluate contaminant distributions to identify migration pathways and controls and to possibly identify other potential non-pipeline-related sources (e.g., trailer USTs); 2-Assess DRO concentrations in areas identified as contaminated and attempt to correlate Bristol's reported PID readings (from 2000 work) with laboratory DRO concentrations; 3-Evaluate the integrity of the three distribution lines identified between trailer 73 and 91; and 4-Estimate the total volume of potentially contaminated soil in the southwest quarter based on all available data. Then estimate the average volume of contaminated soil per source: distribution line connections, distribution line elbows, mainline junctions, and the large USTs.	Eileen Olson
6/2/2007	Update or Other Action	Rec'd email update from ALTA Geosciences that site investigation work as per plan dated 5/10/07 was completed on May 24 and contamination was verified in soil and perched groundwater particularly in southwest and southeast areas of property.	Eileen Olson

6/14/2007	Update or Other Action	Removed references to the adjacent Sunset Park mobile home park from Totem Trailer Town site description since the two properties are separate and contamination has not been documented at the Sunset Park property.	Eileen Olson
7/10/2007	Update or Other Action	Rec'd soil analysis laboratory results for May 21-24, 2007 site work by ALTA Geosciences, Inc. via email from RP's attorney, George Lyle. Site work included test pit excavation and sampling. Maximum DRO encountered in a near-surface sample was 69,100 mg/kg, and maximum from a sample at depth (7.5 feet below ground surface) was 5,430 mg/kg DRO.	Eileen Olson
7/11/2007	Update or Other Action	Received report prepared by Terrasat, consultant for site owner, titled "A Formulated Cost Estimate for Remediation of Contamination at the Totem Trailer Town Site" dated July 3, 2007 from attorney for Z. Hawkins, site owner. The report provides figures that incorporate May 2007 contaminant concentrations. The report does not include costs (these were removed for submittal to ADEC) but provides some site information including the fact that Terrasat personnel were present during some of the field work performed by ALTA Geosciences and collected data concurrently. The report notes that ADEC does not require removal of the approximate 4,546 feet of pipeline at the property but do require "exposing pipeline...to locate the source of the massive soil and groundwater contamination...at the Totem facility." Subsurface information is lacking in the northern half of the site primarily because of existing trailers obstructing investigation. The report estimates average groundwater depth in the south half of the site as 8.5 feet and greater than 18 feet in the northern section. Terrasat estimates the volume of contaminated soil at the site to be 12,386 cubic yards.	Eileen Olson
7/18/2007	Update or Other Action	Received report titled "Preliminary Data Summary Report" dated 6/27/2007 and prepared by ALTA Geosciences for Susan Reeves, attorney for company that insured the site. The report describes field sampling performed May 21-24, 2007 in general accordance with the work plan dated May 10, 2007 approved by ADEC. 22 test pits were excavated to maximum depths of 18 feet the remaining oil pipeline in the southwest portion of the site was exposed that had not previously been excavated by Bristol. 50 soil samples were submitted for analysis for GRO and DRO. Groundwater was reportedly 5-8 feet below the ground surface in the southern portion of the site and over 18 feet deep in the northern portion. The report concludes that 11 of the 22 test pits did not show	Eileen Olson

evidence of hydrocarbon impacts, however, some pits were excavated to water and some were not, and the report does not indicate whether water was encountered in the observably contaminated pits. Also, while most contamination was described as being present in the groundwater smear zone, the probable source of contamination present at 1.5 feet below the ground surface containing 5,880 mg/kg DRO was not discussed, and the location of a sample from a depth of one foot containing 69,100 mg/kg DRO was not further investigated. The report did not include estimates of contaminant volumes and concentrations remaining at the site that were to be provided according to the approved plan. The preliminary report was received by email; the accompanying email from ALTA Geosciences noted that analytical data provided 7/17/2007 was provided to ADEC without knowledge of ALTA, so the preliminary report was provided for clarification.

7/19/2007	Update or Other Action	Received copies of various files including public legal documents from attorney for site owner.	Eileen Olson
8/15/2007	Meeting or Teleconference Held	ADEC project manager met with consultants and attorneys for site owner and for fuel company's insurer to discuss ADEC requirements for site characterization.	Eileen Olson
8/17/2007	Update or Other Action	ADEC letter to each PRP (owner Zo Hawkins and attorney for fuel co. insurance firm, Susan Reeves) requesting investigation to characterize contamination site-wide, and to determine whether contamination is migrating offsite in groundwater. Letters are essentially identical and each party was advised the other was receiving the letter.	Eileen Olson
10/2/2007	Update or Other Action	ADEC staff received email from George Lyle, attorney for site owner, asking whether ADEC will approve a plan to install 7 site perimeter wells. The email states that if ADEC concurs, the PRPs have agreed to have a third consultant, Bristol, do the work.	Eileen Olson
10/2/2007	Update or Other Action	ADEC received memorandum from ALTA Geosciences to attorney Susan Reeves. The memorandum recommends an initial well installation program of 7 wells, with four no deeper than 12 feet, and the remaining wells drilled in the northern part of the site (where groundwater is believed to be deeper than in the southern part) to depths greater than 12 feet but not expected to be more than 35 feet deep.	Eileen Olson
3/27/2008	Document, Report, or Work plan Review - other	ADEC conditionally approved preliminary groundwater investigation work described in the September 25, 2007 submittal by ALTA Geosciences noting that proposed	Eileen Olson

groundwater investigation does not meet all of the requirements of the Department's August 17, 2007 letter. Letter again requests response to past PRP letters to both addresses, who represent the property owner and the insurer for the company that installed and for a period of time operated the heating oil system for the trailer park.

4/8/2009	Update or Other Action	ADEC letter requesting through counsel, that landowner Zo Hawkins submit a work plan by May 31, 2009 for completion of site characterization, with work to begin by June 30, 2009.	Eileen Olson
7/21/2009	Proposed Plan	ADEC received "Proposed Work Plan for Further Characterization of Totem Trailer Town Soil and Groundwater". The plan also includes groundwater data and boring logs for six monitoring wells installed and sampled by Bristol Environmental in 2008 not previously submitted to ADEC.	Eileen Olson
8/11/2009	Update or Other Action	ADEC requested and received from current consultant, Travis/Peterson Environmental Consulting, copies of field notes from April 2008 field work by Bristol Environmental and copies of two analytical reports for the same work. One data package is dated 4/16/2008 and includes soil samples from wells MW-1 through MW-6 collected on 4/7 - 9/2008 that were analyzed for DRO. The second data package is dated 4/18/2008 for groundwater samples for MW-1 through MW-5 collected on 4/15/2008, with analysis for BTEX by 8260 and DRO.	Eileen Olson
9/24/2009	Update or Other Action	ADEC received report of August 31/September 1, 2009 Totem Trailer Town site work that included sampling six wells and digging a test pit near MW6 to determine whether shallow water was present. The 9/1/2009 sampling was the 3rd sampling of the wells. The water level in MW6, the southernmost groundwater monitoring well on the site, was 4.9 feet below the ground surface. MW6 is screened from 20-30 feet and had a depth to water measurement of 29.5 feet in April 2008.	Eileen Olson
9/25/2009	Document, Report, or Work plan Review - other	ADEC plan approval letter for "Proposed Work Plan, for Further Characterization of Totem Trail Town Soil and Groundwater" dated July 21, 2009. The letter notes that the review also included field notes and laboratory data received on August 11, 2009 for field work done in April 2008, and the report with subject line "August 31/September 1, 2009 Totem Trailer Town Site Visit" dated and received on September 24, 2009. The plan proposes advancing and completing as monitoring	Eileen Olson

wells six borings in the area south of 7th Avenue, five borings in the area north of 7th Avenue, and an additional boring west of Klevin Street. An attempt will be made to establish connectivity between wells by stratigraphic correlation and water level observation, specifically pumping observations. If possible, a groundwater sample will be collected from the Totem drinking water well that was installed in 1986.

3/30/2010	Update or Other Action	Report received with subject line "Re October 7-9, 2009 Field Work and November, 2009 Drum Removal" prepared by Travis/Peterson Environmental Consulting for Owner.	Eileen Olson
4/9/2010	Offsite Soil or Groundwater Disposal Approved	Approved request to transport investigation-derived waste contaminated by fuel oil; 11 tons in drums to be transported to Alaska Soil Recycling. Post-treatment sampling to be done for RRO and DRO.(On 4/20/2010 ADEC signed a letter from Alaska Soil Recycling (ASR) acknowledging ASR's statement that the 28 55-gallon drums of petroleum impacted soil received April 15, 2010 will be comingled with other soils as the soils are covered by the bonding requirements of the 18 AAC 75.365; and that there is no further remedial action required by the responsible party for these soils).	Eileen Olson
5/25/2010	Update or Other Action	Report "May 7, 2010 Field Work" prepared by TPEC received June 2, 2010.	Eileen Olson
6/25/2010	Meeting or Teleconference Held	Teleconference between DEC, environmental consultant Travis/Peterson and owner's representative, attorney George Lyle to discuss next steps based on monitoring well results reported in the letter report "May 7, 2010 Field Work" dated May 25, 2010 and submitted to DEC on June 2, 2010. Consultant identified gaps in monitoring well coverage and will propose additional wells and possibly test pits. Since accessibility for purposes of test pits and monitoring wells is limited due to closely placed mobile homes, the consultant will first visit the site and determine the possible locations before proposing supplementary work.	Eileen Olson
7/7/2010	Update or Other Action	DEC received electronic copy of workplan and report titled "Totem Trailer Town Proposed Monitoring Wells" dated July 7, 2010. The plan summarizes two groundwater sampling events and proposes additional soil and groundwater sampling including completing four borings as monitoring wells to depths up to 15 feet.	Eileen Olson
7/9/2010	Document, Report, or Work plan Review - other	DEC approval letter for soil borings and monitoring well installation proposed in the "Totem Trailer Town	Eileen Olson

		Proposed Monitoring Wells" plan and report dated July 7, 2010.	
9/7/2010	Update or Other Action	DEC received report "Totem Trailer Town Monitoring Well Installation and Sampling" for work done on July 10, 2010.	Eileen Olson
10/25/2010	Offsite Soil or Groundwater Disposal Approved	Approved plan to transport approximately 1.5 tons of investigation-derived waste to Emerald Services for treatment.	Eileen Olson
11/24/2010	Update or Other Action	Totem "Conceptual Site Model Narrative" document dated Nov. 16, 2010 and "Totem Sampling Summary and Closure Request" dated November 24, 2010 received. The summary discusses contamination remaining on the site, conditional closure, and proposed institutional controls.	Eileen Olson
12/20/2010	Update or Other Action	ADEC received the Totem Trailer Town Monitoring Well Installation Screen Depths and Water Depths letter report on December 20, 2010 in response to a request for additional information.	Eileen Olson
1/3/2011	Meeting or Teleconference Held	Staff met with consultant TPECI regarding issues stemming from a review of the request for site closure made in TPECI's Totem Trailer Town Monitoring Well Installation and Sampling report dated November 24, 2010. Also reviewed and discussed was the Conceptual Site Model received November 24, 2010, and additional information requested by ADEC presented in the Totem Trailer Town Monitoring Well Installation Screen Depths and Water Depths letter report received December 20, 2010. During the meeting revisions and information were identified that will be needed before completing the review, including but summary tables, groundwater data, corrected figures and an updated well search.	Eileen Olson
1/25/2011	Document, Report, or Work plan Review - other	ADEC approved the location for a new monitoring well (MW22) to be placed along the east property boundary of the site, based on a figure provided this date by consultant Travis Peterson.	Eileen Olson
1/28/2011	Site Visit	Staff visited the site during a.m. drilling and viewed samples from the 8-10 interval of boring that will be completed as a monitoring well (MW22) and that is slated for development and sampling Monday January 31st.	Eileen Olson
5/9/2011	Document, Report, or Work plan Review - other	ADEC conditionally approved the work plan dated and received this date for removal of a heating oil UST discovered in January 2011.	Eileen Olson

5/11/2011	Document, Report, or Work plan Review - other	ADEC reviewed a brief report for heating oil UST removal submitted this date; no contamination was discovered during tank removal.	Eileen Olson
6/9/2011	Update or Other Action	ADEC received consultant TPEC's "Well Search and Ground Water Information for Torem Trailer Town" report dated March 30, 2011. With respect to drinking water used at the park the report states as follows: "The drinking water supply for Totem Trailer Town comes from ground water wells. One well is located on the lot south west of the mobile home park on the south east corner of the Klevin St. and E. 8th Ave. intersection. The other wells serving Totem are located in a well house on the west side of the mobile home park property just south of E. 7th Ave. The Public Drinking Water System identification number is AK2210574. These wells were not identified in the EDR GeoCheck® Report, USGS, or Municipal database. One of the wells located in the well house and currently serving the mobile home community was found in the WELTS system. This well was drilled in August 1986. The well is 212.33 feet deep and is screened from 198 below ground surface (bgs) to 208.5 bgs. A well in the well house was sampled in August 2009 for diesel range organics, benzene, toluene, ethylbenzene, and total xylenes. All of these parameters were not detected by the laboratory. It is unlikely that drinking water, derived from approximately 200 feet bgs would be affected by any remaining contaminated soil at the site. There is almost 200 feet of vertical distance between the contaminated soil and the deep aquifer. According to the 1986 well log a hard clay layer is about ten feet above the well screen. The water in the well rose to a static level 53 feet bgs, indicating that the hard clay is a confining layer and the aquifer is under pressure."	Eileen Olson
6/14/2011	Update or Other Action	Received report "Totem Trailer Town Monitoring Well Soil and Groundwater Sampling, April 2008 - Present" revised 6/13/2011. The purpose of the report is to address site closure concerns discussed during the January 3, 2011 meeting and follow-up email by ADEC.	Eileen Olson
6/28/2011	Update or Other Action	ADEC letter issued with subject line "Notice regarding Cleanup Complete--Institutional Controls (CC/IC)" notifying responsible party that a future record of decision will include institutional controls, and the type of institutional controls that will be required.	Eileen Olson
10/12/2011	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 74290 name: Heating oil tanks and piping system	Eileen Olson

4/6/2012	Meeting or Teleconference Held	Met with counsel for owner to discuss institutional controls and next steps in achieving cleanup complete with ICs.	Eileen Olson
5/21/2012	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 74290 Heating oil tanks and piping system.	Eileen Olson
5/24/2012	Cleanup Complete Determination Issued	Cleanup Complete with ICs issued; NEC to be recorded after certain conditions of the decision are met.	Eileen Olson
6/13/2012	Update or Other Action	ADEC received Attachment A to the May 24, 2012 decision document signed by the property owner on 6/11/2012.	Eileen Olson
6/14/2012	Institutional Control Record Established	Institutional Controls established and entered into the database.	Eileen Olson
8/28/2012	Document, Report, or Work plan Review - other	ADEC letter issued conditionally approving "Proposed Work Plan for further Characterisation of Totem Trailer Town Soil" and acknowledging receipt of "July 2012 Ground Water Monitoring Event."	Eileen Olson
8/29/2012	Site Visit	Staff visited site while consultant attempted to locate and excavate two areas that were investigated in the past, designated Test Pit C and First Coupling location, with the latter referring to a stained area encountered during excavation along a pipeline that has not been removed.	Eileen Olson
9/26/2012	Site Visit	Site visit with TPECI and TERRASAT representatives to locate in the field the location of former Test Pit C and the First Coupling locations described in TERRASAT and ALTA Geosciences 2003 reports.	Eileen Olson
10/30/2012	Document, Report, or Work plan Review - other	Reviewed summary of next steps by consultant received by email on 10/29/2012. ADEC responded by email on 10/30/2012, noting that schedule and other changes discussed with consultant and with owner's attorney effectively modified the Record of Decision (ROD) for the site dated May 24, 2012. ADEC's email copied all of the conditions of the ROD and added comments, requirements or updates to make a record of the conditions that were modified or for which comments could provide clarification.	Eileen Olson
7/1/2013	Document, Report, or Work plan Review - other	ADEC letter issued conditionally approving "2013 Work Plan for Totem Trailer Town...May 2013" received on May 31, 2013. The plan proposes to 1)replace two damaged wells, MW3 and MW22; 2) sample groundwater from 10 wells including the two replaced	Eileen Olson

wells; 3) decommission fourteen monitoring wells, including the two damaged wells; and 4) confirm the presence or absence of contaminated surface soil at the "First Coupling" location by excavating a trench along the pipeline approximately 5-feet wide and 10-feet long to a depth of 2.5 feet below the ground surface)with collection of a total of two analytical samples proposed.

7/17/2013	Site Visit	Staff on site to observe excavation and sampling along abandoned buried fuel pipeline at location of 'First Coupling', a location that had 69,000 mg/kg DRO during site work in 2007 and that ADEC required further investigation of as a condition of the Record of Decision for the site. Contamination with staining and strong odor was encountered in test trench.	Eileen Olson
10/11/2013	Update or Other Action	ADEC received report for groundwater monitoring work done in August 2013: "Totem Trailer Town August 2013 Ground Water Monitoring Event and Well Installation and Decommissioning." The report requests decreased frequency of monitoring and a decrease in the number of wells to monitor, with additional wells proposed for decommissioning. Requested by email on 10/14/2013 a figure showing replacement monitoring well locations based on swing tie or other methods.	Eileen Olson
12/15/2015	Update or Other Action	ADEC received the "2015 Sampling Report for Totem Trailer Town" prepared by Travis/Peterson that documents the Sept. 2015 sampling of nine remaining monitoring wells at the site and requests termination of groundwater monitoring and decommissioning of wells to complete requirements of May 24, 2012 Record of Decision (ROD) and modifications to ROD in ADEC email dated October 30, 2015. NEC to be prepared for filing once conditions of ROD related to groundwater monitoring and investigation of two areas of potentially contaminated near-surface soil are met.	Eileen Olson
7/11/2016	Update or Other Action	ADEC issued letter with subject line "Addendum to Decision Document dated May 24, 2012 and enclosed Notice of Environmental Contamination (NEC) to be filed by ADEC" dated July 11, 2016. The letter summarizes actions taken after the Totem Trailer Town site was granted Cleanup Complete with Institutional Controls (ICs) status in the decision document dated May 24, 2012. The decision required additional actions including long-term groundwater monitoring and additional investigation of two contaminated areas prior to recording a deed notice (NEC). ADEC found that the environmental actions required by the decision as preconditions to preparation and filing of the NEC were met and the results of groundwater monitoring	Eileen Olson

demonstrated that contaminant concentrations in groundwater are stable, diminishing, or below cleanup levels.

6/15/2018	Institutional Control Compliance Review	IC compliance review conducted. Staff changed from Eileen Olson to IC Unit. Closure/IC Details updated. Reminder system set to follow-up every three years.	Kristin Thompson
9/19/2019	Institutional Control Compliance Review	An Institutional Controls reminder letter mailed to the responsible party/landowner on this date.	Mossy Mead
6/12/2024	Institutional Control Compliance Review	IC compliance review completed on this date. An IC reminder letter was issued to the landowner. The next review will be in five years' time.	Gaige Robinson

## Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
DRO	>	Table C	Groundwater	
DRO		Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	

## Control Type

TYPE	DETAILS
Signed CS Determination	
Notice of Environmental Contamination	

## Requirements

DESCRIPTION	DETAILS
Groundwater Use Restrictions	ADEC approval is required prior to use of groundwater or installation of additional drinking water wells within the boundaries of the property.
Excavation / Soil Movement Restrictions	Contaminated or potentially contaminated soil that is excavated, disturbed, or otherwise handled must be evaluated under an approved work plan and in accordance with the site cleanup rules. The property owner is responsible for ensuring that this requirement is met, and for notifying all parties who plan work that will disturb soil in areas having potential or documented contamination.
Other	Decommissioning of monitoring wells must be done in accordance with ADEC guidance and under an approved work plan, with decommissioning of all monitoring wells other than MW11, MW12,

MW14, and MW21 completed and a decommissioning report provided to ADEC within 120 days of the 2016 Addendum granted by ADEC. The owner or operator may elect to retain the two contaminated wells (MW12 and MW21) for future monitoring and may postpone decommissioning of the wells that are not accessible (MW11 and MW14); the owner or operator will identify the retained wells in the decommissioning report; and will provide documentation of decommissioning to ADEC within 90 days of the decommissioning at such a time as any of the remaining wells are decommissioned.

When Contaminated Soil is Accessible, Remediation Should Occur

If the remaining contaminated soil becomes accessible, for example by the removal of mobile homes for property development or if other major changes in land use are planned, ADEC must be notified, and further site characterization and cleanup may be necessary.

Advance approval required to transport soil or groundwater off-site.

Standard condition.

Movement or use of contaminated material (including on site) in a manner that results in a violation of the water quality standards is prohibited (18 AAC 70)

Standard condition.

Other

Standard condition.

Periodic Review

ADEC will conduct a review of site conditions every three years.

State of Alaska Department of Environmental Conservation

P.O. Box 111800  
Juneau, AK 99811-1800

Phone: 907-465-5066

Fax: 907-465-5245

TDD: 800-770-8973

Physical Location: 410 Willoughby

# SITE REPORT: UAA AVIATION TECHNOLOGY CENTER UST 7

**SITE NAME:** UAA Aviation Technology Center UST 7

**ADDRESS:** 2811 Merrill Field Drive, Anchorage, AK 99501

**FILE  
NUMBER:** 2100.26.616

**HAZARD ID:** 26994

**STATUS:** Cleanup Complete

**STAFF:** No Longer Assigned, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

**LATITUDE:** 61.214578

**LONGITUDE:** -149.830608

**HORIZONTAL  
DATUM:** WGS84

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

A 1000-gallon dual chambered Aviation Gas / Jet A Fuel underground storage tank (UST #7), installed in 1993, was closed by excavation and removal in August 2018. The UST was located on the west side of the UAA Aviation Technology Center at Merrill Field. The Aviation Technology Center is built directly over a landfill cap roughly five feet in depth which covers roughly 20 or more feet of landfill debris. During excavation and closure activities a site assessment was conducted. Soil was collected for field screening using a photoionization detector (PID) to confirm the absence or presence of petroleum contaminants associated with this UST. Analytical soil samples were collected at select locations based on DEC UST Guidance and areas with the highest PID results. Analytical sampling detected benzo(a)pyrene levels in the north sidewall of the excavation that were over human health criteria and benzo(a)anthracene concentrations that were over migration to groundwater criteria. There is an additional location (south sidewall) that is also over migration to groundwater cleanup level for benzo(a)anthracene.

## Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
8/21/2018	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		Jamie Grant
2/13/2019	Site Added to Database	A new site has been added to the database	Mitzi Read
2/13/2019	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST site created in CSP database for source area 1,000-Gallon Av Gas / Jet A UST #7, 80361	Mitzi Read
4/4/2019	Potentially Responsible Party/State Interest Letter	Potentially responsible party / state interest letter sent	Jamie Grant
4/4/2019	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 80361 name: 1,000-Gallon Av Gas / Jet A UST #7	Jamie Grant
4/30/2019	Document, Report, or Work plan Review - other	<p>In 1993, a 1000-gallon dual chambered Aviation Gas / Jet A Fuel (gasoline) UST, was installed for the UAA Aviation Technology Center at Merrill Field to fuel aircraft engine maintenance operations. The UST was located directly atop Anchorage Merrill Field Landfill. The Anchorage Merrill Field Landfill cap is estimated to be around 5 feet below ground surface (bgs) and the landfill debris is estimated to be approximately 20 feet thick. On August 21, 2018, the UST and associated piping were excavated and removed. Additional excavation work was conducted to expose and remove two concrete slabs. Random debris was observed in the base of the excavation and noted. The final excavation measured approximately 13 feet by 18.5 feet at the surface, with an average depth of about 7 feet below ground surface (bgs). Approximately 62 cubic yards (cy) of material, were generated during excavation activities and reused as backfill. Groundwater was not observed below the UST and adjacent monitoring wells indicate groundwater level is 27 feet bgs. Given, the lack of detectable analytes in concentrations that would be consistent with gasoline related contamination, and a breach of the subsurface landfill cap (as evidenced by debris and reported cap depth), ADEC concurs with the conclusion that the two PAH analytes with elevated concentrations, are likely residual contamination from the landfill. Site assessment activities during the closure and removal of the UST were conducted in general accordance with 18 AAC 78 UST Regulations, ADEC Field Sampling Guidance, and the ADEC UST Procedures Manual. Field screening and analytical samples were collected</p>	Jamie Grant

to provide information about the presence or absence of petroleum contamination remaining in place. During the course of the site assessment and closure investigation, analytical soil samples were collected and analyzed for: • gasoline range organics (GRO); • diesel range organics (DRO); • benzene, toluene, ethylbenzene, and xylenes (BTEX); • volatile organic compounds (VOC); • polynuclear aromatic hydrocarbons (PAH); • Ethylene Dibromide (EDB); and • Lead Analytical results indicate two samples collected from the north and south sidewalls near the base of the excavation exceeded ADEC Method Two Soil Cleanup Levels established in 18 AAC 75.341(c) Table B1 and 18 AAC 75.341(d) Table B2. The contaminants of concern identified in these samples were benzo(a)pyrene and benzo(a)anthracene. GRO was not detected in the samples collected. All other detectable analytes were below applicable ADEC Method Two Cleanup Levels.

6/28/2019 Cleanup Complete  
Determination Issued

Given, the lack of detectable analytes in concentrations that would be consistent with gasoline related contamination, and a breach of the subsurface landfill cap (as evidenced by debris and reported cap depth), ADEC concurs with the conclusion that the two PAH analytes with elevated concentrations, are likely residual contamination from the landfill. In accordance with 18 AAC 75.325(c)(2), site cleanup rules do not apply to a permitted solid waste disposal facility that is regulated under 18 AAC 60. This UST site will receive a "Cleanup Complete" designation on the Contaminated Sites Database, subject to the following standard conditions. 1. Any proposal to transport soil or groundwater from a site that is subject to the site cleanup rules requires ADEC approval in accordance with 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. 2. Movement or use of contaminated material in a manner that results in 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 testing and treatment may be required to ensure the water is suitable for its intended use. This

Jamie Grant

determination is in accordance with 18 AAC 78.276(f) and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that contaminants at this site may pose an unacceptable risk to human health, safety, or welfare or to the environment.

## Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
Benzo(a)anthracene	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	Given, the lack of GRO and other detectable analytes in concentrations that would be consistent with gasoline related contamination, and a breach of the subsurface landfill cap (as evidenced by debris and reported cap depth), ADEC concurs with the conclusion that the two PAH analytes with elevated concentrations, are likely residual contamination from the landfill. In accordance with 18 AAC 75.325(c) (2), site cleanup rules do not apply to a permitted solid waste disposal facility that is regulated under 18 AAC 60.
Benzo(a)pyrene	> Human Health/Ingestion/Inhalation	Soil	Given, the lack of GRO and other detectable analytes in concentrations that would be consistent with gasoline related contamination, and a breach of the subsurface landfill cap (as evidenced by debris and reported cap depth), ADEC concurs with the conclusion that the two PAH analytes with elevated concentrations, are likely residual contamination from the landfill. In accordance with 18 AAC 75.325(c) (2), site cleanup rules do not apply to a permitted solid waste disposal facility that is regulated under 18 AAC 60.

## Control Type

TYPE	DETAILS
------	---------

---

No ICs Required

---

## Requirements

DESCRIPTION	DETAILS
-------------	---------

---

Advance approval required to transport soil or groundwater off-site.	
--	--

Movement or use of contaminated material (including on site) in a manner that results in a violation of the water quality standards is prohibited (18 AAC 70)	
---	--

---

State of Alaska Department of Environmental Conservation

P.O. Box 111800

Juneau, AK 99811-1800

Phone: 907-465-5066

Fax: 907-465-5245

TDD: 800-770-8973

Physical Location: 410 Willoughby

# SITE REPORT: UAA - AVIATION COMPLEX, 1991 TANK PULLS

**SITE NAME:** UAA - Aviation Complex, 1991 tank pulls

**ADDRESS:** 2811 Merrill Field Drive, Anchorage, AK 99501

**FILE  
NUMBER:** 2100.26.406

**HAZARD ID:** 25102

**STATUS:** Cleanup Complete

**STAFF:** No Longer Assigned, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

**LATITUDE:** 61.214398

**LONGITUDE:** -149.828877

**HORIZONTAL  
DATUM:** NAD83

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

In May and June of 1991 four underground storage tanks (USTs) were removed from the University of Alaska Anchorage (UAA) Aviation Complex, including one 500-gallon used oil UST #3, one 5,000-gallon jet fuel UST #1, and two 2,000-gallon aviation gas USTs #2 and #6.

## Action Information

<b>ACTION DATE</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
5/29/1991	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 77502 (Added by System)	Former Staff

5/29/1991	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		Former Staff
5/29/1991	Site Added to Database		Former Staff
12/15/1999	Site Closure Approved	nfa letter sent	Former Staff
3/11/2008	Update or Other Action	File number changed from L73.23 to 2100.26.406.	Nicole Hurt

## Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
				For more information about this site, contact DEC at (907) 465-5390.

## Control Type

TYPE	DETAILS
No ICs Required	

## Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800  
 Juneau, AK 99811-1800  
 Phone: 907-465-5066  
 Fax: 907-465-5245  
 TDD: 800-770-8973  
 Physical Location: 410 Willoughby

# SITE REPORT: CARRS FUEL CENTER #520 USTS 1 & 2

**SITE NAME:** Carrs Fuel Center #520 USTs 1 & 2

**ADDRESS:** 3411 Penland Parkway, Anchorage, AK 99508

**FILE  
NUMBER:** 2100.26.628

**HAZARD ID:** 27311

**STATUS:** Cleanup Complete

**STAFF:** No Longer Assigned, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

**LATITUDE:** 61.215801

**LONGITUDE:** -149.817205

**HORIZONTAL  
DATUM:** WGS84

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

In October 2020 two underground storage tanks (USTs 1 & 2) were removed from the former Safeway operated Carr's Fuel Center #520, along with their associated piping and dispensers. UST 1 was a 20,000-gallon gasoline tank and UST 2 was a 20,000-gallon dual-compartment diesel tank. Petroleum-contaminated soil was encountered at two dispenser locations and in the UST excavation. Contaminated soil, above DEC cleanup levels, remains just above the water table, beneath one of the footers of the facility's canopy. Petroleum-contaminated groundwater was also confirmed above DEC cleanup levels.

## Action Information

<b>ACTION DATE</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
3/10/2021	Site Added to Database	A new site has been added to the database	Mitzi Read

3/11/2021	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST site created in CSP database for source area Two 20,000-Gal USTs (#1 = Gas; #2 = Diesel), 80747	Mitzi Read
3/23/2021	Potentially Responsible Party/State Interest Letter	Sent RP Potentially Responsible Party Letter.	Jessica Hall
3/23/2021	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		Jessica Hall
4/6/2021	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 80747 name: Two 20,000-Gal USTs (#1 = Gas; #2 = Diesel)	Jessica Hall
4/14/2021	Site Characterization Report Approved	Sent RP approval letter for Final UST Removal and Sampling Safeway/Carrs Fuel Center #520, dated April 8, 2021.	Jessica Hall
5/24/2021	Site Characterization Workplan Approved	Sent the RP approval letter for the Site Investigation Work Plan, dated May 20, 2021. 7 soil borings will be created and converted to monitoring wells. Soils will be sampled for DRO, GRO, PAH, BTEX. groundwater will be sampled for DRO, GRO, PAH, BTEX, water quality and turbidity. Two seasons of groundwater sampling is planned.	Jessica Hall
8/2/2021	Update or Other Action	Requested site update from the RP.	Jessica Hall
10/21/2021	Document, Report, or Work plan Review - other	Sent RP comments on "Site Investigation Draft Report Former Safeway Fuel Center #520" dated October 2021. Requested an update report be submitted.	Jessica Hall
11/11/2021	Site Characterization Report Approved	Sent RP approval letter for "Site Investigation Final Report", dated November 2021. Closure Evaluation: Data submitted thus far for the site was reviewed and at this time ADEC is requesting the following items to be addressed to be eligible for a clean closure approval: Further excavation and soil sampling for DRO, GRO, and BTEX at DSW1.5, as the last round of sampling exceeded Human Health cleanup levels. Take an additional groundwater sample at well MW3 and MW4. Well Decommission Plan: After the above is completed and if the samples come back favorable, we will also need to have the wells decommissioned. (As previously discussed).	Jessica Hall
5/25/2023	Site Characterization Workplan Approved	Sent RP approval letter for "2023 Site Investigation Work Plan" dated May 20, 2023. An additional groundwater sample will be collected from MW3 and MW4. All contaminated soil above HH levels was removed in the 2020 site characterization and	Dawn Wilburn

excavation work. A small amount of contaminated soil (294 mg/kg) remains (estimated at 5 cubic yards) under a concrete footer at 7.5 ft near dispenser DSW.

10/4/2023	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 80747 Two 20,000-Gal USTs (#1 = Gas; #2 = Diesel).	Dawn Wilburn
10/10/2023	Site Characterization Report Approved	Sent RP approval letter for "Final Groundwater Monitoring and Site Closure Report" dated September 25, 2023. A groundwater sample was collected from MW3 and MW4 and analyzed for GRO, DRO, RRO, VOCs, and PAHs. Analytical results were below DEC cleanup levels. Monitoring well decommissioning was also approved for all wells on site.	Dawn Wilburn
6/14/2024	Site Characterization Report Approved	Approved the well decommissioning report submitted on June 14, 2024. All 7 monitoring wells were decommissioned on June 12, 2024.	Dawn Wilburn
6/28/2024	Cleanup Complete Determination Issued	A cleanup complete determination was issued	Dawn Wilburn

## Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
DRO	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	SoilSoil	
Benzene	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	SoilSoil	

## Control Type

TYPE	DETAILS
No ICs Required	

## Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	
Movement or use of contaminated material (including on site) in a manner that results in a	

# SITE REPORT: MOA FIRE STATION #3

**SITE NAME:** MOA Fire Station #3

**ADDRESS:** 555 Bragaw Street, Anchorage, AK 99508

**FILE  
NUMBER:** 2100.38.553

**HAZARD ID:** 26371

**STATUS:** Cleanup Complete

**STAFF:** No Longer Assigned, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

**LATITUDE:** 61.218071

**LONGITUDE:** -149.809186

**HORIZONTAL  
DATUM:** WGS84

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

In March 2013, a small area of soil contaminated with diesel range organics was identified during a geotechnical investigation in support of construction of a new fire station (relocation of fire station #3) at 550 Bragaw Street. The source is suspected to be a former home heating oil tank from when the property contained a residential structure.

## Action Information

<b>ACTION DATE</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
3/25/2015	Site Characterization Workplan Approved	A site characterization work plan was approved to excavate soil with diesel range organics contamination. The area of contamination had been previously delineated in the March 2013 Geotechnical Data Report produced after geotechnical investigations for the proposed Fire Station 3.	Lisa Krebs-Barsis

3/31/2015	Site Added to Database	A new site has been added to the database	Mitzi Read
4/7/2015	Potentially Responsible Party/State Interest Letter		Bill O'Connell
6/29/2015	Site Characterization Report Approved	A 20 by 19 foot area was excavated around boring B-7 (the boring that had elevated DRO in the geotechnical investigation). Excavated material was stockpiled into three stockpiles, potentially clean, warm, and potentially contaminated. Confirmation samples collected from the base and sidewalls of the excavation had concentrations of DRO less than the most stringent cleanup levels. The clean base of the excavation did not intersect groundwater and no groundwater samples were necessary. Stockpiled soil that was determined to be clean (with confirmation samples) was used as backfilled in the excavation. Stockpiled soil that was determined to be contaminated (with DRO up to 2,160 mg/Kg) was sent to Alaska Soil Recycling (ASR) for treatment.	Lisa Krebs-Barsis
7/1/2015	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 79754 name: DRO in Soil	Lisa Krebs-Barsis
7/1/2015	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 79754 DRO in Soil.	Lisa Krebs-Barsis
7/7/2015	Cleanup Complete Determination Issued	Based on the 2013 geotechnical report and the 2015 report, it has been determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment and this has been closed.	Lisa Krebs-Barsis

## Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
DRO	< Method 2	Most Stringent	Soil	

## Control Type

TYPE	DETAILS
No ICs Required	

## Requirements

DESCRIPTION	DETAILS
-------------	---------

---

Advance approval required to transport soil or groundwater off-site.

Movement or use of contaminated material (including on site) in a manner that results in a violation of the water quality standards is prohibited (18 AAC 70)

---

State of Alaska Department of Environmental Conservation

P.O. Box 111800

Juneau, AK 99811-1800

Phone: 907-465-5066

Fax: 907-465-5245

TDD: 800-770-8973

Physical Location: 410 Willoughby

# SITE REPORT: RIDE N SHINE USTS 1-4

**SITE NAME:** Ride N Shine USTs 1-4

**ADDRESS:** 1341 S. Bragaw St.; , Anchorage, AK 99508

**FILE  
NUMBER:** 2100.26.236

**HAZARD ID:** 23659

**STATUS:** Cleanup Complete

**STAFF:** No Longer Assigned, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

**LATITUDE:** 61.208989

**LONGITUDE:** -149.807711

**HORIZONTAL  
DATUM:** NAD83

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

In 1994 four underground storage tanks (USTs) were removed from the Ride N Shine facility. Tanks removed included 10,000-gallon gasoline tanks #1 and #2, 5,000-gallon gasoline tank #3, and 1,000-gallon used oil tank #4. Approximately 150 cubic yards of soil were excavated, sampled, and then used as backfill during installation of two new USTs (#5 & #6). In 2004, following cleanup activities, a cleanup complete with institutional controls determination was made. F.K.A L55.190

## Action Information

<b>ACTION DATE</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
8/8/1994	Site Visit	RECN;	Former Staff
8/9/1994	Site Visit	RECN;	Former Staff
8/10/1994	Site Visit	RECN;	Former Staff

8/11/1994	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 76410 ADD;	Former Staff
8/11/1994	Site Added to Database		Former Staff
8/12/1994	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	LCAU; LUST corrective action underway. : LCAU date changed DB conversion	Former Staff
8/31/1994	Release Investigation	RELR;	Former Staff
8/31/1994	Underground Storage Tank Site Characterization or Assessment	SA1R;	Former Staff
8/31/1994	Update or Other Action	NOR;	Former Staff
9/6/1995	Update or Other Action	CAPR; Reviewed files.	Former Staff
11/20/1997	Update or Other Action	ADEC sends Notification of Intent to Cost Recover Letter to Current Owner: GERIK INC DBA RIDE N SHINE	Former Staff
1/3/2001	Update or Other Action	copy of 15 Nov 2000 Proposal given to Lynne Bush for review and comment.	Lynne Bush
1/3/2001	Update or Other Action	Letter sent to Gerik regarding the 15 nov 2000 Proposal (oilRiskConsultants) sent to Linda Nuechterlein. Reminder to send a work plan for me to review.	Lynne Bush
2/28/2001	Update or Other Action	E-mail to Brailey asking for revision to proposal, asking for revised WP.	Lynne Bush
12/21/2001	Update or Other Action	Site transferred from Bush to Sundet	Lynne Bush
1/21/2003	Long Term Monitoring Established	Long term monitoring established.	Todd Blessing
3/24/2003	Underground Storage Tank Site Characterization or Assessment	Spring Site Assessment Workplan reviewed and approved by Rich Sundet.	Scott Pexton
4/1/2003	Update or Other Action	UST Cleanup Grant #15218632 awarded to fund eligible project costs for workplan approved March 24, 2003.	Scott Pexton
9/4/2003	Update or Other Action	Site Transferred from Sundet to Blessing	Scott Pexton

8/10/2004	Conditional Closure Approved	Record of Decision submitted to Mike Gerik which outlines the Departments decision to grant a NFRAP contingent on the implementation of institutional controls and the signing of a notice of contamination which is due on October 8, 2004.	Todd Blessing
8/10/2004	Institutional Control Record Established	Institutional controls established are as follows: 1. Any proposal to transport soil and/or groundwater off site requires ADEC approval in accordance with 18 AAC 75.325(i) 2. A groundwater monitor plan will be required that provides periodic monitoring to ensure contamination is declining and not migrating beyond the Ride n Shine and Holiday Station #5001 properties 3. An institutional control will be required that identifies the nature and extent of the contamination remaining on the site. It will also notify future owners/operators of the property of the environmental status of the site and any conditions that apply to future management of the contamination 4. The attached Notice of Environmental Contamination will need to be recorded (in the State of Alaska's Recorders Office) as an institution control measure in accordance to 18 AAC 75.375(b)(3). In addition, a statement will be included in the DEC database regarding the environmental status of the site.	Todd Blessing
10/29/2004	Long Term Monitoring Established	Approved of Restoration Science and Engineering's Long Term Groundwater Monitoring Plan to collect groundwater samples from MW-5 every two years. Collected groundwater samples will be analyzed for volatile organic compounds.	Todd Blessing
8/17/2005	Update or Other Action	Mike Gerik has requested to remove the fuel from his underground storage tanks for a period of 5 years after which he would remove the tanks and attempt to receive a tank closure determination from the Department. The Department approved of the request as long as Mike does not sell his property and abides by the institutional controls established in the Record of Decision signed in August of 2004.	Todd Blessing
5/28/2008	Update or Other Action	DEC staff issued a letter on May 28, 2008 requesting that Mr. Gerik conduct a groundwater monitoring event. DEC has not received any groundwater monitoring results since 2004. DEC approved of a long term groundwater monitoring plan in 2004. Groundwater monitoring was scheduled to be initiated in May 2005.	Todd Blessing
11/10/2008	Update or Other Action	DEC staff reviewed RSE's "Ride n Shine 2008 Groundwater Monitoring Event" report, dated November 6, 2008. The report documented the sampling and analysis of groundwater collected from	Todd Blessing

		MW-5. Groundwater samples were analyzed for GRO, DRO, RRO, and VOCs according to DEC approved methods. No contaminants of concern were detected in samples that exceeded cleanup levels established in 18 AAC 75.345 Table C.	
6/30/2011	Update or Other Action	Transferred Project Manager to IC Unit	Bianca Reece
11/9/2011	Institutional Control Compliance Review	IC review conducted and tickler system updated. Will look on the Recorder's Office website to find deed notice.	Evonne Reese
8/1/2012	Institutional Control Update	Found recorded deed notice on the Recorder's Office database and uploaded in the Attachments section of this database.	Evonne Reese
12/6/2012	Institutional Control Update	An IC reminder letter was issued to the responsible party on this date (12/6/2012).	Kristin Thompson
12/18/2012	Institutional Control Update	Telephone conversation with the responsible party. Another groundwater monitoring event will be scheduled by the consultant in the near future.	Evonne Reese
2/28/2013	Document, Report, or Work plan Review - other	DEC staff reviewed Restoration Science & Engineering, LLC's "2013 Groundwater Monitoring Results". Groundwater samples MW-5 and MW-X were non-detect (ND) or below ADEC Table C cleanup levels. Concentrations of GRO (0.0867 mg/L), benzene (0.00190 mg/L), toluene (0.000970 mg/L), 2-butanone or MEK (0.0309 mg/L), and dichlorodifluoromethane (0.00112 mg/L) were detected below ADEC Table C cleanup levels. Tetrachloroethylene (PCE) was not detected. Investigate future groundwater sampling requirement removal.	Kristin Thompson
2/28/2013	Institutional Control Update	Future groundwater monitoring requirements have been removed. Other institutional controls will still apply.	Evonne Reese
5/16/2013	Long Term Monitoring Complete	Administrative action added during a quality control check.	Kristin Thompson
9/3/2013	Institutional Control Update	DEC received verification that the groundwater monitoring wells have been decommissioned.	Evonne Reese
3/2/2016	Institutional Control Update	IC reminder letter was issued to the responsible party on this date.	Nathan Maxwell
6/8/2022	Institutional Control Record Removed	On this date, ADEC Cleanup Complete determination was issued. ADEC found that soil was below ingestion and human health cleanup levels under 18 AAC 75.341 Method 2 Tables B1 and B2, and below cleanup levels	Brandi Tolsma

for groundwater under 18 AAC 75.345, Table C.  
Institutional control record has been removed, standard  
conditions still apply.

---

## Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
Benzene	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	
Ethylbenzene	< Method 2 Most Stringent	Soil	
Xylenes (total)	< Method 2 Most Stringent	Soil	
Xylenes (total)	< Method 2 Most Stringent	Soil	
Tetrachloroethene	< Method 2 Most Stringent	Soil	
Trimethylbenzene	< Method 2 Most Stringent	Soil	
DRO	< Table C	Groundwater	
GRO	< Table C	Groundwater	
Benzene	< Table C	Groundwater	
Xylenes (total)	< Table C	Groundwater	
Tetrachloroethene	< Table C	Groundwater	

## Control Type

TYPE	DETAILS
No ICs Required	

## Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	
Movement or use of contaminated material (including on site) in a manner that results in a violation of the water quality standards is prohibited (18 AAC 70)	

# SITE REPORT: RIDE N SHINE USTS 5 & 6

**SITE NAME:** Ride N Shine USTs 5 & 6

**ADDRESS:** 1341 Bragaw Street, Anchorage, AK 99508

**FILE  
NUMBER:** 2100.26.590

**HAZARD ID:** 26433

**STATUS:** Cleanup Complete

**STAFF:** No Longer Assigned, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

**LATITUDE:** 61.208772

**LONGITUDE:** -149.807436

**HORIZONTAL  
DATUM:** WGS84

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

In March 2015 two 10,000-gallon underground storage tanks (USTs), tank #5 (gasoline) and tank #6 (diesel), were removed from the Ride N Shine facility. Benzene was confirmed in soil above the DEC cleanup level during tank closure assessment activities. Tanks #1-4 were previously removed from the same facility and are being tracked under Hazard ID 23659, file number 2100.26.236.

## Action Information

<b>ACTION DATE</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
8/18/2015	Site Added to Database	A new site has been added to the database	Mitzi Read
8/18/2015	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST site created in CSP database for source area Two 10,000-Gallon USTs, Tank #5 (Gasoline) & Tank #6 (Diesel), 79805	Mitzi Read

9/15/2015	Potentially Responsible Party/State Interest Letter	Letter of interest sent to the potentially responsible party requesting monitoring well decommissioning.	Chelsy Passmore
9/28/2015	Meeting or Teleconference Held	Meeting held with Restoration Science and Engineering regarding what the ADEC was looking for as far as delineation and work plan for a full clean up complete status. Both parties discussed sampling, and delineation possibilities, as well as the advantages and disadvantages to decommissioning the current monitoring well. ADEC requested a proposed work plan after the consultant consulted with the PRP.	Chelsy Passmore
10/21/2015	Site Characterization Workplan Approved	Reviewed the Groundwater Monitoring Work Plan. The work plan details the collection of an additional data point from the existing monitoring well to establish whether groundwater remains below ADEC cleanup levels.	Chelsy Passmore
12/31/2015	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	Administrative action addition for grant reporting purposes.	Evonne Reese
1/18/2016	Document, Report, or Work plan Review - other	Sampling was conducted on November 12, 2015. One analytical sample was collected from the groundwater monitoring well on site. DRO was detected in the sample at 0.981 mg/L (J-flagged), under the ADEC groundwater cleanup level of 1.5 mg/L. All additional analytes tested were non-detect.	Chelsy Passmore
6/10/2016	Document, Report, or Work plan Review - other	Reviewed May 5th, 2016 "Gerik Site Investigation Work Plan 050916". The work plan details additional sampling in order to characterize the subject property for site closure of USTs 5&6 as well as USTs 1-4. USTs 1-4 are listed in the ADEC data base under site number 2100.26.236 and was closed with institutional controls in 2004. ADEC has no objections to the plan as outlined.	Chelsy Passmore
9/20/2019	Document, Report, or Work plan Review - other	ADEC reviewed the revised groundwater monitoring report. Work was conducted in November 2016 however reporting did not occur until 2018. Work consisted of soil borings, and groundwater sampling. Soil boring B6 contained DRO at 285 mg/kg, and soil boring B7 contained ethylbenzene at 0.225 mg/kg, both above the ADEC Migration to Groundwater (MTGW) cleanup levels but below ADEC Human Health Cleanup Levels. In addition MW16 contained DRO at 9.08mg/L and RRO at 10.4 mg/L, above ADEC groundwater cleanup levels. Monitoring well MW16 also contained PAHs above ADEC cleanup levels.	Chelsy Passmore

5/17/2021	Document, Report, or Work plan Review - other	On this date, ADEC completed review of the revised report submitted by Restoration Science & Engineering, LLC (RSE); titled Site Characterization Report, dated April 2019. The report documented installation and sampling of borings and temporary monitoring wells at the B1, B2, B3, and B4 locations at the Ride N Shine Underground Storage Tanks (USTs) 1-4 site (ADEC File 2100.26.236) and B5, B6, and B7 locations at the Ride N Shine USTs 5 & 6 site (ADEC File 2100.26.590). The Ride N Shine USTs 5 & 6 site is currently an active site resulting from removal of USTs in 2015. The Ride N Shine USTs 1-4 site was closed in 2004 with institutional controls due to residual contamination. Tetrachloroethene (PCE), trichloroethene (TCE), diesel range organics (DRO) and residual range organics (RRO) were present above ADEC groundwater cleanup levels in B2. Polynuclear aromatic hydrocarbons (PAHs) were present above ADEC groundwater cleanup levels in B4. DRO and Ethylbenzene were present above ADEC soil cleanup levels in B6 at 2 feet below ground surface (bgs) and B7 at 14 feet bgs, respectively. The report was approved with the following comments: Biogenic contamination should be evaluated using ADEC's Technical Memorandum, Biogenic Interference and Silica Gel Cleanup, May 18, 2006. Based on the information provided, ADEC is evaluating potential closure for the Ride N Shine USTs 5 & 6 site. The presence of high levels of DRO and PCE in groundwater from boring B2, upgradient of the former used oil tank pit, indicates that contamination may remain in this area or that an additional source of contamination may be present upgradient from this location. ADEC requests additional investigation to determine the extent of this contamination.	Brandi Tolsma
-----------	---	---	---------------

5/17/2021	Document, Report, or Work plan Review - other	On this date, ADEC completed review of the revised report submitted by Restoration Science & Engineering, LLC (RSE); titled Site Characterization Report, dated April 2019. The report documented installation and sampling of borings and temporary monitoring wells at the B1, B2, B3, and B4 locations at the Ride N Shine Underground Storage Tanks (USTs) 1-4 site (ADEC File 2100.26.236) and B5, B6, and B7 locations at the Ride N Shine USTs 5 & 6 site (ADEC File 2100.26.590). The Ride N Shine USTs 5 & 6 site is currently an active site resulting from removal of USTs in 2015. The Ride N Shine USTs 1-4 site was closed in 2004 with institutional controls due to residual contamination. Tetrachloroethene (PCE), trichloroethene (TCE), diesel range organics (DRO) and residual range organics (RRO) were present above	Brandi Tolsma
-----------	---	--	---------------

ADEC groundwater cleanup levels in B2. Polynuclear aromatic hydrocarbons (PAHs) were present above ADEC groundwater cleanup levels in B4. DRO and Ethylbenzene were present above ADEC soil cleanup levels in B6 at 2 feet below ground surface (bgs) and B7 at 14 feet bgs, respectively. The report was approved with the following comments: Biogenic contamination should be evaluated using ADEC's Technical Memorandum, Biogenic Interference and Silica Gel Cleanup, May 18, 2006. Based on the information provided, ADEC is evaluating potential closure for the Ride N Shine USTs 5 & 6 site. The presence of high levels of DRO and PCE in groundwater from boring B2, upgradient of the former used oil tank pit, indicates that contamination may remain in this area or that an additional source of contamination may be present upgradient from this location. ADEC requests additional investigation to determine the extent of this contamination.

6/15/2021	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 79805 name: Two 10,000-Gallon USTs, Tank #5 (Gasoline) & Tank #6 (Diesel)	Brandi Tolsma
7/29/2021	Cleanup Complete Determination Issued	On this date, ADEC Cleanup Complete determination was issued. ADEC found that soil was below ingestion and human health cleanup levels under 18 AAC 75.341 Method 2 Tables B1 and B2, and below cleanup levels for groundwater under 18 AAC 75.345, Table C.	Brandi Tolsma

## Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
DRO	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	DRO reported at 285 mg/kg at 2ft bgs on 11/21/2016.
Ethylbenzene	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	Ethylbenzene reported at 225 mg/kg at 14ft bgs on 11/21/2016.

## Control Type

TYPE	DETAILS
No ICs Required	

## Requirements

**DESCRIPTION****DETAILS**

Advance approval required to transport soil or groundwater off-site.

Movement or use of contaminated material (including on site) in a manner that results in a violation of the water quality standards is prohibited (18 AAC 70)

State of Alaska Department of Environmental Conservation

P.O. Box 111800  
Juneau, AK 99811-1800

Phone: 907-465-5066

Fax: 907-465-5245

TDD: 800-770-8973

Physical Location: 410 Willoughby

# SITE REPORT: GRAND AUTO #225

SITE NAME: Grand Auto #225

ADDRESS: 1340 Rudakof Cir, Anchorage, AK 99508

FILE  
NUMBER: 2100.26.228

HAZARD ID: 23892

STATUS: Cleanup Complete

STAFF: IC Unit, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

LATITUDE: 61.208703

LONGITUDE: -149.806611

HORIZONTAL  
DATUM: WGS84

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

RCRA EPA ID#AAKD980983852 Hazardous waste activity:generator 1. company contact: Ms. Linda Reitan F.K.A. L55.99

## Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/12/1990	Update or Other Action	REM; RZA under contract to GAW, Inc. monitored the removal of (1) 500 gallon, steel UST. Soil samples from the north, south and west sidewalls had less than 2,000 ppm TPH. Samples from the eastern sidewall had greater than 2,000 ppm TPH. BTEX was not detected in the excavation. TCE was detected in the excavated soil stockpile. Soil sample from below the oil/water separator had 15,238 ppm TPH and 0.31 ppm BTEX. This sample was not analyzed for halogenated	Former Staff

organics. The oil/water separator had no bottom and was connected to the waste oil UST. Soils were also tested for As, Pb and Cr. The highest As, Pb and Cr were 27 ppm, 22.7 ppm and 46.9 ppm respectively. Soils in the excavation were silty to clean sand with cobbles present. Further excavation of tainted soils was impeded by the garage. Additional site investigative work is recommended to fully characterize soil and groundwater contamination.

10/15/1990	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 76580 ADD;	Former Staff
10/15/1990	Site Added to Database		Former Staff
10/16/1990	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	LCAU; :LCAU Date changed DB conversion	Former Staff
5/30/1991	Underground Storage Tank Site Characterization or Assessment	SA1R; Reviewed a phase 1 site assessment report.	Former Staff
6/9/1992	Release Investigation	SA2R; Reviewed a phase 2 site assessment report.	Former Staff
11/20/1997	Update or Other Action	ADEC sends Notification of Intent to Cost Recover Letter to Current Owner: JOE & MARY BLACKARD	Former Staff
12/3/1997	Update or Other Action	; Dan Blackard of Aurora Fuel Sales INC;	Former Staff
2/9/1998	Update or Other Action	ADEC meeting with HC and PACCAR concluded continue gw monitoring	Former Staff
5/12/1999	Update or Other Action	ADEC approves extension for CAP in order to collect 3 more quarters of gw sampling	Former Staff
4/21/2003	Release Investigation	DEC approves workplan to install additional MW and collect confirmation soil samples.	Robert Weimer
1/8/2004	Institutional Control Record Established	IC for remaining soil contamination under and near building.	Robert Weimer
1/8/2004	Conditional Closure Approved	NFRAP letter issued for both LUST and CS. Soil contamination remaining under and near building. Groundwater contamination remains low.	Robert Weimer
9/14/2012	Update or Other Action	Staff changed from Eileen Olson to IC Unit.	Kristin Thompson
9/27/2012	Institutional Control Compliance Review	IC review conducted	Evonne Reese

9/27/2012 Institutional Control Record Removed Historical conditions at this site meet the 2009 closure policy therefore ICs can be removed. Any proposal to remove and/or transport soil or groundwater offsite requires prior ADEC approval. Evonne Reese

---

### Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
DRO	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	

---

### Control Type

TYPE	DETAILS
No ICs Required	

---

### Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

---

State of Alaska Department of Environmental Conservation

P.O. Box 111800  
Juneau, AK 99811-1800  
Phone: 907-465-5066  
Fax: 907-465-5245  
TDD: 800-770-8973  
Physical Location: 410 Willoughby

# SITE REPORT: HOLIDAY STATION STORE #601 DISPENSERS

**SITE NAME:** Holiday Station Store #601 Dispensers

**ADDRESS:** 1405 S. Bragaw St., Anchorage, AK 99508

**FILE  
NUMBER:** 2100.26.634

**HAZARD ID:** 27708

**STATUS:** Cleanup Complete

**STAFF:** No Longer Assigned, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

**LATITUDE:** 61.208481

**LONGITUDE:** -149.807806

**HORIZONTAL  
DATUM:** NAD83

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

This active fueling service station is a former contaminated site that was granted a Cleanup Complete with Institutional Controls status on December 7, 2003 (Hazard ID: 23846). There are three underground storage tanks (USTs) onsite, which include: two 10,000-gallon gasoline tanks, and one 15,000-gallon gasoline tank. The tanks were installed in 1991 and are located at the northern portion of the site. In November 2020, potential petroleum impacted soil was encountered during fuel system upgrades to four gasoline dispensers. Source is likely the dispensers and the cause of the release is unknown. The dispensers and their associated submersible turbine pump (STP) sumps were excavated, generating approximately 20 cubic yards of stockpiled soil. Initial soil screening results indicated exceedances above ADEC Method Two cleanup levels for the volatile organic compounds (VOCs) of benzene (maximum of 0.203 milligrams per kilogram (mg/kg), ethylbenzene (maximum of 0.495 mg/kg), and xylenes (maximum of 3.11 mg/kg) in Excavations 3 and 4. In the stockpile sample, results indicated elevated levels of benzene (maximum of 0.163 mg/kg), ethylbenzene (maximum of 1.07 mg/kg) and xylenes (maximum of 10.7 mg/kg). A release investigation in October 2021 advanced four soil borings (B1-4), which were completed as monitoring wells (MW1-4). Analytical results of both the groundwater and soil samples from this release investigation indicated the presence of VOCs in both; dichlorofluoromethane (maximum of 0.109 micrograms per Liter ( $\mu\text{g/L}$ )) was detected in the groundwater samples. All soil and groundwater samples, however, resulted in concentrations below ADEC Method Two Cleanup Levels.

## Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
1/27/2022	Site Added to Database	A new site has been added to the database	Mandy Salminen
1/28/2022	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST site created in CSP database for source area Holiday Station Store #601 Dispensers, 81161	Mandy Salminen
2/4/2022	Potentially Responsible Party/State Interest Letter	The ADEC issued a PRP letter to Mr. Hal Hatfield, Environmental Lead at Holiday Alaska, Inc. notifying them of the creation of a new contaminated site and their liability.	Flannery Ballard
2/4/2022	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 81161 name: Holiday Station Store #601 Dispensers	Flannery Ballard
4/4/2022	Document, Report, or Work plan Review - other	The ADEC provided comments in response to the "Release Investigation Activities, Holiday Station Store #601" report, submitted January 3, 2022. The ADEC is requesting an updated conceptual site model, and a discussion of the need for a cumulative risk calculation.	Flannery Ballard
9/30/2022	Leaking Underground Storage Tank Cleanup Initiated - Petroleum	This action addition is for grant reporting purposes.	Evonne Reese
4/13/2023	Site Characterization Report Approved	The Alaska Department of Environmental Conservation (ADEC) Contaminated Sites Program (CSP) has reviewed the report, "Release Investigation Activities, Holiday Station Store No. 601", dated December 3, 2021, and submitted to the department December 29, 2021. The CSP provided comment to the responsible party on April 12, 2022. A revised "Release Investigation Activities, Holiday Station Store No. 601", report was received on April 14, 2022. This report documents a release investigation with field activities including advancing four soil borings, installing four groundwater monitoring wells, collecting soil and groundwater samples, conducting a level-loop survey, and management of investigated-derived waste (IDW). Contaminant concentrations exceeding the most stringent ADEC cleanup levels were not detected in the soil and groundwater samples collected during the release investigation activities. The CSP is requesting a work plan for well decommissioning.	Alena Voigt
4/28/2023	Site Characterization Workplan Approved	The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program (CSP) reviewed	Alena Voigt

the "Work Plan for Groundwater Monitoring Well Decommissioning, Holiday Station Store No. 601", dated April 24, 2023, and received from Shannon & Wilson, Inc. Four groundwater monitoring wells, designated as Wells MW1, MW2, MW3 and MW4 will be decommissioned by Discovery Drilling using the procedures outlined in the ADEC's Monitoring Well Guidance (September 2013) document.

5/8/2023	Site Characterization Report Approved	The ADEC CSP reviewed "Groundwater Monitoring Well Decommissioning Report, Holiday Station Store No. 601", report dated May 5, 2023. Monitoring wells MW1 through MW4 were decommissioned in accordance with the ADEC's "Monitoring Well Guidance". This site is currently being evaluated for closure.	Alena Voigt
6/30/2023	Cleanup Complete Determination Issued	Based on a review of the environmental record, analytical results indicate detectable concentrations for Benzene (0.203 mg/kg), Ethylbenzene (0.495 mg/kg), and Xylene(total) (3.11 mg/kg) remain in the soil at sample location DP3. In addition, Benzene (0.0692 mg/kg) remain in the soil at sample location DP4. These results are below ADEC Method Two Soil Cleanup Levels in 18 AAC 75.341 Tables B1 and B2 and ADEC has determined that residual contaminant concentrations meet the human health cumulative risk criteria for residential land use.	Alena Voigt

## Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
Benzene	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	
Ethylbenzene	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	
Xylenes (total)	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	

## Control Type

TYPE	DETAILS
No ICs Required	

## Requirements

DESCRIPTION	DETAILS
-------------	---------

Advance approval required to transport soil or groundwater off-site.	
--	--

Movement or use of contaminated material (including on site) in a manner that results in a violation of the water quality standards is prohibited (18 AAC 70)	
---	--

State of Alaska Department of Environmental Conservation

P.O. Box 111800

Juneau, AK 99811-1800

Phone: 907-465-5066

Fax: 907-465-5245

TDD: 800-770-8973

Physical Location: 410 Willoughby

# SITE REPORT: NORTHSTAR HOSPITAL

SITE NAME: Northstar Hospital

ADDRESS: 1650 S. Bragaw, Anchorage, AK 99502

FILE  
NUMBER: 2100.26.513

HAZARD ID: 25096

STATUS: Cleanup Complete

STAFF: No Longer Assigned, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

LATITUDE: 61.206228

LONGITUDE: -149.806594

HORIZONTAL

DATUM:

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

## Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
8/25/1998	Leaking Underground Storage Tank Release Confirmed - Petroleum	LUST Site created in CSP for source area ID 77498 (Added by System)	Former Staff
8/25/1998	Leaking Underground Storage Tank Cleanup Initiated - Petroleum		Former Staff
8/25/1998	Site Added to Database		Former Staff

12/10/1999	Site Closure Approved	site cleanup completed, nfa letter sent	Former Staff
4/28/2008	Update or Other Action	File number changed from L55.323 to 2100.26.513.	Nicole Hurt

## Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
				For more information about this site, contact DEC at (907) 465-5390.

## Control Type

TYPE	DETAILS
No ICs Required	

## Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

State of Alaska Department of Environmental Conservation

P.O. Box 111800  
Juneau, AK 99811-1800  
Phone: 907-465-5066  
Fax: 907-465-5245  
TDD: 800-770-8973  
Physical Location: 410 Willoughby

# SITE REPORT: MOA FORMER MOUNTAIN VIEW SUBSTATION

**SITE NAME:** MOA Former Mountain View Substation

**ADDRESS:** 1301 Bragaw Street, Anchorage, AK 99508

**FILE  
NUMBER:** 2100.38.576

**HAZARD ID:** 27091

**STATUS:** Informational

**STAFF:** No Longer Assigned, 9074655229 [dec.icunit@alaska.gov](mailto:dec.icunit@alaska.gov)

**LATITUDE:** 61.209355

**LONGITUDE:** -149.807675

**HORIZONTAL  
DATUM:** WGS84

*We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.*

## Problems/Comments

In 2018, the Municipality of Anchorage (MOA) Former Mountain View Substation received a Phase I and Phase II Environmental Site Assessment through MOA's EPA Brownfields Areawide grant. The property was previously used as an electrical substation from approximately 1962-1990, while the equipment stayed on site until at least 2011 after its decommissioning. The Phase II did not confirm contamination was present above ADEC cleanup levels in soil, groundwater, or soil gas, however several analytes from each media had detection limits above ADEC cleanup levels, therefore the presence of contamination below ADEC cleanup levels cannot be confirmed at this time. The site will be tracked in Informational status as it received Brownfields funding.

## Action Information

<b>ACTION DATE</b>	<b>ACTION</b>	<b>DESCRIPTION</b>	<b>DEC STAFF</b>
------------------------	---------------	--------------------	------------------

5/28/2019	Site Added to Database	A new site has been added to the database	Mitzi Read
10/11/2019	Meeting or Teleconference Held	Meeting held with Municipality of Anchorage Heritage Land Bank staff to discuss multiple sites that received assessment via MOA's Anchorage Areawide Assessment grant from the EPA. Topics included: likelihood of being nominated for further Brownfields assessment and how sites would be managed by Contaminated Sites staff.	Lisa Griswold

### Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
------	-------------------	-------	----------

### Control Type

TYPE	DETAILS
------	---------

### Requirements

DESCRIPTION	DETAILS
-------------	---------

State of Alaska Department of Environmental Conservation

P.O. Box 111800  
 Juneau, AK 99811-1800  
 Phone: 907-465-5066  
 Fax: 907-465-5245  
 TDD: 800-770-8973

Physical Location: 410 Willoughby

<b>Spill Name:</b>	800 Northway Drive Abandoned Drums used oil
<b>Spill Date:</b>	10/3/2018 12:00:00 AM
<b>Spill Number:</b>	18239927601
<b>Area:</b>	Central Alaska
<b>Subarea:</b>	Cook Inlet
<b>Region:</b>	Anch Municipal
<b>Location:</b>	ANCH. MIDTOWN (508),(518)
<b>Media Impacted:</b>	- Land

<b>Facility Name:</b>	5Cent LLC vacant property
<b>Facility Address:</b>	800 Northway drive Anchorage, 99508
	<a href="#">More Information on Facility</a>
<b>Primary Responsible Party</b>	—
<b>Land Owner</b>	5 cent LLC
<b>Facility Type:</b>	Other

[More Information on Responsible Party](#)

[More Information on Responsible Party](#)

SUBSTANCE	RELEASED	CONTAINED	RECOVERED	UNIT	DISPOSAL METHOD
Used Oil (all types)	20.000	—	20.000	Gallons	HAZ WASTE TREATMENT FACILITY

ACTION	ACTION DATE
Complaint/Report Received	10/3/2018
Field Visit	10/3/2018
Communication, Other	10/8/2018
Final Report	10/8/2018
Case Closed, No Further Action	10/8/2018

**Note: Documents will not be available for all spills.**

Uploaded documents types are currently limited to Letter of State Interest, Transfer of Project Management Letter and Site Closure No Further Action Letter. Not all spills will generate these documents. The document upload feature was implemented in September 2018 and spills that occurred prior to that will not have documents uploaded. Documents not available here are available through the public records request process.

DOCUMENT	DOCUMENT TYPE
----------	---------------

**APPENDIX D**  
**COMPLETED ENVIRONMENTAL QUESTIONNAIRE**

# Phase I Environmental Site Assessment (ESA) Property Owner Questionnaire

1. What is the address/location of the subject property?

NORTHWEST CORNER OF COLUMBINE AND DEBARR ROADS

2. When did you acquire the subject property?

11/06/12

3. From whom was the property purchased?

ROBERT PENNEY

4. Please list any previous property owners that you are aware of, and include contact information if available.

MOA, SOL

5. What are the main uses of the subject property?

VACANT

6. Please list any previous uses for the subject property that you are aware of.

NONE

7. Are you aware of any spills or hazardous materials having occurred or existing on the subject property or surrounding properties?

NO

8. Are you aware of any underground or aboveground storage tanks that are currently or were formerly located on the subject property?

NO

9. Are you aware of any fires that have occurred on the subject property?

NO

10. Are you aware of any environmental liens against the subject property?

NO

11. Are you aware of any fill having been brought onto the property from an offsite source? What was the source?

NO

12. Are there any pits, ponds, or lagoons on the property?

NO

13. Are you aware of any underground injection wells or dry wells on the property?

NO

14. Are you aware of any current or former septic systems on the property?

NO

15. Are you aware of any current or former water supply wells on the property?

NO

16. Has the property been connected to municipal water and sewer service? If so, do you know when it was connected?

NO

17. Has the property been connected to natural gas? If so, do you know when it was connected?

NO

18. Are there any subfloor hydraulic lifts on the property?

NO

19. Are there any current or previous floor drains in the building(s)? Are they connected to the sanitary sewer system?

NO

20. Are there any oil/water separators on the property? If so, what are they connected to? How, and how often are they cleaned?

NO

21. Have you ever observed any staining on the grounds of the subject property? Do you know the source of the staining?

NO

22. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property or that have been filed or recorded in a registry under federal, tribal, state or local law?

YES - SPECIAL LIMITATIONS IN ZONING ORDINANCE

23. Are there any other signs that contamination may be present at the subject property?

NO

24. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

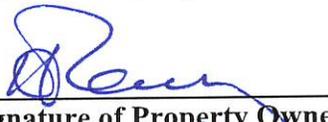
YES

25. Do you know of others who may have knowledge of the subject property?

NO

I certify that the information provided above is accurate to the best of my knowledge.

SCENTS, LLC  
HENRY PENNEY, MANAGER  
Name of Property Owner/User of Report

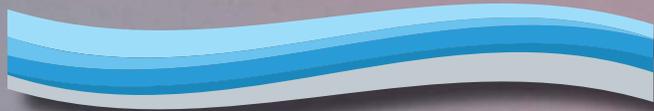
  
Signature of Property Owner/User of Report

16 Sep 24  
Date

MANAGER  
Relationship to this property transaction (example: owner, past owner, buyer, realtor, tenant, knowledgeable person, etc.)

**APPENDIX E**

**BGES TERM CONTRACT PROPOSAL EXCERPT, DATED FEBRUARY 2018**



Providing Professional Environmental  
Consulting Services

# BGES, INC.

ENVIRONMENTAL CONSULTANTS

**COOK INLET HOUSING AUTHORITY  
ENVIRONMENTAL TERM SERVICES  
RFP# 23P-DV-209**

**PROPOSAL FOR PROFESSIONAL ENVIRONMENTAL  
CONSULTING SERVICES**

**March 2, 2023**

Provided To: Cook Inlet Housing Authority  
Attn: Procurement  
3510 Spenard Road, Suite #100  
Anchorage, Alaska 99503

Authorized By: *Robert N. Braunstein*  
Robert N. Braunstein, C.P.G. - President

March 2, 2023  
Date

BGES Inc.  
1042 East 6th Avenue  
Anchorage, AK 99501  
www.bgesinc.com

Anchorage:  
Ph: (907) 644-2900  
Fax: (907) 644-2901  
Email: Bob@BGESINC.com

Eagle River:  
Ph: (907) 696-2437  
Fax: (907) 696-2439

**EXECUTIVE SUMMARY**

BGES, Inc. (BGES) is pleased to submit our proposal for the above-referenced program. BGES is a full-service environmental consulting firm that qualifies as a small business. BGES was founded in 2002 by Bob Braunstein, C.P.G., with the goal of providing responsive, cost-efficient, and high quality consulting services to our clients. We guarantee that our proposal is valid for at least 60 days. BGES has established a positive track record with Cook Inlet Housing Authority (CIHA), having first successfully completed a Phase I Environmental Site Assessment (ESA) for the Tyonek Terrace property in 2003, followed by performance of 191 additional Phase I ESAs (including preparation of 25 reliance letters), 188 hazardous building material inventories (HBMIs), 10 lead clearances, 18 underground storage tank (UST) removal/closure assessments, 24 Phase II ESAs or similar assessments (including soil, soil gas, and/or groundwater sampling), 6 noise assessments, 39 aboveground storage tank (AST) surveys, 26 radon sampling events, preparation of a health and safety plan, preparation of two site closeout letters, one air emissions study, preparation of 6 contaminated soil management plans, preparation of 1 geothermal well installation plan, 9 site remediation projects, 9 vapor barrier consultations and smoke tests, and 57 toxicity characteristic leaching procedure (TCLP) sampling projects throughout CIHA's area of operations. These assessments were completed in accordance with American Society for Testing Materials (ASTM), Housing and Urban Development (HUD), Asbestos Hazard Emergency Response Act (AHERA), U.S. Environmental Protection Agency (USEPA), and Alaska Department of Environmental Conservation (ADEC) regulations. We are certain that we have considerably more contemporary experience with CIHA project requirements than any other firm.

Furthermore, much of CIHA's recent focus has been in the Spenard area of Anchorage. BGES has extensive experience in this portion of Anchorage, in addition to our projects for CIHA. For example, under our ADEC term contract, BGES conducted an assessment/hazardous waste (lead from batteries) removal action at a residential property on Wyoming Drive, a second opinion review of previous assessment activities at a trailer park on Spenard Road, a Phase I ESA at two separate liquor stores on Spenard Road, a Phase I ESA at a residential property on Spenard Road for NeighborWorks Anchorage, a Phase I ESA at a shopping mall near the intersection of Northern Lights Boulevard and Minnesota Drive, a Phase I ESA at a 29-unit apartment complex on 23rd Avenue, a Phase I ESA on Wisconsin Street, and a Phase I ESA on Woodland Drive; to name a few projects. In addition to this neighborhood experience, and in addition to our work for CIHA, BGES has performed more than 730 Phase I ESAs and more than 380 Phase II ESAs; mostly within the boundaries of CIHA's operations.