
**Phase I Environmental Site Assessment
(ASTM E 1527-13)**

16 August 2022

**Kodiak Fire Station Development
1240 Mill Bay Road
Kodiak, Alaska**



Prepared For:

The City of Kodiak
710 Mill Bay Rd.
Kodiak, Alaska 99615

On Behalf Of:

Wolf Architecture, Inc.
625 Cobb St.
Palmer, Alaska 99645

Prepared By:

PND Engineers, Inc.
1506 W. 36th Ave.
Anchorage, Alaska 99503

Executive Summary

Wolf Architecture, Inc. (Wolf) contracted PND Engineers, Inc. (PND) on behalf of the City of Kodiak (City) to conduct a Phase I Environmental Site Assessment (ESA) for the property located at 1240 Mill Bay Road in Kodiak, Alaska (the property). The City acquired the property in 2021 with plans to construct a new City Fire Station that would replace an aging and earthquake-damaged station that sits within the tsunami inundation zone in downtown Kodiak.

The property has been abandoned since at least 2004 as shown in historical aerial imagery (Attachment 7). The parcel is zoned for commercial use but has likely been subject to unrestricted access since its abandonment. Historical hydrocarbon contamination has been documented within approximately 100 yards of the parcel boundary and a spill was reported adjacent to the property in February, 2022.

The property is located on the south side of Mill Bay Road, east of the intersection of Mill Bay Road and Powell Avenue. The irregularly shaped parcel is approximately 1.50 acres and generally slopes down to the southeast toward Chichenoff Street at approximately 1:10 slope (Attachment 1). An abandoned, incomplete, steel-reinforced concrete retaining wall, that is oriented southwest to northeast, bisects the property, creating a 10-foot step in the existing slope. No other structures are present on the property. The southeast portion of the property consists of large mounds of, what is presumed to be, stockpiled cut material from excavation work performed during construction of the unfinished retaining wall. The retaining wall is visible in historical aerial imagery from 2004 (Attachment 7).

Vegetation on the property consists primarily of native grasses, forbs, and juvenile trees including alder and spruce. A portion of the property adjacent to Mill Bay Road has a gravel surface and receives regular use by vehicles. Well-worn pedestrian paths cross the property from the graveled area near Mill Bay Road to Chichenoff Street and Malutin Lane. Rainwater ponding in the excavated area of the retaining wall, and near the mounds along Chichenoff Street, was the only surface water on the property at the time of inspection.

During geotechnical investigation conducted in support of the City Fire Station development project, the geotechnical engineer on site reported an odor of diesel fuel from samples collected at one of nine boreholes. The odor was detected from samples taken between approximately 6 feet below ground surface (bgs) down to approximately 15.5 feet bgs. SGS North America, Inc. Alaska Environmental Laboratory Services screened three samples (from 3.5-4.5 feet bgs, 6-7 feet bgs, and 8.5-9.5 feet bgs) for diesel range organics (DROs). DROs were reported at detectable concentrations (221 mg/kg) in the sample taken at 3.5-4.5 feet bgs, which is below the Alaska Department of Environmental Conservation's (ADEC) most stringent cleanup level for Kodiak. DROs were not detected in either the 6-7 feet bgs sample, or the 8.5-9.5 feet bgs sample (Attachment 7).

No indication of surface contamination was found at this site during the ESA site investigation. Historic use and prolonged unrestricted access at the property suggested subsurface contamination could be present, and diesel range organics were detected below ADEC cleanup levels in a single subsurface soil sample collected from one of nine boreholes.

After review of available records, personnel interviews, past and present land usage, and geotechnical investigation field notes the property is deemed to have a moderate likelihood of having subsurface contamination. PND recommends that a construction contingency plan be prepared and implemented to address the management of contaminated materials should they be encountered during excavation. A contingency plan should be included in bid documents and contracts to include: measures for on-

site identification of contaminated soils, screening of suspected contamination, and notification to DEC if cleanup thresholds are met or exceeded.

Background

Wolf retained PND to conduct a Phase I ESA for the property located at the 1240 Mill Bay Road in Kodiak, Alaska. This review follows the guidelines of ASTM E1527 and E1528, and only concerns the contaminants covered by these standards. This report is based on available historical documents, a site investigation, interviews with individuals having knowledge of the site and surrounding area, and local and state agencies. The information and recommendations presented herein are limited to the accuracy of records obtained.

The site is in Section 32, T27S, R19W of the Seward Meridian, on the south side of Mill Bay Road, east of the intersection of Mill Bay Road and Powell Avenue. The irregularly shaped parcel is approximately 1.50 acres and generally slopes down from Mill Bay Road in the northwest to Chichenoff Street in the southeast at approximately 1:10 slope (Attachment 1). An abandoned, incomplete, steel-reinforced concrete retaining wall that is oriented southwest to northeast bisects the property creating a 10-foot step in the existing slope. No other buildings or structures are present on the property. The southeast portion of the property consists of large mounds presumed to be composed of stockpiled cut material from excavation work performed during construction of the unfinished retaining wall.

Database and Record Search

The subject property and surrounding area were researched via internet sources and local, state, and federal agencies.

Database Review

The following information was obtained by review of the following databases:

- The ADEC Contaminated Sites Database lists five active contaminated sites and three institutionally controlled sites within a half mile from the target property. Of the active sites, two are associated with aboveground or underground storage tanks (AST and UST, respectively), one is the result of spilled dry-cleaning solvents, and two were discovered as a result of the EPA's Brownfields Program. All three institutionally controlled sites are associated with spills from ASTs or USTs. The contaminated site reports have been attached to this assessment (Attachment 4).
- The ADEC SPAR Spills Database lists two reported spills in the immediate vicinity of the target property. Historical contamination at 1223 Mill Bay Road discovered in 2017 and remediated in 2018. An unknown sheen was reported at the Baranof Park Ice Rink in February 2022; both spill response cases have been closed by ADEC (Attachment 4).
- The EPA EnviroMapper database shows four regulated hazardous waste sites within one half mile from the target property. Two of the listed facilities are very small quantity generators, one facility is a small quantity generator, and the fourth facility is a hazardous material transporter. A map of the facilities in relation to the target property can be found in Attachment 5.

- The Borough GIS website provided a parcel view of the property (Attachment 1).
- The City of Kodiak provided a historical plat from 1979 (Attachment 1) and aerial photographs circa 1976 (Attachment 7)
- PND provided a Survey Control and Existing Conditions drawing of the property (Attachment 3).
- US Fish and Wildlife Service National Wetlands Inventory maps provided information regarding the distribution of mapped US wetlands within Kodiak, and showed that the site is not located on any defined wetlands (Attachment 7). At the time of this assessment, a wetlands delineation of the target property was not performed.

Current Records Search

The Borough GIS Service website provides parcel information and mapping. The Borough GIS information on the subject property shows the lot as 1.50 acres. The property is currently owned by the City.

Historic Records Search

As shown in the attached historical photographs (Attachment 7), the lot was previously developed for residential use from at least the 1950s. The most recent available aerial image showing residential use was taken in 1978. Historical records provided by the City show that the site previously consisted of several lots, similar in dimension and orientation to neighboring lots, before being re-platted into a single lot in 1979 (Attachment 1). No historical aerial images were recovered for the period from 1978 to 2004 with sufficient resolution to determine the use of the property. By 2004, the concrete retaining wall had been constructed to its current state and all other structures were absent.

Personnel Interviews

Mr. Schuyler Roskam, PND environmental scientist, sent written inquiry to, or left voice messages with the following individuals to obtain historical and current property information in regards to the proposed development.

Ronald & Mary Doubt	Stephanie Buss	Matt Holmstrom
Adjacent Property Owner	Program Manager	City Engineer
1234 Mill Bay Rd	ADEC Contaminated Sites	City of Kodiak
Kodiak, Alaska	Anchorage, Alaska	Kodiak, Alaska
(907) 942-7454	(907) 465-5076	(907) 486-8068
	Stephanie.buss@alaska.gov	mholmstrom@city.kodiak.us

The City Engineer and City Parks and Recreation personnel responded to written inquiry regarding the status of the recent spill at Baranof Park and potential indicators of contamination at the target property. City officials were unaware of the source of the February, 2022 spill and did not report any potential indicators (i.e., odor, sheening, etc.) at or adjacent to the target property.

Mr. Ronald Doubt was contacted telephonically to provide information about historical use of the property, and any known unauthorized use or unrestricted access. Mr. Doubt has owned the adjacent property at 1234 Mill Bay Rd since 1970. He reported that 1240 Mill Bay Rd was once a mobile home park, which is consistent with historic aerial imagery from that period (Attachment 7). The property

was later purchased by a Mr. Kim with plans to develop a shopping center. Mr. Doubt was uncertain of the period of development but stated that the project was not completed and the property has remained abandoned since.

When asked about unrestricted access to the property, Mr. Doubt stated that pedestrians cross the property regularly from Mill Bay Road to Chichenoff Street and Malutin Lane. He was not aware of any illegal dumping or cleanup efforts at the property. Aside from City Parks and Recreation personnel and Mr. Doubt, attempts to contact adjacent property owners and users were unsuccessful. Written inquiry regarding active contaminated sites within 0.5 miles of the target property, documented spills in the immediate vicinity of the target property, existing contamination at the target property, or potential concerns for historical contamination at the target property was sent to ADEC contaminated sites personnel electronically on 21 June, 2022. ADEC Contaminated Sites personnel responded electronically to the inquiry on 7 July, 2022 (Attachment 4). Of the five active contaminated sites within the search area, ADEC personnel determined that contamination at four of the sites would likely not affect the target property, and one active site may or may not affect the target property. ADEC did not express any concern with documented spills in the immediate vicinity of the property and were not aware of any existing contamination at the property.

ADEC Contaminated Sites Project Manager Jessica Hall reported that contamination at Waldo's Center Quality Cleaners (Attachment 4) is characterized by diesel range organic (DRO) and residual range organic (RRO) contaminated soil and groundwater from a former UST, and by chlorinated solvents detected both inside and outside of the building. The DRO and RRO contamination at the site was closed by ADEC with institutional controls in 2006 while the chlorinated solvent contamination, which was discovered in 2021, had not been characterized. Due to the lack of information about the chlorinated solvent contamination and groundwater at the site, Ms. Hall determined that the contamination may or may not affect 1240 Mill Bay Road.

Site Visit

Mr. Bart Adams of PND Engineers conducted a site visit on 19 April, 2022. During the investigation the ground was unobscured by snow and no surface staining, odors, or sheening on surface water were reported. Spill cleanup activities from a leaking aboveground storage tank at Baranof Park Ice Rink adjacent to the target property were ongoing.

At the time of the site investigations, nothing that would indicate surface or subsurface contamination was observed.

Mr. Adams conducted a survey of the property and surrounding area, transiting the paths through the property and the adjacent streets in a clockwise fashion from the southern corner of the parcel. Dense vegetation and a layer of snow obscured most of the ground surface at the time of the site investigation.

Vegetation on the property consists primarily of native grasses, forbs, and juvenile trees including alder and spruce. A portion of the property adjacent to Mill Bay Road is graveled and receives regular use by vehicles. Well-worn pedestrian paths cross the property from the graveled area near Mill Bay Road to Chichenoff Street and Malutin Lane. Rainwater ponding in the excavated area of the retaining wall and near the mounds along Chichenoff Street is the only surface water on the property. Adjacent uses include a public park and ice rink, commercial storefronts, and single- and multi-family housing.

Geotechnical and Environmental Testing

PND performed a geotechnical investigation at the target site in June, 2022. During that investigation, the geotechnical engineer on site reported the odor of diesel fuel in one of nine boreholes drilled. The odor was initially detected at approximately 6 feet below ground surface (bgs) and continued to approximately 15.5 feet bgs. Three soil samples from the odor-producing borehole were sent to SGS North America, Inc. Alaska Environmental Laboratory Services for diesel range organics screening on 17 June, 2022 and results were received on 6 July, 2022 (Attachment 7). The samples were taken from 3.5-4.5 feet bgs, 6-7 feet bgs, and 8.5-9.5 feet bgs. Diesel range organics were reported at detectable concentrations (221 mg/kg) in the sample taken at 3.5-4.5 feet bgs, which is below ADEC's most stringent cleanup level (230 mg/kg; Table B2 of 18 Alaska Administrative Code 75.351(d)). DROs were not detected in either the 6-7 feet bgs sample, or the 8.5-9.5 feet bgs sample. Personal communication with ADEC personnel confirmed that the most stringent cleanup level for DRO contamination in Kodiak is 230 mg/kg (Attachment 1).

Discussion

Records research, interviews, and site investigations indicated a Moderate risk of contamination from previous use and prolonged unrestricted access. Observation of diesel fuel odor from subsurface samples at one borehole during geotechnical investigation and subsequent screening of samples for diesel range organics found apparent subsurface DRO contamination at the property; however, the DRO concentrations in the samples are below ADEC's most stringent cleanup levels. No indication of surface contamination was found at the site during the ESA site investigation.

Recommendations

Although detected contamination was below ADEC cleanup levels, PND recommends that a construction contingency plan be prepared and implemented to address the management of contaminated materials should they be encountered during excavation. The contingency plan should be included in all contract documents and include: measures for on-site identification of contaminated soils, screening of suspected contamination, and the requirement to notify ADEC if cleanup thresholds are met or exceeded.

Recommendations presented in this ESA report rely on the accuracy of the information obtained from the Phase I initial site assessment, review of record documents, and interviews with local and state personnel. Unforeseen contamination or circumstances could arise that are not presented in this report, requiring further investigation or regulatory oversight.

Qualifications of Environmental Professional

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Thomas Bart Adams, Professional Engineer

PND Engineers, Inc.

Signature:  _____

Date: August 18, 2022

Attachments:

1. GIS Property Information
2. City Zoning Map
3. Survey Control and Existing Conditions Drawing
4. ADEC Contaminated Site Map, Site Reports, Correspondence
5. EPA EnviroMapper Map
6. Site Investigation Photos
7. Supporting Documents

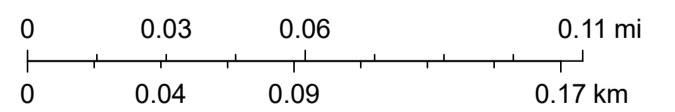
1.0 GIS Parcel Map

1240 Mill Bay Rd



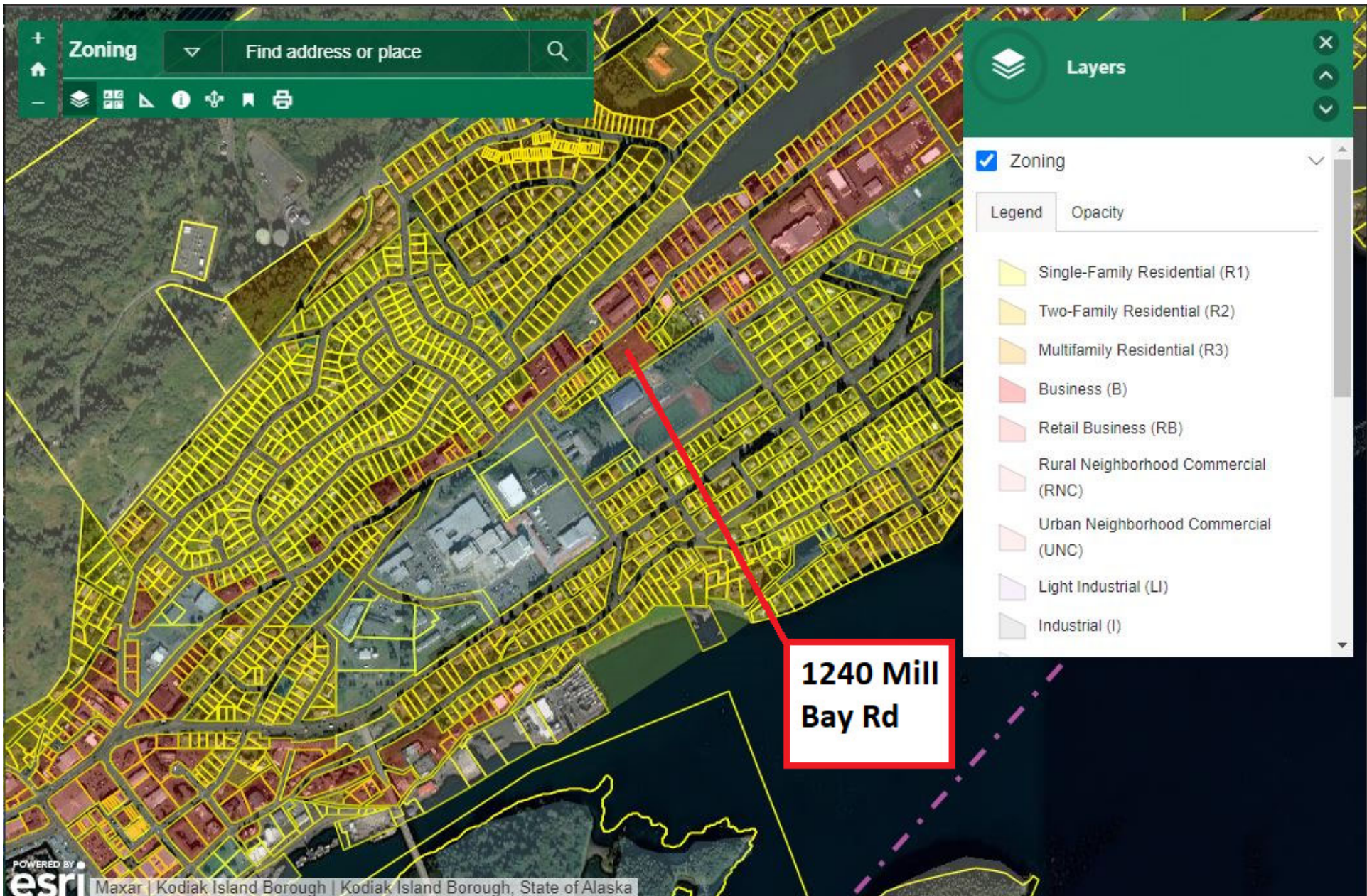
June 20, 2022

1:4,514



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

2.0 City of Kodiak Zoning Map



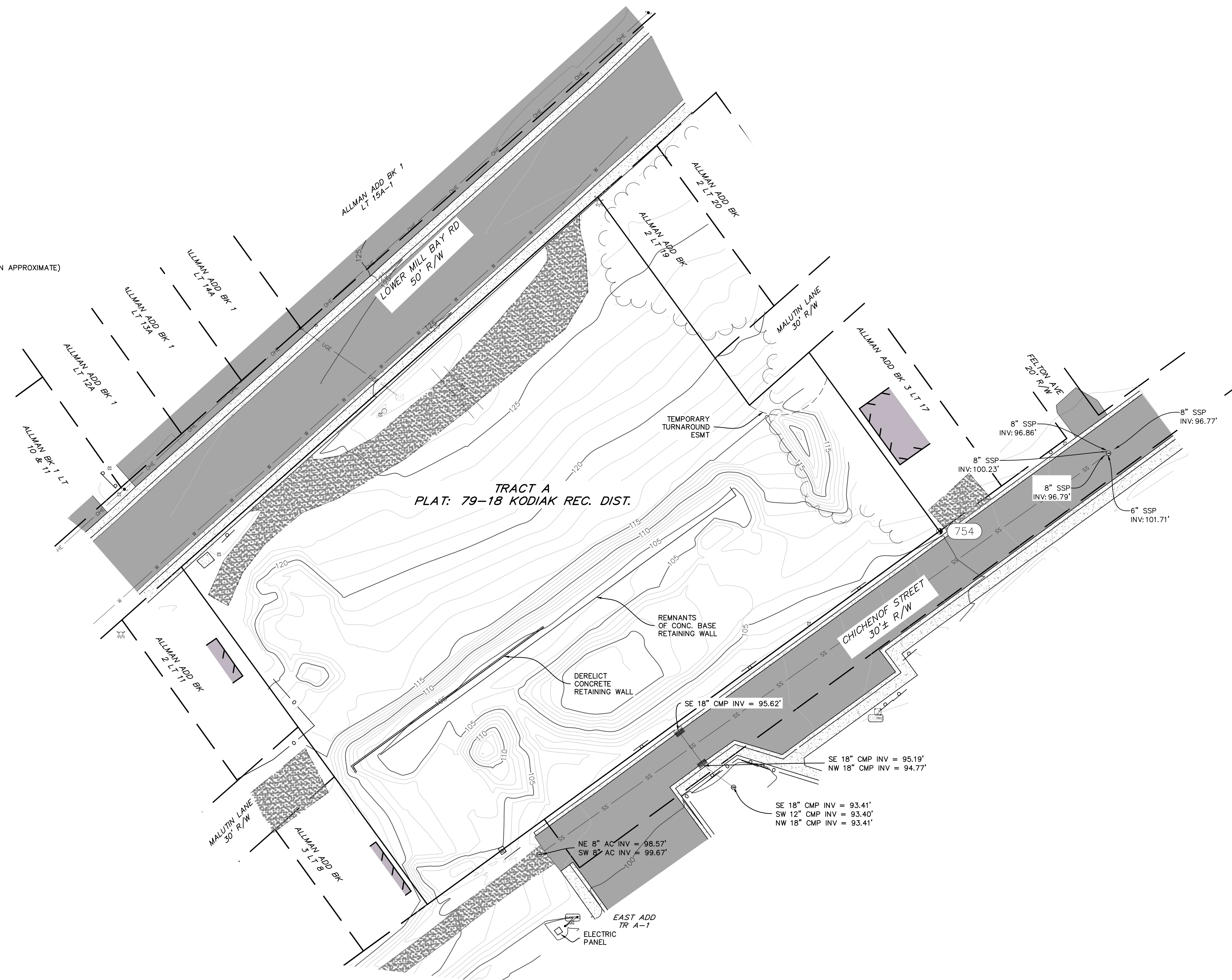
3.0 Survey and Existing Conditions

NOTES

1. BASIS OF COORDINATES FOR THIS SURVEY ARE NORTH AMERICAN DATUM OF 1983 (NAD83, ALASKA STATE PLANE ZONE 4 IN U.S. SURVEY FEET, DERIVED FROM AND HOLDING VALUES PROVIDED ON THE US ARMY CORPS OF ENGINEERS, ALASKA DISTRICT, "ST. PAUL HARBOR PROJECT CONDITION SURVEY" DATED MARCH 24-APRIL 04, 2015. FOR "SPH-2 2009," (POINT NO. 507 THIS SURVEY). POINT NO. 507 HAS THE FOLLOWING POSITION:
N=1386685.52
E=1951150.86
2. THE VERTICAL CONTROL FOR THIS SURVEY IS MEAN LOWER LOW WATER (MLLW=0.0') IN U.S. SURVEY FEET, DERIVED FROM AND HOLDING VALUES PROVIDED ON THE US ARMY CORPS OF ENGINEERS, ALASKA DISTRICT, "ST. PAUL HARBOR PROJECT CONDITION SURVEY" DATED MARCH 24-APRIL 04, 2015. FOR "SPH-2 2009," (POINT NO. 507 THIS SURVEY). POINT NO. 501 HAS THE FOLLOWING ELEVATION:
EL=17.71
3. THE FIELD SURVEY WAS PERFORMED APRIL 12, 2022, BY PND ENGINEERS.
4. ALL DIMENSIONS AND COORDINATES ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
5. THIS SURVEY WAS COMPLETED USING GNSS SURVEY TECHNIQUES. REAL TIME KINEMATIC (RTK) OBSERVATIONS WERE STORED USING TRIMBLE R10 MODEL 2, GNSS RECEIVERS.
6. UTILITY LOCATES WERE SURVEYED WHERE MARKED BY OTHERS.
7. CONTOURS ARE IN FEET, WITH ONE FOOT INTERVALS.
8. NO TITLE SEARCH WAS PREPARED FOR THIS SURVEY. EASEMENTS AND ENCUMBRANCES SHOWN HEREON ARE FROM PLATS OF RECORD. OTHER EASEMENTS AND ENCUMBRANCES MAY EXIST.
9. ADJACENT PROPERTY LINES SHOWN HEREON ARE DERIVED FROM DATA OF RECORD AND ARE TO BE USED FOR VISUAL REFERENCE ONLY.

LEGEND

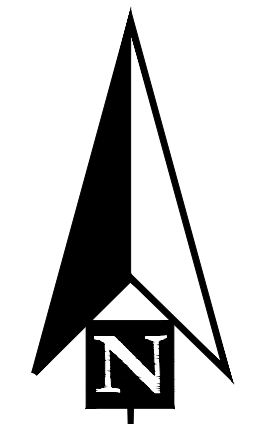
- RECORD PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ===== EDGE OF CONCRETE
- ===== BUILDING LINE
- ===== EDGE OF PAVEMENT
- w- UNDERGROUND WATER LINE (SHOWN APPROXIMATE)
- u- UNDERGROUND ELECTRIC
- 100 EXISTING CONTOUR AND ELEVATION
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- PAVEMENT/BLACKTOP
- CONCRETE/SIDEWALK
- GRAVEL
- ⊕ ALUMINUM CAP RECOVERED
- ⊕ TELEPHONE VAULT
- ⊕ SIGN
- ⊕ POWER POLE
- ⊕ CATCH BASIN
- ⊕ TELEPHONE PEDESTAL
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ JUNCTION BOX
- ⊕ ELECTRIC BREAKER BOX
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC TRANSFORMER
- ▭ BUILDING



SURVEY CONTROL *NOT SHOWN HEREON				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
501	1387193.260	1951081.540	20.46	HARBOR MASTER [2" FLAT SBC,]
502	1386047.270	1948002.610	46.40	HBR NO. 1 [2-1/2" FLAT SBC ON PIPE,]
503	1385942.730	1951555.540	28.36	NIC-1 1997 [3-1/4" DOMED SBC,]
504	1388617.550	1954333.770	16.56	NIC-4 2006 [3" DOMED SBC,]
505	1382702.240	1950183.980	19.73	SHH-3 2009 [3-1/4" DOMED SBC,]
506	1387252.330	1950663.430	20.37	SPH-1 2009 [3-1/4" DOMED SBC,]
507	1386685.520	1951150.860	17.71	SPH-2 2009 [3-1/4" DOMED SBC,]
508	1386072.950	1950690.540	19.77	TDB 125 [3-1/2" DOMED USACE BC,]

RECOVERED MONUMENTATION				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
* 753	1390107.764	1954080.348		FD BD 2-IN [2.4' SUBGRADE, IN CASE]
* 754	1390576.577	1954723.443		FD 1.5-IN AL CAP [L16/L17, 1978]
* 756	1390849.775	1954630.335		FDR [IN CASE, DRIVE ROD]
* 757	1391027.737	1954745.540		FD BD [IN CASE, 3-1/4" BRASS CAP]

* NOT SHOWN HEREON

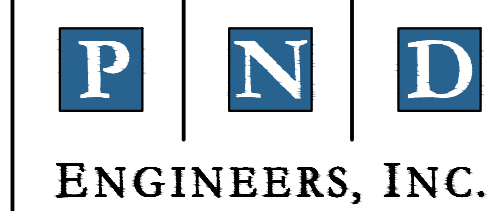


PND Engineers, Inc. is not responsible for safety programs, methods or procedures of operation, or the construction of the design shown on these drawings. Where specifications are general or not called out, the specifications shall conform to standards of industry. Drawings are for use on this project only and are not intended for reuse without written approval from PND. Drawings are also not to be used in any manner that would constitute a detriment directly or indirectly to PND.

REV	DATE	DESCRIPTION

DATE: _____

1506 West 36th Avenue
Anchorage, Alaska 99503
Phone: 907.561.1011
www.pndengineers.com
AK. LIC# AECC250



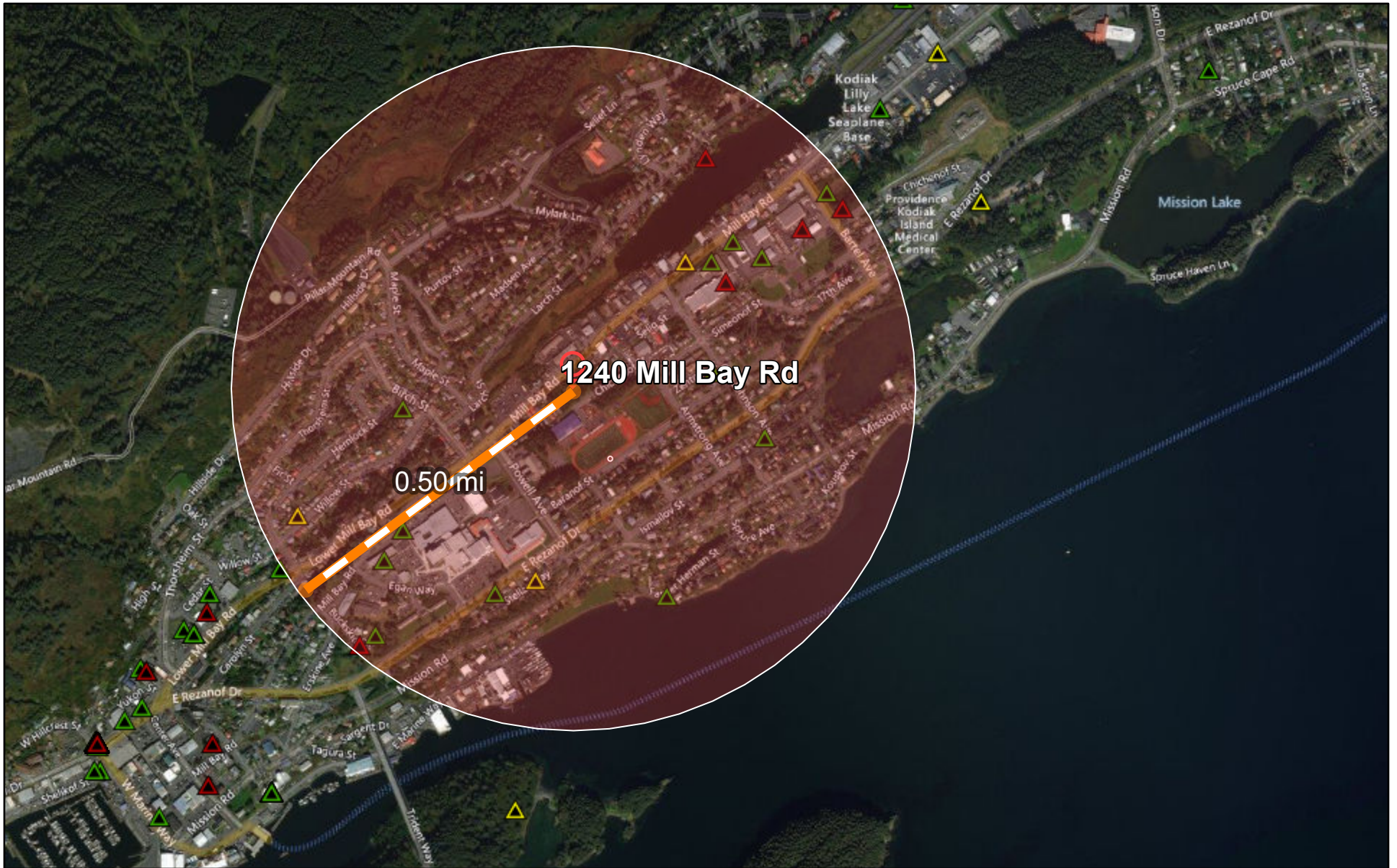
PROJECT: **KODIAK FIRE STATION**

TITLE: **SURVEY CONTROL & EXISTING CONDITIONS**

SCALE: 1" = 30'	FIELD BOOK: 2022-2	SHEET NO: 1 OF 1
DESIGNED BY: AHH	DATE: 04/22/2022	
CHECKED BY: ICB	PROJECT NO: 221042	

4.0 ADEC Contaminated Site Map, Site Reports, Correspondence

Alaska DEC Contaminated Sites



6/21/2022

Contaminated Sites

▲ Active

▲ Cleanup Complete



Cleanup Complete - Institutional Controls



txparcels



condominiums



manufactured homes, etc

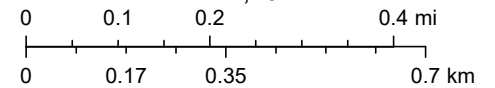


cell phone towers



parcels (light lines)

1:24,797



SOA DCCED DCRA, © 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus DS © 2022 TomTom, Source: Esri, Maxar,

SITE REPORT: RESIDENCE - 1117 STELLER WAY HHOT

SITE NAME: Residence - 1117 Steller Way HHOT

ADDRESS: 1117 Steller Way, Kodiak, AK 99615

**FILE
NUMBER:** 2601.38.074

HAZARD ID: 3202

STATUS: Cleanup Complete - Institutional Controls

STAFF: IC Unit, 9074655229 dec.icunit@alaska.gov

LATITUDE: 57.792778

LONGITUDE: -152.391389

**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

Fuel leaked from home heating oil tank. Soil contaminated with DRO up to 55,700 mg/kg. 120 cubic yards of soil was excavated and stockpiled at 3103 Balika Road. Soil was taken to USR in Kodiak for thermal remediation. Official USPS street name is Steller Way not Stellar Street.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/27/2004	Site Added to Database	DRO.	Sarah Cunningham
11/18/2004	GIS Position Updated	TopoZone. NAD27.	Sarah Cunningham
12/10/2004	Site Ranked Using the	Initial ranking.	Sarah Cunningham

AHRM

7/8/2005	Site Number Identifier Changed	Changed the Region from 21 to 25.	No Longer Assigned
8/16/2005	Institutional Control Record Established	Residual contamination remains along the building foundation that could not be excavated without endangering the structural integrity of the building. Natural attenuation will further reduce the contaminant levels. Additional assessment &/or corrective action is required for full site closure.	Donald Seagren
8/16/2005	Conditional Closure Approved	Soil went to USB for thermal treatment. USB subsequently failed to keep track of this batch of soil. The closure site assessment conducted by Koniag, Inc. did not locate any exceedances. Therefore, even though we do not have post-treatment analytical data of this batch of soil, the overall site assessment did not find any contamination on the site.	Donald Seagren
8/16/2005	GIS Position Updated	Using figure 2 from a Final Work Plan for Remediation of Stockpiled Soils Contaminated with Heating Oil, from OASIS, dated November 29, 2001, in conjunction with TopoZone Pro and Google Maps, entered the coordinates for this site. Metadata includes USGS Topo Map 1:24K/25K Black and White Aerial Photo, on a Medium Size Map, View Scale 1:24,000, Coordinate Datum NAD83. Moderate to high degree of confidence in accuracy of location.	Alyce Hughey
6/12/2008	Update or Other Action	Site transferred from Don Seagren to Paul Horwath per Linda Nuechterlein.	Alyce Hughey
11/10/2014	Update or Other Action	Staff changed from Paul Horwath to IC Unit.	Kristin Thompson
8/27/2015	Institutional Control Compliance Review	IC compliance review conducted. Schedule to send an IC reminder letter to the property owner. I verified the property owner's name with the Kodiak Tax Assessor's Office and made a note related to this in the Affiliates section to document the information.	Evonne Reese
10/13/2015	Institutional Control Update	An IC reminder letter was issued to the responsible party on this date.	Kristin Thompson
5/31/2017	Institutional Control Compliance Review	IC compliance review conducted. Closure/IC Details updated. Reminder system set to follow-up every three years, with the next review scheduled to occur in 2018.	Kristin Thompson
12/27/2018	Institutional Control Update	Institutional Control verification letter sent to landowner on this date after contact information verification.	Mossy Mead

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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	

Requirements

DESCRIPTION	DETAILS
When Contaminated Soil is Accessible, Remediation Should Occur	Residual contamination remains along the building foundation that could not be excavated without endangering the structural integrity of the building. Should the area of contamination become accessible in the future, assessment and/or corrective action work will be required.
Groundwater Use Restrictions	The area is served by the City water system, which acts as an institutional control restricting use of the groundwater as a drinking water source.
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.
Periodic Review	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: OSBORNE PROPERTY-KODIAK

SITE NAME: Osborne Property-Kodiak

ADDRESS: 717 Willow Street, Kodiak, AK 99615

FILE
2601.38.099

NUMBER:

HAZARD ID: 2107

STATUS: Cleanup Complete - Institutional Controls

STAFF: IC Unit, 9074655229 dec.icunit@alaska.gov

LATITUDE: 57.794167

LONGITUDE: -152.401111

HORIZONTAL
NAD83
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

Approximately 50 gallons of diesel heating fuel leaked to the ground from a rusted above ground fuel tank. Spilled fuel was cleaned up using 25 absorbent pads and sent to the landfill. Contamination remains contained in the soil under the house.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
8/10/2005	Site Added to Database	DRO.	Alyce Hughey
8/10/2005	Site Ranked Using the AHRM	Initial ranking.	Alyce Hughey
8/10/2005	GIS Position Updated	Using the address in file in conjunction with Google Maps and TopoZone Pro, entered the coordinates for this site. Metadata include USGS Topo Map 1:24K/25K,	Alyce Hughey

on a Medium Size Map, View Scale 1:24,000, Coordinate Datum NAD83. Moderate to high degree of confidence in accuracy of location.

8/17/2005	Institutional Control Record Established	Soil remains adjacent to foundation of home exceeding cleanup levels. Natural attenuation will degrade contaminant levels. Assessment &/or cleanup is required for site closure.	Donald Seagren
8/17/2005	Conditional Closure Approved	NFRAP letter included request for any additional data/reports subsequent to initial response actions.	Donald Seagren
8/25/2005	Update or Other Action	Letter sent to property owner of record returned. Letter placed in project file. No listing in Kodiak telephone book for Mr. Osborne.	Donald Seagren
6/12/2008	Update or Other Action	Site transferred from Don Seagren to Paul Horwath per Linda Nuechterlein.	Alyce Hughey
11/10/2014	Update or Other Action	Staff changed from Paul Horwath to IC Unit.	Kristin Thompson
5/24/2016	Institutional Control Compliance Review	IC compliance review conducted. Contacted the Kodiak Borough assessing office for updated landowner information. It appears the property was owned by Bill Osborne up until 1994 (the year of the spill). The 2005 No Further Remedial Action Planned (NFRAP) letter was never delivered to Mr. Osborne, and likely never issued to the new landowner. An IC reminder letter was issued on this date to inform the current landowner of conditions placed on the property as part of its past history of contamination. Reminder system set to follow-up in five years.	Kristin Thompson

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
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	

Requirements

DESCRIPTION

DETAILS

When Contaminated Soil is Accessible,
Remediation Should Occur

If and/or when contaminated soil beneath the building foundation becomes accessible, this soil must be addressed according to ADEC regulations applicable at that time.

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.

Periodic Review

Every five 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: WALDO CENTER

SITE NAME: Waldo Center

ADDRESS: 1600 Mill Bay Road, Kodiak, AK 99615

FILE
2601.38.081

NUMBER:

HAZARD ID: 4093

STATUS: Cleanup Complete - Institutional Controls

STAFF: IC Unit, 9074655229 dec.icunit@alaska.gov

LATITUDE: 57.799722

LONGITUDE: -152.385278

HORIZONTAL
NAD83
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

Soil contamination was discovered during the removal of four Underground Storage Tank heating fuel tanks. The former underground storage tank area has been paved. The surrounding area is served by the City of Kodiak water system. No groundwater was encountered during the underground storage tank removal.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
3/29/2005	Site Added to Database	DRO.	Alyce Hughey
3/29/2005	Site Ranked Using the AHRM	Initial ranking using the AHRM.	Donald Seagren
3/29/2005	Update or Other Action	File number 2601.38.081 assigned and entered into the Fileroom database and Contaminated Sites database.	Alyce Hughey

5/9/2005	Site Characterization Workplan Approved	Conditional approval of work plan.	Donald Seagren
6/7/2005	Site Characterization Workplan Approved	Final approval of revised site assessment work plan.	Donald Seagren
9/6/2005	Site Characterization Report Approved	Site characterization report by Travis/Peterson confirmed the presence of soil and groundwater diesel range organics contamination exceeding ADEC cleanup levels. From the characterization report, it appears that DRO is the only contaminant of concern exceeding ADEC cleanup levels.	Donald Seagren
9/6/2005	Update or Other Action	Sent letter to Waldo's Enterprises, LTD in Kodiak requiring that a corrective action plan be developed to address the cleanup and remediation of the contaminated soil and groundwater at the site.	Donald Seagren
11/4/2005	GIS Position Updated	Using Figure 1 from a Site Characterization Waldo Center report, from Travis/Peterson Environmental Consulting, Inc., dated August 2005, in conjunction with TopoZone Pro and the KPB Parcel Lookup, entered the coordinates for this site. Metadata includes USGS Topo Map 1:24K/25K, Black and White Aerial Photo, on a Medium Size Map, View Scale 1:24,000, Coordinate Datum NAD83. Moderate to High degree of confidence in accuracy of location.	Alyce Hughey
5/5/2006	Cleanup Plan Approved	Reviewed and approved a Corrective Action Plan dated April 2006.	Donald Seagren
8/22/2006	Site Characterization Report Approved	Reviewed Cleanup Summary Report. GW @ 6.38' at the time of the assessment. DRO soil contamination remains @ roughly twice the cleanup levels. Soil contamination estimated to be @ 10 -25 'bgs. Groundwater (GW) DRO & RRO contamination (from excavation) is contaminated above Table C levels. Further excavation not possible due to high GW levels and adjacent underground power line that leaks electricity causing a safety hazard to workers for any further excavation. Surrounding development is on City of Kodiak public water system. Area was backfilled and will be covered with asphalt, creating a cap to infiltration of water that may mobilize the contaminants. Natural attenuation will continue to degrade remaining contamination over time. Conditional closure will be developed for the site.	Donald Seagren
10/31/2006	Update or Other Action	Received documentation and photos confirming that the excavation/investigation area has been paved,	Donald Seagren

which should help to limit infiltration of surface water into the remaining zone of contamination.

11/1/2006	Update or Other Action	Drafted conditional closure letter and forwarded draft to management for review, comments, and finalization.	Donald Seagren
11/15/2006	Conditional Closure Approved	The final ADEC conditional closure determination letter was issued to O. Kraft & Son, Incorporated.	Donald Seagren
11/15/2006	Institutional Control Record Established	Administrative update	Evonne Reese
2/8/2007	Exposure Tracking Model Ranking		Donald Seagren
6/12/2008	Update or Other Action	Site transferred from Don Seagren to Paul Horwath per Linda Nuechterlein.	Alyce Hughey
1/12/2010	Update or Other Action	Reviewed ADEC's November 15, 2006 Conditional Closure decision letter in order to provide input to the Alaska Department of Law concerning a cost recovery settlement proposal.	Paul Horwath
11/14/2011	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 75066 Heating Oil USTs.	Alyce Hughey
11/10/2014	Update or Other Action	Staff changed from Paul Horwath to IC Unit.	Kristin Thompson
2/19/2015	Institutional Control Update	Updated the landowner information in the Affiliates section. Schedule to send an IC reminder letter to the property owner.	Evonne Reese
6/22/2015	Institutional Control Update	An IC reminder letter was issued to the property owner on this date.	Kristin Thompson
9/30/2015	Institutional Control Compliance Review	IC compliance review conducted. The reminder system has been set to follow up with the landowner in 2020 to remind them of the remaining contamination.	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
CS Database Notation And Letter To Landowner/RP	If remaining contamination becomes accessible, assessment &/or corrective action will be required

Requirements

DESCRIPTION	DETAILS
When Contaminated Soil is Accessible, Remediation Should Occur	

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: WALDO'S CENTER QUALITY CLEANERS

SITE NAME: Waldo's Center Quality Cleaners

ADDRESS: 112 Ole Johnson Avenue, Kodiak, AK 99615

FILE
2601.38.126

NUMBER:

HAZARD ID: 27625

STATUS: Active

STAFF: Jessica Hall, 9072697553 jessica.hall@alaska.gov

LATITUDE: 57.799280

LONGITUDE: -152.383658

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 a Phase II ESA investigation conducted in June 2021, chlorinated solvents were discovered both inside and outside of the Waldo's Center Quality Cleaners. The solvents were concomitant with those used in dry cleaning operations and detected in ground borings at concentrations that were above the most stringent method 2 cleanup levels. 11/4/2021 Currently being operated as a laundromat. The dry cleaning operations have ceased.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
8/30/2021	Spill Transferred from Prevention Preparedness and Response Program	This site (spill # 21249917303) was transferred to CS and approved by Bill O'Connell for transfer	Courtney Pegus

9/3/2021	Site Added to Database	A new site has been added to the database	Courtney Pegus
10/8/2021	Potentially Responsible Party/State Interest Letter	Sent a Potentially Responsible Party/State Interest Letter to Worthington Kodiak Properties, LLC. for Waldo's Center Quality Cleaners.	Jessica Hall
11/2/2021	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 81079 name: Waldo's Center Quality Cleaners	Jessica Hall
11/4/2021	Report or Workplan Review - Other	Sent RP comments for "Site Characterization Work Plan", dated October 25, 2021. Requested updated work plan be submitted.	Jessica Hall
4/18/2022	Update or Other Action	Sign ADEC Transport, Treatment and Disposal Form for six, 5-gallon buckets of soil and water generated from cleanup of dry cleaning solvents. PCE and TCE compounds of concern.	Jessica Hall

Contaminant Information

NAME	LEVEL	DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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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: COMMERCIAL PROPERTY - 1815 CHICHENOFF DRIVE

SITE NAME: Commercial Property - 1815 Chichenoff Drive

ADDRESS: 1815 Chichenoff Drive, Kodiak, AK 99615

**FILE
NUMBER:** 2601.38.128

HAZARD ID: 27642

STATUS: Active

STAFF: Jessica Hall, 9072697553 jessica.hall@alaska.gov

LATITUDE: 57.801173

LONGITUDE: -152.378323

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

In May 2021, the land at this site (1815 Chichenoff Drive) was accessed through a Targeted Brownfields Assessment. The assessment found naphthalene in soil at 24-36 inches below ground surface at 0.041 mg/kg, which is above ADEC most stringent cleanup levels (current ADEC Cleanup Level is 0.038 mg/kg). Groundwater samples collected on the neighboring property 1811 Chichenoff in 2019 as part of an Areawide Brownfields Assessment grant did not have naphthalene detected above ADEC cleanup levels. Source areas for naphthalene remain unknown.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/15/2021	Site Added to Database	A new site has been added to the database	Courtney Pegus
10/15/2021	Brownfields Award	On 8/20/2020 "The EPA approved a request to conduct	Courtney Pegus

a Targeted Brownfield Assessment on this property on this date” Reference staff: Lisa Griswold

12/15/2021	Update or Other Action	Site transferred to Marc Thomas for evaluation of site closure.	Lisa Griswold
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Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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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: COMMERCIAL PROPERTY - 1811 CHICHENOFF DRIVE

SITE NAME: Commercial Property - 1811 Chichenoff Drive

ADDRESS: 1811 Chichenoff Drive, Kodiak, AK 99615

**FILE
NUMBER:** 2601.38.129

HAZARD ID: 27643

STATUS: Active

STAFF: Jessica Hall, 9072697553 jessica.hall@alaska.gov

LATITUDE: 57.800886

LONGITUDE: -152.378833

**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 2019 the property located at 1811 Chichenoff Drive received a Phase II Environmental Site Assessment through the Kodiak Coalition's Competitive EPA Brownfield Areawide Assessment Grant. Results indicated one DRO sample was above ADEC Cleanup Levels at 291 mg/kg (ADEC Most stringent Cleanup Level: 230 mg/kg). Although the concentration of this contamination might be biased high due to biogenic interference from the peat layer present on site, as a conservative measure it is included as a contaminant of concern.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/19/2021	Site Added to Database	A new site has been added to the database	Courtney Pegus
10/19/2021	Brownfields Award	On 8/20/2020 "The EPA approved a request to conduct	Courtney Pegus

a Targeted Brownfield Assessment on this property on this date” Reference staff: Lisa Griswold

12/15/2021	Update or Other Action	Site transferred to March Thomas for evaluation of site closure.	Lisa Griswold
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Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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State of Alaska Department of Environmental Conservation

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

SITE REPORT: BANG RESIDENCE

SITE NAME: Bang Residence

ADDRESS: 1620 Larch Street, Near Lynden Way, Kodiak, AK 99615

FILE
2601.38.086
NUMBER:

HAZARD ID: 3939

STATUS: Active

STAFF: Peter Campbell, 9072623412 peter.campbell@alaska.gov

LATITUDE: 57.801964

LONGITUDE: -152.384488

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

Diesel release from a partially buried home heating oil underground storage tank (UST) on April 20, 2001 of an estimated 175 gallons. Groundwater analysis results of 91.9 milligrams per liter (mg/L) diesel range organics (DRO) and 0.046 mg/L benzene. Soil analysis results of 4,480 mg/kg DRO and 0.230 mg/kg benzene. Approximately 8 cubic yards of contaminated soil were excavated and stockpiled on site. The release impacted the shoreline of Lily Lake, approximately 12 feet from the UST. Approximately 8 cubic yards of contaminated soil were excavated and stockpiled on site. Groundwater was measured to be 2.5 - 3 feet below ground surface.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
12/16/2002	Spill Transferred from Prevention Preparedness and Response Program	Frank Wesser letter in file documenting date of transfer from PERP. PERP Spill Number 02249911001.	Bill Petrik

4/27/2003	Site Added to Database	DRO and benzene. Site transferred from PERP. PERP Spill Number 02249911001.	Elizabeth Stergiou
4/27/2003	Site Ranked Using the AHRM	Initial ranking.	Elizabeth Stergiou
5/27/2005	Update or Other Action	File number issued 2601.38.086.	Aggie Blandford
7/8/2005	Site Number Identifier Changed	Changed Year of Spill Date from 2001 to 2002.	No Longer Assigned
7/21/2005	Update or Other Action	File transfer to Soldotna office.	Sarah Cunningham
7/29/2005	GIS Position Updated	Using the address in file and searched on Google Map, in conjunction with TopoZone Pro, entered the coordinates for this site. Metadata include USGS Topo Map 1:24K, Black and White Aerial Photo, on a Medium Size Map, View Scale 1:24,000, Coordinate Datum NAD83. Medium to high degree of confidence in accuracy of location.	Alyce Hughey
3/30/2006	Update or Other Action	PRP letter issued	Don Fritz
3/30/2006	Update or Other Action	Request for documentation of site assessment activities requested from land owner. Activities conducted under PERP oversight were for the most part undocumented. RP felt that nothing more needed to be done at the site.	Don Fritz
6/8/2006	Update or Other Action	Contaminated sites staff sent Jason Bang a second letter requesting historical information regarding the release, and identifying the need for additional assessment activities. Mr. Bang was informed via the letter that the State could take over response actions if he failed to perform them.	Don Fritz
6/13/2006	Update or Other Action	Phone conversation with Mrs. Bang. She had received my recent letter and was upset. They felt that they had done what they were supposed to do. They had hired professionals, and now hearing that everything was not finished when they had been told by the City and their professionals that everything was taken care of. Mrs. Bang felt like someone was not doing their job. Mrs. Bang stated that the trees were growing in the area, the lake was clean, and suggested that I visit the site to see its current condition. I explained that a site visit was not practical, in that even though surface appearances might depict that everything is fine, the site visit would not be able to depict the contamination remaining in the ground, in the stockpile, and what the condition of groundwater is. Mrs. Bang felt that the groundwater flowed to the lake due to the surface topography, I told	Don Fritz

her that was possible, or it could flow the other direction. Mrs. Bang told me tha tshe would try to contact Rich Walker, and would provide me with a written response to my letter.

9/13/2007	Exposure Tracking Model Ranking	Intitial Ranking Complete for Source Area: 74914 (Autogenerated Action)	
1/12/2009	Exposure Tracking Model Ranking	Updated Ranking Complete for Source Area: 74914 (Autogenerated Action)	
11/16/2011	Update or Other Action	Site transferred from Don Fritz to Peter Campbell per Paul Horwath.	Alyce Hughey

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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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: USFWS KODIAK NWR TRIPLEX

SITE NAME: USFWS Kodiak NWR Triplex

ADDRESS: 512 Mill Bay Road, Kodiak, AK 99615

FILE
2601.38.122

NUMBER:

HAZARD ID: 27197

STATUS: Active

STAFF: Shonda Oderkirk, 9074512881 shonda.oderkirk@alaska.gov

LATITUDE: 57.791370

LONGITUDE: -152.398587

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

Two abandoned underground heating oil tanks and associated petroleum-contaminated soil were discovered north of the US Fish and Wildlife Service (USFWS Kodiak triplex housing complex) in 2006. Initial site work was conducted, and approximately 140 cubic yards of soil were excavated and stockpiled offsite and eventually disposed out of state. The spill was closed by DEC's Prevention, Preparedness and Response Program (PPRP) after the initial excavation and sampling effort. Additional contamination was discovered in 2016 after removal of the building foundation. At that time, the case was reopened by PPRP. Further site investigation was performed, and free product was observed in one of the three groundwater monitoring wells, and at least 4 of the 22 soil borings contained diesel range organics above DEC cleanup levels. Additional site characterization is needed, in part, to determine if contamination has migrated offsite. A corrective action plan was submitted in September 2019 and approved by PPRP on the condition that the site work would be completed in 2019. The parties were unable to obtain site access approval from the adjacent property owner, and therefore, the work was not completed.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF

3/5/2020	Spill Transferred from Prevention Preparedness and Response Program	Spill transferred by PPRP staff Alyssa Murphy. Spill no. 06249922102; spill date = 8/9/2006; substance = diesel; quantity = unknown; source = two underground heating oil tanks.	Mitzi Read
3/17/2020	Site Added to Database	A new site has been added to the database	Mitzi Read
3/19/2020	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 80560 name: Two Underground Heating Oil Tanks	Mitzi Read
7/24/2020	Report or Workplan Review - Other	WORK PLAN REVIEW: The CS Program was notified of contractors mobilizing to the site in Kodiak four days before fieldwork began. CS issued a letter to USFWS indicating that we would not object to USFWS completing the work outlined in the PPR-approved work plan, but that the proposed fieldwork would not provide sufficient data to move the Kodiak NWR site towards closure under 18 AAC 75. DEC provided multiple recommendations.	Jamie McKellar
1/12/2021	Potentially Responsible Party/State Interest Letter	Letter sent to USFWS.	Shonda Oderkirk

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
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Control Type

TYPE	DETAILS
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Requirements

DESCRIPTION	DETAILS
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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

From: [Oderkirk, Shonda E \(DEC\)](#)
To: [Schuyler Roskam](#)
Cc: [Oderkirk, Shonda E \(DEC\)](#); [Hall, Jessica J \(DEC\)](#); [Campbell, Peter C \(DEC\)](#)
Subject: FW: 1240 Mill Bay Road, Kodiak Phase I Environmental Site Assessment Inquiry
Date: Thursday, July 7, 2022 8:52:10 AM

Hi Schuyler,
See our responses below. Let us know if you have any other questions.

Shonda

I am currently teleworking.

Shonda Oderkirk
Department of Environmental Contamination - Contaminated Sites
610 University Ave
Fairbanks, AK
907-374-0535

From: Schuyler Roskam <sroskam@pndengineers.com>
Sent: Tuesday, June 21, 2022 12:27 PM
To: Buss, Stephanie D (DEC) <stephanie.buss@alaska.gov>
Subject: 1240 Mill Bay Road, Kodiak Phase I Environmental Site Assessment Inquiry

You don't often get email from sroskam@pndengineers.com. [Learn why this is important](#)

CAUTION: This email originated from outside the State of Alaska mail system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am conducting a Phase I Environmental Site Assessment on behalf of the City of Kodiak for a property they purchased at 1240 Mill Bay Road, Kodiak, AK. The lot appears to have been abandoned for several years and subject to unauthorized use and unrestricted access during that time. The City plans to develop the property and construct a fire station to replace the existing Fire Department facility on Lower Mill Bay Road.

According to the DEC Contaminated Sites map viewer application, there are 5 active contaminated sites within 0.5 miles of the target property:

ID 17197 – USFWS Kodiak NWR Triplex- Shonda Oderkirk

The Kodiak Triplex site has uncharacterized or undelineated soil and groundwater contamination.

The GW contamination has migrated off site, to the north. However, the USFWS Kodiak Triplex is likely too far from the property in question to cause any contamination issues.

ID 27625 – Waldo’s Center Quality Cleaners- Jessica Hall

A former underground storage tank (UST) at the site was closed with institutional controls in 2006 with diesel range organics (DRO) and residual range organics (RRO)-contaminated soil and groundwater remaining on the site. June 2021, chlorinated solvents were discovered both inside and outside of the Waldo's Center Quality Cleaners near the south east side of the building. The solvents were consistent with those used in dry cleaning operations and detected in ground borings at concentrations that were above the most stringent method 2 cleanup levels. **This release is not characterized at this site at this time and gw information is unknown. Location of contamination in red circle on below figure and the known contamination present is approximately 1,418 ft to the west of 1240 Mill Bay Road. Contamination may or may not affect 1240 Mill Bay Rd.**

ID 27642 – Commercial Property 1815 Chichenoff Drive- Jessica Hall

The Site is comprised of vacant land in an area zoned for business use. Records reviewed indicate that the parcel has never been developed or occupied. Surrounding properties include a mix of vacant, commercial, and residential land uses.

In May 2021, an assessment found naphthalene in soil at 24-36 inches below ground surface at 0.041 mg/kg, which is above ADEC most stringent cleanup levels 0.038 mg/kg. Groundwater samples collected on the neighboring property 1811 Chichenoff in 2019 as part of an Areawide Brownfields Assessment grant did not have naphthalene detected above ADEC cleanup levels. Source areas for naphthalene remain unknown. **This release is not characterized at this site at this time and groundwater information is limited at this time. Location of contamination in red circle on below figure and the known contamination present is approximately 2,266 ft to the west of 1240 Mill Bay Road. Contamination would likely not affect 1240 Mill Bay Rd.**

ID 27643 – Commercial Property 1811 Chichenoff Drive- Jessica Hall

The Site is comprised of vacant land in an area zoned for business use. Records reviewed indicate that the parcel has never been developed or occupied. Surrounding properties include a mix of vacant, commercial, and residential land uses.

In 2019 the property found a DRO sample was above ADEC Cleanup Levels at 291 mg/kg (Most stringent Cleanup Level: 230 mg/kg). Groundwater samples collected on the neighboring property 1811 Chichenoff in 2019 as part of an Areawide Brownfields Assessment grant did not have naphthalene detected above **This release is not characterized at this site at this time. Location of contamination in red circle on below figure and the known contamination present is approximately 2,536 ft to the west of 1240 Mill Bay Road. Contamination would likely not affect 1240 Mill Bay Rd.**

ID 3939 – Bang Residence- Peter Campbell

I am the ADEC project manager for the contaminated site “Bang Residence, 2601.38.086” located at 1620 Larch Street, Kodiak Alaska.

A 175 gallon heating oil release occurred at this property in 2001. This release is not expected to impact the 1240 Mill Bay Road property.

The ADEC Spill Prevention and Response spill database contained 2 records of spills in the immediate vicinity of the target property:

Spill # 17249934001 – 1223 Mill Bay Road Kodiak Historical Contamination 12/6/2017

This spill was closed by DEC's Prevention Preparedness and Response Program on May 11, 2018.
DEC is not aware of any additional concerns related to this release.

Spill # 22249905601 – Kodiak, unknown sheening Chichenof St Ice rink 2/25/2022

This spill was closed by DEC's Prevention Preparedness and Response Program on April 11, 2022.
DEC is not aware of any additional concerns related to this release.

In support of the Phase I Environmental Site Assessment for 1240 Mill Bay Road, please answer the following:

Is DEC aware of any existing contamination at the target property?

DEC is not aware of any existing contamination on the target property.

Does DEC have any concerns about development of the property or reason to believe there may be contamination?

DEC is not aware of any existing contamination on the target property

Thank you,

Schuyler Roskam | Environmental Scientist

P|N|D Engineers, Inc.

1506 W. 36th Ave., Anchorage, AK 99503

Main: 907.561.1011 Direct: 907.646.2771

sroskam@pndengineers.com | www.pndengineers.com



If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system.

5.0 EPA EnviroMapper Map

Search Place: 99615, Kodiak, Alaska

Basemap Tools More Data Search Envirofacts Find address or place

57.804670, -152.374666



Clear

Select EPA program system(s) to map:

- Air Pollution (ICIS-AIR)(2)
- Superfund Sites (NPL)(0)
- Toxic Releases (TRI)(0)
- Hazardous Waste (RCRAInfo)(11)
- Water Dischargers (NPDES)(9)
- Brownfields (ACRES)(4)
- Biennial Reporting (BR)(0)
- Toxic Substances Control Act (TSCA)(0)

View:

- All 20 per page
- Single facility
 - Clustered facilities

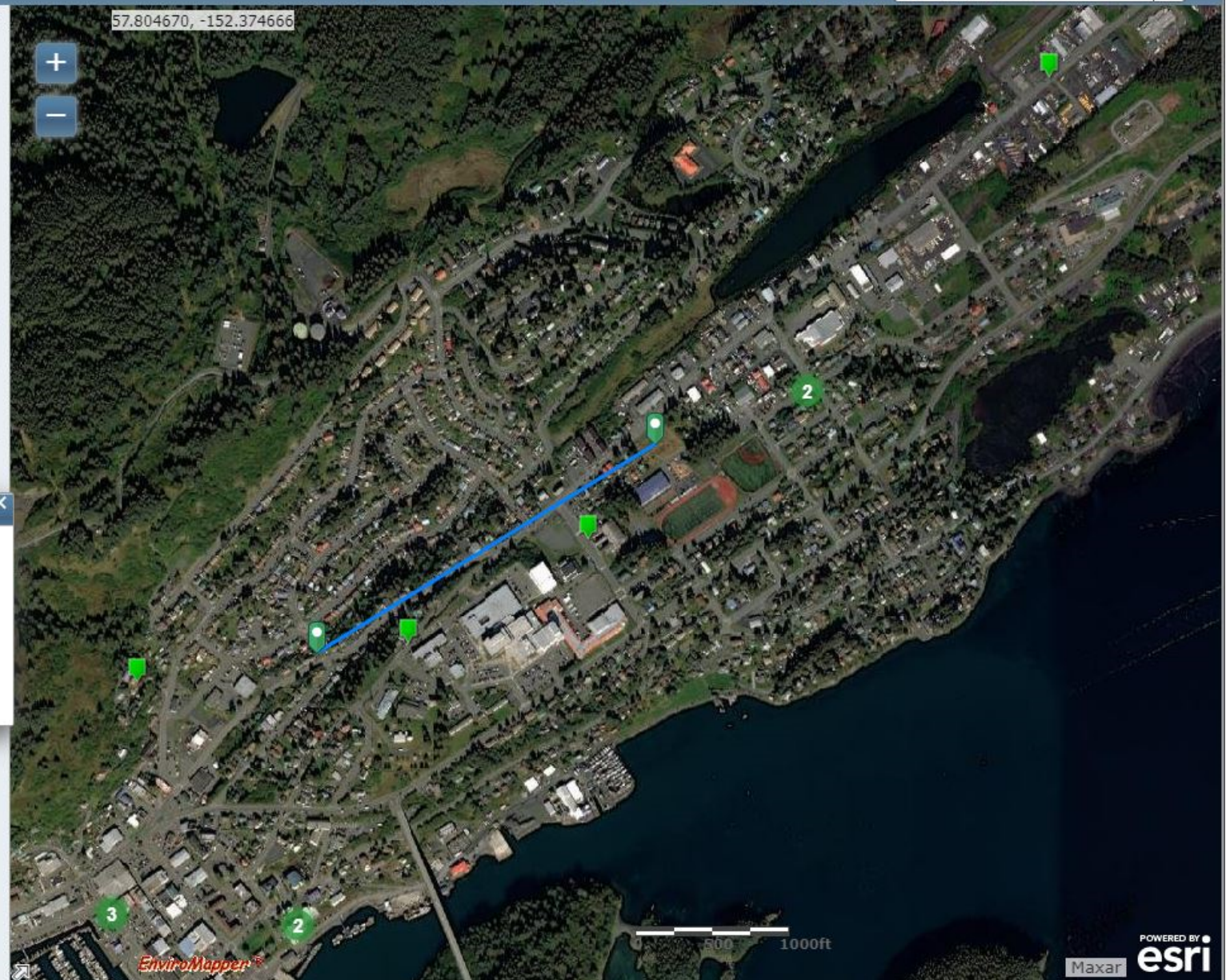
Download

Measure

Miles

Measurement Result

0.5 Miles



EnviroMapper

6.0 Site Photographs

**Phase I Environmental Site Assessment
Site Investigation – Site Photos**

Investigation Performed: 17 November, 2021

**Kodiak Fire Station Development
1240 Mill Bay Road
Kodiak, Alaska**

Performed By:

Sten Mathis, Staff Engineer
PND Engineers, Inc.
1506 W. 36th Ave.
Anchorage, AK. 99503

SITE INVESTIGATION

17 November, 2021

Phase I Environmental Site Assessment

Page 1 of 4



Photograph No. 1

Description:

Low altitude aerial image from the northwest edge of the property. Mill Bay Road in the foreground. Baranof Park at top.



Photograph No. 2

Description:

Low altitude aerial image from the southernmost corner of the property. Pathing indicative of unrestricted access.



Photograph No. 3

Description:

Unfinished retaining wall and stockpiled cut material from the southwestern edge of the property looking northeast.

SITE INVESTIGATION

17 November, 2021

Phase I Environmental Site Assessment

Page 2 of 4



Photograph No. 4

Description:

Aboveground storage tank at Baranof Park Ice Rink near the southern corner of the target property.



Photograph No. 5

Description:

Aboveground storage tank at the rear lot line of 1234 Mill Bay Rd viewed from the southwestern edge of the target property; southwest along Malutin Ln.

SITE INVESTIGATION

17 November, 2021

Phase I Environmental Site Assessment

Page 3 of 4



Photograph No. 6

Description:

Ponding at the southeast edge of the property. Container of unknown (frozen) substance, likely water ice.



Photograph No. 7

Description:

Unfinished retaining wall from northeast end looking southwest. Ponding in trench.



Photograph No. 8

Description:

Aboveground storage tank at the City of Kodiak Parks and Recreation Baranof Park Office near the eastern corner of the target property.

SITE INVESTIGATION

17 November, 2021

Phase I Environmental Site Assessment

Page 4 of 4

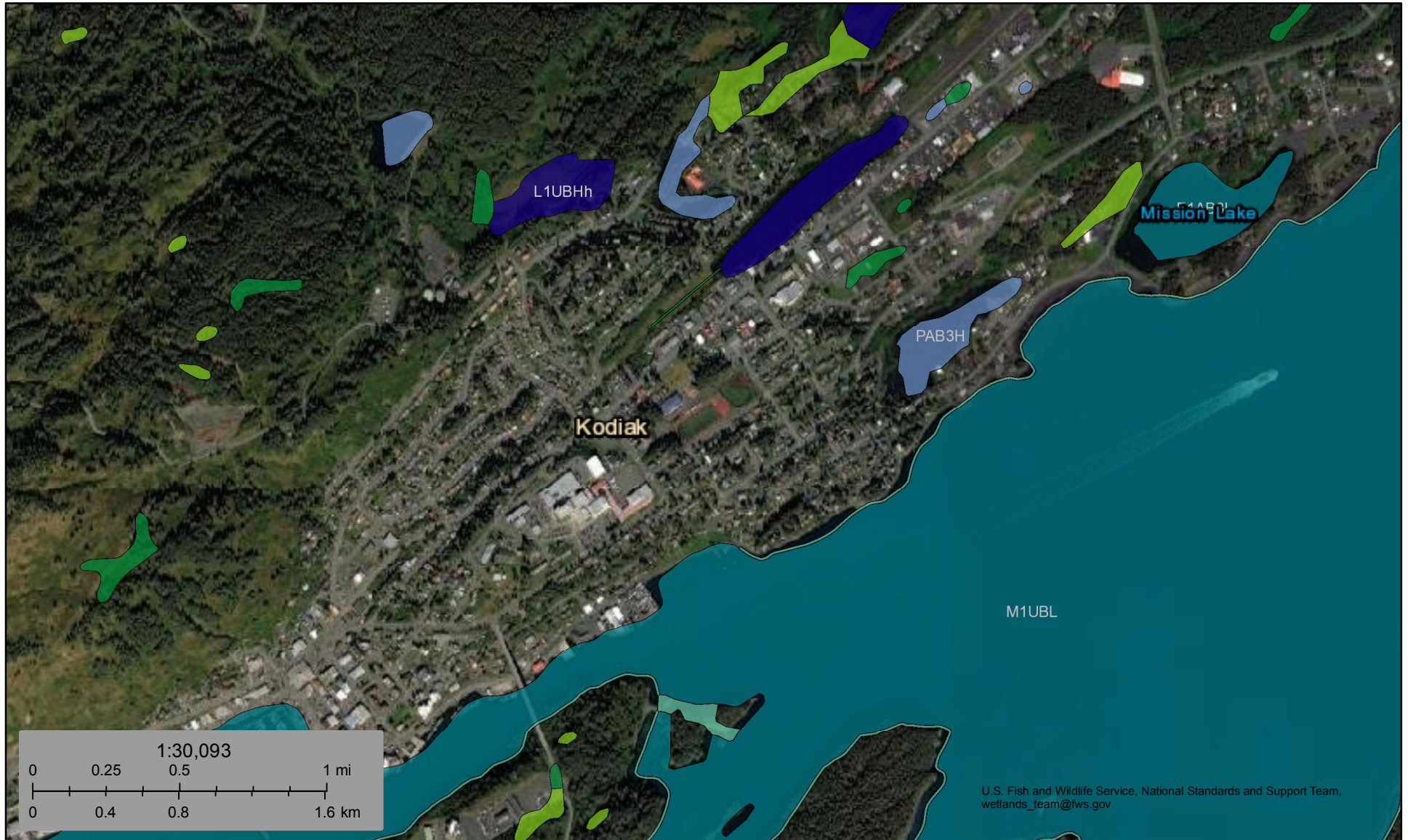


Photograph No. 9

Description:

Downgradient runoff accumulation and storm drain at southern edge of the target property along Chichenoff Street. Photo taken looking northeast.

7.0 Supporting Documents



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

June 20, 2022

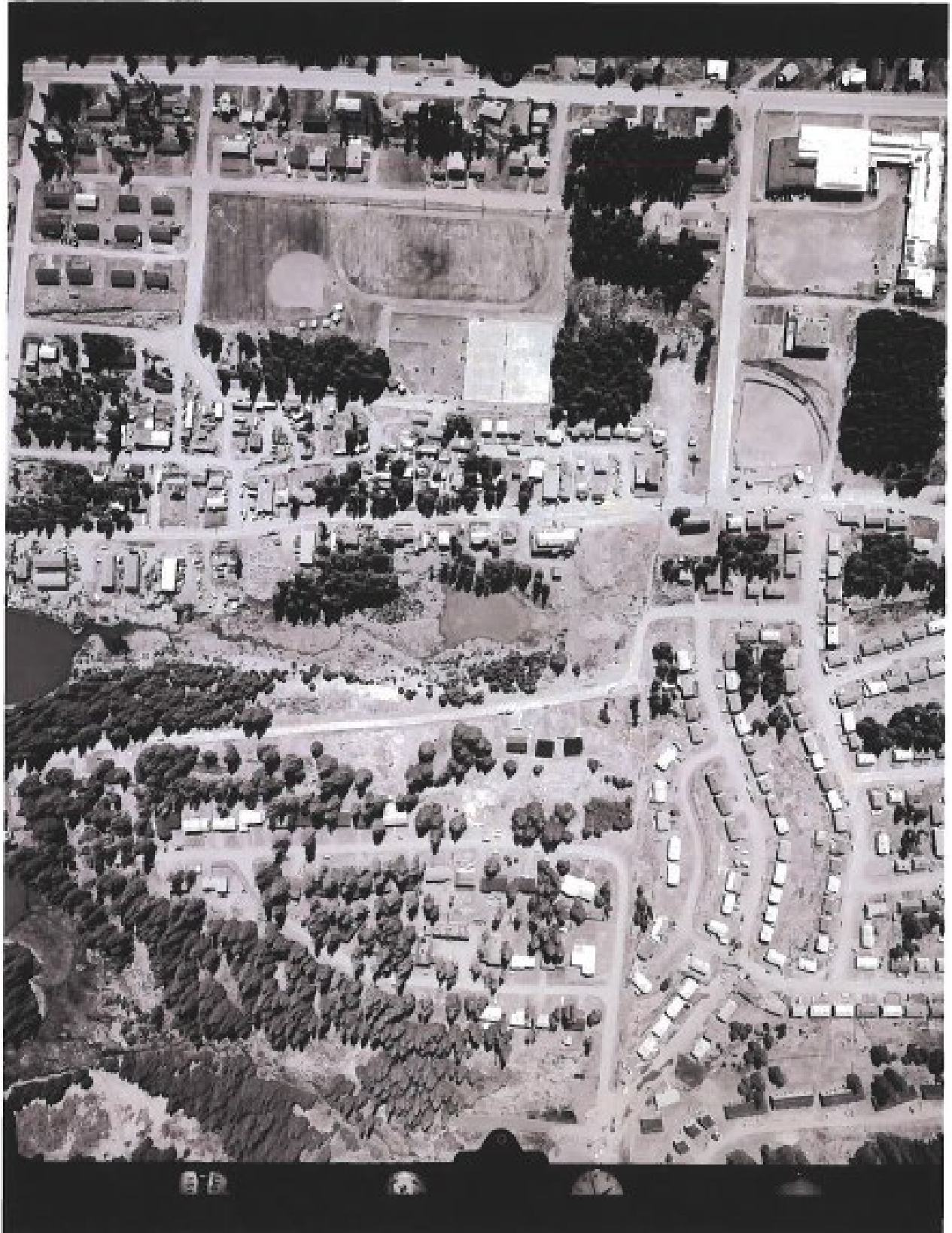
Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- Estuarine and Marine Wetland

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



ca. 1976



ca. 1976



1978



2004

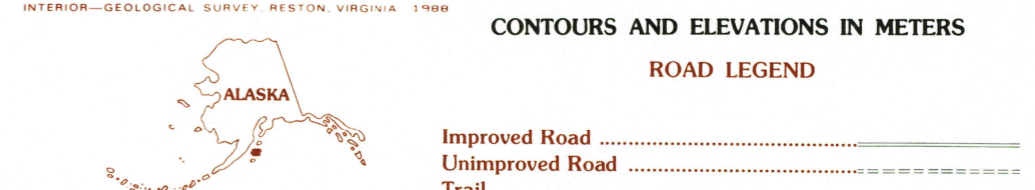
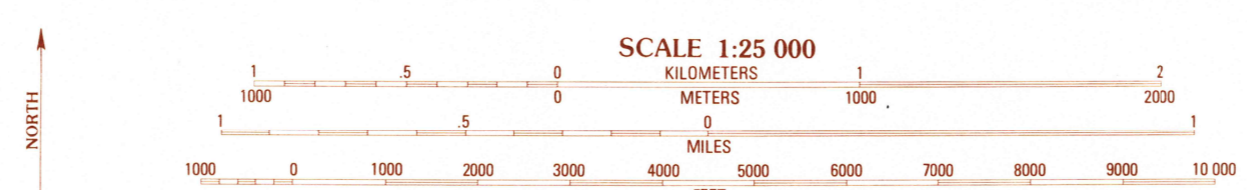


2010





PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY
CONTROL BY USGS, NOS/NOAA, BLM, AND DMA
COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1981-82
FIELD CHECKED 1984 MAP EDITED 1987
PROJECTION UNIVERSAL TRANSVERSE MERCATOR
GRID: 1000-METER UNIVERSAL TRANSVERSE MERCATOR
10,000-FOOT STATE GRID TICKS ALASKA, ZONE 5
UTM GRID DECLINATION 0°30' EAST
1987 MAGNETIC NORTH DECLINATION 22' EAST
VERTICAL DATUM NATIONAL GEODETIC VERTICAL DATUM OF 1929
HORIZONTAL DATUM 1927 NORTH AMERICAN DATUM
To place on the predicted North American Datum of 1983,
move the projection lines as shown by dashed corner ticks
(84 meters north and 128 meters east)
Gray land lines represent unsurveyed and unmarked locations pre-
determined by the Bureau of Land Management, Folio S-23, Seward
Meridian
There may be private inholdings within the boundaries of any
Federal and State Reservations shown on this map
The Alaska Maritime National Wildlife Refuge consists of all the
public land in the coastal waters and adjacent seas of Alaska
consisting of islands, islets, rocks, reefs, capes and spires, as well as
designated mainland areas
Swamps, as portrayed, indicate only the wetter areas, usually of low
relief, as interpreted from aerial photographs
Land lines are omitted in large areas of tracts
Gray tint indicates area in which selected buildings are shown



PROVISIONAL MAP
Produced from original
manuscript drawings. Infor-
mation shown as of date of
photography.

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
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P.O. BOX 25286, DENVER, COLORADO 80225
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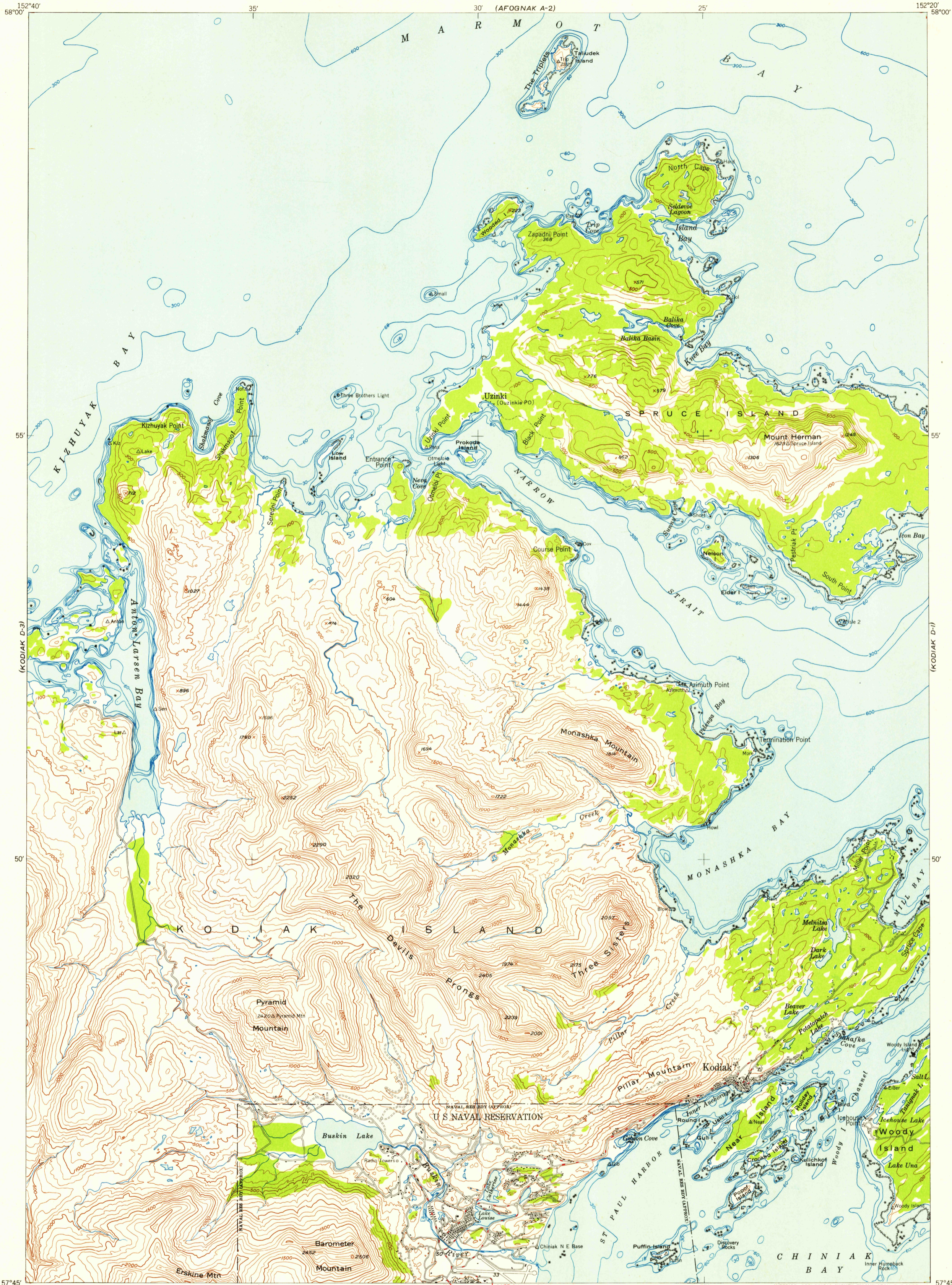
1	2	3
4	5	6
7	8	

ADJOINING 7.5' QUADRANGLE NAMES

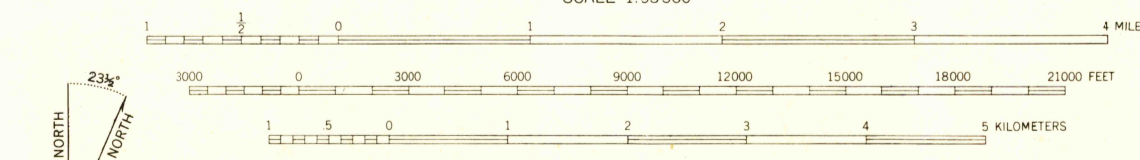
KODIAK (D-2) SE, ALASKA
PROVISIONAL EDITION 1987

RECEIVED
OCT 31 2000
HISTORICAL MAP ARCHIVES





Mapped, edited, and published by the Geological Survey
Control by USC&GS
Hydrography compiled from USC&GS charts
Topography from aerial photographs by multiplex methods
Aerial photographs taken May 1947. Field check, 1949
Polyconic projection. 1927 North American datum



ROAD CLASSIFICATION

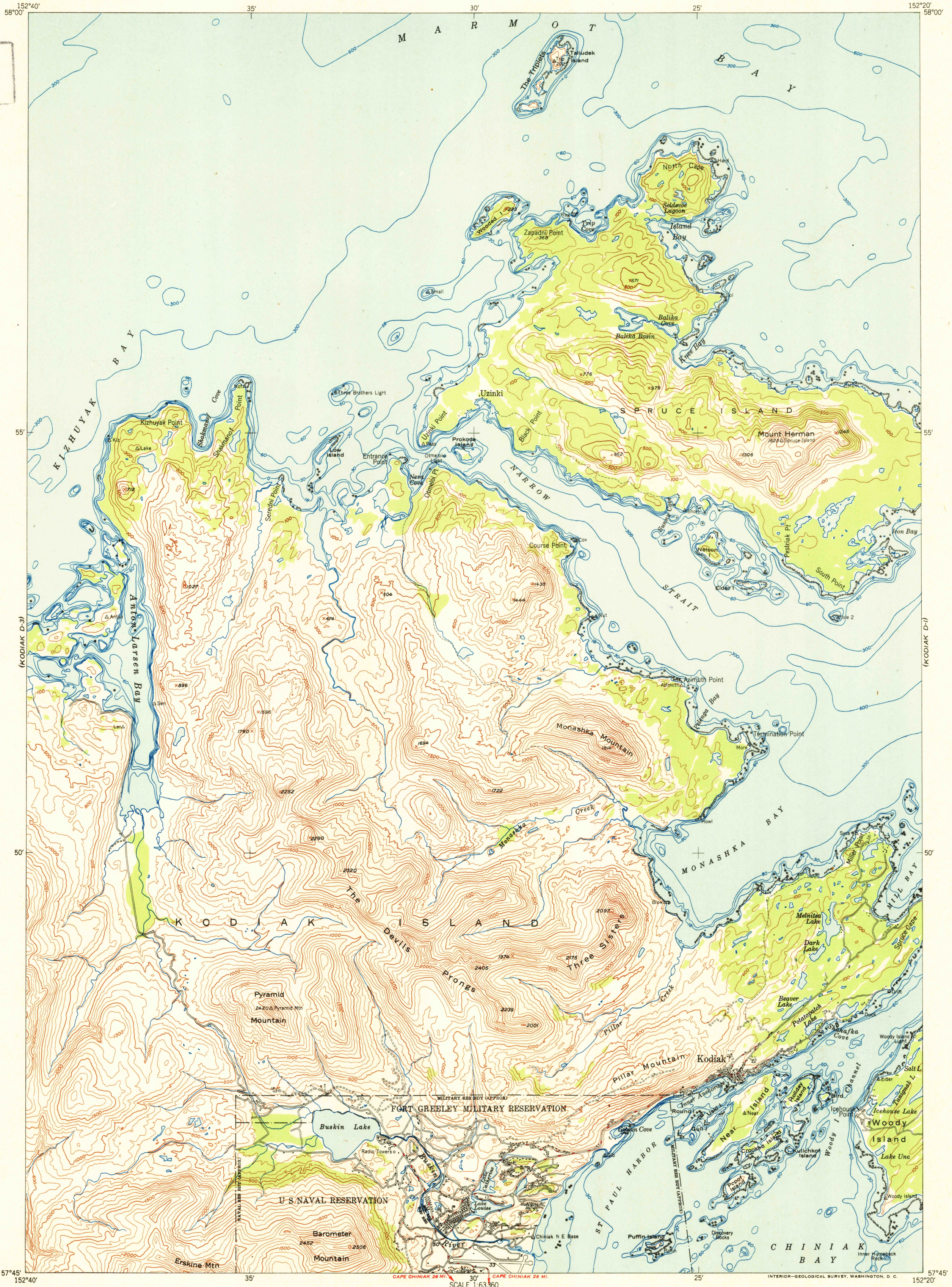
ALL WEATHER ROADS	DRY WEATHER ROADS
Hard-surface	NONE
Other	Improved dirt
Trails	Unimproved dirt

KODIAK (D-2), ALASKA
N5745-W15220/15 x 20
1949

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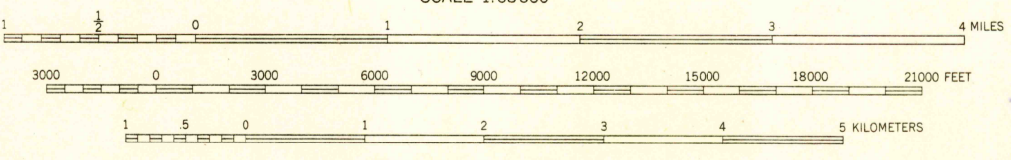
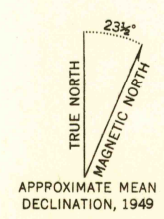
U.S.G.S.
FILE COPY
TOPOGRAPHIC DIVISION
USGS
Historical File
Topographic Division

JAN 10 1958
2425



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Mapped, edited, and published by the Geological Survey
Control by USC&GS
Hydrography compiled from USC&GS charts
Topography from aerial photographs by multiplex methods
Aerial photographs taken May 1947. Field check, 1949
Polyconic projection. 1927 North American datum



CONTOUR INTERVAL 100 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES IN FEET-DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 7 FEET

ROAD CLASSIFICATION
ALL WEATHER ROADS
Hard-surface NONE
Other
Trails
DRY WEATHER ROADS
Improved dirt
Unimproved dirt

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KODIAK (D-2), ALASKA
N5745-W15220/15 x 20
EDITION OF 1951

USGS
Historical File
Topographic Division

MAR 1 1951 2095

