



# NO ACTION PROPOSED PLAN FOR DP009 – BUILDING 986 DRY WELL JOINT BASE ELMENDORF-RICHARDSON, ALASKA SEPTEMBER 2025

## U.S. Air Force Announces No Action Proposed Plan for DP009 – Building 986 Dry Well

### Introduction

As the lead agency for remedial activities at the DP009 Building 986 dry well on Joint Base Elmendorf-Richardson (JBER) (Figure 1), the U.S. Air Force (USAF) is issuing this No Action Proposed Plan pursuant to Section 117(a) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA); U.S. Code (USC) Title 42, Section 9617(a); and *Code of Federal Regulations* (CFR) Title 40, Chapter 300.430(f)(2) of the National Oil and Hazardous Substances Pollution Contingency Plan. DP009 was evaluated under a remedial investigation due to the historic presence of a dry well in which waste was disposed of. This Proposed Plan provides rationale for and solicits public comment about the decision that no action is necessary at DP009. No action is required because the baseline risk assessment conducted determined that there is no unacceptable risk at the site.

The USAF, in consultation with the U.S. Environmental Protection Agency (EPA) and the Alaska Department of Environmental Conservation (ADEC), will make a final determination for the site after reviewing and considering all information submitted during the 30-day public comment period. The USAF may modify the proposed decision based on new information or public comments. Therefore, the public is encouraged to review and comment on this Proposed Plan.

The final determination will be documented in a Record of Decision (ROD). The ROD will contain responses to public comments and will describe any changes to the proposed decision presented in this Proposed Plan.

This Proposed Plan summarizes information found in greater detail in the supplemental remedial investigation (SRI) and other documents available online at the U.S. Air Force Civil Engineer Center Administrative Record at <https://ar.cce.af.mil/>.

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### MARK YOUR CALENDARS

#### **PUBLIC COMMENT PERIOD: 26 SEPTEMBER 2025 to 26 OCTOBER 2025**

The USAF will accept written comments on the No Action Proposed Plan during the public comment period. Additional information about investigation/remediation activities at JBER can be found on the JBER public website’s Environmental Restoration page at <https://www.jber.jb.mil/Services-Resources/Environmental/Restoration.aspx>.

A comment form is provided, but you do not have to use the form to submit comments. Send written comments via email or postal mail to the Air Force Civil Engineer Center (AFCEC) Alaska Operations Office. A public meeting is currently not planned; if desired, interest in a public meeting may also be expressed by email or postal mail. Comment letters must be postmarked by 26 October 2025.

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The No Action Proposed Plan for DP009 is available online at <https://visualmedia.jacobs.com/DP009>. The supplemental remedial investigation and other documents summarized in this Proposed Plan are available to the public at <https://ar.cce.af.mil/> (search under Fort Richardson, AK).

The References section on page 6 includes the site-applicable reports that can be found in the administrative record. The USAF encourages the public to review these documents to gain a more comprehensive understanding of the site and remedial activities conducted previously.

## Site History and Background

JBER includes both the former Elmendorf Air Force Base (JBER-Elmendorf) and former Fort Richardson Army Post (JBER-Richardson), which together encompass approximately 74,000 acres adjacent to the Municipality of Anchorage, Alaska. DP009 – Building 986 dry well is located on the corner of Otter Lake Road and Warehouse Street on JBER-Richardson (Figure 1).

DP009 was identified in the 1994 Federal Facilities Agreement (FFA) scope of work as part of CERCLA Operable Unit A (OUA) at JBER-R (U.S. Army 1994). The area was referred to as Solid Waste Management Unit (SWMU) 60 under the Resource Conservation and Recovery Act (RCRA). Building 986 (Figure 2) was, and continues to be, a petroleum, oil, and lubricants (POL) laboratory for quality testing fuels used on JBER. Numerous chemicals were used in the POL laboratory including motor gas; aviation fuel; jet propulsion fuel, grade 4; arctic-grade diesel; spent reagents; solvents; heavy metals including mercury, lead, silver, and barium; and waste solutions (USAF 2024).

The source of contamination at DP009 was a former dry well and associated piping, which were located on the south side of the building. The dry well was connected to a former sink drain inside of Building 986. The system was fully decommissioned and the dry well, sink, and drainage features were removed in 1998.

A timeline of activities related to DP009 is provided below. Note that the chemical-specific screening levels (SLs) used to screen sample results for potential site impacts and risks may change over time. These changes are based on updates to the understanding of chemical toxicities. An SRI report was issued in July 2024 that compared historical results to 2023 SLs (USAF 2024).

**1992 Site Investigation:** The U.S. Army collected water and sludge samples from the dry well under this initial investigation (U.S. Army 1993). Samples were analyzed for fuels, volatile organic compounds (VOCs), semivolatile organic compounds, pesticides, polychlorinated biphenyls, and metals. Samples revealed the presence of petroleum hydrocarbons, metals, and volatile organic compounds.

**1995 Site Investigation:** The U.S. Army advanced six soil borings and installed one monitoring well in the source area and advanced another 10 soil borings, four of which were completed as monitoring wells, stepped out from the source area. Soil samples confirmed the presence of

petroleum hydrocarbons in the dry well area with the highest levels 15 feet below ground surface (bgs). Site-related contaminants were not found in groundwater samples. The findings of the CERCLA baseline risk assessment concluded that detections in soil of chromium and mercury, as well as chlorinated solvents, did not pose unacceptable risk to human health or the environment at DP009 due to their relatively low concentration and their subsurface location. Chloroform, methylene chloride, and manganese detected in groundwater samples were not considered to be site related. Levels of petroleum contamination in the drywell and underlying soils exceeded the ADEC soil cleanup criteria and would be addressed through the two-party agreement between the U.S. Army and ADEC (U.S. Army 1997).

**1997 ROD, OUA and OUB:** A ROD was developed to select the remedial actions for sites within OUA and OUB. DP009, referred to as the POL Laboratory Dry Well or “Dry Well,” was determined to require no further action under CERCLA due to the site containing only petroleum-related contamination. Accordingly, site actions would be taken under the State-Fort Richardson Environmental Restoration Agreement (Two-Party Agreement) in accordance with applicable State of Alaska regulation.

**1998 Dry Well Removal:** Under the Two-Party Agreement, the U.S. Army removed the dry well, sludge, associated piping, and the sink inside Building 986 that emptied into to the dry well (U.S. Army 2000). Following dry well removal, a soil vapor extraction system (SVE) was constructed onsite to target petroleum contaminated soil. The SVE system operated until reduced removal rates were reported in July 1999 and the system was converted to a bioventing system consisting of 14 bioventing wells.

**1999 – 2003 Remediation:** The SVE/bioventing system operated from 1999 until 2003 when the system was decommissioned (U.S. Army 2004). The SVE system operated as designed for the full duration of the project, however, it may have reached its limit for reducing petroleum contamination and was unable to reduce contamination to concentrations below ADEC Method Two and site-specific Method Three cleanup levels. From 1995 through 2003, 15 soil borings were advanced to support remediation monitoring of the system. This monitoring indicated that the system significantly reduced gasoline-range organics (GRO), diesel-range organics (DRO), and benzene, toluene, ethylbenzene, and xylenes (BTEX) concentrations in soil at the site. The maximum remaining level of DRO was 746 milligrams per kilogram (mg/kg) and the maximum remaining level of benzene was 0.086 mg/kg. No impact to groundwater was observed (U.S. Army 2004).

**2006 SWMU 60 Closure:** SWMU 60 was recommended for closure under RCRA because all tanks and containers had been removed, the dry well was closed, and site cleanup was conducted in accordance with the FFA and the Two-Party Agreement (U.S. Army 2006).

**2013 and 2014 Site Characterization:** Additional site characterization activities were conducted to further characterize the nature and extent of residual contaminants of potential concern (COPCs) in soil to evaluate potential risks to human health and the environment and determine necessary actions to progress toward site closure without institutional controls under ADEC cleanup rules. In 2013, two soil borings were advanced and an existing monitoring well was sampled. Fifteen soil samples were collected and analyzed for GRO, DRO, residual-range organics (RRO), and VOCs. Groundwater was not encountered at the borings before termination at 40 feet bgs. In addition to petroleum hydrocarbons and benzene, trichloroethylene (TCE) and tetrachloroethylene (PCE) were identified above the soil SLs. Site-related contaminants were not identified in the sample from an existing monitoring well, AP-3648, with depth to groundwater at approximately 122.5 feet bgs (USAF 2014). The monitoring well was sampled for GRO, DRO, RRO, VOCs, extractable petroleum hydrocarbons, volatile organic hydrocarbons, and polycyclic aromatic hydrocarbons (PAHs). In 2014, six soil gas probes were advanced and an ADEC Building Inventory and Indoor Air Sampling Questionnaire was completed. Five soil gas probes were screened with a portable gas chromatograph for PCE and TCE and a landfill gas meter for oxygen, carbon dioxide, and methane concentrations. Two soil gas probes were sampled for laboratory analysis of BTEX, PCE, TCE, 1,1-dichloroethylene (DCE), cis-1,2-DCE, trans-1,2-DCE, and vinyl chloride. The sampling results confirmed that the former dry well was the source of PCE and TCE in soil (USAF 2015).

**2018 Supplemental Remedial Investigation:** Additional investigation to characterize exceedances of SLs of VOCs in soil and the vapor intrusion pathway was conducted in 2018. Six soil borings were drilled to depths ranging from 50 to 64 feet bgs. Twelve primary soil samples were collected and analyzed for GRO, DRO, RRO, VOCs, semivolatile organic compounds (including 1-4 dioxane), PAHs, and RCRA metals (including nickel and vanadium). Soil samples collected from the soil borings indicated that petroleum hydrocarbons and VOCs did not exceed their respective SLs. Metals reported in the soil samples were consistent with JBER background levels (USAF 2024). Soil gas and indoor air sample collected during the summer and winter seasons identified naphthalene above the soil gas screening limit and naphthalene and benzene above the indoor air screening limit.



**Exhibit 1. Building 986 Exterior**

The initial publication of the SRI report (USAF 2019) concluded that the site was recommended to move to a feasibility study under the CERCLA process, although cumulative risk did not exceed an excess lifetime cancer risk (ELCR) of  $1 \times 10^{-4}$  or a hazard index (HI) of 1. Subsequently, an SRI report addendum was published with the recommendation of a No Action Proposed Plan as the next step in the CERCLA process (USAF 2024). This No Action recommendation was supported by the baseline risk assessment completed under the SRI, which concluded that there was no unacceptable risk under CERCLA for soil, groundwater, soil gas, and indoor air and no contaminants of concern (COCs) were identified.

## Site Characteristics

DP009 is located on JBER-Richardson, Alaska, and consists of the industrial area at the corner of Otter Lake Road and Warehouse Street. Current land use is industrial (Figure 2). The land use is not anticipated to change in the foreseeable future due to the surrounding industrial use facilities. Residential-type facilities (barracks) are not located near DP009.

The topography of the site is generally flat. An unconfined aquifer is present beneath DP009 with depths ranging from 113 to 122 feet bgs. Groundwater has been measured at the site at 122.5 feet bgs and flows to the northwest.

Site investigation activities performed from 1992 through 2018 showed that fuel and other VOCs were likely released through the sink drain. Soil contamination did not extend to groundwater. Remediation activities reduced soil contamination below the threshold of unacceptable human-health risk, therefore, no further action is required (USAF 2024). No COPCs were detected above screening levels and site-related risks were within range or below

acceptable thresholds for all media. Low levels of fuel and VOC-related contamination attributed to the former dry well remain in the 10- to 35-foot bgs interval but have not impacted groundwater or resulted in vapor intrusion risk.

Factors that had a major impact on the proposed no action decision include the evaluation of the type and concentrations of contamination remaining at the site, and evaluation of resources affected or threatened by remaining site contamination, such as current or potential drinking water sources. The following findings from the SRI (USAF 2024) support this decision:

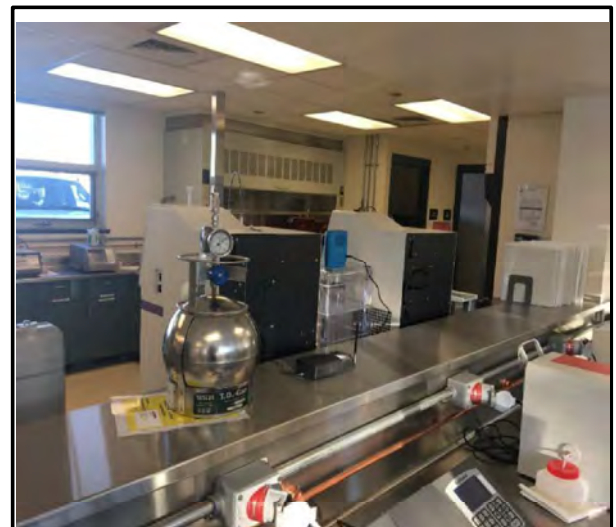
- Based on the available data, subsurface soil releases occurred during the use of the dry well with detections found in the soil column from approximately 10 to 30 feet bgs. Residual contamination was partially excavated during 1998 activities and then further reduced through the operation of the SVE system. POL as well as VOC contaminants are delineated in all directions. Residual contamination below the human-health-based SLs is unlikely to migrate downward into the water table based on source removal and the depth to groundwater.
- No site-related contaminants were identified above the human-health-based SLs in soil or groundwater at the site.
- The SRI baseline risk assessment determined that there are no CERCLA COCs at the site because there is no unacceptable risk to human health and the environment from concentrations of CERCLA hazardous substances, pollutants, and contaminants.
- Although detections of CERCLA contaminants were present in indoor air, the detections appear to be related to chemicals used in the building during quality testing of fuels. These chemicals include motor gas, aviation fuel, jet propulsion fuel, arctic-grade diesel, spent reagents, solvents, and waste solutions. Additionally, background concentrations of target VOCs in outdoor air were similar or greater than indoor air concentrations, indicating that the outdoor air and surrounding military activities likely influenced the indoor air concentrations. The heating, ventilation, and air conditioning system of the building in which the samples were collected was designed to pull in outdoor air.
- The footprint of the site and the industrial use of the area does not meet the criteria to be considered wildlife habitat and therefore does not present unacceptable ecological risk.

### WHAT IS A “CONTAMINANT OF CONCERN”?

A contaminant of concern (COC) is a chemical released into the environment that is both related to site activities (not naturally occurring) and identified in a risk assessment as a primary contributor to an unacceptable risk to human health or the environment.

### Scope and Role of the Response Action

This No Action Proposed Plan presents the preferred alternative (no action) for CERCLA contaminants at DP009. No action is required because the baseline risk assessment determined that there is no unacceptable risk at the site, and thus there are no CERCLA COCs. No additional remedial alternatives were analyzed.



**Exhibit 2. Building 986 Interior**

## Summary of Site Risks

### Human Health Risk

A human-health risk evaluation was conducted for contaminants regulated under CERCLA (EPA 1988, 1989). Contaminant pathways and potential receptors were evaluated through individual conceptual site models for both human health and ecological receptors (USAF 2024). Current and future human receptors include site visitors, recreational users, subsistence harvesters, subsistence consumers, and commercial or industrial workers. Additional potential future receptors include residents and construction workers. Site use at DP009 is currently industrial and is expected to remain industrial for the foreseeable future.

No COCs were determined in the potential exposure media at DP009, which includes mixed-zone soil, groundwater, indoor air, slab soil gas, or source area exterior soil gas. Cumulative cancer risks were within the acceptable CERCLA risk range below  $1 \times 10^{-4}$  for all receptors, including current and future industrial and outdoor workers and future hypothetical residents and the noncancer hazard index was below 1 (in the case of the hypothetical future residential exposure scenario, target-organ-specific HIs), which are within the acceptable risk range as expressed in the National Contingency Plan. Cancer risks ranged from an ELCR of  $1 \times 10^{-7}$  for the exposure scenario of the future construction worker to  $1 \times 10^{-5}$  from indoor air exposure of the current indoor industrial worker. HIs ranged from 0.1 for the exposure scenario of the future indoor industrial worker to 0.8 for the future construction worker. An HI of 2 was indicated for the exposure scenario for hypothetical residents, however, HI values were segregated by target organs as recommended by EPA (EPA 1989) and the highest target-organ specific HI was 0.6. Therefore, onsite contamination does not pose an unacceptable risk to human health, and no further investigation or remedial action is necessary.

### Ecological Risk

An ecological risk assessment was not completed for DP009 due to the current and anticipated future industrial nature of the site and the absence of adequate habitat to support ecological receptors. The ecoscoping process documented in the SRI report concluded no further evaluation of risk to the ecological environment was warranted. There is no ecological risk to valued species, critical habitat, or anadromous fish species at DP009 (USAF 2024).

### Petroleum, Oil, and Lubricants

The POL contamination at DP009 was investigated to determine whether remedial action is required under the Defense Environmental Restoration Program (DERP) in

accordance with the Two-Party agreement (U.S. Army 1994). Site concentrations of POL and POL-related compounds were compared to Title 18 Alaska Administrative Code (AAC) Chapter 75 Article 3 (18 AAC 75.341(c)) cleanup levels (ADEC 2023).

No remedial action is required to address residual POL-related contamination at DP009.

### Basis for No Action

**Proposed CERCLA Decision.** No unacceptable risk to human health or the environment was identified at DP009. Therefore, based on the results of the 2018 SRI and baseline risk assessment, no action is necessary to protect human health or the environment. EPA supports the proposed no action decision.

**POL under DERP.** Based on available data, comparison to applicable state cleanup levels, and consideration of site-specific conditions, no action is required to address POL-related contamination at DP009. ADEC supports the proposed no action decision.

### Community Participation

For more information regarding DP009, documentation of the previous site activities can be reviewed from the Administrative Record. The public is encouraged to submit comments on the proposed plan during the comment period because any comments made during this period will be considered prior to the final decision for this site. A public meeting is currently not planned; if desired, interest in a public meeting may also be expressed by email or postal mail.

The dates for the public comment period and the location of the Administrative Record files are provided on the front page of this Proposed Plan.

**For further information on DP009, please contact:**

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## Glossary of Terms

Specialized terms used in this Proposed Plan are defined below:

**Alaska Department of Environmental Conservation (ADEC) Cleanup Levels:** Promulgated chemical-specific state of Alaska cleanup standards for soil and groundwater, which are contained in Tables B1, B2, and C of 18 AAC 75.341.

**Administrative Record:** Compiled information, located at or near the facility and available to the public, which contains the documents that form the basis for the selection of a response action (described in Title 40 CFR, Parts 300.800 – 300.825, Administrative Record for Selection of Response Action).

**Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA):** A federal statute that establishes a comprehensive framework to identify, investigate, and clean up releases or threatened releases of hazardous substances, pollutants, or contaminants into the environment. CERCLA provides the statutory authority for cleanup of hazardous substances, pollutants, or contaminants that could endanger public health, welfare, or the environment (42 USC Sections 9601 – 9675).

**Defense Environmental Restoration Program (DERP):** A program establishing authorities and responsibilities for conducting environmental restoration activities at facilities under U.S. Department of Defense (DoD) jurisdiction. This law establishes DoD and Component Environmental Restoration Accounts to fund DERP activities (10 USC Section 2701 et seq.). The USAF conducts its DERP activities as the Environmental Restoration Program.

**Record of Decision (ROD):** The document required by CERCLA containing the final decision and statutory determinations of the lead agency concerning selection of the remedial action at a site(s). This includes any preliminary phase of a remedial action, such as an interim remedial action, which would require an interim ROD.

## References

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EPA. 1989. *Risk Assessment Guidance for Superfund: Volume I, Human Health Evaluation Manual (Part A)*. EPA Office of Emergency and Remedial Response. Interim Final. EPA/504/1-89/002. December.

## Figures

- 1 Joint Base Elmendorf-Richardson Location Map
- 2 DP009 Site Location

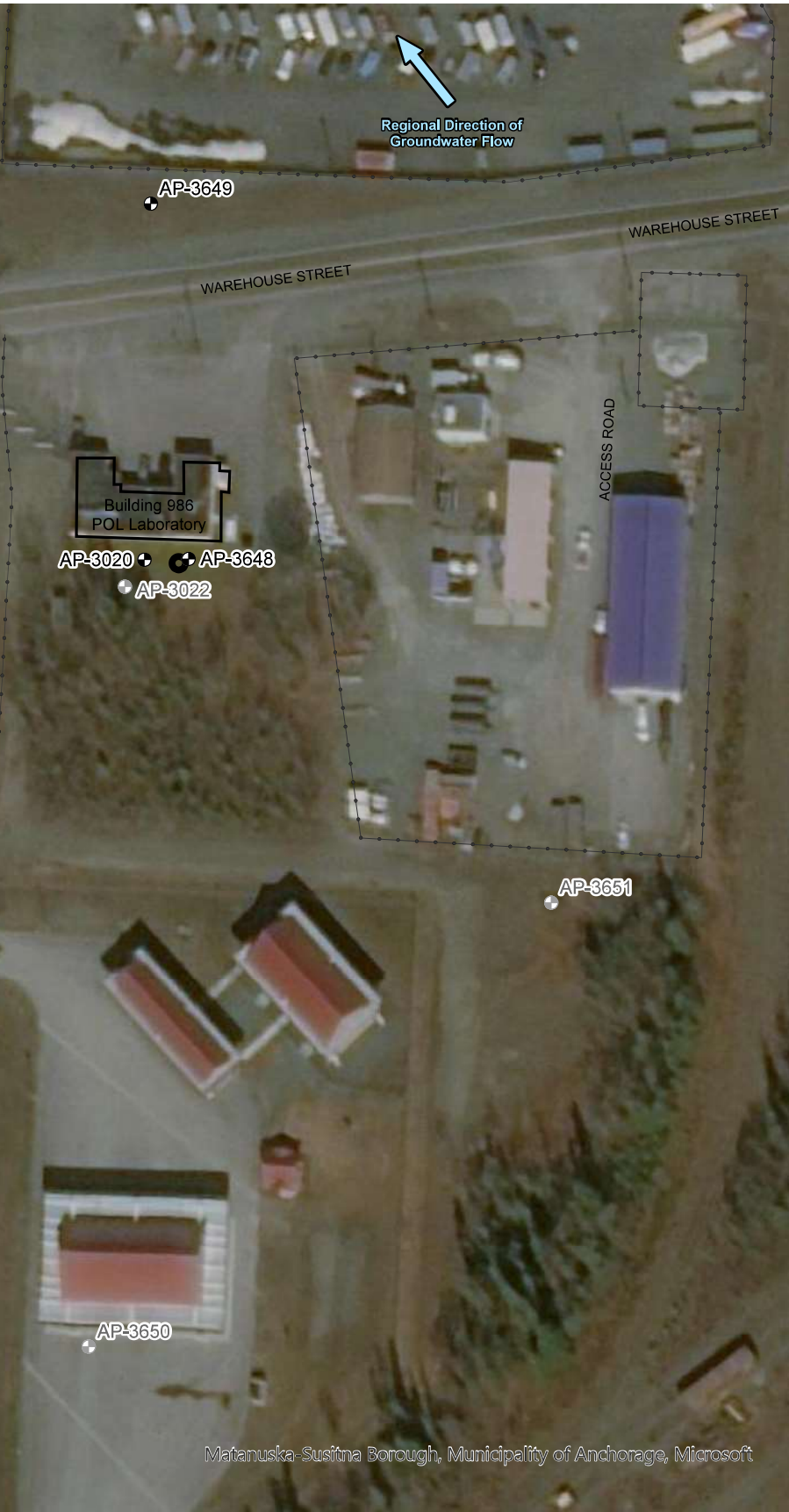


**JOINT BASE ELMENDORF-RICHARDSON LOCATION MAP**

Figure  
**1**

No Action Proposed Plan DP009- Building 986 Dry Well  
Joint Base Elmendorf-Richardson, Alaska

NOTES:  
 1. Features digitized from Not-To-Scale elements.  
 2. Coordinate System: UTM Zone 6, WGS84, meters.  
 3. Previous features digitized from CH2M HILL, Mar. 2004



**LEGEND**

- Monitoring Well
- Decommissioned Monitoring Well
- Former Dry Well
- Fence
- Building (Facility ID)

0 12.525 50 75  
 Feet

Aero-Metric Image. Copyright © 2012 1:1,200

Matanuska-Susitna Borough, Municipality of Anchorage, Microsoft

**DP009 SITE LOCATION**

Figure  
**2**

No Action Proposed Plan DP009- Building 986 Dry Well  
 Joint Base Elmendorf-Richardson, Alaska



Date: 21 Nov 2024 Drawn by: JCAIN4 \\dc1vs01gisproj\A\airforce\AK\_JBER\_ORC\MapFiles\DP009\DP009\_ProposedPlan\DP009\_ProposedPlan.aprx

