

**DIVISION OF SPILL PREVENTION AND RESPONSE
CONTAMINATED SITES PROGRAM**

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File: 150.26.018

October 20, 2006

Sandra Rabideau
Clear Sky Lodge
PO Box 3084
Clear, AK 99704

Re: Clear Sky Lodge
Mile 280 Parks Highway
LUST Event ID 1099, rekey 1993310034201

Dear Ms. Rabideau:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) reviewed the document titled *UST Closure Site Assessment, Clear Sky Lodge, Mile 280 Parks Highway, Clear, Alaska*. Based on the information from this report, recent well water sample results, and the administrative file, ADEC has determined that soil contamination remains at the site above the most stringent 18 AAC 75.341 soil cleanup levels but the nature and extent of the contamination do not pose an unacceptable risk to human health or the environment. This determination is subject to site specific conditions and, if complied with, will require no further remedial action at this time.

Please note the following information that was considered in making the determination on the environmental status of the site.

Site Background

Clear Sky Lodge is currently a restaurant and bar operating in Anderson Alaska. There are no residents on site. Historically Clear Sky Lodge was a gas station from 1972 to 1993.

In 1993 two underground storage tanks (USTs) used for storing gasoline were removed. A 10,000 gallon tank was installed in 1972, a 6,000 gallon tank was installed in 1985. Both tanks passed a tank tightness test in 1990, but failed a tank tightness test in 1993. Additional site investigation work was conducted in 1994 and areas of soil contamination were identified at the site above ADEC cleanup levels.

During excavation and removal of the tanks, a sample from a temporary stockpile of 50 cubic yards showed GRO at 10,000 mg/kg and benzene at 230 ppb. This soil was returned to the excavation as backfill. The full extent of contamination was never determined.

Soil remains in the excavation above ADEC human health based levels of inhalation and ingestion. Twenty five feet below ground surface (bgs) underneath the former 10,000 gallon UST gasoline range organics (GRO) was detected at 2,100 milligrams per kilogram (mg/kg) and benzene was detected at 12 parts per billion (ppb). Twenty one feet bgs underneath the former 6,000 gallon UST gasoline range organics were detected at 1,800 mg/kg and benzene was detected at 19 ppb.

A passive venting system was installed that consists of 4-inch diameter plastic pipe extending downwards to a depth of 28 feet below the ground surface with a wind-operated turbine connected an ABS riser pipe. The spinning wind turbine was to produce a negative pressure which will induce airflow from the contaminated soil through the piping and ultimately out the top of the riser pipe.

The on-site drinking water well is 100 feet southwest from the former UST site and is used by the restaurant. The average depth to groundwater in the area is 120 feet below ground surface. The property owner confirmed that there are no private wells within ¼ mile of the site. The drinking water was tested in 2006 and shows no evidence of volatile organic compounds present in the water.

Pathways Evaluated

Exposure and migration pathways evaluated at the site include: ingestion (soil and water), inhalation (indoor and outdoor air) and migration to groundwater. All of these pathways but migration to groundwater are considered complete.

The contamination remaining on site exceeds ADEC Method 2 cleanup levels for ingestion/inhalation and migration to groundwater, however, the source of contamination has been removed, and contamination levels at this site do not exceed maximum allowable concentrations for GRO or benzene. In the 12 years since the soil has been analyzed, natural attenuation and the actions of the passive venting system are assumed to be actively degrading contaminant concentrations.

The ADEC feels that the contamination remaining on site does not pose an unacceptable risk to humans at the site. The migration of contaminant vapors into the building is a potential exposure pathway that might pose a risk as the building is approximately 45 feet from the former UST site.

Cleanup Levels

The soil cleanup levels established for this site are the 18 AAC 75.341 Tables B1 and B2 Method Two, “under 40 inch zone” migration to groundwater levels.

The groundwater cleanup levels established for this site are the 18 AAC 75.345 Table C levels.

ADEC Decision

Based on the information provided to date, ADEC has determined that the cleanup actions employed at the Clear Sky Lodge have been effective in removing the source of the contamination at the site. The contamination remaining beneath the former USTs does not pose a risk to human health or the environment provided site specific conditions and/or controls are attached to the property. As a result of this determination, ADEC will require no further remedial action subject to the following conditions:

1. A Notice of Environmental Contamination shall be recorded in the State of Alaska Recorder's Office that identifies the nature and extent of contamination and any site specific conditions required on the property.
2. In accordance with 18 AAC 78.274(b), ADEC approval must be obtained prior to removal and/or disposal of soil or groundwater from this site.
3. The drinking water well must be tested for VOC's annually in 2007 and 2008 using EPA method 524.2.

Site closure (without conditions) can be achieved when soil sampling confirms that all soil meets the most stringent 18 AAC 75.341 Method Two, migration to groundwater, Under 40 Inch Zone, cleanup levels.

In accordance with 18 AAC 78.276(f)(2) ADEC may require additional site assessment, monitoring, remediation, and/or other necessary actions at this facility should new information become available that indicates contamination at this site may pose a threat to human health or the environment.

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, PO Box 111800, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 15 days of the decision.

Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, PO Box 111800, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

If you have any questions, please contact Shannon Oelkers at 907-451-2104 or via e-mail at Shannon_Oelkers@dec.state.ak.us.

Sincerely,

Shannon Oelkers
Environmental Program Specialist

Jim Frechione
Environmental Program Manager