

# STATE OF ALASKA

**DEPT. OF ENVIRONMENTAL CONSERVATION  
DIVISION OF SPILL PREVENTION AND RESPONSE  
CONTAMINATED SITES PROGRAM**

**SARAH PALIN, GOVERNOR**

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File: 100.38.212

February 27, 2007

Paul and Deborah Coben  
687 Blanket Blvd.  
North Pole, AK 99705

Re: Environmental Status  
687 Blanket Boulevard, North Pole, Alaska

Dear Mr. and Mrs. Coben:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC), reviewed the December 2006 report entitled *Phase II Environmental Site Assessment Report, Coben Property, North Pole, Alaska* submitted by Alaska Resources and Environmental Services, LLC.

Based on the information presented to date, ADEC has determined that soil and groundwater contamination remains at the 687 Blanket Boulevard property above the most stringent 18 AAC 75.341 cleanup levels. However, the nature and extent of the contamination does not pose an unacceptable risk to human health or the environment, provided site specific conditions (established in this document) are complied with. ADEC will require no further remedial action at this time and the environmental status of this site will be listed as "conditionally closed".

Please note the following information that was considered in making this determination.

## **Background**

In 2006, Paul Coben, the owner of the subject property noticed a fuel odor and visible staining on their basement wall and floor. In his efforts to determine the source of the release, the tank was removed and they discovered the return fuel line was damaged and probably the cause of the fuel release.

There was also 50 cubic yards of petroleum-contaminated soils excavated and transported off site for treatment. Contaminated soil still remains on site but further excavation was not considered practicable due to the structural integrity of the building.

Six soil samples were collected on June 1, 2006 from the area in the vicinity of the break in the fuel line and the results are presented in Table 1.

**Table 1: Soil sample results from the excavation (milligrams per kilogram (mg/kg)).**

Sample Number	Matrix	Depth (inches)	DRO	Benzene	Toluene	Ethylbenzene	Total xylenes
PC1	Soil	30	ND	ND	ND	ND	ND
PC2	Soil	44	ND	ND	ND	ND	ND
PC3	Soil	76	ND	ND	ND	ND	ND
PC4	Soil	103	<b>8700</b>	ND	<b>42</b>	<b>6.2</b>	<b>240</b>
PC5	Soil	103	<b>2800</b>	<b>0.21</b>	3.8	<b>8.0</b>	47
Duplicate (PC4)	Soil	103	<b>12000</b>	<b>1.1</b>	<b>14</b>	<b>26</b>	<b>120</b>
<b>ADEC Soil Cleanup Levels</b>			<b>250</b>	<b>0.02</b>	<b>5.4</b>	<b>5.5</b>	<b>78</b>

ND: non-detect

Groundwater was encountered in the bottom of the excavation approximately 8 feet below ground surface (bgs). One water sample was collected from the excavation and two monitoring wells were installed downgradient. Table 2 presents the groundwater sample results from the excavation.

**Table 2: Groundwater sample results from the excavation (milligrams per liter (mg/L)).**

Location	DRO	Benzene	Toluene	Ethylbenzene	Total xylenes
Excavation sample	<b>1000</b>	0.0044	0.0032	0.0012	0.0075
MW-1	ND	ND	ND	ND	ND
MW-2	ND	ND	ND	ND	ND
Duplicate	ND	ND	ND	ND	ND
<b>ADEC Cleanup Levels</b>	<b>1.5</b>	<b>0.005</b>	<b>1.0</b>	<b>0.7</b>	<b>10</b>

ND: non-detect

The property is served by a public water supply system.

#### Pathways Evaluated

The possible exposure and/or migration pathways evaluated at the site include: ingestion (soil and groundwater), inhalation (indoor and outdoor air) and migration to groundwater.

There was soil contamination detected above the 18 AAC 75 health based risk level for ingestion. However, the majority of contamination has been removed and the contamination remaining does not pose an unacceptable risk provided it is managed in accordance with the conditions established in this decision document.

The migration to groundwater pathway is complete and shallow groundwater has been impacted above 18 AAC 75.345 Table C levels. However, the groundwater is not used as a drinking water source at this site and site conditions will require monitoring to document if the contamination is stable and/or decreasing in concentration.

The migration of vapors to indoor air may pose a risk at this site, but it has not been fully evaluated. There are physical methods (eg. depressurization systems; radon mitigation systems) to minimize

any risk from the migration of vapors and these options shall be provided via this decision document for consideration.

### **Cleanup Levels**

The soil cleanup levels established for this site are the 18 AAC 75.341 Tables B1 and B2 "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 no further remedial action is required at the 687 Blanket Boulevard site in North Pole, Alaska. The residual soil and groundwater contamination remaining on site does not pose an unacceptable risk to human health or the environment provided site-specific conditions and/or controls are attached to the property. The site will be conditionally closed subject to the following:

1. A Notice of Environmental Contamination will be listed on the ADEC Contaminated Sites Database identifying the nature and extent of contamination remaining on site.
2. In accordance with 18 AAC 75.325(i), ADEC approval must be obtained prior to transport of soil and groundwater from this site.
3. If the contaminated soil remaining on site becomes accessible and/or is determined to pose a risk in the future, a plan to address the contamination shall be submitted to ADEC for review and approval.
4. MW-1 and MW-2 will be sampled during the summer of 2007 and 2008 and analyzed for DRO and BTEX. The sample results shall be submitted to ADEC for review. Following the 2008 monitor event, ADEC will evaluate the data and determine the need (if any) for future monitoring.

In accordance with 18 AAC 75.380, additional investigation and cleanup may be required if new information is discovered which leads ADEC to make a determination that the cleanup described in this decision is not protective of human health, safety, and welfare or the environment.

ADEC will consider a Site Closure (and removal of institutional controls) only after the soil and/or groundwater achieves the established cleanup levels for the site.

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.

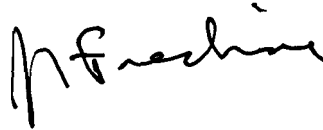
If you have any questions, please contact Deborah Williams by phone at (907) 451-5174 or via e-mail at [Deborah\\_Williams@dec.state.ak.us](mailto:Deborah_Williams@dec.state.ak.us).

Sincerely,



Deborah Williams  
Environmental Program Specialist

Sincerely,



Jim Frechione  
Environmental Program Manager