STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION

DIVISION OF SPILL PREVENTION AND RESPONSE
CONTAMINATED SITES PROGRAM

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August 13, 2009

Jackie and Tony Oney
2631 West 100th Ave.
Anchorage, Alaska 99515-2242

Re: Record of Decision- Kubick Property
Corrective Action Complete

Dear Mr. and Mrs. Oney:

The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program, has completed review of the environmental records associated with the Kubick Property. Based on the information provided to date, the ADEC has determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment, and this site will be closed.

This decision is based on the administrative record for the Kubick Property, which is located in the offices of the ADEC in Anchorage, Alaska. This letter summarizes the decision process used to determine the environmental status of this site and provides a summary of the regulatory issues considered in the Corrective Action Complete Determination.

Introduction

Site Name and Location:
Kubick Property
3766 North Point Circle
Anchorage, Alaska 99502

Name and Mailing Address of Contact Party:
Jackie and Tony Oney
2631 West 100th Ave.
Anchorage, Alaska 99515-2242

ADEC Site Identifiers
ADEC Reckey: 1998210015707
File: #2100.26.182
Hazard ID: 24783

Regulatory authority under which the site is being cleaned up:
18 AAC 75 and 18 AAC 78

Background
In 1996, petroleum impacted soil was encountered during site assessment and tank tightness testing activities associated with two underground storage tanks (USTs). This resulted in the eventual removal of the USTs (1,000-gallon and 2,000-gallon) as well as associated piping and fuel dispensers. The former USTs, and associated east and west fuel dispensers, were historically used to fuel floatplanes along the north shore of Campbell Lake. Later additional soil was also impacted due to overfilling of the existing onsite above ground storage tank (AST).

Contaminants of Concern
During the investigation at this site, ground water and soil samples were analyzed for lead, diesel range organics (DRO), gasoline range organics (GRO), and volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes (BTEX). Based on these analyses and knowledge of the source area, the following Contaminants of Concern were identified:

- Diesel Range Organics (DRO)
- Gasoline Range Organics (GRO)
- Benzene
- Toluene
- Ethylbenzene

Cleanup Levels
The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Tables B1 and B2, *Under 40 Inch Zone.*

Contaminant	Migration to Groundwater Cleanup Level (mg/kg)
DRO	250
GRO	300
Benzene	0.025
Toluene	6.5
Ethylbenzene	6.9

Site Characterization and Cleanup Actions
In September 1996, the eastern fuel dispenser and associated sub grade piping was found to be leaking, following the release of approximately 10 gallons of aviation fuel. Response to the spill included the excavation and thermal treatment of approximately 69.5 tons of contaminated soil at Alaska Soil Recycling (ASR). An additional 10.6 tons of soil was removed in December 1996 when the piping and dispenser were removed. Confirmation soil samples contained benzene up to 1.19 mg/kg.

In 1998 both of the USTs and the remaining western fuel dispenser and associated piping were removed. The total excavation depth for both USTs was 6.3 feet below ground surface (bgs). Groundwater was encountered at 4 feet bgs. Approximately 30 cubic yards of contaminated soil

were excavated and treated at ASR. It was reported that confirmation soil samples collected at 6 feet bgs contained GRO up to 14,000 mg/kg; benzene up to 31 mg/kg, toulene up to 19 mg/kg, and ethylbenzene to 11 mg/kg. Groundwater samples collected from the open excavation contained GRO up to 120 mg/L and benzene up to 0.700 mg/L.

In 1999, a groundwater monitoring program was implemented. Six soil borings were advanced with four completed as monitoring wells. Groundwater was encountered at 3.5 to 5 feet bgs. Soil samples, collected from the former UST excavation at 3 to 4 feet bgs did not contain contaminants above ADEC cleanup levels. Soil samples collected down gradient of the former USTs along the former piping run to the east dispenser contained DRO up to 385 mg/kg, GRO up to 732 mg/kg, and benzene up to 2.71 mg/kg. Groundwater samples collected contained DRO up to 6.5 mg/L, GRO up to 12 mg/L, and benzene up to 0.32 mg/L.

In 2003, an air-sparging system was installed to promote remediation. Three air-sparge points were installed in the area of the former USTs. Air-sparging was conducted from November 2003 through January 2005.

Groundwater sampling events conducted from 2003 through 2007 indicated decreasing levels of petroleum constituents in the groundwater. Groundwater samples collected in 2004 contained GRO up to 1.97 mg/l, and benzene up to 0.0279 mg/L, however samples collected in 2006 did not contain contaminants above ADEC cleanup levels.

In 2007, surface water and ground water sampling was performed to evaluate trends in groundwater contamination and to see if contaminants had migrated into Campbell Lake. Surface water samples did not contain contaminants above Alaska Water Quality Standards. A groundwater sample collected from monitoring well MW1 contained DRO up to 14.8 mg/L. The lab commented that this high DRO result was non-diesel in nature, so the well MW1 was sampled again in 2008 to evaluate the validity of the prior result. The 2008 sample contained DRO at 0.271 mg/L suggesting the 2007 data was erroneous.

In 2008, three soil borings were advanced to evaluate the contaminant concentrations found during 1998 sampling. Three soil borings were advanced in the area of the former USTs and samples were collected from the same depth sampled in 1998. Soil samples collected from the soil borings contained GRO up to 126 mg/kg; benzene up to 0.248 mg/kg, toulene up to 0.245 mg/kg, and ethylbenzene to 0.086 mg/kg (suggesting the 1998 sample was collected from soil that was excavated, rather than as a confirmation sample.) The monitoring wells were decommissioned in accordance with DEC guidance on July 24, 2009.

Pathway Evaluation

The exposure pathways for human health that were evaluated include the following: ingestion of soil and groundwater, indoor and outdoor inhalation of vapors, and direct contact with soil. These pathways may be complete, but the remaining contaminant concentrations are below ADEC inhalation and ingestion cleanup levels. The remaining contaminated soil is de minimis in nature and located below the surface and is not available to receptors.

The migration to groundwater pathway may be complete, but recent groundwater samples do not contain contaminants above ADEC cleanup levels and there are no downgradient wells that could be impacted.

The exposure pathway analysis above was supported by the most recent ADEC Exposure Tracking Model (ETM) ranking. The ETM results showed all pathways to be De Minimis or Incomplete.

ADEC Decision

The cleanup actions to date have served to excavate and adequately remove contaminated soil from the site. Based on the information available, ADEC has determined no further assessment or cleanup action is required. There is no longer a risk to human health or the environment, and this site will be designated as closed on the Department's database.

Although a Corrective Action Complete determination has been granted, ADEC approval is required for off-site soil disposal in accordance with 18 AAC 78.600(h). It should be noted that movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is unlawful.

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

Appeal

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, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 15 days after receiving the department's decision reviewable under this section. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

If you have questions about this closure decision, please contact Grant Lidren at (907) 269-8685.

Approved By,

Linda Nuechterlein
Environmental Manager

Recommended By,

Grant Lidren
Environmental Specialist