

# STATE OF ALASKA

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

**SEAN PARNELL, GOVERNOR**

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File: 2601.26.030

Return Receipt Requested

Article No: 7010 2780 0000 2178 4599

April 22, 2011

Ken Smith  
Kodiak Island Borough, Projects Office  
710 Mill Bay Road  
Kodiak, AK 99615

Re: Decision Document; Kodiak Island Borough Building  
Corrective Action Complete with Institutional Controls Determination

Dear Mr. Smith:

The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program (CSP) has completed a review of the environmental records associated with the Kodiak Island Borough Building located in Kodiak, Alaska. 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 no further remedial action will be required as long as the site is in compliance with established institutional controls (ICs).

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 with ICs Determination.

## **Introduction**

### Site Name and Location:

Kodiak Island Borough Building  
710 Mill Bay Road  
Kodiak, AK 99615

### Name and Mailing Address of Contact Party:

Ken Smith, Project Manager  
Kodiak Island Borough Building  
710 Mill Bay Road  
Kodiak, AK 99615

ADEC Site Identifiers:

ADEC Reckey: 1993250028401

File: 2601.26.030

Hazard ID: 22945

Regulatory authority under which the site is being cleaned up:

18 AAC 75 and 18 AAC 78

**Background**

Petroleum impacted soil was detected above cleanup levels after the removal of a 5,000 gallon underground heating oil tank in 1993.

**Contaminants of Concern**

During the investigations at this site, soil and pit water samples were analyzed for one or more of the following: diesel range organics (DRO); benzene, toluene, ethylbenzene, and xylenes (BTEX), and total petroleum hydrocarbons (TPH). Based on these analyses and knowledge of the source area, the following contaminants of concern were identified:

- Diesel Range Organics (DRO)
- Benzene

**Cleanup Levels**

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Tables B1 and B2, Migration to Groundwater (MTG).

<u>Contaminant</u>	<u>MTG Cleanup Level (mg/kg)</u>
DRO	250
Benzene	0.025

The default groundwater cleanup levels for this site are established in 18 AAC 75.345, Table C Groundwater Cleanup Levels.

<u>Contaminant</u>	<u>Cleanup Level (mg/L)</u>
DRO	1.5
Benzene	0.005

**Site Characterization and Cleanup Activities**

During November 1993, a 5,000-gallon underground heating oil tank (HOT) was removed from the south side of the Kodiak Island Borough Assembly building which is located in the upper parking lot, north of Egan Way. This tank supplied boilers and emergency generators in the Kodiak Island Borough offices, and is regulated as an underground storage tank (UST) under 18 AAC 78.

Confirmation samples were collected from sidewalls only, and not from the bottom of the excavation due to the presence of reinforced concrete. The five confirmation soil samples collected from the excavation contained DRO contamination above the most stringent migration to groundwater (MTG) cleanup levels; however, they were below the ingestion and inhalation cleanup levels for DRO. The BTEX constituents were either not detected or below the MTG cleanup levels in all five confirmation soil samples.

Approximately 200-gallons of water-oil emulsion were pumped from beneath the reinforced concrete pad under the tank, containerized and taken to the Kodiak Island Borough Baler Facility. The excavation was filled with clean backfill, and the 25 cubic yards of excavated soil was taken to the Kodiak Island landfill for disposal.

No groundwater samples were collected in November 1993. There are no private wells within ¼ mile of this site. The perched groundwater is only present during high rainfall events. The groundwater is of insufficient quantity and quality to serve as a drinking water source. The site is served by the Kodiak Island Borough water system. Pit water samples were collected in November 1993, but are not considered representative of groundwater.

In December 1993, twelve soil borings were advanced at the site and four were completed as monitoring wells to further evaluate the nature and extent of contamination. Soil samples collected from SB-12 contained DRO up to 1,500 mg/kg at 5 to 6.5 feet below ground surface (bgs.) All other boreholes were either non-detect or below the MTG cleanup levels for DRO and BTEX.

The Site Investigation (SI) report prepared by RZA AGRA Alaska, Inc., dated February 1994, stated that groundwater was not encountered during the drilling of any of the soil borings and that bedrock was encountered in SB-12 at 13.4 feet bgs. The four monitoring wells that were installed had not sufficiently re-charged to allow for proper sample collection, due to the fact that a shallow 'streak zone' was only found at 4 to 5 feet bgs, after heavy precipitation events. The SI determined that there is no static groundwater on this site.

### **Pathway Evaluation**

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 1.

**Table 1 – Exposure Pathway Evaluation**

<b>Pathway</b>	<b>Result</b>	<b>Explanation</b>
Surface Soil Contact	De-Minimis Exposure	Contaminated surface soil has been excavated and removed from the site; clean fill was used to restore grade. Remaining contamination is considered de minimis in volume, and is below ingestion cleanup levels. Therefore, exposure via this pathway is considered insignificant.
Sub-Surface Soil Contact	De-Minimis Exposure	The majority of the contaminated sub-surface soil has been excavated and removed from the site. The remaining contamination is considered de minimis in volume, and is below the ingestion cleanup levels. Therefore, exposure via this pathway is considered insignificant.
Inhalation – Outdoor Air	De-Minimis	The remaining concentrations are below inhalation cleanup levels for DRO and benzene for outdoor air; and de minimis in volume.
Inhalation – Indoor Air (vapor intrusion)	De-Minimis Exposure	Remaining soil contamination is overlain with backfill; concentrations are below inhalation cleanup levels for DRO and benzene; and no other volatile compounds are present above the most conservative criteria. Therefore, exposure via this pathway is considered de minimis; and risk, insignificant.
Groundwater Ingestion	De-Minimis Exposure	The GW is of insufficient quantity and quality to serve as a drinking water source. Drinking water is supplied by the Kodiak Island Borough for this location. Therefore, exposure via this pathway is considered de minimis; and risk, insignificant.
Surface Water Ingestion	Pathway Incomplete	There is no surface water located within ¼ mile of the site; therefore, this pathway is considered incomplete.
Wild Foods Ingestion	Pathway Incomplete	This site is in a well developed urban area and not a source for wild foods collection; therefore, this pathway is considered incomplete.

Exposure to Ecological Receptors	Pathway Incomplete	Remaining contamination is under the building and there is no evidence of offsite migration; therefore, the pathway is considered incomplete.
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Notes to Table 1: "De-Minimis exposure" means that in ADEC's judgment receptors are unlikely to be affected by the minimal volume of remaining contamination. "Pathway Incomplete" means that in ADEC's judgment contamination has no potential to contact receptors. "Exposure Controlled" means there is an administrative mechanism in place limiting land or groundwater use, or a physical barrier in place that deters contact with residual contamination.

### **ADEC Decision**

Contamination remains on site above established default cleanup levels; however ADEC has determined there is no unacceptable risk to human health or the environment. Therefore this site will be issued a Corrective Action Complete- ICs Determination subject to the following.

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore the Kodiak Island Borough shall report to ADEC every five years to document land use, or report as soon as the Kodiak Island Borough becomes aware of any change in land ownership and/or use, if earlier. **The report can be sent to the local ADEC office or electronically to [DEC.ICUnit@alaska.gov](mailto:DEC.ICUnit@alaska.gov).**
2. All monitoring wells on-site must be decommissioned in accordance with ADEC guidance or an approved workplan by October 31, 2011. A letter report documenting these activities should be submitted to ADEC once this work has been completed.
3. Any proposal to transport contaminated soil or groundwater off site requires ADEC approval in accordance with 18 AAC 78.600(h). A "site" [as defined by 18 AAC 75.990 (115)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. (See Attachment B Site Figure.)
4. Soil contamination may be located under the former heating oil tank and beneath the building (See Attachment B Site Figure). When the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved workplan, and/or to the satisfaction of ADEC.
5. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status as detailed above, and will include a description of the contamination remaining at the site. When the site meets the requirements for a Corrective Action Complete Determination, Institutional Controls will be terminated.

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.

**Please sign and return Attachment A to ADEC within 30 days of receipt of this letter.** If you have questions about this closure decision, please contact the ADEC project manager, Pam Clemens at 907-269-7551.

Approved By,

Recommended By



Linda Nuechterlein  
Environmental Manager



Pam Clemens  
Environmental Program Specialist

Attachment A: Corrective Action Complete-ICs Agreement Signature Page

Attachment B: Site Figure

**Attachment A: Corrective Action Complete-ICs Agreement and Signature Page\***

The Kodiak Island Borough agrees to the terms of this Corrective Action Complete with ICs determination as stated in this Closure Decision Document dated **April 22, 2011** for the Kodiak Island Borough Building. Failure to comply with the terms of this agreement may result in ADEC reopening this site and requiring further remedial action in accordance with 18 AAC 78.276 (f).

\_\_\_\_\_  
Signature of Authorized Representative, Title  
Kodiak Island Borough

\_\_\_\_\_  
Printed Name of Authorized Representative, Title  
Kodiak Island Borough

**Note to Responsible Person (RP):**

**After making a copy for your records, please return a signed copy of this form to the ADEC project manager at the address on this correspondence within 30 days of receipt of this letter.**

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ADEC File No.                    2601.26.030  
Hazard ID:                        22945  
ADEC Project Manager:        Pam Clemens

**For Internal Use Only**

**\*Attention ADEC Administration Staff:** Please follow the procedure below after Attachment A is signed/returned to ADEC.

1. Log-in and Date Stamp *Attachment A*
2. Scan and Save to the appropriate electronic folder on the network Drive
3. File the hard copy in the appropriate project/site file Correspondence Folder (blue in Anchorage).
4. Provide the Correspondence folder (with the filed *Attachment A* hard copy) to the ADEC Project Manager so that the PM can update the CS database.

**Attachment B: Site Figure**

