

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

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April 17, 2003

Bill Bredesen, Broker  
c/o Alano Club of Anchorage, Inc.  
3103 Spenard Rd.  
Anchorage, AK 99503-3607

**Subject:** Approval of No Further Remedial Action Planned (NFRAP) status and Record of Decision for Alano Club property, 3103 Spenard Road, Anchorage, Alaska (File No. CS100.162, CS Database Record No. 1995-2101-222-01)

Dear Mr. Bredesen:

The Department has reviewed the subject file and approves No Further Remedial Action Planned status for this property. Based on file information, it is likely that weathered diesel remains in site soils above the site cleanup levels but is relatively immobile, since contaminant concentrations in shallow groundwater adjacent to contaminated soils have been non-detect or below drinking water standards for gasoline range organics, diesel range organics, and BTEX.

**Site Summary and Record of Decision:**

Contamination at the property was associated with a 600-gallon heating oil tank at the location of a former residence that was demolished in the late 1980's. The release was discovered in 1995 during the removal of the heating oil tank, and approximately 291 cubic yards of impacted soils were excavated and thermally treated off-site. No soil samples were taken, and the pit was backfilled with clean fill.

In 1999 environmental work was resumed and three groundwater monitoring microwells were installed in and around the area of the former excavation. Groundwater at the site is 8 to 12 feet below the ground surface, with a flat gradient and highly variable flow direction. Groundwater elevation is also highly variable, ranging from six feet below the ground surface in 2002 to up to 12 feet below the ground surface in previous years.

Soil contamination was present in the boring at the monitoring well MW-1 location, approximately 45 feet south of the former UST excavation and upgradient with respect to groundwater flow direction at the time the wells were constructed in 1999. The contaminant detected was diesel range organics, at concentrations ranging from 3000 to 5000 mg/kg, at respective depths of 7.8 and 11 feet. The soil type at the site is granular, consisting largely of sand with silt layers. The DRO concentration in MW-1 was 0.85 mg/L, and BTEX was not detected, indicating that the diesel is weathered and is relatively immobile. Additional investigation of the central and southern areas of the property by soil gas survey and

magnetometer did not identify a contaminant source or area of high concentrations of DRO. No contaminants were detected in the two additional monitoring wells at the property. In October 2002, groundwater from MW-1 was sampled for BTEX and DRO, with results non-detect for all the compounds.

Explanation of NFRAP status: NFRAP status reflects the Department's determination that while contaminated soil is present on the property that exceeds cleanup levels, it does not pose a threat to human health, safety, welfare or the environment. Further investigation, cleanup and monitoring is not necessary at this site unless new information becomes available that indicates to the Department that the site may pose an unacceptable risk to human health, safety, welfare or the environment.

If in the future you excavate soils at this site, you are required to contact the Department before transporting or disposing of the soils offsite. This site will remain on the Department's Contaminated Sites database, with the requirement that the transport or disposal of potentially contaminated soil from the site will require notification to and approval from the Department in accordance with 18 AAC 75.325(i). The monitoring wells on the property should be abandoned in accordance with Department guidance and documentation of the abandonment provided to this office by August 15, 2003.

Please contact me at 269-7527 if you have questions or comments regarding this letter.

Sincerely,



Eileen A. Olson  
Environmental Specialist

cc: Doran Powell  
c/o Estate of Darion G. Powell  
3840 Boek Circle  
Anchorage, AK 99507