# ALASKA CONSULTING AND ENVIRONMENTAL ENGINEERING

### ARNE K. TIKKA, P.E.

P.O. Box 2324 Soldotna, Alaska 99669 (907) 262-3197 FAX 262-9013

RECEIVED

June 1, 2015

Paul Horwath, P.E. ADEC 43335 K Beach Road, Suite 11 Soldotna, Alaska 99669 JUN 04 2015

ADEC Kenai Area Office

Subject: Crown Point Lodge

ADEC Hazard ID #23463

30285 Seward Highway, Moose Pass, Alaska 99631

Report of Further Site Investigation and Monitor Well Sampling

Paul:

### Field Investigation

Based on your April 17, 2015 review correspondence to Todd Peterson, of our February 27, 2015 report, we returned to the site on May 5, 2015, with Todd Peterson of Seward Real Estate, to excavate and attempt to expose existing monitoring wells.

Todd Peterson dug with a backhoe and exposed monitoring wells, MW's #2 & 3. The flush mounted traffic covers were still in-place and we were able to expose the monitoring wells in adequate condition. We dug an approximate 12-feet diameter radius to 18-inches below ground around the suspected location of MW 4 but were unable to locate the monitor well. We were unable to locate MW 3 since a large soil pile now exists in that location and the backhoe broke down.

### Monitor Well Sampling

We measured static-water-levels and total depths of MW's #2 & 3. Following measurements we calculated water volume in each well and used individual decontaminated stainless steel bailers to bail at least three casing volumes of water from each monitoring well. The water was emptied from bailers and contained into 5-gallon buckets which were stored onsite. Following bailing we sampled each monitoring well for Gasoline Range Organics (GRO) and Benzene, Toluene, Ethylzelene, and Xylene (BTEX) as requested in your April 17, 2015, correspondence to Todd Peterson. Sampling was completed using procedures outlined per ADEC's Draft May 2010 Field Sampling Guidance. Samples were collected from the stainless steel bailers directly into sample containers provided by SGS North America, Inc. and transferred directly into a cooler with blue ice at 4°C.

### Review of Analytical Sample Results

Analytical services including a sample kit with sample containers, preservatives, and appropriate trip and temperature blank(s) were provided by SGS North America, Inc. (SGS) in Anchorage, Alaska. Samples were properly stored and transported to SGS in Anchorage for sample analysis under proper security and Chain-of-Custody. Custody seals were placed on the shipped container.

Alaska Consulting and **Environmental Engineering** Project No. 14-193

Samples were analyzed by SGS for GRO by Alaska Method 101 (AK 101) and BTEX by EPA Method SW8021B. A detailed Analytical Report from the laboratory is provided with analytical quality assurance procedures and data as Appendix A.

2

The attached laboratory analytical results show ND levels for all parameters analyzed from MW 2. MW 1 revealed slightly elevated levels of GRO and BTEX parameters. Benzene and GRO exceed the Table C Groundwater Cleanup Levels in 18 AAC 75. MW 1 revealed Benzene at 10.7 ug/L (ADEC Table C Cleanup Level of 5 ug/L) and GRO at 2.2 mg/L (ADEC Table C Cleanup Level of 1.3 mg/L).

Review of Site Information and Groundwater Sampling Historical Data

We reviewed the December 1998 draft report by Dames & Moore titled Supplemental Release Investigation Crown Point Lodge. Figure 3 in this report shows groundwater flow direction and provides 1998 groundwater analytical results from the four site monitoring wells and the site drinking water well.

The 1998 analytical results show highest levels of GRO and BTEX from MW 1 (GRO of 15) mg/L and Benzene at 41.5 ug/L) under the former dispensers and the next highest levels in MW 2 downgradient of MW 1 (GRO of 5.2 mg/L and Benzene at 22.7 mg/L). The current May 2015 levels of GRO and BTEX in MW's 1 & 2 are significantly reduced from the 1998 reported levels. The monitoring well downgradient of the former fuel dispensers, MW 2, shows all ND levels for GRO and BTEX parameters in 2015. MW 1 under the former dispensers shows levels reduced with GRO reduced from 15 mg/L in 1998 to 2.2 mg/L in 2015 and Benzene reduced from 41.5 ug/L in 1998 to 10.7 ug/L in 2015.

The 1998 Dames and Moore draft report indicates the subsurface lithology consists of sands and gravels from the surface to 51 feet below ground with a clay layer between 22 and 29 feet below ground. The monitoring wells are installed in an unconfined strata and shallow groundwater flow is reported to be toward the southeast at a gradient of 0.003. The report further concludes that the "substantial difference in groundwater potentiometric surface elevations in the monitoring wells and the drinking water well suggest that the aquifers are not in hydrologic communication". The report further states that "contaminant concentrations decrease fairly rapidly away from the former dispenser location".

### Conclusions and Recommendations

Based on our investigation it appears that contaminant levels in the groundwater have naturally attenuated over time and in all likelihood will continue to do so. Based on ND GRO and BTEX contaminant levels in MW 2, located only slightly downgradient from the former dispenser location, it appears that current contamination is likely limited to directly under the former dispenser location, is not likely to migrate offsite, and is not likely to impact the usable groundwater aquifers in the area.

Based on this current investigation and analytical results, comparison of current and past contaminant levels in the monitoring wells, and assuming contaminant concentrations will further attenuate over time, we recommend the owner be allowed to properly abandon, or remove, the existing monitoring wells and the site be closed out for further action by ADEC. The owner proposes to use an excavator to further search for and expose MW's 3 & 4. Based on the shallow depth of the existing monitoring wells recently measured at 12-13 feet in MW's 1 & 2, the owner proposes to remove the monitoring wells using an excavator and backfill the holes with native sand and gravel removed during excavation of the monitoring wells. ACE Engineering will sample the soils and screen for organic vapors using a MiniRae 2000 PID during removal of the monitoring wells. If any contaminated soils are encountered during excavation that will likely exceed State Cleanup Levels in 18 AAC 75 the soils will be stockpiled and ADEC will be notified.

Please call if you have any questions or need additional information.

Sincerely,

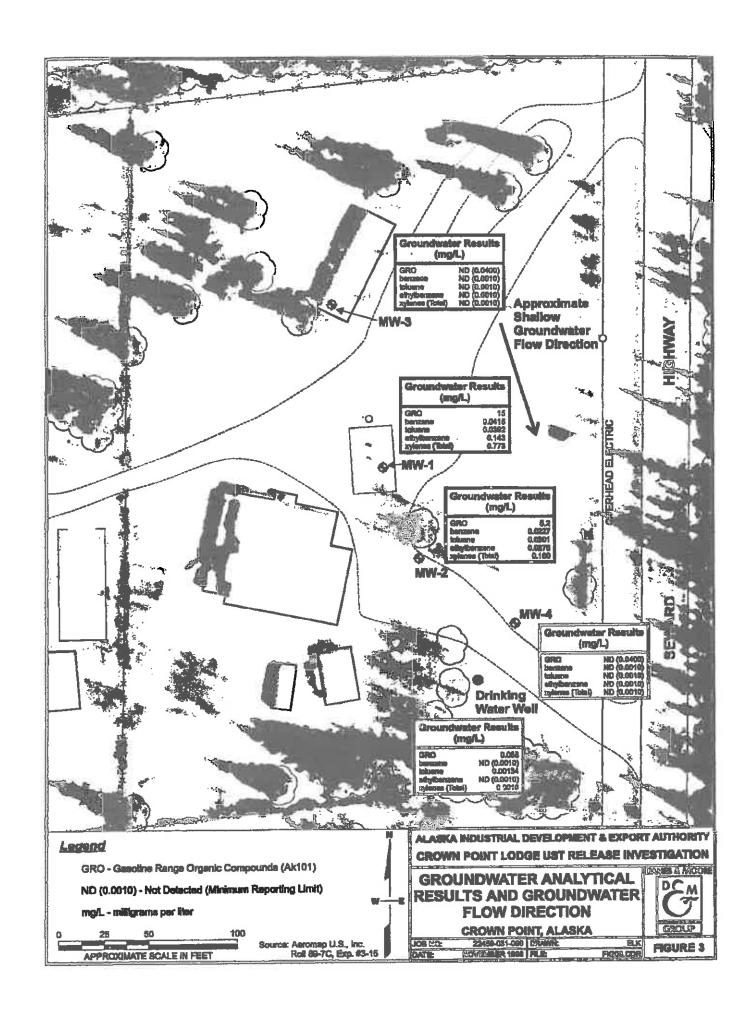
Arne Tikka, P.E.

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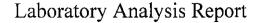
### Attachments:

Site Plan and Groundwater Results by Dames and Moore, Figure 3 Laboratory Analytical Results, Attachment A

cc Todd Petersen Seward Real Estate Co. 11694 Seward Highway, Suite A Seward, Alaska 99664



# Attachment A Laboratory Analytical Report





Arne Tikka A.C.E. Engineering P.O. Box 2324 Soldotna, AK 99669

Work Order:

1151885

Crown Point Lodge

Client:

A.C.E. Engineering

Report Date:

May 12, 2015

**Forest Taylor** 

Taylor 2015.05.12

09:09:38 -08'00'

Enclosed are the analytical results associated with the above work order. All results are intended to be used in their entirety and SGS is not responsible for use of less than the complete report. If you have any questions regarding this report, or if we can be of any other assistance, please contact your SGS Project Manager at 907-562-2343. This document is issued by the Company under its General Conditions of Service accessible at <a href="http://www.sgs.com/en/Terms-and-Conditions.aspx">http://www.sgs.com/en/Terms-and-Conditions.aspx</a>. Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein. Any holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law.

Alaska Division Project Manager

SGS maintains a formal Quality Assurance/Quality Control (QA/QC) program. A copy of our Quality Assurance Plan (QAP), which outlines this program, is available at your request. The laboratory certification numbers are AK00971 (DW Chemistry & Microbiology) & UST-005 (CS) for ADEC and 2944.01 for DOD ELAP/ISO 17025 (RCRA methods: 1020B. 1311, 3010A, 3050B, 3520C, 3550C, 5030B, 5035A, 6020A, 7470A, 7471B, 8015C, 8021B, 8082A, 8260B, 8270D, 8270D-SIM, 9040C, 9045D, 9056A, 9060A, AK101 and AK102/103). Except as specifically noted, all statements and data in this report are in conformance to the provisions set forth by the SGS QAP and, when applicable, other regulatory authorities. The following descriptors or qualifiers may be found in your report:

\* The analyte has exceeded allowable regulatory or control limits.

Surrogate out of control limits.

B Indicates the analyte is found in a blank associated with the sample.

CCV Continuing Calibration Verification

CL Control Limit

D The analyte concentration is the result of a dilution.

DF Dilution Factor

DL Detection Limit (i.e., maximum method detection limit)

The analyte result is above the calibrated range.

F Indicates value that is greater than or equal to the DL

GT Greater Than

ICV Initial Calibration Verification

J The quantitation is an estimation.

JL The analyte was positively identified, but the quantitation is a low estimation.

LCS(D) Laboratory Control Spike (Duplicate)

LOD Limit of Detection (i.e., 1/2 of the LOQ)

LOQ Limit of Quantitation (i.e., reporting or practical quantitation limit)

LT Less Than

M A matrix effect was present.

MB Method Blank

MS(D) Matrix Spike (Duplicate)

ND Indicates the analyte is not detected.

Q · QC parameter out of acceptance range.

R Rejected

RPD Relative Percent Difference

U Indicates the analyte was analyzed for but not detected.

Note: Sample summaries which include a result for "Total Solids" have already been adjusted for moisture content.

All DRO/RRO analyses are integrated per SOP.



SGS Ref.#

1151885001

Client Name Project Name/# A.C.E. Engineering Crown Point Lodge

Client Sample ID

MW2

Matrix

Water (Surface, Eff., Ground)

Printed Date/Time Collected Date/Time Received Date/Time 05/12/2015 8:34 05/05/2015 13:05 05/06/2015 16:25

Technical Director Stephen C. Ede

### Sample Remarks:

Parameter	Results	LOQ	Units	Method	Container ID	Allowable Limits	Prep Date	Analysis Date	Init
Volatile Fuels Departmen	<u>ıt</u>								
Benzene	ND	0.500	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
Ethylbenzene	ND	1.00	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
Gasoline Range Organics	ND	0.100	mg/L	AK101	Α		05/10/15	05/10/15	ST
o-Xylene	ND	1.00	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
P & M -Xylene	ND	2.00	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
Toluene	ND	1.00	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
Surrogates									
1,4-Difluorobenzene <surr></surr>	90.5		%	SW8021B	Α	77-115	05/10/15	05/10/15	ST
4-Bromofluorobenzene <surr></surr>	88.7		%	AK101	Α	50-150	05/10/15	05/10/15	ST



SGS Ref.#

1151885002

Client Name Project Name/# A.C.E. Engineering Crown Point Lodge

Client Sample ID

MW1

Matrix

Water (Surface, Eff., Ground)

Printed Date/Time Collected Date/Time Received Date/Time

**Technical Director** 

05/12/2015 8:34 05/05/2015 14:10 05/06/2015 16:25

Stephen C. Ede

### Sample Remarks:

Parameter	Results	LOQ	Units	Method	Container ID	Allowable Limits	Prep Date	Analysis Date	lnit
Volatile Fuels Departmer	<u>nt</u>								
Benzene	10.7	0.500	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
Ethylbenzene	2.73	1.00	ug/L	SW8021B	A		05/10/15	05/10/15	ST
Gasoline Range Organics	2.20	0.100	mg/L	AK101	Α		05/10/15	05/10/15	ST
o-Xylene	2.86	1.00	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
P & M -Xylene	2.82	2.00	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
Toluene	5.91	00.1	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
Surrogates									
1,4-Difluorobenzene <surr></surr>	110		%	SW8021B	Α	77-115	05/10/15	05/10/15	ST
4-Bromofluorobenzene <surr></surr>	105		%	AK101	Α	50-150	05/10/15	05/10/15	ST



SGS Ref.#

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Client Name Project Name/#

Client Sample ID

Matrix

1151885003

A.C.E. Engineering Crown Point Lodge

Trip Blank

Water (Surface, Eff., Ground)

Printed Date/Time

Collected Date/Time

Received Date/Time Technical Director 05/12/2015 8:34 05/05/2015 13:05

05/06/2015 16:25 Stephen C. Ede

Sample Remarks:

Parameter	Results	LOQ	Units	Method	Container ID	Allowable Limits	Prep Date	Analysis Date	Init
Volatile Fuels Departme	<u>nt</u>								
Benzene	ND	0.500	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
Ethylbenzene	ND	1.00	ug/l.	SW8021B	Α		05/10/15	05/10/15	ST
Gasoline Range Organics	ND	0.100	mg/L	AK101	Α		05/10/15	05/10/15	ST
o-Xylene	ND	1.00	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
P & M -Xylene	ND	2.00	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
Toluene	ND	1.00	ug/L	SW8021B	Α		05/10/15	05/10/15	ST
Surrogates									
1,4-Difluorobenzene <surr></surr>	89.9		%	SW8021B	Α	77-115	05/10/15	05/10/15	ST
4-Bromofluorobenzene <surr></surr>	88		%	AK101	Α	50-150	05/10/15	05/10/15	ST



# SGS North America Inc. CHAIN OF CUSTODY RECORI

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New York New Jersey

Maryland

Locations Nationwide

Kentucky North Carolina West Virgina

Indiana

www.us.sgs.com

(See attached Sample Receipt Form) INTACT) PROKEN ABSENT Data Deliverable Requirements: Chain of Custody Seal: (Circle) ō REMARKS/ Page Requested Turnaround Time and/or Special Instructions; Instructions: Sections 1 - 5 must be filled out. Omissions may delay the onset of analysis. (See attached Sample Receipt Form) DOD Project? Yes No Noをしたして or Ambient [ ] Temp Blank °C; 33% Preservative Section 4 Cooler ID: 70H X378/09/2 Received For Laboratory By: Type

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Section 2

[ ] 200 W. Potter Drive Anchorage, AK 99518 Tel: (907) 562-2343 Fax: (907) 561-5301 [ ] 5500 Business Drive Wilmington, NC 28405 Tel: (910) 350-1903 Fax: (910) 350-1557

Section 5

http://www.sgs.com/terms-and-conditions

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# SGS

## \*1151885\*



### SAMPLE RECEIPT FORM

Review Criteria:	Yes	N/A	No	Comments/Action Taken:
Were custody seals intact? Note # & location, if applicable.	_	77	<u> </u>	Exemption permitted if sampler hand carries/delivers.
COC accompanied samples?		H	Ħ	IF
Temperature blank compliant* (i.e., 0-6°C after CF)?	Z			
If >6°C, were samples collected <8 hours ago?	$ \mathbf{Y} $	$\vdash$	H	Exemption permitted if chilled & collected <8 hrs ago.
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"COOLER TEMP" will be noted to the right. In cases where neither a				Note: Identify containers received at non-compliant
temp blank nor cooler temp can be obtained, note "ambient" or "chilled."				temperature. Use form FS-0029 if more space is needed.
Delivery method (specify all that apply):  Client (hand carried)				
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	Yes	N/A	No	
Were samples received within hold time?	J			Note: Refer to form F-083 "Sample Guide" for hold times.
Do samples match COC* (i.e., sample IDs, dates/times collected)?				Note: If times differ <i and="" coc.<="" details="" hr,="" login="" per="" record="" td=""></i>
Were analyses requested unambiguous?	N.	П	$\sqcap$	
Were samples in good condition (no leaks/cracks/breakage)?	7			
Packing material used (specify all that apply): Bubble Wrap			ш.	
Separate plastic bags Vermiculite Other:				
Were proper containers (type/mass/volume/preservative*) used?	7			Exemption permitted for metals (e.g., 200.8/6020A).
Were Trip Blanks (i.e., VOAs, LL-Hg) in cooler with samples?	Ž			
Were all VOA vials free of headspace (i.e., bubbles ≤6 mm)?	7		П	
Were all soil VOAs field extracted with MeOH+BFB?		7		;
For preserved waters (other than VOA vials, LL-Mercury or				
microbiological analyses), was pH verified and compliant?		<b>V</b>	$\Box$	•
If pH was adjusted, were bottles flagged (i.e., stickers)?		7	$\sqcap$	i
For special handling (e.g., "MI" soils, foreign soils, lab filter for				
dissolved, lab extract for volatiles, Ref Lab, limited volume),				
were bottles/paperwork flagged (e.g., sticker)?		$\mathbf{Z}$		
For RUSH/SHORT Hold Time, were COC/Bottles flagged				
accordingly? Was Rush/Short HT email sent, if applicable?		1		
For SITE-SPECIFIC QC, e.g. BMS/BMSD/BDUP, were				
containers / paperwork flagged accordingly?		<b>7</b>		
For any question answered "No," has the PM been notified and				SRF Completed by: NEG
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Was PEER REVIEW of sample numbering/labeling completed?	$\overline{\Box}$	7	Ħ	Peer Reviewed by:
Additional notes (if applicable):	l-ul	W		
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Note to Client: Any "no" answer above indicates non-compl	iance	with s	tandai	rd procedures and may impact data quality.



### Sample Containers and Preservatives

Container Id	Preservative	Container Condition	Container 1d	Preservative	Container Condition
1151885001-A	HCL to pH ≤ 2	OK			
1151885001-B	HCL to pH < 2	OK			
1151885001-C	HCL to pH < 2	OK			
1151885002-A	HCL to pH < 2	OK			
1151885002-B	HCL to pH < 2	OK			
1151885002-C	HCL to pH < 2	OK			
I I 51885003-A	HCL to pH < 2	OK			
1151885003-B	HCL to pH < 2	OK			
1151885003-C	HCL to pH < 2	ОК			

### Container Condition Glossary

Containers for bacteriological, low level mercury and VOA vials are not opened prior to analysis and will be assigned condition code OK unless evidence indicates than an inappropriate container was submitted.

- OK The container was received at an acceptable pH for the analysis requested.
- PA The container was received outside of the acceptable pH for the analysis requested. Preservative was added upon receipt and the container is now at the correct pH. See the Sample Receipt Form for details on the amount and lot # of the preservative added.
- PH The container was received outside of the acceptable pH for the analysis requested. Preservative was added upon receipt, but was insufficient to bring the container to the correct pH for the analysis requested. See the Sample Receipt Form for details on the amount and lot # of the preservative added.
- BU The container was received with headspace greater than 6mm.