

STATE OF ALASKA

SARAH PALIN, GOVERNOR

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

410 Willoughby Ave., Suite 302
Box 111800 Juneau AK 99801

PHONE: (907) 465-5210

FAX: (907) 465-5218

<http://www.state.ak.us/dec/>

File: 1513.38.063

September 11, 2007

Mr. Rory Watt
City & Borough of Juneau
155 South Seward Avenue
Juneau, Alaska 99801

Re: Environmental Status
Goldbelt Avenue – Heating Oil Tanks

The Alaska Department of Environmental Conservation, Contaminated Sites Program, (ADEC) reviewed site assessment data for an abandoned heating oil tank discovered in the right-of-way at 734 Goldbelt Avenue in Juneau. Based on information provided to date, ADEC has determined that hazardous substance contamination remains on site (above the most stringent ADEC cleanup levels) but it does not pose an unacceptable risk to human health or the environment. As a result of this determination, the site shall be conditionally closed in accordance with the terms and conditions outlined in this letter.

Please note the following information that was evaluated in determining the environmental status of this property.

Background

In 2004, during reconstruction of the utility lines in the 700 block of Goldbelt Avenue, two heating oil tanks were discovered buried in the right-of-way. The adjacent landowners denied any knowledge of the tanks and their origins and the City & Borough of Juneau (CBJ) assumed responsibility for removing them and any associated contamination.

One of the tanks was full of water and the soil surrounding it was saturated with petroleum. The other tank contained fuel and water with no observable petroleum impacts to the surrounding soil. The tank near 737 Goldbelt was emptied of its contents and removed from the ground. However, the tank at 747 Goldbelt was too close to the building and closed in place. This included removing the liquids and then filling it with sand..

Approximately 35 cubic yards of soil surrounding the leaking tank was excavated and transported off-site for incorporation into asphalt. There were no confirmation soil samples collected to determine the concentrations of contamination remaining.

The excavation was backfilled with clean material and the surface area was capped with asphalt. The groundwater was not encountered but this area of Juneau is served by the CBJ Public Water System.

Contaminants of Concern

Diesel range hydrocarbons (DRO)

Pathway Evaluation

The pathways evaluated at this site include the human health exposure pathways of ingestion,

inhalation and direct contact. However, since any soil contamination remaining on site is below a sealed ground surface there is no unacceptable risk posed to human health, subject to the conditions established by this decision document.

The migration to groundwater pathway is complete but was not evaluated at the site. The groundwater is not used as a drinking water source and any contamination in groundwater that may be present will attenuate over time, without posing a risk.

Cleanup Levels

The soil cleanup level established for this site are the 18 AAC 75.341, Tables B1 and B2 (over 40-inch Zone) migration to groundwater pathway.

The soil cleanup level for unrestricted land use and off-site transport of subsurface material from the site is 230 mg/kg diesel range hydrocarbons (DRO). However, ADEC recognizes that soil contamination may remain on-site up to 8,250 mg/kg DRO without posing an unacceptable risk to human health.

ADEC Decision

The removal of the tanks and/or the product within them served to remove the source(s) of contamination. The residual contamination remaining in soil in the right-of-way at 734 Goldbelt Avenue in Juneau was determined not to pose an unacceptable risk to human health or the environment, subject to the conditions established in this document.

This site shall be conditionally closed and require no further cleanup actions subject to compliance with the following:

- 1 A Notice of Environmental Contamination will be recorded on the ADEC database to document that there is residual contamination remaining on site above the most stringent cleanup levels.
- 2 Any proposal to excavate and transport soil (or groundwater) off site shall be reported to ADEC in accordance with 18 AAC 75.325(i). A work plan describing how the soil will be managed and/or disposed shall be submitted to ADEC for review and approval prior to any excavation.

This determination is in accordance with 18 AAC 75.380(d)(2) 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.

Site Closure (without conditions) can be achieved when soil sampling confirms that all soil meets the most stringent 18 AAC 75.341 Migration to Groundwater, Over 40 Inch cleanup levels and ground water meets 18 AAC 75.345 Table C levels.

Appeal

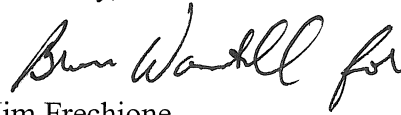
Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 - .340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, PO Box 111800, Juneau, Alaska 99801-1800, 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

September 11, 2007

Avenue, Suite 303, PO Box 111800, Juneau, Alaska 99801-1800, 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 Bruce Wanstall at 907-465-5210 or email at bruce.wanstall@alaska.gov ,

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Frechione for".

Jim Frechione
Program Manager
State & Private Sites Cleanup Program