

STATE OF ALASKA

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

SEAN PARNELL, GOVERNOR

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File: 2100.38.509

November 6, 2009

Samuel and Beth Rose
550 East Tudor Road
Anchorage, AK 99503

Re: Record of Decision; Residence – 2263 Kissee Court HHOT, Cleanup Complete
Determination

Dear Mr. and Ms. Rose:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with Residence – 2263 Kissee Court HHOT. 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 Residence – 2263 Kissee Court HHOT, 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 Cleanup Complete Determination.

Introduction

Site Name and Location:

Residence – 2263 Kissee Court HHOT
2263 Kissee Court HHOT,
Anchorage, Alaska 99517
Lot 11, Telequana Heights Subdivision, Anchorage Recording District

Name and Mailing Address of Contact Party:

Samuel and Beth Rose
550 East Tudor Road
Anchorage, AK 99503

Database Record Key and File Number:

File: 2100.38.509
Hazard ID: 25384

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

Background

On November 12, 2008 ADEC was notified that a historic 500-gallon underground home heating oil tank had been removed from the subject property. No contaminated soil was observed during this time frame. A water sample taken from the on-site drinking water well detected DRO at a level of 6.74 mg/L which exceeded the 18 AAC 75.345 Table C value of 1.5 mg/L. The prior drinking water well was completed to a depth of 250 feet below ground surface beneath a confining layer at 151 to 166 feet according to soil boring logs. On November 13, 2008, DEC staff inspected the tank and residence, and found no indications of tank or fuel line failure. The drinking water well did not have a protective well casing and so fuel likely spilled from the well pump apparatus into the well. Follow-up sampling of soil in 2009 showed no soil contamination above applicable cleanup levels. It was believed that the residence was constructed around 1958, and is currently heated with natural gas. The timeframe for use of the heating oil tank was unknown. The residence is served by a private drinking water well and is not supplied with water from Anchorage Water and Waste Water utility. The residence is in an area that was heavily damaged during the 1964 earthquake and is located approximately 500 feet south of Cook Inlet.

Characterization Activities

In September 2009, Garness Engineering Group Ltd's performed the following:

- Decommissioned the on-site drinking water well in accordance with ADEC guidance as adopted by 18 AAC 75.345(j);
- Advanced three borings at the site to 20 feet below surface, one near the former heating oil tank, one adjacent to the former drinking water well and one between the two other borings;
- Collected soil samples from each boring to be analyzed for contaminants of concern (i.e. GRO, DRO, and BTEX); and
- ~~Drilled a new drinking water well in accordance with Municipality of Anchorage permit requirements to a depth of 382 feet below ground surface and connected it to the subject residence. Following the installation of the well, groundwater samples were collected and analyzed for contaminants of concern by a DEC approved laboratory.~~

The levels of DRO and BTEX detected in soil samples collected from each boring did not exceed cleanup values established in 18 AAC 75.341 Tables B1 and B2. GRO and BTEX were not detected and DRO was detected at a maximum value of 41.9 mg/Kg. GRO, DRO and BTEX were not detected in groundwater samples collected from the new drinking water well.

Cleanup Levels

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

<u>Contaminant</u>	<u>Site Cleanup Level (mg/kg)</u>
Benzene	0.025
GRO	300
DRO	250

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

<u>Contaminant</u>	<u>Site Cleanup Level (mg/L)</u>
Benzene	0.005
GRO	1.3
DRO	1.5

Pathway Evaluation

The exposure pathways for human health and the environment that were evaluated include the following: direct contact with soil; indoor and outdoor inhalation of vapors, and groundwater ingestion. The direct contact with subsurface soil (e.g. during excavation work) and outdoor inhalation of vapors pathways may be complete but the remaining contaminant concentrations do not exceed the Method Two "Ingestion" or "Inhalation" levels in Tables B1 and B2 established in 18 AAC 75.341. The indoor inhalation of vapor pathway is considered incomplete because soil is not believed to be contaminated within 30 feet of the building. The groundwater ingestion pathway is not believed to be complete since soil was determined to not be contaminated at roughly 20 feet below ground surface (bgs) and groundwater is estimated to be over 150 feet bgs based on a review of the soil boring log for the new drinking water well. In addition, no contaminants of concern were detected from groundwater samples collected from the new drinking water well.

~~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 Pathway Incomplete or De Minimis exposure.~~

ADEC Decision

Following ADEC's review of Garness Engineering Group, Ltd's "Site Characterization Report for Telequana Heights, Lot 11" dated September 22, 2009 ADEC has determined no further assessment or cleanup action is required. The levels of contaminants of concern detected in soil do not exceed ADEC's most stringent cleanup levels established in 18 AAC 75.341 Tables B1 and B2. Groundwater is not believed to be impacted since soil was determined to be clean beneath the former heating oil tank at 20 feet bgs and groundwater is over 150 feet bgs in this area. No contaminants of concern were detected in the new drinking water well. Therefore, 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). This letter does not serve as your approval for future off-site movement and disposal of soil associated with this release. 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 the ADEC project manager, Todd Blessing at (907) 269-7699.

Sincerely,



Rich Sundet
Environmental Program Manager

CC: Jeff A. Garness, Garness Engineering Group, Ltd (by mail and facsimile)
Todd Blessing, CSP, Anchorage