

RECORD OF DECISION

Alaska Department of Environmental Conservation (ADEC)

**Courtney's Tudor Service
2715 E. Tudor Road
Anchorage, Alaska 99517**

February 20, 2001

1) Site Information/Summary

Courtney's Tudor Service is currently an independent fuel service station that had widespread contamination from past releases of petroleum hydrocarbons from regulated underground storage tanks. The ADEC Storage Tank Program granted the facility no further action status for soil and groundwater contamination from the regulated sources based on achieving the established cleanup levels. During a May 1997 excavation of gasoline contaminated soils, an abandoned floor drain and log crib system was discovered adjacent to the service station building. The contamination was determined to be from non-regulated sources.

During subsequent investigative and cleanup activities, the sludge-filled crib and contaminated soils was removed. Soil samples were collected from the excavation to characterize remaining contaminant levels, and a monitoring well was installed at the former location of the crib to determine impacts to groundwater. A network of monitoring wells, both on and off property, was already in place from the regulated tank investigation.

Because the remaining contamination was not accessible, the responsible party requested alternative cleanup levels for groundwater in accordance with 18 AAC 75.340(e) and 18 AAC 75.345(b)(2). Based on the criteria set forth in 18 AAC 75.350, ADEC determined that the shallow aquifer beneath the property is not a current or future drinking water source. As a result, alternative cleanup levels up to ten times the 18 AAC 75.345 Table C groundwater cleanup levels could be approved for the compounds of concern. The alternative groundwater cleanup levels would then allow corresponding soil cleanup levels (up to ten times the 18 AAC 75.341 Table B1 and B2 levels) to be established in accordance with 18 AAC 75.340(e).

This record of decision documents ADEC's approval of the alternative soil and groundwater cleanup levels at this site.

2) Database Record Key: 1997210114101

3) File Number: CS100.035

4) Responsible Party:

Carol Humbyrd, personal representative for the estate of Thomas Courtney, c/o Courtney's Tudor Service, 2715 E. Tudor Road, Anchorage, Alaska, 99517

5) Site Address and Legal Description:

Courtney's Tudor Service, 2715 E. Tudor Road, Anchorage, Alaska, 99517, with legal description of Haugen Subdivision, Lot 3 (Commercial)

6) Contaminant Concentrations/Extent of Remaining Contamination:

The compounds of concern associated with the floor drain and log crib are: diesel range organics (DRO), residual range organics (RRO) and BTEX (benzene, toluene, ethylbenzene, and xylene).

The sludge in the log crib and associated soils were analyzed and determined not to be RCRA hazardous waste. They were excavated to the extent practicable without damaging the building foundation and transported off-site for thermal treatment at an approved facility.

The remaining contaminated soil (estimated to be ten cubic yards or less) is located primarily ten to twelve feet below the ground surface at the groundwater interface. The contamination remaining in the soil was documented at 1,270 mg/kg DRO and 0.107 mg/kg benzene.

The only impact to groundwater at this site identified RRO above the 18 AAC 75.345 Table C cleanup level (1.1 mg/L). RRO was documented at a concentration of 2.0 mg/L in the monitoring well closest to the contaminant source.

7) Current and Future Land Use:

The property is currently zoned commercial and is not expected to change.

8) Alternative Cleanup Levels (ACLs):

The soil and groundwater cleanup levels at this site are based ADEC's determination that the shallow aquifer beneath the property is not a current or future drinking water source. The groundwater in this area consists of the shallow aquifer located approximately 10 feet below the ground surface and a deeper drinking water aquifer separated by an aquitard known as the Bootlegger Cove formation. A drinking water well search did not identify any wells within ¼ mile downgradient of this site and the area is served by the municipal water system.

The following cleanup levels are established for this site:

Groundwater

Diesel Range Organics (DRO) 15 mg/L
Benzene 0.05 mg/L
Residual Range Organics (RRO) 11 mg/L

Soil

Diesel Range Organics (DRO) 2,500 mg/kg
Benzene 0.2 mg/kg
Residual Range Organics 10,000 mg/kg

9) ADEC Decision:

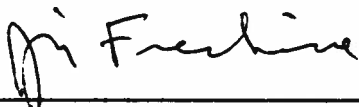
The soil and groundwater cleanup levels referenced above are approved in accordance with 18 AAC 75.345(b)(2) and 18 AAC 75.340(e). The DRO and benzene cleanup levels represent 10 times the levels found in Tables B2 and B1 and are based on equations linking the groundwater cleanup levels with allowable soil contaminant levels. The cleanup level for RRO represents the maximum concentration allowed for the ingestion pathway which becomes the most conservative applicable exposure pathway under method two once the 10 times rule has been applied.

The approval of alternative cleanup levels at this site allows ADEC to grant a no further remedial action (NFRAP) status for this site. This designation will be recorded on ADEC's Contaminated Sites Database and requires no further cleanup unless new information becomes available that the site may pose an unacceptable risk to human health, safety, welfare or the environment. In addition, an institutional control (IC) in the form of a Notice of Environmental Contamination (NEC) must be recorded in the State Recorder's Office as an attachment to the property deed to advise future landowners that contamination exceeding the Department's most stringent cleanup levels is present.

The NEC shall identify the location, the nature and the extent of any remaining contamination. An estimated ten cubic yards of contaminated soil remains in an inaccessible area beneath (and adjacent to) the service station building foundation. The soil cleanup levels established at this site are specific to this property and any plan to remove and/or dispose of the petroleum impacted soil off-site is subject to ADEC approval under 18 AAC 75.325(i). Additionally, RRO contamination exceeding the 18 AAC 75.345 Table C level is present in the groundwater.

10) Conditions under which NEC may be removed from property deed and status may change from NFRAP/IC to Closed on the ADEC database:

The NFRAP/IC designation will remain on ADEC's database and the NEC attached to the property deed until the soil and groundwater levels at the site achieve the most stringent regulatory cleanup levels in 18 AAC 75.341, Tables B1 and B2 and 18 AAC 75.345, Table C.

ADEC Approval:

Jim Frechione, Site Remediation Section Manager

2 - 21 - 01

Date

