



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of
Environmental Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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File: 2320.38.081

September 7, 2017

Richard Page
SOAR Ministries
135 Granite Point Court
Kenai AK 99611

Re: Decision Document: SOAR Ministries
Cleanup Complete Determination

Dear Mr. Page:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the SOAR Ministries site, located at 135 Granite Point Court, Kenai, Alaska. Based on the information provided to date, it has been determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment and no further remedial action will be required unless new information becomes available that indicates residual contaminants may pose an unacceptable risk.

This Cleanup Complete determination is based on the administrative record for the SOAR Ministries site, which is located in the ADEC office in Soldotna, Alaska. This decision letter summarizes the site history, cleanup actions and levels, and standard site closure conditions that apply.

Site Name and Location:

SOAR Ministries
135 Granite Point Court
Kenai, AK 99611

Name and Mailing Address of Contact Party:

Richard Page
SOAR Ministries
135 Granite Point Court
Kenai, AK 99611

DEC Site Identifiers:

File Number: 2320.38.081
Hazard ID: 26520

Regulatory Authority for Determination:

18 AAC 75

Site Description and Background

The site property consists of 1.35 acres with one 11,600 square feet two-story aircraft hangar and office building, which were built in 1985. The property was formerly owned by South Central Air, an air taxi and airplane commuter business. The property is served by City of Kenai public water and sewer.

During ownership by South Central Air, the site had a drum storage area around the NW corner of the aircraft hangar building. When SOAR Ministries (hereinafter, SOAR) took ownership of the facility in 2000, six drums of used oil were present. The drums which are believed to be the source of the petroleum contamination identified on the property.

Contaminants of Concern

During the site characterization and cleanup activities at this site, soil samples were collected and analyzed for:

- Benzene, toluene, ethylbenzene and xylenes (BTEX)
- Gasoline Range Organics (GRO)
- Diesel Range Organics (DRO)
- Residual Range Organics (RRO)
- Polycyclic-aromatic hydrocarbon (PAH)
- RCRA Metals

Based on these analyses, the following contaminants were detected above the applicable soil cleanup levels, and are considered Contaminants of Concern at this site:

- Diesel Range Organics (DRO)
- Residual Range Organics (RRO)

Soil Cleanup Levels

Soil cleanup levels for this site are established under 18 AAC 75.341 Method 2 Table B2, migration to groundwater in the under 40 inches of precipitation zone. Groundwater cleanup levels do not apply as there is no evidence that groundwater was impacted.

Table 1 – Approved Cleanup Levels

Contaminant	Soil (mg/kg)	Groundwater (mg/L)
DRO	250	N/A
RRO	11,000	N/A

mg/kg = milligrams per kilogram
mg/L = milligrams per liter

Characterization and Cleanup Activities

Characterization and cleanup activities conducted under the regulatory authority of the Contaminated Sites Program began in 2000. These activities are described below.

In 2000, the drums of used oil were removed, and the oil was used in a waste oil burner for energy recovery.

Site characterization conducted in 2015 included thirteen hand-augured soil borings by Alaska Consulting and Environmental Engineering. Elevated concentrations of DRO and RRO and were detected in soil samples from two of the soil borings. DRO concentrations were detected in two soil samples at 571 mg/kg and 2,220 mg/kg between 0.5 to 1.5 feet below ground surface (bgs). RRO was detected in one soil boring at 17,800 mg/kg between 0.5 to 1.5' bgs. Arsenic concentration ranged from 4.19 to 5.95 mg/kg and were determined to be naturally occurring. Soil samples collected at the depth of ground water at 10 to 10.5' bgs were all below cleanup levels.

SOAR retained EHX to conduct site cleanup work. On September 3, 2016 field work began to remove contaminated soils from the site. The excavation reached a maximum depth of 5 feet in an area approximately 10 by 10 feet. Twenty cubic yards of soil were removed from the ground and transported to Alaska Soil Recycling for thermal treatment. Contaminated soil excavation was guided by field screening during excavation with both a photo ionization detector (PID) screening and a Dexsil Petro FLAG equipment.

Confirmation soil samples were collected from the excavation area and sent to SGS. Analytical testing included BTEX, GRO, DRO, RRO, and PAH compounds. Soil samples collected from the excavated soils which were transported offsite for treatment and disposal contained up to 2,040 mg/kg DRO, and 17,000 mg/kg RRO. All analytical results from base of excavation soil samples were below cleanup levels.

Cumulative Risk Evaluation

Based on a review of the environmental record, ADEC has determined that residual contaminant concentrations meet the human health cumulative risk criteria for residential land use.

Exposure Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De-Minimis Exposure, or Pathway Incomplete. A summary of this pathway evaluation is included in **Table 2**.

Table 2 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	Pathway Incomplete	Contamination is no longer present in surface soil.

Sub-Surface Soil Contact	De-Minimis Exposure	Residual contamination is below the most stringent soil cleanup levels.
Inhalation – Outdoor Air	De-Minimis Exposure	Residual contamination is below the most stringent cleanup levels.
Inhalation – Indoor Air (vapor intrusion)	De-Minimis Exposure	Residual contamination is below the most stringent cleanup levels.
Groundwater Ingestion	Pathway Incomplete	Groundwater was not impacted by site contamination.
Surface Water Ingestion	Pathway Incomplete	Surface water is not used as a drinking water source in the vicinity of the site.
Wild and Farmed Foods Ingestion	Pathway Incomplete	Contaminants of concern do not have the potential to bioaccumulate in plants or animals.
Exposure to Ecological Receptors	Pathway Incomplete	No ecological receptors were identified at this site.

Notes to Table 2: “De-Minimis Exposure” means that in ADEC’s judgment receptors are unlikely to be adversely affected by the minimal volume or concentration of remaining contamination. “Pathway Incomplete” means that in ADEC’s judgment contamination has no potential to contact receptors.

ADEC Decision

Soil contamination at the site has been cleaned up to concentrations below the approved soil cleanup levels, which are suitable for residential land use. This site will receive a “Cleanup Complete” designation on the Contaminated Sites Database, subject to the following standard conditions.

Standard Conditions

1. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325(i). A “site” [as defined by 18 AAC 75.990 (115)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership.
2. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

This determination is in accordance with 18 AAC 75.380 and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that contaminants at this site may pose an unacceptable risk to human health, safety, or welfare or to 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, 555 Cordova Street,

Anchorage, Alaska 99501-2617, 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, P.O. Box 111800, Juneau, Alaska 99811-1800, 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 feel free to contact me at (907) 262-3412, or email at peter.campbell@alaska.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Campbell", with a long horizontal flourish extending to the right.

Peter Campbell
Project Manager

cc: City of Kenai
Eric Henry, EHX, Kenai, Alaska