



THE STATE
of **ALASKA**

GOVERNOR MICHAEL J. DUNLEAVY

Department of
Environmental Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

43335 Kalifornsky Beach Road, Suite 11
Soldotna, AK 99669
Main: 907.262.5210
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ADEC File #: 2333.26.031

January 22, 2020

Mrs. DiAnna Leaders
162 Foothill Road
Soldotna, AK 99669

Re: Decision Document: Saltz General Contractors
Cleanup Complete Determination

Dear Ms. DiAnna Leaders

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Saltz General Contractors located at Mile 18.3 Kalifornsky Beach Road, (47620 Amy Lane,) Soldotna, 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 Saltz General Contractors, 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:

Saltz General Contractors
47620 Amy Lane
Soldotna, AK 99669

Name and Mailing Address of Contact Party:

Ms. DiAnna Leaders
Estate of Saltz General Contractors
162 Foothill Road
Soldotna, AK 99669

DEC Site Identifiers:

File No.: 2333.26.031
Hazard ID.: 23115

Regulatory Authority for Determination:

18 AAC 75

Site Description and Background

Saltz General Contractors was primarily an underground pipeline installation company that contracted for oil companies. The business has been closed for several years and the owner is deceased. The final investigation work has been conducted by the executor of the estate. In 1998, two 3,000 gallon regulated underground storage tanks were removed from the ground. The tanks contained diesel and

gasoline. There were no visual signs of contamination, and field screening did not indicate any contamination as present at the time of closure. Six confirmation soil samples were collected and analyzed for BTEX and gasoline range organics (GRO). None of the samples were analyzed for diesel range organics (DRO). ADEC pointed out the error but the consultant's response did not correct the error.

No further work was conducted at the site until 2019, where work was continued by the executor of the estate of the Saltz estate. In August 2019 an engineer was retained to excavate in the former tank locations, screen soil samples with a PID and collect soil samples for analytical testing to determine if DRO contamination was present.

A sample location map is presented in Figure 1 Site Plan and Figure 2, 2019 Excavation Plan. Three soil samples were collected. All samples resulted in no detections of diesel range organics.

Cleanup Levels

All sample results were below the method 2 soil cleanup levels.

Characterization and Cleanup Activities

Characterization activities conducted under the regulatory authority of the Contaminated Sites Program began in 1998. These activities are described below.

Site characterization under 18 AAC 75.335 conducted in 1998 included installation the removal of two 3000 gallon underground storage tanks, one containing diesel, one gasoline. The bottom of the tank was reported to be 12 feet below ground surface. Nine field screening samples had no detectable organic vapors. No visible contamination was present in soils, and the tanks did not appear to be leaking. Laboratory confirmation samples were collected and tested for gasoline range organics (GRO), benzene, toluene, ethylbenzene and xylene (BTEX). No diesel range (DRO) testing was conducted. All laboratory samples collected were below Level A cleanup standards.

In 2019 the site was re-excavated to 12 feet below ground surface. Field screening was conducted and no detectable PID concentrations were noted. Three soil samples were collected from 12 to 14 feet below ground surface and analyzed for DRO. There were no detectable concentrations of DRO in the soil samples. The excavation was backfilled.

Cumulative Risk Evaluation

Pursuant to 18 AAC 75.325(g) when detectable contamination remains on-site following a cleanup, a cumulative risk determination must be made that the risk from hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative noncarcinogenic risk standard at a hazard index of one across all exposure pathways.

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 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 not present in surface soil (0 to 2 feet below ground surface).
Sub-Surface Soil Contact	Pathway Incomplete	Contamination is not present in sub-surface soil
Inhalation – Outdoor Air	Pathway Incomplete	Contamination is not present at the former UST location.
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Contamination is not present in sub-surface soil
Groundwater Ingestion	Pathway Incomplete	Groundwater has not been impacted from the former UST.
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	Contamination is not present at the former UST location.
Exposure to Ecological Receptors	Pathway Incomplete	Contamination is not present at the former UST location.

Notes to Table 2: “Pathway Incomplete” means that in ADEC’s judgment contamination has no potential to contact receptors.

ADEC Decision

Soil contamination at the site has not been documented at the underground storage tank site. Underground storage tanks were removed in 1998, and the sampler failed to collect the full analytical suite of samples to complete the closure. Diesel range organic soil testing was finally conducted in 2019, with no contamination detected.

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 from a site that is subject to the site cleanup rules or for which a written determination from the department has been made under 18 AAC 75.380(d)(1) that allows contamination to remain at the site above method two soil cleanup levels or groundwater cleanup levels listed in Table C requires DEC 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. (See attached site figure.)
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 20 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.

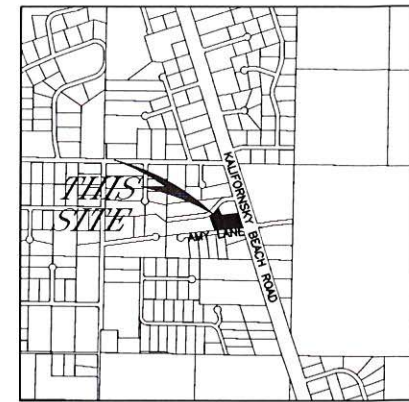
If you have questions about this closure decision, please feel free to contact me at (907) 262-3412, or email at peter.campbell@alaska.gov.

Sincerely,



Peter Campbell
Project Manager

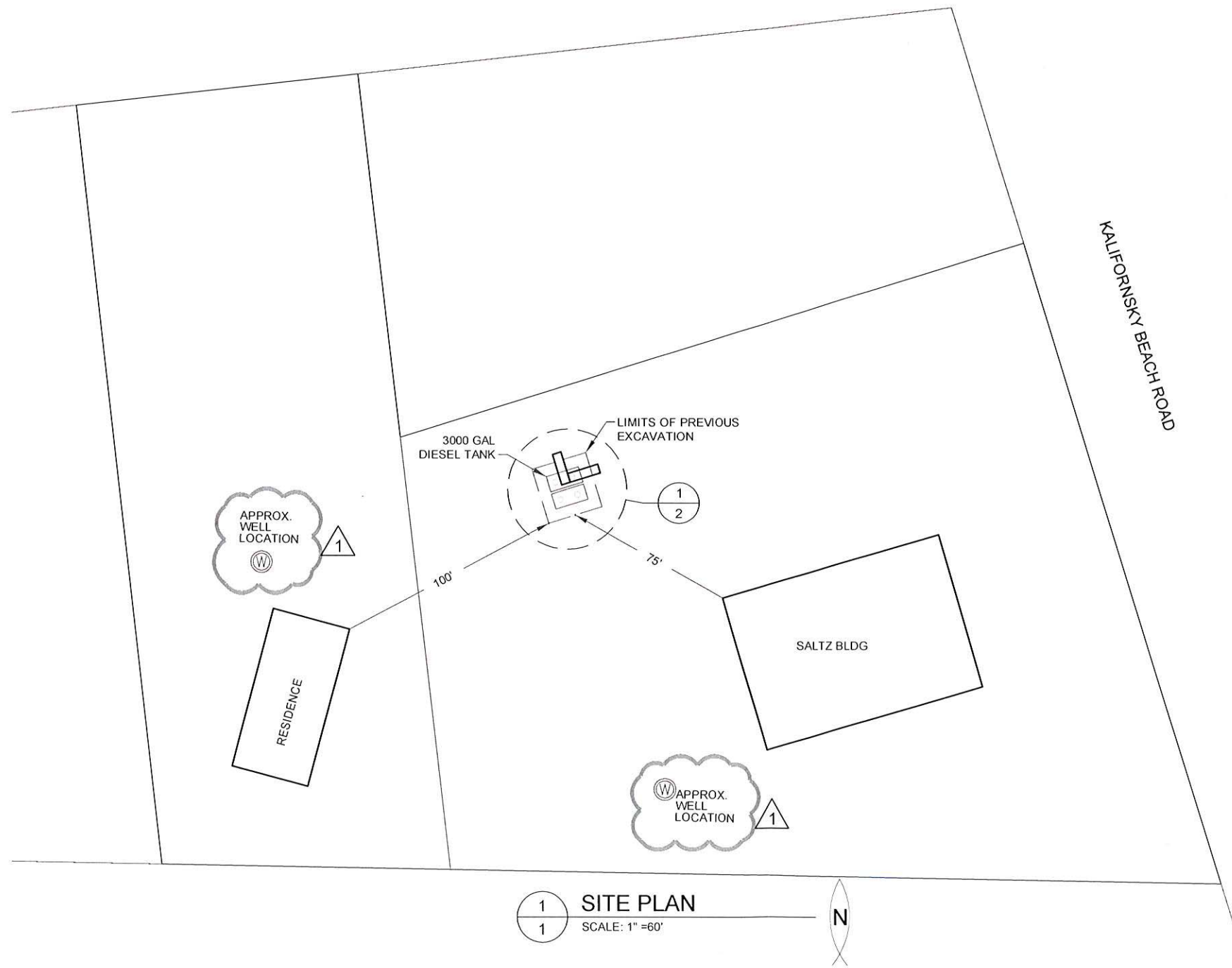
cc: Spill Prevention and Response, Cost Recovery Unit



VICINITY MAP
SCALE: 1" = 1 MILE



REVISIONS
1 SEPT 2019



1 SITE PLAN
1 SCALE: 1" = 60'



NOTES:
1. WORKING MAP BASED ON KENAI PENINSULA BOROUGH FIXED-WING IMAGERY (2012/2013)

2019 SITE PLAN

SALTZ
Kenai, Alaska

35186 Spur Hwy Soldotna, AK 99669
TEL (907)262-4624 FAX 262-5777 EMAIL engineeringalaska@gci.net
TAURIAINEN ENGINEERING & TESTING

DATE JUNE 2019
DRAWN HSW
CHECKED MF
FILE NAME siteplan
PROJ # 98170

SHEET

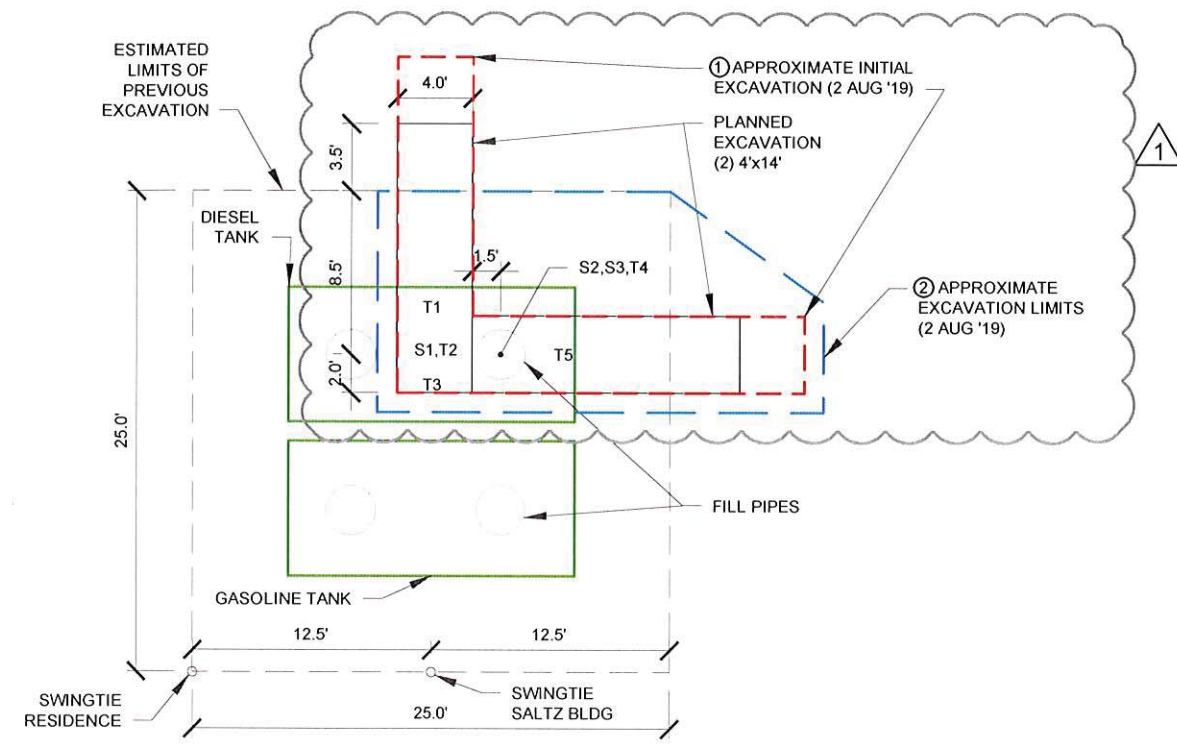
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OF 2



KEY NOTES:

- ① INITIAL EXCAVATION - CONDUCTED ON 2 AUG 2019 TO IDENTIFY EVIDENCE OF DISTURBED SOILS, DEPTH 3-4' DEEP
- ② APPROXIMATE EXCAVATION LIMITS EXPANDED TO PREVENT SIDE WALLS FROM CAVING - CONDUCTED 2 AUG 2019 TO COLLECT SOIL SAMPLES AT 12-14'



1 EXCAVATION DETAIL
 2 SCALE: 1" = 10'

NOTES:

- 1. FIELD OVM TESTING LOCATIONS T1, T2, T3, T4, T5 ((12-14')
- 2. SOIL SAMPLE LOCATIONS S1, S2, S3 ((12-14')



2019 EXCAVATION PLAN

SALTZ Kenai, Alaska

35186 Spur Hwy Soldotna, AK 99669
 TEL (907)262-4624 FAX 262-5777 EMAIL engineeringalaska@gcl.net
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OF 1