Alaska Department of Environmental Conservation
Division of Spill Prevention and Response
Contaminated Sites Program

2003 FACT SHEET
BENTLEY FAMILY CHARITABLE TRUST
TAX LOT 201
FAIRBANKS, ALASKA

FEBRUARY 2004

What's New

This fact sheet provides a summary of the major environment activities and results that have occurred at Tax Lot 201 (TL-201) since the January 2003 fact sheet. Union Bank of California, acting as Co-Trustee of the Bentley Family Charitable Trust (the landowner), has continued its pro-active efforts in cooperation with the Alaska Department of Environmental Conservation (ADEC). Information about the site's history and contamination issues may be found in previous ADEC fact sheets (January 2002 & January 2003).

The purpose of this fact sheet is to provide an updated synopsis of the major site characterization and cleanup activities completed, as well as proposed activities for the coming year. Past activities include the termination of remediation on the northeast portion of the site, transfer of the ownership of the eastern portion of TL-201, the installation and sampling of additional ground water monitoring wells, a spring and fall ground water sampling event, and the start of remediation on the western portion of TL-201. Future activities in 2004 will include semi-annual ground water monitoring, continuation of remediation efforts, and additional site characterization as needed to fill in data gaps.

Union Bank's pro-active and cooperative efforts with the ADEC have allowed the timely redevelopment of the eastern portion of the property. This includes the construction of the new Wal-Mart store on the northeast portion of TL-201 and the future development of the southeast portion of TL-201 by Fred Meyer. The ADEC is working cooperatively with these developer's environmental contractors to ensure that any unexpected contamination is properly treated.

Former Surfcote Facility – Northeast Portion of TL-201

An Air Sparging (AS)/Soil Vapor Extraction (SVE) system began operation in the late fall 2002 and was stopped in May 2003. Local ground water, sampled shortly after the shut down of the AS/SVE system, indicated that the ground water initially met ADEC cleanup standards. The ADEC requires several follow up ground water sampling events to confirm cleanup after termination of remediation.

The northeast portion of TL-201 (see Figure 1), including the former Surfcote location, was subsequently sold to Wal-Mart for the development of retail stores. Wal-Mart agreed to perform

the follow up ground water sampling as part of the property transfer. The existing ground water monitoring wells had to be removed for construction purposes and new wells will be installed after the store's completion in the spring/summer of 2004.

The ADEC worked with Wal-Mart's environmental contractor to develop a pre-approved plan that would handle any unexpected environmental problems during the construction phase. The purpose of the plan was to minimize any construction delays during the short Fairbanks construction season.

During site grading, a buried "burn box" was unexpectedly discovered. The contents of the burn box were tested as well as the surrounding soil. The burn box material was disposed at the local Fairbanks landfill and surrounding soil was free from contamination requiring cleanup. The environmental testing and cleanup did not delay the construction schedule.

Southeast Portion of TL-201

The southeast portion of TL-201(immediately south of the Wal-Mart property, see Figure 1) will be developed by Fred Meyer. This area does not appear to be contaminated. Historically, the area has seen limited use, and the local ground water monitoring wells have not detected any contamination to date. In addition, environmental soil samples did not detect any soil contamination.

ADEC is working with Fred Meyer's environmental contractor to develop a pre-approved environmental plan for the construction phase.

Western Portion of TL-201 – former Double Jointing & Coating (DJ&C) facilities

The chlorinated solvent, trichloroethlene (TCE), is the primary contaminant of concern in the western project area. TCE was detected in the soil gas, vadose zone soil (soil between the ground surface and the top of the water table), and ground water in the vicinity of the former DJ&C facilities. This strongly suggests that the localized area is a major source area where the solvent was initially discharged and much of the contaminant mass remains. The area contributes to the formation of the TCE ground water plume. See Figure 2 that shows the results of a soil gas survey that roughly approximates the extent of the source area.

An AS/SVE system was installed and began operation in November 2003. The ADEC approved the remediation as interim corrective action for the soil and ground water contamination. The extent and effectiveness of the remediation will be evaluated later in 2004.

Semi-annual Ground Water Monitoring with the Installation of New Monitoring Wells

Two ground water sampling events were conducted in June and September 2003. The earlier sampling was intended to collect water samples representative of the effects of the lower water table elevations during the winter months while the later sampling measured the effects of the higher water table elevations during the summer months. Both on- and off-site monitoring wells (see Figure 3) were sampled during each sampling event.

Between the two sampling events, additional monitoring wells were installed on-site. The purpose of these wells is to help delineate the source areas and to measure concentration trends.

The semi-annual monitoring produced the following findings (see Figure 3):

1. It is possible that the TCE ground water plume extends to monitoring well MW-64, located on Antoinette Avenue. The concentration of TCE at this location is slightly above the safe drinking water standard of 5 micrograms per liter (µg/L) and may be influenced by an off-site source area (see item 2 below).
2. Also detected at MW-64 was the chlorinated solvent tetrachloroethene (PCE), a common dry cleaning chemical. PCE had been detected on TL-201, however only at very low concentration levels. The elevated PCE concentration at MW-64 suggests that there may be a yet undiscovered PCE source area not associated with TL-201. If this is the case, some if not all of the TCE detected at MW-64 may be associated with the unknown source area since TCE is a natural degradation product of PCE.
3. Sampling of the newly installed on-site monitoring wells suggest the following: the major source area near the former DJ&C facilities is fairly well defined; there are several outlying hot spots near the College Road and Johansen Expressway intersection, west of the former Snoopy Repair area in the former Alyeska scrap/waste storage area, and north of the former Fuel Bladder storage area.
4. TCE was detected in two deep monitoring wells, MW-73 and MW-74 that are near the DJ&C source area.

The ADEC believes that the western extent of the TCE ground water plume needs additional characterization. The Golden Heart Utilities provides safe drinking water to the area south of College Road and west of Princess Drive and Palace Court. It is not certain at this time if this area is impacted by the TCE ground water plume other than the contamination detected in MW-64 on Antoinette Avenue.

As a precaution, the ADEC is requesting that if there are any residences or businesses that use private water wells, they contact ADEC. At this time it is not known if any private wells exist. Once the western extent of the ground water contamination is determined, the ADEC may request permission to test these private wells if present.

What's Ahead in 2004?

The semi-annual ground water sampling will continue to monitor the effects of the remediation at the former DJ&C facilities and to assess contaminant concentration trends.

The ADEC will work with the Wal-Mart environmental contractor to conduct the follow up ground water monitoring at the former Surfcote facility.

The ADEC and Union Bank will continue to assess the western extent of the TCE ground water plume and areas it may impact, and establish a long-term remediation strategy and schedule.

If you have any questions or need additional information, please contact the ADEC Project Manager, Mr. Douglas Bauer, at (907) 451-2192 or at Doug_Bauer@dec.state.ak.us.