

STATE OF ALASKA

SEAN PARNELL, GOVERNOR

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

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File: 1513.38.034

June 29, 2010

Mr. Daniel Glidmann
Goldstein Improvements Corporation
130 Seward Street Suite 1
Juneau, AK 99801

Re: Decision Document; Goldstein Building Contaminated Site
Hazard Identification Number 3271
Cleanup Complete Decision

Dear Mr. Glidmann

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Goldstein Building contaminated site located at 214 Second Street at the corner with Seward Street in downtown Juneau. Based on site information provided to date, the ADEC has determined that contaminant concentrations in environmental media do not pose an unacceptable risk to human health or the environment.

This decision is based on the administrative record for the Goldstein Building contaminated site, which is located in the offices of the ADEC in Juneau, 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:

Goldstein Building
201 Seward Street
Juneau, Alaska 99801
Juneau Townsite Block 4 Lot 1, 2, & 7F

Name and Mailing Address of Contact Party:

Mr. Daniel Glidmann
Goldstein Improvements Corporation
130 Seward Avenue
Juneau, Alaska 99801

Database Record Key and File Number:

ADEC Reckey: 2000110132702



File: 1513.38.034

Hazard ID: 3271

Regulatory authority under which the site is being cleaned up:

18 AAC 75

Background

In fall 2000, a citizen reported to the ADEC that a water and fuel mixture was pouring onto a sidewalk on 2nd Street in downtown Juneau. In the initial investigation ADEC observed the direction of fuel drainage along a building foundation and followed it up to an above ground heating oil tank (AST) storage system located on the north side of the building in the parking lot and behind the building. ADEC requested this area be investigated by the building owner as a possible source of the ongoing release.

Soil and water samples collected at this site have been analyzed for petroleum fractions in the diesel (DRO) and the residual (RRO) ranges. Groundwater was not encountered and was not investigated.

The Goldstein Building currently contains various businesses and is connected to the City of Juneau's public drinking and wastewater disposal systems. There is no private or public drinking water well located down gradient of the Goldstein Building.

Characterization Investigations

In November 2000, oil leakage was brought under control when three above ground ASTs and eight underground storage tanks (USTs) and associated piping were all drained and removed from the property. Two of the eight USTs closed by removal were still in use at the time; the remaining six USTs had been previously drained and left in place. Each of the USTs formerly stored heating oil in capacities ranging from 300 to 1000 gallons. Soil was also investigated under the storm water drainage system on the north and east building foundation adjacent to the parking lot. The tile system that was designed to capture and transport groundwater away from the building's foundation was found to have collected the heating oil and had clogged, forcing oil and water onto the sidewalk.

Contaminated material was removed from around and beneath the USTs, in the parking area and along the north and east sides of the building foundation. In order to protect the integrity of the foundation, contaminated material was left along the north and east sides of the foundation adjacent to the parking lot. A volume of 200 cubic yards of contaminated soil was temporarily stored on a liner in the parking area on the north side of the building.

Confirmation samples of soil at the limits of the subsurface investigation were analyzed in the laboratory for DRO but not for benzene, toluene, ethylbenzene and xylene (BTEX) compounds. Confirmation soil samples collected near the building's foundation between three and six feet below ground surface (bgs) after the excavation occurred had DRO concentrations ranging from 1,300 to 50,000 mg/kg. Confirmation soil samples collected from the rest of the excavation perimeter and its center had DRO concentrations ranging from 6 mg/kg to 16 mg/kg. The tile drainage system replacement along the building foundation was enhanced with vent piping to add nutrients to promote attenuation of the subsurface residual soil contamination.

In 2002, soil borings were advanced to further investigate residual soil contamination under the

building foundation next to the parking lot. Samples were collected at locations along the building foundation where the highest concentrations of DRO in soil were found during the 2000 *Site Investigation*. Laboratory analysis detected a DRO concentration of 530 mg/kg in soil sample GB-1. The DRO concentration in GB-2 and its duplicate were 62 and 66 mg/kg respectively; the result for GB-3 was 88 mg/kg. The 2002 *Site Investigation* concluded that subsurface soil under the drain tile had reduced levels of contamination but may not adequately represent residual soil contamination located further beneath the building in the crawl space. The 200 cubic yards of contaminated material stockpiled on-site was transported to the Juneau United Soil Recycling facility where it was thermally remediated.

In spring 2003, water samples were collected from the foundation drainage piping to monitor the residual petroleum contamination. Laboratory analysis found concentrations of DRO ranging from 2.1 to 210 mg/L and RRO concentration of 6.8 mg/L in the drainage samples. The drainage water monitoring was repeated in fall 2003 with concentrations of DRO ranging from 2.2 to 24 mg/L and RRO ranging from 17 to 18 mg/L. The monitoring was discontinued because surface water from the parking area could infiltrate the piping from the parking area and affect the results of analysis.

In spring 2005, reconstruction of the building's foundation along the parking area exposed the residual soil contamination behind the foundation walls in the crawl space. Soil samples were collected at locations along the building foundation adjacent to where the highest concentrations of DRO in soil were found during the 2000 *Site Investigation*. In two of the three samples, DRO concentrations in soil were below instrument detection and the third had a DRO concentration of 213 mg/kg. Sheen was not observed on water that pooled in areas of disturbance along the foundation. The report concluded that cleanup was complete and requested site closure.

Contaminant of Concern

- Diesel Range Organics

Cleanup

The soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Tables B1 and B2 Over 40-inch Zone, Migration to Groundwater.

<u>Contaminant</u>	<u>Migration to Groundwater (mg/kg)</u>	<u>Direct Contact/ Ingestion (mg/kg)</u>	<u>Outdoor Inhalation (mg/kg)</u>
DRO	230	8,250	12,500

Pathway Evaluation

As a result of the cleanup remedy, present and future outdoor inhalation and dermal contact/ingestion exposure risk is not unacceptable. Any residual soil contamination above 18 AAC 75.345 Method Two Migration to Groundwater cleanup levels remains only below the ground surface and the pathway is considered incomplete.

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 De Minimis Exposure, Exposure Controlled, or Pathway Incomplete.

ADEC Decision

The cleanup actions to date have served to excavate and remove contaminated soil from the site, and treat on site any remaining contamination. Based on the information available, ADEC has determined no further assessment or cleanup action is required. 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 Cleanup Complete determination has been granted, ADEC approval is required for off-site soil disposal in accordance with 18 AAC 75.325(i). However, since this site has met the most conservative migration to ground water soil cleanup levels, this letter will 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.

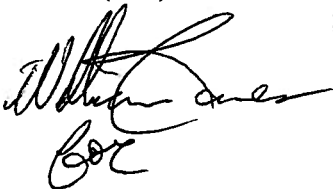
This determination is in accordance with 18 AAC 75.380(d) and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

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, Bruce Wanstall at (907) 465-5210.

Sincerely,



Richard L. Sundet
Program Manger



Bruce Wanstall
Project Manager