

STATE OF ALASKA

SEAN PARNELL, GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION

555 Cordova Street
Anchorage, AK 99501
PHONE (907) 269-7526
FAX (907) 269-7649
www.dec.state.ak.us

**DIVISION OF SPILL PREVENTION AND RESPONSE
CONTAMINATED SITES PROGRAM**

File No: 2100.26.034

Certified Mail Return Receipt

Article No: 7009 2820 0001 7169 6378

November 29, 2010

Bruce Anthony, Environmental Director
Holiday Alaska, Inc.
4567 American Boulevard West
Minneapolis, Minnesota 55437

Re: Decision Document; Holiday Station Store #625, formerly Williams
Express Store #5025
Corrective Action Complete Determination-Institutional Controls

Dear Mr. Anthony:

The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program (CSP) has completed a review of the project file and environmental records associated with the Holiday Station Store #625, formerly Williams Express Store #5025, located at 6828 Lake Otis in Anchorage. 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 as long as the site is in compliance with established institutional controls.

This letter, which is based on the administrative record for the Holiday Station Store #625, summarizes the decision process used to determine the environmental status of this site and provides a summary of the regulatory issues considered in the Corrective Action Complete with Institutional Controls (ICs) determination.

Introduction

Site Name and Location:

Holiday Station Store #625, formerly Williams Express Store #5025
6828 Lake Otis
Anchorage, Alaska 99507



Name and Mailing Address of Contact Party:

Bruce Anthony, Environmental Director
Holiday Alaska, Inc.
4567 American Boulevard West
Minneapolis, Minnesota 55437

ADEC Site Identifiers

File: 2100.26.034
Hazard ID: 23367

Regulatory authority under which the site is being cleaned up:

18 AAC 75 and 18 AAC 78

Background

Prior to development as a filling station, this location was used by Hillside Used Auto to store and display vehicles. The current underground storage tanks (USTs) were installed in 1992 when the site became a filling station operated by Mapco, then Williams, and is now an active Holiday filling station. An earlier site assessment found contamination present at this location. However, this site became listed in the CSP database in 2003 when the site was investigated and sample results indicated that benzene exceeded ADEC cleanup levels.

Soil samples collected at this site have been tested for benzene, toluene, ethylene, and xylenes (BTEX), volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), metals, and gasoline range organics (GRO). Groundwater samples collected at the site have been tested for BTEX, diesel range organics (DRO), TPH, GRO, halogenated volatile organics (HVOs), and VOCs.

Site Characterization and Cleanup Actions

During 1991 and 1992, site assessment work was performed prior to development as a filling station. Soil samples showed up to 0.963 milligram per kilogram (mg/kg) benzene; and 7,970 mg/kg TPH. After a filling station was established at this location, problems were observed in the tank access manways at several Williams stations. Soil screening samples were collected from soil inside the confined manways at this facility in 2001. Headspace results exceeded 1,000 parts per million (ppm) in two of three samples. In 2003, two analytical samples were collected from a boring advanced to install a monitoring well outside the tank area and analyzed for GRO and BTEX. Only benzene exceeded the most conservative ADEC cleanup levels with concentrations up to 0.33 mg/kg.

Groundwater sampling at the single monitoring well showed only benzene above Table C levels. Concentrations showed a stable or decreasing trend during the eight rounds of sampling conducted from 2003 thru 2006. The last sample was collected in September of 2006 and contained 0.0211 milligrams

per liter (mg/L) benzene. A sample containing organic material was collected in the spring of 2007 but was not analyzed. It was suspected that the well had been contaminated by being used as a recreational vehicle (RV) dump. This well was decommissioned in May, 2009.

No known remedial activities have taken place at this site.

Contaminants of Concern

- Benzene

Cleanup Levels

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Table B2 Under 40 inch Zone, Migration to Groundwater (MTG).

<u>Contaminant</u>	<u>MTG Site Cleanup Level (mg/kg)</u>
• Benzene	0.025

The default groundwater cleanup levels for this site are established in 18 AAC 75.345 Table C Groundwater Cleanup Levels.

<u>Contaminant</u>	<u>MTG Site Cleanup Level (mg/L)</u>
• Benzene	0.005

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, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 1.

Table 1 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	De-minimis exposure	Remaining contaminant concentrations are below ADEC's direct contact cleanup levels.
Sub-Surface Soil Contact	De-minimis exposure	Remaining contaminant concentrations are below ADEC's direct contact cleanup levels.

Inhalation – Outdoor Air	De-minimis exposure	The remaining soil contaminant concentrations are well below the inhalation levels for benzene, and no other volatile compounds are present at levels exceeding any applicable criteria. Therefore, the contamination remaining is considered de minimis in extent, and risk is considered insignificant.
Inhalation – Indoor Air (vapor intrusion)	De-minimis exposure	The remaining soil contaminant concentrations are well below the inhalation levels for benzene, and no other volatile compounds are present at levels exceeding any applicable criteria. Soil contamination remaining is at depth with clean fill above. Existing structures are more than 30 feet upgradient. Therefore risk via this pathway is considered insignificant.
Groundwater Ingestion	De-minimis exposure	The closest potential downgradient drinking water well is at a commercial property and was found to be nondetect for BTEX compounds. Residents in the area are on city water with the exception of two homes upgradient from the site. Furthermore, plume is stable or decreasing.
Surface Water Ingestion	Pathway Incomplete	There is no surface water located within ¼ mile of the site.
Wild Foods Ingestion	Pathway Incomplete	Site is a paved commercial facility, and contaminants of concern do not have the potential to bioaccumulate in plants or animals.
Exposure to Ecological Receptors	Pathway Incomplete	There is no evidence of ecological impacts resulting from contamination associated with this site. Exposure routes are not present.

Notes to Table 1: “De-minimis exposure” means that in ADEC’s judgment, receptors are unlikely to be affected by the minimal volume of remaining contamination. “Pathway incomplete” means that in ADEC’s judgment, contamination has no potential to contact receptors. “Exposure controlled” means there is an administrative mechanism in place limiting land or groundwater use, or a physical barrier in place that deters contact with residual contamination.

ADEC Decision

The ADEC has determined there is no unacceptable risk to human health or the environment, and this site will be granted a Corrective Action Complete-ICs determination subject to the following.

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore Holiday Alaska, Inc. shall report to ADEC every five years to document land use; or report as soon as Holiday Alaska, Inc. becomes aware of any change in land ownership and/or use, if earlier. **The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.**
2. A Notice of Environmental Contamination (deed notice) shall be recorded in the State Recorder's Office that identifies the nature and extent of contamination at the property and any conditions that the owners and operators are subject to in accordance with this decision document.
3. Installation of groundwater wells will require approval from ADEC in accordance with 18 AAC 75.350(2).
4. The drinking water well at 2563 East 68th Avenue must be sampled by November 30, 2011; and analyzed by Method 524.2. ADEC will evaluate the results of this sampling event, and determine the frequency for future sampling of this drinking water well.
5. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 78.600(h). 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 and Notice of Environmental Contamination)
6. Soil contamination may be remaining in the area of the active tank array. When the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan.
7. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status as detailed above, and will include a description of the contamination remaining at the site. When the site meets the requirements for a Corrective Action Complete determination, then the Institutional Controls will

be terminated.

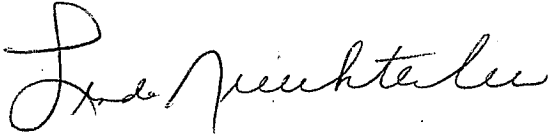
This determination is in accordance with 18 AAC 78.276(f) and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

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.

Please sign and return *Attachment A* to ADEC within 30 days of receipt of this letter. If you have questions about this closure decision, please contact the ADEC project manager, Keather McLoone at (907) 269-7526.

Approved By,



Linda Nuechterlein

Recommended By,



Keather McLoone

Attachment A: Corrective Action Complete-ICs Agreement Signature Page

Attachment B: Notice of Environmental Contamination Site Figure

Cc: Jessica Busey, Shannon & Wilson

Attachment A: Corrective Action Complete-ICs Agreement - Signature Page*

Holiday Alaska, Inc. agrees to the terms of this Corrective Action Complete with ICs determination as stated in this Closure Decision Document dated **November 29, 2010** for the Holiday Station Store #625, formerly Williams Express Store #5025; Hazard ID: 23367. Failure to comply with the terms of this agreement may result in ADEC reopening this site and requiring further remedial action in accordance with 18 AAC 18 AAC 78.276(f).

Signature of Authorized Representative, Title
Holiday Alaska, Inc.

Printed Name of Authorized Representative, Title
Holiday Alaska, Inc.

Note to Responsible Person (RP):

After making a copy for your records, please return a signed copy of this form to the ADEC project manager, Keather McLoone at the address on this correspondence within 30 days of receipt of this letter.

ADEC File No.	2100.26.034
Hazard ID:	23367
ADEC Project Manager:	Keather McLoone

For Internal Use Only

***Attention ADEC Administration Staff:** Please follow the procedure below after Attachment A is signed/returned to ADEC.

1. Log-in and Date Stamp *Attachment A*
2. Scan and Save to the appropriate electronic folder on the network Drive
3. File the hard copy in the appropriate project/site file Correspondence Folder (blue in Anchorage).
4. Provide the Correspondence folder (with the filed *Attachment A* hard copy) to the ADEC Project Manager so that the PM can update the CS database.

Notice of Environmental Contamination

Recording District: Anchorage

Pursuant to 18 AAC 78.280(d), Holiday Alaska, Inc., as the responsible party of the subject property, hereby provides public notice that the property located at 6828 Lake Otis Parkway, Anchorage, Alaska, has been subject to the release(s) of hazardous substances. The parcel is Lot 2, Block 3, O'Brien Subdivision in Anchorage, Alaska.

This site has been subject to a discharge or release and subsequent cleanup and/or monitoring of oil and other hazardous substances, regulated under 18 AAC 78, as amended October 2006. This release and cleanup and/or monitoring is documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at http://www.dec.state.ak.us/spar/csp/db_search.htm under Hazard ID number 23367.

ADEC reviewed and approved, subject to this and other institutional controls, the cleanup and/or monitoring as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at this site unless new information becomes available that indicates to ADEC that the site may pose an unacceptable risk to human health, safety, welfare, or the environment. ADEC determined, in accordance with 18 AAC 78.090 - 276 corrective action rules, that site cleanup has been performed to the maximum extent practicable even though residual fuel-contaminated soil and groundwater exists on-site. Further cleanup was determined to be impracticable because the tanks remain active and in place.

Attached is a site survey or diagram that shows the property boundaries, locations of existing structures, and the approximate location and extent of remaining soil and groundwater contamination.

The ADEC has determined there is no unacceptable risk to human health or the environment, and this site will be granted a Corrective Action Complete- ICs determination subject to the following.

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore Holiday Alaska, Inc. shall report to ADEC every five years to document land use, or report as soon as Holiday Alaska, Inc. becomes aware of any change in land ownership and/or use, if earlier. **The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.**
2. A Notice of Environmental Contamination (deed notice) shall be recorded in the State Recorder's Office that identifies the nature and extent of contamination at the property and any conditions that the owners and operators are subject to in accordance with this decision document.
3. Installation of groundwater wells will require approval from ADEC in accordance with 18 AAC 75.350(2).

4. The drinking water well at 2563 East 68th Avenue must be sampled by November 30, 2011 and analyzed by Method 524.2. ADEC will evaluate the results of this sampling event, and determine the frequency for future sampling of this drinking water well.
5. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 78.600(h). 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 and Notice of Environmental Contamination)
6. Soil contamination may be remaining in the area of the active tank array. When the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan
7. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

In the event that the remaining contaminated soil becomes accessible during activities such as tank removal, or other information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, the land owner and/or operator are required under 18 AAC 78.220 to notify ADEC and evaluate the environmental status of the contamination in accordance with applicable laws and regulations; further site characterizations and cleanup may be necessary under 18 AAC 78, Article 2.

In the future, if soil is removed from the site or groundwater is brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time. Pursuant to 18 AAC 78.274 (b), DEC approval is required prior to moving soil or groundwater that is, or has been, subject to 18 AAC 78, Article 2.

This notice remains in effect until a written determination from ADEC is recorded that states that soil and groundwater at the site has been shown to meet the most stringent soil cleanup levels in method two of 18 AAC 75.340 and groundwater meets the cleanup levels in Table C in 18 AAC 75.345 and that off-site transportation of soil and groundwater is not a concern.

Please return original copy of this notice to the address below:

Holiday Alaska, Inc.:

Signature: _____
Printed Name: _____
Mailing Address: _____

(Notarization seal)

Subscribed and sworn to before me this ____ day of _____, 20__.

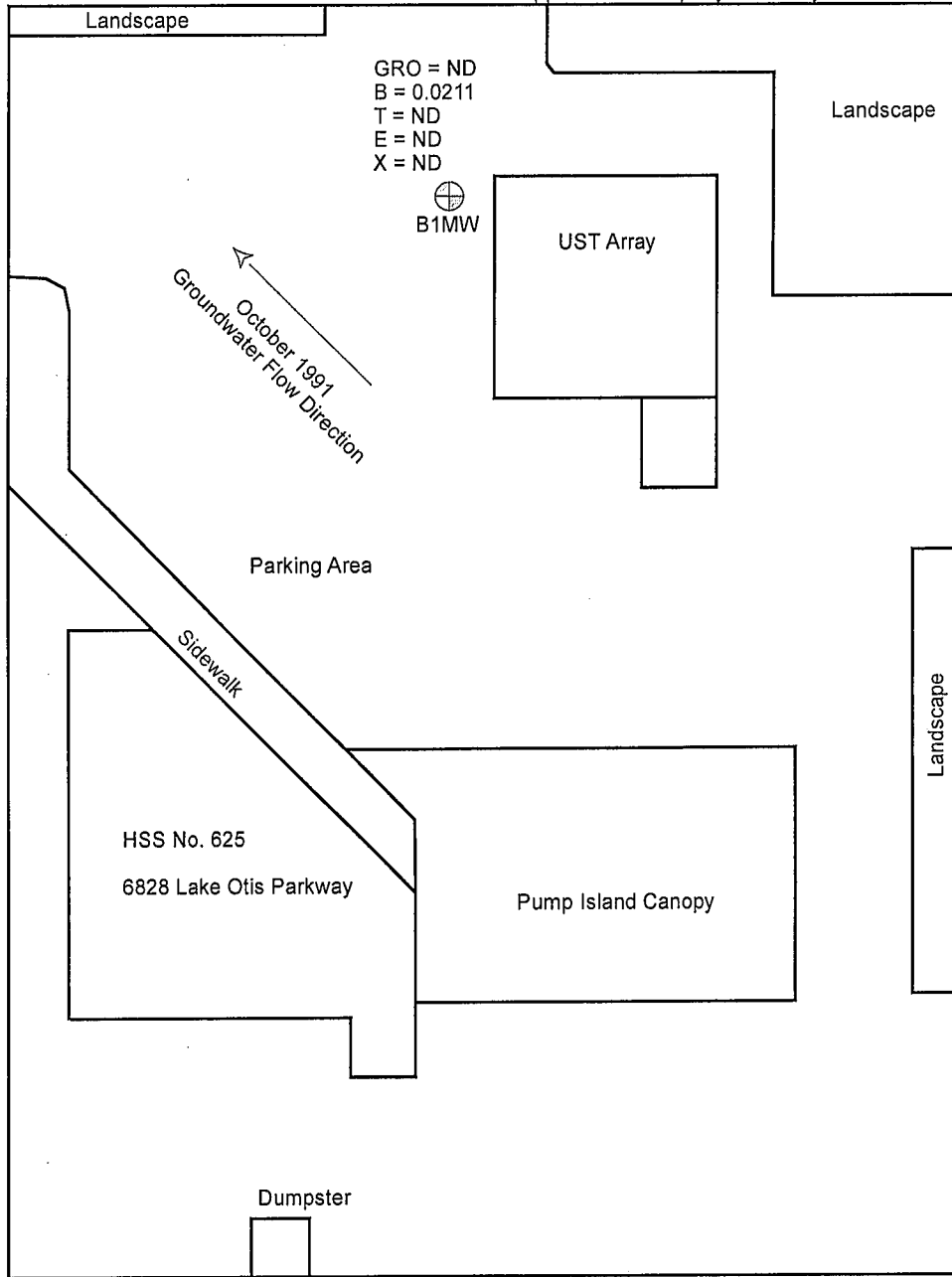
Notary Public in and for the State of _____

My commission expires: _____

Note: Please refer to 11 AAC 05.010 (a)(14) for the required fee. The information requested on this form should be typed or legibly printed in English. Any attachments or exhibits must not exceed 8.5" x 14". This form is intended to comply with the recording requirements of AS 40.17.030 and 11 AAC 06.040, please double-check recording requirements.

East 68th Avenue

Approximate Property Boundary



GRO = ND
 B = 0.0211
 T = ND
 E = ND
 X = ND

⊕
 B1MW

←
 October 1991
 Groundwater Flow Direction

Parking Area

Sidewalk

HSS No. 625
 6828 Lake Otis Parkway

Pump Island Canopy

Dumpster

LEGEND

⊕
 B1MW

Approximate location of former Monitoring Well B1MW,
 decommissioned May 21, 2009

GRO = ND GRO and BTEX concentrations in mg/L,
 B = 0.0211 September 20, 2006 groundwater monitoring event.
 T = ND
 E = ND
 X = ND

ND Analyte not detected above the laboratory reporting limit.



6828 Lake Otis Parkway Anchorage, Alaska	
SITE PLAN	
August 2010	32-1-17310-256