

STATE OF ALASKA

SEAN PARNELL, GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION

555 Cordova Street
Anchorage, AK 99501
PHONE (907) 269-8685
FAX (907) 269-7649
www.dec.state.ak.us

DIVISION OF SPILL PREVENTION AND RESPONSE CONTAMINATED SITES PROGRAM

File No: 2100.26.174

Return Receipt Requested

Article No: 7009 2820 0001 7169 7535

January 6, 2011

Gordon Mandt
Odom Corporation
10500 N.E. 8th Avenue Suite 2000
Bellevue, WA 98004

Re: Decision Document; Odom Corporation - 240 West 1st Avenue
Corrective Action Complete- Institutional Controls

Dear Mr. Mandt:

The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program, has completed a review of the environmental records associated with the Odom Corporation - 240 West 1st Avenue. Based on the information provided to date, the ADEC has 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 decision is based on the site project file and administrative record which is located in the offices of the ADEC in Anchorage, Alaska. This letter summarizes the decision process used to determine the environmental status of the subject site and provides a summary of the regulatory issues considered in the Corrective Action Complete with Institutional Controls Determination.

Introduction

Site Name and Location:

Odom Corporation
240 West 1st Avenue
Anchorage, Alaska 99501



Name and Mailing Address of Contact Party:

Gordon Mandt
 Odom Corporation
 10500 N.E. 8th Avenue Suite 2000
 Bellevue, WA 98004

ADEC Site Identifiers:

ADEC Reckey: 1997210026702
 File: # 2100.26.174
 Hazard ID: 24878

Regulatory authority under which the site is being cleaned up:

18 AAC 75 and 18 AAC 78

Background

In 1997, petroleum impacted soil was discovered during the removal of Tank 1 a regulated 2,000-gallon gasoline underground storage tank (UST) , Tank 2 a regulated 1,000-gallon gasoline UST, and associated fuel lines. Tanks 1 and 2 were removed from two separate locations at the Odom Corporation, Anchorage Beverage Plant Facility (see attachment B).

Contaminants of Concern

During the investigations at this site, soil and water samples were analyzed for polychlorinated biphenyls (PCBs), total metals, diesel range organics (DRO), gasoline range organics (GRO), residual range organics (RRO), volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes (BTEX). Based on these analyses and knowledge of the source area, the following Contaminant of Concern (COC) was identified:

- Benzene

Cleanup Levels

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Table B1, Soil Cleanup Levels, for Migration to Groundwater (MTG) *Under 40 Inch Zone*.

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

Site Characterization and Cleanup Actions

In 1997, a combined total of 25 cubic yards of impacted soil were excavated from both Tank 1 and Tank 2 excavations and transported to Alaska Soil Recycling (ASR) for thermal remediation. At the Tank 1 excavation, a petroleum fuel odor was noted along the north side of the excavation. While excavating this soil, perched groundwater was encountered at 4 feet below ground surface (bgs). Removal of impacted soil was limited due to a sewer pipe located north of the excavation and the presence of the beverage plant building located east and south of the excavation. Confirmation soil samples collected from 3 to 5 feet bgs, contained benzene up to 0.584 mg/kg. Other contaminants were not detected above cleanup levels.

At the Tank 2 excavation visual and olfactory evidence indicated petroleum contamination was present along the fill pipe. Removal of impacted soil was limited due to the presence of utilities and the beverage plant building located south of the excavation. Groundwater was not encountered in the excavation. Confirmation soil samples collected at 6 feet bgs, contained benzene up to 0.0585 mg/kg. Both tank excavations were backfilled with clean fill.

To evaluate the migration of contaminants to groundwater, monitoring well MW-1 was installed at the tank 1 location in 2000. Two soil samples collected during well installation contained detectable concentrations of contaminants, but below ADEC cleanup levels. A groundwater sample collected from the newly installed well contained benzene up to 0.013 mg/L. From 2002 to 2008, MW-1 was sampled four times. The sample data demonstrated a decreasing trend of benzene in the groundwater, with the 2008 sample containing benzene at 0.0094 mg/l.

To delineate the extent of soil and groundwater contamination, seven soil borings were advanced at the site in 2009 with two of the borings completed as monitoring wells MW-2 and MW-3. Three soil samples were collected from each borehole from depths ranging from 4.0 to 15 feet bgs. One soil sample collected at 6.5 feet bgs contained benzene at 0.862; and a sample collected at 14.5 feet bgs at the groundwater interface contained benzene up to 0.0358 mg/kg. Groundwater was found to flow to the west and slightly to the northwest. Groundwater sampled from the historic monitoring well MW-1 contained benzene up to 0.0261 mg/L. Groundwater sampled from the new downgradient monitoring wells MW-2 and MW-3 contained benzene up to 0.00555 mg/L.

In 2010, three groundwater samples and one duplicate were collected from monitoring wells MW-1, MW-2, and MW-3. Only one monitoring well, MW-1, contained benzene above ADEC cleanup levels at 0.00608 mg/L. The groundwater gradient was to the north-northwest and the mean depth to groundwater for the three wells was approximately 6.6 feet below ground surface.

In 2010, the monitoring wells MW1, MW2 and MW3 were decommissioned in accordance with ADEC guidance.

Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants were 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 Tracking Model Results

Pathway	Result	Explanation
Surface Soil Contact	Pathway Incomplete	Contaminated surface soil was removed and thermally remediated at ASR.
Sub-Surface Soil Contact	De Minimis Exposure	Confirmation sub-surface soil samples were below direct contact cleanup levels.
Inhalation – Outdoor Air	De Minimis Exposure	The remaining soil contaminant concentrations are below inhalation cleanup levels, beneath an asphalt cap, and covered with clean fill, which will mitigate exposure via this pathway.
Inhalation – Indoor Air (vapor intrusion)	De Minimis Exposure	The remaining soil contaminant concentrations are below inhalation cleanup levels beneath an asphalt cap, and covered with clean fill, which will mitigate exposure via this pathway. Therefore risk via this pathway is considered insignificant.
Groundwater Ingestion	De Minimis Exposure	Contaminant concentrations are only slightly above the cleanup level in the source area and below cleanup levels in downgradient wells. Also, groundwater is not used as a drinking water source in this industrial area.
Surface Water Ingestion	Pathway Incomplete	Surface water is not used as a drinking water source in this area.
Wild Foods Ingestion	Pathway Incomplete	There are no complete exposure pathways to wild food ingestion at this site.

Exposure to Ecological Receptors	Pathway Incomplete	There are no complete exposure pathways to ecological receptors at this site.
----------------------------------	--------------------	---

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

There is contamination remaining above established cleanup levels at the Odom Corporation - 240 West 1st Avenue, but ADEC has determined there is no unacceptable risk to human health or the environment, and this site will be granted a Corrective Action Complete- Institutional Controls 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 institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, the Odom Corp. will report to ADEC every five years to document land use, or as soon as the Odom Corp. becomes aware of any change in land ownership and/or use. **The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov**
2. A Notice of Residual Contamination will be recorded on the ADEC database to document that there is contamination remaining on site above the most stringent ADEC cleanup levels.
3. 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. (See Attachment B).
4. In the future, if soil is removed from the site 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 that is, or has been, subject to 18 AAC 78, Article 2.
5. Movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is unlawful.

6. Installation of groundwater wells at this site will require approval from ADEC

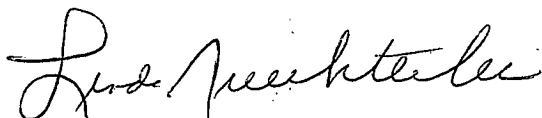
This determination is in accordance with 18 AAC 78.276(f) and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

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.

If you have questions about this closure decision, please contact Grant Lidren at (907) 269-8685.

Approved By,



Linda Nuechterlein
Environmental Manager

Recommended By,

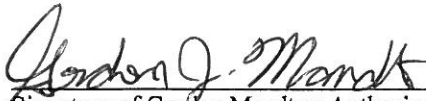


Grant Lidren
Environmental Program Specialist

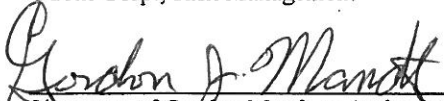
Attachment A: Cleanup Complete-ICs Agreement Signature Page
Attachment B: Site Figure

Attachment A: Cleanup Complete-ICs Agreement and Signature Page*

The Odom Corp. agrees to the terms of this Corrective Action Complete with Institutional Controls determination as stated in this closure decision document dated **January 6, 2011** for the *Odom Corporation - 240 West 1st Avenue* site. 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 78.276(f).



Signature of Gordon Mandt or Authorized Representative, Title
Odom Corp., Risk Management



Signature of Gordon Mandt or Authorized Representative, Title
Odom Corp., Risk Management

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 at the address on this correspondence within 30 days of receipt of this letter.

ADEC File No.: 2100.26.174
Hazard ID: 24878
ADEC Project Manager: Grant Lidren

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

Attachment B: Site Figure

