

# STATE OF ALASKA

**SEAN PARNELL, GOVERNOR**

## DEPT. OF ENVIRONMENTAL CONSERVATION

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

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www.dec.state.ak.us

File: 1513.26.073

May 27, 2011

Wick-Grant Living Trust  
5165 Glacier Highway  
Juneau, AK 99801

Re: Decision Document; Channel Marina Inc Juneau  
Corrective Action/ Cleanup Complete Determination

Dear Sir(s),

The Alaska Department of Environmental Conservation, Contaminated Sites Program (DEC) has completed a review of the environmental records associated with the Channel Marina facility formerly located at 2591 Channel Drive in Juneau. Based on the information provided to date, the DEC has determined that there are no contaminant concentrations remaining on site that pose an unacceptable risk to human health or the environment, and this site will be closed.

This decision is based on the Channel Marina Inc Juneau Contaminated Site administrative record, which is located in the offices of the Alaska Department of Environmental Conservation (DEC) 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 Corrective Action or Cleanup Complete Determination.

#### Introduction

##### Site Name and Location:

Channel Marina Inc  
2591 Channel Drive  
Juneau, Alaska 99801  
Alaska Tideland Survey 18, Lots 2 and 3

##### Name & Mailing Address of Contact Party:

Wick-Grant Living Trust  
5165 Glacier Highway  
Juneau, Alaska 99801

##### Database Record Key and File Number:

File: 1513.26.073  
Hazard ID: 23066  
Source Area 77894

##### Regulatory Authority for Corrective Action:

Chapter 18 Alaska Administrative Code 78



### **Background**

On March 24, 1986, DEC received a Notification for Underground Storage Tanks from Channel Marina Inc. The form stated that one underground, gasoline storage tank was located at the facility, that the tank was five years old and the tank was last used was in August 1983.

In March 1991, after registration requirements were adopted, DEC received registration paperwork for a 1,000-gallon underground storage tank (UST) for operator Channel Marine Inc. which was designated Facility ID# 173. The submission included payment of the 1991 fees and it was noted on the form that the tank was permanently out of use. The form was signed by Henry Bryson on February 28, 1991.

In October 1999, Henry Bryson submitted a Change-of-Ownership form for a 1,000-gallon gasoline underground storage tank (UST) and associated piping. On the form was a statement that the UST was closed by a State-certified Business after a fire destroyed the Channel Marina business at the property in 1996. No release has ever been reported and no evidence of contamination has been identified.

### **Contaminants of Concern**

No release has been reported. Therefore no contaminants of concern have been identified.

### **Cleanup Levels**

Since no Contaminants of Concern are identified cleanup levels have not been developed for the site.

### **Pathway Evaluation**

The site was evaluated using DEC'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 as an attachment to this letter.

### **Cumulative Health Risk Calculation**

Pursuant to 18 AAC 75.325 (g), when detectable contamination remains on-site following a cleanup, a cumulative risk determination must be calculated. A chemical that is detected at one-tenth or more of the Table B1 inhalation or ingestion values set out in 18 AAC 75.341(c) or the Table B2 values set out in 18 AAC 75.341(d) must be included when calculating cumulative risk under 18 AAC 75.325(g). With the information currently available, the DEC has determined that no petroleum compounds remain at the referenced site following the UST closure by removal that present a cumulative risk to human health.

### **DEC Decision**

Based on review of the available UST site records, soil and groundwater conditions at the site, water use in the area, the property land use, wild foods and ecological receptors at the site and in the area, the department has determined that no environmental risk remains at the site, and no further action under Chapter 18 is warranted. In accordance with 18 AAC 78.930, the department hereby waives the site characterization, assessment, investigation, corrective action and cleanup level provisions in

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Chapter 18. Conditions at the site are determined to be protective of human health and safety, and of the environment. This site will be designated as closed on the Department's database.

This determination is in accordance with 18 AAC 78.276(f) and does not preclude DEC 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 DEC project manager, Bruce Wanstall at (907) 465-5210.

Approved By,



Sally Schlichting  
Environmental Program Manager

Recommended By,



Bruce Wanstall  
Environmental Program Specialist

Enclosure Table 1: Exposure Pathway Evaluation

Attachment

**Table 1 – Exposure Pathway Evaluation**

| <b>Pathway</b>                            | <b>Result</b>                            | <b>Explanation</b>  |
|---|--|---|
| Surface Soil Contact                      | Pathway Incomplete                       | DEC observed no evidence of petroleum release impacts to surface soil on the property.  |
| Sub-Surface Soil Contact                  | De-minimis exposure due to policy change | The property is vacant with no structures and no current land use. The UST was removed by a certified tank worker and no petroleum release is indicated.  |
| Inhalation – Outdoor Air                  | Pathway Incomplete                       | DEC observed no evidence of petroleum release impacts to surface soil on the property and no UST petroleum release is indicated.  |
| Inhalation – Indoor Air (vapor intrusion) | Pathway Incomplete                       | There are no buildings at the site and no UST related petroleum release is indicated.   |
| Groundwater Ingestion                     | Pathway Incomplete                       | UST petroleum release is not indicated. Groundwater at the site is non-potable due to exposure to marine waters by tidal influence. The area is served by the City and Borough of Juneau Public Drinking Water System.                                      |
| Surface Water Ingestion                   | Pathway Incomplete                       | There is no potable surface water at the site and all freshwater sources within ¼ mile of the site are not influenced by surface runoff from the waterfront property.   |
| Wild Foods Ingestion                      | De Minimis exposure                      | Wild foods harvest is possible adjacent to the marine waterfront property but the potential for exposure is De Minimis due the low content of bioaccumulative compounds in unused fresh gasoline and no UST petroleum release on the property is indicated. |
| Exposure to Ecological Receptors          | De Minimis exposure                      | Aquatic and Terrestrial exposure pathways are complete but no UST petroleum release on the property is indicated and the risk of exposure is not unacceptable.  |

Notes to Table 1: “De-minimis exposure” means that in DEC’s judgment receptors are unlikely to be affected by the minimal volume of remaining contamination. “Pathway incomplete” means that in DEC’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.