

STATE OF ALASKA

SEAN PARNELL, GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION

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DIVISION OF SPILL PREVENTION AND RESPONSE CONTAMINATED SITES PROGRAM

File: 1526.38.014

February 15, 2012

Via Electronic and Regular Mail

Carol and Tim Bourcy
P.O. Box 199
Skagway, AK 99840

Re: Decision Document: Alaska Liquor Store HOT
Cleanup Complete Determination

Dear Carol and Tim,

The Alaska Department of Environmental Conservation, Contaminated Sites Program (DEC) has completed a review of the environmental records associated with the Alaska Liquor Store HOT located at 290 2nd Ave. in Skagway, Alaska. Based on the information provided to date, the DEC has determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment, and this site will be closed.

This decision is based on the Alaska Liquor Store HOT 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 Cleanup Complete Determination.

Introduction

Site Name and Location:

Alaska Liquor Store HOT
290 2nd Ave.
Skagway, Alaska 99840
Lot 7 and 8 Block 35 Skagway

Database Identifier and File Number

DEC rekey 2007110117901
File 1526.38.014
Hazard ID 4450

Name & Address of Contact Party:

Carol and Tim Bourcy
P.O. Box 199, Skagway, AK 99840

Regulatory authority for decision

Chapter 18 AAC 75

Background

The Alaska Liquor Store is a retail establishment located in Skagway, Alaska. In July 2007, the manager of the store noticed fuel odors outside the building. The fuel odors led to an area of stained soil where fuel was observed leaking from piping between an above-ground heating oil tank and the boiler inside the building. Nortech Environmental Engineering & Industrial Hygiene Consultants (Nortech) inspected the site and fuel supply records and estimated the fuel lost in the release was 250 gallons of heating oil. The majority of the contaminated soil was found in the crawlspace of the building. Nortech collected two soil samples from the crawlspace and installed a polyethylene barrier over the contaminated soil to minimize fuel vapors entering the building. The samples were sent for analysis at the SGS Laboratory for diesel range hydrocarbons (DRO). The DRO concentrations were 98,600 milligrams per kilogram (mg/kg) and 91,500 mg/kg. This soil was later removed from the site during cleanup.

The City of Skagway is served by a municipal water system. Individual domestic wells may be present but none were identified near the site. The three municipal drinking water supply wells are located on 15th Avenue and Main Street and 15th Avenue and Alaska Street, approximately 0.4 mile north of the source area, and the well depths are 75', 80', and 120' below ground surface. The source area for this site is approximately 0.1 mile west northwest of Pullen Pond and approximately 0.1 mile west of Pullen Creek. A fish hatchery is approximately 0.2 mile northeast of the source area.

Characterization and Cleanup

In 2008, due to the high concentration of DRO detected in samples from the crawlspace soil of an active retail facility, DEC rejected a proposal to treat the contaminated soil in-place with high-nitrogen fertilizer. DEC requested the soil be removed from the site to reduce the risk of exposure to the fuel contamination. The facility manager responded by hand-removing approximately 10 tons of contaminated soil from the crawlspace to a depth of four feet below ground surface. The contaminated soil was transferred to a shipping container and was sent to Waste Management's Arlington, OR disposal facility for remedial treatment.

In the removal process clean soil was segregated from contaminated soil using DEC approved field screening methods with a photoionization detector. All contaminated soil was removed from the crawlspace until the building foundation was reached. Further excavation was halted to avoid threatening the stability of the foundation. Nortech collected four confirmation soil samples from the remaining soil along the foundation at a depth two feet below the surface of the bottom of the excavation. Groundwater was not encountered in the excavation and was not investigated. After sampling, high nitrogen fertilizer was added to the soil at the building foundation to promote natural breakdown of residual petroleum

contamination and a new polyethylene barrier was installed over the crawlspace to minimize any vapors entering the building.

The concentrations of DRO in the confirmation soil samples collected from soil remaining at the site were 211 mg/kg, 204 mg/kg, 403 mg/kg and 2,380 mg/kg. The 2,380-mg/kg result was in soil collected at a depth of four feet. This soil, located under the concrete foundation wall, is a de minimis quantity, which could not be removed without threatening the stability of the building.

Contaminants of Concern

Soil samples at the site have been analyzed for diesel range petroleum hydrocarbons (DRO). Based on the analysis and knowledge of the product spilled, the following Contaminant of Concern was identified:

- Diesel Range Organics (DRO)

Cleanup Levels

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

<u>Contaminant</u>	<u>Site Cleanup Level (mg/kg)</u>
DRO	230

Groundwater was not encountered and was not investigated in the cleanup process. As a result, groundwater cleanup levels are not applicable for this site.

Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants 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 document.

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 data currently available, the DEC has determined that petroleum compounds remaining at the referenced site following cleanup are in concentrations that do not present a cumulative risk to human health.

DEC Decision

February 15, 2012

The cleanup actions to date have served to excavate and adequately remove contaminated soil from the site. Based on the information available, DEC 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, DEC approval is required for off-site soil disposal in accordance with 18 AAC 75.325(i). 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.

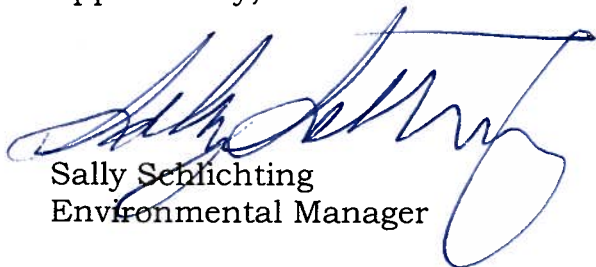
This determination is in accordance with 18 AAC 75.380(d) and does not preclude DEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

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 or by electronic mail at bruce.wanstall@alaska.gov

Approved By,



Sally Schlichting
Environmental Manager

Recommended By



Bruce Wanstall
Environmental Program Specialist

cc: Jason Ginter, Nortech Environmental Engineering, via email

Attachment: Table 1 Exposure Pathway Evaluation

Table 1 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	De minimis exposure	There is no soil contamination remaining at the site in concentration above the ingestion cleanup levels.
Sub-Surface Soil Contact	De minimis exposure	Contamination remains in the subsurface in concentrations below ingestion cleanup levels for the contaminant of concern and is de minimis in volume.
Inhalation – Outdoor Air	De minimis exposure	Contamination remains in the subsurface below inhalation soil cleanup levels
Inhalation – Indoor Air (vapor intrusion)	De minimis exposure	Concentrations of volatile petroleum compounds in soil or crawlspace air were not analyzed however all contaminated soil was excavated from the crawlspace except for a de minimis volume that remains under the building foundation.
Groundwater Ingestion	De minimis exposure	Groundwater was not encountered during the investigation and cleanup. The area is supplied with potable water by the City of Skagway Public Utilities. The remaining soil contamination is in concentration between migration to groundwater and ingestion soil cleanup levels and is de minimis in volume.
Surface Water Ingestion	Pathway Incomplete	There is no surface water influenced by the site hydrology currently in use or with any potential to become a future drinking water source.
Wild Foods Ingestion	Pathway Incomplete	There are no contaminants of concern with the potential to bioaccumulate in plants or animals.
Exposure to Ecological Receptors	Pathway Incomplete	The contaminated soil has been removed from the site and transported to an off-site facility for remedial treatment.

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.