



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of
Environmental Conservation

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

555 Cordova Street
Anchorage, Alaska 99501
Phone: 907.269.7503
Fax: 907.269.7649
dec.alaska.gov

File No: 2100.26.205
Return Receipt Requested
Article No: 7012 1010 0003 0389 0184

December 18, 2012

Mr. Kurban Kurani
Kurani Inc.
210 Center Ct.
Anchorage, Alaska 99518

Re: Decision Document; Pizza Hut Administrative Offices Corrective Action
Complete Determination

Dear Mr. Kurani;

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Pizza Hut Administrative Offices located at 210 Center Court in Anchorage, Alaska. 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 this site will be closed.

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 Complete determination.

Introduction

Site Name and Location

Pizza Hut Administrative Offices
210 Center Court
Anchorage, Alaska

Name and Mailing Address of Contact Party:

Mr. Kurban Kurani
Kurani Inc.
210 Center Ct.
Anchorage, Alaska 99518

ADEC Site Identifiers:

Hazard ID #23882

Facility ID# 1218

CS file # 2100.26.205

Regulatory authority under which the site is being cleaned up:

18 AAC 75 and 18 AAC 78

Background

One 1,000-gallon gasoline regulated underground storage tank (UST) was installed at this site in 1981 and removed in 1990. Soil samples collected following removal of the UST contained total petroleum hydrocarbon (TPH) as gasoline up to 1,470 mg/kg and TPH as diesel up to 687 mg/kg in soil samples collected from below the UST at approximately 6.5 feet below ground surface (bgs). Approximately two cubic yards of contaminated soil were removed during the UST excavation and reportedly disposed of at the Anchorage Regional Landfill.

This property is zoned commercial, and all nearby properties are served by the public water utility.

Contaminants of Concern

During the investigation at this site, soil and groundwater samples were analyzed for TPH as diesel (diesel range organics, DRO), TPH as gasoline (gasoline range organics, GRO), benzene, toluene, ethylbenzene, and xylenes (BTEX) and metals. Based on the results of these investigations, the following contaminants of concern were identified in soil and/or groundwater:

- DRO
- GRO
- 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.

<u>Contaminant</u>	<u>Site Cleanup Level (mg/kg)</u>
• DRO	250
• GRO	300
• 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>
• DRO	1.5
• GRO	2.2
• Benzene	0.0005

Site Characterization and Cleanup Activities

In an effort to delineate the extent of soil contamination and evaluate the potential migration of contaminants to groundwater, one soil boring was installed and sampled at the location of the former UST in 2012, and a groundwater sample was collected from a temporary well point. Soil samples were collected at approximately 2.5 foot intervals and screened in the field with a photoionization detector. Three samples were then submitted for laboratory analysis for DRO, GRO, benzene, toluene, ethylbenzene, and xylenes.

The soil sample was collected from 5 feet to 7.5 feet below ground surface (bgs) which is the approximate depth of the bottom of the former UST. This sample contained benzene at 0.0382 mg/kg. The sample below this interval (from 7.5 feet to 10 feet bgs) contained benzene at 0.0414 mg/kg. However, the deepest sample from 10 feet to 13 feet bgs did not contain detectable concentrations of contaminants. Furthermore, DRO and GRO were not detected above cleanup levels in any samples.

The temporary well point was installed at 13 feet bgs and groundwater was measured at approximately 10 feet bgs prior to sampling. The groundwater sample did not contain contaminants above cleanup levels.

Pathway Evaluation

Following a review of the environmental records for 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
Direct Contact with Surface Soil	Pathway Incomplete	Contaminants have not been detected in surface soil.
Direct Contact with Sub-Surface Soil	De Minimis Exposure	The remaining contaminated soil is only slightly above ADEC's most stringent cleanup levels, and is covered by clean fill and asphalt.
Inhalation-Outdoor Air	De Minimis Exposure	Remaining contamination is below the inhalation cleanup level for soil and covered by clean fill, which will mitigate exposure via this pathway.
Inhalation-Indoor Air	De Minimis Exposure	Remaining contamination is below the inhalation cleanup level for soil and covered by clean fill, which will mitigate exposure via this pathway.
Groundwater Ingestion	De Minimis Exposure	The groundwater sample from the source area did not contain contaminants above cleanup levels, and there are no drinking water wells in the area.

Surface Water Ingestion	Pathway Incomplete	Surface water in the area is not used for drinking water purposes.
Wild Foods Ingestion	Pathway Incomplete	Wild foods are not collected in this area.
Exposure to Ecological Receptors	Pathway Incomplete	There are no complete exposure pathways to ecological receptors at the 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

The cleanup actions to date have served to excavate and adequately remove contaminated soil from the site. 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 78.600(h). 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 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 ADEC Project Manager William O'Connell at (907) 269-3057.

Recommended By,



Linda Nuechterlein
Environmental Manager

Sincerely,



William O'Connell
Environmental Program Specialist