THE STATE of ALASKA
GOVERNOR SEAN PARNELL

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

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File: 2265.26.009

January 2, 2013

Don Pohland
JL Properties
813 D Street, Suite 200
Anchorage, AK 99501

Re: Decision Document; Wasilla Refuse Inc. Shop
Corrective Action Complete Determination

Dear Mr. Pohland;

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with Wasilla Refuse Inc. Shop located at 2400 East Polar Bear Dr. Wasilla, AK 99687. 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 this site will be closed.

This decision is based on the administrative record for Wasilla Refuse Inc. Shop, which is located in the offices of the Alaska Department of Environmental Conservation (ADEC) in Anchorage, 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 Complete Determination.

Introduction

Site Name and Location:
Wasilla Refuse Inc. Shop
2400 East Polar Bear Dr
Wasilla, AK 99687

Name and Mailing Address of Contact Party:
Don Pohland
JL Properties
813 D Street, Suite 200
Anchorage, AK 99501

Database Record Key and File Number:
ADEC Reckey: 1994220022801
File: 2265.26.009
Hazard ID: 23434

Regulatory authority under which the site is being cleaned up:
18 AAC 75 and 18 AAC 78

Background
In August 1994, petroleum impacted soil was encountered during the removal of a 10,000-gallon diesel underground storage tank (UST), and associated piping and dispenser, which were located directly above the UST.

Contaminants of Concern
During the investigations at this site, soil samples were analyzed for diesel range organics (DRO). Based on these analyses and knowledge of the source area, the following contaminant of concern was identified:

- 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.

Contaminant	Site Cleanup Level (mg/kg)
DRO	250

Characterization Activities
During the tank removal in August 1994, approximately 185 cubic yards (cy) of soil were excavated, segregated based on field screening with a photoionization detector (PID), and placed into stockpiles or containers on site. Seven confirmation soil samples were collected from the bottom and sidewalls of the excavation, approximately 10 to 16.5 feet below ground surface. DRO was detected in one sample at 270 mg/kg, the remaining samples did not contain contaminants above cleanup levels. Groundwater was not encountered in the excavation, and was measured at a depth of 165 feet below ground surface in 2012.

To evaluate for the potential migration of contaminants, a test pit was excavated 6 feet to the north of the former tank in the direction of the former dispenser. Field screening conducted with a PID did not indicate the presence of contamination and no samples were collected. Of the 185 cubic yards of soil removed during excavation activities, Approximately 50 cy with PID readings less than 5 parts per million were used as backfill at the site. The remaining 120 cy of contaminated soil was reportedly disposed of.

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	Pathway Incomplete	Contaminated surface soil has been removed from the site.
Sub-Surface Soil Contact	De Minimis Exposure	Contamination remains in the subsurface; however, concentrations are below direct contact cleanup levels and covered by clean fill.
Inhalation – Outdoor Air	De Minimis Exposure	The depth of the remaining contamination (16 feet bgs) and the presence of clean fill indicate exposure via this pathway is insignificant
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	The depth of the remaining contamination (16 feet bgs), the presence of clean fill, and the lack of volatile contaminants indicate this pathway is incomplete.
Groundwater Ingestion	De Minimis Exposure	Groundwater was not encountered during the investigation and is located approximately 150 feet below ground surface.
Surface Water Ingestion	Pathway Incomplete	Surface water is not utilized as a drinking water source in the area.
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 Corrective Action 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 the ADEC project manager, Katrina Chambon at (907) 269-7551.

Approved By,

for

Rich Sundet
Environmental Manager

Recommended By

Katrina Chambon

Katrina Chambon
Environmental Program Specialist