



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of
Environmental Conservation

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

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October 14, 2013

Levi Kincaid
J.L. Properties
813 D Street
Anchorage, Alaska 99501

Re: Decision Document; TransAmerica Glass
Cleanup Complete Determination

Dear Mr. Kincaid

The Alaska Department of Environmental Conservation (ADEC) has reviewed the environmental records for Transamerica Glass. This decision letter memorializes the site history, cleanup actions, and standard conditions for long-term site management. No further remedial action is required.

Site Name and Location:

TransAmerica Glass
230 King Circle
Anchorage, Alaska 99515

Name and Mailing Address of Contact Party:

Levi Kincaid
J.L. Properties
813 D Street
Anchorage, Alaska 99501

ADEC Site Identifiers:

File: 2100.38.526
Hazard ID: 25787

Regulatory Authority for Determination

18 AAC 75

Background

In 2011, Petroleum-impacted groundwater was encountered during an evaluation of the TransAmerica Glass building storm water system. The storm water system included two drywells and a discharge pipe. The drywells were decommissioned in 2012 and a new gravity feed storm water collection system was installed which currently discharges into the Municipality of Anchorage storm water system. This site is located in an industrial zone and

has historically been used for glass manufacturing and auto repair activities. There are no known source areas of contamination on the property.

Contaminants of Concern

During the investigations at the site, soil and groundwater samples were analyzed for the following: gasoline range organics (GRO); diesel range organics (DRO); residual range organics (RRO); polycyclic aromatic hydrocarbons (PAHs); and volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes (BTEX). Based on these analyses and knowledge of the source area, the following contaminants of concern (COCs) were identified in soil and ground water:

- DRO
- RRO

ADEC Cleanup levels

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Table B1 and B2, *under 40 Inch Zone*. The default groundwater cleanup levels for this site are established in 18 AAC 75.345 Table C Groundwater Cleanup Levels

Table 1- Soil and Groundwater Cleanup Levels

Contaminants of Concern	Soil- Method Two, Direct Contact /Ingestion*	Soil- Method Two, Inhalation*	Soil- Migration to Groundwater*	Groundwater [#]
DRO	10,250	12,500	250	1.5
RRO	10,000	22,000	11,000	1.1

Notes to Table 1. *All soil contaminant concentrations are presented in mg/Kg.

[#]All groundwater contaminant concentrations are presented in mg/L.

Site Characterization

Site characterization conducted under the regulatory authority of the Contaminated Sites Program (CSP) began in 2011. Site activities included: advancing three soil borings, two completed as monitoring wells MW-1 and MW-2; advancing well point MW-3; and collecting water and soil samples. Boring B1 was advanced off the northwest corner of the building. Two soil samples collected at a depth of 19 and 29 feet below ground surface (bgs) did not contain petroleum constituents above ADEC cleanup levels. Borings B2A and B2B were advanced adjacent to a rainwater discharge pipe south of the building. A surface soil sample and two soil samples collected from the borings at a depth of 2 and 6 feet bgs did not contain petroleum constituents above ADEC cleanup levels. Borings B1 and B2 were then completed as MW1 and MW2 respectively and well point MW3 was advanced off the northeast corner of the building.

A perched water layer with hydrocarbon sheen and odor was noted at the MW3 location just below the soil surface. A surface water sample collected adjacent to MW-3 underneath the concrete surface contained RRO at 1.47 mg/L. Groundwater samples collected from MW3

and MW2, screened shallow at a depth of 3 to 8 feet bgs, contained RRO up to 1.70 mg/L and DRO up to 1.99 mg/L. A groundwater sample collected from MW1, screened deeper at a depth of 24 to 34 feet bgs, contained detectable concentration of petroleum constituents, but below cleanup levels. Groundwater samples collected from MW-1, MW-2, and MW-3 in 2012 did not contain contaminant concentrations above ADEC default cleanup levels.

ADEC approved decommissioning of the monitoring wells in 2013. Monitoring well MW-2 was decommissioned; however MW-1 and MW-2 could not be located due to recent repaving activities. An attempt to locate MW-2 was made by drilling two holes through the asphalt to a depth of 1 foot bgs, but was not successful. No attempt was made to locate MW-3 because it had been capped with 6 inches of concrete and a new underground pipeline had been installed in the area preventing access.

Cumulative Risk Evaluation

Pursuant to 18 AAC 75.325(g), when detectable contamination remains on-site following a cleanup, a cumulative risk determination must be made that the risk from hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative noncarcinogenic risk standard at a hazard index of one across all exposure pathways.

Based on a review of the environmental record, ADEC has determined that residual contaminant concentrations do not pose a cumulative human health risk.

Exposure Pathway Evaluation

Exposure Tracking Model (ETM). Exposure pathways are conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to one of the following: De Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 1.

Table 2 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	De Minimis Exposure	Surface soil samples were below migration to groundwater contact cleanup levels. Therefore risk via this pathway is insignificant
Sub-Surface Soil Contact	De Minimis Exposure	Surface soil samples were below migration to groundwater contact cleanup levels. Therefore risk via this pathway is insignificant
Inhalation – Outdoor Air	De Minimis Exposure	Soil contaminant concentrations are below the most stringent DEC cleanup levels. Therefore risk via this pathway is considered insignificant.

Inhalation – Indoor Air (vapor intrusion)	De Minimis Exposure	Soil contaminant concentrations are below the most stringent DEC cleanup levels, and COCs were not detected in groundwater above cleanup Table C levels during the latest sampling event.
Groundwater Ingestion	De Minimis	Contaminants in groundwater are below Table C cleanup levels, and groundwater is not utilized as a drinking water source in this area
Surface Water Ingestion	Pathway Incomplete	Surface water is not utilized as a drinking water source in this area.
Wild Foods Ingestion	Pathway Incomplete	Contaminants of concern do not have the potential to bioaccumulate in plants or animals. This area is not used for harvesting wild foods.
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 ground water use, or a physical barrier in place that deters contact with residual contamination.

ADEC Decision

Remaining petroleum contamination in groundwater is below approved cleanup levels. There are no known sources areas of contamination on the property. This site will receive a “Closed” designation on the Contaminated Sites Database, subject to the following standard conditions.

Standard Conditions

1. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 78.600(h). 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 attached site figure.)
2. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

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.

Sincerely,



Grant Lidren
Environmental Program Specialist

cc: Michael Senko, TransAmerica Glass, Inc.