



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of
Environmental Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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File: 2100.38.551

Return Receipt Requested
Article No.: 7016 1370 0000 0242 0694

August 10, 2016

Mr. Matthew Thiel, Chief Financial Officer
Hickel Investment Company
939 W. 5th Avenue
Anchorage, AK 99501-1700

Re: Decision Document: Commercial Property – 619 East 5th Avenue HOT #1
Cleanup Complete Determination

Dear Mr. Thiel:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Commercial Property – 619 East 5th Avenue heating oil tank (HOT #1), located 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 no further remedial action will be required unless new information becomes available that indicates residual contaminants may pose an unacceptable risk.

This Cleanup Complete determination is based on the administrative record for the Commercial Property – 619 East 5th Avenue, which is located in the ADEC office in Anchorage, Alaska. This decision letter summarizes the site history, cleanup actions and levels, and standard site closure conditions that apply.

Site Name and Location:

Commercial Property – 619 East 5th Ave
619 East 5th Ave
Anchorage, AK, 99518

Name and Mailing Address of Contact Party:

Mr. Matthew Thiel
Hickel Investment Company
939 W. 5th Ave.
Anchorage, AK, 99501-1700

DEC Site Identifiers:

File No: 2100.38.551
Hazard ID: 26333

Regulatory Authority for Determination:

18 AAC 75

Site Description and Background

The subject heating oil tank (HOT #1) was a 1000-gallon single wall cylindrical steel heating oil tank installed in 1957. In October 2014 the tank and its associated piping were removed. The tank was buried approximately 6 feet below ground surface (bgs). There were no holes in the tank and it appeared to be in fair condition. Approximately 30 cy of soil were temporarily stockpiled during the removal of the tank. The soil stockpile and the sides and base of the excavation were screened with a PID and then sampled. After the samples were collected the soil stockpile was then returned to the excavation.

This is the location of another contaminated site known as Commercial Property – 619 East 5th Avenue UST #2 that was contaminated by releases from a 1000-gallon regulated underground storage tank. Information regarding the investigation and presence of contamination at this site can be found under ADEC file #2100.26.588.

Contaminants of Concern

During the course of the investigations at this site, soil and groundwater samples were analyzed for gasoline range organics (GRO), diesel range organics (DRO), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Based on these analyses, the following contaminants of concern were identified in soil.

- Diesel Range Organics (DRO)

Cleanup Levels

Soil cleanup levels for this site are established in 18 AAC 75.341, Tables B1 and B2 for the migration to groundwater pathway.

<u>Contaminant</u>	<u>Site Cleanup Level (mg/kg)</u>
• DRO	250

An alternative migration-to-groundwater cleanup level of 6,810 mg/kg for DRO has been set for this site. Sufficient site characterization has been completed and the Contaminated Sites Program has determined through the review of site specific analytical data that as of 2016, the DRO remaining in soil has achieved steady-state equilibrium and is not resulting in the contamination of groundwater at the site.

Characterization and Cleanup Activities

In October 2014 a 1000-gallon heating oil underground storage tank (HOT #1) and its associated piping was removed from the commercial property at 619 E. 5th Avenue. Approximately 30 cubic yards of soil were generated during the removal of the UST and stockpiled on site. The tank excavation was approximately six feet deep. No holes were observed in the tank during excavation. Following removal of the tank in October 2014, confirmation soil samples were collected from the base and sides of the excavation. DRO was detected up to 10,700 mg/kg in a sample collected below the former tank at a depth of approximately 6 feet bgs. Soil samples collected from the excavated material did not contain contaminants above cleanup levels so this material was used to backfill the excavation, along with imported fill.

In an effort to remove the remaining contaminated soil, another excavation was conducted in November 2014 during which 220 cy of soil was excavated and segregated into three piles based on PID field screening results. Of the 220 cy excavated, sample results indicated 70 cy of soil was contaminated above ADEC

cleanup levels. This soil was transported to Anchorage Soil Recycling for treatment, the remaining 150 cy of soil was placed back into the excavation. Confirmation soil samples collected from the base and sides of the excavation contained DRO up to 6,810 mg/kg.

In June 2015 seven soil borings were advanced at this site in an effort to delineate the extent of soil contamination and evaluate the presence of contamination in groundwater. Petroleum hydrocarbons were detected in one borehole, boring #6, at a depth of 35 to 36.5 feet bgs where DRO was detected at 631 mg/kg, however petroleum contamination was not noted in field screening samples collected above this interval. A duplicate sample collected from the same interval contained detectable concentrations of DRO but below the cleanup level.

To evaluate the potential migration of contaminants to groundwater, three groundwater monitoring wells were installed in November 2015. This work was also conducted to investigate contamination from the other source area noted above (ADEC File # 2100.26.588). One of the wells was installed directly next to where boring #6 encountered DRO at depth representing the greatest potential for groundwater contamination. The other two wells were placed in down gradient locations. Groundwater samples were collected from the three wells in December 2015 and again in June 2016. The groundwater samples were tested for DRO, GRO, BTEX and PAH. Contaminants were not detected above the cleanup level during either event and the monitoring wells were decommissioned in August 2016.

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 non-carcinogenic risk standard at a hazard index of one across all exposure pathways.

Cumulative risk at this site was calculated assuming a residential land use and using the most recently detected concentrations of contaminants in all of the soil samples collected in 2015.

Based on a review of the environmental record, ADEC has determined that residual contaminant concentrations meet the human health cumulative risk criteria for residential land use.

Exposure 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 2.

Table 2 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	Pathway Incomplete	Contamination is not present in surface soil (0 to 2 feet below ground surface).
Sub-Surface Soil Contact	Pathway Incomplete	Contamination is not present in the sub-surface soil (2-15 feet below ground surface).
Inhalation – Outdoor Air	De-Minimis Exposure	Contaminant concentrations in soil are below inhalation cleanup levels.
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Volatile contaminants capable of causing risk via this pathway are not present at the site.
Groundwater Ingestion	De-Minimis Exposure	Although contamination was present in soil at the groundwater interface, contamination was not detected in groundwater samples collected at the site.
Surface Water Ingestion	Pathway Incomplete	Surface water is not used as a drinking water source in the vicinity of the site.
Wild and Farmed Foods Ingestion	Pathway Incomplete	Contaminants of concern do not have the potential to bioaccumulate in plants or animals.
Exposure to Ecological Receptors	Pathway Incomplete	Ecological receptors are not likely to come into contact with contamination remaining at the site.

Notes to Table 2: “De-Minimis Exposure” means that in ADEC’s judgment receptors are unlikely to be adversely affected by the minimal volume or concentration of remaining contamination. “Pathway Incomplete” means that in ADEC’s judgment contamination has no potential to contact receptors. “Exposure Controlled” means there is an institutional control in place limiting land or groundwater use and there may be a physical barrier in place that prevents contact with residual contamination.

ADEC Decision

Soil and groundwater contamination at the site have been cleaned up to concentrations below the approved cleanup levels suitable for residential land use. This site will receive a “Cleanup Complete” 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 75.325(i). 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.
2. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

This determination is in accordance with 18 AAC 75.380 and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that contaminants at this site may pose an unacceptable risk to human health, safety, or welfare or to 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 99811-1800, 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 99811-1800, 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 feel free to contact me at (907) 269-3059, or email at darren.mulkey@alaska.gov.

Sincerely,



Darren Mulkey
Project Manager