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: 2100.26.582

December 2, 2016

Wally and Barbara Hopkins
Alaska Qwik Lube
1301 E. Dowling Road, Suite 101
Anchorage, AK 99518

Re: Decision Document: Alaska Qwik Lube UST #3
Cleanup Complete Determination

Dear Mr. and Ms. Hopkins:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Alaska Qwik Lube UST #3, located at 4647 Old Seward Highway in Anchorage. 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 Alaska Qwik Lube UST #3 site, 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:
Alaska Qwik Lube UST #3
4647 Old Seward Highway
Anchorage, AK 99503

Name and Mailing Address of Contact Party:
Mr. Wally and Ms. Barbara Hopkins
Alaska Qwik Lube
1301 East Dowling Road, Suite 101
Anchorage, AK 99518

DEC Site Identifiers:
File No.: 2100.26.582
Hazard ID.: 26203

Regulatory Authority for Determination:
18 AAC 78 and 18 AAC 75

Site Description and Background
A 2,000-gallon regulated used oil underground storage tank (UST #3) failed a tightness test during the summer of 2013. An environmental site assessment during the UST closure process identified diesel range organics (DRO), residual range organics (RRO) and benzene in subsurface soil above applicable DEC cleanup levels.

Contaminants of Concern

During the site investigation and cleanup activities at this site, samples were collected from soil and groundwater, and were analyzed for one or more of the following: gasoline range organics (GRO), diesel range organics (DRO), residual range organics (RRO), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and metals. Based on these analyses, the following contaminants were detected above the applicable cleanup levels and are considered Contaminants of Concern at this site:

- Diesel Range Organics (DRO)
- Residual Range Organics (RRO)
- Benzene

Cleanup Levels

The most restrictive of the inhalation, ingestion, human health, and migration-to-groundwater (MTG) cleanup levels, as listed in 18 AAC 75.341 (c) and (d), Tables B1 and B2, apply to this site. The groundwater cleanup levels listed in 18 AAC 75.345 Table C also apply to this site.

Table 1 – Approved Cleanup Levels

	Tables B1 & B2	Table B2		Table B1	Table C
Contaminant	**Soil – MTG (mg/kg)**	**Soil – Ingestion (mg/kg)**	**Soil – Inhalation (mg/kg)**	**Soil – Human Health (mg/kg)**	**Groundwater (mg/L)**
DRO	**250**	10,250	12,500	n/a	1.5
RRO	11,000	**10,000**	22,000	n/a	1.1
Benzene	**0.022**	n/a	n/a	11	0.0046
PCE	**0.19**	n/a	n/a	68	0.041

MTG = migration-to-groundwater; PCE = tetrachloroethylene; mg/kg = milligrams per kilogram; mg/L = milligrams per liter; n/a = not applicable

Characterization and Cleanup Activities

One 2,000-gallon heating oil underground storage tank (UST) was removed on September 15, 2013. Because the UST was large in comparison to the excavator onsite, the UST was dragged out of the excavation, as opposed to lifted. Small holes were noted in the bottom of the UST and product was observed leaking out. It is not known if the holes were caused by the dragging of the UST or not. Following the UST removal, soils were excavated, field screened, and stockpiled onsite based on field observations and screening results. Groundwater was encountered at 6 feet below ground surface (bgs), and a sheen was visible atop the groundwater. Several soil samples were collected from the excavation, and also the stockpiled soils. Samples were analyzed for one or more of the following: GRO, DRO, RRO, VOCs, PAHs, PCBs and metals. Concentrations of DRO, RRO, and benzene were present in the confirmation soil sample results up to 3,070 mg/kg, 21,900 mg/kg, and 0.044 mg/kg, respectively.

Additional excavation was performed in May 2014 in an effort to remove the remaining contamination. Confirmation soil samples collected from the base and sidewalls of the excavation did not reveal any contaminant concentrations above most stringent soil cleanup levels. Groundwater was encountered at 10.5 feet bgs. Prior to backfilling the excavation, a single monitoring well (MW-3) was installed in the excavation.

The well was sampled two times, once in May 2014 and again in October 2016. RRO was detected at 1.23 mg/l in 2014 and 0.20 mg/l in 2016. The groundwater cleanup level for RRO is 1.1 mg/l. All other contaminants were below the groundwater cleanup levels. All stockpiled soil associated with this site has been remediated and disposed of offsite.

Cumulative Risk Evaluation

Pursuant to 18 AAC 78.600(d), 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 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 either De-Minimis Exposure 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	De-Minimis Exposure	Contamination remains in the sub-surface, but is below the most stringent cleanup levels.
Inhalation – Outdoor Air	De-Minimis Exposure	Contamination remains in the sub-surface, but is below the most stringent cleanup levels.
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Volatile contamination is no longer present.
Groundwater Ingestion	De-Minimis Exposure	Contamination remains in the groundwater, but below the Table C groundwater cleanup levels.
Surface Water Ingestion	Pathway Incomplete	Surface water is not used as a drinking water source in the vicinity of the site. Surface water is not believed to be impacted by this 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	There are no terrestrial or aquatic routes present.

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.

ADEC Decision

Soil and groundwater contamination at the site has 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 78.600(h). A "site" [as defined by 18 AAC 78.995(134)] 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.

3. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional testing and treatment may be required to ensure the water is suitable for its intended use.

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 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, 555 Cordova Street, Anchorage, Alaska 99501-2617, 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, P.O. Box 111800, 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) 269-7691 or email at joshua.barsis@alaska.gov.

Sincerely,

Joshua Barsis
Project Manager

cc: Spill Prevention and Response, Cost Recovery Unit