



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

**Department of Environmental  
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Site Program

43335 Kalifornsky Beach Road, Suite 11  
Soldotna, AK 99669  
Main: 907.262.5210  
Fax: 907.262.2294

File: 2265.38.002

April 28, 2020

Fred Thoerner  
Alaska Department of Transportation and Public Facilities  
PO Box 196900  
Anchorage AK 99519

Re: Decision Document: Meadow Creek Subdivision  
Cleanup Complete Determination

Dear Mr. Fred Thoerner:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Meadow Creek Subdivision located at 9871 West Margin Way, Wasilla, 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 Meadow Creek Subdivision, which is located in the ADEC office in Soldotna, Alaska. This decision letter summarizes the site history, cleanup actions and levels, and standard site closure conditions that apply.

**Site Name and Location:**

Meadow Creek Subdivision  
9871 West Margin Way  
Wasilla, AK, 99687

**Name and Mailing Address of Contact Party:**

Fred Thoerner  
Alaska Department of Transportation and Public Facilities  
PO Box 196900  
Anchorage AK 99519

**DEC Site Identifiers:**

File No.: 2265.38.002  
Hazard ID.: 965

**Regulatory Authority for Determination:**

18 AAC 75

**Site Description and Background**

A retail space with office and warehouse structures was formerly located on-site. The buildings were demolished during March and April 2019 in preparation for a right of way and road improvement project by the Alaska Department of Transportation. In 1993, several areas of petroleum hydrocarbon soil

contamination were identified in parking and storage areas behind the on-site structure. In addition, floor drains and drain pits were observed inside the building. Subsequent cleanup activities were conducted at the site to address the previously identified contamination.

### Contaminants of Concern

During the site characterization and cleanup activities at this site, samples were collected from soil and groundwater, and analyzed for Extractable Petroleum Hydrocarbons (EPH 8100), Volatile Petroleum Hydrocarbons (VPH 8015), BTEX (8020), Halogenated Volatile Organics (HVO 8010), Total Petroleum Hydrocarbons (TPH 418.1), Lead, Arsenic, Chromium, Cadmium (6010), Gasoline Range Organics (AK 101), Diesel Range Organics (DRO AK 102), Residual Range Organics (DRO AK 103), BTEX (8021B), VOC (8240), PCB (8082A). 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)
- Total Petroleum Hydrocarbon (TPH)
- Total Lead

### Cleanup Levels

The more restrictive of either the human health or migration to groundwater cleanup levels apply to this site. Diesel range organics and Total Lead were detected in soil above the migration to groundwater cleanup levels established in 18 AAC 75.341 (d), Table B1, B2 and Table C.

**Table 1 – Approved Cleanup Levels**

Contaminant	Soil (mg/kg)	Groundwater (ug/L)
DRO	250	1500
RRO	11000	1100
Total Lead	400	15
TPH	N/A	N/A

mg/kg = milligrams per kilogram  
ug/L = micrograms per liter

### Characterization and Cleanup Activities

On April 12, 1991, ADEC contacted the Federal Deposit Insurance Corporation (FDIC), regarding a leaking 55 gallon drum at the Meadow Creek Subdivision site. FDIC retained a consultant to respond to the property. A damaged 55 gallon drum was sampled and placed into an over pack. The drum appeared to contain waste oil and coolant.

Four cubic yards of visible stained soil was excavated and stockpiled. An excavation base sample had no VOC's and a total petroleum hydrocarbon (TPH) result of 31,500 ppm.

A 500 gallon underground storage tank was identified in the area of the 55 gallon drum excavation, and oil stained soil was observed outside of a garage door.

On May 3, 1991 a Preliminary Report Phase II Environmental; Assessment was produced for FDIC. The lot is 1.75 acres that had two buildings in an L-shape. The northernmost building was erected in 1978 and was perpendicular to the Park Highway. It was a single story structure with four warehouse bays. The southernmost building was erected in 1984 and was built parallel to the Park Highway. It was built on the west side of the southern end of the first structure. It was a two story building with warehouse, office and retail space divided into four units. The building was built on a concrete slab.

The environmental investigations were initiated after a prospective purchaser reported issues with soil staining to ADEC. A partial environmental assessment was conducted in the late winter of 1991, which was limited by snow cover. Two UST's were tightness tested, four soil borings drilled and suspected contamination sources inventoried: See Site Plan.

- 1) Soil staining at a drum storage area.
- 2) Five gallon containers with soil staining.
- 3) Possible contaminant runoff.
- 4) Two heating fuel underground storage tanks.
- 5) Three above ground heating fuel tanks.

The four soil borings encountered groundwater between eight and ten feet below ground surface.

In August 1993, a Phase II Environmental Audit was prepared for FDIC. This report covered the installation and sampling of onsite monitoring wells. Two of the above ground storage tanks were removed prior to this investigation. Three of the warehouse units had floor drains or a drainage pit that discharged directly to subsurface soils.

Soil samples collected from the installation of monitoring wells MW-1 and MW-3 had elevated extractable petroleum hydrocarbon (EPH) concentrations from 2.5 to 5 feet below ground surface (BGS). Groundwater in all three monitoring wells had non-detectable concentrations for hydrocarbons. See Site Plan with Exploration Locations.

Surface soil samples were collected for laboratory analysis from six area of staining. Five of the samples had results that exceeded cleanup standards in effect at the time for EPH and TPH. Metals and solvents were not above cleanup levels.

Floor drain samples indicated that diesel and residual range hydrocarbons, lead and total chromium were contaminants of concern in the floor drain soils. Total chromium has been eliminated as a contaminant of concern based on the lack of chromium 6.

January 12, 1996, ADEC approved a cleanup plan for addressing the floor drains. In a May 30, 1996 letter report, sample results were presented from the open floor drain excavations, that indicated the soils remaining in the floor drain excavation met cleanup requirements, and the soils removed from the ground and surficial soils (to 2.5') from around the heating oil tanks, were taken to Clean Soils for thermal remediation. The floor drains and sumps were filled with concrete and abandoned.

In 2008, the owner reported that the heating oil tanks were removed from the ground with no indication of contamination. The buildings were converted to natural gas for heating. Five test pits were excavated and soils screened with a PID from areas identified as having soil staining in the 1991 and 1993 Environmental

Assessments. Five soil samples were collected and analyzed for DRO and RRO. All of the five soil samples met the strictest soil cleanup requirements.

The Alaska Department of Transportation (ADOT) acquired the property in 2018 as part of a right of way expansion project. At the request of ADEC, ADOT submitted a work plan for the sampling and decommissioning of the on-site monitoring wells. The consultant reported that the buildings had been demolished, and that none of the monitoring wells could be located for sampling. A water sample was collected from the remaining drinking water well, and no contaminants of concern were identified in the water well.

No areas of impact were identified after the building was demolished. No further sump impacts or floor drain issues were noted. No known contamination above cleanup levels remains on the site.

### 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 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 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	Hydrocarbon contamination remains at the site below the most stringent cleanup levels.
Inhalation – Outdoor Air	Pathway Incomplete	Contamination removed from the sub-surface.
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Contamination removed from the sub-surface. Buildings removed from the site.
Groundwater Ingestion	Pathway Incomplete	Groundwater is found 5.5 to 7.5 feet below grade and was not impacted by site contamination.
Surface Water Ingestion	Pathway Incomplete	Surface water is not used as a drinking water source in the vicinity of the site and was not impacted by contamination.
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	No known ecological risks are present.
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**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 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. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

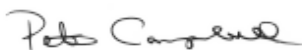
This determination is in accordance with 18 AAC 75.380 and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that contaminants at this site may pose an unacceptable risk to human health, safety, or welfare or to the environment.

**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, 555 Cordova Street, Anchorage, Alaska 99501-2617, within 20 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) 262-3412, or email at peter.campbell@alaska.gov

Sincerely,

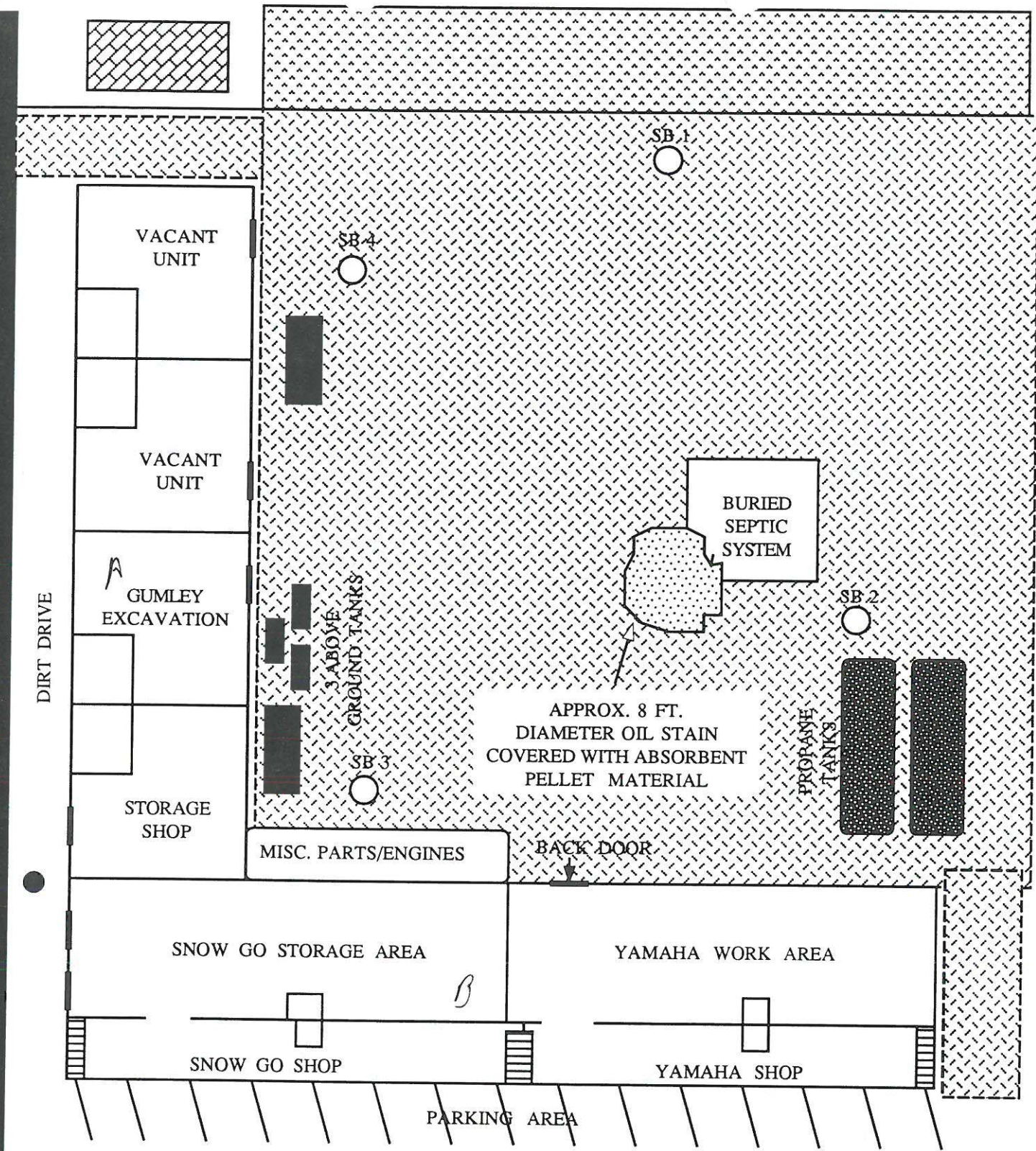


Peter Campbell  
Environmental Program Specialist

Attachments:  
Site Plan  
Site Plan with Exploration Locations

cc: Spill Prevention and Response, Cost Recovery Unit





**QUEST ENVIRONMENTAL**

709 W. INTERNATIONAL AIRPORT ROAD  
 ANCHORAGE, ALASKA 99518  
 PH. (907) 563-0050

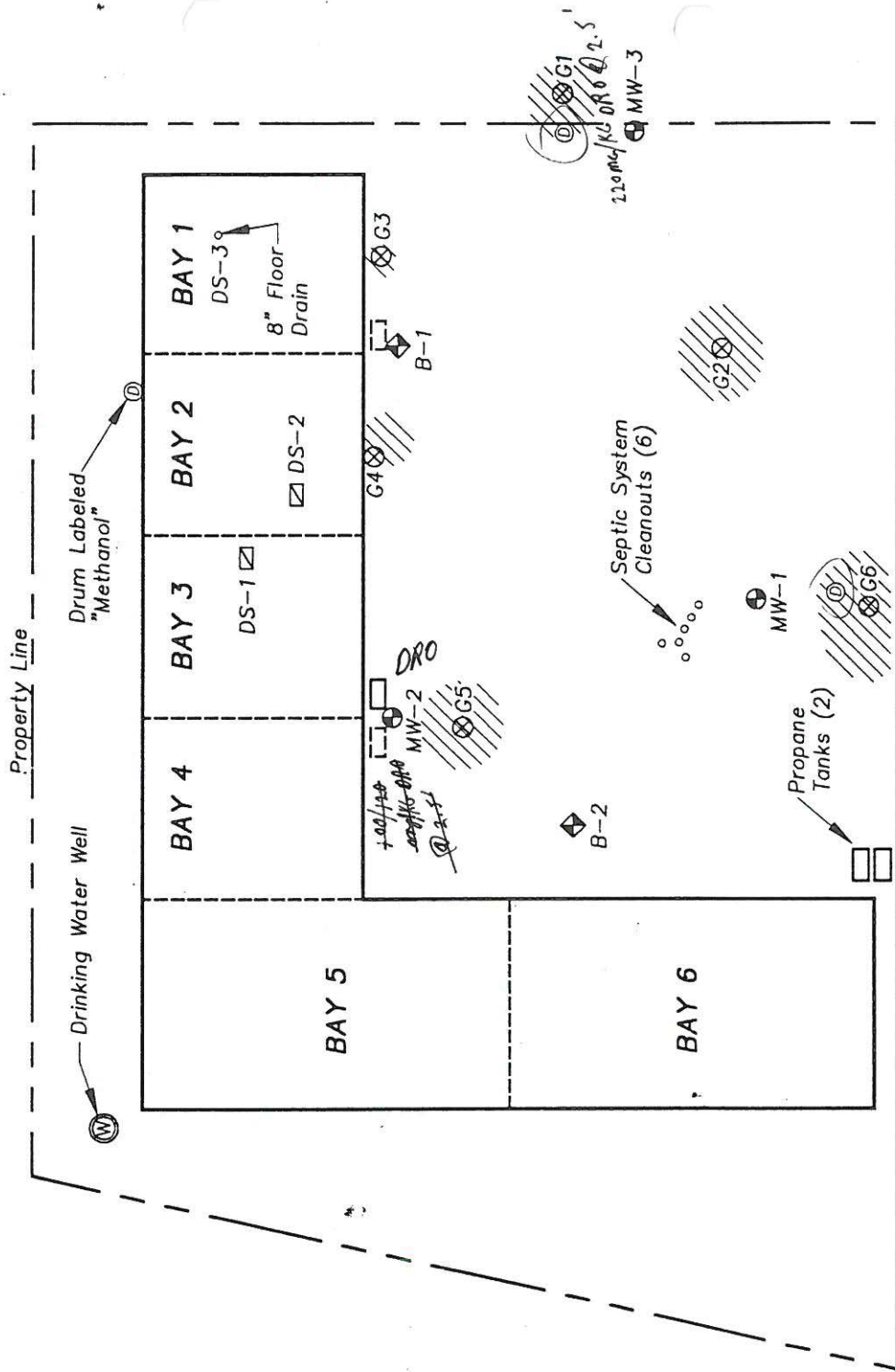
LOT 7, MEADOW CK S/D  
 BIG LAKE, ALASKA  
 PHASE II SURVEY  
 SITE PLAN

NOT TO SCALE  
 FOR REFERENCE ONLY  
 DRAWING 1.1  
 APRIL 1991

# Site Plan With Exploration Locations

Lot 7, Meadow Creek Subdivision

Big Lake, Alaska



## LEGEND

	Drain Pit
	Empty 55-Gallon Drum
	Aboveground Storage Tank
	Underground Storage Tank
	Surficial Soil Staining
	Surficial Soil Sample
	Soil Boring
	Groundwater Monitoring Well
DS-1	Drain Sample

NOTE: Base map taken from site plans and as-builts provided by FDIC.

REF. NO: \ACAD-DWG\B311\SITEEXP



**HART CROWSER**

A-8311-00 8-93  
FIGURE 2

