



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION AND  
RESPONSE

Contaminated Sites Program

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File: 2100.26.129

December 3, 2020

Anchorage Chrysler Center, Inc.  
Attention: Corey Meyers  
2601 East 5<sup>th</sup> Avenue  
Anchorage, Alaska 99501  
Cmyers@accak.com

Re: Decision Document: Anchorage Chrysler Dodge Center USTs  
Cleanup Complete Determination

Dear Mr. Meyers:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Anchorage Chrysler Dodge Center USTs located at 2501 East 5<sup>th</sup> Avenue, 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 Anchorage Chrysler Dodge Center USTs, 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:**

Anchorage Chrysler Dodge Center USTs  
2501 East 5<sup>th</sup> Avenue  
Anchorage, Alaska 99501

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

Anchorage Chrysler Center, Inc.  
2601 East 5<sup>th</sup> Avenue  
Anchorage, Alaska 99501

**ADEC Site Identifiers:**

File No.: 2100.26.129  
Hazard ID.: 23804

**Regulatory Authority for Determination:**

18 AAC 78 and 18 AAC 75

**Site Description and Background**

A 2,000-gallon gasoline and 500-gallon used oil underground storage tank (UST) were removed in 1989 with 1,000 cubic yards (cy) of contaminated soil excavated and later remediated. The excavation

extended to approximately 21 feet below ground surface (ft bgs). Composite soil samples collected at the excavation limits indicated petroleum contamination remained at the site. Historically groundwater has been observed at approximately 38 ft bgs and generally flows west-northwesterly. Investigations in 2011 identified groundwater contamination approximately 260 feet southeast of this site that was determined to be from a separate source. That contamination is associated with the site Anchorage Chrysler Dodge Center, Hazard ID 26937, File No. 2100.38.572.

### Contaminants of Concern

During the site characterization and cleanup activities at this site, samples were collected from soil and groundwater, and analyzed for benzene, toluene, ethylbenzene, and xylenes (BTEX), gasoline range organics (GRO), diesel range organics (DRO), residual range organics (RRO), volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), 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:

- DRO
- 1,2,4-Trimethylbenzene
- 1,3,5-Trimethylbenzene
- Naphthalene
- Tetrachloroethylene
- Xylene

### Cleanup Levels

Soil cleanup levels based on the migration to groundwater soil cleanup levels for the under 40 inch zone, established in 18 AAC 75.341, Table B1 and B2, apply at this site. Groundwater cleanup levels are based on 18 AAC 75.345, Table C.

**Table 1 – Approved Cleanup Levels**

Contaminant	Soil (mg/kg)	Groundwater (µg/L)
DRO	250	1,500
1,2,4-Trimethylbenzene	0.61	56
1,3,5-Trimethylbenzene	0.66	60
Naphthalene	0.038	1.7
Tetrachloroethylene	0.19	41
Xylene	1.5	190

mg/kg = milligrams per kilogram

µg/L = micrograms per liter

### Characterization and Cleanup Activities

Following the 1989 excavation activities, 489 tons of contaminated soil were taken to Alaska Sand & Gravel's Klatt Road Facility to be processed into asphalt product. In 1994, the remaining 129 tons of contaminated soil was taken to Alaska Soil Recycling (ASR) for thermal remediation.

In 2014, three soil borings (SB1, SB2, and SB3) were advanced within the excavation area of the former USTs that were removed in 1989 from the subject property. A fourth boring (SB4) was

advanced northwest of the former excavation. A soil sample collected from a depth of 31.8 to 35 feet bgs from SB2 exhibited a diesel range organics (DRO) concentration that exceeded the ADEC cleanup level.

In 2015, four soil borings (SB5, SB6, SB7 and SB8) were advanced adjacent to SB2, but within the area of the excavation of the former USTs. A soil sample collected from a depth of 35 to 40 feet bgs from SB6 exhibited a DRO concentration that exceeded the ADEC cleanup level. Soil boring SB6 was subsequently completed as monitoring well MW4. Groundwater samples collected from MW4 in July contained concentrations of 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and naphthalene that exceeded the ADEC cleanup levels.

In 2016, soil borings SB9 and SB10 were advanced and completed as monitoring wells MW5 and MW6, respectively. Groundwater monitoring from the six monitoring wells continued in October and December 2016, June 2017, November 2018, and June 2019. No analytes exceeded the ADEC groundwater cleanup levels.

### 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 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	Any surface soil contamination was removed during the 1989 UST removal.
Sub-Surface Soil Contact	De Minimis Exposure	Contamination remains in the subsurface but is below the Table B1 human health and Table B2 ingestion cleanup levels.
Inhalation – Outdoor Air	De Minimis Exposure	Contamination remains in the sub-surface, but is below the Table B1 human health and Table B2 inhalation cleanup levels.
Inhalation – Indoor Air (vapor intrusion)	De Minimis Exposure	Soil contamination may remain below 21 ft bgs, but is not likely to affect current or future buildings.
Groundwater Ingestion	De Minimis Exposure	Contamination is below Table C cleanup levels.

Surface Water Ingestion	Pathway Incomplete	Surface water 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	Contamination is de minimis in area and volume, and water resources were not affected.

**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 have been cleaned up to concentrations below the approved cleanup levels suitable for residential land use. Soil contamination may remain in the vicinity of the former USTs below 20 ft bgs. 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 from a site that is subject to the site cleanup rules or for which a written determination from the department has been made under 18 AAC 75.380(d)(1) that allows contamination to remain at the site above method two soil cleanup levels or groundwater cleanup levels listed in Table C 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. (See enclosed, 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.
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 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

Mr. Meyers  
Anchorage Chrysler Dodge Center USTs

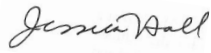
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December 3, 2020

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)269-7553, or email at [jessica.hall@alaska.gov](mailto:jessica.hall@alaska.gov).

Sincerely,



Jessica Hall  
Project Manager

Enclosure: Site Figures

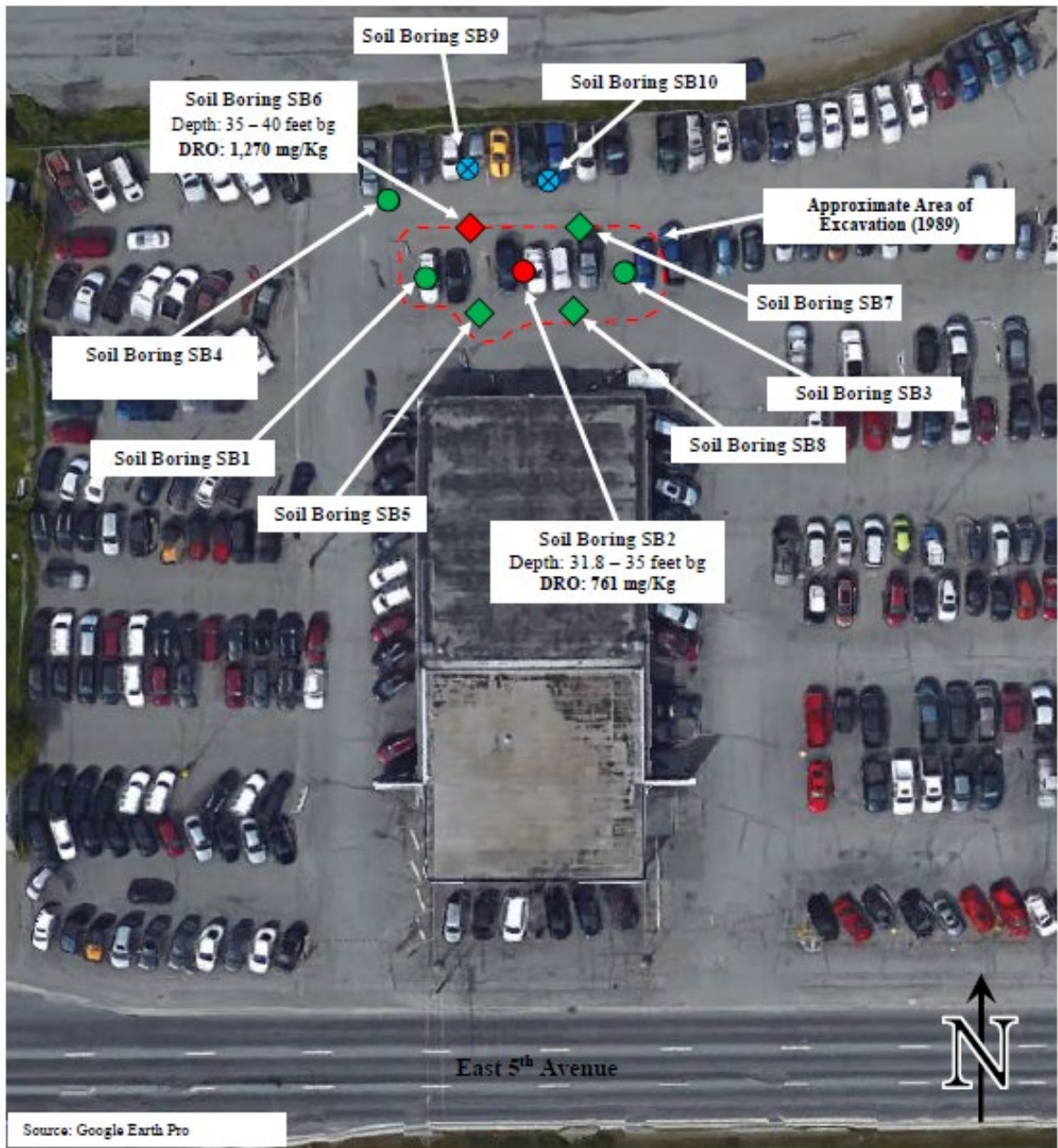
cc: Spill Prevention and Response, Cost Recovery Unit

**Enclosure**

**Site Figures**

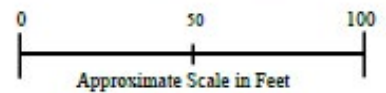


# Soil Boring Locations



## LEGEND

- = Soil Sample exceeded Alaska Department of Environmental Conservation (ADEC) Cleanup Criteria (advanced in 2014)
  - = Soil Sample was below ADEC Cleanup Criteria (advanced in 2014)
  - ◆ = Soil Sample exceeded ADEC Cleanup Criteria (advanced in 2015)
  - ◆ = Soil Sample was below ADEC Cleanup Criteria (advanced in 2015)
  - ⊗ = Monitoring Well – Soil Sample was below the ADEC Cleanup Criteria (advanced in 2016)
- mg/Kg = milligrams per kilogram  
 bg = below grade  
 DRO = diesel range organics



2501 East 5<sup>th</sup> Avenue  
 Anchorage, Alaska  
 Historical Soil Boring  
 Locations Map

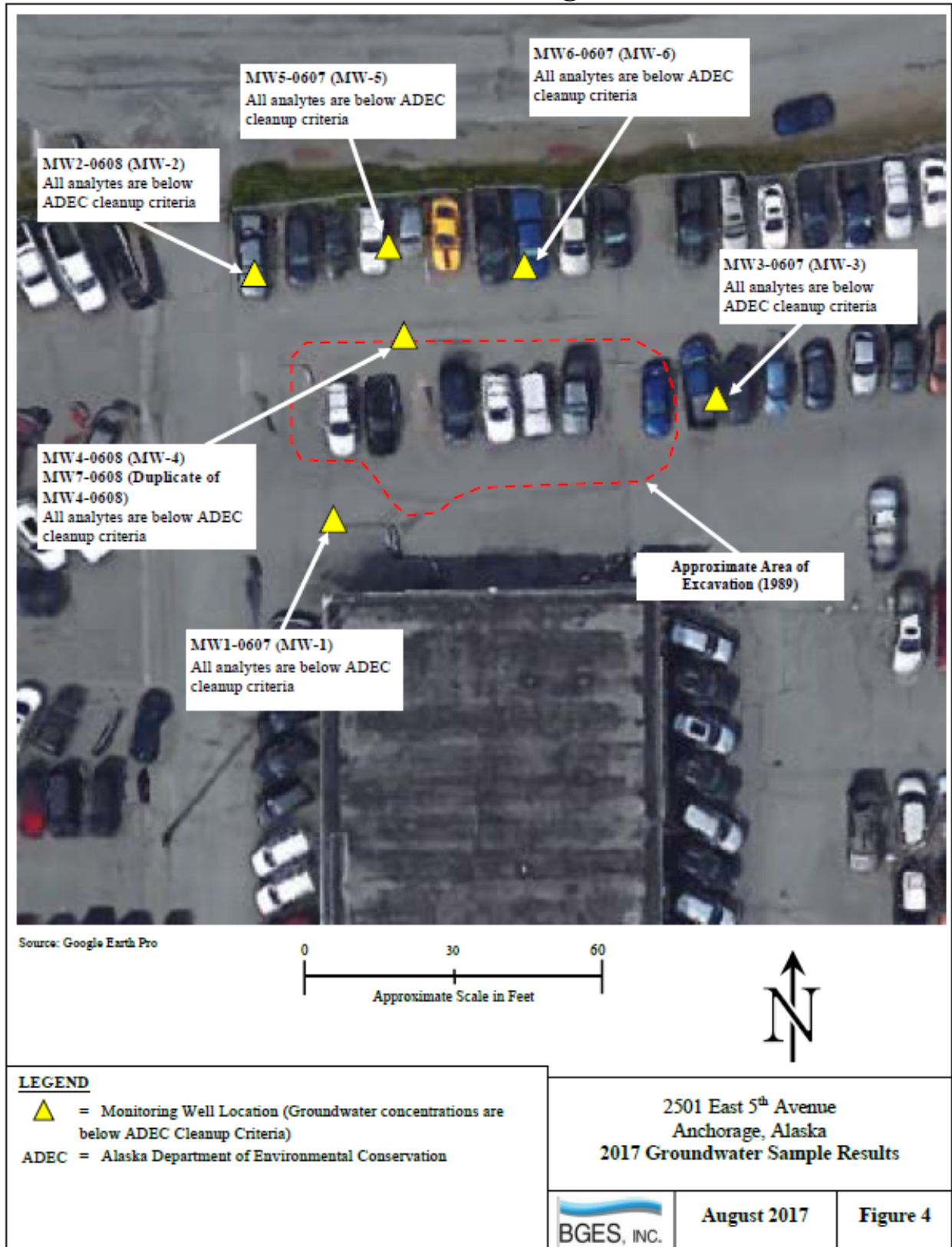
BGES, INC.

August 2017

Figure 2

\*Photo taken from the 2017 *Groundwater Monitoring Activities Report*, prepared by BGES Inc. Environmental Consultants.

# Groundwater Monitoring Locations



\*Photo taken from the 2017 Groundwater Monitoring Activities Report, prepared by BGES Inc. Environmental Consultants.