



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

410 Willoughby Avenue, Suite 303
P.O. Box 111800
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www.dec.alaska.gov

File: 2265.38.015

December 14, 2021

Spinell Homes
Attn: Charles Spinelli
1900 W Northern Lights Blvd, #200
Anchorage, AK 99517

Subject: Institutional Controls verification for Former Bio-Tech Services Treatment Facility,
5577 East Fireweed Road, Wasilla, AK 99654

Dear Mr. Spinelli:

The Contaminated Sites Program conducts periodic verification of closed sites where institutional controls (land use restrictions) are required under 18 AAC 75.375. We have identified the Former Bio-Tech Services Treatment Facility as a site with institutional controls.

In order to prevent people from being exposed to any remaining contamination on the property, **this letter is being sent as a reminder** of the conditions placed on the property as part of the 2014 Cleanup Complete with Institutional Controls Decision granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil contamination was documented as remaining on the property. The contamination originated from compliance issues associated with the former Bio-Tech contaminated soil and groundwater treatment facility.

The 2014 determination is subject to the following site-specific and standard conditions and/or controls:

1. Any future change in land use may impact exposure assumptions cited in the Cleanup Complete with Institutional Controls document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore, Spinell Homes shall report to ADEC every five years or as soon as they become aware of any change in land ownership and/or use, if earlier. The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.
2. Future installation of groundwater, industrial, or drinking water wells will require approval from ADEC.
3. 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. This is a standard condition.
4. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water

Mr. Charles Spinelli
Spinell Homes
Former Bio-Tech Services Treatment Facility

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quality standards is prohibited. This is a standard condition.

5. Groundwater in the state of Alaska is protected for aquaculture use. In the event that an aquaculture facility uses groundwater from this site in the future, additional treatment may be required to meet aquatic life criteria under 18 AAC 70. This is a standard condition.

In addition to the conditions above, you are required to notify the ADEC if there are any changes in land use or ownership. Failure to maintain these requirements may result in re-opening the site by the Contaminated Sites Program, in which case, further remediation could be mandatory.

In accordance with 18 AAC 75.380(d)(2), ADEC may require additional site assessment, monitoring, remediation, and/or necessary actions at this facility should new information become available that indicates contamination at this site may pose a threat to human health or the environment.

If you seek to have the institutional controls removed from this site, you can choose at any time to voluntarily conduct additional assessment, monitoring or further cleanup to demonstrate that contamination at the site now meets the applicable cleanup levels under 18 AAC 75.

This site information is a matter of public record and is available at ADEC's online database record at:
<https://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/2046>

If you have any questions regarding this site, please contact me at (907) 465-5229 or evonne.reese@alaska.gov and I will be glad to assist you.

Sincerely,



Evonne Reese
Environmental Program Specialist
Institutional Control Unit

Enclosure: 2014 Cleanup Complete with Institutional Controls Decision



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of
Environmental Conservation

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

555 Cordova Street
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dec.alaska.gov

File: 2265.38.015

July 1, 2014

Spinell Homes
Attn: Charles Spinelli
1900 W Northern Lights Blvd, #200
Anchorage, Alaska, 99517

Re: Decision Document; Former Bio-Tech Services Treatment Facility, Wasilla, Alaska
Cleanup Complete with Institutional Controls Determination

Dear Mr. Spinelli;

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Former Bio-Tech Services Treatment Facility; located at 5577 East Fireweed Road in 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 as long as the site is in compliance with established institutional controls.

This decision is based on the administrative record for Former Bio-Tech Services Treatment Facility, which is located in the offices of the ADEC in Anchorage, Alaska. This letter summarizes the decision process used to determine the environmental status of this site and provides a summary of the regulatory issues considered in the Cleanup Complete with ICs determination.

Introduction

Site Name and Location:

Former Bio-Tech Services Treatment Facility
5577 East Fireweed Road
Wasilla, Alaska 99654

Name and Mailing Address of Contact Party:

Spinell Homes
Charles Spinelli
1900 W. Northern Lights Blvd
Anchorage, Alaska 99517

ADEC Site Identifiers

File: 2265.38.015

Hazard ID: 2046

Regulatory authority under which the site is being cleaned up:

18 AAC 75

Background

The Former Bio-Tech Services Treatment Facility property is located between Fireweed Road and the Parks Highway access road in Wasilla, Alaska at the northeast ¼ of Section 17, Township 17 North, Range 1 East, Seward Meridian. The property is approximately 2.58 acres and consists of a quonset hut, a shop building, and an office building.

The site was owned and operated by a concrete company from 1978-1987. The site was later operated by Bio-Tech Services, a commercial operation that treated petroleum contaminated soil and water. Several compliance issues were associated with this operation and it was eventually shut down in 1995. A cleanup effort in 1995 removed contaminated soil and water, then between 1997 and 2006 the property was operated by various businesses, including a drilling company and a heavy equipment maintenance company. A Phase 1 and Phase 2 Site Assessment conducted by Terrasat, Inc in 2006 identified several environmental concerns including surface stains and drums or other containers stored on the property.

The site use is light industrial and consists of a gravel or concrete surface with several buildings. Potable water is provided by an onsite drinking water well. A second well was installed in 1994 but later decommissioned. Groundwater is found between 8-14' below ground surface. The drinking water well extends to approximately 38' feet below ground surface. The well pump and seal were absent during site characterization activities, however a groundwater sample collected from the well did not contain detectable concentrations of contaminants. The well is still in place and is open to the atmosphere.

Contaminants of Concern

During the investigations at this site, soil and groundwater samples have been analyzed for gasoline range organics (GRO), diesel range organics (DRO), residual range organics (RRO), benzene, toluene, ethylbenzene, and xylenes (BTEX), polyaromatic hydrocarbons, volatile organic hydrocarbons, polychlorinated biphenyls (PCB) and metals. Based on these analyses and knowledge of the source area, the following Contaminants of Concern were identified:

- Diesel Range Organics (DRO)
- Tetrachloroethylene (PCE)
- Trichloroethylene (TCE)

Cleanup Levels

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Table B1 and B2, for the Migration to Groundwater pathway.

<u>Contaminant</u>	<u>Site Cleanup Level (mg/kg)</u>
DRO	250
PCE	0.024
TCE	0.020

The default groundwater cleanup levels for this site are established in 18 AAC 75.345 Table C Groundwater Cleanup Levels.

<u>Contaminant</u>	<u>Site Cleanup Level (mg/L)</u>
DRO	1.5
PCE	0.005
TCE	0.005

Site Characterization and Cleanup Activities

In 1993, three groundwater wells were installed on the property. Field screening methods were used on soil borings to detect potential contamination; however no analytical samples were taken for soil or groundwater.

A Phase 1 Environmental Site Assessment was conducted in 2007 and identified 21 areas of concern including surface staining, a sump, a burn pile, and a heating oil tank. One monitoring well was sampled, and contaminants were not detected above cleanup levels. Contaminated soil was observed during the excavation of a test pit but analytical samples were not collected. Groundwater analytical results showed no exceedances of DRO, GRO, BTEX and VOCs.

In 2013 a site characterization and remedial action was conducted by Restoration Science and Engineering on behalf of the landowner and a potential purchaser. Seven groundwater monitoring wells were installed and sampled to delineate the extent of any potential groundwater contamination. No results exceeded 18 AAC 75.345 Table C cleanup levels. Surface soil stains identified by Terrasat were relocated, excavated and the soil was disposed of offsite. Soil borings were advanced to delineate the nature and extent of soil contamination. DRO, arsenic, and PCE were encountered above the most stringent Method 2 Migration to Groundwater cleanup levels. Arsenic was determined to be consistent with background levels. DRO and PCE, although above migration to groundwater cleanup levels, have not impacted groundwater and are below inhalation and ingestion/direct contact cleanup levels. Approximately 87 cubic yards of soil was excavated and disposed of offsite. 120 cubic yards of PCE contaminated soil was excavated and landfarmed onsite to reduce contaminant concentrations. Confirmation samples collected from the excavations showed five locations of PCE and/or DRO at concentrations above Migration to Groundwater but below Inhalation and Direct Contact/Ingestion cleanup levels.

Seven analytical samples were collected from the landfarm soils in November 2013 again in May 2014. Only one sample showed an exceedance of the most stringent migration to groundwater cleanup level for PCE at 25.3 ug/kg. Landfarmed soil remains on site and will be beneficially reused onsite.

Eight groundwater monitoring wells were decommissioned according to ADEC guidance in April 2014. No monitoring wells remain onsite. Two of the original wells from 1993 were unable to be located during decommissioning activities. Evidence suggested these wells were previously removed.

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 do not pose a cumulative human health risk. However when groundwater contaminated with TCE is assumed to be a drinking water source, cumulative risk is exceeded. An institutional control addressing groundwater as a drinking water source will be placed on the property to mitigate this potential risk.

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.

PCE contaminated soil was excavated to the extent practicable and disposed offsite as part of a remedial action. Although contaminated soil remains in place above cleanup levels, ADEC has determined that, with the implementation of ICs, it does not pose unacceptable risk to human health or the environment. Exposure to the remaining contamination is detailed in Table 1 below.

Table 1 – Spill Site Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	De Minimis Exposure	Contaminants remain at concentrations below direct contact and ingestion levels.
Sub-Surface Soil Contact	De Minimis Exposure	Contaminants remain at concentrations below direct contact and ingestion levels.
Inhalation – Outdoor Air	De Minimis Exposure	Contaminants remain below outdoor inhalation levels.
Inhalation – Indoor Air (vapor intrusion)	De Minimis Exposure	Contaminants remain in soil below inhalation levels and Vapor Intrusion risk is considered de minimis.
Groundwater Ingestion	De Minimis Exposure	TCE exceedances were encountered only in one upgradient well and so this pathway is considered de minimis.
Surface Water Ingestion	Pathway Incomplete	Surface water located less than 400 feet from the site is not used as a drinking water source in this area and is unlikely to be impacted by previous contamination at the site.

Wild Foods Ingestion	Pathway Incomplete	Wild foods are not likely to be harvested near the area.
Exposure to Ecological Receptors	Pathway Incomplete	There are no complete exposure pathways to ecological receptors at the 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 groundwater use, or a physical barrier in place that deters contact with residual contamination.

ADEC Decision

Contamination remains on site above default cleanup levels, however ADEC has determined there is no unacceptable risk to human health or the environment. Therefore this site will be issued a Cleanup Complete- ICs determination subject to the following.

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore Spinell Homes must report any change in land use or ownership to DEC. **The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.**
2. Future installation of groundwater, industrial or drinking water wells will require approval from ADEC.
3. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 75.325 (i).
4. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status as detailed above, and will include a description of the contamination remaining at the site. When the site meets the requirements for a Cleanup Complete determination, Institutional Controls will be terminated.

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

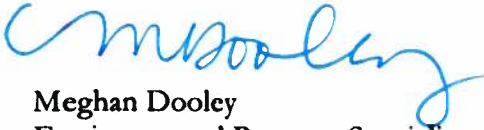
Appeal

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 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 ADEC Project Manager Meghan Dooley at (907) 269-3056.

Approved By,



Meghan Dooley
Environmental Program Specialist

Attachment A- Cleanup Complete with ICs signature page

Attachment B- Site Figures

Attachment A: Cleanup Complete-ICs Agreement and Signature Page*

Mr. Charles Spinelli agrees to the terms of this Cleanup Complete with ICs determination as stated in this Closure Decision Document dated **July 1, 2014** for the Former Biotech Soil Treatment Facility. Failure to comply with the terms of this agreement may result in ADEC reopening this site and requiring further remedial action in accordance with 18 AAC 18 AAC 75.380(d).

Signature of Authorized Representative, Title
RP/Company Name

Printed Name of Authorized Representative, Title
RP/Company Name

Note to Responsible Person (RP):

After making a copy for your records, please return a signed copy of this form to the ADEC project manager at the address on this correspondence within 30 days of receipt of this letter.

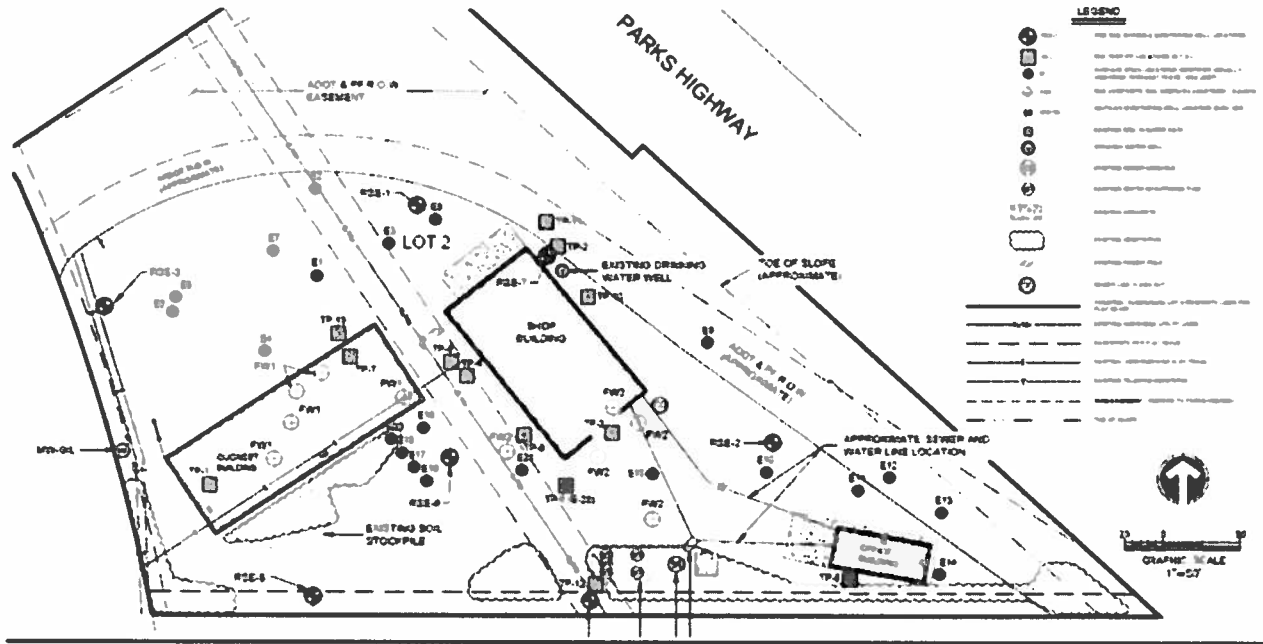
ADEC File No.	2265.38.015
Hazard ID:	2046
ADEC Project Manager:	Meghan Dooley

For Internal Use Only

***Attention ADEC Administration Staff:** Please follow the procedure below after Attachment A is signed/returned to ADEC.

1. Log-in and Date Stamp *Attachment A*
2. Scan and Save to the appropriate electronic folder on the network Drive
3. File the hard copy in the appropriate project/site file Correspondence folder (blue in Anchorage)
4. Provide the Correspondence folder (with the filed *Attachment A* hard copy) to the ADEC Project Manager so that the PM can update the CS database

Attachment B: Site Figures



Attachment B: Site Figures

