Department of Environmental Conservation





DIVISION OF SPILL PREVENTION AND RESPONSE Contaminated Sites Program

> 410 Willoughby Avenue, Suite 303 P.O. Box 111800 Juneau, AK 99811-1800 Phone: 907-465-5390 Fax: 907-465-5218 www.dec.alaska.gov

File: 100.26.046

January 12, 2022

Jeff Brooks Goldstream General Store 2591 Goldstream Road Fairbanks, AK 99709

Re: Institutional Controls verification for Goldstream General Store

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 Goldstream General Store 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 <u>reminder</u>** of the conditions placed on the property as part of the 2004 No Further Remedial Action letter granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination was documented as remaining on the property.

The 2004 determination is subject to the following site-specific conditions and/or controls:

- 1. A deed notice has been filed at the Fairbanks Recording District regarding contaminant concentrations at the site for soil contamination that exceeds ADEC cleanup levels.
- 2. In accordance with 18 AAC 75.325(i), ADEC approval will be obtained prior to removal and/or disposal of soil or groundwater from this site to an off-site location.
- 3. In accordance with 18 AAC 75.380(d)(1), additional investigation and cleanup may be required if new information is discovered which leads the ADEC to make a determination that the cleanup described in the No Further Remedial Action letter is not protective of human health, safety, and welfare or the environment.

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: <u>http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/24304</u>

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

Sincerely,

Elme Reese

Evonne Reese Environmental Program Specialist Institutional Control Unit

Encl: 2004 No Further Remedial Action letter 2004 Deed Notice

FRANK MURKOWSKI, GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION DIVISION OF SPILL PREVENTION AND RESPONSE CONTAMINATED SITES PROGRAM

610 University Avenue Fairbanks, AK 99709-3643 PHONE: (907) 451-5174 FAX: (907) 451-5105 http://www.state.ak.us/dec/

File: 100.26.046

December 21, 2004

Vicki Nickerson Goldstream General Store 2591 Goldstream Road Fairbanks, AK 99709

Re: Goldstream General Store Event ID 1018

Dear Ms. Nickerson:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC or Department), reviewed the AMEC Earth & Environmental, Inc. (AMEC) site closure report for the leaking underground storage tank (LUST) site located at Goldstream General Store. Based on the AMEC report and information presented below, the Department has determined that soil contamination remains at the site above the most stringent 18 AAC 75.341 (migration to groundwater) cleanup levels. However, the nature and extent of the contamination does not pose a risk to human health, safety, welfare or the environment and, as a result, no further cleanup action will be required at this time.

The following information was considered in making the determination regarding the environmental status of this site.

Site Background

In 1993, two underground storage tanks (USTs) – a 6,000-gallon diesel tank and a 6,000-gallon unleaded gasoline tank - and associated dispensers were removed from the area west of the general store. An upgraded system of tanks and dispensers was installed on the north side of the store. During the UST removal and site assessment, the subsurface soil around the tank system and pump island was found to be impacted by petroleum hydrocarbons. A permafrost layer was encountered at 7.5 feet below ground surface (bgs) and approximately 500 cubic yards of contaminated soil were excavated from beneath the dispensing island and the UST excavation and stockpiled on-site. This soil was treated (in 1997) by thermal remediation at Organic Incineration Technologies, Inc. (OIT).

AGRA Earth & Environmental (AGRA) completed a release investigation in 1997 to delineate the extent of the impacted soil and recommended excavating an additional 1,000 cubic yards of contaminated soil.

In August 1998, AGRA excavated and stockpiled approximately 1,000 cubic yards of contaminated soil in a long-term holding cell. There were 3 areas of excavation described as:

- Area 1 was approximately 100 square feet at ground surface to a depth of 3 feet;
- Area 2 was approximately 2,600 square feet at ground surface to a depth of 10 feet; and
- Area 3 was approximately 400 square feet at ground surface to a depth of 14 feet.

Permafrost was generally encountered 8 feet bgs throughout the excavation area.

Chemicals of Concern

Potential contaminants of concern at the site include the petroleum indicator compounds: volatile organic compounds (VOCs) that include benzene, toluene, ethylbenzene, and xlyenes (BTEX), polynuclear aromatic hydrocarbons (PAHs), gasoline range organics (GRO), diesel range organics (DRO), and total lead.

Soil:

The soil samples collected in the excavation following soil removal indicated that DRO, GRO, toluene, ethylbenzene, total xylenes, total lead, and PAHs were below the 18 AAC 75.341 Tables B1 and B2(migration to groundwater) Soil Cleanup Levels. However, benzene exceeded the ADEC cleanup levels in several samples. Table 1 shows the final confirmation soil sample results from the excavation.

Sample ID	Sample Date	Sample Location	Sample Depth (feet)	Benzene (mg/kg)	GRO (mg/kg)
⊨ S-5	8/14/98	Area 1	3	0.22	5.4
S-6	8/14/98	Area 2	10	0.36	ND (5)
S-7	8/15/98	Area 2	10	ND (0.05)	ND (5)
S-8	8/15/98	Area 2	10	0.92	13
S-9	8/15/98	Area 3	14	ND (0.05)	ND (5)
S-10	8/15/98	Area 2	6 (sidewall)	4.1	64
S-11	8/15/98	Area 2	5 (sidewall)	1.6	8.8
Dup-1 (S-11)	8/15/98	Area 2	5	2.2	10

Table 1: Final confirmation soil sample results from the excavation

mg/kg: milligrams per kilogram

Groundwater:

A groundwater well, located north of the laundromat, provides water to the store and the laundromat. The groundwater in the area is estimated to be more than 100 feet bgs. In February 1997, prior to excavation activities, a tap water sample was collected and analyzed for DRO, GRO, and BTEX. The results did not detect any contaminants above the drinking water standards at the time. In July 2000, another water sample from the laundromat was collected and analyzed for methyl tert-butyl ether (MTBE). This sample was non-detect for that contaminant.

In May 2004, the water well was sampled again for GRO, DRO, VOCs using Environmental Protection Agency (EPA) Method 524.2 and total lead. There were no contaminants of concern detected.

Stockpile:

In July 2002, the 1000 cubic yard soil stockpile was sampled at 3, 6, and 9 foot depths below the surface. The plan was to remove the top 3 feet of soil from the stockpile and spread it west of the pile within the designated wetland under a permit from the United States Army Corp of Engineers. The sample results indicated the upper 3 feet of soil met established cleanup levels and approximately 400 cubic yards was used as fill material.

In June 2003, the remaining 600 cubic yards of the contaminated soil stockpile were moved to an area south of the store and mixed with sand and/or topsoil to enhance degradation. The soils were spread on site and hydro-seeded. In May 2004, ten soil samples were collected approximately 8 to 16 inches below the surface and analyzed for GRO, DRO, and BTEX. Five of those samples were also analyzed for total lead and one sample was analyzed for PAHs. The sample results indicated DRO, GRO, toluene, ethylbenzene, total xylenes, total lead, and PAHs were not detected at concentrations exceeding the 18 AAC 75.341 Tables B1 and B2 (migration to groundwater) Cleanup Levels.

Benzene concentrations exceeded the 18 AAC 75.341 Table B1 Cleanup Level (0.002 mg/kg) in 3 of the 10 samples. Benzene concentrations in these samples ranged from 0.0361 mg/kg to 0.0722 mg/kg.

Cleanup Levels

The various exposure pathways evaluated at this site were ingestion; inhalation and migration to groundwater. Since all the pathways are potentially complete at the site, the most stringent cleanup levels of the various pathways (i.e. migration to groundwater) is considered applicable.

Table 2 presents the 18 AAC 75.341 Tables B1 and B2 cleanup levels for soil in the under 40-inch precipitation zone for the various pathways of exposure.

Contaminant	Ingestion	Inhalation	Migration to Groundwater	
DRO	10,250	12,500	250	
GRO	1400	1400	300	
Benzene	150	9	0.02	
Toluene	20,300	180	5.4	
Ethylbenzene	10,000	89	5.5	
Total Xylenes	203,000	81	78	

Table 2: 18 AAC 75.341 Tables B1 and B2 Soil Cleanup Levels, Under 40-inch Zone

All levels are in mg/kg.

The groundwater cleanup levels applicable at this site are the 18 AAC 75.345 Table C levels.

ADEC Decision

The cleanup actions to date at this site have resulted in the removal of the older UST system and 1500 cubic yards of impacted soil. The soil confirmation samples collected from the excavation identified benzene as the only contaminant of concern above the 18 AAC 75.341 Table B1 migration to groundwater cleanup level.





In order to evaluate the risk posed by the contamination remaining above the established cleanup levels, the migration to groundwater pathway was assessed. The groundwater in this area is 100 feet bgs and was sampled from the groundwater well on site. There has been no contamination detected in those samples.

The site assessment reports identified a permafrost layer approximately 8 feet below ground surface (bgs). It is assumed that this serves as a barrier to any vertical migration to the groundwater and the low levels of benzene remaining on site does not pose a risk to the drinking water.

ADEC has determined that the cleanup actions employed at Goldstream General Store were effective in excavating and removing the majority of impacted soil. There is minor soil contamination remaining at the site (above the established cleanup levels) but it does not pose a risk to human health or the environment provided site specific conditions and/or controls are attached to the property.

Based on the information provided to date, ADEC will require no further remedial action subject to the following conditions:

- 1. A deed notice is filed at the Fairbanks Recording District regarding the contaminant concentrations at the site for soil contamination that exceeds ADEC cleanup levels. A notice will also be entered into the ADEC's Contaminated Sites Database.
- 2. In accordance with 18 AAC 75.325(i), ADEC approval will be obtained prior to removal and/or disposal of soil or groundwater from this site to an off-site location.
- 3. In accordance with 18 AAC 75.380(d)(1), additional investigation and cleanup may be required if new information is discovered which leads the ADEC to make a determination that the cleanup described in this decision is not protective of human health, safety, and welfare or the environment.

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 of the decision. 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 of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

If you have any questions, please contact Deborah Williams at (907) 451-5174 or via e-mail at Deborah_Williams@dec.state.ak.us.

Sincerely, rah Williams

Deborah Williams Environmental Specialist

Sincerely,

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Jim Frechione Environmental Conservation Manager



100.26.046 MSR

DECENVED

OCT 2 9 2004

CONTAMINATED SITES FAIRBANKS

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA AND TO COMPLY WITH MARGIN REQUIREMENTS SET FORTH IN 11 AAC 06.040 OF TITLE 11 OF THE ALASKA ADMINISTRATIVE CODE.

THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL RECORD.

DO NOT DETACH

NOTICE OF ENVIRONMENTAL CLEANUP AND RESIDUAL SOIL CONTAMINATION

Pursuant to 18 AAC 75.375, Vicki Nickerson, as the owner and operator of the subject property, hereby provides public notice that the property located at 2591 Goldstream Road, Fairbanks, Alaska, 99709 and more specifically described as follows:

NW1/4, SW1/4, SEC 25, T1S, R2W, FM, Fairbanks (D-2) Quadrangle

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3, as amended January 22, 1999. The release of fuel and the site cleanup are documented in the Alaska Department of Environmental Conservation (ADEC or Department) leaking underground storage tanks database under site Record Key number 1992310003003, Event ID 1018, 100.26.046.

The ADEC reviewed and approved, subject to this and other institutional controls, the cleanup as being protective of human health, safety, welfare and the environment. No further cleanup is necessary at this site unless new information becomes available that indicates to ADEC that the site may pose an unacceptable risk to human health, safety, welfare or the environment. ADEC determined, in accordance with 18 AAC 75.325(f)(1), that site cleanup has been performed to the maximum extent practicable even though residual fuel-contaminated soil remains on-site. Further cleanup was determined to be impractical because the remaining contamination is located under the Laundromat foundation and in limited areas of the sidewalls of the excavation. Residual benzene levels still remain in the landspread area behind the store. These levels just slightly exceed ADEC Method 2, under 40 inch zone, migration to groundwater levels. The off-site transport of these soils requires ADEC approval and should only be disposed of in non-

Attached is a site map drawn to scale that shows the property boundaries, locations of existing structures, the location and extent of remaining soil contamination, the locations where confirmation soil samples were collected and most recent contaminant concentrations for soil.

In the event that the remaining contaminated soil becomes accessible by demolition or removal of the Laundromat or other information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, the land owner and/or operator are required under 18 AAC 75.300 to notify ADEC and evaluate the environmental status of the contamination in accordance with applicable laws and regulations. Further site characterization and cleanup may be necessary under 18 AAC 75.325. - 390. Also, any transport or disposal of contaminated soil at or from the site requires approval from the Department in accordance with 18 AAC 75.325(i).

This notice remains in effect until a written determination from ADEC is recorded that states that soil at the site has been shown to meet the most stringent soil cleanup levels in method two of 18 AAC 75.340 and that off-site transportation of soil is not a concern.



GASPARACSACSITESUD Williams/Goldstream store deed notice.doc 8/27/2004 Page 1 of 2

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After filing this document with the Alaska State Recorder's Office, please return a copy of this notice and verification of filing to the address below:

Alaska Department of Environmental Conservation Contaminated Sites Remediation Program 610 University Avenue Fairbanks, AK 99709

Signature: Printed Name: Mailing Address:

(landowner) Vicki Nickerson

2591 Goldstream Road Fairbanks, AK 99709

Fairbanks Recording District.

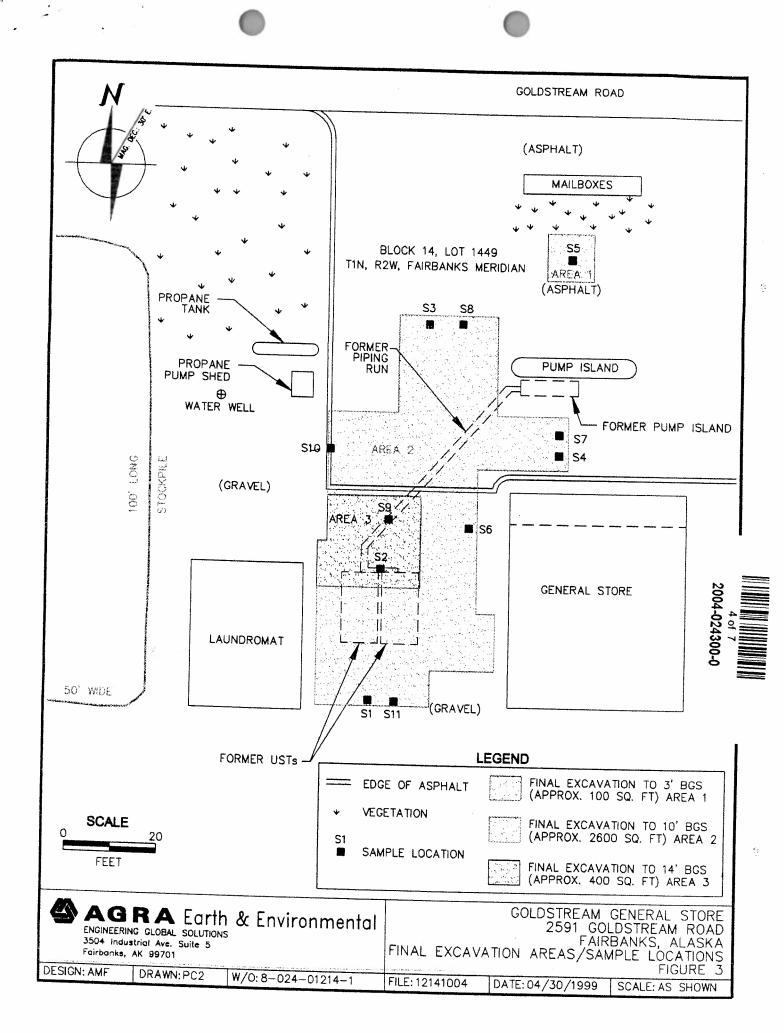
Roturn to Vicki Nickerson 2591 Goldstream Fd. Fairbernts Alaska 99709



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Sample ID	Sample Date	Sample Location	Sample Depth (ft)	Benzene (mg/kg)	GRO (mg/hg)	
<u>S-6</u>	8/14/98	Area 2	10	0.36	(mg/kg)	
S-7	8/15/98	Area 2	10	ND(0.05)	ND(5)	
S-8	8/15/98	Area 2	10	0.92	ND(5)	
S-9	8/15/98	Area 3	14	ND(0.05)	<u>13</u>	
S-10	8/15/98	Area 2	6 (sidewall)	4.1	ND(5)	
S-11	8/15/98	Area 2	5 (sidewall)		64	
S-11 (Dup)	8/15/98	Area 2	5 (sidewall)	1.6	8.8	
Notes:				2.2	10	

Confirmation Sample Results Goldstream General Store Excavation

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S-1 through S-5 were preliminary samples. Additional excavation was conducted to reach cleanup levels. S-6 through S-11 were the final excavation confirmation sample results.

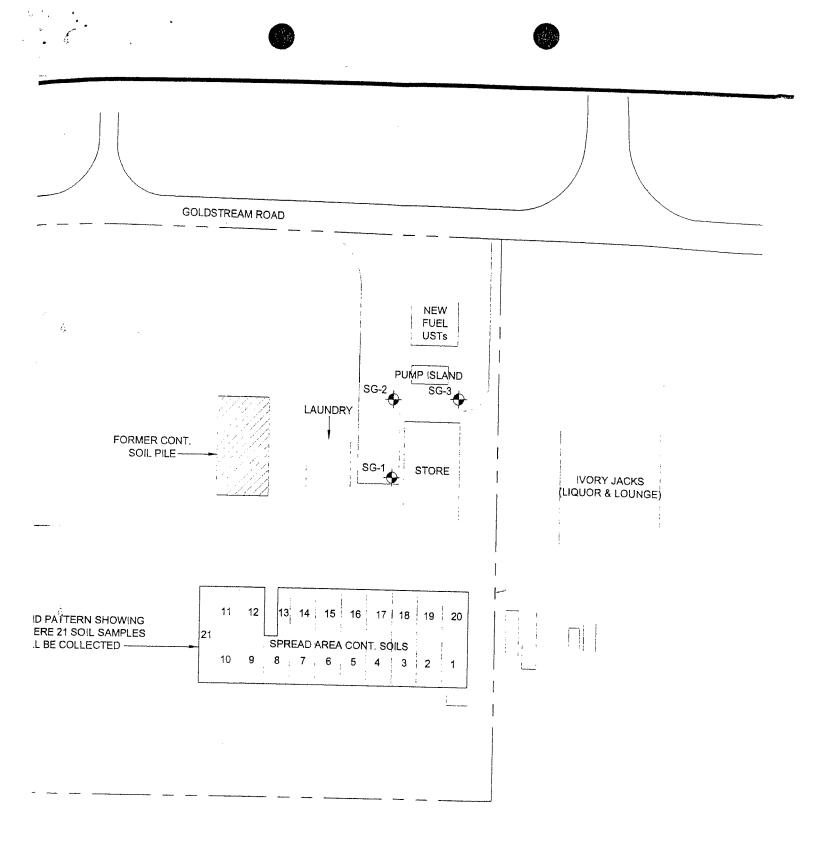
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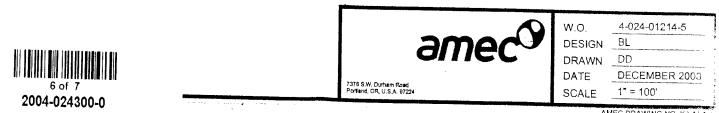
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AMEC DRAWING NO. KILALA.

Table 1 Historic and Current Soil Stockpile Analytical Results

All results reported in milligrams per kilogram (mg/kg)

	PID Readings	DRO	GRO	Benzene	Toluene	benzene	Xylenės	Lead	PAHs ^B
ID	(ppm)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
DEC Method 2 - Migratio		250	300	0.02	5.4	5.5	78	n/a	21
DEC Method 2 - Inhalatic		12,500	1,400	9	180	89	81	400	120
ADEC Method 2 - Ingestion A		10,250	1,400	150	20,300	10,000	203,000	400	2,000
August 17, 1998 Soil	Sampling Event		alter & Same	No. Part Children	AND THE MARKEN	State Although			
SS-1	NM	120	1,100	13	53	15		NT	NT
SS-2	NM	48	. 890	11	46	* 14 - 13	77	NT	NT
SS-4	NM	220	1,600	N	7.7	23	120	NT	NT
SS-5	NM	160	900	12	45	12	65	NT	NT
September 27, 1999 S	oil Sampling Ever	11 × 22			Contraction of the second	Prostant in the same star	De series		
SS-1	NM	130	110	0.12 +	0.29	0.24	1.2	NT	NT
SS-2	NM	190	230	0.06	0.20	0.34	1.5	NT	NT
SS-3	· NM	150	230	0.11	0.12	0.28	1.3	NT	NT
SS-4	NM	150	84	0.05	0.10	0.16	0.59	NT	NT
SS-5	NM	160	80	ND (0.05)	0.10	0.16	0.55	NT	NT
SS-6	NM -	150	66	ND (0.05)	0.10	0.09	0.43	NT	NT
SS-7	NM	96	26	0.05	0.07	ND(0.05)	0.20	NT	NT
October 9, 2002 Soll S					CALLAR FLORE HAV	Cart Los Par Harrow	。"无意感不可	L	a second a fille of the
TP01-03	0.3	ND (25.5)	ND (3.71)	ND (0.0186)	ND (0.742)	ND (0.0742)	0.0795	NT	NT
TP01-06	637	600	219	1.48	1.33	4.72	7.49	NT	NT
TP01-09	855	278	352	.3.27	1.6	14:20-51	40.97	NT	NT
TP02-03	3.5	32.6	ND (3.94)	ND (0.197)	ND (0.0788)	ND (0.0788)	ND (0.1576)	NT	NT
TP02-06	0.2	27.6	ND_(3.42)	ND (0.0171)	ND (0.0684)	ND (0.0684)	ND (0.1368)	NT	NT
TP02-09	977	201	419	4.06	5.96	12.2	44.94	NT	NT
TP03-03	0.5	29.2	ND (4.46)	ND (0.0223)	ND (0.0892)	ND (0.0892)	ND (0.1784)	NT	NT
TP03-06	524	333	108	1.28	0.637	2.96	6.675	NT	NT
TP03-09	569	252	152	2:06	0.85	5.21	15.22	NT	NT
TP04-03	0.3	27.5	ND (3.41)	ND (0.0171)	ND (0.0682)	ND(0.0682)	ND (0.1364)	NT	NT
TP04-06	0.4	118	ND (4.21)	ND (0.0211)	ND (0.0842)	ND(0.0842)	ND (0.1684)	NT	NT
TP04-09	1683	490	483	4.7	2.11	19.2	80.5	NT	NT
TP05-03	0,6	ND (22.4)	ND (3.20)	ND (0.0169)	ND (0.0639)	ND (0.0639)	0.874	NT	NT
TP05-06	0.2	ND (24.9)	ND (3.00)	ND (0.0150)	ND (0.0599)	ND (0.0599)	ND (0.1198)	NT	NT
TP05-09	312	94	280	1.68	1.52	5,66	28.8	NT	NT
TP06-03	0.0	ND (24.8)	ND (3.51)	ND (0.0175)	ND (0.0702)	ND (0.0702)	ND (0.1404)	NT	NT
TP06-06	20	179	10.7	0.315	0.0975	ND(0.0586)	0.4	NT	NT
TP06-09	466	152	290	10.6	5.49	4. 10.7	47.6	NT	NT
May 26, 2004 Soil San	npling Event		17月29年1月月月	Con - Horistian - Don	NORT OF MILES	And the second of the second second	a second		in Man at m
SS-2	0.2	23.5	ND (2.74)	0.0146	ND (0.0549)	ND (0.0549)	0.104	NT	NT
SS-4	3.5	61.9	7.96	0.0361	0.153	0.315	2.174	8.95	NT
SS-6	0.2	31.0	ND (3.39)		ND (0.0678)		0.102	NT	NT
SS-9	9			indiana ite.					Naphthalene
SS-9 DUP	9	80.6	5.76	0.0722	ND (0.0483)	0.161	0.130	10.2	0.0813 mg/kg
SS-11		45.9	6.91	0.0632	ND (0.707)	0.213	0.181	NT	NT
	5.1	85.3	7.51	0.0471	0.0941	0.236	0.135	10.4	NT
And the second	0.1	32.6	ND (2.02)	0.0117	ND (0.0403)	ND (0.0403)	0.0524	NT	NT
SS-15 SS-17	3.5	31	ND (2.15)	ND (0.0107)	ND (0.0430)	ND (0.0430)	ND (0.0430)	10.1	NT
And a second	5.8	56.7	4.7	0.018	ND (0.0526)	0.14	0.108	10.7	NT
SS-19 SS-21	0 2.5	ND (23.3) 78.1	ND (1.70) ND (1.91)	ND (0.0085) 0.0116	ND (0.0340) ND (0.0381)	ND (0.0340) ND (0.0381)	ND (0.0340) 0.0567	NT NT	NT NT

NOTES:

^A 18 AAC 75.341, ADEC Method 2 Soil Cleanup Levels for the "Under 40-inch Zone (Tables B1 and B2)

^B Only those PAHs detected are listed

Bold values represent detections of that constituent.

Shaded values represent concentrations that exceed one or more of the ADEC Method 2 Soil Cleanup Levels.

ND (0.05) = Analyte was not detected above the method detection limit shown in parentheses.

Goldstream General Store (ADEC Facility 1068), Fairbanks, Alaska Site Closure Report V1 11214 05\Report\2004 Sample Results Summary - Soil Results

