

# STATE OF ALASKA

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

**SEAN PARNELL, GOVERNOR**

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File: 2257.26.001  
Certified Return Receipt

Article No: 7007 3020 0000 1948 3174

November 6, 2009

Karolyn Wolfrom  
Chickaloon Trading Post Inc  
PO Box 2984  
Palmer, AK 99645

Re: Record of Decision- Chickaloon General Store  
Corrective Action Complete- Institutional Controls

Dear Ms. Wolfrom:

The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program, has completed a review of the environmental records associated with the Chickaloon General Store. Based on the information provided to date, the ADEC has 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 Chickaloon General Store, 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 Corrective Action Complete with Institutional Controls Determination.

## **Introduction**

### Site Name and Location:

Chickaloon General Store  
Mile 76.3 North Glenn Highway  
Chickaloon, Alaska 99674

### Name and Mailing Address of Contact Party:

Karolyn Wolfrom  
Chickaloon Trading Post Inc  
PO Box 2984  
Palmer, AK 99645

ADEC Site Identifiers:

ADEC Reckey: 1990220026401

File: # 2257.26.001

Hazard ID: 23458

Regulatory authority under which the site is being cleaned up:

18 AAC 75 and 18 AAC 78

**Background**

This facility has been operating as a fueling station since 1965. In 1990, petroleum impacted soil was encountered during the removal of two 2,000-gallon gasoline regulated underground storage tanks (USTs), two 2,000-gallon diesel USTs, and associated fuel lines. However, the fuel lines underneath the Chickaloon General Store leading to the gas pumps on the north side of the store were disconnected and left in place, due to the building footprint, and proximity of the underground lines to the structure.

**Contaminants of Concern**

During the investigations at this site, soil and water samples were analyzed for diesel range organics (DRO), gasoline range organics (GRO), volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes (BTEX). Based on these analyses and knowledge of the source area, the following Contaminant of Concern was identified:

- Benzene

**Cleanup Levels**

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Tables B1 and B2, *Under 40 Inch Zone*.

| <u>Contaminant</u> | <u>Site Cleanup Level (mg/kg)</u> |
|--------------------|-----------------------------------|
| Benzene            | 0.025                             |

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> |
|--------------------|----------------------------------|
| Benzene            | 0.005                            |

**Site Characterization and Cleanup Actions**

After removal of the USTs in 1990, four test pits were excavated to evaluate the extent of potential contamination. Soil samples collected from the test pits at 7 feet below ground surface (bgs), contained diesel range organics which were reported as extractable petroleum hydrocarbons up to 236 mg/kg. No soil samples were collected from beneath the former USTs, which were located at 8 feet bgs. A groundwater sample collected from the store's drinking water well did not contain detectable levels of contaminants.

Soil at the site was excavated again in 2001 to evaluate the soil beneath the former USTs and associated piping. Four soil samples collected from the sidewalls and bottom of the excavation, to

a total depth of 10 feet bgs, contained benzene up to 0.159 mg/kg. A soil sample collected 3 feet bgs underneath a piping run, contained benzene up to 0.303 mg/kg. Another groundwater sample was collected from the store's drinking water well, and did not contain detectable levels of contaminants.

Removal of contaminated soil from the area of the former USTs was performed in 2004. Approximately 500 cubic yards of soil were excavated to a depth of 15 feet bgs. Confirmation samples from the base of the excavation contained benzene up to 0.139 mg/kg. A third sample was collected from the store's drinking water well, and again did not contain detectable levels of contaminants. Soil samples collected from the stockpile, 1.5 feet into the pile, contained benzene up to 0.240 mg/kg. After sampling, the stockpile was placed on a liner 400 feet to the east of the store (see Attachment B). A passive remediation system was installed and the stockpile was covered with a liner.

In 2009, the soil stockpile was land spread on site to a depth of 1 to 1.5 feet. Two soil screening samples were collected from 6 inches below ground surface within the land spread area. The results from these samples did not indicate any detection of contamination.

### **Pathway Evaluation**

The exposure pathways for human health that were evaluated include the following: ingestion of soil and groundwater; indoor and outdoor inhalation of vapors; and direct contact with soil. The inhalation, ingestion, and direct contact pathways may be complete, but the remaining contaminant concentrations do not exceed inhalation, ingestion, or direct contact risk-based cleanup levels.

The groundwater pathway is not considered to be complete as groundwater samples did not contain any detection of contaminants. Additionally, the store's former 40 foot deep drinking water well was disconnected in 2006 at the request of the ADEC Drinking Water Program. The store is currently obtaining their drinking water from a new 100 foot deep drinking water well located more than 200 feet behind the store.

The exposure pathway analysis above was supported by the most recent ADEC Exposure Tracking Model (ETM) ranking. The ETM results showed all pathways to be one of the following: De Minimis Exposure, Exposure Controlled, or Pathway Incomplete.

### **ADEC Decision**

There is contamination remaining above established cleanup levels at the Chickaloon General Store, but ADEC has determined there is no unacceptable risk to human health or the environment, and this site will be granted a Corrective Action Complete- Institutional Controls 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 institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, the Chickaloon General Store will report to ADEC every five years to document land use, or as soon as the Chickaloon General Store becomes aware of any change in land ownership and/or use. **The report can be sent to the local ADEC office or electronically to [DEC.ICUnit@alaska.gov](mailto:DEC.ICUnit@alaska.gov)**

2. A Notice of Residual Contamination will be recorded on the ADEC database to document that there is contamination remaining on site above the most stringent ADEC cleanup levels.
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. (see Attachment B).
4. Movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is unlawful.
5. ADEC recommends the former (disconnected) well inside the General Store be completely decommissioned and abandoned.
6. Groundwater wells may not be installed on site without ADEC approval.

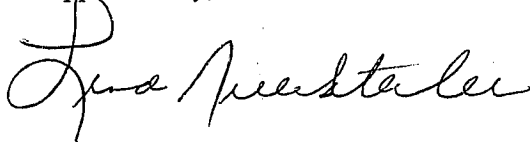
This determination is in accordance with 18 AAC 78.276(f) and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

### 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.

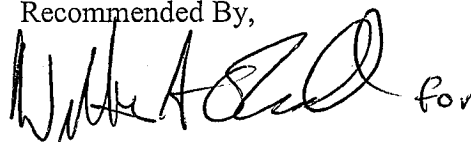
If you have questions about this closure decision, please contact Grant Lidren at (907) 269-8685.

Approved By,



Linda Nuechterlein  
Environmental Manager

Recommended By,

 for

Grant Lidren  
Environmental Specialist

Attachment A: Cleanup Complete-ICs Agreement Signature Page  
Attachment B: Site Figure

ADEC File No.: 2257.26.001  
Hazard ID: 23458  
ADEC Project Manager: Grant Lidren

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

The Karolyn Wolfrom agrees to the terms of this Corrective Action Complete with Institutional Controls determination as stated in this Record of Decision (ROD) document dated **November 6, 2009** for the Chickaloon General Store. 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 78.276(f).

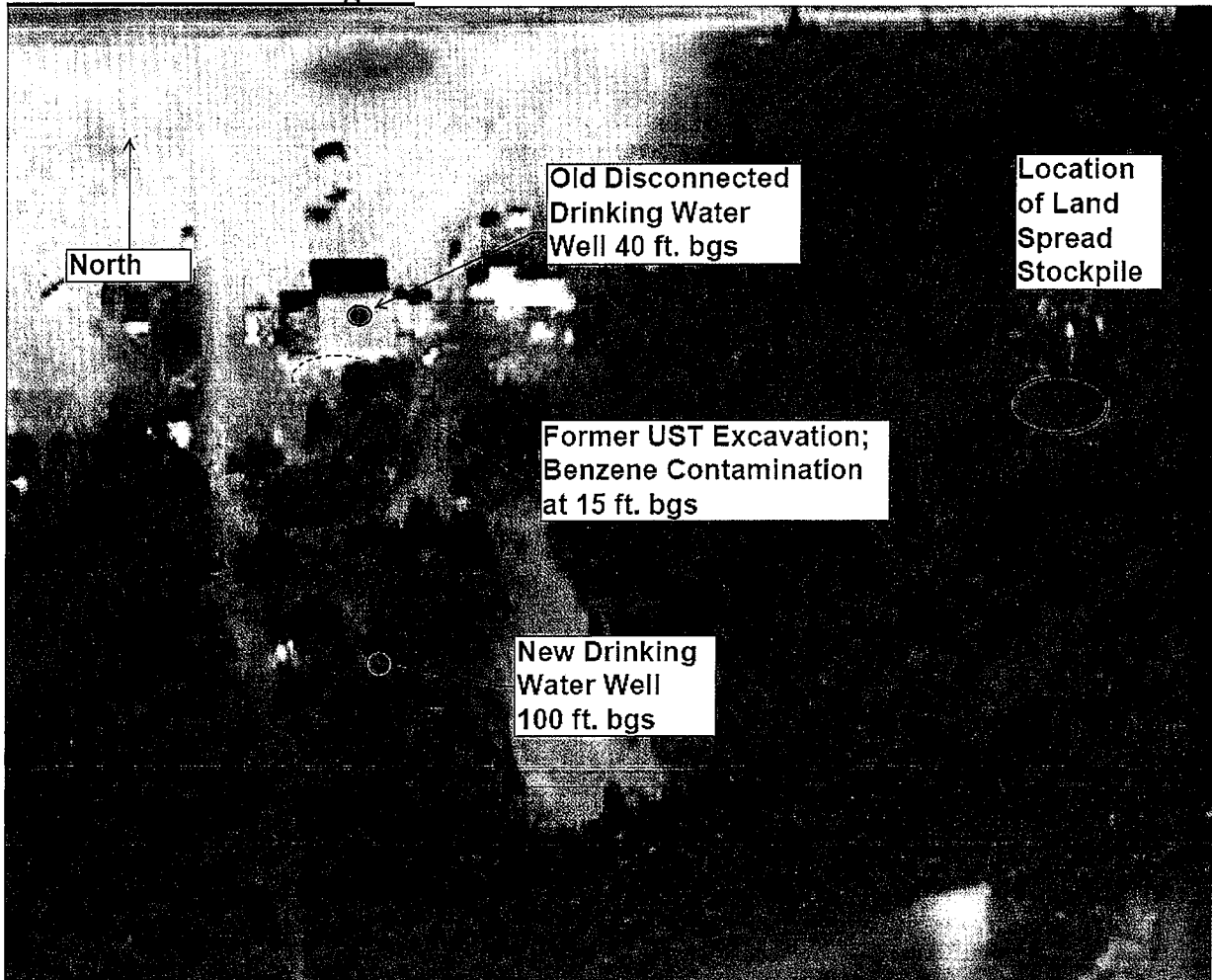
\_\_\_\_\_  
Signature of Karolyn Wolfrom or Authorized Representative, Title  
The Chickaloon General Store

\_\_\_\_\_  
Printed Name of Karolyn Wolfrom or Authorized Representative, Title  
The Chickaloon General Store

**\*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 Figure***



Google Earth Pro Image 2009