

STATE OF ALASKA

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

File: 2100.26.167

December 9, 2010

Attention: Jerry Conway
Conway Living Trust
P.O. Box 760
Alpine, California 91903-0260

Re: Decision Document; Glacier Excavating; Corrective Action Complete
without Institutional Controls Determination

Dear Mr. Conway:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with Glacier Excavating located at 439 Idaho Street, Anchorage. 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 this site will be closed.

This decision is based on the administrative record for Glacier Excavating, 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 Determination.

Introduction

Site Name and Location:

Glacier Excavating
439 Idaho Street
Anchorage, Alaska 99504

Name and Mailing Address of Contact Party:

Attention: Jerry Conway
Conway Living Trust
PO Box 760
Alpine CA 91903-0260



Database Record Key and File Number:

ADEC Reckey: 1995210028501
File: 2100.26.167
Hazard ID: 23358

Regulatory authority under which the site is being cleaned up:
18 AAC 75 and 18 AAC 78

Background

The property is located within a residential area of Anchorage. Mr. and Mrs. Jerry Conway owned the property and operated it as Glacier Excavating from about 1971 to 1978. The business was shut down and there was no use of the lot between 1978 and 1981. In 1981 the Conways sold the property to Jim Dompier who operated a roofing business on the property named Dompier and Sons, Inc. During the ownerships by Messrs. Conway and Dompier, the property included a small office building with a single vehicle garage (768 square feet total) constructed on it, and the property usage included heavy equipment and vehicle storage and a fueling station for them. The property was reconveyed from Mr. Dompier to the Conways in 1991 in lieu of foreclosure. Mr. Conway contracted to have the underground storage tanks (UST) excavated and removed in 1995 in preparation to sell the property. The property has not been sold yet and remains vacant and unused since 1991. The office and concrete and asphalt pads remain on the lot. The property is connected to the City of Anchorage's public sewer and water systems.

Petroleum impacted soil was encountered during the 1995 removal of two regulated 1,000-gallon diesel USTs and pump. Groundwater was observed at 15 feet below the ground surface (bgs) during the initial excavation and removal activities in 1995 but no groundwater samples were taken. During re-excavation of the former USTs' locations to 17.5 feet bgs in 2010, no saturated zone was observed nor groundwater encountered.

Cleanup Activities

During removal of the USTs in 1995, approximately 196 cubic yards of soil were excavated and stockpiled on concrete and asphalt pads at the site. Four soil samples were collected from undocumented locations within the excavation and submitted for laboratory analysis for gasoline range organics (GRO); diesel range organics (DRO); total petroleum hydrocarbons (TPH); and benzene, toluene, ethylbenzene, and xylenes (BTEX). Laboratory results for analysis of confirmation soil samples were either non-detectable (ND) or below the current ADEC 18 AAC 75.341 Method Two Migration to Groundwater (MTG) cleanup levels. GRO and benzene were the only contaminants not detected in these analyses. The report written to document this episode of remedial site activity was determined to be inadequate and not accepted by the ADEC.

Remedial activities recommenced in 2009 with characterization of the on-site stockpile. Six samples from the contaminated soil stockpile, including one duplicate, were laboratory analyzed for GRO, DRO, BTEX, and polycyclic aromatic hydrocarbons (PAHs). DRO was detected in all sample results but was below its respective 18 AAC 75.341 MTG cleanup level. The results of the other analytes were all ND. On July 1, 2010, the contaminated soil stockpile was scraped off the pads and 328.48 tons of contaminated soil trucked off to the Anchorage Regional Landfill for approved disposal. The pads were observed to be intact with no cracking, breaks, erosion, or significant disintegration to allow infiltration of contaminants from the old stockpile.

Because there was limited space on the property, the 2010 cleanup activities occurred in two phases. First, on July 1, 2010, the 1995 stockpile was removed followed the next day by excavation of the area where the former USTs were located. Approximately 140 cubic yards of soil were excavated from the former USTs' locations. Excavation for characterization of the former USTs' locations was chosen because it was less expensive than other options as you supplied and operated the heavy equipment. The excavation reached 17.5 feet bgs and there was no evidence of soil water saturation or ground water observed. The newly excavated soils were stockpiled on the area where the 1995 stockpiled soil had been located. Four analytical samples were collected from the newly developed stockpile and submitted for laboratory analysis for GRO, DRO, and BTEX. Toluene was the only analyte detected in any of these analytical results and that value was considerably below its 18 AAC 75.341 MTG cleanup level. The excavation was backfilled with the temporary stockpile.

The surficial soil in the area three feet beyond the edge of the asphalt and concrete pads was then screened for any potential contaminated soil at a depth of 12 to 18 inches bgs. Four samples and one duplicate were submitted for laboratory analysis for GRO, DRO, BTEX, and PAHs. The laboratory analyses detected DRO, toluene, and total xylenes but below their respective 18 AAC 75.341 MTG cleanup levels.

The highest results for all samples collected and analyzed from the site in 1995 were 170 milligrams-per-kilogram (mg/kg) DRO, 270 mg/kg TPH, 0.062 mg/kg toluene, 0.019 mg/kg ethylbenzene, and 0.11 mg/kg total xylenes. The highest collected in 2010 were 214 mg/kg DRO, 0.0397 mg/kg toluene, 0.0116 mg/kg ethylbenzene, and 0.077 mg/kg total xylenes.

During the 2009 investigation, two black drums were discovered outdoors on the subject property. Examination of these two drums indicated they were empty, dry, clean inside, and disposed of at the landfill. There were no indications of soil staining beneath or adjacent to the drums and field screening of these soils with a photoionization detector (PID) resulted in zero readings. During a Contaminated Sites Program (CSP) site visit on July 2, 2010, a third drum was discovered in the garage of the on-site structure. An odor was observed emanating from the drum. The drum label indicated a Symons product, *Cure & Seal 1315 UV*, which is a concrete sealer. In follow-up

to the inspection, the property owner alleged that the material was the aforementioned product and poured the entire contents of the drum, an amount he allegedly estimated at three gallons, onto the concrete pad at the site between July 2 and 4, 2010.

On April 19, 2007, a UST Post-Closure Notice was provided to the CSP. In addition, a *2010 Site Assessment/Release Investigation Report* dated August 30, 2010 was submitted to the CSP by your consultant on August 31, 2010. Submittal and review of these documents by the ADEC fulfilled the UST Program closure requirements.

Contaminants of Concern

During the investigations at this site, soil samples were analyzed for GRO, DRO, TPH, BTEX, and PAHs. Based on these analyses and knowledge of the source area, no laboratory analytical result was above any of their 18 AAC 75.341 MTG cleanup levels.

Cleanup Levels

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Tables B1 and B2, MTG. Below is a list of the cleanup levels for contaminants detected at the site which were all below the MTG cleanup levels.

<u>Contaminant</u>	<u>Site Cleanup Level (mg/kg)</u>
DRO	250
Benzene	0.025
Toluene	6.5
Ethylbenzene	6.9
Total Xylenes	63

The default groundwater cleanup levels for this site are established in 18 AAC 75.345 Table C Groundwater Cleanup Levels. Groundwater was encountered at the site in 1995 during removal activities but not in the 2010 excavation activities to 17.5 feet bgs. It is highly unlikely that groundwater has been impacted above the cleanup levels based on laboratory analytical results for excavation soil samples which showed no detections above the most stringent 18 AAC 75.341 cleanup levels for petroleum analytes.

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 1.

Table 1 - Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	De Minimis Exposure	The contaminated soil remaining in surface soil is below the 18 AAC 75.341 MTG cleanup levels.
Sub-Surface Soil Contact	De Minimis Exposure	The contaminated soil remaining in sub-surface soil is below the 18 AAC 75.341 MTG cleanup levels.
Inhalation - Outdoor Air	De Minimis Exposure	The contaminated soil remaining is below the 18 AAC 75.341 MTG cleanup levels.
Inhalation - Indoor Air (vapor intrusion)	De Minimis Exposure	The contaminated soil remaining is below the 18 AAC 75.341 MTG cleanup levels.
Groundwater Ingestion	Pathway Incomplete	Groundwater was encountered during the initial 1995 investigation but not during the 2010 investigation. Remaining soil contamination is below the 18 AAC 75.341 MTG cleanup levels and groundwater is unlikely to currently be impacted.
Surface Water Ingestion	Pathway Incomplete	There is no surface water located within ¼ mile of the site.
Wild Foods Ingestion	Pathway Incomplete	The contaminated soil remaining is below the 18 AAC 75.341 MTG cleanup levels and these contaminants are not bioaccumulative.
Exposure to Ecological Receptors	Pathway Incomplete	The contaminated soil remaining is below the 18 AAC 75.341 MTG cleanup levels.

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.

ADEC Decision

The cleanup actions to date have served to excavate and adequately remove contaminated soil from the site. Based on the information available, ADEC has determined no further assessment or cleanup action is required. There is no longer a risk to human health or the environment, and this site will be designated as closed on the Department's database.

Although a Corrective Action Complete determination has been granted, ADEC approval is required for off-site soil disposal in accordance with 18 AAC 78.600(h). However, since this site has met the most conservative soil cleanup levels, this letter will serve as your approval for future off-site movement and

disposal of soil associated with this release. It should be noted that movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is unlawful.

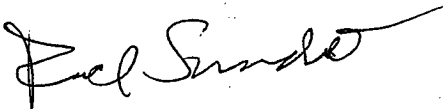
This determination is in accordance with 18 AAC 78.276(f) and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

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 the ADEC project manager, Bill Petrik at (907) 269-7546.

Approved By,



Rich Sundet
Environmental Program Manager

Recommended By,



Bill Petrik
Environmental Program Specialist

Cc: Bill Janes, CSP, Juneau
Veris Lunasin, SPAR, Juneau
Natalie Lawrence, Dept. of Law, Anchorage
Cheryl Paige, IPP, Anchorage
Greg Kisor, Design Build Consulting, Anchorage