



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION &
RESPONSE
Contaminated Sites Program

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File No: 2320.26.042

October 7, 2013

Roger Boyd
RPD, Inc.
37095 Kalifornsky Beach Road
Kenai, Alaska 99611

Re: Closure Decision Document: One Stop Grocery
Corrective Action Complete Determination

Dear Mr. Boyd:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the One Stop Grocery site, located at 5455 Kenai Spur Highway, Kenai, 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 at this time.

This decision is based on the administrative record for the One Stop Grocery site which is located in the offices of the ADEC in Soldotna, 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 this Corrective Action Complete Determination.

Site Name and Location:

One Stop Grocery
5455 Kenai Spur Highway
Kenai, Alaska 99611

Name and Mailing Address of Contact Party:

Roger Boyd
RPD, Inc.
37095 Kalifornsky Beach Road
Kenai, Alaska 99611

DEC Site Identifiers:

File No: 2320.26.042
Hazard ID: 25934

Regulatory Authority for Determination:

18 AAC 75 and 18 AAC 78

Property Legal Description:

Lot Six (6), Lot Seven (7), and Lot Eight (8), Block Three (3), according to the Plat of A Subdivision of Block Three, Thompson Park, filed under Plat No. K-1403, Kenai Recording District, Third Judicial District, State of Alaska.

Also Known As:

Lot Six-A (6-A), Lot Seven-A (7-A), and Lot Eight-A (8-A), Block Three (3), Thompson Park, One-Stop Replat, according to Plat No. 2000-19, filed in the Kenai Recording District, Third Judicial District, State of Alaska.

Site Description, Background, and Assessment

This site is the location of the former One Stop Grocery retail fuel and convenience store, in Kenai, Alaska. In 1995, during an underground storage tank (UST) system piping upgrade, petroleum hydrocarbons were detected in soil below the ADEC Method Two Soil Cleanup Levels. A No Further Action Determination was issued by ADEC for the minor releases identified by spill number 95-23-00-284-01 on May 7, 1996.

On June 21, 2012 the two 10,000-gallon USTS, two dispenser islands and associated piping were closed out by excavation and physical removal. The tanks and associated piping were reported to be in good condition with no signs of leakage. Confirmation soil samples collected indicated that petroleum hydrocarbons were present in the soil, but were below the ADEC Method Two Soil Cleanup Levels. During site assessment and cleanup response measures, soil samples collected at this site were tested for these potential contaminants of concern: gasoline range organics (GRO), diesel range organics (DRO), residual range organics (RRO), and benzene, toluene, ethylbenzene, and xylenes (BTEX).

The onsite drinking water supply well is located more than 100 feet from the former USTs, and is reportedly installed to a depth of 74 feet below ground surface.

Soil Cleanup Levels

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Table B1 and B2, Under 40 inch Zone, 'Migration to Groundwater'.

Site Characterization and Cleanup Actions

An UST closure assessment, required under 18 AAC 78.090, was initiated on June 21, 2012 following the removal of two 10,000-gallon underground storage tanks, two dispenser islands and associated piping. Petroleum hydrocarbons were detected in soil, however no soil concentrations exceeded the applicable ADEC soil cleanup levels.

Groundwater was not encountered during excavation to a depth of 5 feet beneath the lowest portion of the USTs. There was no evidence of impacts to underlying groundwater.

Cumulative Risk Evaluation

Based on a review of the environmental record, ADEC has determined that residual contaminant concentrations do not pose a cumulative human health risk.

Exposure Pathway Evaluation

Following release investigation and cleanup work 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 minimal mass of remaining contamination does not exceed the ADEC ‘migration to groundwater’ soil cleanup levels.
Sub-Surface Soil Contact	De-minimis Exposure	The minimal mass of remaining contamination does not exceed the ADEC ‘migration to groundwater’ soil cleanup levels.
Inhalation – Outdoor Air	De-minimis Exposure	The minimal mass of remaining contamination does not exceed ADEC ‘outdoor air’ soil cleanup levels.
Inhalation – Indoor Air (vapor intrusion)	De-minimis Exposure	Based on the minimal mass of remaining contamination, indoor air quality is unlikely to be affected.
Groundwater Ingestion	Pathway Incomplete	Groundwater was not encountered during assessment and is not believed to be impacted.
Surface Water Ingestion	Pathway Incomplete	No impact to surface water is expected.
Wild Foods Ingestion	Pathway Incomplete	Contaminants of concern do not have the potential to bioaccumulate in plants or animals.
Exposure to Ecological Receptors	Pathway Incomplete	The residual sub-surface contamination has no potential to contact ecological receptors.

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

No contamination was detected at this site exceeding applicable soil cleanup levels, and ADEC has determined there is no unacceptable risk to human health or the environment. Therefore, we are issuing this Corrective Action Complete determination.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status as '*Cleanup Complete*', and will include a description of the contamination remaining at the site.

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. RPD, Inc. remains liable for any additional assessment and/or cleanup action(s), should ADEC impose such a requirement.

It should be noted that movement or use of potentially contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

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 Document, you may contact me at (907) 262-3422, or via e-mail at paul.horwath@alaska.gov

Sincerely,



Paul Horwath
Engineer I, DEC

Cc: Glenn Hasburgh, Environmental Management, Inc.