



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

410 Willoughby Ave., Suite 303
P.O. Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5390
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www.dec.alaska.gov

File: 2100.38.519

Return Receipt Requested

Article No: 7012 3460 0002 9327 0817

December 15, 2015

Odom Corporation
Attn: Gordon Mandt, Risk Management
10500 NE 8th Avenue Suite 2000
Bellevue, WA 98004

Re: Institutional Controls verification for Odom Corporation 2009 Dumping Event, located at 244 Nelchina Street, Anchorage, AK 99502

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 Odom Corporation 2009 Dumping Event (244 Nelchina Street) 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 2010 Corrective Action Complete Determination-Institutional Controls Decision Document granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination were documented as remaining on the property. The contamination originated from an unauthorized waste oil dumping event that occurred in May of 2009.

The 2010 determination is subject to the following site-specific conditions and/or controls:

1. Any future change in land use may impact exposure assumptions cited in the 2010 Corrective Action Complete Determination-Institutional Controls Decision Document. If land use and/or ownership changes, current Institutional Controls (ICs) may not be protective and ADEC may require additional remediation and/or ICs. Therefore the Odom Corporation shall report to ADEC every five years to document land use, or report as soon as the Odom Corporation becomes 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. Installation of groundwater 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) and 18 AAC 78.600(h). 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.

4. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

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: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/25572>

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,



for Evonne Reese
Environmental Program Specialist
Institutional Control Unit

Encl: 2010 Corrective Action Complete Determination-Institutional Controls Decision Document

STATE OF ALASKA

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

SEAN PARNELL, GOVERNOR

555 Cordova Street
Anchorage, AK 99501
PHONE: (907) 269-7751
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File: 2100.26.190

File: 2100.38.519

Return Receipt Requested

Article No: 7009 2820 0001 7169 6460

November 5, 2010

Odom Corporation
Gordon Mandt, Risk Management
10500 N.E. 8th Avenue Suite 2000
Bellevue, WA 98004

Re: Decision Document; Odom Corporation (244 Nelchina Street) and Odom
2009 Dumping Event; Corrective Action Complete Determination –
Institutional Controls

Dear Mr. Mandt:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the project files and environmental records associated with two Odom Corporation sites located at 244 Nelchina Street, Anchorage. These sites are identified as *Odom (244 Nelchina Street)* and *Odom 2009 Dumping Event*. Based on the information provided to date, ADEC has determined that the contaminant concentrations remaining at both sites do not pose an unacceptable risk to human health or the environment, and these sites will be closed.

This letter summarizes the decision process used to determine the environmental status of these sites and provides a summary of the regulatory issues considered in the Corrective Action Complete Determinations with Institutional Controls.

Introduction

Site Names and Location:

Odom Corporation (244 Nelchina Street)
244 Nelchina Street
Anchorage, Alaska 99501

Odom Corporation 2009 Dumping Event
244 Nelchina Street
Anchorage, Alaska 99501

Name and Mailing Address of Contact Party:

Gordon Mandt, Risk Management
Odom Corporation
10500 N.E. 8th Avenue Suite 2000
Bellevue, WA 98004

ADEC Site Identifiers:

Source Area ID # 77251; File # 2100.26.190; Hazard ID # 24784;
Source Area ID # 78926; File # 2100.38.519; Hazard ID # 25572;

Regulatory authority under which the site is being cleaned up:

18 AAC 75 and 18 AAC 78

Background

Petroleum impacted soil was encountered during the 1998 removal of a 2,000-gallon diesel underground storage tank (UST), dispenser, and associated piping; and the 1999 removal of a 500 gallon heating oil underground storage tank. The petroleum contamination associated with the tank removals is identified as Source Area ID number: 77251. In addition, a lube oil spill was discovered in May 2009, which resulted from the unauthorized dumping of contaminated material onto the subject property. This source is identified as Source Area ID number: 78926.

Contaminants of Concern

During the investigations at this site, soil and groundwater samples were analyzed for diesel range organics (DRO); gasoline range organics (GRO); residual range organics (RRO); benzene, toluene, ethylbenzene and xylenes (BTEX); polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs). Based on these analyses and knowledge of the source area, the following Contaminants of Concern were identified:

- DRO
- RRO
- Benzene
- Vinyl Chloride

Cleanup Levels

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Tables B1 and B2, Migration to Groundwater (MTG).

<u>Contaminant</u>	<u>MTG Site Cleanup Level (mg/kg)</u>
DRO	250
RRO	11,000

Benzene	0.025
Vinyl Chloride	0.0085

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
RRO	1.1
Benzene	0.005
Vinyl Chloride	0.002

Site Characterization and Cleanup Actions

Source Area ID number 77251 - 1998 and 1999 UST and Heating Oil tank removals:

In October 1999, a 500-gallon heating oil underground storage tank was removed. Two confirmation soil samples collected during the removal showed GRO, DRO, and BTEX to be below ADEC cleanup levels.

During 2000, further investigation and excavation was performed to remove contaminated soil associated with a 2000-gallon regulated underground storage tank (UST) system that was decommissioned in May 1998. Confirmation samples collected from this excavation effort did not contain GRO, DRO and BTEX above applicable ADEC cleanup levels. After collecting confirmation samples, 600 pounds of Oxygen Release Compound (ORC) were applied to the excavation to enhance remaining degradation of petroleum hydrocarbon contamination.

In summary, there were five excavation efforts associated with UST removals. Approximately 509 tons of contaminated material were removed, and transported to Alaska Soil Recycling (ASR) in Anchorage, Alaska for thermal treatment and disposal.

Sump Drain Removal

During the May 2000 release investigation activities, a sump drain was removed and soil borings were advanced to evaluate the soil surrounding the sump unit. Analytical results indicated that detections of GRO, DRO and BTEX were below ADEC cleanup levels.

Groundwater

Groundwater was encountered and a hydrocarbon sheen was observed on the surface of the groundwater during each of the two tank removals. In May 2000, four monitoring wells (MW) were installed and sampled to evaluate groundwater quality. MW-46, MW-50 and MW-52 were located near the former 2,000-gallon diesel UST. MW-48 was installed near the former

500-gallon heating oil tank. GRO and BTEX were below the ADEC cleanup levels in all monitoring wells. The only exceedance was in MW-50, where DRO was detected at 18.8 mg/L.

In October 2002, MW-50B was installed within the former excavation area to replace MW-50; and MW-81 was installed downgradient of the former sump drainage unit. Analytical samples were collected from the five wells, and GRO, DRO, and RRO were not detected above the method reporting limit. BTEX and VOC constituents were detected; but were below the ADEC groundwater cleanup levels.

Groundwater monitoring continued through June 2009 with concentrations below the method detection limits, except vinyl chloride (VC) which exceeded groundwater cleanup levels in MW-48. It was determined that the vinyl chloride is from an off-site, upgradient source. The only other detection of VC was in MW-81 which was below groundwater cleanup levels. Cis-1, 2-DCE, TCE, and trans 1, 2-DCE were either not detected or were below the groundwater cleanup levels in all groundwater monitoring events.

Source Area ID number 78926 - Lube Oil Release: An unauthorized lube oil dumping event was reported in 2009. Initial samples collected from the 2009 surface stain showed DRO up to 8,150 mg/kg and RRO up to 25,500 mg/kg. In November of 2009 approximately 7.5 tons of petroleum contaminated soil were excavated from this source area (#78926), and transported to the Columbia Ridge Recycling and Landfill facility in Arlington, Oregon for disposal. In 2010 an additional 21.8 tons of soil were excavated and taken to the Alaska Soils Recycling (ASR) facility in Anchorage, Alaska for thermal treatment and disposal.

On August 19, 2010, confirmation soil samples associated with the lube oil dumping area were collected. DRO was detected at 325 mg/kg at a depth of 3 feet below ground surface in the east sidewall of the excavation. However, DRO was not detected in the other confirmation samples. RRO detections were below the most stringent migration to groundwater cleanup level. No groundwater was encountered during the investigation of the 2009 surface stain.

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. A summary of this pathway evaluation is included in Table 1 for source area ID number 77251; and in Table 2 for source area ID number 78926.

**Table 1 - Exposure Pathway Evaluation Source Area ID number: 77251
(1998 and 1999 UST removals)**

Pathway	Result	Explanation
Surface Soil Contact	De-Minimis Exposure	The contaminated surface soil has been excavated and transported to ASR for thermal treatment and disposal; clean fill was used to restore grade.
Sub-Surface Soil Contact	De-Minimis Exposure	The contaminated sub-surface soil has been excavated and transported to ASR where it was thermally treated. Remaining contamination, attributed to this source, is well below direct contact levels.
Inhalation - Outdoor Air	De-Minimis Exposure	The contaminated soils have been transported to ASR and thermally treated. Remaining contamination, attributable to this source, is below inhalation cleanup criteria.
Inhalation - Indoor Air (vapor intrusion)	De-Minimis Exposure	There are no occupied buildings at the site and any remaining contamination is non-volatile, and de-minimis. Therefore, risk via this pathway is considered insignificant.
Groundwater Ingestion	De-Minimis Exposure	Remaining contamination, attributed to this site, is below groundwater cleanup levels. Groundwater is not used as a source for drinking water in this area.
Surface Water Ingestion	Pathway Incomplete	There is no surface water located within ¼ mile of the site.
Wild Foods Ingestion	Pathway Incomplete	This site is in a well developed urban area and not a source for wild foods collection.
Exposure to Ecological Receptors	Pathway Incomplete	The contaminated soil has been removed so there is no exposure pathway to ecological receptors.

**Table 2 - Exposure Pathway Evaluation for Source Area ID number:
78926 (Unauthorized lube oil dumping - May 2009)**

Pathway	Result	Explanation
Surface Soil Contact	De-Minimis Exposure	The contaminated surface soil has been excavated and transported to approved facilities for thermal treatment and/or disposal; clean fill was used to restore grade.

Sub-Surface Soil Contact	De-Minimis Exposure	The contaminated sub-surface soil has been excavated and transported to approved thermal treatment facilities for treatment and or disposal. Any remaining contamination is well below dermal contact levels and does not pose a significant risk via this pathway.
Inhalation - Outdoor Air	De-Minimis Exposure	The contaminated soil has been transported to approved facilities for thermal treatment and/or disposal. Any remaining contamination is below inhalation cleanup criteria.
Inhalation - Indoor Air (vapor intrusion)	De-Minimis Exposure	There are no occupied buildings on-site; remaining contamination is de-minimis and non-volatile. Therefore, the risk via this pathway is not considered significant.
Groundwater Ingestion	De-Minimis Exposure	Remaining contamination, attributed to this site, is de-minimis in volume and not expected to migrate to groundwater. Groundwater is not used as a source for drinking water in this area.
Surface Water Ingestion	Pathway Incomplete	There is no surface water located within ¼ mile of the site.
Wild Foods Ingestion	Pathway Incomplete	This site is in a well developed urban area and not a source for wild foods collection.
Exposure to Ecological Receptors	Pathway Incomplete	The contaminated soil has been removed and/or is de-minimis, so there is no exposure pathway to ecological receptors at this site.

Notes to Table 1 and Table 2: "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 established 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 Corrective Action Complete Determination with Institutional Controls (ICs) 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 the Odom Corporation shall report to ADEC every five years to document land use, or report as soon as the Odom Corporation becomes 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. Installation of groundwater 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) and 18 AAC 78.600 (h). 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 attached site figure.).
4. Groundwater monitoring wells must be decommissioned in accordance with ADEC guidance, and a report submitted to ADEC.
5. 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 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, Pam Clemens at (907) 269-7551.

Approved By,



Linda Nuechterlein
Environmental Manager

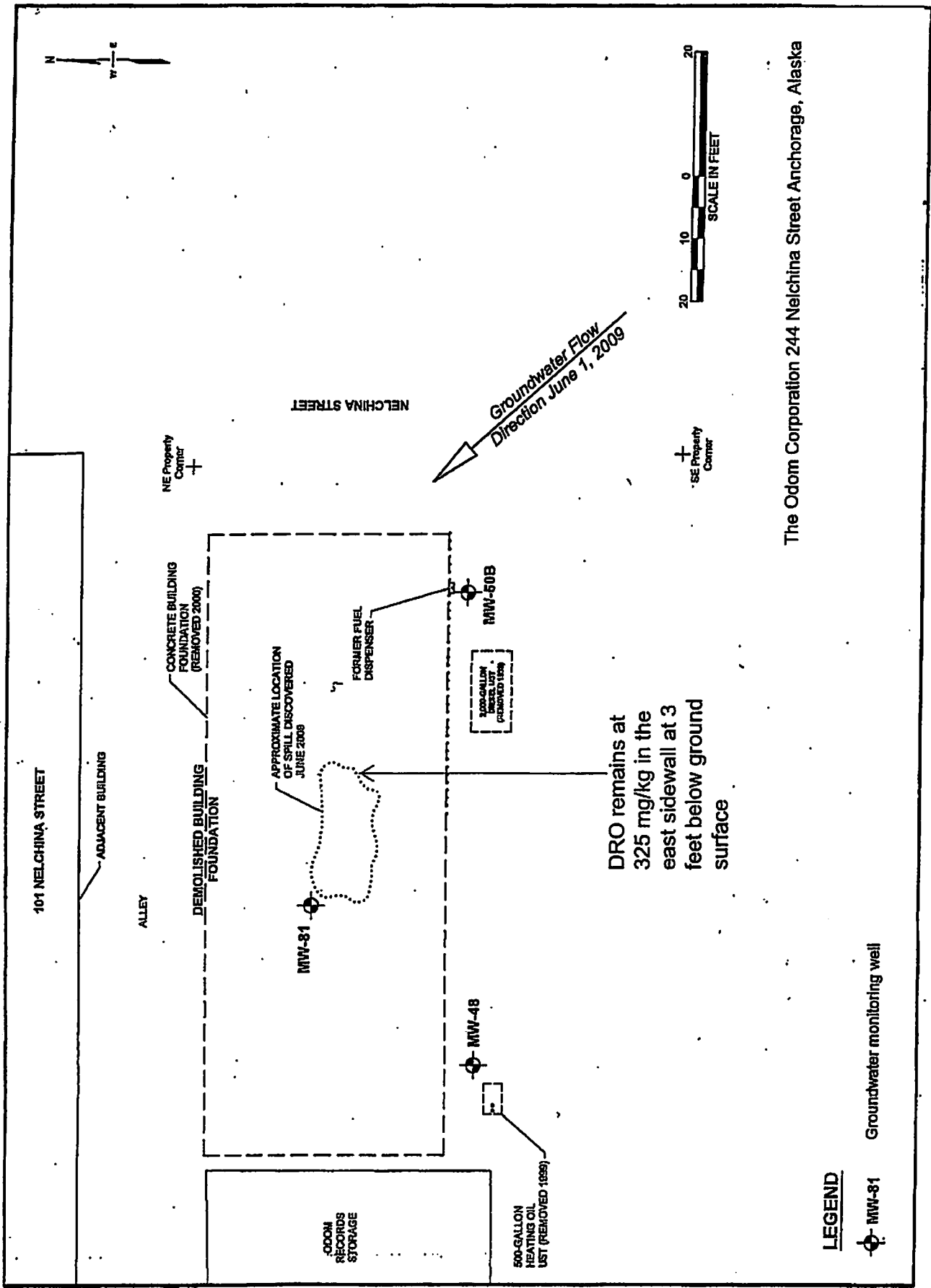
Recommended By,



Pam Clemens
Environmental Specialist

Attachments:

Attachment A: Corrective Action Complete-ICs Agreement and Signature Page
Site Figure



DRO remains at 325 mg/kg in the east sidewall at 3 feet below ground surface

The Odom Corporation 244 Nelchina Street Anchorage, Alaska

LEGEND

⊕ MW-31 Groundwater monitoring well