



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of
Environmental Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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File: 2100.38.420

Return Receipt Requested
Article No.: 7015 1660 0000 0542 9701

October 12, 2016

Ms. Tammy Oswald
Heritage Land Bank
P.O. Box 196650
632 West 6th Avenue, Suite 640
Anchorage, AK 99519-6650

Re: Decision Document: MOA – HLB Hollywood Vista
Cleanup Complete Determination
Hazard ID: 3904

Dear Ms. Oswald:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the MOA – Hollywood Vista site, located in Anchorage, 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 unless new information becomes available that indicates residual contaminants may pose an unacceptable risk.

This Cleanup Complete determination is based on the administrative record for the MOA – HLB Hollywood Vista site, which is located in the ADEC office in Anchorage, Alaska. This decision letter summarizes the site history, cleanup actions and levels, and standard site closure conditions that apply.

Site Name and Location:

MOA – Hollywood Vista
Tract 2, U.S. Survey 3026, Hollywood Vista
Anchorage, AK

Name and Mailing Address of Contact Party:

Ms. Tammy Oswald
Heritage Land Bank
P.O. Box 196650
Anchorage, AK 99519-6650

DEC Site Identifiers:

File No: 2100.38.420
Hazard ID: 3904

Regulatory Authority for Determination:

18 AAC 75

Site Description and Background

In July 2002, a Phase I Environmental Site Assessment (ESA) was completed on the subject property which identified potential environmental concerns both on and off the subject property. The Phase I ESA identified two former subsurface fuel pipelines that run along East Bluff Road to the north of the site as potential sources of contamination. A second potential off-site source resulted in surface seeps containing chlorinated hydrocarbons to the southwest of the site. There were also concerns from on-site use of aboveground and/or underground storage tanks used for storage of heating fuel for residential structures that were present from 1961 to 1996.

In January of 2003 a limited Phase II ESA was conducted to investigate potential environmental concerns that may affect the proposed site development. The Phase II ESA consisted of advancing eight soil borings and installing four monitoring wells.

Contaminants of Concern

During the course of the investigations at this site, soil and groundwater samples were analyzed for gasoline range organics (GRO), diesel range organics (DRO), volatile organic compounds (VOCs), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Based on these analyses, the following contaminants of concern were identified in soil.

- Diesel Range Organics (DRO)

Cleanup Levels

Soil cleanup levels for this site are established in 18 AAC 75.341, Tables B1 and B2 for the migration to groundwater pathway.

<i>Contaminant</i>	<i>Site Cleanup Level</i>
• DRO	250 mg/kg

Groundwater cleanup levels for this site are established in 18 AAC 75.345, Table C

<i>Contaminant</i>	<i>Site Cleanup Level</i>
• DRO	1.5 mg/L

Characterization and Cleanup Activities

In January 2003 eight soil borings were advanced and four monitoring wells were completed on the site. Two soil samples were collected from each boring. GRO, DRO, and BTEX were not detected in the samples above ADEC migration to groundwater cleanup levels. Sample B3S6 contained 0.152 mg/kg methylene chloride, however the methylene chloride detected in the sample is considered to be a result of laboratory contamination as no sources of methylene chloride were present at the site. Methylene chloride is used by analytical laboratories in the extraction of DRO/RRO.

Analytical groundwater samples were collected from the four permanent monitoring wells. In addition, two screening-level groundwater samples collected from soil borings were analyzed by the laboratory. GRO, DRO and BTEX were not detected in the four permanent monitoring wells. The screening-level groundwater sample from boring B7 contained 57.4 mg/L DRO which exceeds ADEC groundwater cleanup levels. This is attributed to the presence of soil contamination in the smear zone from an up-

gradient source that biased the results high. Hydrocarbons were not detected in the soil samples from boring 7.

Sufficient site characterization has been completed and the Contaminated Sites Program has determined through the review of site specific analytical data that as of 2016, DRO remaining in soil has achieved steady-state equilibrium and is not resulting in the contamination of groundwater at the site.

In June 2015 the ADEC project manager inspected the site but could not locate any of the monitoring wells. In July of 2015 employees of the Anchorage Water and Wastewater Utility (AWWU) inspected the site with a metal detector. The AWWU confirmed that all of the monitoring wells have been destroyed and/or no longer exist at the site.

Cumulative Risk Evaluation

Pursuant to 18 AAC 75.325(g), when detectable contamination remains on-site following a cleanup, a cumulative risk determination must be made that the risk from hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative non-carcinogenic risk standard at a hazard index of one across all exposure pathways.

Cumulative risk at this site was calculated assuming a residential land use and using the most recently detected concentrations of contaminants in all of the soil samples collected in 2002.

Based on a review of the environmental record, ADEC has determined that residual contaminant concentrations meet the human health cumulative risk criteria for residential land use.

Exposure 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 2.

Table 2 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	Pathway Incomplete	Contamination is not present in surface soil (0 to 2 feet below ground surface).
Sub-Surface Soil Contact	Pathway Incomplete	Contamination is not present in the sub-surface soil (2-15 feet below ground surface).
Inhalation – Outdoor Air	Pathway Incomplete	Contaminant concentrations in soil are below inhalation cleanup levels.
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Volatile contaminants capable of causing risk via this pathway are not present at the site.
Groundwater Ingestion	De-Minimis Exposure	Although contamination was detected in soil at the groundwater smear zone, contamination was not detected in groundwater samples collected at the site

Surface Water Ingestion	Pathway Incomplete	Surface water is not used as a drinking water source in the vicinity of the site.
Wild and Farmed Foods Ingestion	Pathway Incomplete	Contaminants of concern do not have the potential to bioaccumulate in plants or animals.
Exposure to Ecological Receptors	Pathway Incomplete	Ecological receptors are not likely to come into contact with contamination remaining at the site.

Notes to Table 2: “De-Minimis Exposure” means that in ADEC’s judgment receptors are unlikely to be adversely affected by the minimal volume or concentration of remaining contamination. “Pathway Incomplete” means that in ADEC’s judgment contamination has no potential to contact receptors. “Exposure Controlled” means there is an institutional control in place limiting land or groundwater use and there may be a physical barrier in place that prevents contact with residual contamination.

ADEC Decision

Soil and groundwater contamination at the site have been cleaned up to concentrations below the approved cleanup levels suitable for residential land use. This site will receive a “Cleanup Complete” designation on the Contaminated Sites Database, subject to the following standard conditions.

Standard Conditions

1. 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.
2. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

This determination is in accordance with 18 AAC 75.380 and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that contaminants at this site may pose an unacceptable risk to human health, safety, or welfare or to 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 99811-1800, 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 99811-1800, 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.

Ms. Tammy Oswald
Heritage Land Bank

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October 12, 2016

If you have questions about this closure decision, please feel free to contact me at (907) 269-3059, or email at darren.mulkey@alaska.gov.

Sincerely,



Darren Mulkey
Project Manager