



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

555 Cordova Street
Anchorage, Alaska 99501
Main: 907.269.7503
Fax: 907.269.7687

File: 2100.38.053

February 4, 2020

Sent via Electronic delivery only
Independent Lift Truck of Alaska
Attn: Keri Bailey
1200 East 70th Avenue
Anchorage, AK 99518

Re: Decision Document: Independent Lift Truck
Cleanup Complete Determination

Dear Ms. Keri Bailey:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Independent Lift Truck site located at 1200 East 70th Avenue, in Anchorage. 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 Independent Lift Truck 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:

Independent Lift Truck
1200 East 70th Avenue
Anchorage, AK 99518

Name and Mailing Address of Contact Party:

Keri Bailey
1200 East 70th Avenue
Anchorage, AK 99811-0630

DEC Site Identifiers:

File No.: 2100.38.053
Hazard ID.: 3748

Regulatory Authority for Determination:

18 AAC 75

Site Description and Background

The Independent Lift Truck site is located at 1200 East 70th Avenue on the south side of the Anchorage, Alaska. The site is used for the sale of new and used equipment, equipment rentals, full service equipment repairs and maintenance, safety training and support. The subsurface at the site consists of peat, very gravelly sandy loam overlain by urban land, and the soils are excessively drained.

A Phase I Environmental Site Assessment was completed in February 2001 by Terrasat, Inc. and evidence of historic releases were observed. With the observation of surface staining, discolored soils, leaking lift trucks onsite, and the examination of aerial photos and historic uses, there were potential sources of contamination and evidence that prompted further investigation. According to the Phase I, the site was previously used by a hovercraft company and fish canning facility. Three aboveground storage tanks (AST) were present on the property, and located in the vicinity of the surface staining.

Based on the information in this report, and in accordance with *18 Alaska Administrative Code (AAC) 75*, cleanup activities were required to characterize observed surface staining (perceived historic spill) in the vicinity of former ASTs. The site was added to the Contaminated Sites Database on September 23, 2002.

The ADEC *Independent Lift Truck Site Map* is enclosed with this closure letter. The site map shows the site and the locations of the test pits and excavations of soils. Concentrations of contaminants of concern above cleanup levels in soil sampled in 2001, and concentrations of contaminants of concern below acceptable cleanup levels in soil sampled in 2002 are listed on the lower left portion of the map.

Contaminants of Concern

During the site characterization and cleanup activities at the site, samples were collected from soil and analyzed for the following: diesel range organics (DRO), residual range organics (RRO), volatile organic compounds (VOCs), and benzene, toluene, ethylbenzene and xylene (BTEX).

Based on these analyses, the following contaminants were detected above the applicable cleanup levels in soil, and are considered Contaminants of Concern (COC) at this site:

- Methyl chloride;
- Tetrachloroethylene (PCE); and
- DRO.

Cleanup Levels

The more restrictive of either human health or migration to groundwater (MTG) cleanup levels apply to this site, as established in 18 AAC 75.341 Tables B1 and B2.

Table 1 – Approved Cleanup Levels

Contaminant	Migration to Groundwater Cleanup Levels (mg/kg)	Maximum Soil Level Remaining (mg/kg)
Methyl chloride	0.33	ND
PCE	0.19	ND
DRO	250	71.6

mg/kg = milligrams per kilogram
ND = non-detect

Characterization and Cleanup Activities

Terrasat, Inc. was contracted in 2001 to complete a Phase II Environmental Site Assessment for the Independent Lift Truck of Alaska. The investigation was performed to identify and characterize the soil staining onsite. Three shallow borings were advanced in areas of discolored soils, in the vicinity of former ASTs. Six soil samples were taken from depths between one and six feet at three different locations. Three samples were observed at concentrations above the migration to groundwater cleanup levels for VOCs, and DRO. The borings were backfilled with the drill cuttings. The results were submitted to ADEC in the *Phase II Environmental Site Assessment - Independent Lift Truck of Alaska, 1200 East 70th Avenue, Anchorage, AK* written by Terrasat, Inc. on March 16, 2001.

On September 25, 2002, Independent Lift Truck of Alaska resumed cleanup activities with Shannon & Wilson, Incorporated. A Shannon & Wilson representative onsite observed excavation activities, field screened excavated soil and collected soil samples for analytical testing. Excavation #1 measured approximately 10 feet by 10 feet wide, to a depth of 7 feet below ground surface (bgs) and excavation #2 measured approximately 5 feet by 5 feet wide, to a depth of about 4 feet bgs. The total volume of excavated material was approximately 40 cubic yards of soil. The excavated material was transported in dump trucks to Alaska Soil Recycling for thermal treatment. The excavations were backfilled with clean imported fill. The gravel lot was subsequently paved over with asphalt. Confirmation sampling from this field effort documents that contaminants of concern are below ADEC cleanup levels.

Groundwater is believed to be around approximately 100 to 120 feet in the area and was not believed to be impacted by the contamination. Surface water is not present onsite.

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 noncarcinogenic risk standard at a hazard index of one across all exposure pathways.

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 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 meets ADEC cleanup levels in surface soil (0 to 2 feet bgs), and the site has been paved with asphalt.
Sub-Surface Soil Contact	Pathway Incomplete	Contamination meets ADEC cleanup levels in sub-surface soils (0 to 2 feet bgs), and the site has been paved with asphalt.

Inhalation – Outdoor Air	Pathway Incomplete	Contamination is below inhalation cleanup levels.
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Groundwater has not been impacted by contamination.
Groundwater Ingestion	Pathway Incomplete	Groundwater has not been impacted by contamination.
Surface Water Ingestion	Pathway Incomplete	Surface water has not been impacted by contamination.
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	Soil contamination has been removed and ecological receptors do not have the potential to come in contact with contamination.

Notes to Table 2 “Pathway Incomplete” means that in ADEC’s judgment contamination has no potential to contact receptors.

ADEC Decision

Soil contamination at the site has been cleaned up to concentrations below approved cleanup levels for residential land use. Groundwater and surface water were not impacted by the contamination. This site will receive a “Cleanup Complete” designation on the Contaminated Sites Database, subject to the following standard conditions.

Standard Conditions

1. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
2. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional testing and treatment may be required to ensure the water is suitable for its intended use.

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, 555 Cordova Street, Anchorage, Alaska 99501-2617, within 20 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, P.O. Box 111800, 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.

If you have questions about this closure decision, please feel free to contact me at (907) 269-7527, or email at randy.guintu@alaska.gov.

Sincerely,



Randy Guintu
Environmental Program Specialist

Enclosures: ADEC Site Map (2020)

Electronic cc: Keri Bailey, Independent Lift Truck of Alaska via keri.bailey@iltalaska.com
Kara Kusche, ADEC via kara.kusche@alaska.gov



Independent Lift Truck Site Map

ADEC File No. 2100.38.053, Hazard ID #3748
1200 East 70th Avenue, Anchorage, AK 99518

This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.



2001 - Test Boring

ID	Depth	Methyl ³ Chloride	PCE ³	DRO ³	RRO ³
TB1	1'	2 ¹	13.0 ¹	140	650
	6'	2.1 ¹	4.5 ¹	35	140
TB2	1'	(-) ²	(-) ²	540 ¹	770

2002 - Excavation

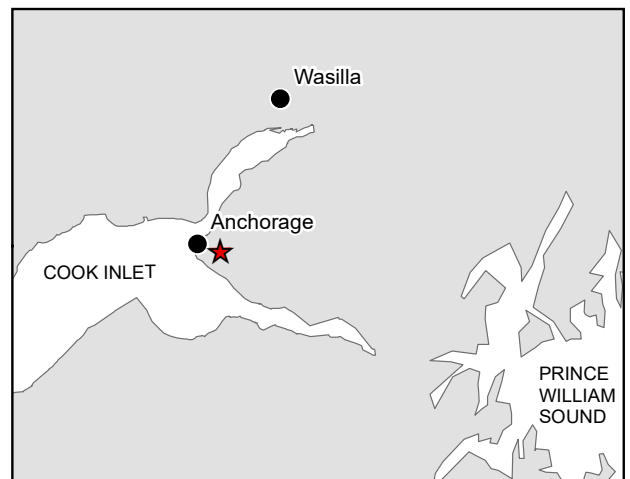
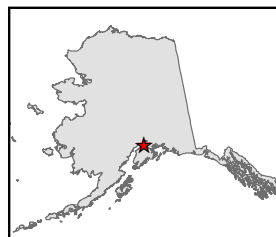
ID	Depth	Methyl ³ Chloride	PCE ³	DRO ³	RRO ³
EX1	3.5'	ND	ND	(-) ²	(-) ²
	7'	ND	ND	(-) ²	(-) ²
EX2	2'	(-) ²	(-) ²	65.6	193
	4'	(-) ²	(-) ²	71.6	307

MTG⁴ Cleanup Levels

Methyl Chloride ³	PCE ³	DRO ³	RRO ³
0.33	0.19	250	11,000

Notes:

- 1- Above cleanup values;
- 2- No data;
- 3- Units are in mg/kg; and
- 4- Migration to Groundwater.



For more info. contact:
Randy Guinto
Contaminated Sites Program
Ph #: 907-269-7527
Eml: randy.guinto@alaska.gov