

Former Generator Building and Tank Farm ACTION PLAN



Hughes, Alaska

Prepared by
Yukon River Inter-Tribal Watershed Council
Brownfields Tribal Response Program
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INTRODUCTION

In the spring of 2008, Hughes Village Council applied for an Environmental Site Assessment for the Former Generator Building and Tank Farm through the Yukon River Inter-Tribal Watershed Council (YRITWC) Brownfields Program. Based on the hazards posed to human health and the environment, this site was ranked as a top priority and selected to receive a *Phase I and Limited Phase II Environmental Site Assessment (ESA)* and this *Action Plan*.

The EPA defines a brownfield as 'real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.'

The information contained in this Plan is based on the Phase I and Limited Phase II ESA, communication with the Environmental Department of Hughes Village Council, interviews with local residents, and communication with the Alaska Department of Environmental Conservation Brownfield State Response Program.

PURPOSE

This document is an Action Plan, with the general purpose of providing the Hughes community with relevant information to inform future decisions regarding the Former Generator Buildings and Tank Farm. This document will provide site-specific background information, summarize major findings of the Environmental Site Assessment, outline future recommended actions, and identify potential funding opportunities.

Sections in this Action Plan include:

- Site Description
- Phase I and I Limited Phase II Environmental Site Assessment Findings (BGES)
- Recommended Actions
- Potential Funding Opportunities
- Attachments

1. SITE DESCRIPTION

In the spring of 2008, Hughes Village Council's application to YRITWC for an assessment of the Former Generator Building and Tank Farm site was chosen to receive a Phase I and Phase II Limited Environmental Site Assessment. YRITWC hired Braunstein Geological & Environmental Services, Inc. (BGES) to complete the work, and traveled with an environmental professional on July 23rd to the village to participate in assessment activities.

The Former Generator Building and Tank Farm site is centrally-located in the village of Hughes (see Figure 1). The former generator building sits about 50 feet to the west of the washeteria, with the abandoned tank farm located southwest of

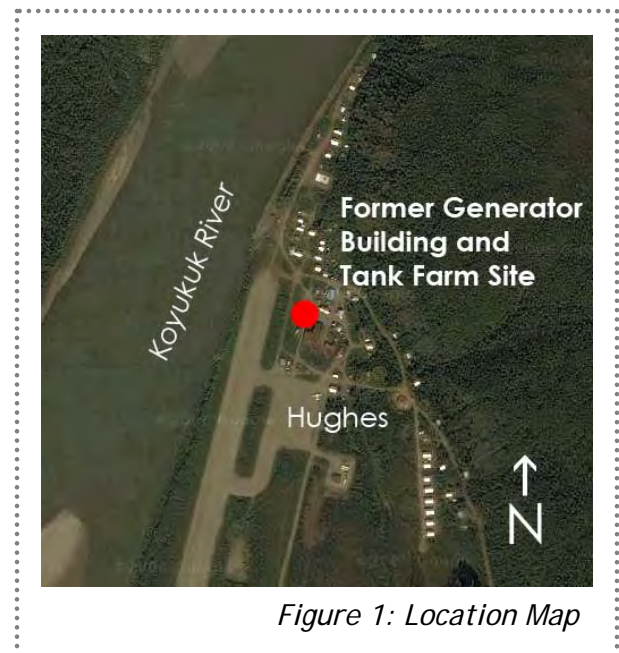


Figure 1: Location Map

there, about 75 feet west of the School. The area investigated also included the site of the former power plant, which sat directly south of the washeteria, and is now a vacant lot.

The village of Hughes experienced severe flooding in 1994, which resulted in spills at the tank farm with concentrations of diesel range organics (DRO) exceeding ADEC clean-up levels on the site. The City built a new tank farm and power plant in the summer of 2005, and thus the subject properties became abandoned. Flooding occurred again in 2006, which caused one of the tanks to break loose and potentially spill more fuel.

2. PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT FINDINGS (BGES)

After interviewing Hughes Tribal staff: Eileen Jackson, Thelma Nicholi and Janet Bifelt, BGES and YRITWC staff gathered information through records review, on-site interviews, physical investigation of site, and limited soil sampling.

The following is a list of key findings and hazardous materials as indicated in the Report produced by BGES (see Figure 2 on following page for images):

- Abandoned pre-fab generator building:
 - Generator and cooling system
 - Electrical breaker board
 - Cylinder of halon fire retardant gas
- Drums: several marked and unmarked, with and without contents located near abandoned generator building and near tank farm
- Tank farm: 4 upright approx. 11000 gallon tanks, 1 tipped over
 - Standing water being held by liner with visible sheen and hydrocarbon odor
- Lead-acid batteries: within YRITWC black plastic tote
- Large above-ground storage tank (AST): north of tank farm
- Fuel dispensing station:
 - Small AST
 - Pump house
 - Fuel dispenser
 - Gas cans
- Pipeline: above-ground from old tank farm to fuel dispensing station, underground from station to washeteria
- Small fenced in area east of tank farm:
 - Propane gas cylinders
 - Kerosene
- Drain pan: full of what appeared to be emulsified oil
- Contaminated soil: Samples taken from soil beneath the tank farm, beneath a drain spout on the east wall of the prefabricated generator building, and within the footprint of the former power plant all exhibited contamination exceeding ADEC clean-up criteria.

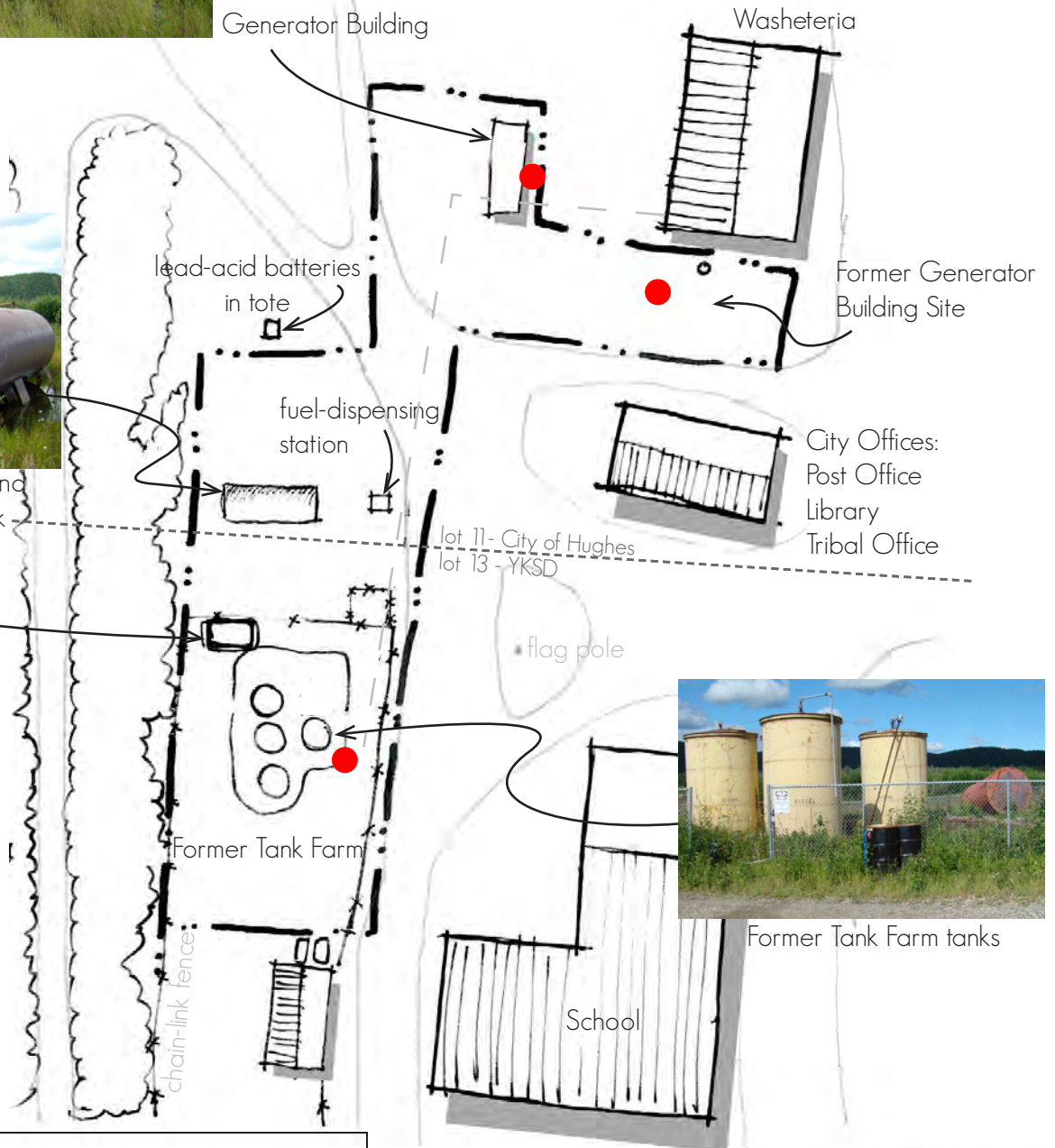


Abandoned Prefabricated Generator Building



knocked-over fuel storage tank

above-ground storage tank



Former Tank Farm tanks

LEGEND	
●	contamination exceeding ADEC cleanup levels
— —	pipeline
— · · —	assessment area boundary
- - - - -	lot boundary

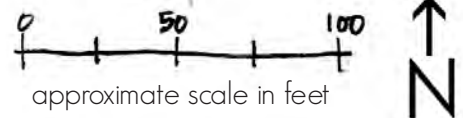


Figure 2: Site Map and Locations of Contamination

3. RECOMMENDED ACTIONS

STEP 1 → Site Control

- a) Post signs and participate in community meetings to educate the public about the hazards and safety issues of the site;
- b) If children play near the prefab generator building or the former tank farm, the area should be blocked off by using tape or boarding the building.

STEP 2 → Planning for Clean-up

- a) Hold a community meeting to determine property reuse goal*;
- b) Establish planning committee (city, tribe, individuals, partnering organizations);
- c) Work and meet regularly with planning committee and partnering organizations to develop clean-up plan;
- d) Identify resources:
 - *Local*: equipment, HAZWOPER trained individuals, program staff, and available land to place contaminated soil
 - *Regional*: partnering organizations, funding agencies
 - *State/Federal*: ADEC and EPA assessment and/or clean-up funding
- e) Follow-up with ADEC management plan and/or clean-up for summer 2009.

STEP 3 → Planning for Reuse

- a) Work with planning committee and partnering organizations to develop reuse plan;
- b) Target potential funding agency and participate in application process for funds.

*A reuse goal initially expressed by the Tribe was to construct a softball field on the property, but it was not clear if the community had reached consensus on this goal. To make this site successful, the future redevelopment should be discussed further within the community to establish a re-use that will address the needs of local residents. This will also help focus funding efforts and determine clean-up standards.

4. POTENTIAL FUNDING OPPORTUNITIES

Clean-up Funding:

EPA Brownfield Cleanup Grants

Cleanup grants provide funding for a grant recipient to carry out cleanup activities at brownfield sites. Eligible entities include private landowners, cities, boroughs, and corporations (Alaska Tribes are ineligible). An eligible entity may apply for up to \$200,000 per site. These funds may be used to address sites contaminated by petroleum and hazardous substances, pollutants, or contaminants. Cleanup grants require a 20 percent cost share, which may be in the form of a contribution of money, labor, material, or services, and must be for eligible and allowable costs. A cleanup grant applicant may request a waiver of the 20 percent cost share requirement based on hardship. An applicant must own the site for which it is requesting funding at time of application or demonstrate the ability to acquire title. The performance period for these grants is two years.

http://epa.gov/swerosps/bf/cleanup_grants.htm

EPA Indian General Assistance Program

Provides an opportunity for tribes to build capacity and management capability to implement environmental programs administered by the U.S. EPA. Under the Program, tribes

can tailor capacity-building through an integrated plan that may include financial assistance complemented and/or supplemented with additional assistance through project and program-specific grants.

<http://www.epa.gov/region08/tribes/gap.html>

ATTACHMENT A: RESOURCES

Yukon River Inter-Tribal Watershed Council

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