

STATE OF ALASKA

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

SARAH PALIN, GOVERNOR

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File: # 2100.38.035
Certified Return Receipt
Article # 7007 3020 0000 1948 8926

April 15, 2009

Susan Schrader
Alaska Railroad Corporation
P.O. Box 107500
Anchorage, Alaska 99510

Re: Record of Decision; Service America
Cleanup Complete Determination- Institutional Controls

Dear Ms. Schrader:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with Service America located at 1115 Whitney Road 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 as long as the site is in compliance with established institutional controls.

This decision is based on the administrative record for Service America which is located in the offices of the ADEC in Anchorage, 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 the Cleanup Complete with ICs determination.

Introduction

Site Name and Location

Service America
1115 Whitney Road
Anchorage, AK
99501

Name and Mailing Address of Contact Party:

Susan Schrader
Alaska Railroad Corporation (ARRC)
P.O. Box 107500
Anchorage, Alaska 99510

ADEC Site Identifiers:

Hazard ID #906

ADEC Reckey # 1990210105301

CS file # 2100.38.035

Regulatory authority under which the site is being cleaned up:

18 AAC 75

Background

Source areas at this site include two underground fuel storage tanks; a 500-gallon heating oil tank and a 1,000-gallon heating oil tank. There was minimal contamination associated with the 1,000-gallon tank. However leaks and spills from the 500-gallon tank had impacted soil and groundwater in the immediate area of the tank. Neither of these underground tanks is regulated by the Underground Storage Tank (UST) regulations promulgated in 18 AAC 78.

Contaminants of Concern

During the various investigations at this site, soil and/or groundwater samples were analyzed for diesel range organics (DRO), gasoline range organics (GRO) and volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes (BTEX). Based on analytical results from these investigations the following Contaminant of Concern was identified in soil and groundwater:

- Diesel Range Organics (DRO)

Cleanup Levels

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

| <u>Contaminant</u> | <u>Site Cleanup Level (mg/kg)</u> |
|--------------------|-----------------------------------|
| • DRO | 250 |

The 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> |
|-------------------------|----------------------------------|
| • Diesel Range Organics | 1.5 |

Site Characterization and Cleanup

Both of the tanks were removed in 1990. At the 1,000-gallon tank, field screening indicated the soil removed during the tank excavation was not impacted and the soil was used as backfill. Confirmation samples collected beneath the tank did not contain contaminants above cleanup levels.

At the 500-gallon tank, approximately 20 cubic yards of petroleum contaminated soil was excavated and disposed of at Alaska Pollution Control. Confirmation soil samples collected from the excavation contained diesel range organics up to 2,860 mg/kg.

Additional assessment activities were conducted in 1991. Six soil borings were advanced and sampled and five of the borings were completed as monitoring wells. Borings were placed directly in the source areas as well as downgradient. Soil samples did not contain contaminants above cleanup levels. Groundwater samples contained DRO at 2.6 mg/l in monitoring well B4MW which was installed at the location of the former tanks. No other groundwater samples exceeded cleanup levels.

In 2004, the Alaska Railroad Corporation installed two monitoring wells downgradient of this site as part of a remedial investigation conducted for the Environmental Protection Agency. Contaminants were not detected in soil or groundwater samples from these locations.

Pathway Evaluation

Following investigation and cleanup at the site, human health exposure to the remaining contaminants in soil and groundwater was evaluated using ADEC's Exposure Tracking Model. The human health exposure pathways that were evaluated for this decision document included: inhalation of indoor and outdoor air, ingestion of soil, dermal contact with soil, and ingestion of groundwater.

The inhalation, ingestion, and dermal contact pathways may be complete but the remaining contamination at the site is below the inhalation and ingestion cleanup levels and is located at a depth where contamination is not available to receptors. The ingestion of groundwater pathway is considered incomplete as there are no potable wells in the area, and all the surrounding properties are connected to the municipal water supply.

The exposure pathway analysis above was supported by the most recent ADEC Exposure Tracking Model (ETM) ranking. The ETM results showed all pathways to be one of the following: De Minimis Exposure, Exposure Controlled, or Pathway Incomplete.

ADEC Decision

The ADEC has determined there is no unacceptable risk to human health or the environment, and this site will be granted a Cleanup Complete- ICs determination 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 ARRC shall report to ADEC once every five years or as soon as ARRC becomes aware of any change in land ownership and/or use, if earlier. **The report can be sent to the ADEC project manager or electronically to DEC.ICUnit@alaska.gov.**
2. ARRC and ADEC will conduct a site walk in 2009 to see if monitoring wells remain at the site. Any monitoring wells still on site must be decommissioned in accordance with ADEC guidance by August 31, 2009

3. 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. (See attached site figure.)
4. 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. Institutional Controls will be terminated when contaminant concentrations are below applicable ADEC cleanup levels, or when the site meets the requirements for a Cleanup Complete as determined by ADEC.

This determination is in accordance with 18 AAC 75.380(d) 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 ADEC Project Manager William O'Connell at (907) 269-3057.

Sincerely,



Linda Nuechterlein
Environmental Manager

Sincerely,

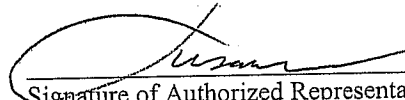


William O'Connell
Environmental Program Specialist

Attachment: Attachment A: Cleanup Complete-ICs Agreement Signature Page
Attachment B: Site Figure

Attachment A: Cleanup Complete-ICs Agreement and Signature Page

The Alaska Railroad Corporation agrees to the terms of this Cleanup Complete-ICs determination as stated in this Record of Decision (ROD) document dated April 15, 2009 for Service America. Failure to comply with the terms of this agreement may result in ADEC reopening this site and requiring further remedial action in accordance with 18 AAC 75.380(d)(2).



Signature of Authorized Representative
ARRC

Susan M. Schrader

Printed Name of Authorized Representative
ARRC

RECEIVED**APR 22 2009****DEPT. OF ENVIRONMENTAL
CONSERVATION****Note to Responsible Person:**

After making a copy for your records, please return a signed copy of this form to the ADEC project manager, William O'Connell, at the address on this correspondence within 30 days of receipt of this letter.

Attachment B: Site Figure

