

STATE OF ALASKA

**DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF SPILL PREVENTION AND RESPONSE
CONTAMINATED SITES PROGRAM**

SARAH PALIN, GOVERNOR

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File: 102.26.009

December 20, 2006

Mr. Richard Kruckenberg
OK Lumber/Ace Hardware
272 Illinois Street
Fairbanks, AK 99701

Re: Environmental Status
OK Lumber, 272 Illinois Street, Fairbanks, Alaska
Event ID 911

Dear Mr. Kruckenberg:

The Alaska Department of Environmental Conservation, Contaminated Sites Program, (ADEC) reviewed the administrative records for the OK Lumber leaking underground storage tank (LUST) site located at 272 Illinois Street in Fairbanks, Alaska. Based upon this review, ADEC has determined that soil and groundwater contamination remain at the site above the most stringent 18 AAC 75 cleanup levels, but the nature and extent of this contamination does not pose an unacceptable risk to human health or the environment. As a result, no further cleanup action is required at this time provided the owner / operator of the subject property complies with the site specific conditions outlined in this document.

Please note the following information that was considered in making the determination on the environmental status of the site:

Site Background

The OK Lumber site is a retail hardware and lumber store located in an industrial and/or commercial area of Fairbanks commonly referred to as the Railroad Industrial Area. The site is owned by the Alaska Railroad Corporation (ARRC) and leased to OK Lumber.

In October 1989, a 1,000-gallon used oil underground storage tank (UST) located on the north side of the Warehouse Building was removed. Approximately 31 cubic yards of contaminated soil was excavated and subsequently transported off site for treatment. The excavation was approximately 7 feet below ground surface (bgs) with the four sidewalls and bottom sampled for benzene, toluene, ethylbenzene, xylenes (BTEX) and total organic halogens. The sample results did not exceed ADEC cleanup levels for petroleum hydrocarbons but the southeast sidewall and the bottom sample detected trichloroethene and chlorobenzene.

In July 1996, an assessment identified floor drains in the warehouse building but it was unknown whether they were connected to a private septic system, an injection well, or the city sewer system.

There were also three heating oil USTs identified on the site that were assessed by drilling four soil borings. The soil samples were collected within two feet of the bottom of each tank and all results were below ADEC cleanup levels. A groundwater sample was collected west of the main building that contained free-phase product (reportedly weathered diesel).

In October 1996, one of the heating oil tanks was removed from the north side of the main building. There was soil contamination identified possibly as a result of surface spills and/or tank overfills. Approximately 0.5 cubic yards was excavated and transported off site for treatment. Soil samples from the bottom of the excavation met ADEC cleanup levels except one sample from 6 feet bgs below the fill pipe that detected 5,600 milligrams per kilogram (mg/kg) diesel range organics.

The Alaska Railroad Industrial Area has several sources of contamination both upgradient and downgradient of the OK Lumber site. As a result, there are several groundwater monitoring wells in the OK Lumber site area installed by Unocal and Chevron. In May 2006, all of the monitoring wells located downgradient of the OK Lumber site were non-detect for chlorobenzene and trichloroethene, but contained petroleum compounds. The source of the contamination at the K-5 monitoring well has not been identified, but the source could originate off-site. Chevron is responsible for the future monitoring of those wells. K-5 was sampled in October of 2005 and all the contaminants were below ADEC cleanup levels except for gasoline range organics (18.1 milligrams per liter (mg/l)) and DRO (86.6 mg/l).

Pathways Evaluated

The site is a commercial business facility but the exposure and/or migration pathways were evaluated under a residential scenario. The exposure pathways include inhalation; ingestion; and dermal contact. The soil contamination remaining on site does not exceed the ADEC cleanup levels for human health risk pathways and there is no unacceptable risk posed by these pathways.

The migration to groundwater pathway is complete but the groundwater is not currently used as a drinking water source. There is a community water system that provides water to the site and monitor data indicates there is no migration off site.

Cleanup Levels

The cleanup levels established for the site are:

18 AAC 75.341 Tables B1 and B2, under 40 inch zone migration to groundwater levels for soil; and
18 AAC 75.345 Table C for groundwater.

ADEC Decision

Based on the information provided to date, ADEC has determined that residual soil and groundwater contamination remain at the site but they do not pose an unacceptable risk to human health or the environment. This determination is subject to site-specific conditions and/or controls attached to the property and the understanding that the owner and/or operator of the site complies with them. The site will be conditionally closed subject to the following conditions:

1. A copy of this conditional closure letter shall be noted on the ADEC database and incorporated into the ARRC lease file to ensure any future operator of the site is notified of the conditions and subject to compliance with them.

2. In accordance with 18 AAC 78.274(b), ADEC approval must be obtained prior to transport and/or disposal of soil or groundwater from this site.
3. No groundwater wells shall be installed on the property without the review and approval of ADEC.

In accordance with 18 AAC 78.276, additional investigation and cleanup may be required if new information is discovered which leads ADEC to make a determination that the cleanup described in this decision is not protective of human health, safety, and welfare or the environment.

If the floor drains located on site have not been properly closed by the Environmental Protection Agency (EPA), they must be inventoried with the EPA and closed in accordance with EPA requirements.

ADEC will consider a Site Closure (and removal of institutional controls) only after the soil and/or groundwater achieves the established cleanup levels for the site.

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 may be delivered to the Division Director, P.O. Box 111800, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 15 days of the decision. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, P.O. Box 111800, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

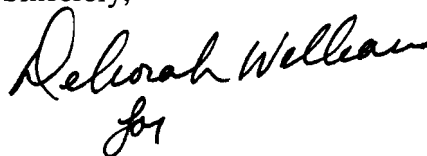
If you have any questions, please contact Deborah Williams by phone at (907) 451-5174 or via e-mail at Deborah_Williams@dec.state.ak.us.

Sincerely,



Deborah Williams
Environmental Program Specialist

Sincerely,



Jim Frechione
Environmental Program Manager

cc: Susan Schrader, Alaska Railroad Corporation
Chris Bellovary, EPA UIC Program (via e-mail)