

STATE OF ALASKA

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

SEAN PARNELL, GOVERNOR

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File: 2100.26.561

July 30, 2009

Lisa Monsen
Co-Trustee
Leland Jeffs Administrative Trust
P.O. Box 102119
Anchorage, AK 99510

Re: Record of Decision; Alaskan Plumbing & Heating Wholesale
Corrective Action Complete Determination

Dear Ms. Monsen:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with Alaskan Plumbing & Heating Wholesale located at 121 West Seventh Avenue, Anchorage, Alaska 99501. Based on the information provided to date, the ADEC has determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment, and this site will be closed.

This decision is based on the administrative record for Alaskan Plumbing & Heating Wholesale, which is located in the offices of the Alaska Department of Environmental Conservation (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 Corrective Action Complete Determination.

Introduction

Site Name and Location:

Alaskan Plumbing & Heating Wholesale
2132 North Post Road
Lot 29, Block 1, Alaska Railroad Reserve Subdivision
Anchorage, Alaska

Name and Mailing Address of Contact Party:

Lisa Monsen, Co-Trustee
Leland Jeffs Administrative Trust
P.O. Box 102119
Anchorage, AK 99510

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Database Record Key and File Number:

File: 2100.26.561

Hazard ID: 25358

Regulatory authority under which the site is being cleaned up:

18 AAC 75 and 18 AAC 78

Background

The subject property is located at 4142 Ingra Street, Anchorage, Alaska and consists of a rectangular-shaped lot that is oriented with the long axis trending east-west. The entire property is roughly 1.205 acres in size with two warehouse-type buildings. Water and sewer lines on the property are connected to the Anchorage Water and Waste Water Utility service lines. One of the warehouses was constructed in 1983 and currently serves as a commercial plumbing and heating wholesale business. From 1983 till 1992 this building was used for automotive engine rebuilding.

In July 2004, petroleum-impacted soil was encountered during the removal of a 500-gallon regulated underground storage tank (UST) and associated piping located above the UST. The UST formerly held lube oil and was located adjacent to the plumbing and heating wholesale warehouse. During excavation hydrocarbon odor was noted at a depth of 2.5 feet. The total excavation measured 12 feet by 14 feet by 7 feet deep. Based on field screening efforts, two soil stockpiles consisting of 10 and 30 cubic yards respectively were staged near the excavation pit. Two soil samples were collected from each soil stockpile. Two more soil samples were collected from the depths of the excavation at the north and south end of the former UST. An additional sample was collected 2.5 feet below ground surface (bgs) from the south sidewall. The stockpiled soil was then backfilled into the excavation with clean fill to bring it back up to grade. Soil samples collected at this site have been tested for: diesel range organics (DRO); gasoline range organics (GRO); residual range organics (RRO), and benzene, toluene, ethylbenzene and xylene (BTEX).

Characterization Activities

BGES issued a Phase I Environmental Site Assessment and Underground Storage Tank Closure Report in September 2004. Seven confirmation soil samples were collected from temporary stockpiled soil and at the base of the former UST excavation. GRO was detected at a maximum of 9.46 mg/kg; DRO was detected at a maximum level of 46.8; RRO was detected at a maximum of 153 mg/kg, and benzene was detected at a maximum concentration of 0.00789 mg/kg. None of these results exceed the most conservative Migration to Groundwater cleanup levels established in 18 AAC 75.345 Method Two, Tables B1 and B2.

Cleanup Levels

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Tables B1 and B2, Migration to Groundwater.

<u>Contaminant</u>	<u>Site Cleanup Level (mg/kg)</u>
Benzene	0.025
GRO	300
DRO	250
RRO	11,000

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>
Benzene	0.005
GRO	1.3
DRO	1.5
RRO	1.1

Pathway Evaluation

The exposure pathways for human health and the environment that were evaluated include the following: direct contact with soil; outdoor inhalation of vapors; groundwater ingestion and migration to groundwater. The direct contact with soil and outdoor inhalation of vapors pathways may be complete but the remaining contaminant concentrations do not exceed the most conservative Method Two cleanup levels established in 18 AAC 75.341, Tables B1 and B2. The groundwater ingestion and migration to groundwater pathways are not believed to be complete since soil analytical results demonstrated that soil was not contaminated at roughly 7 feet bgs. It is estimated that groundwater is roughly 10 feet bgs based on a review of groundwater elevations from adjacent contaminated sites.

ADEC Decision

Following ADEC's review of BGES's "Phase I Environmental Site Assessment and Underground Storage Tank Closure" dated September, 2004 ADEC has determined no further assessment or cleanup action is required. The levels of contaminants of concern detected in soil do not exceed ADEC's most stringent cleanup levels established in 18 AAC 75.341 Tables B1 and B2. Groundwater is not believed to be impacted since soil was determined to be clean beneath the UST at 7 feet bgs and groundwater is roughly 10 feet bgs in this area. Therefore, there is no longer a risk to human health or the environment, and this site will be designated as closed on the Department's database.

Although a Corrective Action Complete determination has been granted, ADEC approval is required for off-site soil disposal in accordance with 18 AAC 78.600(h). However, since this site has met the most conservative soil cleanup levels, this letter will serve as your approval for future off-site movement and disposal of soil associated with this release. It should be noted that movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is unlawful.

This determination is in accordance with 18 AAC 78.276(f)(2) 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 the ADEC project manager, Todd Blessing at (907) 269-7699.

Approved By,

A handwritten signature in cursive script, appearing to read "Linda Nuechterlein".

Linda Nuechterlein
Environmental Program Manager

Recommended By,

A handwritten signature in cursive script, appearing to read "Todd Blessing".

Todd Blessing
Environmental Specialist

CC: Bob Braunstein, BGES Inc.