

STATE OF ALASKA

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

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File: # 2100.26.225
Return Receipt Requested
Article No: 7007 3020 0000 1948 2726

September 22, 2009

Bill Wright
101 Whitney Road
Anchorage, AK 99501

Re: Record of Decision; Wrightway Auto Carriers
Corrective Action Complete Determination- Institutional Controls

Dear Mr. Wright:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with Wrightway Auto Carriers located at 101 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 Wrightway Auto Carriers 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 Corrective Action Complete with ICs determination.

Introduction

Site Name and Location

Wrightway Auto Carriers
101 Whitney Road
Anchorage AK, 99501

Name and Mailing Address of Contact Party:

Bill Wright
101 Whitney Road
Anchorage, AK 99501

ADEC Site Identifiers:

Hazard ID #24052
ADEC Reckey # 1990210018401
CS file # 2100.26.225

Regulatory authority under which the site is being cleaned up:

18 AAC 78 and 18 AAC 75

Background

There were three underground storage tanks (USTs) formerly in use at this site. A 5,000-gallon diesel UST was installed in 1985 and removed in 1992. In addition, both a gasoline UST and diesel UST of unknown volume were installed in the 1960's or 1970's, and removed in 1990. Contamination at the site is attributed to overfilling at the USTs.

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 benzene, toluene, ethylbenzene, and xylenes (BTEX). Based on analytical results from these investigations the following Contaminants of Concern was identified in soil.

- Diesel Range Organics
- Benzene

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
• Benzene	0.025

Site Characterization and Cleanup

The 5,000-gallon diesel UST was assessed when it was removed in 1992. The two other USTs were also investigated in 1992 as an assessment was not completed when these tanks were removed in 1990.

At the 5,000-gallon diesel UST, approximately 25 cubic yards of potentially contaminated soil were removed from the excavation and stockpiled on site. Two confirmation samples were collected from the base of the excavation and contained DRO, reported as diesel range petroleum hydrocarbons (DRPH) up to 260 mg/kg and benzene up to 0.05 mg/kg.

The investigation at the location of the two former USTs involved excavating and sampling test pits in the open excavation that remained after the tanks were removed. Four test pits were sampled, with DRO detected in one sample at 720 mg/kg, and in another sample at 250 mg/kg. Benzene was detected in one sample at 0.35 mg/kg. When these tanks were removed, approximately 30 cy of soil was also removed and stockpiled onsite. Samples of the stockpiled soil contained DRO up to 380 mg/kg, and benzene was not detected.

Groundwater sampling was conducted immediately downgradient of this site during the Alaska Railroad Corporation Remedial Investigation in 2007, and an on-site potable well was also sampled during this effort. Samples collected at the downgradient monitoring wells did not contain contaminants above ADEC groundwater cleanup levels. Bis(2-ethylhexyl)phthalate was detected in the drinking water well sample above the ADEC groundwater cleanup level. However, this detection is attributed to laboratory contamination, and not thought to be a result of releases at the site. Furthermore, the onsite drinking water well is only used for sanitary purposes, and not for drinking water.

In 2009, the 55 cubic yard stockpile was landspread along the northern portion of the lot. A site visit was conducted by ADEC after landspreading, and CSP staff did not find any evidence of contamination.

Pathway Evaluation

Following investigation 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 may be complete however, groundwater has not been shown to contain contaminants above cleanup levels, and all 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 Corrective Action 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 Bill Wright or his designate shall report to the ADEC once every five years or as soon as they become 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. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 78.600(h). 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.
3. 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. Institutional Controls will be terminated when contaminant concentrations are below applicable ADEC cleanup levels, or when the site meets the requirements for a Corrective Action Complete as determined by ADEC.

This determination is in accordance with 18 AAC 78.276(f) 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.

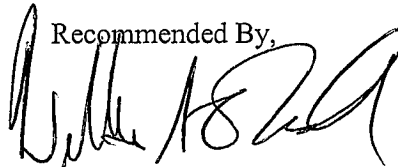
If you have questions about this closure decision, please contact ADEC Project Manager William O'Connell at (907) 269-3057.

Approved By,



Linda Nuechterlein
Environmental Manager

Recommended By,



William O'Connell
Environmental Program Specialist

Attachment A: Corrective Action Complete-ICs Agreement and Signature Page

Cc: Susan Schrader, Alaska Railroad Corporation

Attachment A: Corrective Action Complete-ICs Agreement and Signature Page

Mr. Bill Wright agrees to the terms of this Corrective Action Complete-ICs determination as stated in this Record of Decision (ROD) document dated September 22, 2009 for Wrightway Auto Carriers. 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
Wrightway Auto Carriers

Printed Name of Authorized Representative
Wrightway Auto Carriers

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.