

STATE OF ALASKA

SEAN PARNELL, GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION

DIVISION OF SPILL PREVENTION AND RESPONSE CONTAMINATED SITES PROGRAM

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File: 2100.26.139
Return Receipt Requested
Article No: 7010 2780 0000 2089 6279

December 29, 2011

Mr. John Jolly
World Wide Movers
7120 Hart Street
Anchorage, Alaska 99509

Re: Decision Document; World Wide Movers Corrective Action
Complete Determination

Dear Mr. Jolly:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with World Wide Movers located at 7120 Hart Street 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 this site will be closed.

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

World Wide Movers
7120 Hart Street
Anchorage, Alaska

Name and Mailing Address of Contact Party:

Mr. John Jolly
World Wide Movers
7120 Hart Street
Anchorage, Alaska 99509

ADEC Site Identifiers:

Hazard ID #24096
Facility ID# 1890
CS file # 2100.26.139

Regulatory authority under which the site is being cleaned up:
18 AAC 75 and 18 AAC 78

Background

In 1978 three regulated underground storage tanks (USTs) were installed on this property which is located within the Municipality of Anchorage and supplied with city water. The USTs consisted of a 500-gallon gasoline tank, a 1,500-gallon gasoline tank, and a 2,000-gallon diesel tank. In 1991 the USTs were removed after one of the tanks failed a tank tightness test. The June 1991 Site Assessment Report indicates there are no drinking water wells in this light industrial area, which is served by the Anchorage Water and Wastewater Utility.

Contaminants of Concern

During the investigation at this site, soil and groundwater samples were analyzed for diesel range organics (DRO), gasoline range organics (GRO) and benzene, toluene, ethylbenzene, and xylenes (BTEX). Based on the results of these investigations, the following contaminants of concern were identified in soil and/or groundwater:

- DRO
- 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

The default 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>
• DRO	1.5
• benzene	0.005

Site Characterization

The three USTs were removed in 1991 from a common excavation along with approximately 42 cubic yards of hydrocarbon contaminated soil. Because site characterization activities were not conducted at the time the tanks were removed, a follow up site investigation was conducted approximately one year later (in 1992) by VCRA Environmental Service. During this release investigation 16 boreholes were advanced with six being developed as monitoring wells. Soil samples were collected from 13 of the boreholes which contained DRO at a maximum concentration of 370 mg/kg.

Groundwater samples were collected from the four on-site and two off-site monitoring wells which were installed during the 1992 release investigation. The groundwater sample collected from monitoring well MW-5 which is situated nearest the former

tanks, contained DRO at 3.4 mg/l and benzene at 0.24 mg/l. No other groundwater samples contained detectable concentrations of contaminants.

In an effort to fill a data gap west of the former tanks, one additional borehole was advanced in 1992 on the property immediately west of World Wide Movers. Three soil samples were collected from this 15-foot borehole; however, groundwater was not encountered so no sample was collected. Contaminants were not detected in any of the soil samples.

Groundwater monitoring at MW-5 was conducted again in 1993 and DRO was detected at 0.79 mg/l and benzene at 0.198 mg/l. However, it was reported that monitoring well recharge was extremely low. This was the last known sampling event at the site. The 42 cubic yards of soil stockpiled at the site were transported to Clean Soils for thermal remediation in 1993.

Decommissioning of the four on-site monitoring wells is documented in the "Monitoring Well Decommissioning Report" by Shannon & Wilson Inc., dated November 28, 2011. A search for the two off-site monitoring wells (MWs) identified the locations of these two wells on an adjacent parcel to the west. The off-site monitor wells were reportedly decommissioned by a drilling company for the owner of the adjacent property, although no documentation was found.

Pathway Evaluation

Following a review of the environmental records for the site, exposure to the remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 1

Table 1 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Direct Contact with Surface Soil	Pathway Incomplete	Contaminants have not been detected in surface soil.
Direct Contact with Sub-Surface Soil	De Minimis Exposure	The remaining contaminated soil is only slightly above ADEC's most stringent cleanup levels based on data from 1991 and is covered by clean fill.
Inhalation-Outdoor Air	De Minimis Exposure	Remaining contamination is below the inhalation cleanup level for soil and covered by clean fill, which will mitigate exposure via this pathway.
Inhalation-Indoor Air	De Minimis Exposure	Remaining contamination is below the outdoor inhalation cleanup level for soil, and is covered by clean fill which will mitigate exposure via this pathway.

Groundwater Ingestion	De Minimis Exposure	Contaminant concentrations decreased over the period during which monitoring was conducted; groundwater contamination was localized to one discrete area at the site; no drinking water wells exist downgradient of the site; and the surrounding property is served with city water.
Surface Water Ingestion	Pathway Incomplete	Surface water in the area is not used for drinking water purposes.
Wild Foods Ingestion	Pathway Incomplete	Wild foods are not collected in this area.
Exposure to Ecological Receptors	Pathway Incomplete	There are no complete exposure pathways to ecological receptors at the site

Notes to Table 1: “De-minimis exposure” means that in ADEC’s judgment receptors are unlikely to be affected by the minimal volume of remaining contamination. “Pathway incomplete” means that in ADEC’s judgment contamination has no potential to contact receptors. “Exposure controlled” means there is an administrative mechanism in place limiting land or groundwater use, or a physical barrier in place that deters contact with residual contamination.

ADEC Decision

The cleanup actions to date have served to excavate and adequately remove contaminated soil from the site. Based on the information available, ADEC has determined no further assessment or cleanup action is required. 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 Cleanup Complete determination has been granted, ADEC approval is required for off-site soil disposal in accordance with 18 AAC 78.600(h). 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) 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.

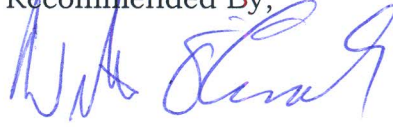
If you have questions about this closure decision, please contact ADEC Project Manager William O'Connell at (907) 269-3057.

Approved By,



Linda Nuechterlein
Environmental Manager

Recommended By,



William O'Connell
Environmental Program Specialist