



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of
Environmental Conservation

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

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April 26, 2013

Denali Group
2510 North Post Road
Anchorage, AK 99501
Attn: Walt Schlotfeldt

Re: Decision Document; Pacific Movers, 2510 North Post Road - Corrective Action Complete Determination; Hazard ID No. 25988; Ledger Code 49642113

Dear Ms. Pamela Johnson;

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Pacific Movers, 2510 North Post 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.

This decision is based on the Pacific Movers, 2510 North Post Road administrative record 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 determination.

Introduction

Site Name and Location

Pacific Movers
2510 North Post Road
Anchorage, Alaska
Legal Description: ARR Anchorage Terminal Reserve
LT 39, 40, and 41 Post Road Industrial Lease Lot

Name and Mailing Address of Contact Party:

Denali Group
2510 North Post Road
Anchorage, AK 99501
Attn: Walt Schlotfeldt

ADEC Site Identifiers:

Hazard ID #23144

Facility ID# 925

CS file # 2100.26.555

Regulatory authority under which the site is being cleaned up:

18 AAC 75 and 18 AAC 78

Background

The Pacific Movers property is located off of Post Road in Anchorage. The regulated gasoline underground storage tank (UST) was installed in 1960 at the facility that has been operated as an office and warehouse.

The UST was in use from 1960 until 1987. It was removed in 1989 or 1990. At that time, the 1,000 gallon gasoline UST along with its associated piping and dispenser were removed. A site assessment was not conducted during the removal as required. On October 25 and 26, 2007 the area of the former UST system was assessed with soil samples collected from two soil borings. Groundwater in the immediate area is at about nine (9) feet below ground surface (bgs). Based on information from the nearby Air Van Lines site (file number 2100.26.214) at 2216 North Post Road, the groundwater flow direction in the area is to the southwest. That site identified in a well search conducted by Shannon & Wilson in 1992 two artesian drinking water wells (drilled to 152 and 156 feet below ground surface) 400 feet to the southwest of the site and the property is connected to the City of Anchorage's public water system.

Site Characterization and Cleanup Activities

A 1,000 gallon gasoline UST, its associated piping and dispenser were removed in 1989 or 1990. No soil and groundwater contamination was reported during the removal action. A site assessment was not conducted during the removal.

On October 25 and 26, 2007, Shannon & Wilson advanced 2 borings in the area of the former UST system and collected six (6) confirmation soil samples, including two at the soil/water interface. All soil samples met the most stringent 18 AAC 75.341 cleanup levels, i.e., migration to groundwater. Those samples had up to 2.92 mg/kg GRO, 0.01 mg/kg benzene, and 14.3 mg/kg lead at the soil water interface. Groundwater was encountered at nine (9) feet below ground surface.

Contaminants of Concern

During the investigation at this site, soil samples were analyzed for 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:

- GRO
- Benzene
- Toluene
- Ethylbenzene
- Total xylenes

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.

<i>Contaminant</i>	<i>Site Cleanup Level (mg/ kg)</i>
• GRO	300
• Benzene	0.025
• Toluene	6.5
• Ethylbenzene	6.9
• Total xylenes	63

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	De Minimis Exposure	Remaining petroleum contamination is below the direct contact cleanup level for soil.
Direct Contact with Sub-Surface Soil	De Minimis Exposure	Remaining petroleum contamination is below the direct contact cleanup level for soil.
Inhalation-Outdoor Air	De Minimis Exposure	Remaining petroleum contamination is below the inhalation cleanup level for soil.
Inhalation-Indoor Air	De Minimis Exposure	Remaining GRO and BTEX contamination is below those constituent's 18 AAC 75.341 most stringent migration to groundwater cleanup levels for soil.
Groundwater Ingestion	De Minimis Exposure	Confirmation soil samples at the soil/water interface had detectable concentrations but they did not contain contaminants above migration to groundwater cleanup levels. Groundwater was encountered at nine (9) ft. bgs at the site. Two artesian drinking water wells were identified 400 feet down gradient from this site.
Surface Water Ingestion	Pathway Incomplete	The nearest surface water body, Ship Creek, is located 740 feet from the site. 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
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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 ADEC has determined there is no unacceptable risk to human health or the environment, and this site will be granted a Corrective Action Complete determination.

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 Robert Weimer at (907) 269-7525.

Approved By,



Robert Weimer
Environmental Engineering Associate

Cc: Shayla Marshall, Shannon & Wilson, consultant