

STATE OF ALASKA

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

SARAH PALIN, GOVERNOR

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File: #2100.38.023

January 8, 2008

Dave Leclair
Whitney Road Warehouse
550 W. Seventh Avenue Suite 1540
Anchorage, AK 99501

Re: Development Managers Inc. 1301 Whitney Road
Record of Decision

Dear Mr. Leclair:

The Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed review of the *Soil and Groundwater Sampling Report* submitted by Shannon & Wilson Inc. This site had been contaminated by the release of a hazardous substance; however, based on the information provided to date, ADEC has determined that no further remedial action is required, and that Development Managers Inc. at 1301 Whitney Road can be closed subject to the conditions outlined in this document. The hazardous substance contamination has been adequately addressed and does not pose an unacceptable risk to human health or the environment.

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 ADEC determination.

Introduction

Site Name and Location
Development Managers Inc.
1301 Whitney Road
Anchorage, AK

Name and Mailing Address of Contact Party:
Dave Leclair
Whitney Road Warehouse
550 W. Seventh Avenue Suite 1540
Anchorage, AK 99501

Database Record Key and CS file number:

ADEC Reckey # 1991210116601

CS file # 2100.38.023

Regulatory authority under which the site is being cleaned up:

18 AAC 75

Background

A 2,000 gallon heating oil underground storage tank (UST) was removed in June 1991. The UST had corroded leading to contamination of the surrounding soil.

Cleanup Actions

During the removal of the UST in June 1991, it was observed that the tank had been leaking. Approximately 8 cubic yards of contaminated soil was removed and stockpiled. Soil samples collected beneath the tank had total petroleum hydrocarbons (TPH) up to 10,200 mg/kg. Three groundwater monitoring wells were installed to evaluate potential groundwater contamination.

In 1992 two more monitoring wells, a product recovery well, and four test pits were installed. No free product was found at the location of the recovery well. Soil samples indicated TPH levels below ADEC cleanup levels. Contaminates found in groundwater were above ADEC cleanup levels.

Additional groundwater samples collected from 1993 to 2000 contained varying concentrations of contaminants, with DRO detected above the ADEC Table C cleanup level on several occasions.

In 2001 three soil borings were advanced to approximately 10 feet below ground surface with samples collected at 2.5 foot intervals. Groundwater was encountered from 6 to 10 feet below ground surface. Contamination in the soil samples was found to be below ADEC Method Two migration to groundwater cleanup levels. Stockpiled soil was no longer on site, and was believed to have been spread over the parking lot accidentally during snow removal activities.

Two groundwater samples were also analyzed for DRO during the 2001 event. Well B2MW, located near the former UST, had contamination above ADEC cleanup levels with DRO detected at 8.63 mg/l.; however a more recent groundwater sample collected from a monitoring well in the vicinity of B2MW as part of a Remedial Investigation conducted by the Alaska Rail Road Corporation in 2005 did not detect contaminants of concern in groundwater.

Contaminant of Concern

- DRO

Cleanup Levels

The groundwater cleanup levels applicable for this site are established under 18 AAC 75.345 Table C, Groundwater Cleanup levels.

<u>Contaminant</u>	<u>Site Cleanup Level (mg/L)</u>
Diesel Range Organics	1.5

The soil cleanup levels applicable for this site are established under 18 AAC 75.341 Table B2 Under 40-Inch zone, migration to groundwater pathway.

<u>Contaminant</u>	<u>Site Cleanup Level (mg/kg)</u>
Diesel Range Organics	250

Pathway Evaluation

The human health exposure pathways evaluated at this site include ingestion, inhalation, and migration to groundwater.

The ingestion and inhalation pathways may be complete, but the contaminant concentrations remaining do not exceed inhalation or ingestion cleanup levels.

The groundwater pathway may be complete, but groundwater is not used as a drinking water source at site. Furthermore potential groundwater contamination appears to be confined within a discreet area and has not migrated offsite.

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 either De Minimus Exposure or Pathway Incomplete.

ADEC Decision

The cleanup actions conducted at Development Managers Inc. were effective in removing the majority of impacted soil associated with the former UST. There is contamination remaining above established cleanup levels but ADEC determined there is no unacceptable risk to human health or the environment, and this site will be conditionally closed.

This decision is subject to the following conditions:

1. A Notice of Environmental Contamination will be recorded on the ADEC database to document that there is residual contamination remaining on site above the most stringent ADEC cleanup levels;
2. Any proposal to transport soil off site requires ADEC approval in accordance with 18 AAC 78.274(b)
3. Drinking water wells may not be installed on site

4. All remaining monitoring wells on site must be decommissioned in accordance with ADEC guidance and documented in a report to ADEC. Whitney Road Warehouse will submit a work plan for monitoring well decommissioning to ADEC for approval within 270 days of this notice.

Final site closure will be considered if it can be demonstrated that soil and groundwater at the site meet the most stringent ADEC cleanup levels.

This determination is in accordance with 18 AAC 75.380(D) (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.

Please sign and return this Conditional Closure document for our files. If you have questions about this closure decision, please contact William O'Connell at (907) 269-3057.

Sincerely,



Jim Frechione
Environmental Manager

Whitney Road Warehouse agrees to the terms of this Conditional Closure as stated above.

Dave Leclair
Whitney Road Warehouse

cc: Susan Schrader, ARRC