

# STATE OF ALASKA

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

**FRANK MURKOWSKI, GOVERNOR**

610 University Avenue  
Fairbanks, AK 99709-3643  
PHONE: (907) 451-5174  
FAX: (907) 451-5105  
www.dec.state.ak.us

File: 180.26.002

May 9, 2006

Tom Hetherington  
P.O. Box 55  
Manley, Alaska 99756

Re: Record of Decision  
Manley Hot Springs Resort  
Leaking Underground Storage Tank (LUST)  
Event ID 1296

Dear Mr. Hetherington:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) reviewed the Shannon & Wilson, Inc. site assessment report dated December 4, 2003. Based on the information presented in this report and data contained within the administrative case file, ADEC has determined that soil contamination remains at the site above the most stringent 18 AAC 75 soil cleanup levels. However, the nature and extent of the contamination do not pose a risk to human health or the environment, and, as a result, no further cleanup action is required at this time.

Please note the following information that was considered in making the determination on the environmental status of the site.

### **Site Description**

Manley Hot Springs is located about 5 miles north of the Tanana River, at the end of the Elliot Highway. The Manley Hot Springs Resort sits on top of a hill at the intersection of the Elliot Highway and Tofty Road, within Section 16, T ownship 2 North, Range 15 West, Fairbanks Meridian.

### **Site Background**

Before the resort shut down in 1997, two buried 10,000-gallon railroad tank cars were used to store and dispense gasoline and diesel fuel. The former owners of the resort passed away and Tom Hetherington purchased the property in 1999 and has worked on cleaning up the site.

In 2003, ADEC hired Shannon & Wilson, Inc. to conduct a site assessment at the former location of the two underground storage tanks (USTs). The railroad tank cars were extremely heavy and were unable to be removed from the excavation. However, they were able to be moved approximately 10 feet from their original location which allowed the soil to be sampled. A total of 10 soil samples were collected from the excavation and the dispenser island area. Four soil samples were also

collected from a soil stockpile that was generated from the excavation. These samples were analyzed for diesel range organics (DRO), gasoline range organics (GRO), benzene, toluene, ethylbenzene, and xylenes (BTEX). The soil sample with the highest contaminant levels was tested for lead and polynuclear aromatic hydrocarbons (PAHs).

Only one sample exceeded the most stringent ADEC cleanup levels for DRO at 2510 mg/kg.

There is an on-site drinking water well on the property that was sampled on June 9, 2003 and the results were non-detect for contamination. The next closest drinking water well is approximately 450 feet southwest of the property and it also was non-detect. There were no groundwater samples collected below the excavation.

#### **Contaminants of Concern**

The contaminants of concern are:

DRO

GRO

Benzene

#### **Exposure Pathway Evaluation**

The following exposure and/or migration pathways were considered in this decision document. The exposure pathways for human health that were evaluated include indoor and outdoor inhalation; ingestion of soil; dermal contact with soil; and ingestion of groundwater or surface water.

The contaminant levels remaining do not exceed the risk-based concentrations established for human health pathways for ingestion and inhalation. The incidental soil ingestion pathway was considered complete but the exposure is insignificant because soil levels are below the ADEC ingestion cleanup levels.

The inhalation of outdoor air pathways was considered complete but the exposure is insignificant because the soil levels are below the ADEC inhalation cleanup levels.

The groundwater ingestion pathway may be considered complete because the groundwater is used as a drinking water source. However, there is no indication groundwater has been impacted from the soil contamination. Even though the residual contamination remaining on-site exceeds the migration to groundwater cleanup levels, it is limited in extent and does not pose an unacceptable risk to groundwater quality.

#### **Cleanup Levels**

The cleanup levels for the site are:

18 AAC 75.341 Table B1 and B2, under 40 inch zone, migration to groundwater levels for soil and 18 AAC 75.345 Table C for groundwater.

#### **ADEC Decision**

Based on the information provided to date, ADEC has determined that further remedial action at the Manley Hot Spring resort LUST site is not required and this site will be conditionally closed. The residual contamination remaining on site does not pose an unacceptable risk to human health or the

environment provided site-specific conditions and/or controls are attached to the property. This determination is subject to the following conditions:

1. A Notice of Residual Contamination will be established on the ADEC Leaking Underground Storage Tank Database identifying the nature and extent of contamination remaining on site.
2. In accordance with 18 AAC 78.274(b), ADEC approval is required prior to transport of soil from this site.

In accordance with 18 AAC 78.276(f)(2), ADEC may require additional site assessment, monitoring, remediation, and/or other necessary actions at this facility should new information become available that indicates contamination at this site may pose a threat to human health or the environment.

ADEC will consider a Site Closure (and removal of institutional controls) only after the soil achieves the established cleanup levels for the site.

**NOTE:** This record of decision only applies to the LUST site. There is other contamination at the Manley Hot Springs resort associated with other sources (e.g. above ground storage tanks).

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, P.O. Box 111800, Juneau, Alaska 99811-1800, within 15 days of the decision. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation at the above address, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

If you have any questions, please contact Deborah Williams at (907) 451-5174 or via e-mail at [Deborah\\_Williams@dec.state.ak.us](mailto:Deborah_Williams@dec.state.ak.us).

Sincerely,



Deborah Williams  
Environmental Program Specialist

Sincerely,



Jim Frechione  
Environmental Program Manager

Enclosure

