



SEAN PARNELL, GOVERNOR

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

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File: 102.26.106

March 4, 2011

Ms. Anastasia E. Duarte, RS
Retail Environmental Remediation Administrator
Tesoro Refining and Marketing Company
3450 South 344th Way, Suite 201
Auburn, WA 98001-5931

Re: Decision Document; Tesoro Northstore #114
Corrective Action Complete Determination

Dear Ms. Duarte:

The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program has completed a review of the environmental records associated with the Tesoro Northstore #114 site, located in Fairbanks, 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 at this time.

This decision is based on the administrative record for this site, which is located in the offices of the ADEC in Soldotna, 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 this Corrective Action Complete determination.

Introduction

Site Name and Location:

Tesoro Northstore #114
2100 Peger Road
Fairbanks, Alaska

Name and Mailing Address of Land Owner:

Wayne A. and Carolyn M. Gianotti
5402 McKee Road
San Jose, CA 95127

ADEC Site Identifiers

Reckey: 1990310032701
File: 102.26.106
Hazard ID: 24236

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

Background

This site is the location of a retail fuels sales station, which was impacted by gasoline from leaks and/or spills associated with three 15,000-gallon and one 10,000-gallon underground fuel storage tanks (USTs) and associated piping and dispenser systems. Three USTs reportedly contained gasoline product, and one UST reportedly contained diesel during their history of use from 1986 to 2002. During site assessment and cleanup response measures, soil and groundwater samples collected at this site were tested for: gasoline range organics (GRO); diesel range organics (DRO); and benzene, toluene, ethylbenzene, and xylene (BTEX). The site and immediately adjacent properties are served by public water and sewer systems. A more detailed history of this site is contained within MWH's December 29, 2010, Summary Report and Request for Clean-up Complete with Institutional Controls report. A copy of this report is present in ADEC's project file for this site, and available for public review.

Site Characterization and Cleanup Actions

The UST's were upgraded in May of 1996, at which time a site assessment was conducted. Approximately 15 cubic yards of diesel contaminated and 60 cubic yards of gasoline contaminated soil were excavated from below the fuel product lines, dispensers and from the sides of the diesel UST and transported offsite to a soil treatment contractor for thermal treatment and disposal. Soil sampling results confirmed that GRO and BTEX soil contamination remained beneath the dispensers at 5 and 13 feet below ground surface. A soil vapor extraction system was constructed and installed in order to remediate the contaminated soils below the dispensers and between the underground storage tanks.

A Release Investigation was conducted in December of 1996 in order to investigate the potential impact of contamination to the groundwater below the project site and to delineate soil contamination outside the areas excavated during the UST fuel system upgrade and assessment activities performed in May of 1996. Three soil borings were drilled in order to assess the subsurface soil conditions. Groundwater monitoring wells were constructed in each soil boring in order to assess the groundwater quality. Groundwater sample results confirmed GRO, DRO and BTEX groundwater contamination at the site, with the highest concentrations located in the groundwater under the dispenser islands.

A Phase II Release Investigation was performed in May of 1999 in order to further investigate the extent of soil and groundwater contamination, and to determine if contamination had migrated off site. Four soil borings were drilled off-site, and constructed into monitoring wells. Groundwater sampling results confirmed benzene contamination had migrated off-site to the West and South of the site.

In May of 2002 the three 15,000-gallon and one 10,000-gallon USTs were replaced with two 15,000-gallon, double-walled USTs. Approximately 650.7 tons of contaminated soil was excavated and transported offsite to a soil treatment contractor for thermal treatment and disposal. The excavation was extended in the effort to assess the full extent of the soil contamination and two additional 500-gallon heating fuel UST's were discovered and removed. The remaining soil contamination located to the west of the former UST's and the dispenser/canopy area was treated in-situ, using Air Sparge and Soil Vapor Extraction.

A series of Rebound Tests and Monitoring Events were performed from 2008 to 2010 to assess the effectiveness of the on-site remediation techniques and to evaluate the need for continued in-situ remediation treatment. Rebound test groundwater sampling demonstrated that groundwater quality met ADEC groundwater cleanup levels.

Maximum historical soil contaminant concentrations reported to ADEC during the history of this project were:

Benzene	260 mg/kg,
Toluene	1,500 mg/kg,
Ethylbenzene	320 mg/kg,
Xylenes	1,700 mg/kg, and
GRO	10,000 mg/kg

Following corrective action efforts, the soil sample data from this site met the applicable ADEC Method 2 soil cleanup levels.

Maximum historical groundwater concentrations reported to ADEC during the history of this project were:

Benzene	57.30 mg/L
Toluene	71.40 mg/L
Ethylbenzene	4.36 mg/L
Xylenes	26.37 mg/L
GRO	280 mg/L
DRO	4.43 mg/L

Following corrective action efforts, the groundwater sample data from this site met the applicable ADEC Table C groundwater cleanup levels.

Contaminants of Concern

During the investigations and corrective action/cleanup work performed at this site, soil and water samples were collected and analyzed for gasoline range organics (GRO), diesel range organics (DRO), and volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes (BTEX). Following the completion of the cleanup measures employed at this site, these Contaminants of Concern were reported to meet the applicable ADEC soil and groundwater cleanup levels.

Soil Cleanup Levels

The default soil cleanup levels applicable for this site are established in 18 AAC 75.341, Method Two, Tables B1 and B2, Migration to Groundwater.

Groundwater Cleanup Levels

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

Pathway Evaluation

Following investigation and cleanup at the site, exposure to any remaining contamination 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 current pathways to be: De Minimis Exposure or Pathway Incomplete. A summary of this pathway evaluation is included in Table 1.

Table 1 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	Pathway Incomplete	Surface soil meets ADEC's default soil cleanup level.
Sub-Surface Soil Contact	De Minimis Exposure	Sub-surface soil meets ADEC's default soil cleanup level.
Inhalation – Outdoor Air	De Minimis Exposure	Sub-surface soil meets ADEC's default soil cleanup level.
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Sub-surface soil meets ADEC's default soil cleanup level.
Groundwater Ingestion	De Minimis Exposure	Groundwater contamination has not exceeded cleanup levels at this site for three years. Drinking water is supplied by Golden Heart Utilities, the owner/operator of the public water system serving the City of Fairbanks area.
Surface Water Ingestion	Pathway Incomplete	There is surface water located within ¼ mile of the site; however, this site meets all applicable ADEC cleanup levels.
Wild Foods Ingestion	Pathway Incomplete	Contaminants of concern are not bioaccumulative in plants or animals.
Exposure to Ecological Receptors	Pathway Incomplete	There is no potential for exposure to ecological receptors.

Notes to Table 1: "Pathway Incomplete" means that in ADEC's judgment, contamination has no potential to contact receptors. "De Minimis Exposure" means that in ADEC's judgment receptors are unlikely to be affected by the minimal concentration of remaining contamination.

ADEC Decision

The cleanup actions to date have served to reduce soil and groundwater contaminant concentrations to acceptable levels. Based on the information available, ADEC has determined no further assessment or cleanup action is required. There is no longer an unacceptable risk to human health or the environment. Therefore this site is being issued a Corrective Action Complete determination, and will be designated as 'closed' on the department's database.

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.

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.

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 Corrective Action Complete decision, or any other aspect of this project, you may phone me at (907) 262-5210 x250, or contact me via e-mail at paul.horwath@alaska.gov

Sincerely,



Paul Horwath, PE
Environmental Engineer

Cc: Michael Zidek, MWH, Anchorage, AK
Wayne A. and Carolyn M. Gianotti, San Jose, CA

Pdh. Tesoro Northstore #114 Corrective Action Complete_3-3-11