STATE OF ALASKA

SEAN PARNELL, GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION

DIVISION OF SPILL PREVENTION AND RESPONSE
CONTAMINATED SITES PROGRAM

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File No: 2100.26.002
Return Receipt Requested
Article No: 7010 2780 0000 2178 4995

October 6, 2011

Ms. Amy Gilpin
Project Manager
Chevron EMC
611 Bollinger Canyon Road
San Ramon, CA 94583

Re: Closure Decision Document; Chevron Station 9-8111, 2801 Boniface Parkway
Corrective Action Complete Determination

Dear Ms. Gilpin:

The Alaska Department of Environmental Conservation (ADEC), Contaminated Sites Program, has completed a review of the environmental records associated with the Chevron Station 9-8111, 2801 Boniface Parkway site. Based on the information provided to date, the ADEC has 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 decision is based on the administrative record which is located in the offices of the Alaska Department of Environmental Conservation 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 this Corrective Action Complete Determination.

Introduction

Site Name and Location:
Chevron Station 9-8111
2801 Boniface Parkway
Anchorage, AK 99504
Bonibrook Subdivision #3, Tract A2

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Name and Mailing Address of Contact Party:
Ms. Amy Gilpin
Project Manager
Chevron EMC
611 Bollinger Canyon Road
San Ramon, CA 94583

ADEC Site Identifiers
File#: 2100.26.002
Hazard ID: 23379

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

Background
In 1988, petroleum impacted soil and groundwater was encountered during an assessment conducted for pending road work next to the gas station site. During a facility upgrade conducted in 1989 approximately 1,430 tons of contaminated soil was removed and thermally treated. In 1994, additional contaminated soil was identified during the removal of a used oil tank. Groundwater was encountered at approximately 15 feet below ground surface (bgs). A gas station has existed on the property since 1970. The site currently consists of a combination gasoline station and convenience store that was constructed in 1999, and which is connected to Anchorage's public and sanitary sewer systems. The site is within a commercial area. Several private drinking water wells have been identified in the area; with the closest downgradient drinking water well identified about 800 feet from the site.

Characterization Activities
In 1988, petroleum hydrocarbon contamination in the soil and groundwater was discovered during an assessment conducted along the nearby roadways in preparation for planned road work. Confirmation soil samples collected following underground storage tank (UST) upgrades in 1989 identified benzene and DRO contamination remaining over cleanup levels.

Following the UST upgrades in 1989, approximately 1,430 tons of petroleum contaminated soil were excavated, transported, and thermally treated at Alaska Sand and Gravel and then disposed of at the Anchorage Municipal Landfill.

In 1989, four monitoring wells were installed to help define the extent of the remaining soil and groundwater contamination. Initial groundwater sampling found total petroleum hydrocarbon (TPH) above cleanup levels. This TPH contamination was later identified as being DRO contamination. Groundwater monitoring events occurred between 1989 and 2009. Groundwater sampling showed a continued decline in contaminant levels and by 2009, it was demonstrated that the groundwater consistently met default cleanup levels for DRO and benzene.

In 1994 one used oil tank, eight gasoline dispensers, and diesel dispenser, and associated piping were removed during a station upgrade. Some benzene, GRO, and

DRO contamination associated with the dispensers was identified as remaining, and some DRO soil contamination (900 mg/kg) was identified as remaining after the removal of a used oil tank. In 1995 a monitoring well (MW-5) was installed just south of the used tank area. All soil and groundwater samples collected from that location did not should contamination above default cleanup levels.

Later in 1999 a new gas station building was built over the former used oil tank area. Due to the placement of the new building and the location of nearby utilities confirmation soil samples could not be taken in the area of the former used oil tank to assess whether that contamination has remediated to default cleanup levels.

In 2005 and 2006 soil samples were collected from at total of seven soil borings to assess whether the remaining dispenser soil contamination had been remediated. The sampling identified only one area of benzene contamination remaining over default cleanup levels. All GRO and DRO samples met cleanup levels. In 2007, a soil sample was collected at the area of the remaining benzene contamination. That sampling confirmed that the benzene soil contamination had remediated to below default cleanup levels.

Between 2009 and 2010, the location of where DRO contaminated soil remained was evaluated. This area is located near the southeast corner of the lot and is at 11 feet below ground surface under the new gas station building. The evaluation concluded that because where the new building is located and the location of nearby utilities confirmation soil samples could not be taken in the area of the former used oil tank to assess whether that contamination has remediated to default cleanup levels. It is estimated that about three cubic yard of DRO contaminated soil at a maximum concentration of about 900 mg/kg, i.e., as identified in 1994, may remain under the new gas station building. The current gas station building is located on the southeast portion of the property above where the former used oil was located.

On April 29, 2011 ADEC received documentation that all four of the remaining site monitoring wells had been decommissioned in accordance with their approved plan.

Contaminants of Concern

During the investigation at this site, soil samples were analyzed for the following: arsenic; chromium; lead; polychlorinated biphenyls (PCBs); volatile chlorinated solvents (VCSs); residual range organics (RRO); diesel range organics (DRO); gasoline range organics (GRO); and benzene, toluene, ethylbenzene, and xylenes (BTEX). Based on these analyses and knowledge of the source area, the following Contaminants of Concern (COCs) were identified:

- DRO
- GRO
- Benzene

However, no COCs remain on site above ADEC's most stringent soil cleanup levels established in 18 AAC 75.341, Method Two, Tables B1 and B2, Migration to Groundwater (MTG) *Under 40 Inch Zone* except for a de minimis amount of DRO contaminated soil (900 mg/kg) located at 11 feet below ground surface under the new gas station building.

Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants were 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 Tracking Model Results

Pathway	Result	Explanation
Surface Soil Contact	Pathway Incomplete	The contaminated surface soil was removed during the initial excavation.
Sub-Surface Soil Contact	De-Minimis Exposure	Sub-surface soil confirmation samples collected were below direct contact cleanup levels and are considered De-Minimis in volume. Therefore risk via this pathway is considered insignificant.
Inhalation – Outdoor Air	De-Minimis Exposure	The volatile organic compounds detected in the confirmation samples were below the most stringent cleanup levels and are considered De-Minimis in volume. Therefore risk via this pathway is considered insignificant.
Inhalation – Indoor Air (vapor intrusion)	De-Minimis Exposure	The volatile organic compounds detected in the confirmation samples were below the most stringent cleanup levels and are considered De-Minimis in volume. Therefore risk via this pathway is considered insignificant.
Groundwater Ingestion	De-Minimis Exposure	Groundwater samples were analyzed for BTEX and DRO and are now below default cleanup levels and are considered De-Minimis in volume. Therefore risk via this pathway is considered insignificant.
Surface Water Ingestion	Pathway Incomplete	Surface water is not used as a drinking water source in this area.
Wild Foods Ingestion	Pathway Incomplete	This area is not used for harvesting wild foods.
Exposure to Ecological Receptors	Pathway Incomplete	This area does not have ecological receptors.

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 adequately address petroleum contaminated soil from the site. Based on the information available, ADEC has determined no further assessment and/or cleanup action is required. There is no unacceptable risk to human health or the environment, and this site will be designated as Corrective Action Complete on the Department's database, and will include a description of the contamination remaining at the site.

Although a Corrective Action Complete determination has been granted, ADEC approval is required for off-site soil disposal in accordance with 18 AAC 78.600(h) and 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 closure 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.

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 decision document, please contact the ADEC Project Manager, Robert Weimer at (907) 269-7525.

Approved By,

Rich Sundet
Environmental Manager

Recommended By,

Robert Weimer
Environmental Specialist

cc: Andy Ellsmore, Conestoga-Rovers & Associates