THE STATE of ALASKA
GOVERNOR SEAN PARNELL

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

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Soldotna, Alaska 99669
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File No: 2100.26.074

August 1, 2013

Ms. Anastasia Duarte
Tesoro Refining and Marketing Company
3450 South 344th Way, Suite 201
Auburn, WA 98001-5931

Re: Closure Decision Document: Tesoro Northstore #2
Corrective Action Complete Determination

Dear Ms. Anastasia Duarte:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Tesoro Northstore #2 site, located at 4608 Spenard Road, 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 and no further remedial action will be required at this time.

This decision is based on the administrative record for the Tesoro Northstore #2 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.

**Site Name and Location:**
Tesoro Northstore #2
4608 Spenard Road
Anchorage, Alaska 99517

**Name and Mailing Address of Contact Party:**
Ms. Anastasia Duarte
Tesoro Refining and Marketing Company
3450 South 344th Way, Suite 201
Auburn, WA 98001-5931

**DEC Site Identifiers:**
File No: 2100.26.074
Hazard ID: 23391

**Regulatory Authority for Determination:**
18 AAC 75 and 18 AAC 78

**Landowner:**
David G. Faulk, DBA Pacific AK Leasing Co.
9191 Old Seward Highway #15
Anchorage, AK 99515-2040

**Property Legal Description:**
Lot 12A, Block 3, Lake Spenard Park Subdivision, Anchorage Area Borough Planning and Zoning Commission Resolution No. 170, filed under Plat 66-113, a Resubdivision of Lots 12 and 13, Block 3, according to Plat Number P-42, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

**Site Description and Background**
This site is the location of the Tesoro Northstore #2 retail fuel and convenience store, in Anchorage, Alaska. In 1994 during a tank system upgrade of the two 10,000-gallon gasoline, and one 5,000-gallon diesel underground storage tanks (USTs), petroleum contamination was discovered under the dispenser islands and at the ends of the USTs. Release investigations that followed indicated that minimal contamination was associated with this release and on June 16, 1999, ADEC issued a no further remediation decision for the site based on the requirement for continued annual groundwater monitoring each spring, for a minimum of three (3) years. Additionally, at the time that the existing USTs were closed/or removed, a complete site assessment was required to be performed.

In May of 2013 the two 10,000-gallon gasoline and one 5,000-gallon diesel USTs, associated piping, three dispenser islands and one overhead canopy were removed and replaced with two multi-compartment 12,000-gallon fiberglass USTs, associated piping, two dispenser islands and overhead canopy. Corrective action and remediation efforts included the removal of approximately 126 tons of contaminated soil that was transported off-site for thermal remediation and disposal, and assessment of the soil and groundwater. During site assessment and cleanup response measures, soil samples collected at this site were tested for: gasoline range organics (GRO), diesel range organics (DRO), benzene, toluene, ethylbenzene, and xylenes (BTEX), total organic carbon (TOC), polynuclear aromatic hydrocarbons (PAHs), methyl-t-butyl ether (MTBE), ethylene Dibromide (EDB), 1,2-dichloroethane (1,2-DCA), and lead.

Groundwater was encountered at a depth of 14.5 to 17.5 feet below ground surface (bgs) during site assessment work. There are no known drinking water wells located immediately down-gradient of the site, and the site and adjacent properties are serviced by the City of Anchorage public water and sewer service.

**Contaminants of Concern**
During the 2013 field investigations performed at this site, soil samples were analyzed for gasoline range organics (GRO), diesel range organics (DRO), benzene, ethylbenzene, toluene and xylenes (BTEX), polynuclear aromatic hydrocarbons (PAHs), methyl-t-butyl ether (MTBE), ethylene

Dibromide (EDB), 1,2-dichloroethane (1,2-DCA), and lead. Following the completion of the cleanup measures employed at this site, none of the contaminants of concern remained at this site in the subsurface soil or groundwater in excess of the ADEC Cleanup Levels.

**Site Characterization and Cleanup Actions**

On October 5, 1994 to comply with 18 AAC 78.025(e)(3)(B)-(D) a tank system upgrade was conducted through the installation of an impressed current cathodic protection system, fill/overfill prevention system, and new dispensers. Petroleum contaminated soil was encountered under the dispenser islands and at the ends of the USTs, with benzene at concentrations of 0.028 to 0.26 mg/kg at depths of 2 to 11 feet below ground surface (bgs) and extractible petroleum hydrocarbons at 520 mg/kg at a depth of 2 feet bgs. The excavated soils were placed back into the excavation and it was determined that the vertical extent of the contamination still needed to be determined.

A release investigation under 18 AAC 78.235 was initiated on May 16 through 19, 1995 to determine the nature and extent of the release. Three test pits made into groundwater monitoring wells were installed to determine the vertical extent of contamination. Groundwater was encountered at depths of 14.5 to 17.5 feet bgs. Polynuclear aromatic hydrocarbons were detected in the soil and groundwater, but at concentrations not exceeding ADEC cleanup levels.

A second release investigation was conducted on June 5, 1997 to characterize the groundwater directly down-gradient of the known release point, (the former dispenser island) and to characterize the vertical extent of contamination below the former dispenser island. During the installation of the one additional groundwater monitoring well, no soil or groundwater contamination was encountered. During the advancement of the test boring in the area of the former dispensers, GRO was detected at 3.16 mg/kg at 5.5 ft bgs, BTEX at 0.0556 to 0.0961 mg/kg at 17.5 ft bgs and DRO at 4.86 to 108 mg/kg at 5.5 to 17.5 ft bgs. PAHs were detected but well below the soil cleanup levels at 5.5 ft bgs.

On June 16, 1999 ADEC issued a no further remediation decision at the site based on the requirement for continued annual groundwater monitoring each spring, for a minimum of three (3) years, and at the time the existing underground storage tank system was closed/or removed, a complete site assessment would need to be performed in accordance with requirements in 18 AAC 78.

Groundwater monitoring was conducted at the site from 1995 until 2001, and little or no impact to the groundwater was identified. The four groundwater monitoring wells were decommissioned in the fall of 2001.

A site assessment under 18 AAC 78.090 was conducted May 1, through May 4, 2013 with the removal of two 10,000-gallon and one 5,000-gallon diesel USTs, associated piping, three dispenser islands and one overhead canopy and replaced with two multi-compartment 12,000-gallon fiberglass USTs, associated piping, two dispenser islands and overhead canopy. Approximately 126 tons of

contaminated soil was transported off site for thermal remediation and disposal. Confirmation soil samples collected did not detect any of the analytes above the ADEC soil cleanup levels. Groundwater was not encountered during the UST removals, and historical groundwater concentrations have been non-detect.

Following the completion of remedial action performed at this site from 1994 to 2013, no residual soil contamination remains in the subsurface soil exceeding the ADEC's Method Two 'Migration to Groundwater' soil cleanup levels.

Groundwater concentrations have tested either below the groundwater cleanup levels, or were not detected from 1995 until 2001. There are no known drinking water wells located immediately down-gradient of the site, and the site and surrounding properties are serviced by the City of Anchorage public water and sewer service.

**Cumulative Risk Evaluation**

Based on a review of the environmental record, ADEC has determined that residual contaminant concentrations do not pose a cumulative human health risk.

**Exposure Pathway Evaluation**

Following investigation and cleanup at 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, 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 | De-minimis Exposure | The contaminated surface soil was predominantly excavated and transported off site. |
| Sub-Surface Soil Contact | De-minimis Exposure | The contaminated subsurface soil was predominantly excavated and transported off site. |
| Inhalation – Outdoor Air | De-minimis Exposure | The contaminated subsurface soil was predominantly excavated and transported off site. The remaining soil concentrations do not exceed ADEC outdoor air soil cleanup levels and isn't believed to pose a risk to outdoor air quality. |
| Inhalation – Indoor Air (vapor intrusion) | De-minimis Exposure | Based on the minimal mass of remaining contamination, indoor air quality is unlikely to be affected. |

| | | |
|---|---|---|
| Groundwater Ingestion | Pathway Incomplete | Groundwater quality meets the ADEC groundwater cleanup levels and this site is serviced by the City of Anchorage Municipal public water service. |
| Surface Water Ingestion | Pathway Incomplete | No impact to surface water is expected. |
| Wild Foods Ingestion | Pathway Incomplete | Contaminants of concern do not have the potential to bioaccumulate in plants or animals. |
| Exposure to Ecological Receptors | Pathway Incomplete | The residual sub-surface contamination has no potential to contact 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.

## ADEC Decision

The cleanup actions to date have served to adequately remove contaminated soil from this site, and reduce soil and groundwater contaminant concentrations. Contamination does not remain on site above established default soil cleanup levels, and ADEC has determined there is no unacceptable risk to human health or the environment. Therefore, we are issuing this Corrective Action Complete determination.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status as *'Cleanup Complete'*, and will include a description of the contamination remaining at the site.

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. The Tesoro Refining and Marketing Company remains liable for any additional assessment and/or cleanup actions(s), should ADEC impose such a requirement.

It should be noted that movement or use of potentially contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

## 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 Document, please contact me at (907) 262-3422, or via e-mail at paul.horwath@alaska.gov

Sincerely,

Paul Horwath

Paul Horwath
Engineer I, DEC

Cc: David G. Faulk, DBA Pacific AK Leasing Co., Landowner, Anchorage
Robert Gilfilian, P.E. MWH, Anchorage
Michael Zidek, MWH, Anchorage