STATE OF ALASKA

SARAH PALIN, GOVERNOR

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

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File: 2100.26.113

June 7, 2007

William E. Dam
211 East Cook Avenue
Anchorage, AK 99501

Re: Former Unocal/Short's Texaco
Record of Decision

Dear Mr. Dam:

The Department of Environmental Conservation, Contaminated Sites Program (ADEC) reviewed the environmental records associated with the former underground storage tanks (USTs) at the Former Unocal/Short's Texaco at 566 Bluff Road in Anchorage Alaska. 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 the Former Unocal/Short's Texaco USTs 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
Former Unocal/Short's Texaco
566 Bluff Road
Anchorage, Alaska

Name and Mailing Address of Contact Party:
William E. Dam
211 East Cook Avenue
Anchorage, Alaska 99501

Database Record Key and CS file number:
ADEC Reckey # 1987210034305
LUST file # 2100.26.113

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

Background

Four USTs were utilized at the Former Unocal/Short's Texaco. Installation of groundwater monitoring wells in 1986 found total petroleum hydrocarbon concentrations in soil and groundwater that indicated the presence of contamination at the site. The highest levels of petroleum contamination were found in MW-4 on the upgradient edge of the property. The upgradient source for this contamination has not been confirmed, and may have been the result of surface water intrusion into the well.

Site Characterization

In 1995, two 8,000-gallon gasoline USTs, one 300-gallon waste oil UST, and one 500-gallon heating oil UST were removed from the site. During the tank excavations, approximately 130 cubic yards of petroleum contaminated soil were excavated and transported to CleanSoils in Anchorage for thermal treatment. Groundwater was not encountered in any of the excavations.

Nine confirmation soil samples were collected from the excavation at the gasoline tanks, piping, and dispensers. Samples contained benzene up to 0.058 mg/kg, above the ADEC Method Two cleanup level of 0.02 mg/kg. No other analytes were detected above Method Two cleanup levels.

Nine confirmation soil samples were also collected from the common excavation at the waste oil and heating oil USTs. Diesel range organics (DRO) was detected up to 7,000 mg/kg beneath the heating oil UST at 8 feet below ground surface (bgs). Tetrachloroethylene was also detected at 0.091 mg/kg, above the Method Two cleanup level of 0.03 mg/kg. Other volatile organic compounds were detected, but at concentrations below Method Two cleanup levels.

Historic debris consisting of wire and wood fragments with hydrocarbon odor were found at a depth of 13 feet bgs also beneath the heating oil UST.

Following removal of the tanks, three groundwater samples were collected in 1996 from MW-1, MW-2, and MW-3 and analyzed for benzene, toluene, ethylbenzene, and xylenes (BTEX); no analytes were detected in these samples.

In 2004, seven soil borings were advanced in the source areas and also downgradient of the source areas to evaluate potential contaminant migration in soil and groundwater. Two of the soil borings were completed as monitoring wells: one at the location of the former used oil UST, the other at a location downgradient from all the former USTs. Additional borings were completed as vapor extraction wells to be used if additional remediation was required.

Fourteen soil samples were collected from the seven soil borings based on field screening and visual/olfactory evidence of contamination. DRO was detected in two of the samples at 357 mg/kg and 1,890 mg/kg. Benzene was detected in one sample at 0.0201 mg/kg. No other analytes were detected above ADEC Method Two cleanup levels.

Groundwater samples were collected from the four existing monitoring wells and two newly installed monitoring wells. Depth to groundwater was measured at approximately 27 to 35 feet bgs. Contaminants were only detected above ADEC Table C groundwater cleanup levels in MW-4, which is on the upgradient edge of the property. Based on the calculated groundwater flow direction, the source of contaminants in MW-4 is upgradient of the site or is the result of surface water intrusion into the well casing.

Contaminants of Concern
Diesel Range Organics
Benzene

Cleanup Levels

The soil cleanup levels for this site are established in 18 AAC 75.341 Tables B1 and B2, Under 40 inch Zone, Migration to Groundwater.

Contaminant	Site Cleanup Level (mg/kg)
Diesel Range Organics	250
Benzene	0.02

The groundwater cleanup levels for this site are established in 18 AAC 75.345 Table C.

Contaminant	Site Cleanup Level (mg/L)
Diesel Range Organics	1.5
Benzene	0.005

Pathway Evaluation
The pathways evaluated at this site include the human health exposure pathways of soil ingestion and inhalation of vapors. The inhalation and ingestion pathways may be complete but contaminant concentrations are below inhalation and ingestion cleanup levels.

The migration to groundwater pathway may be complete but groundwater was not encountered during the excavation and contaminated groundwater was not found downgradient of the site.

ADEC Decision

There is contamination remaining above established cleanup levels at the Former Unocal/Short's Texaco but ADEC has 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).

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.

Site closure (without conditions) can be achieved when soil sampling confirms that all soil meets the most stringent ADEC cleanup levels.

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, please contact William O'Connell at (907) 269-3057.

Sincerely,

Jim Frechione
Environmental Manager

cc: Susan Schrader, ARRC