STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION

DIVISION OF SPILL PREVENTION AND RESPONSE
CONTAMINATED SITES PROGRAM

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George M. Rasmussen
dba Justa Store
PO Box 80910
Fairbanks, AK 99709

Re: Justa Store
446 Chena Pump Road, Fairbanks, Alaska
ADEC UST facility ID #2448

Dear Mr. Rasmussen:

The Alaska Department of Environmental Conservation, Contaminated Sites Program, (ADEC) reviewed the document submitted by Shannon & Wilson titled *Underground Tank Closure Site Assessment, Justa Store* dated November 1998 related to the underground fuel storage tanks that were previously located on a portion of the property. Based on the information presented in this report and the administrative records for this site, ADEC has determined that soil contamination remains on site above the most stringent 18 AAC 75.341 soil cleanup levels. However, the nature and extent of the contamination does not pose an unacceptable risk to human health or the environment and, therefore, no further remedial action is required at this time, subject to site specific conditions identified in this decision document.

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

Site Background

Justa Store is located at 446 Chena Pump Road in Fairbanks, Alaska. The property is located between the Chena Pump Road and the Geist Road-Chena Ridge Extension west of the Parks Highway. Groundwater is estimated to be 50 feet below ground surface (bgs) with discontinuous permafrost underlying the area. All businesses and residences in the area are reportedly on a community water system.

Justa Store installed three fuel storage tanks and related piping in 1983. There were two 10,000 gallon underground storage tanks (USTs) and one 5,000 gallon UST, that contained gasoline for a retail fuel business. A 1992 Alaska Department of Transportation & Public Facilities road study in this area installed four soil borings downgradient from this property approximately 20 feet deep. The soil was analyzed for gasoline range organics (GRO), diesel range organics, aromatic volatile organics, and total petroleum hydrocarbons but no contamination was detected.

The fuel tanks were taken out of service in 1997 and soil contamination was identified at that time. It was assumed that the contamination was likely due to spills and overfills since the leak detection system, (i.e. manual gauging and inventory records) did not identify any significant releases from the tanks. It should be noted though that a tank tightness test was not performed on any of the tanks. A new UST system was installed in a separate location east of the original store site and north of the original UST site following closure of the original tank site.

In 1998, the three (out of service) fuel storage tanks and related piping were removed. The soil samples from the tank excavation (15 bgs) detected GRO up to 584 milligrams per kilogram (mg/kg); benzene up to 8.17 mg/kg; toluene up to 50.3 mg/kg; ethylbenzene up to 23.4 mg/kg. Lead was not detected and lead scavengers (1, 2-Dichloroethane (DCA) and Ethylene dibromide (EDB)) were not tested for.

The tank removal operation also included soil excavation. Approximately 532 cubic yards of soil was excavated and temporarily stored on-site. Six samples from the stockpiled soil indicated GRO levels ranging from non-detect to 76 mg/kg, and benzene from non-detect to 0.533 mg/kg. ADEC approved the stockpiled soil as back fill for the excavation and the entire area was paved with asphalt.

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

The contaminant levels remaining on site do not exceed the 18 AAC 75.341 Method 2 soil cleanup levels for human health pathways of ingestion and inhalation. Therefore, there is no unacceptable risk to human health via these pathways.

The soil samples from the excavation detected GRO, benzene, toluene and ethylbenzene above ADEC cleanup levels for migration to groundwater. Groundwater was not encountered during excavation and no monitoring wells were installed to determine possible impacts. Therefore, there is a data gap on possible impacts to groundwater. However, the area is served by a community water system and restrictions on well installation will be addressed in the site specific conditions.

Not all contaminants of concern (e.g. DCA and EDB) were tested for but remedial actions are considered effective in minimizing any unacceptable risk to human health or the environment.

Cleanup Levels
The soil cleanup levels established for this site are the 18 AAC 75.341 Tables B1 and B2 Method Two, "under 40 inch zone" migration to groundwater levels.

The groundwater cleanup levels are the 18 AAC 75.345 Table C levels.

ADEC Decision
Based on the information provided to date, ADEC has determined that the cleanup actions employed at the Justa Store property have been effective in removing the source material from this area of the site.

The older UST system was removed and replaced in another location by a newer system. However, soil contamination remains above the 18 AAC 75.341 migration to groundwater levels.

The soil 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. As a result of this determination, ADEC will require no further remedial action subject to the following conditions:

1. An Institutional Control will be added to the ADEC Contaminated Sites Database identifying the nature and extent of contamination remaining on site.
2. No groundwater wells may be installed on site without prior ADEC approval. There is no information related to groundwater quality and soil contamination exceeds the migration to groundwater levels which may indicate possible impacts.
3. In accordance with 18 AAC 78.274(b), ADEC approval must be obtained prior to removal and/or disposal of soil or groundwater from this site to an off-site location.

Site closure (without conditions) can be achieved when soil sampling confirms that all soil meets the most stringent 18 AAC 75.341 Method Two, migration to groundwater, Under 40 Inch Zone, cleanup levels and groundwater meets the 18 AAC 75.345 Table C levels.

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.

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, PO Box 111800, 410 Willoughby Avenue, Suite 303, 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, PO Box 111800, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, 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 Shannon Uzzell at 907-451-2104 or via e-mail at Shannon_Uzzell@dec.state.ak.us.

Sincerely,

Shannon Uzzell
Environmental Program Specialist

Jim Frechione
Environmental Program Manager