



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

**Department of Environmental  
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

410 Willoughby Ave., Suite 303  
P.O. Box 111800  
Juneau, Alaska 99811-1800  
Main: 907.465.5390  
Fax: 907.465.5218  
[www.dec.alaska.gov](http://www.dec.alaska.gov)

File: 102.26.132  
2100.26.080  
2100.26.090

August 21, 2024

Pacific Division Speedway, LLC  
18336 Aurora Avenue North, Suite 105, #65028  
Shoreline, WA 98133

Re: Institutional Controls verification for Tesoro Northstore #115 (102.26.132), Tesoro Northstore #15 (2100.26.080), and Tesoro Northstore #59 (2100.26.090)

The Contaminated Sites Program conducts periodic verification of closed sites where institutional controls (land use restrictions) are required under 18 AAC 75.375. We have identified Tesoro Northstore #115, Tesoro Northstore #15, and Tesoro Northstore #59 as sites with institutional controls.

In order to prevent people from being exposed to any remaining contamination on these three properties, **this letter is being sent as a reminder** of the conditions placed on each property as part of their respective Closure Determinations granted by the Alaska Department of Environmental Conservation (ADEC).

The 2006 Record of Decision Determination for **Tesoro Northstore #115** is subject to the following site-specific conditions and/or controls:

1. In accordance with 18 AAC 78.274(b), ADEC approval must be obtained prior to removal and/or disposal of contaminated soil from this site. Tesoro shall provide the services of a qualified, impartial environmental professional as required in 18 AAC 78, in order to properly monitor, assess, manage, treat, and dispose of any contaminated soils. Future excavation activities shall be coordinated with ADEC. Tesoro shall provide for the excavation and treatment of any contaminated soils encountered in accordance with all applicable ADEC regulations at that time.

The 2003 No Further Remedial Action Determination for **Tesoro Northstore #15** is subject to the following site-specific conditions and/or controls:

1. Upon closure, transfer, or sale of the underground storage tank (UST) system by Tesoro, the soil contamination beneath the UST system (and canopy columns) must be further characterized and responded to in accordance with 18 AAC 78.235 and 18 AAC 78.240.

The 2006 Record of Decision Determination for **Tesoro Northstore #59** is subject to the following site-specific conditions and/or controls:

1. In accordance with 18 AAC 78.274(b), contaminated soil may not be moved or disposed without ADEC's prior written approval. The Tesoro Refining and Marketing Company (Tesoro) remains

responsible for any residual contamination. The excavation of soil on this property in the vicinity of the former UST system may expose contaminated soil requiring proper safety, management, and disposal practices. Any person(s) excavating or moving soil from depths of 10 or more feet in the immediate vicinity of the north end of the existing commercial mall shall contact ADEC and should coordinate with Tesoro. Tesoro shall provide the services of a qualified, impartial environmental professional as required in 18 AAC 78, in order to properly monitor, assess, manage, treat, and dispose of any contaminated soils. Tesoro shall provide for the excavation and treatment of any contaminated soils encountered in accordance with all applicable ADEC regulations at that time.

**Please be advised that the following *standard* conditions apply to ALL contaminated sites:**

1. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325. A "site" [as defined by 18 AAC 75.990 (115)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership.
2. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

In addition to the conditions above, you are required to notify the ADEC if there are any changes in land use or ownership. Failure to maintain these requirements may result in re-opening the site by the Contaminated Sites Program, in which case, further remediation could be mandatory.

In accordance with 18 AAC 75.380(d)(2), ADEC may require additional site assessment, monitoring, remediation, and/or 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.

If you seek to have the institutional controls removed from this site, you can choose at any time to voluntarily conduct additional assessment, monitoring or further cleanup to demonstrate that contamination at the site now meets the applicable cleanup levels under 18 AAC 75.

This site information is a matter of public record and is available at ADEC's online database record at:

**Tesoro Northstore #115 –**

<http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/24619>

**Tesoro Northstore #15 –**

<http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/24119>

**Tesoro Northstore #59 –**

<http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/25143>

If you have any questions regarding this site, please contact me at (907) 465-5229 or [evonne.reese@alaska.gov](mailto:evonne.reese@alaska.gov) and I will be glad to assist you.

Sincerely,



Evonne Reese  
Environmental Program Specialist  
Institutional Control Unit