



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

JUN 11 2015

Allotment No. 344560 Owners
Addressee List (Attached)

Subject: No Further Action: Former Underground Storage Tank Site
Ortega's Indian Market (former Texaco)
Lupton, Arizona
EPA ID# NAV155

The United States Environmental Protection Agency (USEPA), Region 9 has completed our review of the files for the former Texaco station located east of Ortega's Indian Market. EPA reviewed the *Underground Storage Tank Removal Report (March 2000)*, *Lupton Texaco*, by Ecosystem Management, Inc. of Albuquerque, New Mexico and the *Tank Closure Report (January 2008)*, *Lupton Texaco Gas Station*, by D&H Petroleum and Environmental Services of El Paso, Texas.

The reports described the site closure activities which included the removal of the underground storage tank (UST) systems and the site characterization. These activities were undertaken in January and March 2000 and in November 2007 and were funded by the owner/operator, Armand Ortega of Sanders, Arizona. Site background and the site assessments are summarized in the Attachment.

Based on the findings from the 2000 and 2007 site assessment, EPA believes that additional site investigation and/or cleanup at this site is not warranted. EPA determines that this site can be closed with no further action (NFA).

My staff reviewed the report findings with the NNEPA UST program and NNEPA concurred with this recommendation. However, if additional information becomes available in the future regarding hydrocarbon contamination in soil and/or groundwater at this site, EPA or the NNEPA may reopen this site and require additional site assessment and/or corrective action.

If you have any questions regarding the information contained in this letter, please contact Tess Salire of my staff at (415) 972-3376.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Linder", is written over the typed name and title.

Steven C. Linder, P.E., Manager
Underground Storage Tanks Program Office
U.S. Environmental Protection Agency – Region IX

Attachments: Summary
List of Allotment Owners/Addressees

Electronic cc: Sharon A Pinto, BIA – Navajo Region
Diane, Malone, NNEPA
Henry Haven/Pam Maples, NNEPA

**ATTACHMENT
SITE SUMMARY
ORTEGA'S INDIAN MARKET/TEXACO
LUPTON, ARIZONA
EPA ID#: NAV155**

Site Background

The site is located south of I-40 at Lupton, Arizona, immediately west of the eastbound exit. Ortega's Indian Market leased the eastern section of this area for 15 years. Three USTs were installed with capacities of 4K, 8K and 10K gallons in 1971 and stored gasoline in these USTs. The facility was in operation until the late 1990's and the tanks were removed in January 2000. In March 2000, there was a private well and a residence located at the site. The site is currently vacant.

Site Assessment

Three USTs were removed on January 27, 2000. The tanks were 4,000, 8,000 and 10,000-gallon tanks. The 4K and 10K-gallon tanks had holes at the bottom. The bottom of the tanks were at 12' below ground surface (bgs). Soil excavation activities were implemented around and beneath the UST, extending to a depth of 16 feet. The excavation was 50 feet wide and 60 feet long. A petroleum release to the soil was observed. Approximately 1,000 cubic yards of soil were excavated and stockpiled near the excavation. The three tanks and the contaminated soil stockpile were later transported to off-site disposal facilities.

The contractor returned to the site on March 2000 and collected six soil samples from the bottom of each end of the tank pit and from the soil pile. The samples from the tank pit were collected from a depth of approximately 17 feet bgs.

Hydrocarbon contamination exceeding the NNEPA cleanup standard was detected in one sample at the north end of the 4,000-gallon tank. Total petroleum hydrocarbons (TPH) as gasoline, ethylbenzene, toluene and xylenes were detected at levels above the NNEPA cleanup levels. Ethylbenzene at 14 ppm, slightly exceeded the EPA Region 9 residential Remediation Screening Level (RSL) of 5.8 ppm. Benzene was not detected. All the other sample locations were either non-detect or below the cleanup levels.

On November 15, 2007, two additional 500-gallon USTs behind the store were removed. One was a waste oil tank that was filled with product to the top of the riser and another was a kerosene tank filled up to about half the capacity. Both tanks were in poor condition, badly corroded, and had several holes on top and bottom of tanks. Three soil samples were taken at the bottom of the excavation and analyzed for diesel and oil range organics, total lead and VOCs. One soil sample located at the east end of the tank excavation showed detection of diesel above NNEPA's standard (TPH-diesel @1,100 ppm). Naphthalene was detected above the NNEPA standard in the middle of the tank excavation.

The table below shows the highest results of the laboratory analysis of soil samples collected from the site in 2000 and in 2007. Results from all soil samples range from non-detect to these maximum values. Benzene was not detected in any samples. All the values are reported in parts per million (ppm).

Chemical of concern	2000 Soil Sample	2007 Soil Sample	NNEPA cleanup standard	EPA R9 RSL (res) ¹
TPH-gasoline	1300	NA	500	-
TPH-diesel	47	1100	500	-
Toluene	26	ND	0.6	4900
Ethylbenzene	14	ND	0.7	5.8
Xylene	110	ND	7.0	580
Napthalene	NA	0.19	0.02	3.8

NA- not analyzed

ND- non-detect

res- residential

Conclusion

EPA concludes that the soil contamination at the site that exceeded the NNEPA cleanup levels and EPA RSL was not extensive. Groundwater is estimated to be at 40 feet bgs and the separation distance of more than 20 feet from the soil contamination may lessen impact to groundwater. The soil contamination is not affecting any residents as the site is currently vacant. However, future use of the site could be affected. Should the site be used for residential purposes and/or a drinking or a public water supply well is proposed to be constructed, further additional site assessment and/or corrective action may be required. Additionally, the NNEPA may require a variance pursuant to the 2012 Navajo Nation Leaking UST Soil and Water Cleanup Standards.

¹ <http://www.epa.gov/region9/superfund/prg/>

DATE: 6/04/2015
TIME: 17:43:30 CST

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
TRACT/OWNER/ADDRESS/INTEREST
Effective Date: 11/05/2012

PAGE: 1
REQUESTOR: ABOWMAN1

Tract ID: 790 344560
Agency: NAVAJO REGIONAL OFFICE

Section	Township	Range	County	ST	Meridian	Acres
34	023.00N	031.00E	APACHE	AZ	Gila and Salt River	96.980

BENALLY, JEANETTE
PO BOX 46
BRIMHALL, NM 87310-0046
TTL Interest: .1000000000
Ben Interest: .1000000000
Ownership Type: T - Trust

CHARLEY, MITCHELL LEE
2514 W DIANA AVE
PHOENIX, AZ 85021-4131
TTL Interest: .0500000000
Ben Interest: .0500000000
Ownership Type: T - Trust

CHARLEY, HERMAN ✓
PO BOX 191
LUPTON, AZ 86508-1191
TTL Interest: .1000000000
Ben Interest: .1000000000
Ownership Type: T - Trust

CHARLEY, THERESA M
PO BOX 127
TONALEA, AZ 86044-0127
TTL Interest: .1000000000
Ben Interest: .1000000000
Ownership Type: T - Trust

CHARLEY, HAMILTON
HC 57 BOX 9019
GALLUP, NM 87301-9601
TTL Interest: .1000000000
Ben Interest: .1000000000
Ownership Type: T - Trust

CHARLEY ESTATE, HERBERT TOM
PO BOX 189
LUPTON, AZ 86508
TTL Interest: .1000000000
Ben Interest: .1000000000
Ownership Type: T - Trust

CHARLEY ESTATE, HAROLD
C/O VERDE VISTA CARE AND REHAB
86 WEST SALT MINE ROAD
CAMP VERDE, AZ 86322
TTL Interest: .1000000000
Ben Interest: .1000000000
Ownership Type: T - Trust

THOMPSON, NORMA J
PO BOX 531
FORT APACHE, AZ 85926-0531
TTL Interest: .0500000000
Ben Interest: .0500000000
Ownership Type: T - Trust

YAZZIE, JANE C
PO BOX 334
LUPTON, AZ 86508-1334
TTL Interest: .1000000000
Ben Interest: .1000000000
Ownership Type: T - Trust

YAZZIE, MARILYN
PO BOX 208
LUPTON, AZ 86508-1208
TTL Interest: .1000000000
Ben Interest: .1000000000
Ownership Type: T - Trust

YAZZIE ESTATE, REBECCA LOUISE
FORT DEFIANCE AGENCY
ATTN DIVISION OF PROBATE
P O BOX 1060
GALLUP, NM 87305
TTL Interest: .1000000000
Ben Interest: .1000000000
Ownership Type: T - Trust

DATE: 6/04/2015
TIME: 17:43:33 CST

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
TRACT/OWNER/ADDRESS/INTEREST
Effective Date: 11/05/2012

PAGE: 2
REQUESTOR: ABOWMAN1

Tract ID: 790 344560
Agency: NAVAJO REGIONAL OFFICE

* * * * End of Report * * * *