STATE OF ALASKA

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

SEAN PARNELL, GOVERNOR

555 Cordova Street
Anchorage, AK 99501
PHONE: (907) 269-7645
FAX: (907) 269-7649
www.dec.state.ak.us

File: 2100.26.164

December 14, 2009

Mr. Robert J. Zorick / Mr. John W. Pastos
3706 East 67th Avenue
Anchorage, Alaska 99507-2340

Subject: Record of Decision (ROD); Quik Lube - Brayton Drive (formerly); Corrective Action Complete Determination

Dear Messrs. Pastos and Zorick:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with Quik Lube - Brayton Drive (formerly) located at 6407 Brayton Drive in Anchorage. Based on the information provided to date, the ADEC has determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment, and this site will be closed.

This decision is based on the administrative record for Quik Lube - Brayton Drive (formerly), which is located in the offices of the ADEC in Anchorage, 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 the Corrective Action Complete Determination.

Introduction

Site Name and Location

Quik Lube - Brayton Drive (formerly)
6407 Brayton Drive
Anchorage, Alaska 99507

Legal Description

Lots 1, 2, and 3, Block I, Murray Subdivision (Municipality of Anchorage (MOA) Parcel IDs 01404523, 01404522, and 01404521, respectively), Anchorage Recording District, Alaska

Name and Mailing Address of Contact Party

Robert J. and Joyce M. Zorick, Trustees
John W. Pastos and Zorick Family Trust
3706 East 67th Avenue
Anchorage AK 99507-2340

Database Record Key and File Number

ADEC Reckey:	1996210019101
File Number:	2100.26.164
Hazard ID:	23708
LUST Event ID:	465

Regulatory authority under which the site is being cleaned up

18 AAC 75 and 18 AAC 78

Background

The Quik Lube - Brayton Drive (formerly) site is located on three lots ranging from 7,035 square feet (s.f.) to 7,500 s.f. in area, all currently owned by John W. Pastos and the Zorick Family Trust (Mssrs. Pastos and Zorick). A 13,788 s.f. office warehouse, built in approximately 1974, is located across the three lots. Mssrs. Pastos and Zorick sold the property to H.S.W.S. on May 5, 1978. H.S.W.S. consisted of four partners: Wallace Hopkins, George Stewart, George Von Wichman, and Roy Simmons. Mssrs. Pastos and Zorick held the mortgage note on the property and repossessed the property via formal foreclosure on January 30, 1991 due to non-payment by the purchaser, H.S.W.S. During property occupation by H.S.W.S., the underground storage tank (UST) was installed on an uncertain date by Mr. Hopkins who was using part of the property to conduct business as Quik Lube. During its operation, Quik Lube used an approximate 475 gallon UST that was located on Lot 1 to store used oil. The ADEC UST Program Database indicates the UST was installed June 7, 1983 and is a regulated tank. The tank was out of service prior to repossession by John W. Pastos and the Zorick Family Trust in 1991.

The UST was located on Lot 1 along the east side of the structure near its north corner. Petroleum-impacted soil was encountered during the 1996 removal of the UST and associated fill pipe. Field screening during UST excavation indicated contamination around the fill pipe. Soil samples collected at this site related to the UST removal were submitted for laboratory analysis.

During the UST removal, the tank was accidentally punctured and approximately 15 gallons of used oil was released from the UST. The spill was immediately attended to and mopped up with sorbents. The soil in the area of impact was also immediately characterized prior to removal.

The subject properties utilize an on-site Class C water supply well located approximately 40 feet south of the former UST location. The ADEC never assigned it a Public Water Supply Identification Number. There is no well log available for the well. Nearby properties are on the MOA's public water and sewer systems or private systems.

Characterization Activities

Excavation and tank removal occurred July 9, 1996. Two inches of asphalt was above the tank. The edge of the tank closest to the building was within six inches of it. The total excavation depth was 4.9 feet below the ground surface (bgs). Groundwater was encountered at 4.8 feet bgs. A concrete slab encased the upper limits of the tank, to prevent tank floatation because of the high groundwater table associated with this site. During excavation and tank removal activities, used oil was pumped out of the UST and the concrete was then separated from the tank by the excavation contractor. During this process, the tank was accidentally punctured and approximately 15 gallons of residual oil remaining in the tank after pumping were released into the unfinished excavation. Sorbent pads were immediately deployed to stop the flow and contain the release. The product was limited to the surface of soil excavated to approximately three feet bgs in the south central portion of the excavation.

After capturing as much released product as possible and prior to removal of the contaminated soil from this release, a characterization sample of the soil located at the central point of the area where most of the product was released from the puncturing was taken which was at 3.2 feet bgs. Subsequently, the affected soil was removed using shovel and backhoe and mostly filled three 55-gallons drums (0.82 cubic yards). The area of contamination resulting from this release was removed by time the bottom of the excavation was reached.

The characterization sample was submitted to a laboratory for analysis of gasoline-range organics (GRO), diesel-range organics (DRO), residual-range organics (RRO), and benzene, toluene, ethylbenzene, and total xylenes (collectively known as BTEX), polychlorinated biphenyls (PCB), halogenated volatile organics (HVO), arsenic, cadmium, total chromium, and total lead. The analytical results indicated that no PCBs or HVOs were detected. However, the 18 AAC 75.341 Method Two soil cleanup levels for DRO of 250 milligrams per kilogram (mg/kg), benzene of 0.25 mg/kg, toluene of 6.5 mg/kg, arsenic of 3.9 mg/kg, and total chromium of 25 mg/kg were exceeded with values of 820 mg/kg, 0.32 mg.kg, 7.2 mg/kg, 14 mg/kg, and 31 mg/kg, respectively. The exceedances for the two metals are considered within background levels for the Anchorage Area.

After taking the sample characterizing the UST puncture spill, two samples were submitted for laboratory analysis after taken from the excavation floor prior to water filling the lower 0.1 foot of the excavation. These samples were to characterize in-situ soil related to the UST long-term usage. One sample was taken beneath the fill pipe end of the UST at 4.25 feet bgs, approximately 0.6 feet below the bottom of the tank. A second sample was taken at 4.9 feet bgs, approximately 0.8 feet below the tank level, and approximately 7.5 feet east of the tank centerline. The second sample was not taken beneath the other end of the tank due to sloughing of the south end of the excavation, and proximity to the structure and potential jeopardy to its foundation. These two samples were submitted for laboratory analysis of GRO, DRO, RRO, and BTEX. There were detections for DRO, RRO, and total xylenes, the maximum values of each were 30 mg/kg, 160 mg/kg, and 0.058 mg/kg, respectively. All these values are considerably below the site cleanup levels cited below.

Moderate levels of volatiles (up to 600 parts per million per volume (ppmV)) were detected with a photoionization detector (PID) on soils around the fill pipe. These soils were between the surface and the top of the UST. This contaminated soil amounted to about 0.5 cubic foot (c.f.) of

material and was excavated and added to one of the three drums of contaminated soil. No samples were submitted for laboratory analysis of this 0.5 c.f. of soil.

After excavation, tank removal, and sampling, the excavation was backfilled with soil leftover from the excavation that was deemed clean via field screening during the UST removal action. Additional clean fill was required to finish backfilling the excavation and was obtained from Anchorage Sand and Gravel Co.

There is documentation indicating disposal of the oil and water contained in the UST prior to removal. There is no formal documentation for disposal of the three drums of contaminated soil. However, a letter from Joyce Zorick dated September 28, 2001 indicates that the drums were transported by North Star Contractors to the Hiland Road Regional Landfill for disposal in either the fall of 1996 or spring of 1997.

The used UST was transported off site by the excavation contractor, the ends cut off, and delivered to Alaska Metal Recycling for final disposal.

Groundwater samples were not taken related to the removal activities. Mr. Pastos told the Contaminated Sites Program (CSP) that the water from the supply well has high iron content and is generally not used for drinking. The ADEC Division of Environmental Health, Drinking Water Program indicated that the only sample results from the supply well in their records were for a nitrate and total coliform in 1996.

Contaminants of Concern

- Gasoline-Range Organics (GRO)
- Diesel-Range Organics (DRO)
- Residual-Range Organics (RRO)
- Benzene
- Toluene
- Ethylbenzene
- Total Xylenes
- Arsenic
- Total Chromium

Cleanup Levels

The soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Tables B1 and B2, Migration to Groundwater.

Contaminant	Site Cleanup Level (mg/kg)
GRO	300
DRO	250
RRO	11,000
Benzene	0.025
Toluene	6.5
Ethylbenzene	6.9
Total Xylenes	63
Arsenic	3.9
Total Chromium	25

The groundwater cleanup levels for this site are established in 18 AAC 75.345 Table C Groundwater Cleanup Levels. However, no groundwater samples were collected during any site investigation.

Pathway Evaluation

The exposure pathways for human health that were evaluated for the site of the former 475-gallon UST include the following: ingestion of soil; dermal/direct contact with soil; inhalation; and ingestion of groundwater. These pathways may be complete but the remaining contaminant concentrations do not exceed the most conservative Method Two "Migration to Groundwater" and "Outdoor Inhalation" cleanup levels in Tables B1 and B2 established in 18 AAC 75.341. The volatile contaminants in the soil do not exceed the preliminary action levels for vapor intrusion. The metals concentrations exceeded are considered within background levels in this geographic area and are consequently not considered an adverse risk. No groundwater sampling was performed at the site and the likelihood that groundwater would exceed the 18 AAC 75.345 Table C cleanup levels based on the documented remaining site soil contamination levels is highly unlikely. The detections for DRO, RRO, and total xylenes in the excavation laboratory sample results indicated the maximum values of each being 30 mg/kg, 160 mg/kg, and 0.058 mg/kg, respectively, all considerably below the site cleanup levels previously cited.

The exposure pathway analysis above was supported by the most recent ADEC Exposure Tracking Model (ETM) ranking. The ETM results showed all pathways to be De Minimis Exposure or Pathway Incomplete.

ADEC Decision

The cleanup actions to date have served to excavate and adequately remove contaminated soil from the site of the former 475 gallon UST. Based on the information available, the ADEC has determined no further assessment or cleanup action is required. There is no longer a risk to human health or the environment, and this site will be designated as closed on the Department's database.

Although a Corrective Action Complete determination has been granted, ADEC approval is required for off-site soil or groundwater disposal in accordance with 18 AAC 78.600(h). It should be noted that movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is unlawful.

This determination is in accordance with 18 AAC 78.276(f) and does not preclude the 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.

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 the ADEC Project Manager, Bill Petrik at (907) 269-7546.

Sincerely,

Rich Sundet

Rich Sundet
Program Manager

cc: Bill Petrik, CSP, Anchorage
Don Dougherty, Environmental Management, Inc., Anchorage