

# STATE OF ALASKA

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

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February 19, 2010

Mr. Jeff Judd  
Cook Inlet Housing Authority  
3510 Spenard Road, Suite 100  
Anchorage, AK 99503

Re: Decision Document; Wizard Car Wash  
Corrective Action Complete Determination

Dear Mr. Judd:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the former Wizard Car Wash formerly located at 4200 Mountain View Drive in Anchorage, Alaska. 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 Wizard Car Wash, 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

Wizard Car Wash  
4200 Mountain View Drive  
Anchorage, AK.

### Name and Mailing Address of Contact Party:

Mr. Jeff Judd  
Cook Inlet Housing Authority  
3510 Spenard Road, Suite 100  
Anchorage, AK 99503

**ADEC Site Identifiers:**

Hazard ID #23749

ADEC Reckey # 1994210019903

CS file # 2100.26.158

**Regulatory authority under which the site is being cleaned up:**

18 AAC 78 and 18 AAC 75

**Background**

Four regulated underground storage tanks (USTs) were removed from the property in 1996. Confirmation sample data indicated the tanks were not a source of significant contamination; however the piping and dispenser areas were not adequately characterized. Site characterization conducted in 2007 found hydrocarbon contamination in soil adjacent to the dispenser area. Two additional USTs were installed after the original ones were removed. They remained onsite until 2009, when they were removed.

**Contaminants of Concern**

During the various investigations at this site, soil and/or groundwater samples were analyzed for diesel range organics (DRO), gasoline range organics (GRO), benzene, toluene, ethylbenzene, and xylenes (BTEX) and metals. Based on analytical results from these investigations the following Contaminants of Concern were identified in soil.

- Diesel Range Organics (DRO)
- Gasoline Range Organics (GRO)
- Benzene

**Cleanup Levels**

The default soil cleanup levels for this site are established in 18 AAC 75.341, Method Two, Table B2, Under 40 inch Zone, Migration to Groundwater.

<u>Contaminant</u>	<u>Site Cleanup Level (mg/kg)</u>
• Diesel Range Organics (DRO)	250
• Gasoline Range Organics (GRO)	300
• Benzene	0.025

**Site Characterization and Cleanup**

This property was purchased by Cook Inlet Housing Authority in 2009 with plans to re-develop the property into housing with the understanding that additional investigation and remediation would likely be necessary. Based on the data collected in 2007, corrective action was implemented in 2009.

There was no evidence of contamination during removal of the new USTs and confirmation samples collected below the tanks did not contain contaminants above Migration to Groundwater cleanup levels. Approximately 600 cubic yards of contaminated soil were excavated to a depth of 20 feet below ground surface at the contaminated area identified in 2007 near the former dispensers. Confirmation samples collected from the bottom of the

excavation contained DRO up to 414 mg/kg, GRO up to 1,340 mg/kg and benzene up to 1.0 mg/kg. Additional soil removal was not feasible due to the depth of the excavation, which was backfilled with clean fill.

Due to the presence of contaminated soil at the bottom of the excavation, a groundwater investigation was conducted shortly after excavation activities concluded. Three monitoring wells were installed along the edges of the property surrounding the contaminated area.

Groundwater monitoring data indicated the water table is at least ten feet below the deepest point in the excavation. Contaminants were not detected above Migration to Groundwater cleanup levels in soil during installation of the monitoring wells. Groundwater samples collected after the wells were completed did not contain contaminants above cleanup levels, with GRO detected at 0.0358 mg/l and benzene at 0.000017 mg/l in one of the three wells.

### Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 1.

**Table 1 – Exposure Pathway Evaluation**

Pathway	Result	Explanation
Surface Soil Contact	Pathway Incomplete	There is no contaminated surface soil at the site, therefore this pathway is incomplete.
Sub-Surface Soil Contact	De-minimis exposure	Contamination remains in the subsurface at 20 feet bgs but is de minimis in extent.
Inhalation – Outdoor Air	De-minimis exposure	20 feet of clean fill was placed on top of a de minimis volume of petroleum contaminated soil remaining in the subsurface.
Inhalation – Indoor Air (vapor intrusion)	De-minimis exposure	20 feet of clean fill was placed on top of a de minimis volume of petroleum contaminated soil remaining in the subsurface.
Groundwater Ingestion	De-minimis exposure	Contaminants were not found above MTG groundwater cleanup levels, and there are no potable wells in the area.
Surface Water Ingestion	Pathway Incomplete	There is no surface water located within ¼ mile of the site
Wild Foods Ingestion	Pathway Incomplete	Wild foods are not harvested in this area therefore this pathway is incomplete.
Exposure to Ecological Receptors	Pathway Incomplete	There are no complete exposure pathways to ecological receptors.

Notes to Table 1: "De-minimis exposure" means that in ADEC's judgment receptors are unlikely to be affected by the minimal volume of remaining contamination. "Pathway incomplete" means that in ADEC's judgment contamination has no potential to contact receptors. "Exposure controlled" means there is an administrative mechanism in place limiting land or groundwater use, or a physical barrier in place that deters contact with residual contamination.

### **ADEC Decision**

The cleanup actions to date have served to excavate and adequately remove contaminated soil from the site. Based on the information available, 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.

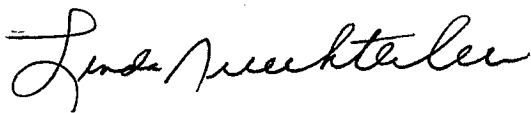
Although a Corrective Action Complete determination has been granted, ADEC approval is required for off-site soil disposal in accordance with 18 AAC 78.600(h). It should be noted that movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 Water Quality Standards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

### **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 ADEC Project Manager William O'Connell at (907) 269-3057.

Sincerely,



Linda Nuechterlein  
Environmental Manager

Sincerely,



William O'Connell  
Environmental Program Specialist