

SITE REGISTRY REPORT

WATER QUALITY ASSURANCE REVOLVING FUND (WQARF) SITE CENTRAL AND CAMELBACK

Phoenix, Maricopa County, Arizona

June 21, 2000

The Central and Camelback WQARF site is located in the vicinity of Central Avenue and Camelback Road, Phoenix, Arizona. The site is approximately bounded to the north by Missouri Avenue, to the south by Pierson Street, to the east approximately 100 feet east of Central Avenue, and extends approximately 600 feet to the west of Central Avenue. *This site includes the former Central and Camelback Site, Southwest Corner Source Area Portion, which was listed on the WQARF Registry on January 20, 1999. Thus, the Southwest Corner Source Area Portion is now part of the overall Central and Camelback site.*

The pathway of concern is groundwater. The properties located at 4902 N. Central Avenue, 5014 N. Central Avenue, and 5104 N. Central Avenue were occupied by various dry cleaners. The properties at 4902 N. Central Avenue and 5104 N. Central Avenue have been occupied by dry cleaners from the 1950s until present. The dry cleaner at 5014 N. Central Avenue occupied the building during the 1950s. The building was torn down in the mid-1960s and the property was incorporated into a service station to the south. Tetrachloroethylene (PCE), a solvent commonly used by dry cleaners, has been detected in groundwater monitoring wells immediately north (directly downgradient) of the property at 4902 N. Central and in other groundwater monitoring wells farther downgradient of the property at 4902 N. Central. The maximum PCE concentration to date in these monitoring wells was 21,000 micrograms per liter.

The first public health issue regards use of groundwater. The Aquifer Water Quality Standard (AWQS) for PCE is 5.0 micrograms per liter. Although the PCE concentrations in the Central and Camelback area exceed this standard, there is no known public health impact to drinking water because there are no drinking water wells within site boundaries.

The second public health issue is that groundwater is seeping into the bottom level of the underground parking garage of the office building at the southeast corner of Central Avenue and Camelback Road. The groundwater is currently being pumped, and is not contaminated with PCE. However, there is concern that, in the future, PCE could be drawn into the parking garage and released to the air.

A third public health may arise if soil vapors containing a mixture of petroleum hydrocarbons and halogenated solvents are treated by thermal or catalytic oxidation. At present, one soil vapor extraction (SVE) system is treating petroleum-contaminated

vapors with catalytic oxidation. Sampling results indicate that no halogenated solvents are present. However, another SVE system is planned, and no data have been collected for halogenated solvents. If both petroleum hydrocarbons and halogenated solvents are present, then dioxins and furans may form in the thermal or catalytic oxidizer.

The Eligibility and Evaluation (E&E) score for this site is 32. Several social and economic factors are associated with this site. First, one SVE system and one air sparging system are operating at 4 W. Camelback Road. SVE and air sparging are planned at a former car wash at 15 W. Camelback Road. Second, as previously mentioned, a groundwater pump-and-treat system is operating in the underground parking garage of the office building at 1 E. Camelback Road, adjacent to the site. There is concern that PCE contamination from the site will be drawn into the groundwater pump-and-treat system, resulting in higher remedial action costs. Third, ADEQ has a Prospective Purchaser Agreement (PPA) with one property owner within the site. Fourth, Brownfields may be a factor because vacant lots are present in the area. Fifth, one property owner has expressed concern that the Registry listing may present difficulties in securing tenants for his property. Sixth, one Salt River Project irrigation well (SRP well 13.5E-9.4N shown on the attached site boundary map) has been impacted. Under a Government Services Contract between ADEQ and SRP, use of this well is restricted. Finally, the PCE in groundwater is commingled with petroleum releases from underground storage tanks (USTs). The contaminants of concern associated with the leaking USTs are benzene, toluene, ethylbenzene, xylenes, methyl t-butyl ether (MTBE), and petroleum hydrocarbons.

The Arizona Department of Environmental Quality (ADEQ) has added the Central and Camelback site to the WQARF Registry established pursuant to Arizona Revised Statutes (ARS) § 287.01(D).

This Site Registry Report (SRR) was prepared to meet the requirements of ARS § 287.01(B). The attached Eligibility and Evaluation (E&E) score was prepared in accordance with the E&E model dated October 2, 1996, developed by the Ground Water Cleanup Task Force. ARS § 287.01(C) outlines the process for listing a site on the WQARF Registry. The process includes a 15-day owner/operator comment period followed by a 30-day public comment period. At the conclusion of the public comment period, ADEQ considered comments received, issued a final E&E score, and placed the site on the Registry effective June 21, 2000.

This Site Registry Report is based upon information available as of the date shown. Site boundaries depicted on the attached Site Boundary Map represent ADEQ's interpretation of data available at the time the map was constructed. The map is intended to provide the public with basic information as to the estimated geographic extent of known contamination as of the date of the SRR. The actual extent of contamination may be different. Therefore, the geographic boundaries for this site may change in the future as new information becomes available.

An updated SRR and associated Site Boundary Map will not be issued. As new information becomes available, during the remedial investigation or otherwise, it will be made available for public review through placement in the public file.