

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Sandies Dry Cleaner & Laundry - Removal Polrep
Final Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: POLREP #7
Final Report
Sandies Dry Cleaner & Laundry
C515
Little Chute, WI
Latitude: 44.2792130 Longitude: -88.3159220

To: Henry Nehls-Lowe, WDHS
Dan Dahlke, WEM
Jennifer Borski, WDNR
Marty Marasch, Little Chute Fire Dept
Natalie Vandeveld, Outagamie County Health Dept
Roy Van Gheem, Little Chute Dept. Public Works

From: Ramon Mendoza, On-Scene Coordinator

Date: 9/5/2012

Reporting Period: 6/29/2012 to 8/29/2012

1. Introduction

1.1 Background

Site Number:	C515	Contract Number:	
D.O. Number:		Action Memo Date:	8/3/2011
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	9/6/2011	Start Date:	9/7/2011
Demob Date:	8/21/2012	Completion Date:	8/21/2012
CERCLIS ID:	WIN000510596	RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

1.1.2 Site Description

The Sandies Dry Cleaner and Laundry facility (Site) operated as a dry cleaner and laundry from 1957 to about 2003 and has been vacant since 2006. The facility contains old dry cleaner and laundry machines and other equipment related to operations and maintenance. The current owner indicated to the state that Tetrachloroethylene (PCE) was used as the dry cleaning solvent from 1958 to 2003. There is a vacant apartment in disrepair on the second floor of the building. The owner has indicated that he plans to live in that apartment in the future.

The Site is surrounded by Grand Avenue to the east, the city-owned alley behind Site to the west. Bakers Outlet and W Lincoln Avenue to the south, and Weenies Still Bar and W Main Street to the north. Both businesses are operating and both have occupied residences on the second floor.

1.1.2.1 Location

The Sandies Dry Cleaners and Laundry Site (Site) is located at 513 Grand Avenue in the Village of Little Chute, Outagamie County, Wisconsin.

1.1.2.2 Description of Threat

Historic dumping of PCE at the Site has resulted in significant soil contamination. The PCE migrated through the soils into the groundwater and traveled offsite, resulting in vapor intrusion at neighboring properties.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

In February 2011, Wisconsin Department of Natural Resource (WDNR) and Wisconsin Department of Health Services (WDHS) conducted indoor air sampling using Summa canisters inside the Site building and adjacent buildings. Results of PCE in indoor air samples collected in the unoccupied apartment at the Site

, and all three levels of the Weenies Still Bar property exceeded both EPA and Agency for Toxic Substances and Disease Registry (ATSDR) screening levels and recommended action levels. Specifically, the PCE level found in the owner occupied residence above Weenies Still Bar was 22.4 ppbv, which is more than 7 times the residential indoor air removal action level of 3 ppbv PCE. For the basement and main floor samples, PCE was measured at 32.9 and 24.0 ppbv, respectively, which are also above the residential removal action level for PCE. After WDNR requested for EPA's assistance, EPA conducted site assessment activities in March and April 2011. PCE was detected at levels 28.5 million times greater than the EPA SSL in soils on Site, 300 times greater than the MCL in groundwater, and 700 times above the EPA and ATSDR subslab removal action level of 30 ppbv in the sub-slab sample.

As a result, a CERCLA Action Memorandum for a time critical removal action was signed on August 3, 2011. EPA mobilized to the Site on Sept. 2011.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

Response Actions from September 2011 to June 28, 2012 are noted in further detail in Previous Polreps (1-6).

2.1.2 Response Actions to Date

- a. July 2012 - Upon getting a signed access agreement from the owner, EPA installed a subslab vapor abatement system (July 9-10) at a residence downgradient of the Site in order to control PCE vapors detected by WDNR. This action was conducted at the recommendation of the Wisconsin Dept. of Health Services. Indoor air sampling were conducted by WDNR and EPA on July 30-31 confirmed that the PCE vapors in the basement were one order of magnitude below the action levels (.46ppbv). Owner has agreed in writing to maintain and operate the system. No further action is planned for the residence.
- b. August 20-21 - EPA rerouted at the exhaust stack for the vapor control system in the former dry cleaning room at the Sandies Dry Cleaner and Laundry building (Site). In addition, EPA rebuilt a concrete wall it had torn down in 2011 (to access contaminated soils). The actions were taken to make the vapor systems easier to maintain and operate for the owner. The owner, Mr. Linskens agreed in writing to maintain and operate the three vapor control systems.
- c. Owners of the Weenies Bar and Bakery (next door to the Site) also agreed in writing to maintain and operate the vapor control systems installed.

In summary, since mobilizing to the Site in Sept. 2011, EPA removed the vast majority of PCE contaminated soil totalling about 116.1 tons plus one drum of TCE solvents. All hazardous wastes were disposed in EPA approved and State permitted treatment storage, and disposal facilities. EPA continued to work with WDNR to survey homes and businesses adjacent and downgradient of the Site. To control PCE vapors inside homes and businesses impacted by PCE, EPA installed a total of six vapor control systems: three at the Sandies Dry Cleaner and Laundry building, and one system each at the: Weenies Bar, Bakery, and one residence (downgradient of the Site). EPA confirmatory indoor air monitoring indicates that the PCE vapors inside the Sandies Site, Weenies Bar, Bakery, and residence are all below the PCE WDNR action level.

EPA also installed three groundwater monitoring wells (two downgradient and one cross gradient) of the Site. EPA collected groundwater samples and confirmed the presence of PCE contamination in the shallow aquifer zone downgradient of the Site

All response actions were conducted in coordination with WDNR and local government.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

Mr. Dave Linskens is the owner of the Sandies Dry Cleaners and Laundry Facility and is identified as the PRP.

EPA is planning further enforcement action for cost recovery.

2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Manifest #</i>	<i>Treatment</i>	<i>Disposal</i>
			004960468		EQ -

RQ, Hazardous Waste Solid, n.o.s., 9, NA3077, PG III (Tetrachloroethylene, Trichloroethylene) (RQ-10 lbs) (F002)	Solid	113.7 tons	004960467 004960469 004960471 004960476 004960472 004960470 004354440 004354411		Michigan Disposal Waste Treatment Plant, Belleville, MI
UN1710, Waste TCE 6.1 PGIII	Liquid	2.4 tons 1 Drum	004354441		EQ Detroit, MI
Non-Hazardous Soapy Water	Liquid	5 Drums	004354441		EQ Detroit, MI

Region 5 Priorities Summary

This is an Integrated River Assessment. The numbers should overlap.	Miles of river systems cleaned and/or restored	N/A
	Cubic yards of contaminated sediments removed and/or capped	N/A
	Gallons of oil/water recovered	N/A
	Acres of soil/sediment cleaned up in floodplains and riverbanks	N/A
Stand Alone Assessment	Acres Protected	1.5
	Number of contaminated residential yards cleaned up	4
	Human Health Exposures Avoided	330
	Number of workers on site	6
Contaminant(s) of Concern		
Contaminant(s) of Concern	Tetrachloroethylene	

2.2 Planning Section

2.2.1 Anticipated Activities

No further response actions by EPA are planned at this Site. EPA continuous to work with WDNR to share information during the transition to the State as the regulatory lead for the Site.

2.2.1.1 Planned Response Activities

See Section 2.2.1

2.2.1.2 Next Steps

See Sections 2.2.1.1 and 2.2.1

2.2.2 Issues

WDNR is conducting further investigation to determine if additional residences and infrastructure have been contaminated by PCE vapors released from the Site. In addition, WNDR plans to further characterize groundwater contamination in the area.

2.3 Logistics Section

none

2.4 Finance Section

No information available at this time.

2.5 Other Command Staff

2.5.1 Safety Officer

OSC, Ramon Mendoza is responsible for overall safety at the site and project while the ER Removal

Manager John Behrens is responsible for implementing the Health and Safety Plan.

2.6 Liaison Officer

2.7 Information Officer

2.7.1 Public Information Officer

Mike Rogers, U.S. EPA Region 5, 312-353-2102

See www.epaoscr.org/SandiesDryCleanerLaundry for additional Site information.

2.7.2 Community Involvement Coordinator

Susan Pastor, U.S. EPA Region 5, 312-353-1325

3. Participating Entities

3.1 Unified Command

None

3.2 Cooperating Agencies

Wisconsin Department of Natural Resources

Wisconsin Department of Health Services

Village of Little Chute Fire Department

Village of Little Chute Public Works Department

4. Personnel On Site

July 9-10, 2012 - ERRRS - 1 RM, 1 subcontractor, 1 OSC on-site.

August 20-21- ERRRS - 1 RM, 3 Subcontractors, 1 OSC on-site.

Response Personnel are permanently demobilized from the Site.

5. Definition of Terms

No information available at this time.

6. Additional sources of information

No information available at this time.

7. Situational Reference Materials

No information available at this time.