

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Midway Cleaners - Removal Polrep
Initial Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region III

Subject: POLREP #1
Initial Polrep
Midway Cleaners

Wyoming, PA
Latitude: 41.2996920 Longitude: -75.8517250

To:

From: Richard Fetzer / Dominic Ventura, On Scene Coordinator

Date: 7/21/2015

Reporting Period:

1. Introduction

1.1 Background

Site Number:	A3Z9	Contract Number:	
D.O. Number:		Action Memo Date:	
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Assessment
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:		Start Date:	
Demob Date:		Completion Date:	
CERCLIS ID:		RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Removal Assessment

1.1.2 Site Description

The Midway Cleaners site (Site) is located in Wyoming, Pennsylvania. The Site consists of a commercial strip mall that contains various retail stores. A dry cleaning facility (Midway Cleaners) was located at the strip mall through the early 1980's. Wyoming Valley airport is located behind the site. The Susquehanna River is located approximately one mile to the south. However, there does not appear to be any direct surface water flow from the site to the river. The area surrounding the site is served by a public water supply and there are no drinking water wells located in the vicinity of the site.

Pennsylvania Department of Natural Resources (PA DER) conducted an assessment at the site in 1982. PA DER reported that in the past, dry cleaning liquids had been discharged into a small lagoon that was located approximately 150 feet behind the strip mall. Liquids from the lagoon subsequently discharged into a pooled area/pond in a field behind the facility. Midway Cleaners had reportedly ceased discharging chemicals to the lagoon at the time of the 1982 report. Water samples collected from the lagoon and pooled area contained low concentrations of chemicals associated with dry cleaning such as tetrachloroethylene, trichloroethylene and dichloroethylene. However, because there are no drinking water wells or other targets in the area it was determined that the concentrations of chemicals detected in water samples did not pose "an imminent or severe adverse toxicological impact to human health or the environment." The report recommended that a fence be installed around the lagoon and that newly generated waste be properly managed and disposed. Pennsylvania Department of Environmental Protection (PA DEP) recently requested that EPA Region 3 evaluate whether there is a threat or potential threat to human health posed by potential vapor intrusion issues at the site.

2. Current Activities

2.1 Operations Section

2.1.1 Current Activities

At the request of PADEP HSCA program and EPA Site Assessment Program, EPA Removal Program was asked to review the site records. As a result of reviewing these records and discussions with PADEP, the OSC determined that a site assessment would be necessary to investigate any possibility of indoor air contamination due to the handling of dry cleaning fluids.

EPA and START conducted reconnaissance on May 12, 2015 to identify the locations of the former lagoon and areas where water had pooled and to determine potential sampling locations. EPA, START, and PADEP were on site June 23 - 25, 2015 to conduct assessment activities at the site.

PA One Call was used to identify the locations of utility lines including gas, water, and sewer lines. In addition, START subcontractors used ground penetrating radar (GPR) to identify utility lines. While using the GPR, contractors identified an underground storage tank (UST) under the asphalt just behind the location of the store where Midway Cleaners was previously located. It was determined that the tank contains a significant quantity of liquid. PADEP used a Miran SapphiRe portable infrared spectrophotometer to analyze the air at the top of the vent pipe. Tetrachloroethylene (PCE) and trichloroethylene (TCE) were detected at concentrations exceeding 1,000 parts per million (ppm) indicating that the liquid in the tank contained the chemicals.

A Geoprobe direct push drill rig was used to drill 16 bore holes at the rear of the strip mall and in the area where waste liquids were reportedly discharged. Based on soil cores, the subsurface mainly consists of sandy and silty loam with some clay. The average depth to groundwater across the area was approximately 22 feet below ground surface. Soil vapor samples were collected from a total of 12 locations from a depth of approximately 20 feet below ground surface. One indoor air grab sample was collected from the bathroom in the store (previous dry cleaning operation) that is located closest to the UST.

Samples were analyzed on site by PADEP using a Hapsite portable GC/MS. Sample results were compared to target values listed in the EPA OSWER Vapor Intrusion Screening Level (VISL) Calculator. The target level for indoor air at a commercial setting with a target risk of 1.00E-6 is 6.93 parts per billion (ppb) for PCE and 0.56 ppb for TCE. The target level for subsurface and exterior soil gas at a commercial setting with a target risk of 1.00E-6 is 235.99 ppb for PCE and 18.62 ppb for TCE. Please note that these target levels are not regulatory limits and are intended only to assist with evaluating whether there could be long term exposure threat at a site.

Six soil gas samples were collected from boreholes that were drilled through the asphalt behind the former dry cleaning store and were in the general vicinity of the UST. All six samples contained PCE and/or TCE at concentrations exceeding the target values for the compounds. The highest concentration of PCE detected in this area was 510.39 ppb. The highest concentration of TCE detected in the area was 118.59 ppb.

Five soil gas samples were collected from other areas between the strip mall and the area where waste was reportedly discharged and pooled. One sample was collected from beneath the discharge/pool area. While PCE and/or TCE were detected, all samples contained concentrations less than the target values for the compounds. The sample collected from the discharge/pooled area contained PCE at 11.27 ppb and TCE at 0.05 ppb.

The indoor air sample collected from the store bathroom contained 211.04 ppb PCE and 2.54 ppb TCE. These concentrations are both greater than the target value for indoor air. EPA has discussed this finding with the Agency for Toxic Substances and Disease (ATSDR) and both the OSC and ATSDR agree that these values do not present a short term exposure threat. However, additional assessment is needed to determine whether concentrations of PCE and TCE in indoor air at the strip pose a long term health threat.

OSC Ventura met with Kevin Cannon, a representative of the property owner, Kennedy Wilson Properties, Ltd. at the site on June 25, 2015. Mr. Cannon stated that the dry cleaning facility ceased operations at the site long before Kennedy Wilson Properties purchased the property and he was unaware that a dry cleaner ever operated there or of the presence of the UST. Mr. Cannon stated that they are willing to do all of the work associated with removal of the tank, its contents, and any other associated cleanup and assessment. During a telephone conversation on April 22, 2015, the OSC requested that Kennedy Wilson submit a work plan detailing planned work at the site for EPA approval. EPA will provide oversight of any removal work conducted by Kennedy Wilson Properties.

2.2 Planning Section

2.2.1 Next Steps

- EPA is planning to collect 8-hour indoor air samples from stores at the strip mall to better evaluate potential long term exposure threats.

- EPA will coordinate with Kennedy Wilson Properties and PADEP regarding tank removal and associated cleanup and assessment activities.

2.3 Logistics Section

No information available at this time.

2.4 Finance Section

No information available at this time.

2.5 Other Command Staff

No information available at this time.

3. Participating Entities

3.1 Unified Command

3.2 Cooperating Agencies

4. Personnel On Site

No information available at this time.

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.