

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



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: POLREP #1
Initial
Sandies Dry Cleaner & Laundry
C515
Little Chute, WI
Latitude: 44.2792130 Longitude: -88.3159220

To: Roxanne Chronert, WDNR
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Marty Marasch, Little Chute Fire Dept
Jon Oldenburg, Village of Little Chute
Mike Chezik, DOI
Roy Van Gheem, Little Chute Dept. Public Works

From: Ramon Mendoza, On-Scene Coordinator

Date: 9/16/2011

Reporting Period: 9/2/2011 to 9/15/2011

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:		Completion Date:	
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 plans to live in that apartment in the future.

The Site is surrounded by Grand Avenue to the east, the city-owned alley behind SDC to the west. Bakers Outlet and W Lincoln Avenue to the south, and Weenies Still Bar and W Main Street to the north. Both Weenies Still Bar and Bakers Outlet share a brick wall with the Site building on the north side and south side, respectively. 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, WDNR and 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 U.S. 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 22.0 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 U.S. EPA's assistance, U.S. EPA conducted site assessment activities in March and April 2011. PCBs were detected by U.S. EPA 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 U.S.EPA/ATSDR subslab removal action level of 30 ppbv in the sub-slab sample.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

EPA, ERRS (ER), and START (OTIE) mobilized to the Site on September 7, 2011. The Site was prepared for excavation from September 7, 2011 till September 12, 2011 and excavation of contaminated soils commenced on September 13, 2011.

2.1.2 Response Actions to Date

- Site backyard secured with fencing
- Demo and removal of the non-hazardous concrete slab
- Excavation of contaminated soil initiated
- Covering of excavation area overnight to prevent off-gasing

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.

2.1.4 Progress Metrics

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

2.2 Planning Section

2.2.1 Anticipated Activities

In addition to Planned Activities listed in Section 2.2.1.1, in situ treatment of remaining contaminated soil if it is not possible to remove all contaminated soil due to access issues inside the building.

2.2.1.1 Planned Response Activities

- Excavate and proper disposal of PCE contaminated soil in secure metal boxes.
- Conduct perimeter and Site air monitoring during excavation activities for worker and public protection.
- Continuously cover and secure the excavated area with poly sheeting at close of business every day.
- Restore excavated area (backfill, gravel and concrete)
- Pump out the standing water in the basement floor of the Site, fix sump system, and dispose of water properly. Power wash the floor and walls of the basement.
- Dispose of any hazardous waste/substances in the Site, including the basement as directed by the OSC.
- Power wash the site floor to make it free of any site contaminants
- Inject in-situ treatment chemicals into the site subsurface where no excavation was conducted.
- Seal up the basement at the Weenies Bar/Residence next door to control vapors.
- Install monitoring wells and collect post-removal ambient air samples to determine the levels of PCE in indoor air on-site and neighboring businesses.
- Install vent fans as needed on Site and at the businesses adjacent as appropriate.
- Conduct additional actions to protect public health as needed at the direction of the OSC.

2.2.1.2 Next Steps

- Continue with current and planned site activities.
- Work with the Little Chute Public Works and local POTW to determine long term solution for Site Basement Sump water effluent disposal.

2.2.2 Issues

- The dry cleaning room, where excavation and removal is conducted, is very small and presents access issues for the heavy equipment if deeper depths have to be removed.
- Disposition of the groundwater intrusion in the site basement is a key issue which will be resolved.

2.3 Logistics Section

2.4 Finance Section

The following are estimated costs only based on the current information available to date.

Contractor cost	Current	Budget Ceiling	Final Cost to date	Budget Balance	% Remaining
ERRS	\$160,000		\$19,885.67	140,114.33	88%
START	\$55,000		\$17,078	\$37,922	69%

2.5 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.epaosc.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

3.2 Cooperating and Assisting Agencies

Wisconsin Department of Natural Resources
Wisconsin Department of Health Services
Village of Little Chute Fire Department
Village of Little Chute Public Works Department
Heart of the Valley Metropolitan Sewer District

4. Personnel On Site

EPA: 1
ERRS (ER): 4
START (OTIE): 1

5. Definition of Terms

6. Additional sources of information

6.1 Internet location of additional information/reports

6.2 Reporting Schedule

7. Situational Reference Materials