Pre-CERCLA Screening Checklist/Decision Form

This form is used in conjunction with a site map and any additional information required by the EPA Region to document completion of a Pre-CERCLA Screening (PCS). The form includes a decision on whether a site should be added to the Superfund program's active site inventory for further investigation. This checklist replaces Attachment A in the December 2016 PCS Guidance document. A current version of the PCS checklist and additional information is available at: https://www.epa.gov/superfund/pre-cercla-screening.

Region: 5 **State/Territory:** WI **Tribe:** _____ EPA ID No. (If Available): _____

Site Name: Larson Cleaners

Other Site Name(s): _____

Site Location: 317 East Main Street (Street)

8 (Congressional District) | Chilton (City) | WI (State/Terr.) | CALUMET (County) | 53014 (Zip+4) | ☐ (No Zip Available)

If no street address is available: _____ (Township-Range) _____ (Section)

Checklist Preparer:

Richard R Joslin / Hydrogeologist (Name / Title) | 10/05/2018 (Date)

Wisconsin Department of Natural Resources (Organization) | (920) 424-7077 (Phone)

625 East County Road Y, Suite 700 (Street) | richard.joslin@wisconsin.gov (e-Mail)

Oshkosh (City) | WI (State/Terr.) | WINNEBAGO (County) | 54901 - 9731 (Zip+4)

Site Contact Info/Mailing Address: Richard R. Joslin
625 East County Road Y, Suite 700, Oshkosh, WI 54901

CERCLA 105d Petition for Preliminary Assessment? No **If Yes, Petition Date (mm/dd/yyyy):** _____

RCRA Subtitle C Site Status: Is site in RCRA Info? No **If Yes, RCRA Info Handler ID #:** _____

Ownership Type: Private **Additional RCRA Info ID #(s):** _____

Site Type: Other **State ID #(s):** 02-08-221491

Site Sub-Type: Dry-Cleaning Operations **Other ID #(s):** _____

Federal Facility? No **Federal Facility Owner:** (Make selection)

Formerly Used Defense Site (FUDS)? No

Federal Facility Docket? No **If Yes, FF Docket Listing Date (mm/dd/yyyy):** _____

Federal Facility Docket Reporting Mechanism: (Make selection)

Native American Interest? No **If Yes, list Tribe:** _____

Additional Tribe (s): (Make Selection)

Additional Tribe (s): (Make Selection)

Site Description

Use this section to briefly describe site background and conditions if known or (easily) available, such as: operational history; physical setting and land use; site surface description, soils, geology and hydrogeology; source and waste characteristics; hazardous substances/contaminants of concern; historical releases, previous investigations and cleanup activities; previous regulatory actions, including permitting and enforcement actions; institutional controls; and community interest.

The former Larson Spic & Span Cleaners (referred to as Larson Cleaners) property is located at 317 East Main Street, Chilton, Calumet County, Wisconsin (Property or Site). The Site is located on the northeast side of the City of Chilton among mainly commercial businesses with a few residential properties nearby. The Wisconsin Department of Natural Resources (WDNR or Department) first learned of contamination at the Site by fax transmittal of the Notification of Contamination form that was received on June 1, 1999. At that time, the Site was owned by Clarence Scherer who operated a dry-cleaning business on the property. The Notification of Contamination form included language stating that the site was eligible under the Dry Cleaner Environmental Response Fund (DERF), thus the applicant would receive reimbursement of expenses related to site investigation, remediation, and closure of the Site. The Notification of Contamination included a figure and soil and groundwater results tables summarizing site investigation activities performed on April 19, 1999. Results of the April 1999 investigative activities identified volatile

Geospatial Information

Latitude: 44.032469 **Longitude:** -88.153910

Decimal Degree North (e.g., 38.859156) **Decimal Degree West (e.g., 77.036783)**

Provide 4 significant digits at a minimum, more if your collection method generates them.

Except for certain territories in the Pacific Ocean, all sites in U.S. states and territories are located within the northern and western hemispheres and will have a positive latitude sign and negative longitude sign. Coordinate signs displayed above are based on the State/Territory entry on page A-1. Geospatial data tips from the PCS Guidance document are available **here**.

Point Description: Select the option below that best represents the site point for future reference and to distinguish it from any nearby sites. See additional information **here**.

- ☐ Geocoded (address-matched) Site Address
- ☐ Site Entrance (approximate center of curb-cut)
- ☒ Approximate Center of Site
- ☐ Other Distinguishing Site Feature (briefly describe):

Point Collection Method: Check the method used to collect the coordinates above and enter the date of collection. See additional information **here**.

- ☒ Online Map Interpolation
- ☐ GPS (handheld, smartphone, other device or technology with accuracy range < 25 meters)
- ☐ GPS Other (accuracy range is ≥ 25 meters or unspecified)
- ☐ Address Matching: Urban
- ☐ Address Matching: Rural
- ☐ Other Method (briefly describe below):

Collection Date (mm/dd/yyyy): 10/05/2018

POINT-SELECTION CONSIDERATIONS

- Often the best point is a feature associated with the environmental release or that identifies the site visually.
- Use the curb cut of the entrance to the site if there is a clear primary entrance and it is a good identifier for the overall location.
- The approximate center of the site (a guess at the centroid) is useful for large-area sites or where there are no appropriate distinguishing features.
- Use the geocoded address if that is the only or best option available, but if possible use something more representative for sites larger than 50 acres.

Complete this checklist to help determine if a site should be added to the Superfund Active site inventory. See Section 3.6 of the PCS guidance for additional information.	YES	NO	Unknown
1. An initial search for the site in EPA's Superfund active, archive and non-site inventories should be performed prior to starting a PCS. Is this a new site that does not already exist in these site inventories?	☒	☐	☐
2. Is there evidence of an actual release or a potential to release?	☒	☐	☐
3. Are there possible targets that could be impacted by a release of contamination at the site?	☒	☐	☐
4. Is there documentation indicating that a target has been exposed to a hazardous substance released from the site?	☐	☒	☐
5. Is the release of a naturally occurring substance in its unaltered form, or is it altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	☐	☒	☐
6. Is the release from products which are part of the structure of, and result in exposure within, residential buildings or business or community structures?	☐	☐	☒
7. If there has been a release into a public or private drinking water supply, is it due to deterioration of the system through ordinary use?	☐	☒	☐
8. Are the hazardous substances possibly released at the site, or is the release itself, excluded from being addressed under CERCLA?	☐	☒	☐
9. Is the site being addressed under RCRA corrective action or by the Nuclear Regulatory Commission?	☐	☒	☐
10. Is another federal, state, tribe or local government environmental cleanup program other than site assessment actively involved with the site (e.g., state voluntary cleanup program)?	☐	☒	☐
11. Is there sufficient documentation or evidence that demonstrates there is no likelihood of a significant release that could cause adverse environmental or human health impacts?	☐	☒	☐
12. Are there other site-specific situations or factors that warrant further CERCLA remedial/integrated assessment or response?	☐	☐	☒

Preparer's Recommendation: ☒ **Add** site to the Superfund Active site inventory.

☐ **Do not add** site to the Superfund Active site inventory.

Please explain recommendation below:

PCS Summary and Decision Rationale

Use this section to summarize PCS findings and support the decision to add or not add the site to the Superfund active site inventory for further investigation. Information does not need to be specific but, where known, can include key factors such as source and waste characteristics (e.g., drums, contaminated soil); evidence of release or potential release; threatened targets (e.g., drinking water wells); key sampling results (if available); CERCLA eligibility; involvement of other cleanup programs; and other supporting factors. Attach additional pages as necessary.

Environmental site assessments (ESAs) have been performed at the Larson Cleaners property. The purpose of the ESAs was to assess the potential for contamination on the property due to past dry cleaning operations and then perform additional investigation activities based on those findings. The investigative results identified several chlorinated volatile organic compounds (CVOCs) in soil and a groundwater samples collected from the property. Additional site investigation activities are needed to assess the degree and extent of soil and groundwater contamination identified on, as well as off, the property. Based on the soil and groundwater results the vapor intrusion pathway also needs to be investigated.

Richard R. Joslin	State staff/State contractor	10/05/2018
Checklist Preparer Name	Checklist Preparer Organization	Date

EPA Regional Review and Pre-CERCLA Screening Decision

Add site to the Superfund active site inventory for completion of a:

- ☒ Standard/full preliminary assessment (PA)
- ☐ Abbreviated preliminary assessment (APA)
- ☐ Combined preliminary assessment/site inspection (PA/SI)
- ☐ Inegrated removal assessment and preliminary assessment
- ☐ Integrated removal assessment and combined PA/SI
- ☐ Other: _____

Do not add site to the Superfund active site inventory. Site is:

- ☐ Not a valid site or incident
- ☐ Being addressed by EPA's removal program
- ☐ Being addressed by a state cleanup program
- ☐ Being addressed by a tribal cleanup program
- ☐ Being addressed under the Resource Conservation and Recovery Act
- ☐ Being addressed by the Nuclear Regulatory Commission
- ☐ Other: _____

Optional - Print name of EPA Site Assessor making this decision: David Brauner

EPA Regional Approval: (Enter Date and then click this box to initiate digital signature stamp)

DAVID BRAUNER

Digitally signed by DAVID BRAUNER
Date: 2018.10.11 16:09:51 -05'00'

Date 10/11/2018

Site Description

(All text as entered on page A-2)

The former Larson Spic & Span Cleaners (referred to as Larson Cleaners) property is located at 317 East Main Street, Chilton, Calumet County, Wisconsin (Property or Site). The Site is located on the northeast side of the City of Chilton among mainly commercial businesses with a few residential properties nearby. The Wisconsin Department of Natural Resources (WDNR or Department) first learned of contamination at the Site by fax transmittal of the Notification of Contamination form that was received on June 1, 1999. At that time, the Site was owned by Clarence Scherer who operated a dry-cleaning business on the property. The Notification of Contamination form included language stating that the site was eligible under the Dry Cleaner Environmental Response Fund (DERF), thus the applicant would receive reimbursement of expenses related to site investigation, remediation, and closure of the Site.
The Notification of Contamination included a figure and soil and groundwater results tables summarizing site investigation activities performed on April 19, 1999. Results of the April 1999 investigative activities identified volatile organic compounds (VOCs), including chlorinated VOCs (CVOCs), in both soil and groundwater at high concentrations. Review of the case file did not identify a specific reason for the investigative activities performed in April 1999.

It is unclear when Larsen's Cleaners started dry cleaning operations and when they became a licensed facility, however on-site dry-cleaning operations were discontinued in May of 1998. In March 2000 the WDNR received a letter from Mr. Tracy Ott stating that he purchased the property from Clarence Scherer. The letter also included a signed Dry Cleaner Environmental Response Program Potential Claim Notification by Mr. Ott signifying his interest to enter the DERF program. It is the Departments understanding the Mr. Ott was fully aware of the contamination identified on the Property from the June 1999 investigation activities. Mr. Ott has never performed additional site investigation activities to define the degree and extent of contamination. Mr. Ott is still listed as the current owner of the Property.

In June 2006 the City of Chilton showed interest with acquiring the Property for redevelopment purposes. At the same time it was determined that Mr. Ott would not be eligible under the DERF program because he never owned the property while it was an active dry cleaner nor did he operate it as a dry cleaner himself. In October 2006 an Enforcement Conference was held with Mr. Ott to determine his intensions with the Property and status with site investigation activities and determine a path moving forward. On February 26, 2007 the City of Chilton received a Site Assessment Grant (SAG) grant from the WDNR to perform site investigation activities. The WDNR awarded a SAG to a local government for assessment or investigation of contamination, demolition, tank/container removal or other actions. The City of Chilton performed site investigation activates using a SAG in 2007.

Similar to April 1999 results, the results identified high concentrations of VOCs in soil, in particular CVOCs (i.e., PCE and TCE). High concentrations of PCE and TCE were identified mainly beneath the onsite building in a relatively small and shallow area. The highest concentration of COVCs in soil was PCE (4,100 milligrams per kilogram) identified at boring location MW-2 located near the central portion of the building. Groundwater contamination (CVOCs) was identified in groundwater samples collected from site monitoring wells as well as in wells located offsite to the north and northeast. Several piezometers were also installed that indicated CVOCs have migrated deeper vertically in the unconsolidated material. An environmental consultant (OMNNI Associates) was hired by the Wisconsin Department of Natural Resources to perform a groundwater conditions study in the East Main Street area of Chilton. During that study the highest concentration of CVOCs were from monitoring wells MW-2 and MW-3, both located within the Larson Cleaners building. PCE was reported at concentrations of 63,000 and 57,000 micrograms per liter at well MW-2 and MW-3, respectively. Review of site investigation reports show that shallow groundwater was encountered from 5 to 10 feet below ground surface. Groundwater flow direction appears to be east northeast toward the South Branch Manitowoc River.

The parcel directly east (321 E Main St) of the subject property contains one structure that abuts the eastern property line of the Site. The building on this property is operated as a restaurant business known as the Central House. Because of the significant CVOC contamination in groundwater below the Larson Cleaners building, vapor screening (indoor air sampling) was performed in the basement of the Larson Cleaners and adjacent Central House buildings. The vapor screening was performed in 2013 using summa canisters collecting a composite air sample over a 24-hour period. Although no residential vapor action levels were exceeded at the time, the Wisconsin Department of Natural Resources installed a vapor mitigation system within the Central House as a preventative measure in 2014.

Currently Larson Cleaners is no longer in operation and the site building is occupied by the property owners (Mr. Ott and his wife). The City of Chilton is no longer interested in obtaining the property for redevelopment purposes. The property owners are not financially able to continue needed site investigation activities to define the degree and extent of soil, groundwater, and vapor contamination associated with the CVOC release that occurred on the Larson Cleaners property.

PCS Summary and Decision Rationale

(All text as entered on page A-4)

Environmental site assessments (ESAs) have been performed at the Larson Cleaners property. The purpose of the ESAs was to assess the potential for contamination on the property due to past dry cleaning operations and then perform additional investigation activities based on those findings. The investigative results identified several chlorinated volatile organic compounds (CVOCs) in soil and a groundwater samples collected from the property. Additional site investigation activities are needed to assess the degree and extent of soil and groundwater contamination identified on, as well as off, the property. Based on the soil and groundwater results the vapor intrusion pathway also needs to be investigated.

LEGEND

PROPERTY LINE

GHD SOIL BORING

TEMCO MONITORING WELL

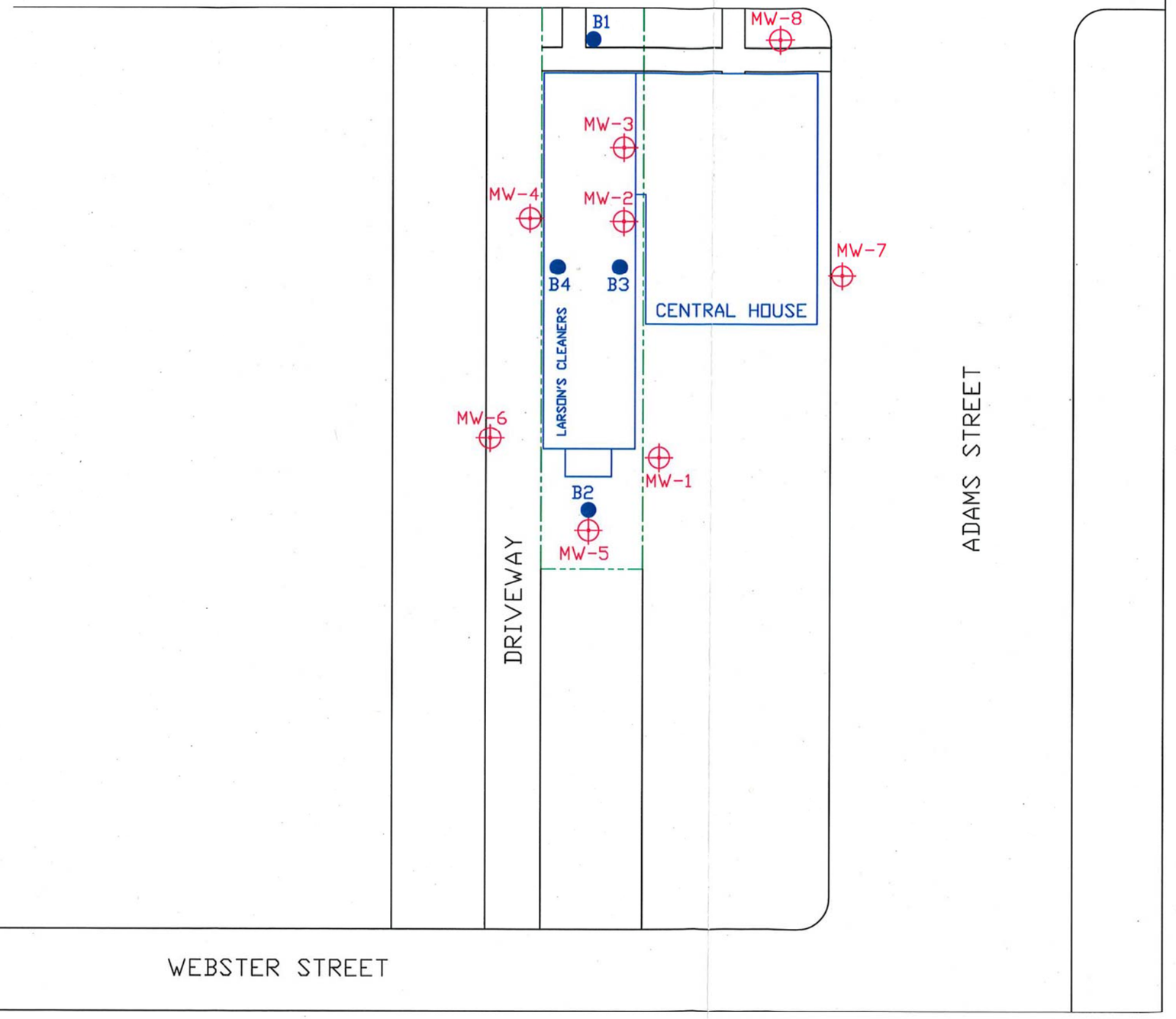

FIGURE 2

SOIL BORING & MONITORING WELL LOCATIONS

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC			
DRAWN BY:	TJM	DATE:	07/19/07
LOCATION:	LARSON CLEANERS CHILTON, WISCONSIN		

0 15′ 30′

1″=30′

N

LEGEND

PROPERTY LINE

GHD SOIL BORING

TEMCO MONITORING WELL

CONTAMINANT		RCL
ARS	ARSENIC	0.039
LEAD	LEAD	50
cis12	cis-1,2 DICHLOROETHENE	-
t12	trans-1,2 DICHLOROETHENE	-
nBUT	n-BUTYL BENZENE	-
CTC	CARBON TETRA CHLORIDE	-
NAP	NAPHTHALENE	0.4
PCE	TETRA CHLOROETHENE	-
TCE	TRICHLORO ETHENE	-

ALL CONTAMINANTS SHOWN IN mg/kg
MILLIGRAMS PER KILOGRAM

RCL RESIDUAL CONTAMINANT LEVEL

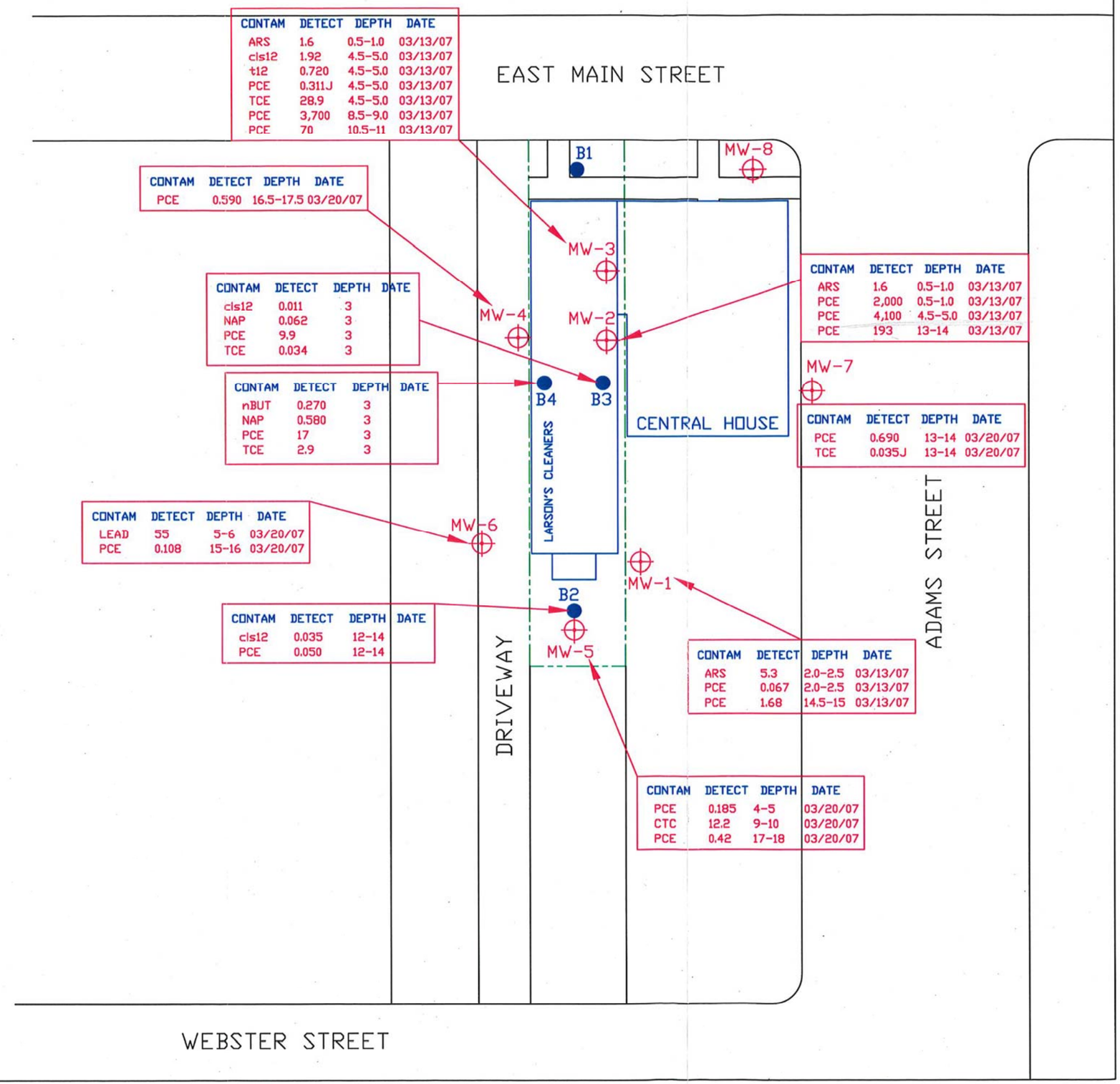

FIGURE 3.1
SOIL CONTAMINANT DISTRIBUTION

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC			
DRAWN BY: TJM		DATE:	07/19/07
LOCATION:	LARSON CLEANERS CHILTON, WISCONSIN		

0 15' 30'

1"=30'

N

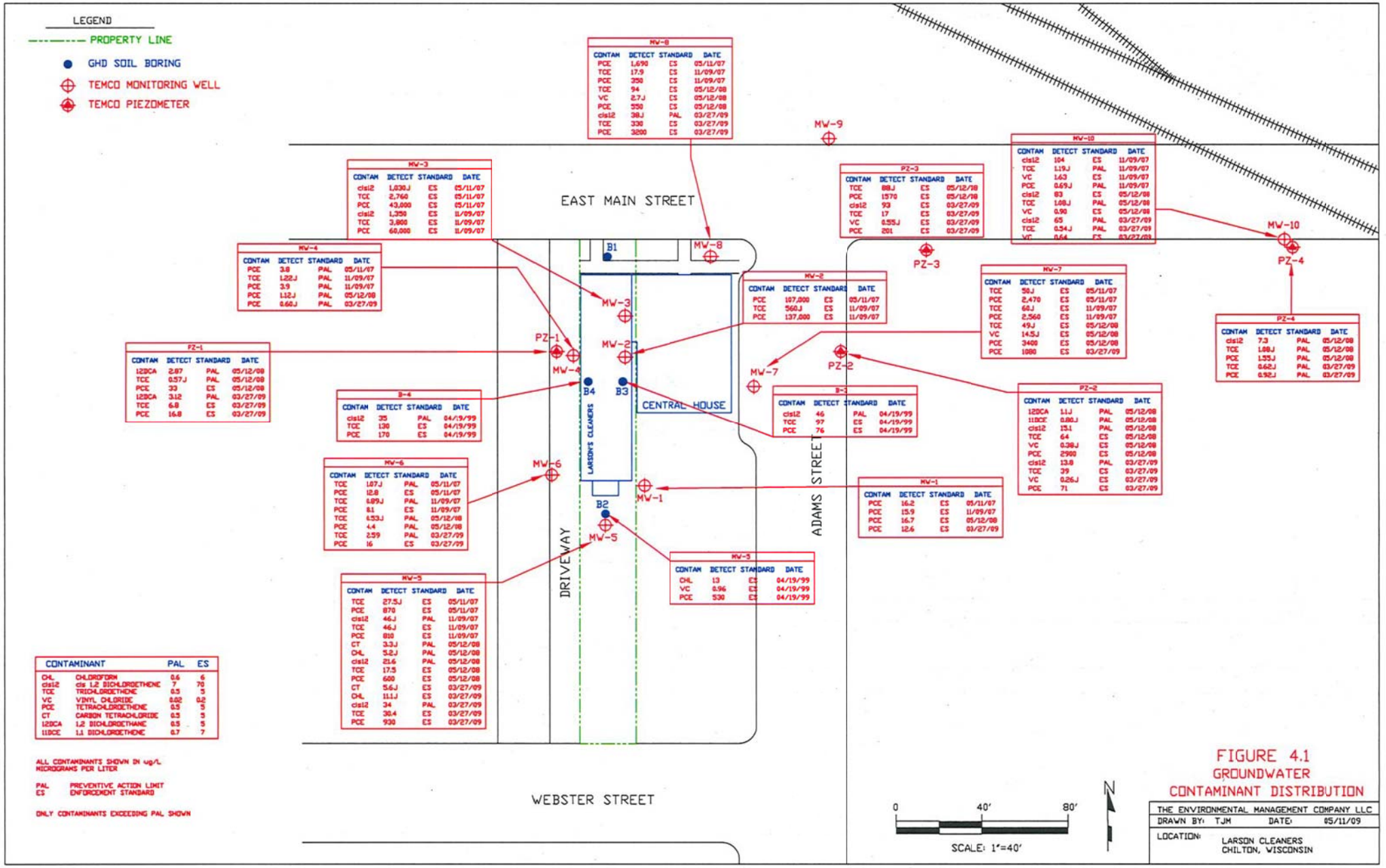

FIGURE 4.1
GROUNDWATER CONTAMINANT DISTRIBUTION

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC

DRAWN BY: TJM DATE: 05/11/09

LOCATION: LARSON CLEANERS
CHILTON, WISCONSIN