

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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October 2, 2008

Mr. Norman Getz
c/o Lorry B. Getz
5173 S. Biscay Ct.
Centennial, CO 80015-4874

File Ref: FID#241287200
BRRTS#02-41-271535

Subject: Case Closure Review
Beloit Rd Valet Cleaners, 6854 W. Beloit Rd., West Allis

Dear Mr. Getz:

On August 5, 2008, the Department of Natural Resources Southeast Region Closure Committee reviewed your request for closure of the case described above. The Department of Natural Resources reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of your closure request, the Department has denied closure because additional requirements must be met. The purpose of this letter is to inform you of the remaining requirements for obtaining closure, and to request your written response within 60 days of receiving this letter.

Additional site work is necessary at the above described site in order to meet the requirements for site closure. Your site was denied closure because additional groundwater monitoring and/or remediation is necessary. In addition, corrections to the maintenance plan will be required to ensure that barriers are appropriately maintained and excavated soil will be not be replaced on the site.

1. Groundwater Remedy Documentation The last groundwater sample collected from MW-3 contained high levels of vinyl chloride and 1,2-dichloroethylene (between 500 and over 100,000 times the state enforcement standard). The case cannot be closed until levels of these contaminants at this location have been reduced to better indicate the success of the groundwater treatment program, and to reduce the risk of future off-site groundwater standard exceedances and indoor air quality threats. Additional groundwater monitoring for MW-3 is required.
2. Residual Contaminant Levels in Soil The residual contaminant level used to define the extent of soil impacts requiring a direct contact barrier was generated using "industrial" site usage exposure assumptions. This site cannot be classified as having industrial usage exposure unless it is zoned industrial. As a commercial/retail facility, the non-industrial site usage exposure assumptions must be used, and would result in a direct contact residual contaminant level would be 12.3 mg/kg. Soils exceeding the non-industrial risk level of 12.3 mg/kg within 4 feet of the surface (or likely to exceed it) require a cap for direct contact protection. These soils appear to exist in the vicinity of the excavation walls under the building (near SW-1, SW-2 and SW-4) and near MW-3.
3. Maintenance Plan Corrections The map showing the barrier that would require maintenance needs to be revised to include the pavement over most of the site. This is because residual soil and groundwater contamination exists that may pose a threat to expanded groundwater contamination if the pavement were removed and infiltration increased at the site. The map also needs to be revised to show a more accurate representation of the extent of soil that would likely pose a direct contact threat, if exposed, which should include the vicinity around the excavated area, as well as MW-3.

The maintenance plan may not provide an allowance for excavating contaminated soil from the property and replacing it onto the property. Soil that is excavated from the area of residual soil impacted areas on the property should be managed as a solid waste, and in some cases may be a hazardous waste. Excavated soil must be tested and properly disposed at an appropriate solid waste management facility. The case closure letter will contain language requiring this type of soil management, and the maintenance plan may not provide for actions that are inconsistent with standard case closure conditions.

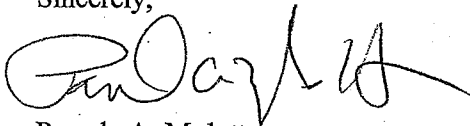
The maintenance plan may not provide an allowance for constructing new buildings at the facility without Department approval. The case closure letter will contain such a closure condition, based on the potential for vapor intrusion if the current vapor barrier (new concrete slab) and passive vapor diversion system are removed or changed. The maintenance plan may not provide for actions that are inconsistent with standard case closure conditions.

Drycleaner Environmental Repair Fund (DERF) considerations

To ensure potential eligibility for reimbursement through the DERF, please have your consultant provide a scope of work and cost estimate for Department approval for the additional groundwater monitoring required by this letter. Please be aware that DERF may not reimburse for costs to make corrections to the closure documentation, such as the maintenance plan corrections required by this letter.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 414-263-8758.

Sincerely,



Pamela A. Mylotta
Hydrogeologist, Remediation & Redevelopment Program
Southeast Region, Milwaukee Service Center

cc: Dawn Gabardi - Arcadis