

Mylotta, Pamela A - DNR

From: Mylotta, Pamela A - DNR
Sent: Friday, June 21, 2024 3:34 PM
To: Scott Tarmann
Subject: RE: Express Cleaners Case Closure Not Recommended Letter Dated April 29, 2024, BRRTS # 02-52-547631

Scott,

Thank you for your patience as I try to wrap up some of Shanna's projects.

The following information is provided in response to your questions and vapor results.

- The recent vapor results confirm that vapor levels are below the residential vapor risk screening levels (VRSLs), and no further vapor sampling is required for the 3953 N Main Street property. Please seal up any vapor sampling points remaining in the structures.
- Table 5 of the closure package does still need to be changed to reflect that the off-site affected properties at 3953 N Main Street and 301 Three Mile Road require a Future Vapor Risk Continuing Obligation (CO). This is based on the presence of CVOC vapor contamination that appears to have migrated from the adjacent source site at 3921-3941 N Main Street and the proximity of the residual soil and groundwater contamination located on the source property.
- An updated CO notification letter needs to be sent to the owners for 3953 N Main Street and 301 Three Mile Road offsite affected properties indicating a Future Vapor Risk CO will be applied to their property based on the proximity of residual soil and groundwater contamination on the source property.
- The DNR cannot render a closure decision until thirty days from the affected property owners' receipt of the notification have passed, unless the affected property owners respond earlier that they would accept that continuing obligation.
- A Future Vapor Risk CO is not normally applied to a ROW, so no additional notification nor change to Table 5 are needed for the ROW.
- A complete closure submittal packet should be provided upon incorporation of the new information (vapor data and notification documentation) and other revisions. A new case closure review fee will not be required.

I hope this information helps you complete the closure tasks and paperwork.

Please contact me if you have further questions. I will remain the project manager for the site to finalize the case closure.

Pam

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Pamela Mylotta

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From: Scott Tarmann <starmann@ramboll.com>
Sent: Friday, June 21, 2024 8:31 AM
To: Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>
Cc: Mitch Levenhagen <MLEVENHAGEN@ramboll.com>; William P. Scott - William P. Scott, Attorney At Law, Inc. (wscott@wpscottlaw.com) <wscott@wpscottlaw.com>
Subject: RE: Express Cleaners Case Closure Not Recommended Letter Dated April 29, 2024, BRRTS # 02-52-547631

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Hi Pam,

Just following up to see if you've had a chance to review our questions outlined in the email below. Please let us know if you would like me to set up a call to discuss any of these items in further detail. Please reply to "all" when responding.

Thank you,

Kind regards
Scott Tarmann, P.E.

Principal

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Classification: Confidential

From: Scott Tarmann
Sent: Tuesday, May 14, 2024 12:06 PM
To: Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>
Cc: Mitch Levenhagen <MLEVENHAGEN@ramboll.com>
Subject: Express Cleaners Case Closure Not Recommended Letter Dated April 29, 2024, BRRTS # 02-52-547631

Hi Pam,

We have some questions about the additional requirements needed for case closure for the Express Cleaners (FMR) located at 3921-3941 N. Main St., Racine, WI. On May 2, 2024, we collected an additional sub-slab vapor sample from the building located on the adjacent property to the north (3953 N Main Street) at the VP-2 sampling location and the results showed no chlorinated volatile organic compounds (CVOCs) were detected above vapor risk screening levels (VRSLs). Furthermore, the CVOC concentrations detected during the May 2, 2024 sampling event are lower than previous sampling rounds. These data are presented below for your convenience.

VOCs ($\mu\text{g}/\text{m}^3$)	Wisconsin Sub-Slab Vapor Risk Screening Levels ($\mu\text{g}/\text{m}^3$) ¹			SS-VP-1		
	Residential (AF = 0.03)	Small Commercial (AF = 0.03)	Large Commercial/ Industrial (AF = 0.01)	9/22/2016	5/21/2021	9/22/2024
cis-1,2-Dichloroethene	1,400	5,800	18,000	3.0	<0.28	<0.40
trans-1,2-Dichloroethene	1,400	5,800	18,000	<0.60	<0.25	<0.60
Tetrachloroethene	1,400	5,800	18,000	298	163	6,440
Trichloroethene	70	290	880	11.1	5.2	3.2
Vinyl chloride	56	930	2,800	<0.30	<0.13	<0.30
Notes:						
$\mu\text{g}/\text{m}^3$ = Microgram per cubic meter						
¹ Wisconsin Vapor Risk Screening Levels based on November 2023 USEPA Vapor Intrusion Screening Level (MSL) Calculator downloads.						
-- No RSL established.						
Bold = Exceeds Wisconsin Screening Level						
A = Exceeds Wisconsin Residential Sub-Slab Vapor Risk Screening Level						
B = Exceeds Wisconsin Small Commercial Sub-Slab Vapor Risk Screening Level						
C = Exceeds Wisconsin Large Commercial/Industrial Sub-Slab Vapor Risk Screening Level						
J = The identification of the analyte is acceptable; the reported value is an estimate.						
Sub-slab sample SS-VP-1 was collected at the southern end of the building approximately at the midpoint of the western half of the building and sub-slab sample SS-VP-2 was also collected near the southern end approximately at the midpoint of eastern half of the building.						

We are working to update the closure package revisions and are seeking further clarification on 1) whether Table 5 of the closure package still needs to be changed to reflect that this off-site affected property (3953 N Main Street) requires a Future Vapor Risk Continuing Obligation if the CVOC vapor concentrations are below residential sub-slab vapor risk screening levels; and 2) do updated CO notification letters need to be resent to the other off-site affected property owners indicating future vapor risk (City of Racine for contamination in the North Bay Dr ROW and 301 Three Mile Road properties [SC Johnson property]) and allow for another 30-day public comment review period?

Lastly, we are planning to resubmit an updated version of the full closure package with this additional information (electronic copy) along with the requested revisions listed in the Case Closure Not Recommended Letter following your response to the above questions. Please advise if the Department is requesting only the updated sections of the closure package at this time or if the full closure package should be resubmitted.

If you would like to have a call to discuss any of these items in further detail, please contact me at your earliest opportunity.

Kind regards
Scott Tarmann, P.E.

Principal

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