

Wood's Drycleaners – Former
804 West Michigan Avenue
Pensacola, Florida
County: Escambia
District: Northwest
Site Lead: Waste Cleanup Program
Approved for Cleanup: September 21, 2005
HWC # 146

Description and Site History

The Former Wood's Drycleaner site is located in a mixed commercial/residential area at 804 W. Michigan Ave. in Pensacola, Escambia County, Florida in Township 01S, Range 30W, Section 44 at 30° 27' 52.2534" N, 87° 15' 36.7986" W. The site occupies a rectangular parcel of property (350 ft × 100 ft) on the northwest corner of W. Michigan Ave. and Pipeline Rd. A main building, a small metal shed and asphalt and concrete paved areas are located onsite. A portion of the main building is occupied by a bar (i.e., Breakers Lounge). The site is bounded by Pipeline Road and a carpet cleaning business on the east-northeast, W. Michigan Ave. on the south-southeast, Baker Auto Salvage on the west-southwest, and a wooded area on the north-northwest. Local topography is relatively level.

The site is a former dry cleaning facility. From 1967 until 1987, G.M. and L.G. Threadgill owned and operated the dry cleaning facility (G's 60-Minute Cleaners). During 1987, the Threadgills entered into a Contract of Deed with E. Wood and drycleaning activities continued under the direction and ownership of Mr. Wood (Wood's Dry Cleaners). During June 2000, ownership of the property was returned to the Threadgills.

During 1992, a contamination assessment was conducted to monitor the effects of a petroleum release from an underground storage tank (UST) at a nearby facility, the G-Bar Service Mart #304 (now, the Pensacola Video House). Analyses of a ground water sample collected from a single monitoring well at that facility revealed ground water contamination by 65 µg/L tetrachloroethene (PCE) and 13 µg/L *cis*-1,2-dichloroethylene (CIS). Further investigation was recommended to determine the source of the chlorinated solvents. A follow-up sample was collected from one of the wells on May 19, 1993 and the corresponding analyses demonstrated contamination by 97 µg/L PCE, 8 µg/L CIS and 3 µg/L trichloroethylene (TCE).

During 1997, the DEP Site Investigation Section authorized Ecology & Environment, Inc. (E&E) to begin work on a contamination assessment, designed to identify the source of the previously observed chlorinated solvents. Onsite soil and ground water contamination by drycleaning solvents was documented. Elevated concentrations of chlorinated solvents were detected in onsite soils and in ground water samples collected downgradient of the site. MCLs for chlorinated solvents were exceeded in 3 wells located in the immediate vicinity of the site and one well located approximately 230 feet west-southwest (down-gradient) of the site. No contamination was detected in a ground water sample collected approximately 210 feet north, upgradient of the site.

On June 2, 1999, the facility was ruled ineligible for the State's Drycleaning Solvent Cleanup Program. The ineligibility of the facility was reconfirmed on January 14, 2000, and May 26, 2000.

On April 26, 2000, DEP mailed a notification to the Threadgills (the owners of the subject facility), which reported the results of the October 1999 E&E site assessment.

A financial affidavit certifying financial insolvency with respect to anticipated cleanup costs was provided to DEP by the Threadgills on February 9, 2001. The DEP Northwest District subsequently recommended the site for State-funded cleanup. The facility was approved for State-funded cleanup on September 21, 2005.

Threat

Chlorinated solvents have been detected in onsite surface and subsurface soils and in shallow ground water. Three of 29 potable supply wells operated by the Escambia County Utilities Authority (ECUA) are located approximately 0.5 to 0.6 miles from the site. The wells generally tap the main producing zone of the Sand-and-Gravel Aquifer; the primary source of water to an estimated service population of 283,000 people.

The closest surface water body, Crescent Lake, is located approximately 0.7 mile west of the site and lies within the length of Bayou Marcus, an extensive wetland area, which ultimately terminates in an outlet to Perdido Bay, more than 15 miles downstream.

Several fisheries and sensitive wetland environments exist among these downstream surface water bodies. However, surface runoff to this area is unlikely.

Response Strategy and Status (June 2016)

Soil and groundwater contamination are being addressed by a State-funded cleanup. Previous onsite assessment activities identified data gaps requiring additional soil samples and the installation of two additional monitoring wells to complete delineation of the contamination. Onsite assessment activities were completed in early 2011. Offsite assessment of the contamination plume is complete and offsite contamination notices have been sent.

DEP has conducted an Interim Removal Action (IRA) that included former areas of waste storage and a lint trap. The depth of excavation ranged from 2 ft below land surface (BLS) for most of the excavation area, to a depth of 4 ft BLS near the lint trap. This generated a total of 33.8 tons of contaminated media that was disposed of offsite.

Schedule

The DEP has evaluated the Pilot testing that occurred at this site and has determined that the pathway forward is to continue monitoring the site for natural attenuation for the immediate future. A reevaluation of the existing contamination will be conducted within a year. The most recent groundwater monitoring event took place May 2016. Annual groundwater monitoring will continue at this site until new monitoring wells can be installed and sampled.

The current PCE concentrations are less than the March 2015 results at MW004, and MW014 and greater than the 2015 results at MW002. The results for MW003, MW006, MW008 were

generally the same as 2015. No COCs were identified in the new onsite shallow wells MW017 and MW018 for the third consecutive sampling event.

Until new monitoring wells can be installed and sampled to complete the plume delineation, it is recommended that annual groundwater sampling using the PDBs be continued at the shallow monitoring wells: MW002 (if possible), MW003, MW004, MW006, MWOOB, and MW014.