

The Strip Joint
1761 Kell Road
Gulf Breeze, Florida
County: Santa Rosa
District: Northwest
Site Lead: Waste Cleanup Program
Approved for Cleanup: February 11, 2005
Delisted: May 10, 2016
HWC # 159
ERIC ID # 3929

Site Description and History

The Strip Joint (TSJ) is a furniture stripping and refinishing operation located in a small shop on Kell Road, off US Highway 98, Santa Rosa County, Florida. The TSJ is located in Township 02S, Range 28W, Section 24, Santa Rosa County, and is owned by Mr. Howard Ford. The address is 1761 Kell Road, Gulf Breeze, Latitude 30° 24' 01.6997" N, Longitude 87° 00' 31.9589" W. The site is elevated approximately 30 feet above mean sea level, and is bordered by Kell Road on the east and by Highway 98 toward the south. The area surrounding the site is primarily residential.

The business began operations in 1989. TSJ's refinishing process includes stripping furniture finishes in a vat located behind the shop. Kwick Kleen #2005 is reported as the primary solvent used at this facility for paint stripping. This solvent is composed of 76% methylene chloride. In 1989 TSJ purchased a 55-gallon waste water treatment system from Kwick Kleen to remove solids and solubilize heavy metals. The solvents and chemicals are then removed through a process called solvent stripping. Upon completion of the cycle, the treated chemicals could be placed from the vat into a sewer system or drained into a septic tank according to information provided by Kwick Kleen. Reportedly, the treatment system became inactive and untreated effluent was discharged through a drain pipe that exited from the west of the treatment area. The site was remediated and delisted on May 10, 2016, and wells were abandoned in November 2016.

Threat

The operations at this facility resulted in discharges of wastes containing methylene chloride and toluene to the ground. Initial assessment information indicated soil contamination for methylene chloride and toluene. There was an irrigation well and septic tank onsite. The closest potable well was identified within ¼ mile northwest of the property. Testing results from this well in 2003 showed no detectable levels of any site-attributable contamination.

Response Strategy and Status

The DEP received a complaint on April 7, 2003 that wastes from the facility operations were being discharged to the ground. An inspection on April 14, 2003 by the DEP Northwest District identified 51 open drums along the western portion of the property collecting rainwater. The owner Howard Ford mentioned the drums were rinsed and the effluent waste was treated.

On April 22, 2003, the DEP collected surface soil and liquid samples at various source areas. A total of four samples were collected (two soil and two water) and analyzed for volatile organic

pollutants in water and sediment matrices using EPA Method 8260. One soil sample was collected from the solvent stripper discharge point, and a second soil sample was collected from the ditch behind the clarifier. Water samples were collected from the solvent stripper and the waste water tank. The sample results indicated that there are two compounds which pose a risk of contaminating groundwater, methylene chloride, and toluene.

The DEP concluded that a corrective action under Chapter 62-780 was required, and in August 2003, Mr. Howard Ford retained Enviro-Pro-Tech, Inc. (EPT) to perform a Preliminary Contamination Assessment (PCA) at TSJ. The PCA was based on a letter from the DEP dated July 21, 2003 which requested TSJ owner, Mr. Ford, to proceed with the PCA at the referenced facility. The PCA included the advancement of six 2-foot deep soil borings within the suspected source areas, the collection of six soil samples for laboratory analysis of volatile organic compounds, the installation of one permanent groundwater monitor well to 5-feet below land surface, and the collection and laboratory analysis of groundwater for volatile organic compounds. Also included in the PCA were the measurement of groundwater levels in the permanent well and the preparation of a PCA Report.

On November 22, 2004, the DEP Northwest District requested this site be placed into the State Cleanup Program due to documentation of soil and groundwater contamination, and since a financial analysis concluded an inability to pay for costs associated with the ongoing assessment and anticipated remediation of both soil and groundwater.

Metcalf & Eddy, Incorporated (M&E) developed a site assessment work plan for TSJ in May 2007. Site assessment activities began in October of 2007 and a Site Assessment Report (SAR) was submitted and approved in June 2008. The SAR concluded that the solvent contamination found in 2003 was likely the result of natural attenuation of for volatile organic halocarbons (VOHs) and benzene, toluene, ethyl benzene, and xylenes (BTEX) to levels below laboratory PQLs or state cleanup standards. Soil and groundwater contamination did not appear to impact offsite properties. Aluminum was detected at levels exceeding the secondary groundwater standard both on and offsite. Aluminum concentrations in soil and groundwater appeared to be naturally occurring and not a result of site operations. Lead was detected in both soil and groundwater in samples collected next to the former treatment and disposal area at concentrations exceeding Cleanup Target Levels (CTLs) and did appear to be a contaminant that is site-related.

In February 2010, M&E submitted a Remedial Action Plan (RAP) for the excavation of lead contaminated soils. Upon review of the RAP, DEP requested additional lead sampling to delineate the extent of excavation. M&E was tasked to complete the additional soil sampling in May 2010. The additional sampling and extent of excavation was included in the RAP Addendum submitted to the Department in September 2010. The RAP Addendum was approved on September 23, 2010. In October 2010, AECOM Inc. (formerly M&E) was tasked to complete the excavation. After obtaining site access to the neighboring property, soil excavation activities were conducted from February through May 2011. The excavation addressed lead contaminated soil above the leachability criteria. Two areas of lead impacted soil were excavated totaling 326.38 tons of non-hazardous waste. The Source Removal Report, summarizing the soil excavation activities, was

submitted to DEP on July 7, 2011. All monitoring wells were kept intact for future groundwater monitoring.

The first groundwater sampling included three onsite wells, on August 25, 2011. One of the three wells (MW001R) contained groundwater concentrations of lead exceeding CTLs. This monitoring event was summarized in the Year 1 Monitored Natural Attenuation Report submitted to DEP on September 20, 2011. A second monitoring event was conducted in August 2013. Lead concentrations remained above site-specific groundwater CTLs. Another groundwater sample for lead analysis on August 4, 2015 revealed that concentrations were below the site-specific CTLs. Due to all lead concentrations being below the site-specific CTLs during a final sampling on February 16, 2016, a Site Rehabilitation Closure Order was issued on May 10, 2016. All groundwater monitoring wells were abandoned in November 2016.