

National Linen Service
1919 East Paris Street
Tampa, Florida
County: Hillsborough
District: Southwest
Site Lead: Waste Cleanup Program
Accepted for Cleanup: July 13, 2013
ERIC ID # 3964

Site Description and History

The former National Linen Service (NLS) site is located in the Seminole Heights area of Tampa in Township 28S, Range 19E, Section 31 at 28° 00' 07.1735" N, 82° 26' 13.816" W. Land use in the immediate vicinity of the site is primarily residential. The property is divided in half by an alley that runs east and west.

The property was formerly owned by National Linen Service and its predecessors, Tampa Dust Control and Tampa Uniform Service, which operated a laundry and drycleaning facility for their linen rental business. The facility conducted drycleaning and laundering before 1959 when it was purchased by Tampa Dust Control. The facility was destroyed by fire in 1993 and the site is now a vacant lot. According to the Hillsborough County Property Appraiser's website, the property is currently owned by Lafayette Land, LLC.

The facility had two underground storage tanks (USTs) located on the southern half of the property. The USTs were removed in 1989 along with approximately 60 cubic yards of petroleum-contaminated soil. A closed-in-place UST was discovered on the northern half of the property between the former facility and East Paris Street.

Threat

Groundwater samples collected from the site and nearby wells have been contaminated with chlorinated solvents and petroleum hydrocarbons. There is an impacted potable supply well within ¼ mile of the site. The Department of Health has made multiple attempts to contact the property owner and put the well on a regular sampling plan. The sample collected in December 2011 exceeded the maximum contaminant level for tetrachloroethene (PCE) with a concentration of 17 micrograms per liter. The Department of Environmental Protection has made several attempts to reach the homeowner so that the residence can be connected to a public water supply by its Water Supply Restoration Program.

Response Strategy and Status (December 2020)

In 1992, the County Public Health Department detected chlorinated solvents in several private water wells. DEP confirmed the presence of PCE and trichloroethene (TCE) in area wells, but could not locate a definitive source for the contamination. PCE, xylenes and *cis*-1,2-dichloroethene (CIS) were also detected in an onsite well. In response to these findings, residents in the area were provided with an alternate source of drinking water.

In July 1998, the Department issued a Warning Letter advising NLS of possible violations of Florida Statutes and Rules.

In 2001, the EPA conducted field investigations. Based on the analytical data, lack of exposed populations, and the presence of an alternate source of drinking water, the EPA determined that No Further Remedial Action Planned status was appropriate.

In January 2008, the District received an Interim Source Removal (ISR) Report and a Limited Site Assessment Report. The ISR documented the removal of a UST that had been abandoned in place. Soil and groundwater analytical results at the former location of the UST were below Cleanup Target Levels. Additional soil sampling performed in the area of another UST at the site revealed petroleum constituents in soil and groundwater. The area was eligible for cleanup under the Early Detection Incentive Program and will be handled by the Environmental Protection Commission of Hillsborough County when funds become available.

In June 2009, the Department's Site Investigation Section analyzed irrigation wells in the Temple Heights and Seminole Heights neighborhoods for volatile organic compounds and 1,4-dioxane. Two irrigation wells in the Seminole Heights neighborhood exceeded the Groundwater Target Cleanup Level (GCTL) for PCE.

The site was referred to the US EPA Superfund program, but was denied listing on the National Priorities List on March 24, 2003. The site was proposed for State-funded cleanup on October 31, 2012, and accepted for State-funded cleanup on July 13, 2013.

Offsite notification of groundwater contamination was completed on March 31, 2014.

Contamination was found in the shallow, intermediate and deep zones during the May 5, 2015, sampling event. The June 29, 2015, site assessment report was approved on July 20, 2015.

Semi-Annual monitoring was conducted on November 23, 2015 and indicated the continued presence of PCE, TCE and vinyl chloride present at levels above the GCTLs. The December 23, 2015, Groundwater Monitoring Report has been approved.

Annual Monitoring was conducted on November 21, 2016. Impacts to the groundwater are similar to those encountered during the November 2015, sampling event. The compounds PCE, TCE and vinyl chloride were all detected at concentrations exceeding their applicable GCTLs.

Property was purchased while contaminated. All state funded cleanup activities have stopped until property owner is contacted.

In October 2017, the DEP project manager visited the site and observed the site had been subdivided into 8 parcels with houses constructed on each parcel. According to the Hillsborough County Property Appraiser's website, the vacant site was sold to a real estate development company, 2782 Directional Equity LLC, who subsequently divided the property into eight parcels and constructed houses on each parcel. Numerous wells were destroyed during the construction

process, including a 145 ft sonic-drilled well. The FDEP is unaware if any of the home buyers were given knowledge of the site's cleanup status.

In April 2018, the DEP sent information letters to all 8 owners explaining the sites history and current status as a state-funded cleanup site. The DEP did not receive any response from the letter.

In May 2018, the DEP collected groundwater samples from nine (9) monitoring wells that are associated with the former National Linen Service Site. No contaminants were detected in the four (4) wells that are located closest to the former site. Of the five (5) wells located throughout the neighborhood, one (1) well had a cleanup target level exceedance (CTL).

In August 2018, the DEP sent follow-up information letters to all 8 owners detailing the May 2018 sampling event. The DEP did not receive a response from the letters.

GHD conducted the installation of 6 new permanent monitor wells in October and November 2018 and annual groundwater sampling in December 2018. The results indicate that minor impacts remain near the site. TCE was detected at the highest concentration (47 µg/L) in deep zone well MW047 (just outside the property boundary).

In July 2019, GHD completed groundwater sampling for chlorinated solvents and petroleum hydrocarbons. Data from the sampling event indicates the plume is stable. Groundwater sampling will continue on a semi-annual basis.

Groundwater monitoring was conducted in January and July 2020. Results from the sampling events indicate the groundwater plume is stable. Groundwater monitoring will continue on an annual basis.

Schedule

The next groundwater sampling event will occur in the Summer of 2021.