

Al Capote's Cleaners
2701 West Price Avenue
Tampa, Florida
County: Hillsborough
District: Southwest
Site Lead: Waste Cleanup Program
Approved for Cleanup: August 24, 2017
ERIC ID # 5551

Site Description and History

The 0.12-acre lot that houses the Al Capote's Cleaners operation is located in Township 30S, Range 18E, Section 10 at 27° 53' 27.5926" N, 82° 29' 09.1689" W in a mixed commercial/residential area on the west side of the Tampa peninsula approximately 2 miles north of MacDill Air Force Base. The building was constructed in 1949. The site has housed drycleaning businesses since as early as 1959, although these operations may not have been continuous.

DEP's Division of Air Resources (DARM) received a Title V General Permit Notification Form from Morris Fonte Cleaners & Laundry on December 29, 1998. Personnel from the Environmental Protection Commission (EPC) of Hillsborough County conduct a compliance inspection at Morris Fonte Cleaners on March 20, 2000. No violations were noted. On December 5, 2000, EPC inspected Morris Fonte Cleaners. An employee stated that the area behind the drycleaning machine was stained from removal of "perc sludge" (still bottoms). She was cleaning up the spill. On January 19, 2001, Hillsborough County EPC issued a Warning Notice to Morris Fonte Cleaners. The notice called for submission of a Preliminary Contamination Assessment Report in 45 days (to investigate the still bottoms spill). On February 5, 2001, personnel from HSA collected two soil samples beneath the floor slab of the facility at a location behind the drycleaning machine. They noted that the floor slab was 18 inches thick at this location. One soil sample was collected at a depth of 30 inches and the other one was collected at 42 inches below the floor. The sample collected at 30 inches had a tetrachloroethene (PCE) concentration of 270 µg/kg. In June 2001, the drycleaning business was sold to a new owner (George Capote). The business is now known as Al Capote's Cleaners. In the summer of 2001, HSA conducted further assessment at Morris Fonte Dry Cleaners/Al Capote's Cleaners. The Preliminary Contamination Assessment Report proposal included conducting "active gas sampling" (MAGS survey), installation of a lithology boring, vertical profiling using direct push technology to collect groundwater samples and the installation and sampling of monitor wells. This work was not performed at the time.

Threat

The principal threat at this site is tetrachloroethene, also known as perchloroethylene or PCE, and its degradation products including: trichloroethene (TCE), *cis*-1,2-dichloroethene (CIS) and, most notably, vinyl chloride (VC). The main pathway is onsite soil (spills) to on- and offsite groundwater which may be used for irrigation. Currently, it

is the Department's understanding that all the businesses and residences in the area surrounding Al Capote's are supplied with municipal water.

Response Strategy and Status (December 2020)

Al Capote's Cleaners is an active drycleaning facility that uses PCE. Oversight of the cleaners was being handled by the Hillsborough County EPC until June 2007, when it was referred to DEP's Southwest District Office for enforcement. On April 8, 2008 DEP was informed that a site assessment report would be prepared, but none was received. In May 2009, DEP was informed that the owner did not have the financial resources to perform the assessment. A financial review was performed and on December 31, 2014, the DEP determined that this was the case. Al Capote's Cleaners was referred to the Waste Site Cleanup Section on March 9, 2016 with a request to address this site under state-funded cleanup. The Waste Site Cleanup Section began working on this site in August 2017 after a Consent Order was signed by the real property owner.

On October 16, 2017, DEP's contractor, Tetra Tech EC, Inc. (TTEC) submitted a Site Assessment Work Plan for the drycleaning site. Since there was an adjacent former gas station with existing monitoring wells in-place, a document review was performed that indicated that several of the monitoring wells had exceedances for VC ($>1 \mu\text{g/L}$). TTEC mobilized to the site and installed 3 soil borings and installed or sampled a total of 17 monitoring wells on- and offsite. The June 6, 2018, Site Assessment Report indicates that although detected in all 3 soil borings, the PCE concentrations were all below the leaching Soil Cleanup Target Level (SCTL) with a maximum concentration of $9.9 \mu\text{g/kg}$ in SB007 at 1 ft below land surface (BLS). Two (2) monitoring wells had exceedances for PCE. The highest concentration was $85.5 \mu\text{g/L}$ in MW102 screened from 2 – 12 ft BLS, which also had exceedances for TCE and CIS (30.4 and $126 \mu\text{g/L}$, respectively). Nine (9) of 17 monitoring wells had exceedances of VC with a high of $466 \mu\text{g/L}$ reported in MW102. Based on this information, TTEC recommended installing additional offsite monitoring wells to complete the horizontal delineation of the site but noted that, based on the degradation to VC, natural attenuation with monitoring (NAM) appeared to be the most effective remedy for the site.

DEP's geologist recommended at least one year of monitoring at the site, considering the remedial action in progress at an adjacent former service station. Additional offsite wells were installed and included in an October 2019 groundwater sampling event. Results of this sampling event indicated PCE above the Groundwater Cleanup Target Level (GCTL) in 4 of 21 monitor wells, with concentrations ranging from $7.21 \mu\text{g/L}$ to $113 \mu\text{g/L}$. Exceedances of the GCTL were also indicated for some PCE breakdown products: TCE in two wells; 1,2-DCE in one well; vinyl chloride in eight wells. These results suggest NAM remains the best remedial strategy for the site.

Schedule

Another groundwater sampling event is scheduled to occur in 2021. The status of NAM conditions and progress will be evaluated based on the results of this event.