



## transmittal sheet

<b>To:</b>	<u>Ms. Cindi Martinez, Program Principal</u>	<b>From:</b>	<u>Ms. Christina Hiegel</u>
<b>Company:</b>	<u>WDEQ/SHWD Voluntary Remediation Program</u>	<b>Date:</b>	<u>04/28/2014</u>
<b>Address:</b>	<u>Herschler Building, 4th Floor West Wing 122 West 25th Street</u>	<b>Job Number:</b>	<u>021-017-002</u>
<b>City, State, Zip:</b>	<u>Cheyenne, WY 82002</u>	<b>Project Name:</b>	<u>Laramie Former Yttrium Plant</u>
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**Copies:**

<u>1</u>	<u>Phase I Environmental Site Assessment, Laramie Third Street PCE Orphan Site 57.009, Laramie, Wyoming – April 28, 2014 – Hard Copy</u>
<u>1</u>	<u>Initial Groundwater Sampling Results, Wyoming Department of Environmental Quality Laramie Third Street PCE Orphan Site, Laramie, Wyoming – April 28, 2014 – Hard Copy</u>
<u> </u>	<u> </u>
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<u> </u>	<u> </u>

**Remarks:**

Mrs. Martinez -

Included are bound and stamped copies of both the Phase I and Initial Groundwater Sampling Results Report. The Appendices of the Phase I report are included on CD.

Signature: Christina M. Hiegel, P.E., Civil/Environmental Engineer

If enclosures are not as noted, please notify us at 307/745.7474

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
LARAMIE THIRD STREET PCE ORPHAN SITE 57.009  
LARAMIE, WYOMING**

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**April 28, 2013**

**Project #: 021-017-001**

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**SUBMITTED BY:** Trihydro Corporation

1252 Commerce Drive, Laramie, WY 82070

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**PREPARED FOR:** Wyoming Department of Environmental Quality

122 West 25<sup>th</sup> Street, Cheyenne, WY 82002



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# EXECUTIVE SUMMARY

Trihydro Corporation (Trihydro) performed a limited Phase I Environmental Site Assessment (ESA) to specifically evaluate potential former dry cleaner locations (the Sites) within a targeted area of the City of Laramie, Laramie, Wyoming. These Sites may be considered part of the PCE Plume 57.009 Orphan Site under the Wyoming Remediation law (Article 17), which was enacted in 2000 and is governed by the Wyoming Department of Environmental Quality (WDEQ) Orphan Site Remediation Program (OSRP).

WDEQ/OSRP is evaluating these Sites to determine potential source areas of tetrachloroethylene (PCE) within the Laramie 3<sup>rd</sup> Street PCE Plume Orphan Site study area. The study area was originally reviewed to determine where potential dry cleaners or historic PCE detections may have been located. The original target area was large (approximately 425 acres). Potentially identified sites/sources of historic PCE impacts was revised and narrowed from 31 properties to 12 properties within the target area. Two properties within the target area were also selected for site reconnaissance based upon ongoing/current operations. These properties included Holland Cleaners at 502 Grand Avenue and ALSCO at 317 S. 3<sup>rd</sup> Street. These properties were selected due to their current property uses (dry cleaning and cleaning). However, at the time of this report, a visual site was only able to be completed at Holland Cleaners due to site access issues.

The HRECs identified include:

- The historic activities conducted on the properties indicate dry cleaning operations (with the exception of Peerless Tires) were previously conducted. A review of available records indicate that PCE detections have been found throughout downtown Laramie. The likely source of PCE was from either one or multiple dry cleaning operations. Of those twelve sites reviewed in detail, the facilities that most likely may have historical impacts include:
  - HOLLAND CLEANERS (502 Grand Ave.)
  - COST CUTTERS / REX CLEANERS (570 N. 3<sup>rd</sup> Street)
  - STEINER CORP. DBA AMERICAN LINEN/NEW METHOD (Also referenced as ALSCO at 317 S. 3<sup>rd</sup> Street) and its other locations:
    - WESTFAULS PIANO (310 S. 3<sup>rd</sup> Street)
    - KILLIANS FLORIST (312 S. 3<sup>rd</sup> Street)
    - MIZU SUSHI (305, 307, and 309 S. 3<sup>rd</sup> St)
    - RAY'S DOWNTOWN AUTO SERVICE (211 E. Fremont)



- PEERLESS TIRES / D H REPAIR (851 N. 3<sup>rd</sup> Street)
- DOMINOS PIZZA (309 E. Flint Street)
- DR. ROBERT JOHN EDWARDS ORTHODONTICS AND CLINIC FOR MENTAL HEALTH (502 S. 4<sup>th</sup> Street)
- JOHN W. LARKIN, CPA ACCOUNTING AND BOOKKEEPING (755/757 N. 4<sup>th</sup> Street)

However, the other properties included in the target/study area should not be discounted as historical operations may have resulted in spills or releases that were not identified as part of this Phase I report.

Based upon the findings of the Phase I ESA, which was specifically focused on identifying potential historic sources of PCE impacts in the Laramie 3<sup>rd</sup> Street Area, it is recommended that the WDEQ/OSRP consider conducting subsurface investigation to further evaluate the potential source areas. The subsurface investigation may include collection of soil, groundwater, and/or vapor samples to further define the nature, degree, and extent of potential impacts. Additionally, specific recommendations/suggestions relative to Holland Cleaners are provided due to recent ongoing operations at that location, and the owner's expressed intent to terminate/close dry cleaning activities at the property.

# 1.0 INTRODUCTION

Trihydro Corporation (Trihydro) conducted a limited Phase I Environmental Site Assessment (ESA) for the Laramie 3<sup>rd</sup> Street PCE Plume Orphan Site 57.009 (Target Area), which includes several properties located along 3<sup>rd</sup> Street in Laramie, Wyoming. This target area is considered an Orphan Site under the Wyoming Remediation law (Article 17), which was enacted in 2000, and is governed by the Wyoming Department of Environmental Quality (WDEQ) Orphan Site Remediation Program (OSRP). Article 17 defines orphan sites to include: 1) sites where it is determined that there is no viable party responsible for the contamination, 2) sites where the WDEQ has issued a no further action (NFA) letter and there is a subsequent discovery of contamination, and 3) spill sites where the responsible party cannot be identified or where prompt action must be taken to prevent hazards to human health or the environment.

The initial request for proposal (RFP; WDEQ 2005) for Orphan Site 57.009 defines the project area as approximately 50 acres, and includes areas of North 3<sup>rd</sup>, North 4<sup>th</sup>, and South 5<sup>th</sup> streets in downtown Laramie, Wyoming. Figure 1-1 identifies the original project area, as defined by previous detections of tetrachloroethylene (PCE) in the general vicinity of the project area. The approximate project area includes a variety of former and current businesses such as dry cleaners, fueling stations, automotive repair shops, historic landfills, and other commercial facilities that may have managed PCE. Figure 1-2 depicts the approximate project area and City of Laramie zoning areas: “B2” Business, “DC” Downtown Commercial, “R2” Limited Multi-family, “R3” Multi-family, “C2” General Commercial, “I2” Industrial, and Park. Commercial and industrial properties are located along and adjacent to North 3<sup>rd</sup> Street and continue west to the railroad (approximately 250 yards). A residential area is located approximately 50 yards east of North 3<sup>rd</sup> Street, and residential areas continue eastward towards the University of Wyoming (UW) campus. The downtown commercial area has a wide range of permitted uses, including dwellings (e.g., multi-family, townhouse, live/work, commercial), child care centers, nursery/preschools, veterinary clinics, and, public and private businesses.

Concentrations of tetrachloroethene (PCE) exceeding maximum contaminant levels (MCLs) were reportedly detected in groundwater during a Phase II environmental assessment on a vacant parcel in the project area in 1998 and during investigative activities associated with the Leaking and Underground Storage Tank (LAUST) Corrective Action Program in 1998. The source(s) for the PCE was unknown, and no recent investigations have been conducted by WDEQ/OSRP. Therefore, the target area (as shown on Figure 1-1) includes 450 acres; which was expanded from the 50 acre area mentioned in the RFP based on discussions with WDEQ/OSRP.

## 1.1 PURPOSE AND OBJECTIVES

This Phase I ESA was intended to identify, but not eliminate all uncertainty regarding, the potential for *recognized environmental conditions* (RECs), *historical RECs* (HRECs), and *controlled RECs* (CRECs) in connection with the



project area. As defined by American Society for Testing and Materials (ASTM) E 1527-13, “The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products on a site under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into the structures on the site or into the ground, groundwater, or surface water of the site. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

The term HREC, as used throughout this report, is cited from Section 3.2.42 of ASTM E 1527-13. This term is defined as “a past release of any hazardous substance or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.” In other words, it is an environmental condition which has been dealt with appropriately so that it no longer limits the property’s use of activities.

The term CREC, as used throughout this report, is cited from Section 3.2.78 of ASTM E 1527-13 and applies to sites where contamination is present and is controlled but could still pose ongoing or future obligations for the owner, such as special precautions during development. Properties that may be present in this category would be those with deed restrictions, vapor barriers, or other engineering controls designed to reduce exposure pathways to human and / or environmental receptors.

## **1.2 SCOPE OF SERVICES**

The scope of work for this Phase I ESA included EDR and regulatory review of properties that may have been potential sources of PCE in the downtown Laramie area. Sites within the project area that were identified for inclusion as part of this Phase I ESA were based upon consultation with the WDEQ/OSRP. Each of the sites specifically selected by the WDEQ/OSRP will be discussed based on their Albany County Assessor (Assessor) identified residential/business addresses as listed in Table 1-1.

Major elements of this Phase I ESA included:

- Site reconnaissance identifying suspect hazardous materials.
- Inspection and reconnaissance of the Site(s) and surrounding properties.
- Review of State and Federal environmental databases.



- Review of historic uses of the Site and adjoining properties.
- Review of Sanborn Maps and aerial photographs (as readily available).
- Review of available records on-file for the Site(s) and/or nearby properties, where warranted.
- Interviews with knowledgeable persons regarding the Site(s) and/or nearby properties (as feasible).
- Review of previous environmental investigations, if available.

### **1.3 SIGNIFICANT ASSUMPTIONS**

The information obtained from the environmental databases reviewed and are considered to be accurate unless otherwise noted. The scope of work was based solely upon the condition of the Site(s) and the surrounding properties. Based upon consultation with WDEQ/OSRP, two sites were identified for physical (on-site) reconnaissance: ALSCO and Holland Cleaner's (Table 1-1). Due to access restrictions, Holland Cleaner's was the only property in which a site reconnaissance was performed. Since most of the properties identified for site reconnaissance were unable to be assessed, review was limited to visual observations of the exterior of the property buildings and information provided by research and sources listed in the Appendices of this document.

### **1.4 LIMITATIONS**

The scope of services for this ESA and the performance of the professional services rendered were in general accordance with the current industry practices, as conducted by similarly qualified practitioners. The scope of work included the general provisions of the American Society for Testing and Materials (ASTM) Standard E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. However, the scope of work was specifically tailored based upon consultation with the WDEQ/OSRP in order to address the targeted focus of identifying potential sources of PCE within the identified project area.

The Phase I assessment was limited to visual observation of surface conditions at Sites within the target area and a review of reasonably ascertainable data. For the purposes of this ESA, reasonably ascertainable data are defined as a regulatory database, historical aerials, and topographic maps that could be readily obtained through a commercial source, information provided by representatives of the target area, and interview information that could be obtained from individuals available during site reconnaissance. The information obtained was not further verified, unless the information was known to be incorrect or conflicted with other information that was obtained. In addition, unidentified facilities which are required to comply with environmental regulations, may be present within the search distance, but were not documented in regulatory agency records. The completeness or accuracy of the regulatory agency database records is not guaranteed.

The Phase I ESA was intended to identify possible sources of PCE impacts within the project area, and not eliminate all uncertainty regarding, the potential for various RECs in that may be associated with the identified sites within the project area. In addition, this assessment did not include a regulatory compliance evaluation, including local, state, and federal permitting and reporting requirements. State and federal regulations are also subject to change. Certain conditions (if present), such as those listed below, are specifically not within this scope of work.

- Regulatory compliance
- Health and safety, and industrial hygiene
- Asbestos-containing building materials and lead-based paint
- Radon and other naturally occurring radioactive materials
- Indoor air quality
- Drinking water quality, including lead in drinking water
- Health effects of electromagnetic radiation from high-voltage power lines
- Naturally-occurring toxins in the subsurface soils, rocks, water, or toxicity of on-site flora
- Biological hazards
- Floodplain areas, and geological faults
- Ecological resources
- Cultural and historical resources
- Subsurface contamination

## **1.5 SPECIAL TERMS AND CONDITIONS**

The work was conducted in general conformance with Trihydro's Proposal – Laramie 3<sup>rd</sup> Street PCE Plume Orphan Site 57.009, Phase I and Phase II Environmental Investigation, Wyoming Department of Environmental Quality Solid Hazardous Waste Division (Trihydro 2014). The User of this Phase I ESA is specifically defined as WDEQ/OSRP.

## **1.6 USER RELIANCE**

This report has been prepared solely for use by WDEQ/OSRP for the aid in determining possible source areas of PCE within the area of downtown Laramie, WY identified as the project area. This report should not be relied upon by third parties.



## **2.0 SELECTION PROCESS AND CURRENT ENVIRONMENTAL SETTINGS AND LOCATIONS**

This section describes the location and environmental setting of the target area identified by the WDEQ/OSRP for consideration as part of the Laramie 3<sup>rd</sup> Street PCE Plume Orphan Site. The environmental setting is generally comprised of the site location, topographic setting, surface water features, geology, and hydrogeology in the vicinity of the site. Additionally, this section summarizes an initial screening of the subject area that was performed in order to identify potential sites that may have historically used PCE, and therefore may be considered as potential RECs and/or HRECs for the purposes of this Phase I ESA. A summary of the reasonably available information related to these topics is included below.

### **2.1 TOPOGRAPHY AND SURFACE WATER DRAINAGE**

The Laramie PCE Plume Orphan Site study area is located in the Upper Laramie River basin. The basin is a broad north-south trending depression bounded on the west by the Snowy Range and on the east by the Laramie Range. The majority of the study area is located on the alluvial terraces along the Laramie River. The study area is located in an urban area; therefore much of the topography has been re-graded and is relatively level. Ground surface elevations range from 7,174 feet above mean sea level (ft amsl) in the southeast portion of the study area and 7,154 ft amsl in the northwest portion of the study area.

Surface water in proximity to the study area includes the Laramie River, approximately 0.5 miles west. Also, Labonte Lake is located approximately 0.2 miles northeast of the study area. Generally, surface water drains to the west toward the Laramie River (Figure 2-1).

### **2.2 GEOLOGY AND SOILS**

Laramie is underlain by the following geologic units, from youngest to oldest as shown on the regional cross section on Figure 2-2: recent age alluvial and terrace deposits consisting of unconsolidated clay, silt, sand, and gravel; the Triassic Chugwater Formation; the Permian Forrelle Limestone and Satanka Shale; and the Pennsylvanian-Permian Casper Formation. Unconsolidated material overlies the bedrock within the project area. Unconsolidated materials consist of varying combinations of clay, silt, and sand underlain by a weathered siltstone (i.e., bedrock), in some locations eventually grading into an unweathered siltstone as shown on the generalized local cross section on Figure 2-2.

Soils in the study area consist of loam, clayeyloam, and sandy loam derived from alluvial fan remnants. These soils are well drained and shallow to moderately deep. The soils in the westernmost portion of the study area consists of floodplain soils derived from alluvial deposits. These soils are poorly drained loam, sandy loam, and gravelly sands.

### **2.3 HYDROGEOLOGY**

Shallow groundwater will likely be encountered within the unconsolidated materials in the study area within the shallow alluvial aquifer, at depths ranging from approximately 5 to 30 feet (ft) below ground surface (bgs), based on information from other sites in the area. The saturated thickness above the siltstone in some areas is likely to be very thin (less than 5 ft), and the water table may be present within or below the weathered siltstone in the downtown area as shown on the generalized local cross section on Figure 2-2. Competent siltstone/claystone intervals may not be laterally continuous. Considerable horizontal and vertical heterogeneity exist in the project area, affecting groundwater flow and likely contaminant transport. Clay layers as thin as 6-inches appear to form local confining layers. Although these layers may extend for hundreds of feet and serve to isolate water-bearing zones locally, they do not appear to be continuous on a regional scale. On a regional scale, the shallow alluvial aquifer serves as a single, continuous aquifer.

Based on information from previous environmental investigations in the area, groundwater flow direction in the project area generally ranges from west to northwest. Static water level data from the Storage Tank Program (STP) project on North 3<sup>rd</sup> Street indicates that the local groundwater gradient ranges from approximately 0.002 to 0.01 feet per foot (ft/ft). It is assumed that the existing infrastructure (e.g., utility corridors) and other areas of more permeable material are influencing local groundwater flow conditions. Limited information is available in the subsurface below 30 ft. WDEQ and Trihydro completed an initial sampling event on eight wells during the week of March 17, 2014 within the target area. The fluid-level results were compiled, and a current potentiometric surface map was prepared based upon the March 2014 data (Figure 2-1). As indicated on Figure 2-1, the hydraulic gradient in the upper water-bearing zone was generally to the north at a gradient of approximately 0.002 ft/ft. The more northerly flow direction, indicated on Figure 2-1, is due to the limited number of data points and their proximity in a mostly north-south orientation in relation to one another. As indicated previously, flow in the upper water-bearing zone is likely to be west to northwest.

### **2.4 SITE SELECTION PROCESS**

As a first step in the Phase I ESA process for the subject area, potential sites were identified which had the potential to be current/historic sources of PCE impacts. All of the identified Sites are located in the downtown Laramie area, in the vicinity of North or South 3<sup>rd</sup> Street (Highway 287). Downtown Laramie consists of businesses, which include retail



businesses, commercial properties, and, bars/taverns, and residential homes. In order to determine which properties to review, a stepped screening process was used in consultation with the WDEQ/OSRP.

- First, the initial properties were chosen based on potential past or current use as a dry cleaner facility. In order to determine which locations to evaluate, the EDR Radius report (Appendix A), Sanborn ® Maps, and City Directories were searched for any occurrence of “cleaner” or “laundry” (Table 1-1).

The properties were researched to determine if any historic or current activities may have resulted in use of PCE. In Table 1-1, if the site appeared to have been historically used as a dry cleaner, they were marked “YES,” if not, they were marked “NO.”

Properties were removed from consideration if evidence of historical activities that may have resulted in PCE use were not identified. These types of businesses included carpet cleaning businesses, businesses prior to 1934 (State Coalition for Remediation of DryCleaners, 2007), or facilities that were determined to be coin operated Laundromats. Further information regarding this selection process is described in Section 3.0.

- Second, the sites marked “NO” were retained for additional review as discussed in the site location and description section.

## **2.5 SITE LOCATION AND DESCRIPTION**

Sites identified as having potentially utilized PCE through the screening process described in Section 2.4 are summarized in Table 2-1. Due to the potential for PCE impacts, the sites reflected in Table 2-1 are considered potential RECs and/or HRECs for the purposes of this Phase I ESA.

Each site maintained in Table 2-1 was then screened against the Albany County Assessor’s database to determine current site use, surrounding uses, and ownership information. Table 2-1 indicates the businesses primary uses, locations, building sizes, year that the current building was built, and the heating type. Table 2-2 identifies the surrounding land use at each of the screened locations.

Current photographs of each of the buildings identified as a potential historical user of PCE, as reflected in Table 2-1, are included in Appendix B.

## 3.0 HISTORICAL DOCUMENT REVIEW

The historical use of the sites identified in Table 2-1 were further evaluated to determine whether potential RECs, HRECs or CRECs may exist at the Site, and to determine potential current or historical PCE sources. The historical use assessment included review of aerial photographs and topographic maps; city directories; fire insurance maps (Sanborn); and interviews with the on-site contact, state agencies, and the local fire department. The historical document review primarily focused on the pre-screened sites described in Section 2-4.

### 3.1 CHAIN OF TITLE REVIEW AND ENVIRONMENTAL LIEN SEARCH AND TAX MAP

A chain-of-title is reviewed to aid in establishing historical ownership of the identified sites, and to evaluate on-site business activities that may indicate a type of REC. A chain-of-title for the project area was not required because no property transfers are currently taking place. The EDR Tax Map report indicated that “no coverage” exists in this area (Appendix A-1). Therefore, tax records were obtained from the Albany County Assessor’s Database and are included as Appendix C and summarized in Table 2-1.

An environmental lien search is conducted to aid in identifying whether the site has been assigned an environmental clean-up lien, or other activity and use limitation, such as engineering controls or institutional controls. Based on the initial information regarding past site use, a lien search was provided for one property (ALSCO located at 317 S. 3<sup>rd</sup>) through EDR. Therefore, additional information was acquired through the Albany County Real Estate Office. This information regarding liens and real estate transactions is included as Appendix A-2 and Appendix D. No liens or activity use limitations (AULs) were identified in these records.

### 3.2 HISTORICAL AERIAL PHOTOGRAPH REVIEW

Historical aerial photographs are reviewed to aid in establishing prior land uses and to identify on-site activities or surface features that might indicate a REC. Historical aerial photographs were requested from a commercial source, EDR, on January 9, 2014. Nineteen aerial photos were obtained from EDR from the period between 1947 and 2012. Since 1947, the downtown area of Laramie has not significantly changed, with the exception of the asphalt paving of streets and building replacement/upgrades. The downtown area is bounded by the railroad to the west, thus, the city infrastructure has expended to the north, south, and east. Prior to development, these areas were primarily used for agriculture. Aerial photographs provided by EDR are included in Appendix A-3.

### **3.3 HISTORICAL TOPOGRAPHIC MAP REVIEW**

Historical topographic maps were reviewed to help establish prior land use and to identify on-site activities that might indicate a potential REC or obvious surface features. United States Geological Survey (USGS) topographic maps were obtained from EDR for Laramie from 1902, 1963, and 1978 and are included in Appendix A-4.

The topographic maps indicate that the Laramie area topography has changed slightly; however, most areas are relatively flat with changes due to construction of US 287 and I80. Overall, no significant topographic changes were noted.

### **3.4 REVIEW OF CITY DIRECTORIES**

A search of available city directories was requested from EDR. City directories (including the Polk Directory) were requested for Flint, Fremont, Grand, Harney, North 4<sup>th</sup> Street, South 3<sup>rd</sup> Street, South 4<sup>th</sup> Street, and South 5<sup>th</sup> Street. City directory information was provided from 1963 through 2013. Based upon the information provided from the City directory reports, it appears that business names and types have changed significantly over the years as noted in Table 3-1. Years when dry cleaning activities were suspected are highlighted in “grey” on the table. As shown in Table 1-1, eleven records were found during the directory search indicating potential cleaner locations resulting in six properties that were retained for further evaluation. The EDR – City Directory Image Report is provided in Appendix A-5. The EDR information was not sufficient to determine if each building was used as a dry cleaner, or self-serve/service laundromat; therefore, additional research was completed at the Albany County Public Library to view historic information to determine use of the facility. These advertisements are referenced in Table 1-1 and included as Appendix E. Two additional properties were included in the search as a result of information discovered in the Laramie Daily Boomerang and Laramie Republican (newspaper), but two properties were removed from consideration because of the date in which it operated (Section 2.4).

### **3.5 SANBORN MAP REVIEW**

Fire insurance maps (Sanborn ®) were developed in the mid 1800’s to determine insurance rates by identifying fire hazards (such as gasoline), building construction materials, and the location of fire protection equipment and fire stations. The EDR Sanborn map report included maps from 1883, 1887, 1890, 1894, 1907, 1912, 1924, 1931, 1946, and 1960 and are provided in Appendix A-6. As shown in Table 1-1, ten records were found indicating potential dry cleaner locations resulting in six (310 and 312 S. 3<sup>rd</sup> were considered the same property in historic records) properties that were retained for further evaluation.

### **3.6 HISTORICAL PHOTOGRAPH REVIEW**

Historical photographs were obtained from the American Heritage Center, and are included in Appendix F. These photographs were used to further identify buildings and businesses that were potentially historical dry cleaners. The photographs include Laramie Steam Laundry located at 400 S. 2<sup>nd</sup> Street; New Method Laundry, originally located at 310 S. 3<sup>rd</sup> Street and 312 S. 3<sup>rd</sup> Street and then (when the pictures were taken) located at 317 S. 3<sup>rd</sup> Street; and Quality French Dry Cleaners located at 309 S. 3<sup>rd</sup> Street.

### **3.7 HISTORICAL PROPERTIES REVIEW**

The Wyoming Society Historical Preservation Office (SHPO) was contacted on March 31, 2014 for information regarding properties listed on the National Register of Historical Places (NRHP). The NRHP from the United States Department of the Interior, National Park Service was reviewed. The properties that were identified in the NRHP included Westfaul Piano located at 310 S. 3<sup>rd</sup> Street and Killian's Florist located at 312 S. 3<sup>rd</sup> Street. No further properties were identified on the NRHP. The NRHP records are included as Appendix G.

### **3.8 BUILDING DEPARTMENT AND FIRE MARSHALL**

The EDR building permit search is included in Appendix A-7; however, no documents were found by EDR. Therefore, a public records request form was submitted to the City of Laramie on March 31, 2014 to obtain records of former building permits in the target area and a response was received on April 2, 2014. Permits were requested for eleven properties listed in Table 2-1. The City of Laramie was unable to provide any building permit records for 211 Fremont Street. Copies of the building permits are provided in Appendix H. No concerns or new information regarding these buildings was found during the building permit record review. Most permits were for roofing and general construction/remodeling.

In order to determine if fire or hazardous material spill responses within the target area, a request was submitted to the Laramie Fire Department (FD) records office. A response was received on April 10<sup>th</sup>. The fire department provided information for ALSCO located at 317 S. 3<sup>rd</sup> Street, Cost Cutters at 570 N. 3<sup>rd</sup> Street, Down to Earth Dry Cleaners and Laundry at 655 N. 3<sup>rd</sup> Street, Holland Cleaners at 502 Grand Ave, and Killians Flowers at 312 S. 3<sup>rd</sup> Street. The FD provided a report indicated that on December 3, 2004 a Hazardous Material Incident was responded to by both the Fire Department and Emergency Personnel for the building that was Rex Cleaners (now occupied by Cost Cutters); however, the report does not specify if the incident was in/outside and other buildings exist in this shopping mall area. The FD also reported that a Hazardous Material Incident was responded to by both the Fire Department and Emergency Personnel at Killian's Flowers located at 312 S. 3<sup>rd</sup> Street on December 20, 2006. The fire department does not report the nature of the spill or the amount of the spill. These records are included in Appendix I.

### 3.9 PREVIOUS ENVIRONMENTAL ASSESSMENTS

The RFP identifies PCE and the degradation byproducts of PCE as the constituents of concern (COC) for the Laramie 3<sup>rd</sup> Street PCE Plume Orphan Site. Existing sources of analytical data include the Laramie Third Street Subsurface Remediation Project (Trihydro 1995) and the Phase I/II Environmental Assessment for 851 North 3<sup>rd</sup> Street (CGRS 1998).

The Remedial Action Plan for the Laramie 3<sup>rd</sup> Street Subsurface Remediation Project (Trihydro 1995) indicates that chlorinated hydrocarbons were identified at concentrations exceeding the MCL in groundwater samples from 19 monitoring wells along the Laramie 3<sup>rd</sup> Street corridor (Figure 3-1). The groundwater samples were collected from October 1993 to May 1994 and concentrations of PCE ranged from 2 to 46 micrograms per liter ( $\mu\text{g/L}$ ), with an average of 15.4  $\mu\text{g/L}$ , which exceeds the MCL of 5  $\mu\text{g/L}$ . In addition, Trichloroethene (TCE) was detected between 2 and 8  $\mu\text{g/L}$  in six of the PCE-containing wells, and cis-1,2-dichloroethene (cis-1,2-DCE) was detected between 2 and 2.1  $\mu\text{g/L}$  in five of the PCE-containing wells (Table 3-2 and Figure 3-1). Concentrations of additional degradation products of PCE (trans-1,2- dichloroethene (DCE) and vinyl chloride) were not analyzed in the groundwater samples.

The Phase I/II Environmental Assessment for 851 North 3<sup>rd</sup> Street (CGRS 1998; Appendix J-2) was completed on a 17,424 square foot parcel of vacant land located on the northeast corner of 3<sup>rd</sup> Street and Harney. This property is now occupied by Peerless Tire shop. Three soil borings were advanced to between 20 to 25 ft-bgs. Soil samples were collected and screened with a photoionization detector (PID) on 5-foot intervals. Organic vapors were not detected, so soil samples were not analyzed by a laboratory. Groundwater samples were collected from each of the three soil borings at depths ranging from 17 to 22 feet below ground surface (ft-bgs) and submitted to Technology Laboratories in Fort Collins, Colorado, for laboratory analysis for Volatile Organic Constituents. Toluene and total xylenes were detected in the samples, but were below applicable groundwater cleanup levels in Voluntary Remediation Program Fact Sheet #12 Soil Cleanup Levels (WDEQ 2013a). Quality control information from the laboratory, quality control samples from the field, and data validation was not produced as part of this report; therefore, validity of the results could not be reviewed by Trihydro. The laboratory reported that PCE was detected in groundwater samples at concentrations of 3.1, 6.4, and 10.3  $\mu\text{g/L}$ . The WDEQ VRP groundwater cleanup level for PCE is the federal MCL of 5  $\mu\text{g/L}$ . The daughter products of PCE, trichloroethene (TCE), cis-1,2-DCE, trans-1,2-DCE, and vinyl chloride, were not detected in the groundwater samples collected (Table 3-3). The report for this project concluded that the dry-cleaner directly east of the facility could be a potential source of PCE; however, current review of the historical records did not indicate that the facility had a dry cleaning operation. Therefore, the facility was not carried through as a facility of concern (Table 2-1).

Based on Trihydro's and WDEQ's knowledge of the Laramie area, no vapor intrusion investigations have been completed in the project area. Generation of an EDR Vapor Encroachment Screen suggests that structures near existing or historical dry cleaners, fueling stations, automotive shops, and solid waste disposal/landfill sites in the target area could be impacted by PCE vapor intrusion (Appendix A-8, A-9, and A-10). To the best of our knowledge, no existing soil-vapor or indoor air quality data has been collected for the properties in the target area. A comparison of known PCE concentrations in groundwater to published screening levels for PCE in groundwater that pose a risk to indoor air, suggest that PCE in groundwater may be a source of shallow soil-vapor and potentially impact indoor air quality in the target area (Table 3-3).

### **3.10 USER PROVIDED INFORMATION**

The ASTM E 1527-13 Standard requires that the environmental professional request information (as described below) from the User of the Phase I concerning the Site that will help identify the possibility of RECs in connection with the Site. It is the Users responsibility to provide the names of individuals who can provide this information. The User Questionnaire was not completed because WDEQ/OSRP does not have information regarding the sites listed in Table 2-1.



## 4.0 REGULATORY AGENCY REVIEW

Trihydro reviewed relevant and readily available selected federal, state, and tribal regulatory lists in order to identify recorded information concerning environmental impacts, conditions, or concerns in association with the Site and/or surrounding properties.

### 4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A regulatory agency database list was obtained from EDR and reviewed to identify listed hazardous material sites located on and within the vicinity of the site. EDR reportedly updates their records on a monthly or quarterly basis, as required. This commercial (EDR) records review reportedly included information that was reasonably ascertainable, publicly available, and retrievable by geographic location in relation to the site. A copy of the EDR Radius Map is dated January 9, 2014, included as Appendix A-10. As shown in Table 1-1, twelve records were found indicating potential dry cleaner locations or were retained (Peerless Tire at 851 N. 3<sup>rd</sup>) due to the previous Phase II study (CGRS 1998). The EDR records search was used to confirm these facilities. The facilities discussed are referenced according to the map identification (ID) numbers. A list of the federal, state, and tribal databases searched by EDR, the search radius for each database, and a description of the database is included in Appendix A-10 and summarized below.

#### 4.1.1 FEDERAL, STATE, AND TRIBAL LISTS

Numerous databases were searched by EDR (Appendix A-10) based on the approximate minimum search distances and the minimum requirements of ASTM E 1527-13. The facilities identified within the search distances are discussed in the sections below.

#### 4.1.2 LISTED FACILITIES

The regulatory information reviewed identified several properties within the target area that fall within the ASTM search radius. Several of the properties were identified in multiple databases. These databases are summarized in Table 4-1. The properties from Table 1-1 were reviewed against the properties identified in Table 4-1, and the facility ID numbers are listed in Table 4-2. The regulatory database search performed by EDR was completed as an area search; hence, some of the databases that resulted in no findings were listed in the Table 4-2 database list.

The properties referenced below were found in one or more of the databases including the Facility Index Number System (FINDS), The Resource Conservation and Recovery Act of 1976 Conditionally Exempt Small Quantity Generators (RCRA-CESQG), or the Wyoming Solid Hazardous Waste Facility (WY SHWF) by EDR and are listed in Table 1-1. Additional properties were listed in the EDR US Historic Cleaners List. Note that while these properties

were listed in Table 1-1, not all of the properties were carried through the Phase I ESA (Table 2-1) process due to the reasons listed in Table 1-1.

The properties that were carried through (listed in Table 2-1) for consideration, and are listed in Table 4-2 include:

- HOLLAND CLEANERS (502 Grand Ave.)
- REX CLEANERS (570 N. 3<sup>rd</sup> Street)
- STEINER CORP. DBA AMERICAN LINEN/NEW METHOD (Also referenced as ALSICO 317 S. 3<sup>rd</sup> Street)
- RAY'S DOWNTOWN AUTO SERVICE (211 E. Fremont)
- DOWN TO EARTH DRY CLEANERS AND LAUNDRY (655 N. 3<sup>rd</sup> Street)
- PEERLESS TIRES / D H REPAIR (851 N. 3<sup>rd</sup> Street)

All of these properties, with the exception of Down to Earth Dry Cleaners (655 N. 3<sup>rd</sup> Street) and Peerless Tires (851 N. 3<sup>rd</sup> Street), are considered RCRA-CESQGs. The United States Environmental Protection Agency (USEPA) defines RCRA-CESQGs as those facilities that generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste. Per the RCRA-CESQC the facility owner must identify all the hazardous waste generated, and may not accumulate more than 1,000 kilograms of hazardous waste at any time, and must ensure that hazardous waste is delivered to a person or facility who is authorized to manage it. Based on the Holland Cleaners RCRA compliance inspection document (J-3), the definition of a CESQG for this facility is that Holland Cleaners should generate less than 220 pounds of hazardous waste or 2.2 pounds of acutely hazardous waste per month.

#### **4.1.3 ORPHAN SITES**

The EDR database report listed 20 “orphan” facilities (facilities that were not mapped by EDR in the database report due to poor or inadequate address information). Two of the orphan facilities are located within the City of Laramie but outside of the target area, while the remaining facilities appear to be outside of city limits. Based upon Trihydro’s area reconnaissance, distances of at least one-half mile, type of regulatory listings identified for these facilities, and conditions typical of the identified facility activities; the identified orphan facilities were not relevant/included as part of this Phase I ESA, which was specifically conducted to identify potential PCE sites within the Laramie 3<sup>rd</sup> Street orphan site area.

## 4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

The ASTM E1527-13 standard provides for review and analysis of additional environmental record sources during the performance of a Phase I ESA at the discretion of the environmental professional. Relevant factors in evaluating whether additional environmental records sources should be reviewed include, but are not limited to:

- The completeness of data provided by standard environmental record sources.
- Whether additional environmental records sources are reasonably ascertainable.
- Whether additional environmental record sources are useful, accurate, and complete in light of the records review objectives.
- Whether additional environmental record sources are customarily obtained pursuant to the type of commercial real estate transaction involved.

The additional databases searched are identified in Appendix A-10 and in Table 4-1.

In addition to the above information, Ms. Cindi Martinez of the WDEQ was contacted on March 28, 2014 to obtain additional information about the sites identified as part of the EDR Summary Radius Map Report (Appendix A-10). Based on WDEQs records, one violation was reported at Ray's Downtown Auto Service on 211 E. Fremont regarding used oil – generators and fuel marketers on December 6, 2012. Compliance was reached by December 14, 2012. Additional information about these properties was provided from the WDEQ files (Attachment J), including information regarding the most recent RCRA audits at Ray's Downtown Auto Service (211 E. Fremont) and Holland Cleaners at 502 Grand Avenue.

The Enforcement and Compliance History Online records from the Environmental Protection Agency are included in Appendix J for Holland Cleaners at 502 Grand Ave, Rays Auto at 211 E. Fremont, and Cost Cutters at 570 N. 3rd.

## 5.0 RESULTS OF SITE RECONNAISSANCE

Based upon the results of the document review and discussions with WDEQ/OSRP, two sites were identified for site reconnaissance. These properties were ALSCO and Holland Cleaners. Individuals from the Steiner Corporation (ALSCO) and KH Land Co. (Holland Cleaners) were contacted via telephone on March 27, 2014, by Mrs. Cindi Martinez of the WDEQ. ALSCO personnel responded on May 28, 2014, and requested a written request to access the property. A written request was provided to the owner of ALSCO during the week of March 31st; however, at the time that this report was prepared, no response has been received from the property owner.

Holland Cleaners contacted WDEQ on April 3, 2014, and a reconnaissance of the property was agreed upon for April 9, 2014. The site reconnaissance was performed by Mrs. Cindi Martinez (WDEQ/OSRP), Mrs. Christina Hiegel (Trihydro), and Mr. Kyle McDonald (Trihydro).

### 5.1 SITE INTERVIEW INFORMATION

On April 9, 2013, Trihydro and WDEQ met with Ms. Megan Holland, owner of Holland Cleaners. Ms. Holland answered questions regarding current and previous use, storage and disposal techniques, and spills on-site. The results of the interview and site visit are further discussed in the sections below. A copy of the site reconnaissance notes and photos taken during the site reconnaissance are included in Appendix K and L, respectively.

Ms. Holland reported that a small PCE spill occurred at the Site in 2001. Based on this information, a newspaper search was completed, and a report of the spill incident is located in Appendix E-4. The spill was caused by a mechanical malfunction and was reported to be less than 5 gallons of PCE. No spill report was found in the WDEQ records.

#### 5.1.1 ADDITIONAL INFORMATION OF SITE HISTORY

A summary of the Site development history was not provided by the owners with the exception of Holland Cleaners. Ms. Holland indicated that the Site was a residence during the 1930's, and was redeveloped into a dry cleaner/cleaner since the 1940's. The Site was recently closed (April 2014). The site development history can be found in the site research documents located in Appendices D and H.

### 5.2 SITE RECONNAISSANCE

Visual observations were made regarding the current Site use of Holland Cleaners on April 9, 2014. A visual inspection was performed of the Site conditions and potential chemicals, waste and wastewater handling and



management, presence of ASTs, indications of USTs, general site drainage, potential PCB-containing materials, railroads, water and oil/gas wells, pipelines, and utilities. The site reconnaissance was made in an attempt to identify apparent indications of past or present activities that could have potentially impacted the soils and/or groundwater at the Site. Notes from the site reconnaissance are included as Appendix K. Photographs documenting conditions of the site during the site reconnaissance are included in Appendix L. A general description of the overall findings are included below.

### **5.2.1 CURRENT USE AND DESCRIPTION OF SITE**

The current use of the properties are listed in Tables 2-1 and 3-1. As identified in Table 2-1, the current building in which Holland Cleaners occupies was constructed in 1930 and is approximately 4,021 square feet. The lot size is listed as approximately 5,236 square feet. Based on information obtained from the Laramie Chamber of Commerce, this business provides alterations and repairs, mending, laundry services, dry cleaning, and sewing. The property was reported by the owner to be a residence during the 1930's and a dry cleaning facility since the 1940's. The main entrance onto the property is accessed from Grand Avenue. As reported by the current land owner, Ms. Megan Holland, the business was closed during April 2014 and the intention is to sell the property.

### **5.2.2 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCT STORAGE AND USE**

As stated above, Holland Cleaners was the only property in which a site reconnaissance was performed. Other facilities identified by record searches as storing or using hazardous substances include: Peerless Tire located at 851 N 3<sup>rd</sup>, Rays Auto located at 211 Fremont, and Cost Cutters located at 570 N 3<sup>rd</sup>. The United States Environmental Protection Agency (USEPA) Enforcement and Compliance History Online (ECHO) database (<http://www.epa-echo.gov/echo/index.html>) was searched for these facilities and relevant records are included in Appendix J.

#### Holland Cleaners

Based on information obtained during the site reconnaissance and from discussions with the Holland Cleaners representative, multiple products including petroleum hydrocarbons, PCE, and spot removal substances have been used in the cleaning processes. Ms. Holland reported that the used chemicals are collected in 55-gallon drums and removed by either Safety-Kleen or CleanHarbors for off-site disposal (these two companies have merged). Waste records are included in Appendix J-3. Holland Cleaners is a Conditionally Exempt Small Quantity Generator of hazardous waste which means that the facility should generate less than 220 pounds of hazardous waste or 2.2 pounds of acutely hazardous waste per month Appendix J-3). A list of the potential REC's are detailed below and photograph documentation is provided in Appendix L.



Potential site-specific containers and observed conditions on the exterior of the building (Appendix L-1) includes, but is not limited to:

- Plastic bin (estimated 35 gallons) containing an unknown substance
- Two 55 gallon drums containing unknown substances (likely PCE per reports from Holland Cleaners Representative)
- Two unknown below ground pipes in floor of boiler room
- Multiple vents, including three ceiling level vents on the southeast corner (from boiler room), one lower vent on the southeast corner, one midlevel and one groundlevel vent located on the east side of the building where vapors potentially could be released to the environment
- Locked vault door buried under municipal waste

Potential site-specific containers and observed conditions identified in the basement (Appendix L-2) included:

- One large drum (estimated 65 gallons) containing an unknown substance.
- Two Keg style drums (estimated 12-15 gallons) containing unknown substances.
- One barrel (estimated 20 gallons) that was stacked under the Keg style drum and was sealed.
- One petroleum or oil spill covered with absorbent material next to a large air compressor.
- A capped yellow pipe in the floor which may be either a former drain or unknown underground storage tank.
- Wood floor area with debris and staining and potential former waste storage area.
- Plastic container (estimated 5 gallons) containing an unknown substance.
- Two floor drains. One floor drain appeared to have dark fluids leaking into it. These appear to discharge to the sanitary sewer but this was not verified.
- Multiple one to two gallon size plastic bottles of spot removers that were being inventoried for disposal. Most containers appeared to be in good condition and labeled but not all were labeled.

Potential site-specific containers and observed conditions identified in the ground level (Appendix L-3) included:

- Unknown amount of PCE stored in dry cleaning machine
- One drum (estimated 15 gallons) containing an unknown substance (likely PCE per Holland Cleaners representative)



- Two five gallon plastic buckets containing an unknown substance (likely PCE per Holland Cleaners representative)
- One drum (estimated 15 gallons) containing an unknown substance (likely PCE per Holland Cleaners representative)
- Two plastic drums each less than ½ full (estimated 15 gallons) containing unknown substances
- One plastic drum (estimated 30 gallons) containing an unknown substance
- One metal Keg style drum (approximately 3 gallons) containing an unknown substance
- Multiple 5 gallon buckets and 5 gallon plastic containers containing corrosive and oxidizing substances
- Two 55 gallon drums unlabeled containing an unknown substance (likely PCE per Holland Cleaners representative)

No chemical containers were observed on the second floor (Appendix L-4). Based upon observed conditions, discussions with the property owner, and the review of historical documents, the property should be included as a REC and HREC.

### **5.2.3 SOLID AND HAZARDOUS WASTE**

Most of the properties listed in Table 2-1 were built prior to 1978 and could include hazardous materials such as asbestos and lead based paint. The only site reconnaissance completed was for Holland Cleaners.

#### Holland Cleaners

Observed solid waste streams at this facility include:

- **Non-Hazardous Solid Wastes:** Solid waste (general refuse) that is generated at this facility is collected in dumpsters provided by the City of Laramie and transported off-site and disposed of at the local municipal landfill.  
Activated Carbon: Potential activated carbon used in the ASTs located in the basement.
- **Hazardous Waste:** Ms. Holland reported that hazardous wastes that are generated at the facility are containerized, labeled, and removed from site for off-site disposal by Safety-Kleen or Clean Harbors. Hazardous wastes generated at this facility are detailed in Appendix J-3.

Other potential RECs that are considered potential hazardous waste include lead based paint located in the basement, window seals, and interior surfaces that may be located within the building. In addition, potential asbestos was noted in walls in the remodeled upstairs area, ceiling tiles throughout the building, and flooring throughout the building.

#### **5.2.4 UNDERGROUND STORAGE TANKS**

Review of previous investigation reports and government databases did not identify any current or former USTs associated with the properties listed in Table 2-1. However, during the Holland Cleaners site reconnaissance, an unknown capped pipe leading underground was observed that may be associated with an unidentified UST or drain.

#### **5.2.5 ABOVEGROUND STORAGE TANKS**

The AST observed at Holland Cleaners were in the basement and included two air compressors and one larger tank used to run the dry cleaner washers. No other ASTs were identified.

#### **5.2.6 WASTEWATER**

Domestic wastewater (sanitary sewage) within the target area is routed to the City of Laramie municipal wastewater treatment system. During site reconnaissance of Holland Cleaners, observations did not indicate the presence of a septic system or sump. Two floor drains were identified in the basement and likely drain to the sanitary sewer; however, this was not verified.

#### **5.2.7 STORMWATER AND SURFACE DRAINAGE**

For the Holland Cleaners facility, a majority of the target area is occupied by buildings or covered in concrete. The surface water and stormwater drains into the City of Laramie sanitary sewerage system. There are no stormwater inlets located at the Holland Cleaners property. One storm drain inlet exists on Grand Avenue, which is on the north side of the property. Drive by inspections indicated the remaining properties appeared to also drain to the stormwater drains.

#### **5.2.8 POLYCHLORINATED BIPHENYLS**

The production of polychlorinated biphenyls (PCBs) was banned in the United States in 1979. Prior to that time, PCBs were commonly used as dielectric and coolant fluids in electrical equipment such as transformers and fluorescent light ballasts. The City of Laramie obtains electrical service from Rocky Mountain Power. Mr. John Schilling of Rocky Mountain Power was contacted on April 9, 2014 and reported that most transformers in downtown Laramie are pole mounted. He did not know of any pad mounted transformers in the downtown area. Mr. Schilling reported that older transformers are likely present downtown and are not inspected or replaced unless they are leaking or have failed. Records have not been kept of what transformers contain PCBs. Mr. Schilling reported that when a transformer fails, Rocky Mountain Power tests the transformer for PCBs using a Chlor-N-Oil Test Kit, and the transformers are sent to a specialty off-site disposal facility. Based on discussions with Rocky Mountain Power, the electrical transformers in the target area may contain PCBs and should be considered a potential REC.

During the site reconnaissance, one transformer was observed within the target area. A pole mounted electrical transformer is located along the eastern side of the ALSCO building.

### **5.2.9 LANDFILLS**

No landfills are located in the downtown area. Potential former landfills identified on the Sanborn Maps were not within the target area with the exception of a historical landfill that was located on 3<sup>rd</sup> Street between Baker and Shields.

### **5.2.10 SURFACE IMPOUNDMENTS**

There are no known surface water impoundments within the target area.

### **5.2.11 RAILROADS**

A Union Pacific railroad line is located on the western boundary of the properties identified in Table 2-1. Given the distance to the rail line from the properties, this rail line does not appear to represent a potential REC.

### **5.2.12 WATER WELLS**

Water wells identified by EDR and are shown in Appendix A-10. One inactive public water supply well is identified at 5<sup>th</sup> Street and Grand Avenue, which is located within the target area. It is not believed that this water well is still in use; however, it may be exposure pathway for residents and should be further evaluated. Based upon the EDR there may be other wells in the area that should also be evaluated once a source is identified (Appendix A-10).

### **5.2.13 OIL AND GAS WELLS**

No oil and gas wells are known to exist or were observed within 1-mile of downtown Laramie.

### **5.2.14 PIPELINES**

No pipelines were observed during the site reconnaissance; nor were any pipeline easements identified in the deed records. These records are included in Appendix D.

### **5.2.15 UTILITIES**

All utilities within the target area are located underground with the exception of electricity, which is supplied by above ground power lines:



- Electric: Rocky Mountain Power (<https://www.rockymountainpower.net/index.html>)
- Natural Gas: Source Gas (<http://www.sourcegas.com/>)
- Water: City of Laramie (<http://www.ci.laramie.wy.us/index.aspx?NID=283>)
  - The majority of the City of Laramie water piping is made of iron and was installed between 1928 and 1950.
  - The main water sources include both The Big Laramie River and the well fields completed in the Casper Aquifer.
- Sewage: City of Laramie (<http://www.ci.laramie.wy.us/index.aspx?NID=283>)
  - Most of the City of Laramie sewage system was installed prior to 1950 and are likely constructed of clay (vitrified clay pipe) or could have been lined with insituform®, per a City of Laramie representative.

#### **5.2.16 EVIDENCE OF ON-SITE RELEASES**

There was no visual evidence at the time of the site visit of on-site releases that would exceed *de minimis* conditions.

### **5.3 SURROUNDING PROPERTIES RECONNAISSANCE**

As shown by the aerial photographs and the historical topographic maps, the target area is located in a commercial/light industrial area, with limited residential properties interspersed throughout the area. Due to the historic/developed nature of the area, there is little to no new construction is currently being performed. The adjoining properties are listed in Table 2-2.

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

Trihydro Corporation performed a Phase I ESA for to identify potential sources of PCE in the downtown Laramie area. As part of this Phase I ESA, a site reconnaissance was performed at the Holland Cleaners property on April 9, 2014, and numerous databases and agency records were reviewed. A summary of the conclusions and possible recommendations regarding the assessment is included below.

This Phase I ESA report was prepared under the direction of Mrs. Christina Hiegel, Civil/Environmental Engineer, of Trihydro Corporation. Documentation of professional experience and statements certifying the qualifications are included in Appendix M.

### 6.1 CONCLUSIONS

Multiple historical dry cleaning facilities that may have potential to have contributed to environmental impacts were identified; however, only 12 facilities were reviewed in detail based on review of site uses (See Table 1-1). Based on review of historical records and documents associated with the target area, a site reconnaissance performed at the Holland Cleaners in April 2014, and discussions/consultation with WDEQ/OSRP, the potential RECs and HRECs are discussed below.

The HRECs and REC's identified relative to potential sources of PCE impacts in the target area include:

- The historic activities conducted on the properties indicate dry cleaning operations (with the exception of Peerless Tires) were previously conducted. A review of available records indicate that PCE detections have been found throughout downtown Laramie. The likely source of PCE was from either one or multiple dry cleaning operations. Of those twelve sites reviewed in detail (Table 2-1), the facilities that most likely may have historical impacts include:
  - HOLLAND CLEANERS (502 Grand Ave.)
  - COST CUTTERS / REX CLEANERS (570 N. 3<sup>rd</sup> Street)
  - STEINER CORP. DBA AMERICAN LINEN/NEW METHOD (Also referenced as ALSCO at 317 S. 3<sup>rd</sup> Street) and its other locations:
    - WESTFAULS PIANO (310 S. 3<sup>rd</sup> Street)
    - KILLIANS FLORIST (312 S. 3<sup>rd</sup> Street)
    - MIZU SUSHI (305, 307, and 309 S. 3<sup>rd</sup> St)

- RAY'S DOWNTOWN AUTO SERVICE (211 E. Fremont)
- PEERLESS TIRES / D H REPAIR (851 N. 3<sup>rd</sup> Street)
- DOMINOS PIZZA (309 E. Flint Street)
- DR. ROBERT JOHN EDWARDS ORTHODONTICS AND CLINIC FOR MENTAL HEALTH (502 S. 4<sup>th</sup> Street)
- JOHN W. LARKIN, CPA ACCOUNTING AND BOOKKEEPING (755/757 N. 4<sup>th</sup> Street)

The other properties included in the target area listed in Table 2-1 should not be discounted as historical operations may have resulted in spills or releases. However, Down to Earth Dry Cleaning is not a likely source, since green (non-PCE) dry cleaning techniques are used at this site. Little to no information or previous investigations exist in this area for PCE, and RECs may exist that are not discussed below:

## 6.2 RECOMMENDATIONS

Based upon the findings of this focused Phase I ESA, the following recommendations are proposed for WDEQ/OSRP consideration for the target study area (Table 2-1):

- The nature, degree, and extent of PCE contamination located within the target area is unknown. Additional soil, groundwater, and vapor sampling should be conducted to determine if any additional areas of elevated PCE concentrations are present. Therefore, a Phase II or similar type of investigation should occur within the target area. The most likely sources of contamination are from the properties listed as HRECs or RECs above, and it is anticipated subsequent investigations should be focused at these locations.
- Based on the site reconnaissance of Holland Cleaners, the Owner may wish to consider implementing additional activities. For instance, all washers located along the main floor should be properly drained of PCE and disposed of properly off-site. All chemical containers, drums, and wastes should be labeled and disposed of properly off-site. In addition, the floor drains, unknown pipe, and soils beneath the wood flooring should be investigated to determine if unknown UST's exist or if spills have occurred. Spills need to be properly delineated and characterized and impacted soils disposed of properly. In addition, the sanitary sewer should be evaluated to see if PCE has been discharged through the floor drains. Lastly, the property should be assessed (the vault and unknown capped pipe in the basement) to see if any historical UST's may be present.

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## TABLES

TABLE 1-1. LIST OF PROPERTIES WITH POTENTIAL CLEANING OR LAUNDRY ACTIVITIES  
 PHASE I ESA, LARAMIE 3RD STREET PCE ORPHAN SITE, LARAMIE, WYOMING

HISTORICAL BUSINESS NAME	CURRENT BUSINESS NAME	ADDRESS	SOURCE OF IDENTIFICATION	DATE FROM SOURCE	IDENTIFIED AS A POTENTIAL HISTORICAL REC?	IDENTIFIED AS A POTENTIAL CURRENT REC?	LOGIC FOR IDENTIFICATION AS A REC	ADDITIONAL INFORMATION
3rd Street Laundry	3rd Street Laundry	1265 N. 3rd St.	Radius Map	2006, 2010-2012	NO	NA	Coin Operated Laundromat	--
All-Vac Vacuum Cleaners	Carpet One Floor and Home	307 Flint St.	Directory	1979, 1984	NO	NA	Vacuum Cleaners	--
C. Cleaning	Coldwell Banker the Property Exchange West	214 Ivinson	Sanborn	1912	NO	NA	Potential Historical Cleaner - However, prior to wide PCE Use (1934)*	Possibly included in adjacent Chinese Laundry
Chinese Laundry	Dr. Mark Cupps and Dr. Brent Bondutant Chiropractic Care	212 Ivinson	Sanborn	1912	NO	NA	Potential Historical Cleaner - However, prior to wide PCE Use (1934)*	See Newspaper Clippings in Appendix E-1
D H Repair	Peerless Tire	851 N. 3rd St. (Mailing - 857 N. 3rd St.)	Radius Map	2002-2010	YES	NO	Previously Identified by WDEQ - PCE detections	--
Down To Earth Dry Cleaners & Laundry	Down To Earth Dry Cleaners & Laundry	655 N. 3rd St.	Radius Map	2011	YES	NO	Current Dry Cleaner	Hazardous Waste Generator - Appendix A-10 and J-2
			Directory	2013				
Enterprise Cleaning	Radio Shack/Parking Lot	316 S. 3rd	Daily Boomerang	1913	NO	NA	Potential Historical Cleaner - However, prior to wide PCE Use (1934)*	See Newspaper Clippings in Appendix E-2
Hand Laundry and Chinese Laundry	North end of Depot Park	108 Garfield St.	Daily Boomerang	1894, 1895	NO	NO	Potential Historical Cleaner - However, prior to wide PCE Use (1934)*	See Newspaper Clippings in Appendix E-3
	Coal Creek	110 Grand Ave.	Sanborn	1912	NO	NA	Potential Historical Cleaner - However, prior to wide PCE Use (1934)*	See Newspaper Clippings in Appendix E-4
Help Yourself Laundry	Rays Downtown Auto Service	211 Fremont St.	Sanborn	1960	YES	NO	Historical Dry Cleaner	Conditionally Exempt Small Quantity Generator - Appendix A-10 and J-4
			Sanborn	1946				
Holland Cleaners	Holland Cleaners	502 Grand Ave.	Radius Map	2001-current	YES	YES	Historical Dry Cleaner	Conditionally Exempt Small Quantity Generator - Appendix A-10 and J-3
			Directory	1989, 1994, 1999, 2003, 2008, 2013				
Rex Cleaners			Directory	1963, 1969, 1974, 1979, 1984				
Home Laundry & Diaper Service	Residence	1001 S. 4th St.	Directory	1963	NO	NA	One year identified operation - Residential Location	--
Laundry Land (Deluxe Cleaners)	Laundry Land	864 N 4th St.	Radius Map	1999-2012	NO	NA	Coin Operated Laundromat	Vacant Building, See Newspaper Clippings in Appendix E-5
			Polk Directory	1975-1995				
Laundry Lane			Directory	1974				
Laramie Steam Laundry Abraham Bros.	Undercover Waterbeds	400 S. 2nd St.	Sanborn	1924, 1931	NO	NA	Potential Historical Cleaner - However, prior to wide PCE Use (1934)*	See Newspaper Clippings in Appendix E-6
Troy Steam Laundry			Sanborn	1907, 1912				
Miller's Laundry	John W. Larkin, CPA Accounting and Bookkeeping	755 / 757 N. 4th St.	Directory	1969	YES	NO	Historical Dry Cleaner	Unable to confirm through newspaper ads.
New Method Laundry & Dry Clean	Killian's Flowers and Westfahl Piano	310 and 312 S. 3rd	Sanborn	1924, 1931	YES	NO	Historical Dry Cleaner	--
New Method Laundry & Dry Clean	ALSCO	317 S. 3rd St.	Radius Map	2007	YES	NO	Historical Dry Cleaner	Conditionally Exempt Small Quantity Generator - Appendix A-10
			Directory	1963, 1969, 1974, 1979				
Quality Drive In Cleaners	Dr. Robert John Edwards Orthodontics	502 and 504 S. 4th St.	Directory	1963, 1969	YES	NO	Historical Dry Cleaner	--
Dry Cleaner	Clinic for Mental Health		Sanborn	1960				
Rex Cleaners	Cost Cutters	570 N. 3rd St.	Directory	1989	YES	NO	Historical Dry Cleaner After 1986 Hazard and Small Waste Generator RCRA Law in effect*	Conditionally Exempt Small Quantity Generator - Appendix A-10 and Appendix J-5
			Radius Map	1994				
Rocky Mountain Commercial Cleaning	Residence	506 S. 5th St.	Directory	1999	NO	NA	Carpet cleaning	--
Spic and Span Laundry Dry Cleaning	Dominos	309 E. Flint St.	Laramie Republican	1954	YES	NO	Historical Dry Cleaner	See Newspaper Clipping in Appendix E-7
			Sanborn	1946, 1960				
Spic & Span Laundromat	Spic & Span Laundromat	272 N. 4th St.	Radius Map	2006-current	NO	NA	Coin Operated Laundromat	--
Steam Laundry	Restaurant for Rent (307) 745-3963	207 S. 3rd St.	Sanborn	1890, 1894	NO	NA	Potential Historical Cleaner - However, prior to wide PCE Use (1934)*	See Newspaper Clippings in Appendix E-8
Steamway Carpet Cleaning	Steamway Carpet Cleaning	124 E. McConnell St.	Radius Map	1999-2011	NO	NA	Carpet cleaning	--
Unknown Dry Cleaning	Mizu Sushi	305, 307, and 309 S. 3rd St	Sanborn	1924, 1931, 1946	YES	NO	Historical Dry Cleaner	Additional Adjacent Address found in Newspaper Clippings in Appendix E-9
The Wash Tub	Albany Eye Care	418 S. 5th	Polk Directory	1995	NO	NA	Coin Operated Laundromat	Also listed as 504 S 4th. However, likely an error. See Newspaper Clippings in Appendix E-5
Western Carpet Cleaning	U.S. Bank - Laramie Branch	568 N. 3rd St.	Radius Map	2004	NO	NA	Carpet cleaning	--
Western Carpet Cleaning	Residence	911 Reynolds St.	Radius Map	2012	NO	NA	Carpet cleaning	--

Notes:  
 St. - Street  
 PCE - Tetrachloroethane  
 Historical REC - A potential REC identified by historical documents.  
 Current REC - A potential REC determined by review of current documents.  
 \* - 2007. State Coalition for Remediation of DryCleaners, A Chronology of Historical Developments in Drycleaning, November 2007.  
 Site carried to next table for further evaluation

**TABLE 2-1. LIST OF POTENTIAL SITES FOR EVALUATION AND ASSOCIATED SITE/BUILDING INFORMATION  
PHASE I ESA, LARAMIE 3RD STREET PCE ORPHAN SITE, LARAMIE, WYOMING**

CURRENT BUSINESS NAME	PRIMARY CURRENT USE	ADDRESS	CURRENT BUILDING OWNER	ASSESSOR ACCOUNT NUMBER	BUSINESS ZONE	ASSESSOR NUMBER OR GEOPIN	LAT (N)	LONG (W)	YEAR BUILT	LOT SIZE (sq. ft)	BUILDING SIZE (sq. ft)	HEATING TYPE
ALSCO	Storage Warehouse Distribution Warehouse	317 S. 3rd St.	Steiner Corporation	R0014413	DC	05-1673-33-3-20-006.00	41° 18' 37"	105° 35' 36"	1925 1931	25858	8582 17871	Electric Space Heater
Cost Cutters	Beauty Shop	570 N. 3rd St.	WY Plaza LC - A Utah LLC	R0013932	B2	05-1673-33-2-32-005.00 (50.21)	41° 19' 04"	105° 35' 40"	1981	257527	1981	Package Unit
Dominos	Mixed Retail w/ Office Units	309 E. Flint St.	Finch Properties LLC	R0013947	B2	05-1673-33-2-33-011.00	41° 19' 03"	105° 35' 32"	1931	8712	8334	Forced Air
Down to Earth Dry Cleaners & Laundry	Dry Cleaning / Laundry	655 N. 3rd St.	J Cubed Holdings, LLC	R0013946	B2	05-1673-33-2-33-010.00	41° 19' 04"	105° 35' 32"	2010	11895	3075	Package Unit
Dr. Robert John Edwards Orthodontics and Clinic for Mental Health	Office Building	502 S. 4th St.	Professional Associated, LLC.	R0014517	DC	05-1673-33-3-54-002.00	41° 18' 31"	105° 35' 33"	1974	12870	5580	Package Unit
Holland Cleaners	Dry Cleaning	502 Grand Ave.	KH Land CO LLC	R0014429	DC	05-1673-33-3-22-004.00	41° 18' 38"	105° 35' 26"	1930	5236	4021	Hot Water Radiant
John W. Larkin, CPA Accounting and Bookkeeping	Office Building	755/757 N. 4th St.	John W. Larkin	R0013913	B2	05-1673-33-2-30-011.00	41° 19' 07"	105° 35' 28"	1950	3960	1612	Forced Air
Killian's Flowers	Retail Store	312 S. 3rd	BEDL, INC A Wyo Corp	R0014394	DC	05-1673-33-3-19-002.00	41° 18' 37"	105° 35' 38"	1900	4629	7349 (footprint - 3128)	Electric
Mizu Sushi	Restaurant	305, 307, and 309 S. 3rd St	Griffin, Marion	R0014414	DC	05-1673-33-3-20-008.00	41° 18' 38"	105° 35' 36"	1920	6336	6210	Complete HVAC
Peerless Tire	Service Garage	851 N. 3rd St. (Mailing - 857 N. 3rd St.)	Blue Owl Investments	R0013826	B2	05-1673-33-2-08-007.00	41° 19' 11"	105° 35' 31"	1998	17324	3016	Forced Air
Rays Downtown Auto Service	Service Garage	211 Fremont St.	Richard C, & Kathryn D. Phillips	R0014212	DC	05-1673-33-2-79-013.00	41° 18' 50"	105° 35' 38"	1954	8064	2644	Space Heater
Westfahl Piano	Retail Store	310 S. 3rd	Nighthawk Properties LLC	R0014395	DC	05-1673-33-3-19-003.00	41° 18' 38"	105° 35' 38"	1900	1707	1646	Forced Air

Notes:  
 St. - Street  
 sq. ft - square feet  
 Business Zones:  
 DC - Downtown Central  
 B2 - Business

**TABLE 2-2. SURROUNDING LAND USE  
PHASE I ESA, LARAMIE 3RD STREET PCE ORPHAN SITE, LARAMIE, WYOMING**

CURRENT BUSINESS NAME	ADDRESS	SURROUNDING LAND USE			
		NORTH	SOUTH	EAST	WEST
ALSCO	317 S. 3rd St.	Mizu	Saferide	ALSCO Distribution	Radio Shack
		Boomerang	Alibi	ALSCO Office Building	ALSCO Storage
Cost Cutters	570 N. 3rd St.	Hastings	Rent-A-Center	Parking Lot	Train Tracks
Dominos	309 E. Flint St.	Down to Earth Dry Cleaners	Kum and Go	Residence	Carpet One
Down to Earth Dry Cleaners & Laundry	655 N. 3rd St.	Cowboy Car Wash	Domino's Pizza & Carpet One	Residence	Sherry's
Dr. Robert John Edwards Orthodontics Clinic for Mental Health	502 S. 4th St.	Century Link	Apartment Building	Dentist Office	Inner Balance Healing
Holland Cleaners	502 Grand Ave.	Albany County Court House	WYO Theater Cheap Seats	Vacant Office Space	Suntan USA
John W. Larkin, CPA Accounting and Bookkeeping	755/757 N. 4th St.	Residence	Residence	Residence	Residence
Killians Florist	312 S. 3rd	Westfahl Piano	Re/Max Real Estate & Radio Shack	Mizu and AlSCO	Wyoming Community Foundation
Mizu Sushi	305, 307, and 309 S. 3rd St	Cowboy Bar	ALSCO	Boomerang	Verizon Wireless/ Westfahl Piano
Peerless Tire	851 N. 3rd St. (Mailing - 857 N. 3rd St.)	Cooper's Corner	Laramie Lazer Car Wash	Laundry Land (Vacant)	U-Haul Parking Lot
Rays Downtown Auto Service	211 Fremont St.	Parking Lot	UPS Parking Lot	Q'Doba	Kett's Auto Electric
Westfahl Piano	310 S. 3rd	Verizon Wireless	Killian Florist	Mizu and ALSCO	Bryant Associates, LLC

Note:  
St. - Street

TABLE 3-1. CITY DIRECTORY SUMMARY  
 PHASE I ESA, LARAMIE 3RD STREET PCE ORPHAN SITE, LARAMIE, WYOMING

CURRENT BUSINESS NAME	ADDRESS	1963	1969	1974	1979	1984	1989	1994	1999	2003	2009	2013
ALSCO	317 S. 3rd St.				New Method Laundry & Dry Cleaners					American Linen		ALSCO American Linen Division
Cost Cutters	470 N. 3rd St.			Not Listed		Gateway Dry Cleaners				Occupant Linkroom		
Down to Earth Dry Cleaners & Laundry	309 E. First St.	Accurate Radio & Television	Not Listed	Star Moving & Storage	Thompson Sporting Goods		Rex Cleaners	Champion Auto Stores		Not Listed		
Dr. Robert John Edwards Orthodontics and Clinic for Maxillofacial Health	655 N. 3rd St.			Laramie Motel	Acclaimed Real Estate Services		Apartment	Hair to Ya/Apartments				Down to Earth Dry Cleaners & Laundry
HiLand Cleaners	507 Grand Ave.		Quality Dine In Cleaners	Real Estate Investments		Professional Building (Lawyers, Orthodontists)		Professional Building (Lawyers, Orthodontists)	Devin J.P. Orthodontist/Hearne Timothy M CPAS/Skates & Rodiguez LLC	Corona Village/Taramula LLC/Wyoming Dental Association		Dr. Robert John Edwards Orthodontics
John W. Linkin CPA Accounting and Bookkeeping	354 N. 4th St.	Ribeiro's Laundry	Miller's Laundry	Farmers Insurance Group/American Red Cross	Farmers Insurance Group T.J. Enterprises Inc.		John W. Linkin		Michael Casen	John W. Linkin		Eckert Jeff Investment Centers of AM/John Linkin listed as 207 N. 4th St.
Kilian Florist	312 S. 3rd St.			Kilian Florist			Vacant			Kilian Florist		
Mizu Sushi	305, 307, and 309 S. 3rd St.			Chief Cafe & Waifu Shop		My Hero Sandwiches/Garath (Garath) Baker & Associates/Wyoming Production Credit Association	New Method Laundry & Dry Cleaners	The Rancher		Not Listed		Mizu Sushi
Peedless Tire*	851 N. 3rd St. (Mileage - 857 N. 3rd St.)		Longpre Jack Distributors Beer Inc. (Laramie OK Company)		Vacant Not Listed	Wyoming Woodbine Company (Not Listed)	Mountain Motors/Lindora Home Products (Not Listed)	Mountain Motors/Rocks Mountain Sherworks (Not Listed)	Ultrad Company (Not Listed)		OH Rescan/Mountain Motors (Peerless Tires)	OH Rescan/Uhaul (Peerless Tires)
Rays Downtown Auto Service	211 Fremont St.	Wilson Refrigeration Company	Pop Box Sandwich Company		Vacant		Village Inn Storage Building					Uhaul Neighborhood Dealer (Peerless Tires)
Westlight Pavers	316 S. 3rd	Langhorn Company		Radishack	Grandstand Giftshop	Authentic Homes Corporation/Kirkwood Lawyers				Westlight Pavers Company		Rays Downtown Auto Service

Notes:  
 St - Street  
 Not Listed - Address was not present in the Directory  
 \*Business listed outside parentheses are located at the address listed outside the parentheses and business listed inside are located at the address inside the parentheses.  
 Business Spellings are based on directory listings

Potential Dry Cleaner Operations

**TABLE 3-2. STORAGE TANK PROGRAM MONITORING WELLS  
SAMPLING LIST WITH HISTORICAL PCE CONCENTRATIONS  
PHASE I ESA, LARAMIE 3RD STREET PCE ORPHAN SITE, LARAMIE, WYOMING**

<b>Sample ID</b>	<b>Date Sampled</b>	<b>Tetrachloroethene (µg/L)</b>	<b>Trichloroethene (µg/L)</b>	<b>cis-1,2-Dichloroethene (µg/L)</b>
025-MW-68	5/4/94	2	ND(2)	ND(2)
060-CN-2R				
060-CN-3				
060-MW-2BR				
061-MW-8A				
061-MW-8BR				
063-MW-1				
063-MW-39				
065-1-4	10/6/93	4	ND(2)	ND(2)
065-1-6	10/6/93	<b>19</b>	ND(2)	ND(2)
065-2-1	10/6/93	2	ND(2)	ND(2)
065-2-2	10/6/93	<b>8</b>	ND(2)	ND(2)
065-MW-46	4/15/94	<b>15</b>	ND(2)	ND(2)
0753MW02				
1055PZ01				
2913PZ01				
Water Clean-up Level <sup>1</sup>		5	5	70

Abbreviations:

ND() - analyte below detection limit

Notes:

1. Fact Sheet #12 - 2013, Wyoming Department of Environmental Quality, WDEQ Fact Sheet #12, Spreadsheet updated December 11, 2013. <http://deq.state.wy.us/volremedi/factsheets.asp>
2. Values in **BOLD** exceed water clean-up standards.

TABLE 3-3. GROUNDWATER CONCENTRATIONS FROM THE 851 NORTH 3RD ST. PHASE I/II ENVIRONMENTAL ASSESSMENT PHASE I ESA, LARAMIE 3RD STREET PCE ORPHAN SITE, LARAMIE, WYOMING

Analyses	CAS No.	Analyte	Well Results <sup>1</sup>		
			SB-1	SB-2	SB-3
Volatile Organic Compounds (8260B)	71-43-2	Benzene	<0.5	<0.5	<0.5
	108-86-1	Bromobenzene	<0.5	<0.5	<0.5
	74-97-5	Bromochloromethane	<0.5	<0.5	<0.5
	75-27-4	Bromodichloromethane	<0.5	<0.5	<0.5
	75-25-2	Bromoform (tribromomethane)	<0.5	<0.5	<0.5
	74-83-9	Bromomethane (Methyl bromide)	<0.5	<0.5	<0.5
	104-51-8	n-Butylbenzene	<0.5	<0.5	<0.5
	98-06-6	tert-Butylbenzene	<0.5	<0.5	<0.5
	135-98-8	sec-Butylbenzene	<0.5	<0.5	<0.5
	56-23-5	Carbon tetrachloride	<0.5	<0.5	<0.5
	108-90-7	Chlorobenzene	<0.5	<0.5	<0.5
	75-00-3	Chloroethane	<0.5	<0.5	<0.5
	67-66-3	Chloroform	<0.5	<0.5	<0.5
	74-87-3	Chloromethane	<0.5	<0.5	<0.5
	95-49-8	2-Chlorotoluene	<0.5	<0.5	<0.5
	106-43-4	4-Chlorotoluene	<0.5	<0.5	<0.5
	124-48-1	Dibromochloromethane (THM)	<0.5	<0.5	<0.5
	106-93-4	1,2-Dibromoethane	<0.5	<0.5	<0.5
	74-95-3	Dibromomethane	<0.5	<0.5	<0.5
	75-34-3	1,1-Dichloroethane	<0.5	<0.5	<0.5
	107-06-2	1,2-Dichloroethane (EDC)	<0.5	<0.5	<0.5
	75-35-4	1,1-Dichloroethene	<0.5	<0.5	<0.5
	156-59-2	1,2-Dichloroethene (cis)	<0.5	<0.5	<0.5
	156-60-5	1,2-Dichloroethene (trans)	<0.5	<0.5	<0.5
	78-87-5	1,2-Dichloropropane	<0.5	<0.5	<0.5
	142-28-9	1,3-Dichloropropane	<0.5	<0.5	<0.5
	594-20-7	2,2-Dichloropropane	<0.5	<0.5	<0.5
	563-58-6	1,1-Dichloropropene	<0.5	<0.5	<0.5
	10061-01-5	1,3-Dichloropropene(cis)	<0.5	<0.5	<0.5
	10061-02-6	1,3-Dichloropropene(trans)	<0.5	<0.5	<0.5
	100-41-4	Ethylbenzene	<0.5	<0.5	<0.5
	98-82-8	Isopropylbenzene	<0.5	<0.5	<0.5
	99-87-6	Isopropyltoluene	<0.5	<0.5	<0.5
	75-09-2	Methylene chloride	<0.5	<0.5	<0.5
	78-93-3	Methyl ethyl ketone (2-Butanone)	<0.5	<0.5	<0.5
	100-42-5	Styrene	<0.5	<0.5	<0.5
	79-34-5	1,1,2,2-Tetrachloroethane	<0.5	<0.5	<0.5
	630-20-6	1,1,1,2-Tetrachloroethane	<0.5	<0.5	<0.5
	127-18-4	Tetrachloroethene (PCE)	<b>6.4</b>	<b>10.3</b>	3.1
	108-88-3	Toluene	1.1	0.8	0.9
71-55-6	1,1,1-Trichloroethane	<0.5	<0.5	<0.5	
Volatile Organic Compounds (8260B)	79-00-5	1,1,2-Trichloroethane	<0.5	<0.5	<0.5
	79-01-6	Trichloroethene (TCE)	<0.5	<0.5	<0.5
	75-69-4	Trichlorofluoromethane	<0.5	<0.5	<0.5
	95-63-6	1,2,4-Trimethylbenzene	<0.5	<0.5	<0.5
	108-67-8	1,3,5-Trimethylbenzene	<0.5	<0.5	<0.5
	75-01-4	Vinyl chloride	<0.5	<0.5	<0.5
	1330-20-7	Xylenes, Total	0.9	0.6	<0.5
	95-50-1	1,2-Dichlorobenzene	<0.5	<0.5	<0.5
	541-73-1	1,3-Dichlorobenzene	<0.5	<0.5	<0.5
	106-46-7	1,4-Dichlorobenzene	<0.5	<0.5	<0.5
	87-68-3	Hexachlorobutadiene	<0.5	<0.5	<0.5
	91-20-3	Naphthalene (PAH)	<0.5	<0.5	<0.5
	87-61-6	1,2,3-Trichlorobenzene	<0.5	<0.5	<0.5
120-82-1	1,2,4-Trichlorobenzene	<0.5	<0.5	<0.5	
TPH-GRO (8015B)		Gasoline Range Organics	NR	<0.5 mg/L	<0.5 mg/L

Abbreviations:

mg/L: milligrams per Liter

NR : data not reported in Phase II Report

µg/L : micrograms per liter

Notes:

1. Phase I/II Environmental Assessment - Analytical Results for Vacant Property, 851 North 3rd Street, Laramie, Wyoming, CGRS Project No. 1-1-

2. Fact Sheet #12 - 2013, Wyoming Department of Environmental Quality, WDEQ Fact Sheet #12, Spreadsheet updated December 11, 2013.

<http://deq.state.wy.us/volremedi/factsheets.asp>

3. Values in **BOLD/highlighted** exceed water cleanup level (Fact Sheet #12) - For Tetrachloroethene (PCE) - 5 µg/L

**TABLE 4-1. FEDERAL, STATE, AND TRIBAL DATABASE SUMMARY LIST, PHASE I ESA  
LARAMIE 3RD STREET PCE ORPHAN SITE, LARAMIE, WYOMING**

Database	Approximate Minimum Search Distance (Miles)	No. of Facilities Identified
<b>Standard Environmental Records</b>		
<b><i>Federal NPL Site List</i></b>		
National Priority List (NPL)	1.0	0
Proposed NPL	1.0	0
Federal Superfund Liens (NPL LIENS)	Target Properties	0
<b><i>Federal Delisted NPL Site List</i></b>		
Delisted NPL	1.0	1
<b><i>Federal CERCLIS List</i></b>		
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	0.5	0
Federal Facility Site Information Listing (FEDERAL FACILITY)	0.5	0
<b><i>Federal CERCLIS NFRAP Site List</i></b>		
CERCLIS No Further Remedial Action Planned (CERC-NFRAP)	0.5	4
<b><i>Federal RCRA CORRACTS Facilities List</i></b>		
Corrective Action Report (CORRACTS)	1.0	1
<b><i>Federal RCRA Non-CORRACTS TSD Facilities List</i></b>		
Resource Conservation and Recovery Act – Transporters, Storage and Disposal (RCRA-TSDF)	0.5	0
<b><i>Federal RCRA Generators List</i></b>		
RCRA – Large Quantity Generators (RCRA-LQG)	0.25	0
RCRA – Small Quantity Generators (RCRA-SQG)	0.25	0
RCRA – Conditionally Exempt Small Quantity Generator (RCRA-CESQG)	0.25	13
<b><i>Federal Institutional Controls / Engineering Controls Registries</i></b>		
Engineering Controls Sites List (US ENG CONTROLS)	0.5	0
Sites with Institutional Controls (US INST CONTROL)	0.5	0
Land Use Control Information System (LUCIS)	0.5	0
<b><i>Federal ERNS List</i></b>		
Emergency Response Notification System (ERNS)	Target Property	0
<b><i>State – and Tribal – Equivalent CERCLIS</i></b>		
Wyoming Superfund Site Information Listing (WY SHWS)	N/A	N/A
<b><i>State and Tribal Landfill and/or Solid Waste Disposal Site Lists</i></b>		
Wyoming List of Licensed Landfills (WY SWF/LF)	0.5	5
Wyoming Solid and Hazardous Waste Facility Database (WY SHWF)	0.5	38
<b><i>State and Tribal Leaking Storage Tank Lists</i></b>		
Leaking Underground Storage Tank on Indian Land (Indian LUST)	0.5	0
Wyoming Leaking Petroleum Storage Tanks (WY LTANKS)	0.5	35
<b><i>State and Tribal Registered Storage Tank Lists</i></b>		
Wyoming Underground Storage Tank (WY UST)	0.25	45
Wyoming Aboveground Storage Tank (WY AST)	0.25	0
Underground Storage Tank on Indian Land (Indian UST)	0.25	0
Underground Storage Tank Listing (FEMA UST)	0.25	0
<b><i>State and Tribal Institutional Control / Engineering Control Registries</i></b>		
Wyoming Engineering Controls Sites Listing (WY ENG CONTROLS)	0.5	0
Wyoming Voluntary Remediation Program Database (WY INST CONTROL)	0.5	0
<b><i>State and Tribal Voluntary Cleanup Sites</i></b>		
Indian Voluntary Cleanup Priority Listing (Indian VCP)	0.5	0

**TABLE 4-1. FEDERAL, STATE, AND TRIBAL DATABASE SUMMARY LIST, PHASE I ESA  
LARAMIE 3RD STREET PCE ORPHAN SITE, LARAMIE, WYOMING**

Database	Approximate Minimum Search Distance (Miles)	No. of Facilities Identified
Wyoming Voluntary Cleanup Priority Listing (WY VCP)	0.5	1
<b>State and Tribal Brownfield Sites</b>		
Wyoming Brownfields Environmental Assessment Program (WY BROWNFIELDS)	0.5	1
<b>Additional Environmental Records</b>		
<b>Local Brownfield Lists</b>		
A listing of Brownfield Sites (US BROWNFIELDS)	0.5	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>		
Open Dump Inventory (ODI)	0.5	0
Torres Martinez Reservation Illegal Dump Site Locations (DEBRIS REGION 9)	0.5	0
Report on the Status of Open Dumps on Indian Lands (INDIAN ODI)	0.5	0
Wyoming Recycling Facilities (WY SWRCY)	0.5	2
<b>Local Lists of Hazardous Waste / Contaminated Sites</b>		
Clandestine Drug Labs (US CDL)	Target Property	0
National Clandestine Laboratory Register (US HIST CDL)	Target Property	0
Wyoming Clandestine Laboratory Register (WY CDL)	Target Property	0
<b>Local Land Records</b>		
CERCLA Lien Information (LIENS 2)	Target Property	0
<b>Records of Emergency Release Reports</b>		
Hazardous Materials Information Reporting System (HMIRS)	Target Property	0
Wyoming Spills Data Base (WY SPILLS)	Target Property	0
<b>Other Ascertainable Records</b>		
RCRA – Non Generators (RCRA-NonGen / NLR)	0.25	19
Department of Defense Sites (DOD)	1.0	0
Formerly Used Defense Sites (FUDS)	1.0	0
Incident and Accident Data (DOT OPS)	Target Property	0
Superfund (CERCLA) Consent Decrees (CONSENT)	1.0	1
Records of Decision (ROD)	1.0	1
Uranium Mill Tailing Sites (UMTRA)	0.5	0
Mines Master Index Files (US MINES)	0.25	0
Wyoming Mines (WY MINES)	0.25	0
Toxic Chemical Release Inventory System (TRIS)	Target Property	0
Toxic Substance Control Act (TSCA)	Target Property	0
FIFRA / TSCA Tracking System (FTTS)	Target Property	0
Historic FIFRA / TSCA Tracking System (HIST FTTS)	Target Property	0
Section 7 Tracking System (SSTS)	Target Property	0
Integrated Compliance Information System (ICIS)	Target Property	0
PCB Activity Database System (PADS)	Target Property	0
Material Licensing Tracking System (MLTS)	Target Property	0
Radiation Information Database (RADINFO)	Target Property	0
Facility Index System / Facility Registry System (FINDS)	Target Property	0
RCRA Administrative Action Tracking System (RAATS)	Target Property	0
Risk Management Plan (RMP)	Target Property	0
Wyoming Underground Injection Control (WY UIC)	Target Property	0

**TABLE 4-1. FEDERAL, STATE, AND TRIBAL DATABASE SUMMARY LIST, PHASE I ESA  
LARAMIE 3RD STREET PCE ORPHAN SITE, LARAMIE, WYOMING**

Database	Approximate Minimum Search Distance (Miles)	No. of Facilities Identified
State Coalition for Remediation of Drycleaners Listing (SCRD DRYCLEANERS)	0.5	0
Aerometric Information Retrieval System Facility Subsystem (US AIRS)	0.5	1
Indian Reservations (INDIAN RESERV)	1.0	0
Potentially Responsible Parties (PRP)	Target Property	0
2020 Corrective Action Program List (2020 COR ACTION)	0.25	0
EPA Watch List	Target Property	0
Financial Assurance Information (US FIN ASSUR)	Target Property	0
Wyoming Financial Assurance Information Listing (WY Financial Assurance)	Target Property	0
PCB Transformer Registration Database( PCB TRANSFORMER)	Target Property	0
New York Facility and Manifest Data (NY MANIFEST)	0.25	1
Steam-Electric Plant Operation (COAL ASH DOE)	Target Property	0
Coal Combustion Residues Surface Impoundments List (COAL ASH EPA)	0.50	0
Lead Smelter Sites (LEAD SMELTERS)	Target Property	0
<b><i>EDR Exclusive Records</i></b>		
Manufactured Gas Plants (EDR MGP)	1.0	0
Potential Gas Station / Service Station Sites (EDR US Hist Auto Stat)	0.25	27
EDR Exclusive Historic Dry Cleaners (EDR US Hist Cleaners)	0.25	9
Recovered Government Archive Leaking Underground Storage Tank (RGA LUST)	0.5	33

Source: The EDR Radius Map Report with GeoCheck, Environmental Data Resources, Inc., January 09, 2014.

Note: Environmental databases in which the Site is identified are located in Table 4-2.

**TABLE 4-2. ENVIRONMENTAL RECORDS SEARCH  
PHASE I ESA, LARAMIE 3RD STREET PCE ORPHAN SITE, LARAMIE, WYOMING**

	<u>FINDS</u>	<u>RCRA-CESQG</u>	<u>WY SHWF</u>	<u>EDR US Hist. Cleaners</u>	<u>Facility Type</u>	<u>Classification</u>
Holland Cleaners (502 Grand Ave)	WYD982590259	1000277251	---	1015068637	Hazardous Waste Generator	Conditionally Exempt Small Quantity Generator
Rex Cleaners (570 N. 3rd Street)	WY0000878900	1004804755	S108324569	---	Hazardous Waste Generator	Conditionally Exempt Small Quantity Generator
Steiner Corp. DBA American Linen/ New Method Laundry & Dry Clean (317 S. 3rd Street)	WYD982596413	1004804788	S108324679	1015041850	Hazardous Waste Generator	Conditionally Exempt Small Quantity Generator
Ray's Downtown Auto Service (211 Fremont)	WYR000212910	1015752382	S112336608	---	Hazardous Waste & Used Oil Generator	Conditionally Exempt Small Quantity Generator
Down To Earth Dry Cleaners and Laundry (655 N. 3rd Street)	WYR000210856	---	S111014299	1015085208	Hazardous Waste Generator	Conditionally Exempt Small Quantity Generator
Peerless Tires/ D H Repair (851 N. 3rd Street)	WYD988874285	---	S108323905	---	Hazardous Waste Generator	---
US Bank/ Western Carpet Cleaning (568 N. 3rd Street)	---	---	---	1015076179	---	---
Laundry Land (864 N. 4th Street)	---	---	---	1015102055	---	---
Spic and Span Laundry/Laundromat (272 N. 4th Street)	---	---	---	1015032418	---	---
Steamway Carpet Cleaning (124 E. McConnell Street)	---	---	---	1014984228	---	---
3rd Street Laundry (1265 N. 3rd Street)	---	---	---	1014985456	---	---
Western Carpet Cleaners (911 Reynolds Street)	---	---	---	1015105341	---	---

RCRA - The Resource Conservation and Recovery Act of 1976

CESQG - Conditionally Exempt Small Quantity Generators. CESQGs generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month as defined by the USEPA.

SHWF - Solid Waste Hazardous Facility

FINDS - Facility Index Number System

WY - Wyoming

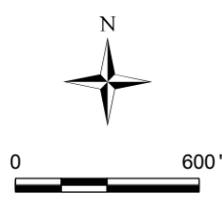
## FIGURES



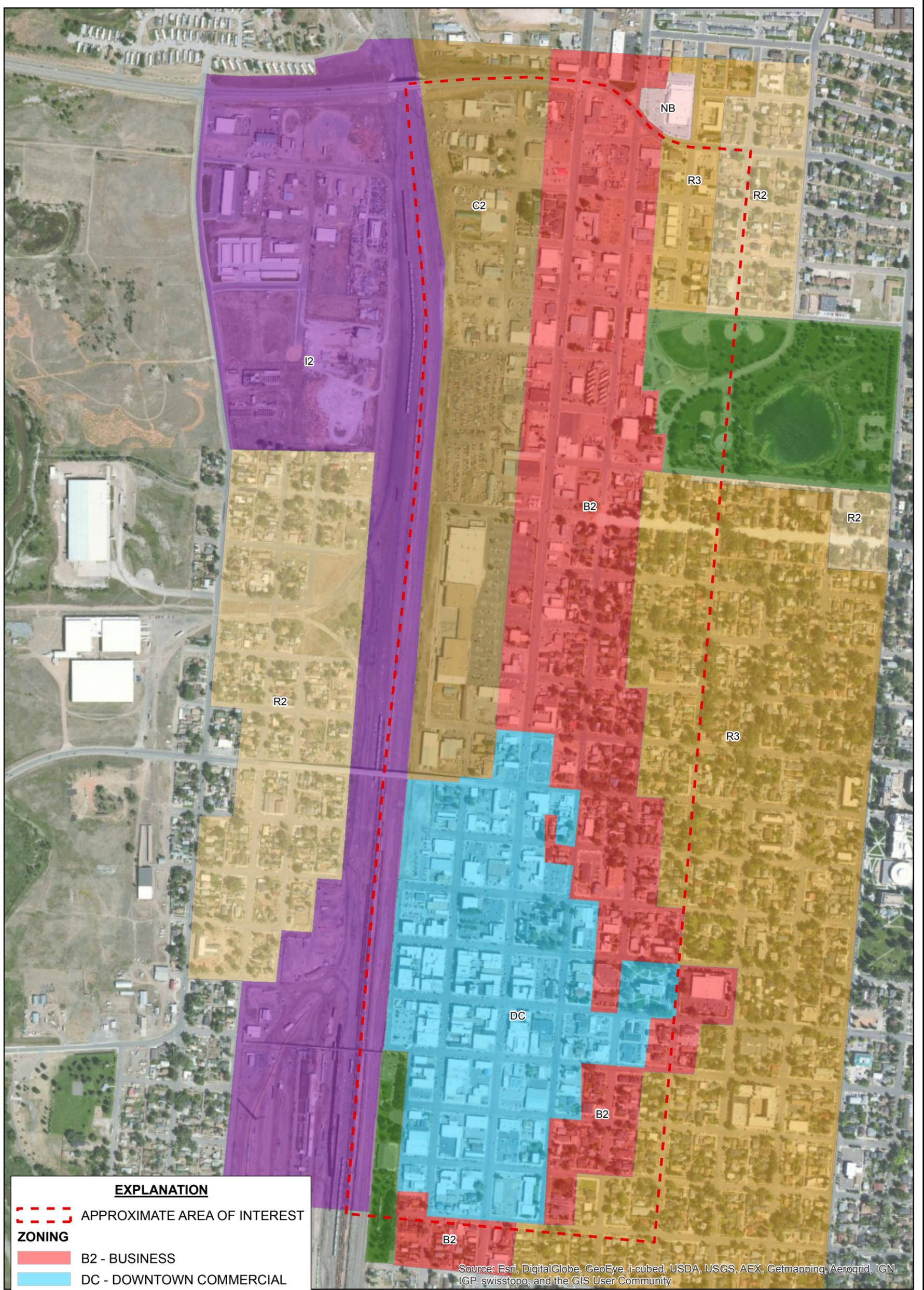
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**EXPLANATION**

 APPROXIMATE AREA OF INTEREST



 1252 Commerce Drive Laramie, WY 82070 www.trihydro.com (P) 307/745.7474 (F) 307/745.7729	<b>FIGURE 1-1</b>		
	<b>INITIAL TARGET AREA INVESTIGATION MAP</b>		
<b>PHASE I ESA</b>			
<b>WDEQ LARAMIE THIRD STREET PCE ORPHAN SITE</b>			
<b>LARAMIE, WYOMING</b>			
Drawn By: PH	Checked By: CH	Scale: 1" = 600'	Date: 4/14/14 File: WDEQ_LaramieSite_Fig1_1.mxd



**EXPLANATION**

- APPROXIMATE AREA OF INTEREST
- ZONING**
- B2 - BUSINESS
- DC - DOWNTOWN COMMERCIAL
- C2 - GENERAL COMMERCIAL
- I2 - INDUSTRIAL
- R2 - LIMITED MULTI-FAMILY
- R3 - MULTI-FAMILY
- NB - NEIGHBORHOOD BUSINESS
- PARK

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

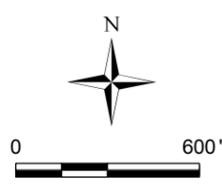
**FIGURE 1-2**

**CITY OF LARAMIE ZONING MAP**

**PHASE I ESA  
WDEQ LARAMIE THIRD STREET PCE ORPHAN SITE  
LARAMIE, WYOMING**



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**NOTE:**

NORTHERLY FLOW DIRECTION IS DUE TO LIMITED NUMBER OF DATA POINTS

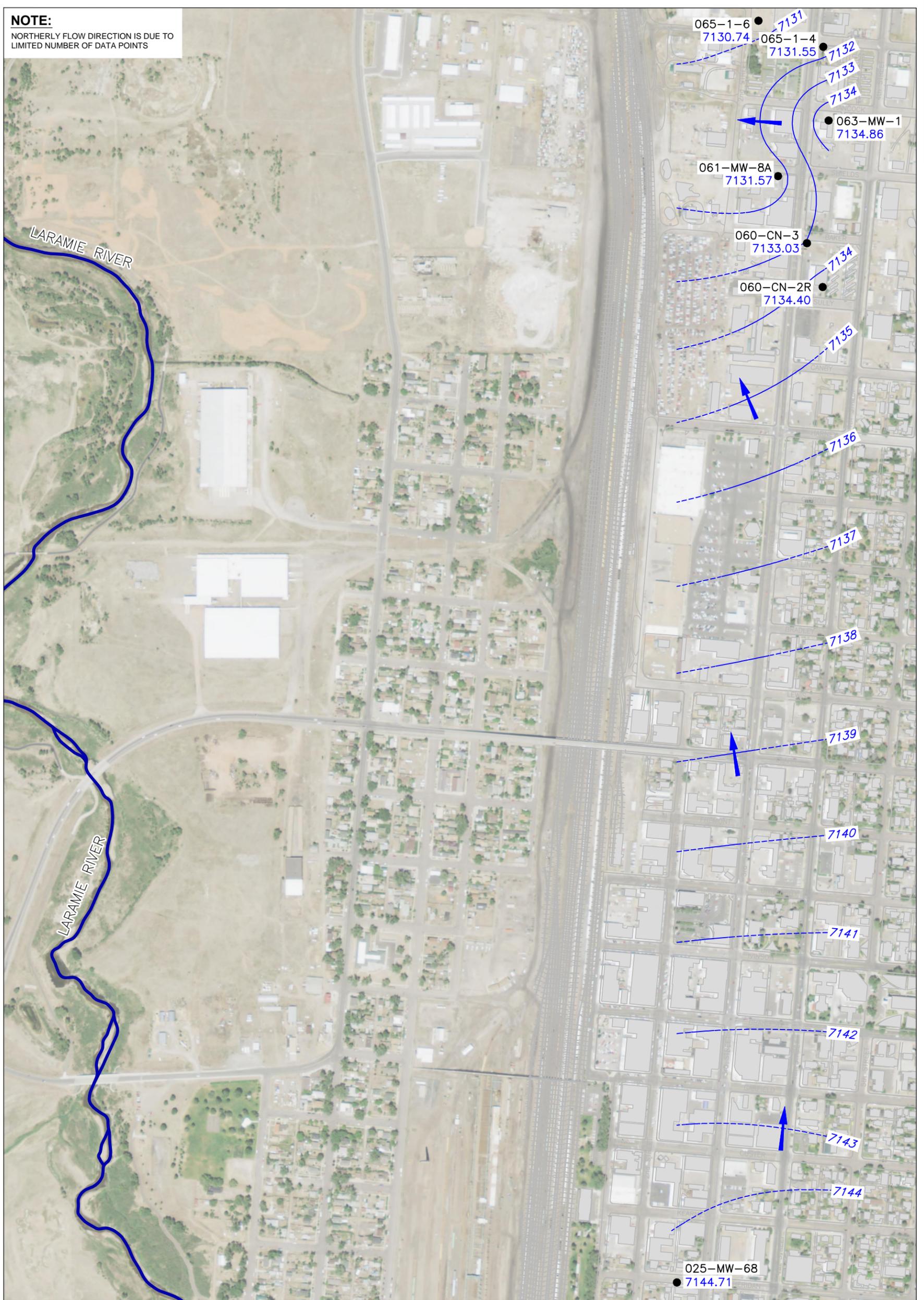


Image Cite: NAIP Image September 25, 2012

**EXPLANATION**

- 025-MW-68  
7144.71 MONITORING WELL (MW) AND DESIGNATION SHOWING POTENTIOMETRIC SURFACE ELEVATION IN FT AMSL
- 7144 --- LINE OF EQUAL ELEVATION OF POTENTIOMETRIC SURFACE (FT AMSL, INTERVAL=1')
- ← GENERAL DIRECTION OF GROUNDWATER FLOW
- FT AMSL FEET ABOVE MEAN SEA LEVEL



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**FIGURE 2-1**

**POTENTIOMETRIC SURFACE MAP**

**PHASE I ESA  
LARAMIE THIRD STREET PCE ORPHAN SITE  
LARAMIE, WYOMING**

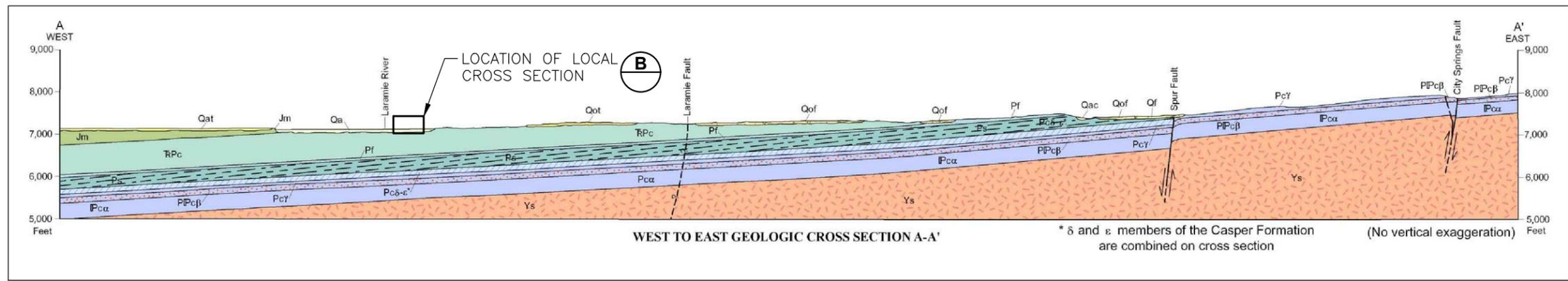
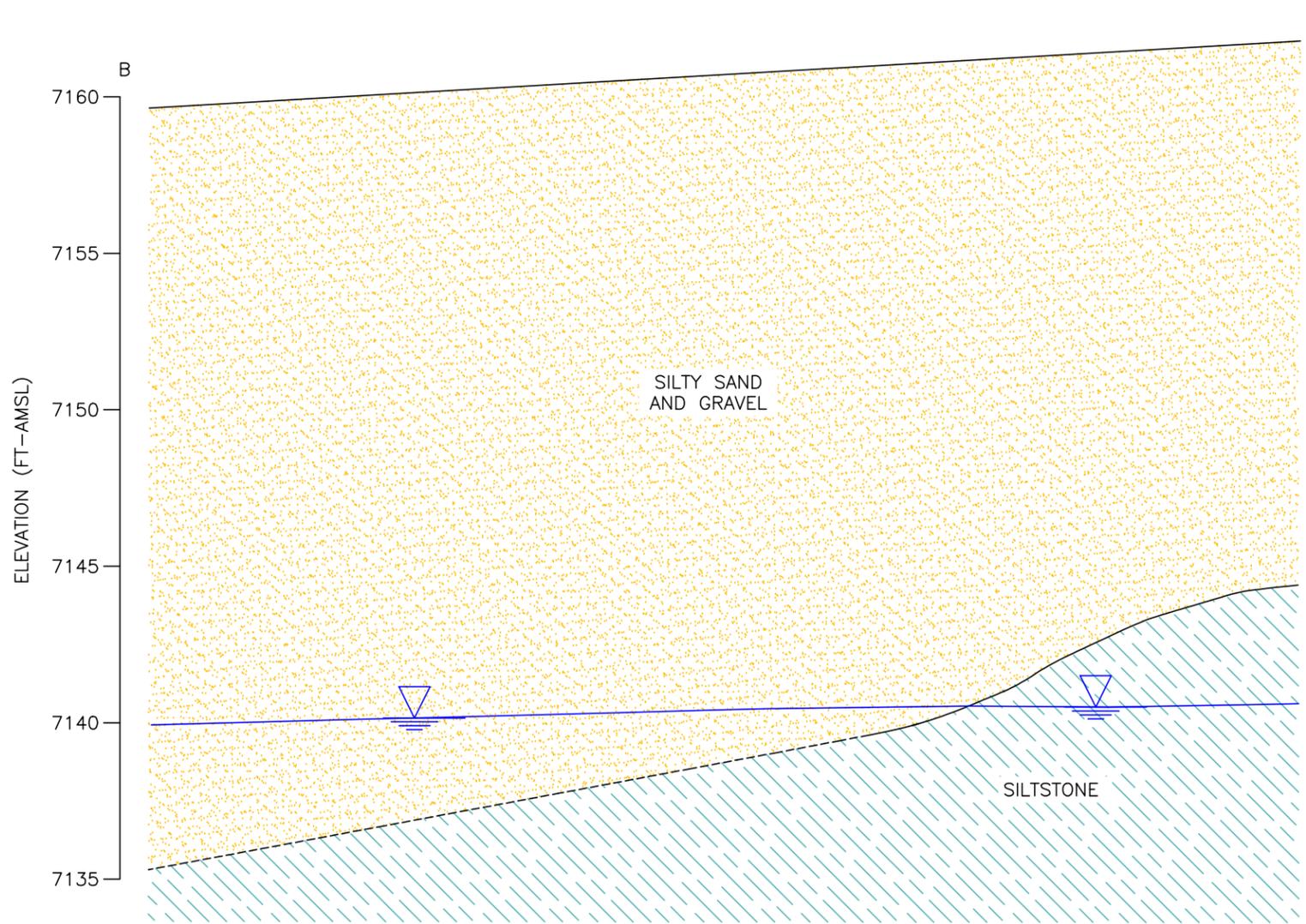


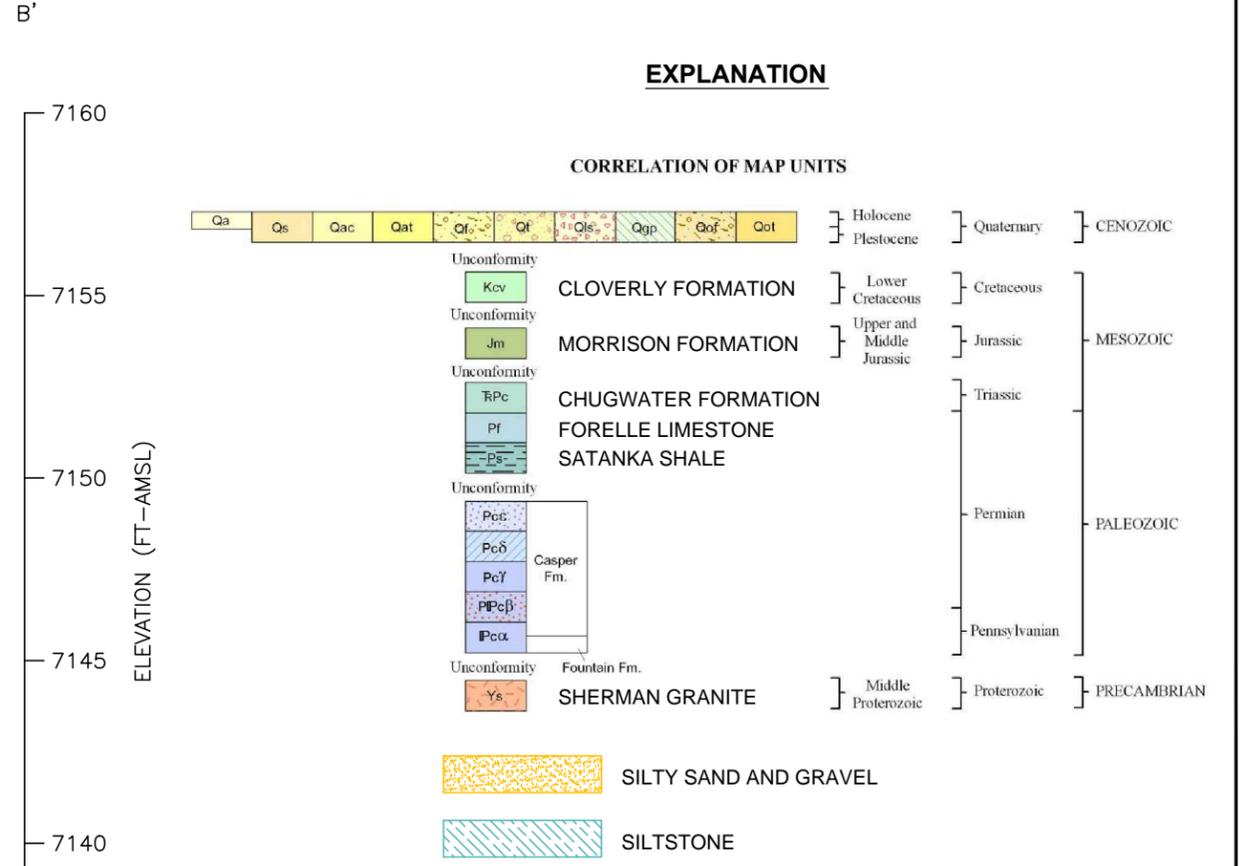
Image Cite: Revised Geologic Map of the Laramie Quadrangle, Albany County, Wyoming By Alan J. VerPloeg 2009

**A REGIONAL CROSS SECTION**  
SCALE: 1" = 3,000'

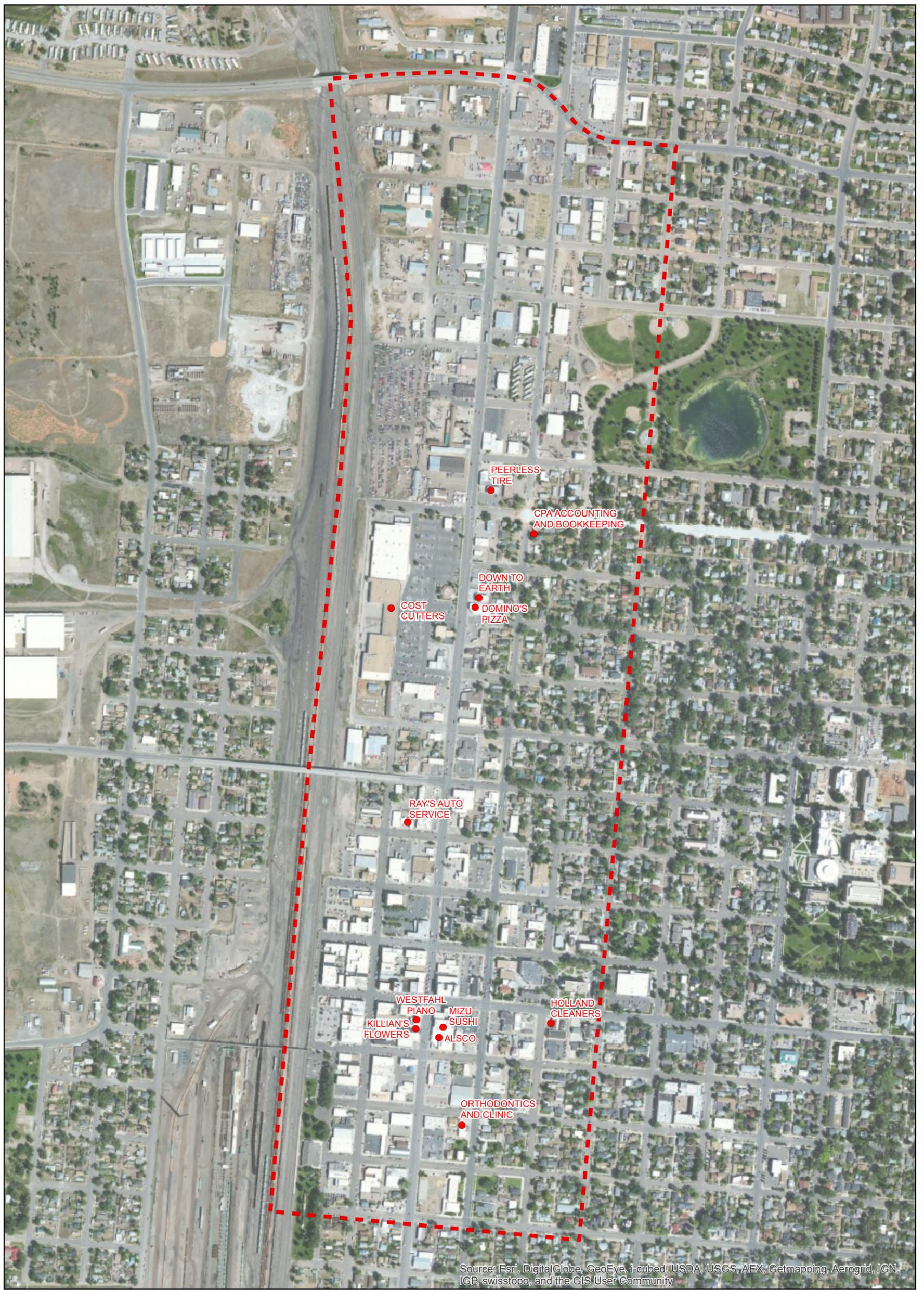


**B GENERALIZED LOCAL CROSS SECTION**  
SCALE: H - 1" = 50' V - 1" = 5'

0 50' HORIZONTAL  
0 5' VERTICAL

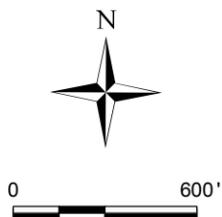


<p><b>Trihydro</b> CORPORATION</p> <p>1252 Commerce Drive Laramie, Wyoming 82070 www.trihydro.com (P) 307/745.7474 (F) 307/745.7729</p>	<b>FIGURE 2-2</b>			
	<b>REGIONAL AND LOCAL CROSS SECTIONS</b>			
	<b>PHASE I ESA</b> <b>LARAMIE THIRD STREET PCE ORPHAN SITE</b> <b>LARAMIE, WYOMING</b>			
Drawn By: REP	Checked By: RA	Scale: AS SHOWN	Date: 4/14/14	File: 021-ESAREPRT-XSEC201404



**EXPLANATION**

- HISTORICAL DRY CLEANERS AND PROPERTIES OF INTEREST LOCATIONS
- APPROXIMATE AREA OF INTEREST

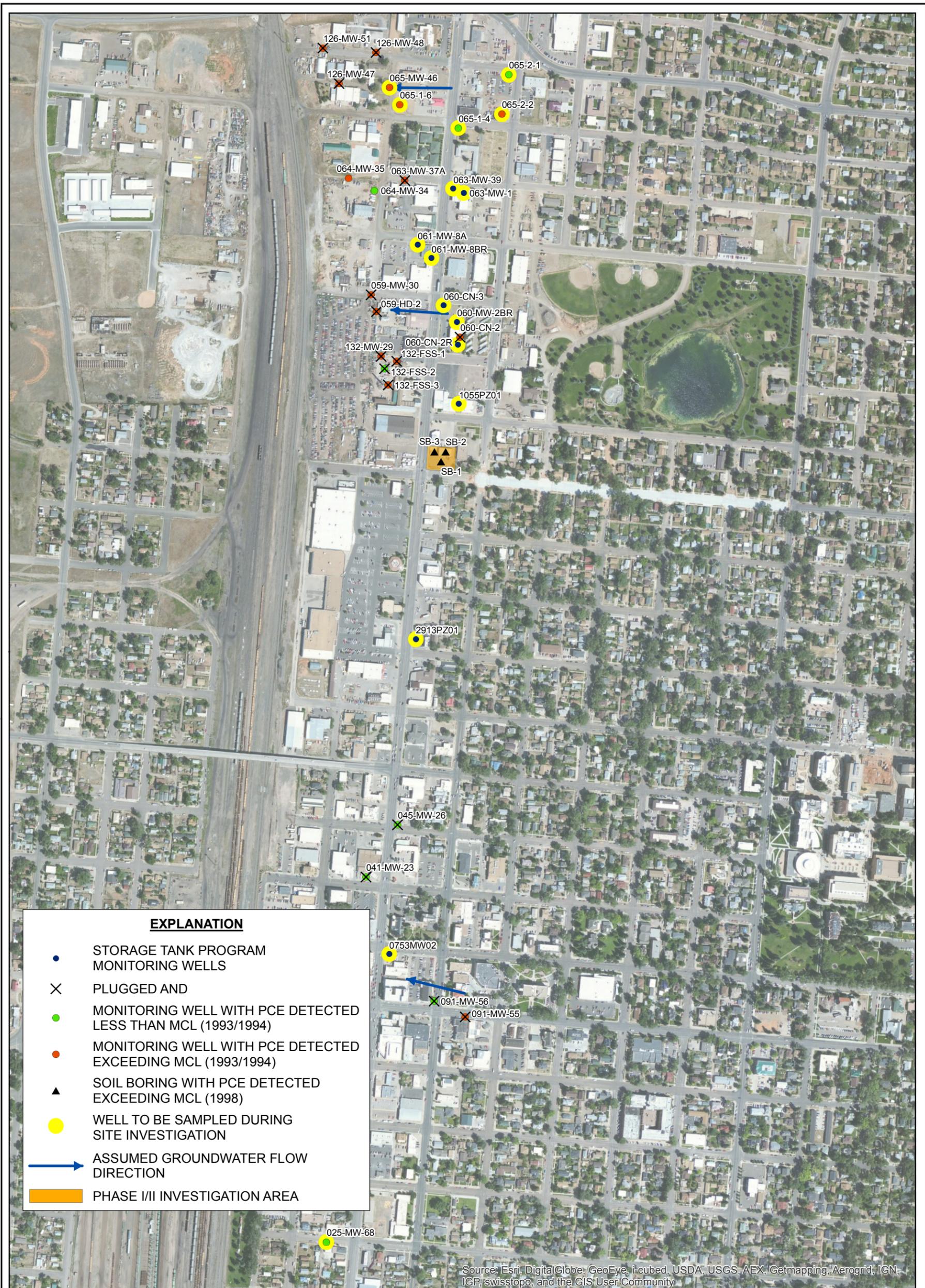


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**FIGURE 2-3**

**POTENTIAL HISTORICAL DRY CLEANERS AND PROPERTY OF INTEREST LOCATIONS**

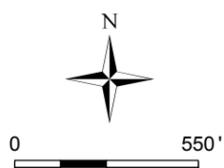
**PHASE I ESA  
WDEQ LARAMIE THIRD STREET PCE ORPHAN SITE  
LARAMIE, WYOMING**



**FIGURE 3-1**

**HISTORICAL PCE CONCENTRATIONS**

**PHASE I ESA  
WDEQ LARAMIE THIRD STREET PCE ORPHAN SITE  
LARAMIE, WYOMING**



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Drawn By: PH

Checked By: CH

Scale: 1" = 550'

Date: 4/7/14

File: WDEQ\_LaramieWells\_Fig3\_1.mxd