

U.S. ENVIRONMENTAL PROTECTION AGENCY  
 POLLUTION/SITUATION REPORT  
 Buckeye Quality Cleaners - Removal Polrep  
 Final Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
 Region V

**Subject:** POLREP #3  
 Final  
 Buckeye Quality Cleaners  
 D561  
 Dayton, OH

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**From:** Jason Cashmere, On-Scene Coordinator

**Date:** 2/19/2025

**Reporting Period:** 2/17-18/2025

## 1. Introduction

### 1.1 Background

<b>Site Number:</b>	D561	<b>Contract Number:</b>	
<b>D.O. Number:</b>		<b>Action Memo Date:</b>	
<b>Response Authority:</b>	CERCLA	<b>Response Type:</b>	Emergency
<b>Response Lead:</b>	EPA	<b>Incident Category:</b>	Removal Action
<b>NPL Status:</b>	Non NPL	<b>Operable Unit:</b>	
<b>Mobilization Date:</b>	1/7/2025	<b>Start Date:</b>	1/7/2025
<b>Demob Date:</b>	2/18/2025	<b>Completion Date:</b>	2/18/2025
<b>CERCLIS ID:</b>		<b>RCRIS ID:</b>	
<b>ERNS No.:</b>		<b>State Notification:</b>	OEPA
<b>FPN#:</b>		<b>Reimbursable Account #:</b>	

#### 1.1.1 Incident Category

Emergency Response - structure fire at a former dry cleaning facility.

#### 1.1.2 Site Description

##### 1.1.2.1 Location

The site is located at 2934 Salem Ave. in Dayton, Montgomery County, Ohio (lat. 39.788970°, long. -84.238670°) and is a commercial parcel. According to the property owner, the building was originally constructed in the 1920s, which multiple additions added since. The facility has operated as a dry cleaner since at least the 1970s under various names and at one time employed over 200 people. Several Sanborn maps were provided by the City of Dayton that depict the building additions as well as seven underground storage tanks (USTs). A storm sewer inlet is located on the property that conveys runoff surface water to nearby Wolf Creek.

##### 1.1.2.2 Description of Threat

Following the fire, the structure and hazardous materials within the building are not secure. During the site walk conducted by EPA with the City of Dayton, evidence of trespassing in the form of graffiti was observed throughout the building. Mattresses were also observed along with clothing and food wrappers that suggests squatters are using the building. The City of Dayton has made numerous attempts to the secure the building; however, trespassers continue to break in and enter. The unsecure nature of the building and hazardous materials poses a threat to trespassers and nearby passersby on the adjacent sidewalks.

#### 1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

Upon entry into the building, EPA observed numerous small containers that included gear lubes, motor oil, roofing tar, various epoxies, gasoline and diesel cans, paints, aerosol cans, degreasers, glues, concrete crack fillers, and antifreeze. EPA also observed numerous PCB-containing fluorescent light ballasts and numerous mercury-containing fluorescent light bulbs. The dry cleaning machine was also observed to still contain fluids that are suspected to contain volatile organic compounds (VOCs).

## 2. Current Activities

### 2.1 Operations Section

#### 2.1.1 Narrative

On January 5, 2025, the Montgomery County Emergency Management Agency (EMA) and the City of Dayton Fire Department responded to a fire at the former Buckeye Quality Cleaners. The City of Dayton Fire Department made an entrance into the structure following the fire to assess the presence and amount of hazardous materials remaining in the building. During a site walk conducted on January 5, 2025, the City observed numerous small containers containing hazardous materials associated with dry cleaning operations, a dry cleaning machine that still contained unknown fluids, asbestos pipe wrap, and four to six underground storage tanks containing unknown contents. Water from firefighting operations is believed to have entered the storm sewer and nearby Wolf Creek.

On January 6, 2025, EPA received NRC Report #1420520. The City of Dayton reported a two-story structure fire which destroyed the majority of the second floor and a portion of the first story where the second story had collapsed. The building materials consisted of concrete block and timber and steel framing. During a conference call discussing the incident, the City and Ohio EPA provided EPA with various sources of information citing numerous hazardous waste violations as well as ongoing trespasser and vandalism incidents, and site photos exhibiting several containers labelled as containing hazardous materials. The Montgomery County EMA, the City of Dayton Planning, Neighborhoods, and Development, and Ohio EPA subsequently requested EPA's assistance to remove hazardous materials from within the structure, secure the hazardous materials, sample underground storage tanks, and remove their contents.

On January 7, 2025, EPA mobilized both START and ERRS contractors and met with the City of Dayton Fire Department and the City of Dayton Planning, Neighborhoods, and Development to conduct a site walk. When EPA arrived on-scene, the property was unsecured and the fire had been extinguished. EPA obtained access from the property owner, identified containers to be sampled, located the seven underground storage tanks, began inventorying small containers, mercury-containing fluorescent light bulbs and ballasts. EPA also obtained storm sewer system maps from the City of Dayton Division of Environmental Management and will scope the outfall to Wolf Creek to look for impacts. EPA will erect temporary fencing to secure building and begin staging containers for disposal.

EPA has sent samples it collected from the site to the laboratory and the sample results indicated that hazardous materials (as identified under CERCLA) were present in several containers at the site. EPA then selected a disposal facility, sent the laboratory results to the facility, and a hazardous waste profile was generated by the disposal facility. EPA and its contractors are currently coordinating with the disposal facility to schedule a crew to remove the hazardous materials, arrange for trucking of the hazardous materials, and move equipment needed to remove the hazardous materials.

#### 2.1.2 Response Actions to Date

For emergency response actions completed during January 9-10, 2025, please refer to SITREP #2.

On February 17, 2025, EPA returned to the site to remove fluids from the dry-cleaning machine. Approximately 50 gallons of dry cleaning fluids were removed from the machine and will be shipped to an approved facility in compliance with EPA's Off-Site Rule 40 CFR 300.440.

On February 18, 2025, EPA removed numerous containers of petroleum distillates (toluene), corrosive liquids (hydrochloric acid, nitric acid, and sodium hydroxide), aerosols, mercury-containing fluorescent light bulbs, poly-chlorinated biphenyls (PCB)-containing fluorescent light ballasts, and 5,600 gallons of flammable liquids (naphthalene) from the onsite underground storage tanks.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

The PRP has been identified and is cooperating.

2.1.4 Progress Metrics

Waste Stream	Medium	Quantity	Manifest No.	Disposal
D001 - Naphthalene	Liquid waste	5,265 gal.	027387313	Reworld; Avon Lake, OH
UN3432 - PCBs, solid	Solid waste	75 kg.	019104394	Reworld; Avon Lake, OH
Universal waste - fluorescent bulbs	Solid waste	100 lbs.	019104394	Reworld; Avon Lake, OH
D001 - Toluene, petroleum distillates	Liquid waste	400 lbs.	019104394	Reworld; Avon Lake, OH
UN3266 - Corrosive liquids (sodium hydroxide)	Liquid waste	100 lbs.	019104394	Reworld; Avon Lake, OH
UN1950 - waste aerosols	Liquid waste	10 lbs.	019104394	Reworld; Avon Lake, OH
UN3266 - Corrosive liquids (HCl, nitric acid)	Liquid waste	40 lbs.	019104394	Reworld; Avon Lake, OH
Labpack	Liquid waste	600 lbs.	019104394	Reworld; Avon Lake, OH

Regional Metrics					
This is an Integrated River Assessment. The numbers should overlap.	Waste	0 gal.			
	Cubic yards of contaminated sediments removed and/or capped	Not applicable.			
	Gallons of oil/water recovered	0 gal.			
	Acres of soil/sediment cleaned up in floodplains and riverbanks	Not applicable.			
	Number of contaminated residential yards cleaned up	Not applicable.			
Stand Alone Assessment	Number of workers on site	10			
Contaminant(s) of Concern	Toluene, naphthalene, HCl, nitric acid, sodium hydroxide, Hg, PCBs				
Oil Response Tracking					
Estimated volume	Initial amount released	Not applicable.			
	Final amount collected	Not applicable.			
CANAPS Info	FPN Ceiling Amount	Not applicable.			
	FPN Number	Not applicable.			
	Body of Water affected	Not applicable.			
Administrative and Logistical Factors					
	Precedent-Setting HQ Consultations (e.g., fracing, asbestos)		Community challenges or high involvement		Radiological
	More than one PRP		Endangered Species Act / Essential Fish Habitat issues		Explosives
	AOC		Historic preservation issues		Residential impacts
	UAO		NPL site		Relocation
	DOJ involved		Remote location		Drinking water impacted
X	Criminal Investigation Division involved		Extreme weather or abnormal field season		High media interest
	Tribal consultation or coordination or other issues		Congressional involvement	X	Active fire present
	Statutory Exemption for \$2 Million		Statutory Exemption for 1 Year		Actual air release
X	Hazmat Entry Conducted – Level A, B, or C		IC or UC established		

Green Metrics		
Metric	Amount	Units
Diesel Fuel Used	Not applicable.	gallons
Unleaded Fuel Used	100	gallons
Alternative/E-85 Fuel Used	Not applicable.	gallons
Electricity from electric company	Not applicable.	kWh
Electric Company Name and Account #	Not applicable.	
Electricity from sources other than the electric company	Not applicable.	kWh
Solid waste reused	Not applicable.	lbs
Solid waste recycled	Not applicable.	lbs
Scrap metal recycled	Not applicable.	tons
Recycled tires	Not applicable.	tires
Water Used	Not applicable.	gallons

2.2 Planning Section

2.2.1 Anticipated Activities

2.2.1.1 Planned Response Activities

- No additional response activities are planned.

2.2.1.2 Next Steps

- The emergency response phase has concluded, EPA plans no additional response activities.

2.2.2 Issues

-None

2.3 Logistics Section

The OSC is currently fulfilling this role.

2.4 Finance Section

2.4.1 Narrative

On January 7, 2025, the OSC requested \$100,000 for the START and ERRS contractors to initiate emergency response actions and was approved.

On January 31, 2025, the OSC requested an additional \$20,000 for the START contractor and an additional \$30,000 for the ERRS contractor and was approved.

Estimated Costs \*

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$105,000.00	\$86,000.00	\$19,000.00	18.10%
TAT/START	\$50,000.00	\$25,000.00	\$25,000.00	50.00%
Intramural Costs				
Total Site Costs	\$155,000.00	\$111,000.00	\$44,000.00	28.39%

\* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

2.5 Other Command Staff

2.5.1 Safety Officer

The ERRS Removal Manager (RM) is fulfilling this role.

2.5.2 Liaison Officer

The OSC is currently fulfilling this role.

2.5.3 Information Officer

EPA's Public Affairs office is currently fulfilling this role.

3. Participating Entities

3.1 Unified Command

Unified Command was not established for this incident.

3.2 Cooperating Agencies

- Ohio EPA
- City of Dayton Fire Department
- City of Dayton Police Department
- City of Dayton Department of Water
- City of Dayton Division of Environmental Management
- Montgomery County EMA
- City of Dayton Planning, Neighborhoods, & Development

4. Personnel On Site

- EPA - 1
- START - 1
- ERRS - 5

5. Definition of Terms

- ACM - Asbestos-Containing Material
- ASPECT - Airborne Spectral Photometric Environmental Collection Technology
- ATSDR - Agency for Toxic Substances & Disease Registry
- CERCLA - Comprehensive Environmental Response, Compensation & Liability Act
- CERCLIS - Comprehensive Environmental Response, Compensation, & Liability Information System
- COD - Chemical Oxygen Demand
- DITRA - Defense Threat Reduction Agency
- DOT - United States Department Of Transportation
- DRO - Diesel Range Organics
- EGLE - Michigan Environment, Great Lakes, & Energy
- EMA - Emergency Management Agency
- EPA - United States Environmental Protection Agency
- ERNS - Emergency Response Notification System
- ERRS - Emergency Rapid Response Services
- GRO - Gasoline Range Organics
- IC - Incident Command or Incident Commander
- ICP - Inductively Coupled Plasma
- ICS - Incident Command System
- IMAAC - InterAgency Modeling Atmospheric Assessment Center
- KLP - Key Leadership Position
- MS - Mass Spectrometry
- NCP - National Oil & Hazardous Substance Pollution Contingency Plan
- ng/m<sup>3</sup> - Nanograms Per Cubic Meter
- NOAA - National Oceanic & Atmospheric Administration
- NPDES - National Pollution Discharge Elimination System
- NPL - National Priorities List
- NRC - National Response Center
- OEPA - Ohio Environmental Protection Agency
- ORO - Oil Range Organics
- OSC - On-Scene Coordinator
- OSHA - Occupational Safety & Health Administration
- PAH - Poly-Aromatic Hydrocarbons
- PIO - Public Information Officer
- ppb - Parts Per Billion
- ppm - Parts Per Million
- PRP - Potentially Responsible Party
- RCRA - Resource Conservation and Recovery Act
- RCRIS - Resource Conservation & Recovery Act Information System

RP - Responsible Party  
SITREP - Situation Report  
SPM Flex - Single Point Monitor (Flex)  
START - Superfund Technical & Response Team  
SVOC - Semi-Volatile Organic Compound  
TO - Toxic Organic  
UC - Unified Command  
USCG - United States Coast Guard  
USDOJ - United States Department Of The Interior  
USFWS - United States Fish & Wildlife Service  
VI - Vapor Intrusion  
VOC - Volatile Organic Compound

**6. Additional sources of information**

**6.1 Internet location of additional information/report**  
[response.epa.gov/bqc](https://response.epa.gov/bqc)

**6.2 Reporting Schedule**  
This is the final SITREP.

**7. Situational Reference Materials**

NCP and CERCLA.