

EPA Proposes Cleanup Steps at Former Industrial Site

City of Toledo Property (formerly Textileather Corporation)

Toledo, Ohio

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For more information

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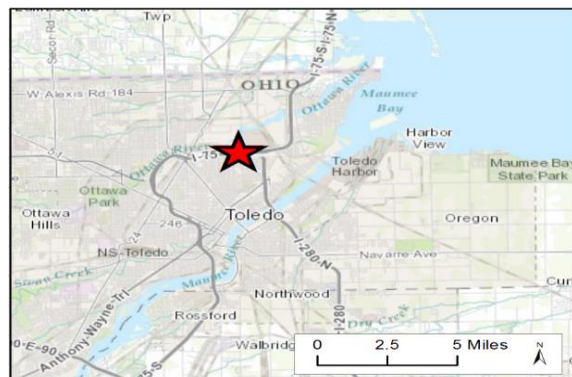
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EPA will publish the Statement of Basis document for the public to review. The document, which will contain EPA's proposed cleanup plan, can be read at the Toledo Public Library, 3422 Lagrange St., and on-line at the website:
<http://www.epa.gov/Region5/cleanup/rcra/textileather/index.html>

The U.S. Environmental Protection Agency is proposing an environmental cleanup at the City of Toledo property (formerly Textileather Corporation) at 3729 Twining Street, Toledo, Lucas County, Ohio. The proposed cleanup will protect people who work at the Site from potentially harmful health effects caused by coming into contact with contamination. EPA is proposing that the City of Toledo remove and dispose of contaminated soil and small pockets of buried oil in three areas of the property, replace the aging storm and sanitary sewer system on the site, and remove the below-ground storage tanks (under a State of Ohio program). The work would be completed by the City of Toledo which owns the property. The property may only be used for industrial purposes unless further cleanup is completed; this would be required through the property deed. Using the groundwater in the area for drinking water is already prohibited by the State of Ohio. The proposed cleanup is based on studying the results of soil, water, and groundwater sampling done as part of a risk assessment, and on historic environmental practices and cleanup activities.



Site Location. I-75 to South. 6.5 miles southwest of Maumee Bay and 3.8 northeast of downtown Toledo.

Toledo is actively pursuing redevelopment plans for this property which is within a redevelopment zone related to the automotive industry. Manufacturing operations at the Site ended in 2009 and the buildings were demolished in 2014.

EPA has prepared a Statement of Basis (“SB”) document that lays

out the proposed cleanup plan and provides details about the pollution investigation, risk analysis, and Site history. The primary purpose of the SB document is to invite written comments from the public on the cleanup approach being considered by EPA. The public comment period will be August 26 through September 27, 2015, and will be announced in the Toledo Blade newspaper.

Background In 2009, EPA and Textileather Corporation entered into a legal agreement called an Administrative Order. The Order was issued under a federal law called the Resource Conservation and Recovery Act, or RCRA, to begin what is called “corrective action.” Under the RCRA order, Textileather was responsible for investigating and cleaning up any pollution on its property and any pollution that may have spread beyond the property boundaries, and which pose a risk to human health or the environment. Textileather completed much of the investigation work required under the Order before the City of Toledo purchased the property in December 2014 as part of its industrial redevelopment of the area. When Toledo purchased the property, EPA and Toledo entered into an Administrative Order in January 2015.

The selected remedies, or clean-up actions, are based on the anticipated industrial re-use of the property.

Site Details The property was used for manufacturing vinyl products for the auto industry from 1920 until 2009, when the plant closed. Former plant operations involved converting raw materials including resins, plasticizers, pigments, and other additives into various widths and thicknesses of rolled vinyl sheets. Between the early 1950s and October 1990, the plant also recovered solvents and recycled waste-inks from on-site and off-site sources. Textileather stopped receiving off-site wastes in November 1990.

Cleanup Details EPA proposes the excavation of three areas of contaminated soil, some building foundations, and small areas of oil in the ground. The excavated

materials will be disposed of off-site in an appropriate landfill, per regulatory requirements. EPA proposes these cleanup actions:

- *Excavation of contaminated soil, building foundations, and removal of oil in the basement of former buildings 50 and 51:* This area was contaminated by releases of Therminol, a heat transfer oil containing polychlorinated biphenyl compounds (“PCBs”). An impacted area measuring 2,480 square feet and ten feet deep will be excavated. The building foundations are also contaminated and will be excavated.
- *Excavation of contaminated soil and removal of oil in the South Above Ground Storage Tank Farm* The tank farm had six 20,000-gallon ASTs that contained various liquid plasticizer oils which leaked or spilled in this area; sampled oils also contained PCBs. An impacted area about 2,646 square feet and 12 feet deep will be excavated (tanks have been removed).
- *Excavation of contaminated soil in the Former Sample Print Machines area:* Soil in this area is contaminated with solvents; these solvents emit vapors that could be unsafe to breathe. EPA proposes excavating approximately 73 cubic yards of impacted soils in an area about 490 square feet and four feet deep.

Other proposed remedies include the replacement of an aging storm and sanitary sewer system, removal of below-ground storage tanks, institutional controls that restrict how the property can be used, groundwater monitoring, and a legal instrument to ensure that the cleanup work can be paid for and completed (“financial assurance instrument”).

Your Comments EPA requests feedback from the community on the proposed remedy. For details on how to provide comments, see the Statement of Basis Document at the Toledo Public Library (LaGrange Street) or at <http://www.epa.gov/Region5/cleanup/rcra/textileather/index.html>

If requested by the public, EPA will host a public meeting to discuss the clean-up project. Following the 30-day public comment period, EPA will prepare a Final Decision and Response to Comments document that will identify the selected remedy for the Site.