



Waste Management
ENVIRONMENTAL QUALITY

PAT MCCRORY
Governor

DONALD R. VAN DER VAART
Secretary

MICHAEL SCOTT
Acting Director

April 18, 2016

Sent Via E-mail

John Mallon
Bloom Industrial, LLC
813 Graham Street
Emporia, KS 66801
johnmallon@evergreendesign-build.com

Subject: Request for Additional Assessment
Reliable Bluff
226 North Bivens Road
Monroe, Union County
Brownfields Project Number 19082-15-090

Dear Mr. Mallon:

The North Carolina Department of Environmental Quality (DEQ), Brownfields Program has reviewed the documents submitted with the Brownfields Property Application (BPA), as well as files available through the DEQ Inactive Hazardous Sites Branch (IHSB). A few weeks ago, Mr. Rick Harmon with Harmon Environmental, PA called to inform us that the office space is currently being renovated and that leasing would begin in the coming weeks. Based on this update, I have reviewed site history and reports included in the BPA: *Limited Environmental Site Assessment – Transaction Screen Report* dated May 5, 2014 prepared by CBRE, Inc. and *Limited Soil Assessment* dated December 3, 2015 prepared by Harmon Environmental, PA.

Based on our review of these documents, data gaps were identified. Additional assessment activities, as outlined below, are required to assist in making risk management decisions for inclusion in the brownfields agreement (BFA).

1. *Additional Assessment Activities*: Prior to conducting field activities, a work plan should be submitted to DEQ for review and approval. The work plan should include a description of the sampling and analytical methods to be utilized and a map depicting the proposed sample locations. Sampling methodologies should be consistent with the most recent *Inactive Hazardous Sites Program Guidelines for Assessment and Cleanup* (<http://portal.ncdenr.org/web/wm/sf/ih/ihsguide>). Request Level 2 QA/QC data packages from a N.C. certified environmental laboratory.
 - a. Install three Type II monitoring wells at the approximate locations shown on the attached figure. Groundwater samples from these wells should be analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and Hazardous Substance List (HSL) Metals.

- b. Collect a surficial (0-2 ft) soil sample on the north side of the building near the former machine shop. The sample should be analyzed for VOCs, SVOCs, HSL Metals, and hexavalent chromium.
2. *Brownfields Receptor Survey*: As part of either the additional assessment work plan or report, please include a completed Brownfields Receptor Survey form (see attached).
3. *Report and Figures*: Upon receipt of analytical data, submit a summary report with a description of field activities, tabulated data in comparison to applicable screening levels, the laboratory data packet with applicable QA/QC documentation, and figures. The figures should include a site plan with well locations, locations of sample points, and current site structures, a groundwater flow map, and a concentration map(s) for contaminants detected above applicable standards.

Please provide the work plan for additional assessment activities as soon as you are able. If you have any questions, please feel free to contact me at 704/661-0330, or via e-mail at carolyn.minnich@ncdenr.gov.

Sincerely,

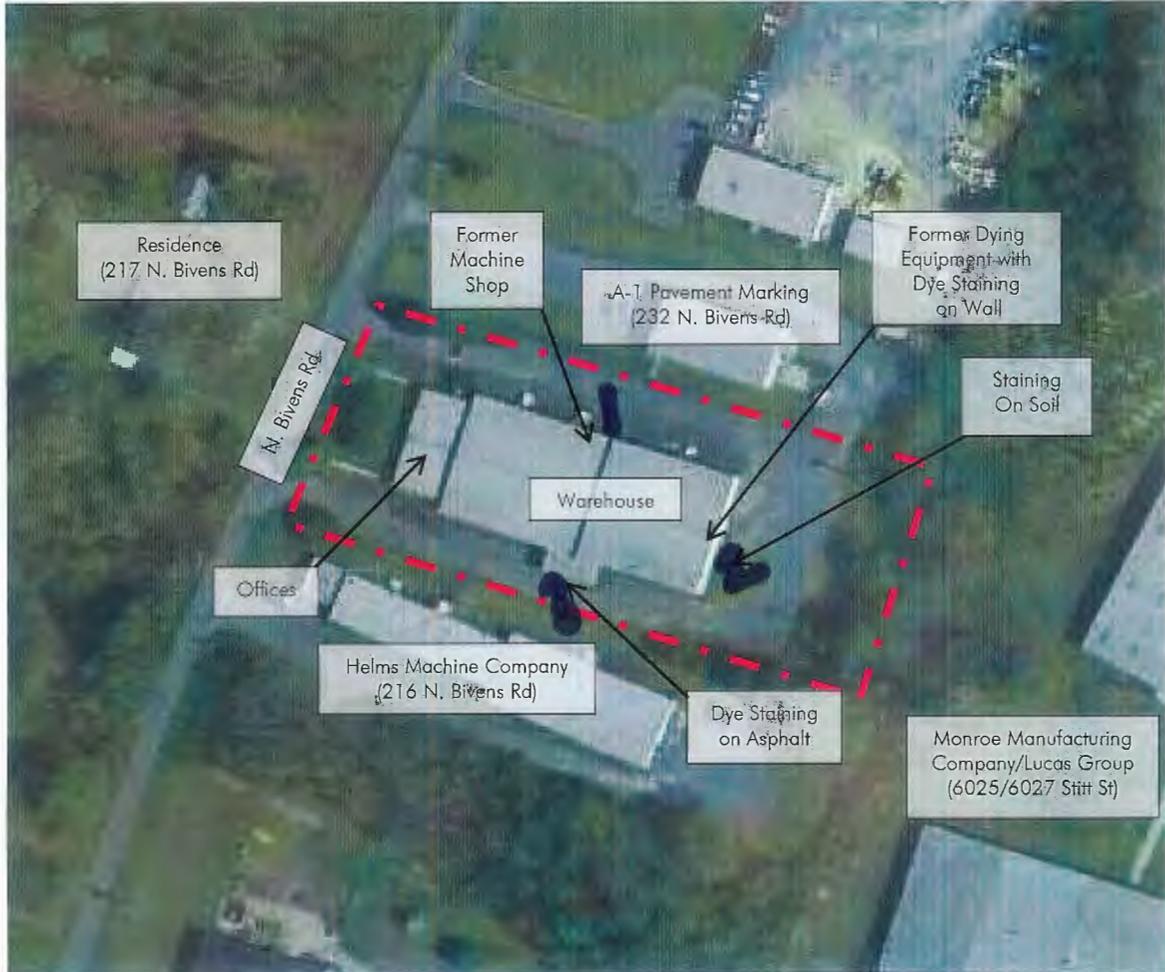
Carolyn Minnich

Carolyn F. Minnich
Brownfields Project Manager
Division of Waste Management

enclosures

cc: Central Files
ec: Bruce Nicholson, DEQ
Rick Harmon, harmonenv@yahoo.com

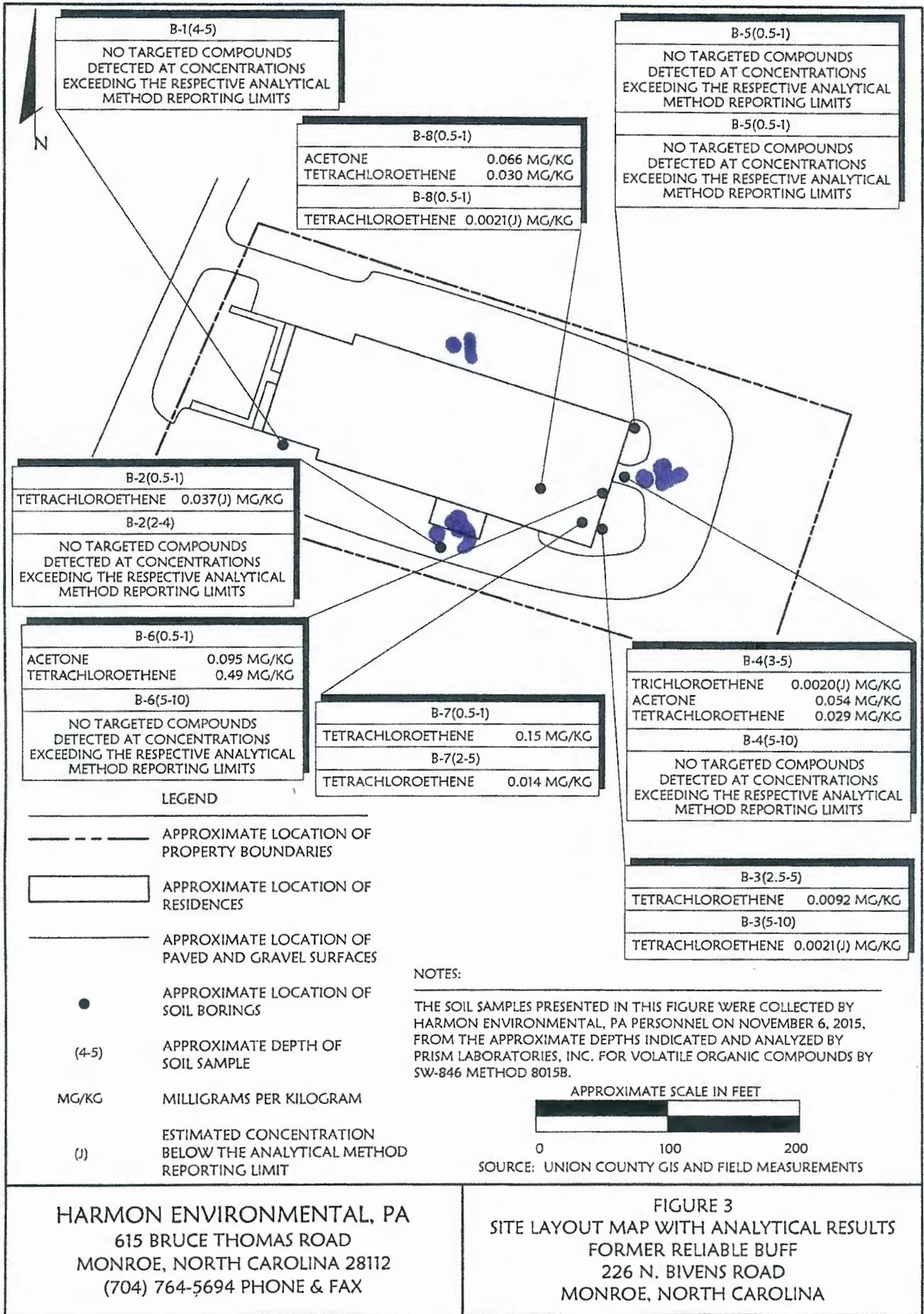
PROPERTY PLAN/DIAGRAM



Legend

Property Boundary - - - - -





HARMON ENVIRONMENTAL, PA
615 BRUCE THOMAS ROAD
MONROE, NORTH CAROLINA 28112
(704) 764-5694 PHONE & FAX

FIGURE 3
SITE LAYOUT MAP WITH ANALYTICAL RESULTS
FORMER RELIABLE BUFF
226 N. BIVENS ROAD
MONROE, NORTH CAROLINA

BROWNFIELDS PROPERTY RECEPTOR SURVEY

This form was created to clarify and simplify preparing a receptor survey for a brownfield site. Please provide the information requested below. Distances are measured from the site property boundary unless otherwise indicated by the DENR Brownfield's Project Manager (PM).

Site: _____
 Address: _____
 City: _____
 County: _____
 Brownfields Project Number: _____

Property and Building Characteristics

<i>Surface Conditions</i>	<i>Current Usage</i>	<i>Proposed Usage</i>
Size of Property (acres)		NA
% of property that is wooded/brush		
% of property that is grassed areas		
% of property that is agricultural crops		
% of property that is paved		
% of property that is covered by buildings		

If an existing building is on-site, please respond to the following. Information can be provided on additional sheets as needed. If numerous buildings are on-site, consult with your PM as only information on specific buildings may be needed.

a. Provide occupancy and use information.

b. Describe the construction of the building including materials (e.g. wood frame, block), type and size of openings (e.g. windows, bay doors), and height (number of stories).

c. Describe the foundation construction. Include details on type, floor construction, and depth below grade.

d. Describe the HVAC system in the building. Include available details on type, equipment location, source of air return, and design considerations (e.g. positive pressure?).

e. Are any subslab ventilation systems or moisture barriers in place? If so, please provide details.

Surrounding Property Land Use

Please provide information on the following land uses in the vicinity of the subject site, including a map of the surrounding areas. If specific receptors are present, please provide addresses of the facilities.

<i>Zoning/Land Use</i>	<i>Current Use/Occupant</i>	<i>Proposed Usage</i>
North		
South		
East		
West		

<i>Specific Land Uses of Interest</i>	<i>Y/N *</i>	<i>Distance (ft)</i>	<i>Direction</i>	<i>Address</i>
Is a school or daycare center within 1,000 ft of the				
Is there a residence within 1,000 ft of the Property?				
Is there a basement within 1,000 ft of the Property				

* If numerous facilities of interest are present, their locations can be placed on a map in lieu of providing specific addresses.

Utilities

For the subject property, please provide a map of known buried utilities. If available, include depth to top, construction material, and diameter of the utilities. In addition, please provide the following information on utility providers. If additional assessment is required, the public utility locators should be contacted. This information can then be added to a site map.

Is there a septic system on-site? (Y or N) _____

Please provide the utility providers for the subject property

- a. Natural Gas _____
- b. Sewer _____
- c. Electricity _____
- d. Other _____

For surrounding properties, please complete the following table with available information.

<i>Utility/Potential Receptor</i>	<i>Y/N *</i>	<i>Distance (ft)</i>	<i>Direction</i>
Is a storm water pipe within 100 ft of the Property boundary?			
Is a sanitary sewer within 100 ft of the Property boundary?			
Is a septic system leach field within 500 ft of the Property boundary?			
Is a water line main within 100 ft of Property boundary?			
Is a natural gas line main within 100 ft of the Property boundary?			
Is a buried telephone/ cable main within 100 ft of the Property boundary?			
Is a buried electrical cable main within 100 ft of Property boundary?			

* If yes, please provide a map or detailed information (distance, direction, depth) of the utility in correlation with the subject property.

Water Supply

The purpose of this section is to provide information on the water supply for the site and surrounding areas.

What is the potable water supply for the property? Public _____ Private _____

If Private, please provide details of the water supply source (i.e. well location, well construction, etc). If public, please include the water providers name.

Please provide the following information regarding water supply wells in the vicinity of the Property. At a minimum, a windshield survey within 1,500 ft of the property boundaries should be completed to determine if water supply or irrigation wells may be present. Information from applicable databases can and should be utilized; however, should not be utilized in lieu of the windshield survey. If multiple wells are present within the requested radius, please provide a map of the well locations. If needed, please attach a separate table to list all wells. Please note, the PM may opt for a more extensive water supply well survey if needed.

<i>Water Supply Wells</i>	<i>Y/N</i>	<i>Distance (ft)</i>	<i>Direction</i>	<i>Address</i>
Is a public water supply well within 1 mile of the Property boundary?				
Is a private water supply well within 1,500 ft of the Property				
Is an irrigation well within 1,500 ft of the Property boundary?				

Surface Water & Wetlands

The purpose of this section is to provide information on the presence of surface waters and/or wetlands on, or in the vicinity of the Property.

<i>Provide Information regarding Surface Water and Wetlands</i>	<i>Response/Comments</i>
Are there surface water features on the property? (If yes, please complete a. to d.)	
a. Is the water body naturally developed or man-made?	
b. List the uses of the water body.	
c. What is the source of the water for the water body?	
d. What is the nature of the bottom of the water body (e.g., rocky or concrete bottom, drainage ways or impoundments)	
If no on-site surface water features, what is the nearest surface water body?	
Are there any wetlands present on the property? If no wetlands on-site, are wetlands suspected on adjoining properties?	