



North Carolina Department of Environment and Natural Resources
Division of Waste Management

Pat McCrory
Governor

Dexter R. Matthews
Director

John E. Skvarla, III
Secretary

April 3, 2013

James W. Van Nortwick
Manager of Underutilized Properties, GE Global Operations - Properties Transactions
500 West Monroe Street - 15th Floor,
Chicago, IL 60661

Re: **NOTICE OF REGULATORY REQUIREMENTS FOR CONTAMINANT ASSESSMENT AND
CLEANUP & REVIEW OF PHASE II ESA**

Bancroft Street Groundwater Solvent Impacts
1906 Bancroft Street,
Charlotte, Mecklenburg County, North Carolina
IHSB Inventory No.: Pending

Dear Mr. James W. Van Nortwick:

Thank you for submitting your Phase II Environmental Site Assessment and related documents received on October 26, 2012, which reports that your Site located at 1906 Bancroft Street, Charlotte, Mecklenburg County, North Carolina, has been contaminated by one or more hazardous substances. Additional assessment and delineation of non-petroleum groundwater contamination, including but not limited to, tetrachloroethene (PCE), trichloroethene (TCE), and metals detected in groundwater is required at this Site. Depending on the contaminants involved and whether the contaminants have impacted or may impact groundwater quality, you will be required to assess and cleanup the contamination under one or more cleanup authorities. Regulatory oversight for the assessment and cleanup under all applicable authorities will be provided by the Division of Waste Management through its Superfund Section, Inactive Hazardous Sites Branch ("Branch").

Review of the submitted "Phase II Investigation Report" and the analytical data results from the most recent "Phase II Environmental Site Assessment" completed by AMEC Environmental and Infrastructure Inc., documenting investigations conducted at GE Trailer Fleet Services Charlotte branch facility between April and June of 2011, reveals your Site has been contaminated by one or more hazardous substances. The Inactive Hazardous Sites Response Act ("IHSRA"), codified under N.C. Gen. Stat. § 130A-310, et seq., applies to the Site. In addition, initial immediate actions may be required under 15A NCAC 2L, Groundwater Classifications and Standards. Your Site will be listed in our inventory as there are exceedances of 15A NCAC 2L groundwater quality standards and potential exceedances of the Inactive Hazardous Sites Branch's (IHSB) direct contact soil remediation goals (SRGs). Metals were detected above IHSB SRGs, and PCE and TCE were detected above the State's 15A NCAC 2L groundwater quality standards in various Site monitoring wells. To validate the detected metals in soils are related to background concentrations and better determine if Volatile Organic Compounds (VOCs) in groundwater are related to onsite or offsite issues, the Department suggests the following additional information: Confirmatory soil background sampling in addition to the collection of at least one additional soil sample from the B4 and B5 areas at an interval of 6-12 inches below ground surface. If accessible please also provide three surface water and three sediment analytical data points (Up-gradient, Mid-gradient, and Down-gradient) for the stream flowing along

the property boundary. Please complete and submit an additional round of confirmatory groundwater monitoring well sampling data for all site monitoring wells. Conduct a comprehensive 1500-foot-radius water supply usage survey, confirm their current usage status, and sample any potable wells found. All active supply wells within the radius should be sampled to demonstrate they have not been impacted by any contaminants of concern. Soil and Sediment samples should be laboratory analyzed for VOCs by EPA Method 8260 and for metals by SW-846 methods. Groundwater samples should be laboratory analyzed for VOCs by EPA Method 8260. For the minimum technical and administrative procedures for site assessments and site cleanups conducted pursuant to the Inactive Hazardous Sites Response Act of 1987 (N.C.G.S. 130A-310 et.seq.), please refer to the Branch's Guidelines for Assessment and Cleanup (August 2011) which can be found at: <http://portal.ncdenr.org/web/wm/sf/ihs/ihsguide>

To confirm the Phase II Investigation Report's conclusions that metal concentrations detected in Site soil samples fall within naturally occurring background concentrations, Site-specific background soil samples must be established to determine natural concentrations of any metals that reportedly exceed IHSB remedial goals in Site environmental media. This may require installation of additional soil borings in areas away from potential sources of contamination. Any soil sample collected for laboratory analyses to determine Site specific ranges must be from depths and soil types that are representative of suspect and/or contaminated soils. Specific guidance on remediation goals for soils can be found in Guidance section 4.1; background soil sample collection procedures which are covered in section A.5.1.3.

An evaluation for vapor intrusion potential may be required at this Site. The Branch's "Supplemental Guidelines for the Evaluation of Structural Vapor Intrusion Potential" (Vapor Guidelines) should be used in conducting an evaluation of structural vapor intrusion potential. The Vapor Guidelines and updated Screening Levels can be accessed on the Branch's website at <http://portal.ncdenr.org/web/wm/sf/ihs/home>.

Beyond initial abatement actions, all assessment and remediation will be done through the Inactive Hazardous Sites Response Act (IHSRA).

I. ACTIONS REQUIRED AT THIS TIME:

Complete the Site Cleanup Questionnaire.

To comply with the requirements of State law, a "Site Cleanup Questionnaire", and "Notification Of An Inactive Hazardous Substance Or Waste Disposal Site" available on the website noted at the end of this letter must be completed and returned to this office. The information you provide will be reviewed along with other information to prioritize the site, so please make certain that the information you provide is complete and accurate. Please note that your failure to inform the Branch of any nearby potable wells or other high risk conditions may adversely affect the Branch's ability to identify this site as a higher-risk site.

Take Initial Abatement Actions Required Under 15A NCAC 2L.

If you have not already done so, you must take the initial abatement actions required under 15A NCAC 2L. Pursuant to 15A NCAC 2L .0106(b), any person conducting or controlling an activity which results in the discharge of a waste or hazardous substance to the groundwaters of the State, or in proximity thereto, shall take immediate action to terminate and control the discharge, and mitigate any hazards resulting from exposure to the pollutants. Pursuant to 15A NCAC 2L .0106(c), if groundwater standards have been exceeded, you must take immediate action to eliminate the source or sources of contamination. Beyond initial abatement actions, all assessment and remediation will be done through the IHSRA.

II. FUTURE ASSESSMENT AND CLEANUP ACTIVITIES:

All correspondence regarding this site should be sent to the Branch. Future assessment and cleanup activities (activities conducted after the initial abatement steps required in 15A NCAC 2L) may be conducted through the Voluntary Cleanup Program (discussed below) or pursuant to an Order issued under N.C. Gen. Stat. § 130A-310.3. In addition, if you choose not to conduct a cleanup through the Voluntary Cleanup Program, the site may be referred to the United States Environmental Protection Agency (“EPA”). If so referred, EPA will screen the site for Federal enforcement action under the Federal Superfund Program, established under the Comprehensive Environmental Responsibility, Compensation, and Liability Act (“CERCLA”).

III. VOLUNTARY CLEANUP PROGRAM:

Under the IHSRA, persons who move forward to assess and remediate contamination, without being compelled to do so through formal legal action filed against them, are called “volunteers.” To participate in the voluntary cleanup program, you will be required to enter into an administrative agreement with the Branch. The voluntary cleanup will proceed through the Registered Environmental Consultant Program or under direct oversight by the Branch Staff, as discussed below:

Agreement to Conduct Assessment and Remediation Through the Registered Environmental Consultant Program.

The Branch has a privatized oversight arm of the voluntary cleanup program known as the Registered Environmental Consultant (“REC”) program. Based on the responses provided on the questionnaire (degree of hazard and public interest in the site), the Branch will determine whether a staff person or an REC will perform the oversight and approval of your assessment and cleanup action. Please note that having one or more of the conditions identified on the questionnaire does not necessarily preclude the site for qualifying for an REC-directed cleanup action.

Under the REC program, the volunteer hires an environmental consulting firm, which the State has approved as having met certain qualifications, to implement a cleanup and certify that the work is being performed in compliance with regulations. In other words, the REC’s certifications of compliance are in place of direct oversight by the Branch. Details of the REC program can be found at <http://portal.ncdenr.org/web/wm/sf/ih/recprogram>. If you have any questions specific to the REC Program, including how to participate, please contact the REC Program Manager, Kim Caulk, at (919) 707-8350.

Agreement to Conduct Assessment and Remediation Under State Oversight.

If the Branch determines that the site should be assessed and remediated pursuant to direct State oversight, it will not be eligible for a REC-directed cleanup. Rather, the remedial action will receive direct oversight by Branch staff.

IV. FAILURE TO RESPOND:

If we do not receive a completed questionnaire and the additional information requested in this correspondence within 60 days of receipt of this letter, the Branch will take further action to prioritize the site without your input. Failure to take the initial abatement steps required in 15A NCAC 2L may result in the assessment of a civil penalty against you. In addition, the Branch may seek an injunction compelling compliance with the initial abatement steps required in 15A NCAC 2L. For future work beyond the initial abatement steps required

pursuant to 15A NCAC 2L, a unilateral Order may be issued pursuant to N.C. Gen. Stat. § 130A-310.3 to compel assessment and cleanup.

V. ADDITIONAL INFORMATION REGARDING THE IHSRA AND THE BRANCH:

People are often confused by the name of the Inactive Hazardous Sites Response Act and the Branch. By definition, "Inactive Hazardous Sites" are any areas where hazardous substances have come to be located and would include active and inactive facilities and a variety of property types. The term "inactive" simply refers to the fact that cleanup was inactive at large numbers of sites at the time of program enactment. Additional information about the Branch may be found at <http://portal.ncdenr.org/web/wm/sf/ihs/home>.

We also understand that the site may have been contaminated from a petroleum release. **Please note** that any investigation or remediation related to petroleum compounds should be conducted in accordance with the Division of Waste Management UST Section's regulations and guidance documents. Future investigation or remediation reports related to petroleum substances will be the responsibility of the Division of Waste Management's UST Section and should be forwarded to the attention of Ron Taraban of the UST Section in the Mooresville Regional Office.

All documents submitted to the Division in relation to this work must be provided in both paper and in an electronic format designated by the Division (see the Inactive Hazardous Sites Branch website located at <http://portal.ncdenr.org/web/wm/sf/ihs/home> for current specifications on electronic document submittal).

Please submit completed questionnaire and additional reports to:

Miguel A. Alvalle
Inactive Hazardous Sites Branch
610 East Center Avenue, Suite 301
Mooresville, North Carolina 28117

If you have additional questions about the requirements that apply to this site or the suggested additional abatement and investigations outlined in this letter, please contact me at (704) 663-1699 or by email at miguel.alvalle@ncdenr.gov.

Sincerely,



Miguel A. Alvalle,
Hydrogeologist
Department of Environment and Natural Resources
Division of Waste Management
Superfund Section - Inactive Hazardous Sites Branch

Cc:

Joseph J. Artuso- Trailer Fleet Services, 530 East Swedesford Road, Wayne, PA 19087
Stephen P. Cline- Assc. Geologist -AMEC Environmental & Infrastructure, 502 West Germantown Pike, Suite 850, Plymouth Meeting, PA 19462