



Land Recycling Program Transmittal Sheet for Plan/Report Submission

Instructions: Please provide all requested information in each of the four sections. This transmittal sheet shall accompany any plan/report submitted to the Department under the Land Recycling Program. Proper completion of the Transmittal Sheet will assist Department review and may avoid a finding of plan/report deficiency. The Facility ID number can be obtained from the Department's Environmental Cleanup Program in the region where the site is located.

Section 1 - Site Identification

eFACTS Facility ID _____

Site Name 1400 East Lackawanna Avenue

Site Address 1400 East Lackawanna Avenue

Municipality and County Olyphant, Lackawanna County

Section 2 - Remediation Standard . . Plan/Report . . Fees

Identify the remediation standard being pursued and the type of plan/report being submitted. Please note required Department fees follow each type of plan/report.

Check the relevant standard and the type of plan/report being submitted.

☐ Background Standard
Final Report (\$250 fee)

☒ Statewide Health Standard*
Final Report (\$250 fee)

☐ Site-Specific Standard

☒ Special Industrial Area

☐ Remedial Investigation Report
(\$250 fee)

☐ Work Plan
(no fee)

☐ Risk Assessment Report
(\$250 fee)

☒ Baseline Environmental Report
(no fee)

☐ Cleanup Plan (\$250 fee)

*A final report submitted under a combination of cleanup standards should be accompanied with a fee representing the higher of the two standards' final report fee.

☐ Final Report (\$500 fee)*

Ensure your check covers all required fees and is made payable to the **Commonwealth of Pennsylvania**.

Section 3 - Municipal/Public Notice Confirmation

There are two stages in the Land Recycling Program where municipal and public notices are required. Read the information associated with each stage. You will be asked to confirm that information establishing your compliance with these notification requirements has been included with this submission.

☐ Check here if you are planning to meet the Background or Statewide Health Standard and your Final Report has been submitted within 90 days of the release.

Indicate date of release here _____

No further completion of this section is required if your Final Report for these two standards conforms to the 90 day time frame.

Stage 1 - Notice of Intent to Remediate (NIR)

- ☒ Check here to confirm you have included proof that a copy of your NIR was provided to each municipality where your site is located. Proof will be a copy of your cover letter and a copy of a signed certified mail receipt slip from the municipality.
- ☒ Check here to confirm a copy of a proof of publication document from a newspaper serving the area of your site has been included with this submission.
- ☐ Check here to indicate that a Site-Specific Standard or a Special Industrial Area is involved and a municipal request was received for development of a public involvement plan. The plan/report submission shall include municipality and public comments, which were submitted, and your responses to those comments.

Stage 2 - Cleanup Plan/Report Submission

January 27, 2021 Place date here that each municipality was notified of any plan or report submitted under any of the three remediation standards.

The Scranton Times January 27, 2021 Place the newspaper name and date that your notice of your plan/report submission was published.

Section 4 - Project Contact

On the lines below, place the name, company, mailing addresses and business phone number of the individuals who can be contacted regarding this submission:

Consultant

Contact Person/Title: Sean M. Damon, PG, LSRP / Senior Associate/VP

Phone Number 215-491-6531

Email Address sdamon@langan.com

Company Name: Langan Engineering and Environmental Services

Mailing Address (street, city, state, zip)

2700 Kelly Road, Suite 200, Warrington, PA 18976

Remediator

Contact Person/Title: Kevin Manmiller

Phone Number 610-916-4134

Email Address kmanmiller@giorgiofoods.com

Company Name: Canpack USA

Mailing Address (street, city, state, zip)

P.O. Box 96, Temple, PA 19560

Other

Contact Person/Title: _____

Relationship to Site _____

(e.g. owner, participant in cleanup, responsible party, etc.)

Phone Number _____

Email Address _____

Company Name: _____

Mailing Address (street, city, state, zip)



FINAL REPORT SUMMARY

The Final Report Summary (FRS) is a brief report consisting of set of data required in addition to the Act 2 Final Report. The summary is used in part as a reference to the Final Report Approval Letter which conveys liability relief to the remediator and other applicable persons. It is of value long after the remediation to be used by the public and Department in understanding key information about the site and remediation.

This use is increased by the fact that it will ultimately be merged into the Department's eFACTS system, which allows the public to have the ease of computer access to environmental information at sites. For more information, see www.ahs.dep.pa.gov/eFACTSWeb/default.aspx. Finally, the summary will be used by the Department to help to better assess the status and the level of success of the program. In the past, numbers of sites remediated has been tracked. With the inclusion of this summary information, progress can be tracked in many specific ways, including identification of individual chemical constituents, and the mass treated, removed or managed safely in place.

Identification

Property Name 1400 East Lackawanna Avenue

Property Descriptor N/A

Address / Location

Address 1400 East Lackawanna Avenue

City Olyphant Zip Code 18447

Municipality(s) Olyphant County(ies) Lackawanna

Latitude 41 ° (deg). 27 ' (min) 34.20 " (sec) Longitude 75 ° (deg). 34 ' (min) 51.6 " (sec)

Horizontal Collection Method WGS 1984

Horizontal Reference Datum WGS 1984 Reference Point Approximate Centroid of Property

Property Specifics

Size of Property Approx. 99 Number of Sites 4

Combined acreage of sites Approx. 99

Remediation

Standards attained or special industrial area attainment. (Check all that apply. Can use multiple.)

☐ Background ☒ Statewide Health ☐ Site-Specific ☒ Special Industrial Area

Proposed future property use - scenario for which the attainment of Statewide Health standard is demonstrated

☐ Residential ☒ Non-residential

List of contaminants

Soils

Chemical Name	CAS Number	Mass Contaminant Treated or Removed (lbs.)	Mass Contaminant Managed on Site (lbs.)
Cobalt	7440-48-4	63,562 lbs soil	N/A
Selenium	7782-49-2	7,378 lbs soil	N/A

Groundwater

Chemical Name	CAS Number	Mass Contaminant Treated or Removed (lbs.)	Mass Contaminant Managed on Site (lbs.)
Aluminum	7429-90-5	N/A	N/A
Iron	7439-89-6	N/A	N/A
Lead	7439-92-1	N/A	N/A
Manganese	7439-96-5	N/A	N/A

Remediation

Number of sampling rounds for groundwater attainment: 4

Special Features

Non-use aquifer approval date: _____

Area-wide background approval date: _____

Amount of waste removed other than soil or groundwater (cubic yards): _____

☐ Municipal ordinance prohibiting groundwater use:

☒ **Post remediation care plan:**

The Post-Remediation Care Plan consists of an environmental covenant with activity and use limitations (AULs) that will be established because on-Site groundwater impacts identified. Groundwater remedial investigation activities demonstrate that groundwater impacts identified at monitoring well MW-2 are not migrating off Site and the absence of a complete exposure pathway will remain in the future. As such, post-remediation groundwater monitoring is not necessary for the proposed environmental covenant and AULs to remain protective of human health and the environment under the Act 2 Special Industrial Areas Standard. Upon PADEP approval of the Act 2 Final Report and subsequent recording of the environmental covenant, the on-Site monitoring wells will be decommissioned by a licensed driller under the supervision of a licensed professional geologist.

Other Programs

- ☐ Key Site
- ☐ Multi-site Agreement; Date: _____
- ☐ Enterprise Zone
- ☒ Keystone Opportunity Zone

Administrative

- ☐ Municipality request for public involvement plan

Deed notification

- ☐ Deed acknowledgment:

- ☒ Environmental covenant:

An environmental covenant will be established and recorded in accordance with the Act 2 TGM and the Uniform Environmental Covenants Act (UECA) (dated December 2007) because on-Site groundwater contains aluminum, iron, lead and manganese at concentrations above PADEP Non-Residential Groundwater MSCs. Groundwater remedial investigation activities demonstrate that groundwater impacts identified at monitoring well MW-2 are not migrating off-Site and the absence of a complete exposure pathway will remain in the future. The environmental covenant includes a restriction prohibiting groundwater use at the property for potable and agricultural purposes. This groundwater AUL will bolster the existing Site development plans that utilize the existing municipal water connection for the industrial redevelopment, and further assure protection of human health and the environment.

Cleanup cost (\$): \$600,000

Jobs created/saved: 0

Narrative: Provide property history and description, site characterization findings, site description, summary of remediation, summary of attainment demonstration, description of pathway elimination, engineering and institutional controls, and benefits of land reuse, when applicable.

The property consists of approximately 99 acres and was previously improved with vacant industrial and warehouse buildings that totaled approximately 1,000,000 square feet. Historically, the property was used for manufacturing of vinyl records, cassettes, compact disks (CDs), CD-ROM, laser disks, digital versatile discs (DVDs) and video home system (VHS) tapes. Canpack USA, the remediator, has purchased and is redeveloping the property. Prior remedial activities were conducted in 1992 and 1999 at the former 2,000-gallon gasoline UST and buried drum areas, respectively. Approximately 80 cubic yards of soil was previously removed from the former UST area and approximately 16 cubic yards of visually-impacted soil was previously removed from the buried drum area, along with a total of 48 drums. No soil impacts were identified in post-excavation samples at those areas. Samples collected from the crushed buried drums detected high levels of CVOCs, SVOCs, pesticides and metals.

Recent Site characterization activities conducted consisted of soil, groundwater and soil gas sampling at these and other areas. Identified soil contaminants in exceedance of PADEP Non-Residential MSCs included cobalt and selenium at three areas. These areas included the former buried drum area, a filled/mine spoil area and a former

operational area within the site building. Soil gas sampling results did not detect any exceedances of the PADEP Non-Residential Soil Gas Sub-Slab Screening Values. Groundwater analytes that exceeded PADEP Non-Residential MSCs included aluminum, iron, lead and manganese.

Remedial action activities were completed on June 18 and 19, 2020 at three areas on-Site to excavate previously-identified exceedances of the PADEP Non-Residential Soil MSCs. Post-excavation soil results identified cobalt and selenium at levels below the PADEP Residential and Non-Residential MSCs at all three areas. These results demonstrate attainment of the PADEP Act 2 Non-Residential Statewide Health Remediation Standards (SWHS) for soil.

A total of six monitoring wells were installed at the Site to evaluate groundwater quality. Samples were collected from up to two monitoring wells during four groundwater monitoring and sampling events and analyzed for VOCs, SVOCs and/or metals with no detections above PADEP Non-Residential Groundwater MSCs except for aluminum, iron, lead and manganese at MW-2. Additionally, the lack of groundwater encountered in downgradient monitoring wells MW-5 and MW-6 confirmed that identified limited groundwater impacts are not migrating off-Site. The completed groundwater investigation findings demonstrate attainment of the Special Industrial Areas (SIA) Standard for groundwater via pathway elimination.

Additional details regarding the soil and groundwater characterization activities are provided in this January XX, 2021 Baseline Environmental Report/Soil Act 2 Final Report. An environmental covenant with activity and use limitations (AULs) is being established because of the identified groundwater impacts. The environmental covenant restricts groundwater use on the Site for potable and agricultural purposes.