

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
High Rock Properties - Removal Polrep
Initial and Final Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region IV

Subject: POLREP #1
Initial
High Rock Properties

Salisbury, NC
Latitude: 35.7215315 Longitude: -80.3956715

To:
From: Kenneth Rhame, OSC
Date: 4/15/2010
Reporting Period: March 2010

1. Introduction

1.1 Background

Site Number:	Contract Number:
D.O. Number:	Action Memo Date:
Response Authority: CERCLA/OPA	Response Type: Time-Critical
Response Lead: EPA	Incident Category: Removal Assessment
NPL Status: Non NPL	Operable Unit:
Mobilization Date: 3/15/2010	Start Date: 3/15/2010
Demob Date:	Completion Date:
CERCLIS ID:	RCRIS ID:
ERNS No.:	State Notification: NC DENR Haz-Waste
FPN#:	Reimbursable Account #:

1.1.1 Incident Category

CERCLA-OPA Removal Assessment

1.1.2 Site Description

EPA Region 4 Outposted OSC received a complaint from Doug Thomas, a private citizen, that was reporting abandoned drums located at the former North Carolina Finishing Plant in Spencer NC. OSC Rhame met with locals, Property Owners/Developers, County Emergency Management and Salisbury Haz-Mat to conduct a walk-thru. The facility has been demolished and is currently being developed into a racetrack/condominiums complex. EPA reached out to NC DENR Haz-Waste, they have issued a NOV and Order for the drums located on the property. During the walk-thru, a 200,000 gallon oil tank was observed, this oil tank has approximately 12 feet of product remaining in the tank. The tank is in close proximity to the Yadkin River. The Property Owners/Developers did not realize there was product in the tank and have no SPCC Plan. The Property Owners/Developers agreed to contact a oil company and get an estimate for the removal of the oil and decommissioning of the tank.

1.1.2.1 Location

High Rock Properties (Formerly NC Finishing)
2555 US Hwy 29 N
Salisbury NC 28146

1.1.2.2 Description of Threat

The majority of the 55 gallon drums appear to be empty. There are a few drums that have material, NC DENR has issued a NOV and Order for these to be addressed by the current owner/developer. There is a 200,000 gallon oil tank on the property that has approx. 12 feet of product. This tank is in very close proximity to the Yadkin River. There has been vandalism and several fires at the facility.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

No analytical has been collected, the owners/developers have stated that they are in the process of reaching a agreement with investors and should know the outcome of the agreement in a couple of weeks. If no agreement is reached, the property is scheduled to be foreclosed on in May.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

NC DENR - RCRA conducted a inspection prior to demolition.
The complainant described drums being buried under debris, according to the RCRA inspection report, most of these drums were empty prior to demolition. It is possible to have a few drums with product in the debris pile.

2.1.2 Response Actions to Date

Site Walk-Thru, Meeting with owners and local govt agencies.
NC DENR NOV and Order.

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

High Rock Properties
Frank McGuire - Property Owner
704-640-2676

2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Manifest #</i>	<i>Treatment</i>	<i>Disposal</i>

2.2 Planning Section

2.2.1 Anticipated Activities

State negotiations with PRPs to assess drums and properly dispose.

2.2.1.1 Planned Response Activities

NC DENR will monitor site progress and keep EPA informed of changing site conditions.

2.2.1.2 Next Steps

Refer Oil Tank to Region 4 SPCC Coordinator.

2.2.2 Issues

2.3 Logistics Section

No information available at this time.

2.4 Finance Section

No information available at this time.

2.5 Other Command Staff

No information available at this time.

3. Participating Entities

No information available at this time.

4. Personnel On Site

No information available at this time.

5. Definition of Terms

No information available at this time.

6. Additional sources of information

No information available at this time.

7. Situational Reference Materials

No information available at this time.