



UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION III

FINAL DECISION AND RESPONSE TO COMMENTS

ELECTROPLATERS OF YORK INC.
WRIGHTSVILLE, PENNSYLVANIA
EPA ID# PAD 015139470

I. FINAL REMEDY

The United States Environmental Protection Agency (EPA) has determined that implementation and compliance of land and groundwater use restrictions with proposed remedial actions that include some flexibility as necessary to accommodate potential future site uses will be the Final Remedy required for the former Electroplaters of York Inc. located at 209 East Willow Street, Wrightsville, PA 17368 (Facility). This determination is based on EPA's findings as detailed in the Statement of Basis (SB) attached hereto as Attachment A.

EPA's Final Remedy subjects the Facility to the following activity and use limitations, which the then current owner of the Property, and its tenants, agents, employees and other persons under its control, shall abide by:

- Future use of groundwater for drinking water, agricultural, irrigation or any other purposes that could result in unacceptable direct contact, inhalation, and/or ingestion exposures will be prohibited.
- Residential use will be prohibited.
- If the use of the existing warehouse building or if any new buildings are constructed, a vapor intrusion assessment (involving vapor intrusion modeling, soil gas sampling, and/or indoor air sampling) will be conducted in accordance with applicable guidance, and/or a vapor barrier will be constructed around or below any such structure as needed to prevent indoor air concentrations that exceed the applicable requirements. If a vapor barrier is necessary, it will need to be approved by EPA and PADEP.
- Soils that are within the upper 2 feet of the ground surface that are currently exposed or that may become exposed in the future as a result of grading activities, removal of existing concrete slabs or paved surfaces, or other activities, and that have constituent concentrations that exceed the Chapter 250 SHS Non-Residential Direct Contact values will be addressed by one or more of the following methods following EPA and PADEP approval: excavated and transported off-site for disposal in accordance with applicable regulations; capped in-place with a stable cover that will prevent direct contact exposure risks; or excavated and consolidated on-site and capped with a stable cover that will prevent direct contact exposure risks. The extent of any engineering controls will be surveyed to support the planned Environmental Covenant.
- Based on the elevated concentrations of dissolved chromium detected at two of the monitoring wells at the last groundwater sampling event, one or more additional rounds of groundwater sampling will be conducted as necessary to

demonstrate that the dissolved chromium concentrations in groundwater are stable.

- Periodic inspections and maintenance will be conducted to ensure that the institutional and engineering controls continue to function as intended.

II. PUBLIC COMMENT PERIOD

On March 18, 2020, EPA proposed a remedy requiring land and groundwater use restrictions. Consistent with public participation provisions under the Resource Conservation and Recovery Act (RCRA), EPA requested comments from the public on the proposed remedy as described in the SB. The commencement of a thirty (30)-day public comment period was announced in *The York Dispatch* newspaper and on the EPA Region III website. The public comment period ended on April 17, 2020.

III. RESPONSE TO COMMENTS

EPA received no comments on the proposed remedy. Consequently, EPA's Final Remedy is unchanged from the proposed remedy.

IV. AUTHORITY

EPA is issuing this Final Decision under the authority of the Solid Waste Disposal Act, as amended by RCRA, and the Hazardous and Solid Waste Amendments (HSWA) of 1984, 42 U.S.C. Sections 6901 to 6992k.

V. DECLARATION

Based on the Administrative Record compiled for the Corrective Action at the Facility, EPA has determined that the Final Remedy selected in this Final Decision and Response to Comments is protective of human health and the environment.



5/1/20

John A. Armstead, Director
Land, Chemicals & Redevelopment Division
U.S EPA Region III

Date

Final Decision and Response to Comments
