

**Long Term Stewardship Report  
Former ICI Explosives USA Inc. (Bella Terra Farms Parcel)  
Rt 443 West Off Route 309 Tamaqua, PA 18252  
PAD071203046**

EPA web fact sheet : <https://www3.epa.gov/reg3wcmd/ca/pa/webpages/pad071203046.html>

**September 26, 2016**

**A. Pre-Inspection Items**

Prior to the site visit, the following pertinent documents were reviewed to ensure remedial components are adequate and up to date:

1. 09/28/2007 EPA FDRTC

Remedy – The FDRTC requires deed restriction language to restrict land to non-residential use and GW to non-potable uses.

Facility Parceling – The former ICI Explosives facility was divided into 3 parcels for sale purposes. The attached figure shows property boundaries and current owners. This inspection Report is for the Bella Terra Farms parcel on the eastern edge of the former ICI Explosives property.

In addition, the financial assurance state of the former facility was confirmed; EPA fact sheets, links and mapping documents were reviewed and updated; and a site visit was coordinated in conjunction with PADEP and Copperhead Chemical Company, which property adjoins the Bella Terra Farms parcel and has right of way access on the applicable acres. Bella Terra and Copperhead are both portions of the former ICI Explosives site (along with acreage that was sold to the PA Game Commission), as indicated on the figure below. A meeting with the Walker Township officials may be scheduled at a future date.

**B. Site visit 07/19/2016**

1. Attendees

<b>Name</b>	<b>Affiliation</b>	<b>Phone</b>	<b>Email</b>
Linda Matyskiela	EPA Proj Mgr	215.814.3420	Matyskiela.Linda@epa.gov
Alex Zdzenski	PADEP – NERO PG	570.826.2511	azdzinski@pa.gov
Hoa Dao	PADEP – NERO chemist		
Kaiya Campbell	Safety, Health & Environment Supervisor	570.386.6152	KCampbell@copperheadchemical.com

2. Introductions and purpose of visit

3. File review

Do owners of the property have a copy of:

a. 09/28/2007 EPA FDRTC

Y X N \_\_\_\_\_

**Former owners ICI provided current owners with a copy of FDRTC. Akzo Nobel is contact point for current owners.**

4. Site Walk

a. Assess locations and conditions of acreage near Little Schuylkill River and former Historic Fill Area:

1. Are there any homes on the property? **No. Current owners have a residence on adjoining property that has no use restrictions.**

2. Is GW used for potable purposes? **No. There are no drinking water wells on the property.**

Questions/discussion:

1. There is deed restriction language. Is there a plan for a covenant for the property?

**ICI sold property to new owners before covenants were common. Deed language of land and groundwater use restrictions in deeds of current owners. Owners are not interested in recording a covenant.**

2. Are there any other ordinances that put restrictions on land use or GW use?

**EPA 2007 FDRTC restricts land use to non-residential and GW use to non-potable and non-agricultural. No municipal ordinances put restrictions on use.**

3. Any GIS info/data still needed by EPA? PADEP?

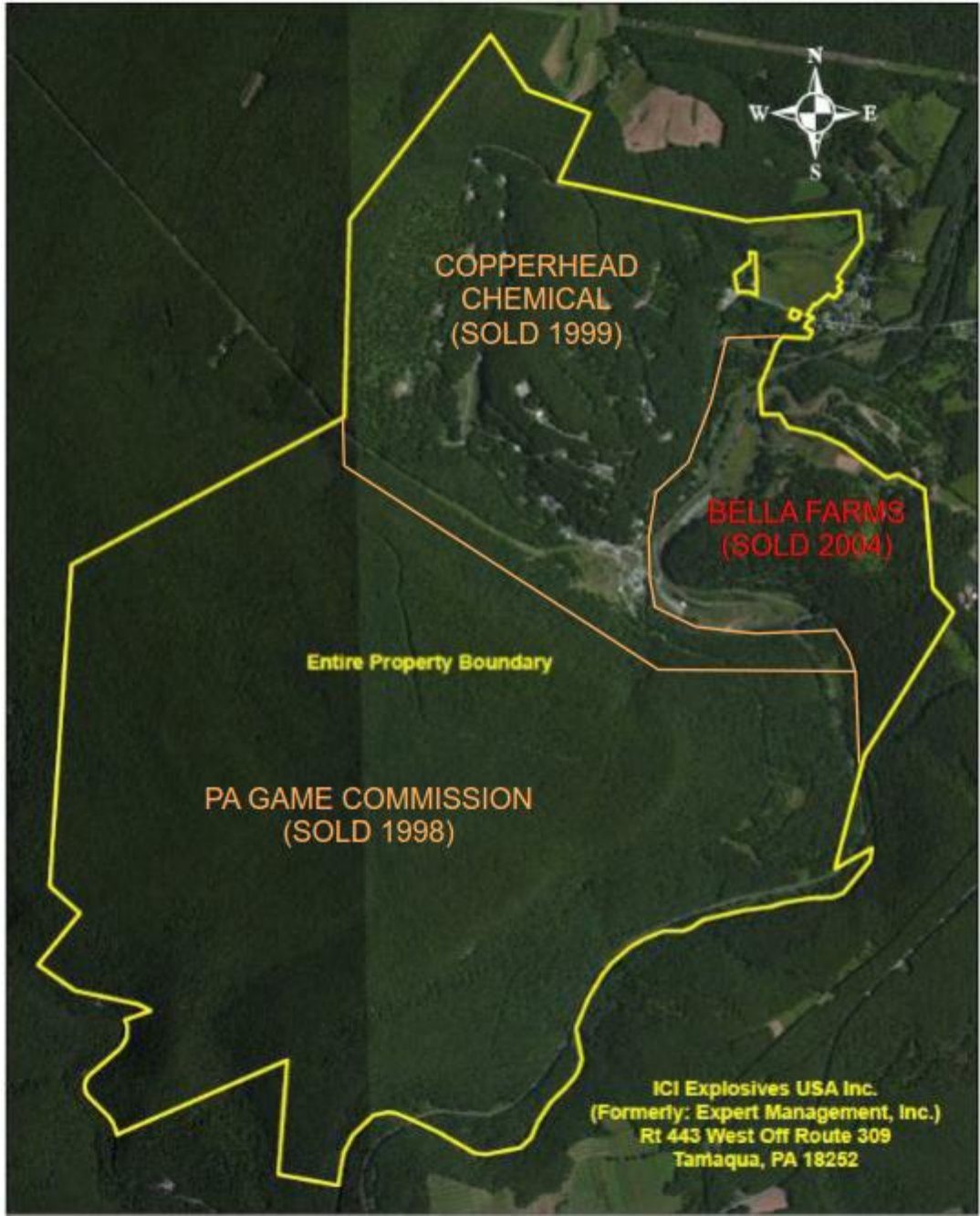
**No. EPA has property boundaries.**

4. FA obligations up to date? Bond amount?

**No FA has been or is expected to be required as there are no active remedy components.**

**C. Overview of Compliance with and Applicability/Effectiveness of Remedy**

Remedy of: 1) non-residential land use restrictions; and 2) no potable use of GW **is effective** in mitigating any exposures to remaining residual soil and groundwater impacts (investigation used non-residential standards and an ACL for Little Schuylkill River). The Remedy is **being complied with** by the currently property owners.



COPPERHEAD  
CHEMICAL  
(SOLD 1999)

BELLA FARMS  
(SOLD 2004)

Entire Property Boundary

PA GAME COMMISSION  
(SOLD 1998)

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(Formerly: Expert Management, Inc.)  
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