



# ***Facts About...***

## **Frederick County Public School's Central Office (aka Future Lot 1, Parcel G) (Voluntary Cleanup Program)**

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### **Site Location**

The 0.61-acre Frederick County Public School's Central Office (aka Future Lot 1, Parcel G) property is located at 191 East South Street (formerly 101A East South Street) in Frederick, Maryland. The property is zoned for commercial use and is currently a vacant lot. The property is bounded to the north and west by the remainder of Parcel G, to the south by East South Street followed by residential properties, and to the east by South East Street followed by a commercial building and a gravel lot. The property may also be known as the Monocacy Valley Cannery, New Era Custom Design and Cabinet Works, and the Frederick Non-Profit Building Supply.

### **Site History**

From the late 1800s to the mid 1900s, the property was used as the Monocacy Valley Cannery. Between 1920 and 1979, the property was owned by private entities. From the early 1980s until 1994, New Era Custom Design and Cabinet Works occupied the property as a manufacturing company of custom cabinetry. The City of Frederick acquired the property in 1992. From 1998 to 2007, the Frederick Non-Profit Building Supply conducted materials recycling (doors, windows, small amounts of paints and stains) at the site.

### **Environmental Investigations and Actions**

In July 2007, a Phase I environmental site assessment (ESA) identified potential sources of contamination based on the past uses of the property as the Monocacy Valley Cannery and the New Era Custom Design and Cabinet Works. New Era Custom Design and Cabinet Works was listed as a Resource Conservation and Recovery Act (RCRA) small quantity generator. Two underground storage tanks (USTs) were removed from the property adjacent to the north. These tanks were in reportedly good condition, with levels of total petroleum hydrocarbons diesel range organics below Maryland non-residential clean-up standards in the soil beneath the tanks.

In 2005, a Phase I and II ESA was conducted by the Maryland Department of the Environment (MDE) as part of a Brownfields site assessment. The Brownfields site assessment was conducted across the entire Parcel G property and was not specific to Lot 1. The Phase II revealed levels of arsenic above the MDE non-residential clean-up standards in three soil test borings and an elevated level of mercury in one test boring. Results of the toxicological evaluation for the entire Parcel G property for a commercial use identified potential risks from ingestion of and dermal contact with surface and subsurface soil.

In December 1995, a Phase I ESA performed for the entire Parcel G property noted existing quantities of regulated hazardous materials utilized at the on-site businesses and the possible existence of one or more USTs beneath the site in addition to the potential contamination from past uses of the property.



## **Current Status**

On July 17, 2007, Frederick County Public Schools (FCPS), the prospective purchaser, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a Certificate of Completion (COC) for future commercial use for the property. The VCP completed a review of the application package and accepted the property into the VCP on October 29, 2007 and at the same time notified Frederick County Public Schools that a Response Action Plan (RAP) was required to address the environmental concerns at the property.

A public informational meeting was held on June 24, 2008. A final RAP was accepted by the VCP on November 19, 2008. On December 7, 2010, the VCP issued a COC for the restricted commercial (Tier 2B) or restricted industrial (Tier 3B) use of the property with a prohibition on use of the groundwater beneath the property for any purposes, and certain requirements for soil excavation and disposal and for maintenance of the buildings slab and asphalt parking areas.

## **Contact**

For more information, please contact the Land Restoration Program at (410) 537-3493.

**Last Update:** December 2011