


Public Hearing
Sunrise Ventures, LLC
May 28, 2019
Delaware Department of Natural Resources and
Environmental Control
Wetlands and Subaqueous Lands Section

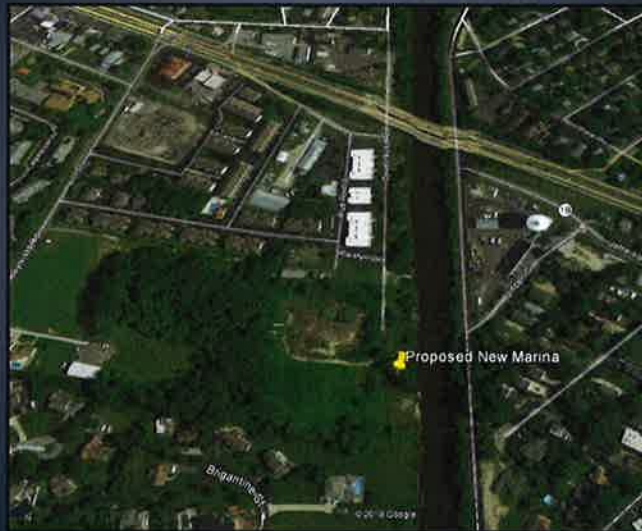
The logo of the Delaware Department of Natural Resources and Environmental Control is an oval emblem. It is divided into four quadrants: top-left shows a yellow sun over blue waves; top-right shows a green landscape with a tree and a sailboat; bottom-left shows blue waves; bottom-right shows a green landscape with a tree. The text "DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL" is written around the perimeter of the oval.

Purpose of Public Hearing

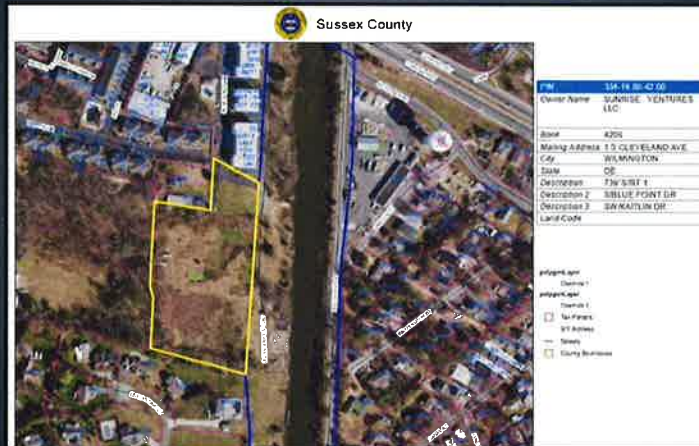
To provide the public an opportunity to comment on the Sunrise Ventures, LLC application for construction of a new 20 slip community marina.

Subaqueous Lands Permit
Water Quality Certification
Marina Permit
Operations and Maintenance Plan

Project Location

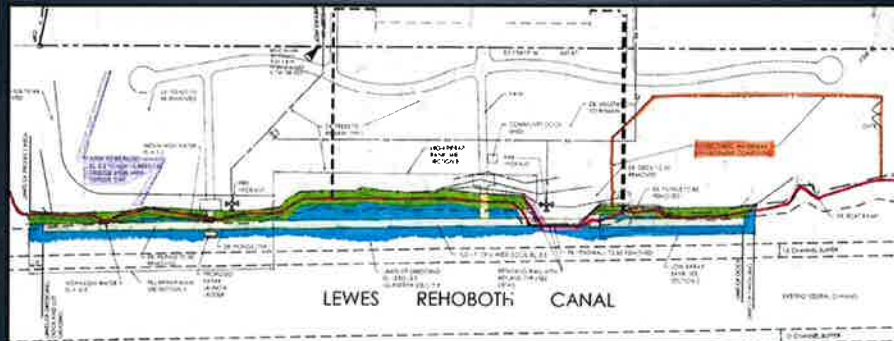


Sunrise Ventures, LLC is the owner of
Tax Parcel no. 334-19.08-42.00



Project is located on lands owned by the United States of America
and managed by the U.S. Army Corps of Engineers

Initial Project Overview



- **Docking facility:** 6' x 13' section of access pier, a 6' x 4' section of access pier, a 6' x 3' long kayak launch ladder and a 6' x 520' dock
- **Shoreline stabilization:** 470' riprap revetment and to replace the existing 76' of bulkhead
- **Mechanically maintenance dredge** 300± cubic yards to a depth ranging from -0.8 feet to -3.5 feet MLW and dispose on site to be dewatered, graded and capped with topsoil

Public Notice



- The project was placed on a 20 day public notice period published in The Delaware State News and the News Journal from May 30, 2018 to June 19, 2018
 - Received several concerned calls and an informal meeting was held at the request of Bay Harbor Homeowners Association on June 10th 2018
 - Received one written comment in objection
- DNREC Division of Fish and Wildlife
Species Conservation and Research Program
 - Recommended a time of year restriction of March 1 – September 30 to protect summer flounder
- DNREC Division of Water
Groundwater Protection Branch
 - Investigate for concerns between dredged material disposal sites and the potential to impact groundwater

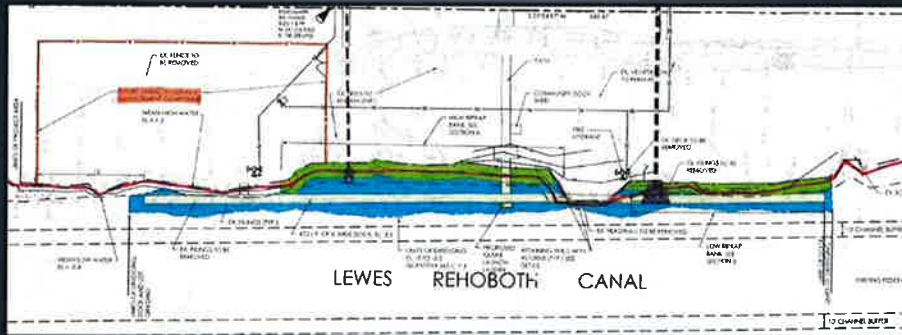
Groundwater Protection Branch Review

- Evaluation based on a series of monitoring wells located on site and adjacent parcels and in communication with Site Investigation Remediation Section (SIRS)
 - According to SIRS, **methane remediation is actively taking place on the site due to a buried mulch pile.**
 - The application proposes to place the spoils on the SIRS site.
 - SIRS is **concerned that high organics in the dredge spoils may cause additional methane formation** and the spoils need to meet the appropriate HSCA soil reuse standards.
- At the request of SIRS, either **remove the dredge spoils to another location** with the site being reviewed by the GPB or **sample the spoils to determine if placement onsite is possible.**
 - Spoils shall be sampled for grain size, organic content, and the HSCA soil reuse policy using EPA Methods 8260 (VOCs), 8270 (SVOCs), 6010 (metals), and 680 (PCBs). Based on the policy, one - 30 point composite sample would be appropriate for SVOCs, metals and PCBs, and 5 discrete samples for VOCs for this project. Results should be submitted and jointly reviewed by the GPB and SIRS.

Project Modifications

- Based on agency consultation changes to the project included:
 - Name of applicant
 - Length of dock reduced by 48 linear feet
 - Length of riprap revetment reduced by 135 linear feet
 - Relocation of DNREC compound - to remain adjacent to it's current location but slightly adjusted
 - Additional riprap associated with two stormwater outfall aprons
 - 35± cubic yards less dredged material
 - New disposal location based on the Groundwater Protection Branch review

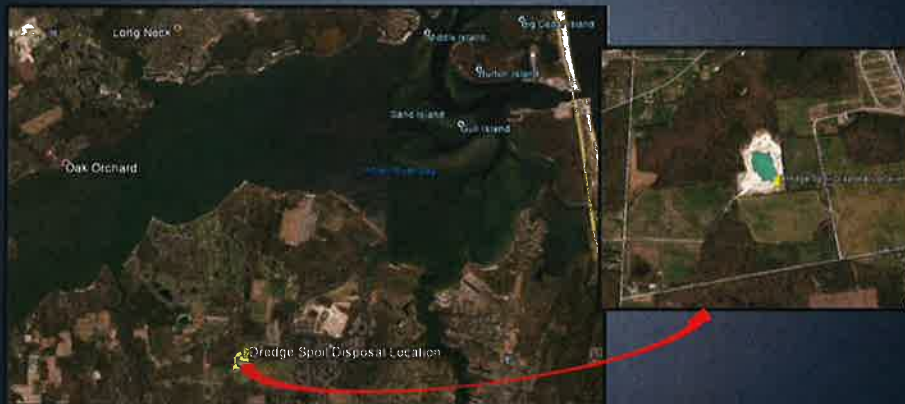
Final Project Overview



- **Docking facility:** a 6' x 13' section of access pier, a 6' x 4' section of access pier, a 6' x 434' section of dock with a 38' section constructed over uplands (for a total dock length of 472 linear feet) and a 6' x 7' kayak launch ladder
- **Shoreline stabilization:** in separate areas 190' of riprap revetment, 145' of riprap revetment and to replace the existing 76' of bulkhead
- Two (2) **Stormwater outfall aprons** portions protruding from the riprap revetment composed of a total of 5 cubic yards of riprap
- **Mechanically maintenance dredge** 265± cubic yards to a depth ranging from -0.8 feet to -3.5 feet MLW and to dispose of the dredged material via off-loading from a barge and trucked offsite

New Disposal Location

To a previously approved borrow pit disposal area located northeast of the intersection of Irons Lane and Old Mill Road at Tax Parcel# 134-7.00-187.00, Dagsboro, Sussex County, DE

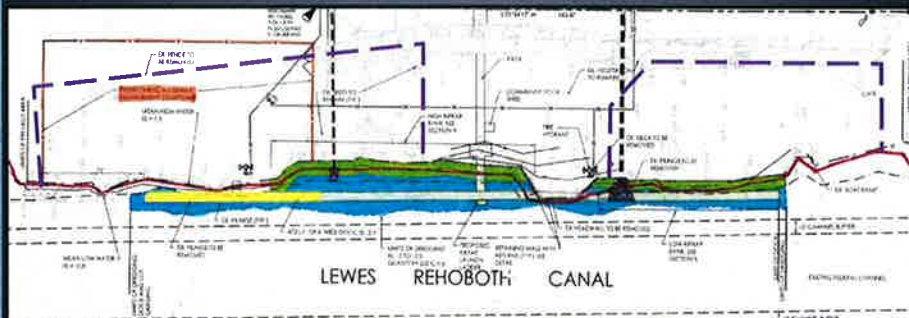


New location is currently under review by the Groundwater Protection Branch

DNREC Shoreline and Waterway Management Section

- Responsible for overseeing State of Delaware dredging operations
- Currently has a Lease from the U. S. Army Corps of Engineers Real Estate Division to stage dredging operations
 - Includes the storage of pipeline, maneuvering the pipeline with a bobcat, etc
 - Fenced for safety and will remain so
- Lease has to be amended for the slight relocation prior to the U. S. Army Corps of Engineers review and issuance to another party

Draft agreement between Sunrise Ventures, LLC and DNREC Shoreline and Waterway Management Section



Southern 125 foot section of dock adjacent to the fenced compound area will be utilized for the staging of dredge operations from September 10th to March 31st of any calendar year

Operations and Maintenance Plan

Defines the best management practices (BMPs) to be utilized during routine operations of the marina

- To be utilized by Oyster House Village community residents only
- Maximum mooring of 20 vessels
- Marina storage building to contain spill containment equipment, fire extinguisher, life ring station and a portable marine pumpout station
- Includes detailed instructions on operations in the event of a fuel, oil or sewage spill, and during severe weather
- Includes the State of Delaware Fish Waste Management Policy
- Restrooms are located at the community clubhouse or marina users are to use facilities at their homes
- Rules and procedures for marina users
- No fueling or maintenance facilities are provided although minor fueling and maintenance activities are allowed as detailed in the O&M Plan

Contact Information

<https://dnrec.alpha.delaware.gov/events/392/public-hearing-sunrise-ventures-llc/>

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Comment Timer
3 minutes per person



The image shows a dark blue rectangular box with a thin white border. Inside the box, the text "Comment Timer" and "3 minutes per person" is centered at the top in white. Below the text are three horizontal bars stacked vertically. The top bar is green, the middle bar is yellow, and the bottom bar is red. Each bar is approximately 450 pixels wide and 40 pixels high.