



PROPOSED PLAN OF REMEDIAL ACTION

Rambleton Acres Auto Service Site
New Castle, Delaware
DNREC Project No. DE-1470



August 2009

Delaware Department of Natural Resources and Environmental Control
Division of Air and Waste Management
Site Investigation & Restoration Branch
391 Lukens Drive
New Castle, Delaware 19720

CONTENTS

- Proposed Plan: Questions and Answers
- Figures 1-3
- Glossary of Terms
- Attachment: *What is a Proposed Plan?*

PROPOSED PLAN OF REMEDIAL ACTION

Rambleton Acres Auto Service Site
New Castle, Delaware
DNREC Project No. DE-1470



Approval:

This Proposed Plan meets the requirements of the Hazardous Substance Cleanup Act.

Approved by:

Marjorie A. Crofts, Acting Director Division of Air and Waste Management
8.26.09
Date

Rambleton Acres Auto Service Site



What is the Rambleton Acres Auto Service Site? The Site is located within an auto service garage shop at the former hydraulic lift area (Figure 1). The auto service is located in a shopping plaza in New Castle, Delaware. The Site is being addressed under DNREC's the Voluntary Clean-up Program (VCP). Site map and photographs are shown in Figure 2 and Figure 3.

Tax Parcel Numbers: 1002430004 (site is only a small part of the tax parcel as shown in Figure 2)
Address: 135 Christiana Street, New Castle, Delaware
Nearest major intersection: The shopping area is bounded by Christiana Street and Prangs Lane
Area: Hydraulic lift area approx. 600 square feet.
Surrounding Property: Surrounding land use is considered residential or commercial in an urbanized section in New Castle.
Zoning: Commercial, Residential
Site Utilities: Public utilities are provided to the general region.
Surface water: The Christina River is approximately 1.6 miles north of the Site and the Delaware River is 1.8 miles south of the Site.
Topography: The Site slopes south-east.
Groundwater: Groundwater was not encountered during the investigation. Drinking water is provided by Artesian Water Company.

What happened at the Rambleton Acres Auto Service Site? The property was developed as a shopping area around 1962. At that time there were only three building sections. The last building section was built in 1963. The Site is located within the last building and was historically used as an auto service center. Two hydraulic lifts and oil tanks were located below ground at the site. Through normal use, hydraulic fluid may have leaked into the surrounding soil. No other hazardous substances were reportedly used at the Site.

What is the environmental problem at the Rambleton Acres Auto Service Site? The Site had elevated levels of Polychlorinated Biphenyls (PCB) in the area of one of the underground hydraulic oil tanks. The hydraulic lifts were previously removed but the hydraulic oil tanks had remained in place.

A Phase II investigation detected Diesel Range Organics and Aroclor 1242 Polychlorinated Biphenyls (PCBs) at only one of the two hydraulic lifts above the Delaware Uniform Risk-Based Remediation Standards. A subsequent detailed investigation by React Environmental Professional Service Group (REPSG) was performed to delineate the contamination. The investigation confirmed that PCB contaminated soil exists only at one of the hydraulic lift areas. The PCB contamination is limited to a small area and did not extend beyond the depth of 11 feet. PCB was detected in only one sample at a concentration of 3.4 parts per million (PPM); Diesel Range

Organics were below DNREC's clean-up standards. A clay layer was present from 11 to 13 feet and is not contaminated.

What does the owner want to do at the Rambleton Acres Auto Service Site? The owner is renting the Site to another auto service business that does not require any underground hydraulic lifts and tanks.

The owner had the underground hydraulic lifts and tanks removed to accommodate the new auto services equipment and practices.

What clean-up actions have been taken at the Rambleton Acres Auto Service Site? All soil contaminated with PCB's and the hydraulic tanks were removed and replaced with clean crush stone flowable fill material as part of an Interim Remedial Action.

A 5'x5'x13' area was excavated to remove the buried tank and the PCB contaminated soil. The excavated area was back filled with crushed stone and flowable fill material. The other buried hydraulic tank was also removed.

What additional clean-up actions are needed at the Rambleton Acres Auto Service Site? No additional cleanup actions are required. All identified contaminated soil was excavated. This proposed plan is issued to provide the public an opportunity to comment on the completion of the remedy that resulted from the interim action.

What are the long term plans for the Site after the cleanup? The property will remain a shopping plaza with an auto service shop. There is no residual contamination and a long-term plan is not necessary.

Based on information presented and the results of the Interim Remedial Action, DNREC proposes to issue a Certificate of Completion of Remedy (COCR) for the Site.

How can I find additional information or comment on the Proposed Plan?

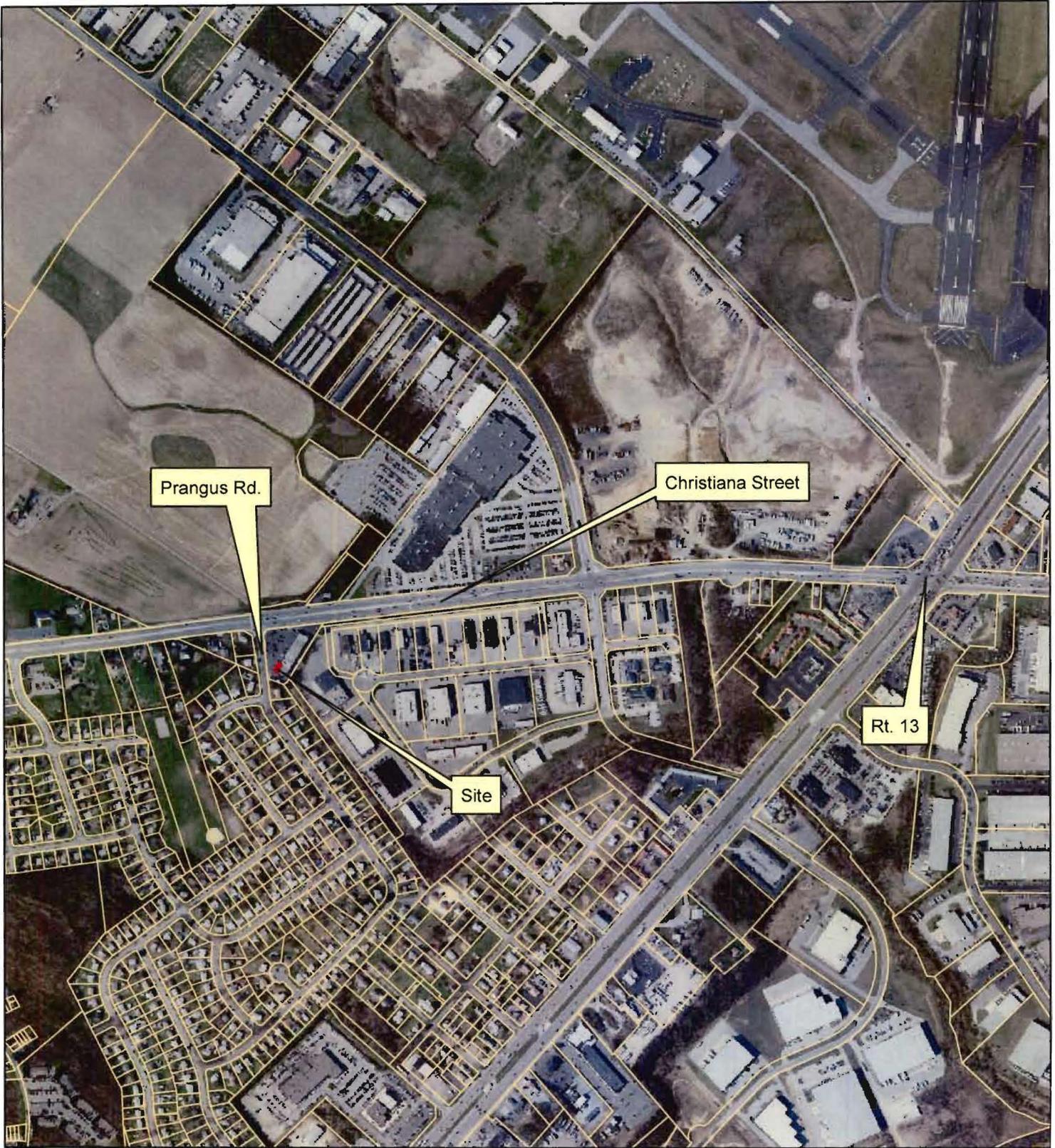
The complete file on the site including the Interim Remedial Action Report is available at the DNREC office, 391 Lukens Drive in New Castle. Most documents are also found on:

<http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/>

The 20-day public comment period begins on August 26, 2009 and ends at close of business (4:30 pm) on September 15, 2009. Please send written comments to the DNREC office or call Robert Newsome, Public Information Officer or Krystal A. Stanley, Project Manager, at: 302-395-2600.

KAS:vdc
KAS09006.doc
DE 1470 II B 8

- Figure 1 Location Map
- Figure 2 Site Plan/Development Plan
- Figure 3 Site Photos



AD005 IJ1_KAS08001



Site



1 inch = 731.77 feet



DELAWARE DEPARTMENT OF NATURAL RESOURCES
DAWM
Site Investigation &
Restoration Branch
391 Lukens Dr.,
New Castle, DE 19720
302.395.2600
AND ENVIRONMENTAL CONTROL

Rambleton Acres Auto Service
DE-1470
Figure 1

This map is provided by the DNREC-SIRB solely for display and reference purposes and is subject to change without notice. DNREC-SIRB will not be held responsible for the assumed accuracy contained in the map or for use other than its intended purposes. February 2008



AD005 IJ1_KAS08001

Site

1 inch = 49.42 feet

DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

DAWM
 Site Investigation &
 Restoration Branch
 391 Lukens Dr.,
 New Castle, DE 19720
 302.395.2600

**Rambleton Acres Auto Service
 DE-1470
 Figure 2**

This map is provided by the DNREC-SIRB solely for display and reference purposes and is subject to change without notice. DNREC-SIRB will not be held responsible for the assumed accuracy contained in the map or for use other than its intended purposes.

February 2008



DNREC-SIRB
391 Lukens Drive,
New Castle, DE 19720

Site Photos

Client Name:
DNREC-SIRB

Site Location:
Rambleton Acres Auto Service

Project No.
DE-1470

Direction Photo Taken:

East

Description:

Entrance and the garage doors of the former auto shop.



Direction Photo Taken:

East

Description:

Side garage doors for the business, and side parking.



Glossary of Terms Used in this Proposed Plan

Brownfield	Property that is vacant or underutilized because of the perception or presence of an environmental problem.
Certified Brownfield	A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program.
Contaminant of Concern (COC)	These are potentially harmful substances at concentrations above acceptable levels (e.g. metals and PAH).
Certificate of Completion of Remedy (COCR)	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
Environmental Covenant	Also known as a deed restriction to prevent future exposure of persons using the Site to impacted soils and groundwater.
*Exposure	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
Final Plan of Remedial Action	DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.
Hazardous Substance Cleanup Act (HSCA)	Delaware Code Title 7, Chapter 91. The law that enables DNREC to identify parties responsible for hazardous substances releases and requires cleanup with oversight of the Department.
Human Health Risk Assessment (HHRA)	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
Proposed Plan of Remedial Action	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.
Risk	Likelihood or probability of injury, disease, or death.
Risk Assessment Guidance for Superfund (RAGS)	An EPA guidance document for superfund sites
Site Specific Assessment (SSA) and Site Inspection (SI)	Environmental studies of a site including sampling of soils, groundwater, surface water, sediment and/or wastes on the property.

What is a *Proposed Plan*?

A Proposed Plan of Remedial Action (Proposed Plan) is a summary of how DNREC plans to clean up a contaminated site. A Final Plan of Remedial Action (Final Plan) is the adoption of the Proposed Plan, after all comments made by the public within the comment period of twenty days have been considered and addressed by DNREC.

The Delaware State Legislature passed the Hazardous Substance Cleanup Act (HSCA) in 1990. The Legislature made sure that members of the public would be informed about environmental problems in their own neighborhoods and have a chance to express their opinion concerning the cleanup of those environmental problems before DNREC takes action.

After DNREC studies a site, it summarizes the problems there and proposes one or more possible solutions in a Proposed Plan. The Proposed Plan contains enough information to allow lay persons to understand the site. More detailed information can be found in the reports and documents approved by DNREC. All of the documents and reports created by DNREC or consultants during the course of the investigation of the site are available to the public at the offices of DNREC-SIRB or at DNREC's website:

<http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/sitefiles.asp>

DNREC issues the Proposed Plan by advertising it in at least one newspaper in the county where the site is located. The legal notices for the Proposed Plans and the Final Plans usually run on Wednesdays or Sundays in the legal classified section of the News Journal and/or the Delaware State News. The public comment period begins on the day (Wednesday), or the day after (Sunday) the newspaper publishes the legal notice for the Proposed Plan.

DNREC frequently holds public meetings during the comment period. Those meetings are usually held near the site in the evening. Citizens can request a public meeting if DNREC did not already schedule one.

Comments are collected at the public meetings, by phone or in writing. DNREC considers all comments and questions from the public before the Proposed Plan is finalized and adopted as a Final Plan.
