

# AMENDED FINAL PLAN OF REMEDIAL ACTION



SCANNED

JUN 28 2007

File # 1186

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## FORMER DP&L ELSMERE SUBSTATION SITE

400 Baltimore Avenue  
Elsmere, Delaware

June 28, 2006  
DNREC Project No. DE-1186

This Amended Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) determination that: 1) contaminated site soils have already been adequately addressed for the property's anticipated future use as a park during interim response removal actions and therefore do not require additional remedial action and 2) contaminated groundwater beneath the site will be addressed by the establishment of an institutional control recorded on the property deed for the Former DP&L Elsmere Substation Site in Elsmere, Delaware.

DNREC issued public notice of the Proposed Plan for the Site on June 6, 2007 and opened a 20-day public comment period. The Proposed Plan requiring the placement of an environmental covenant prohibiting site groundwater use without prior written DNREC approval and identifying the site as located within a Groundwater Management Zone (GMZ) is attached. The Proposed Plan also includes the location of additional information found on the DNREC web page and in the DNREC office on Lukens Drive in New Castle.

There were no substantial comments or questions from the public regarding a change to the proposed remedial action to be taken at the Former DP&L Elsmere Substation Site. Therefore, the Proposed Plan is adopted as the Final Plan (see attached).

### Approval:

**This Final Plan meets the requirements of the Hazardous Substance Cleanup Act.**

James D. Werner, Director  
Division of Air and Waste Management

# AMENDED PROPOSED PLAN OF REMEDIAL ACTION

Former DP&L Elsmere Substation Site  
Elsmere, DE

DNREC Project No. DE-1186



June 2007

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

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FORMER DP&L ELSMERE  
SUBSTATION SITE



**What is the Former DP&L Elsmere Substation Site?** The Site is located at 400 Baltimore Avenue in Elsmere, DE 19805. It is currently a vacant lot with a small, one-story building near the center of the property. The Site is completely fenced in with only one (1) gate for access to the property.

Tax Parcel Number: 19-005.00-170  
Nearest major intersection: Baltimore and Northern Avenues  
Area: 1.01 acres  
Zoning: Commercial  
Owner: Delaware Department of Transportation (DelDOT)  
Nearest surface water body: Derrickson Run, approximately 10,800 ft southwest  
Shallow groundwater at the site flows toward the Christina River.  
The Site is not within the 100-year flood plain. It is generally flat, but slopes gently toward the south and west edges of the property.  
Surrounding land use is mainly residential.  
The Town of Elsmere is served by public water supplied by Artesian Water Company. There are no water supplies located within 500 feet of the Site.

**What happened at the Former DP&L Elsmere Substation Site?** The current owner, DelDOT, purchased the property in August 2005, and since then, there has not been any industrial activity on the Site.

The Site was used by Delmarva Power and Light ("DP&L") as the location of an electrical substation from the late 1940's until the mid-1990's. The Site was purchased by Donald M. Mellinger in 1999 and was then used for equipment and roll-off storage by Marty's Contracting.

**What environmental problems are at the Former DP&L Elsmere Substation Site?** A Remedial Investigation was conducted by WIK Associates (now BrightFields, Inc.) in June 2001. The investigation involved soil and groundwater sampling. A laboratory tested the samples for a full suite of possible contaminants. Concentrations of heavy metals above DNREC's action levels were found in both soil and groundwater.

The original Final Plan of Remedial Action dated August 2001 required remedial actions to protect human health and the environment from site surface soils found to pose an unacceptable risk from elevated concentrations of arsenic, lead and antimony. The areas identified as having this contamination were addressed during two interim action removals. The first interim action removal was performed by WIK Associates in February 2002 to remove lead-contaminated soil. The previous land use was as a

commercial storage yard, however, the proposed future land use is as a park, therefore more stringent cleanup standards are appropriate to ensure the site remains protective of human health and the environment. A second interim action removal was performed by TetraTech, Inc. in September 2006 to remove arsenic-contaminated soil. Confirmatory samples indicate that there is no longer a need for remedial action for soils. Iron and manganese were identified as contaminants of concern in groundwater.

### **What does the owner want to do at the Former DP&L Elsmere Substation Site?**

The property owner, DelDOT, will donate the park to the Town of Elsmere for redevelopment as a park.

**What are the long-term remedial action plans for the Former DP&L Elsmere Substation Site after the cleanup?** Interim action soil removals addressed the soil contamination at the Site. An environmental covenant will be recorded in order to address the groundwater issues at the Site. After the public comment period, DNREC will issue an Amended Final Plan of Remedial Action. The Site will be eligible for a Certificate of Completion of Remedy at the conclusion of remedial action.

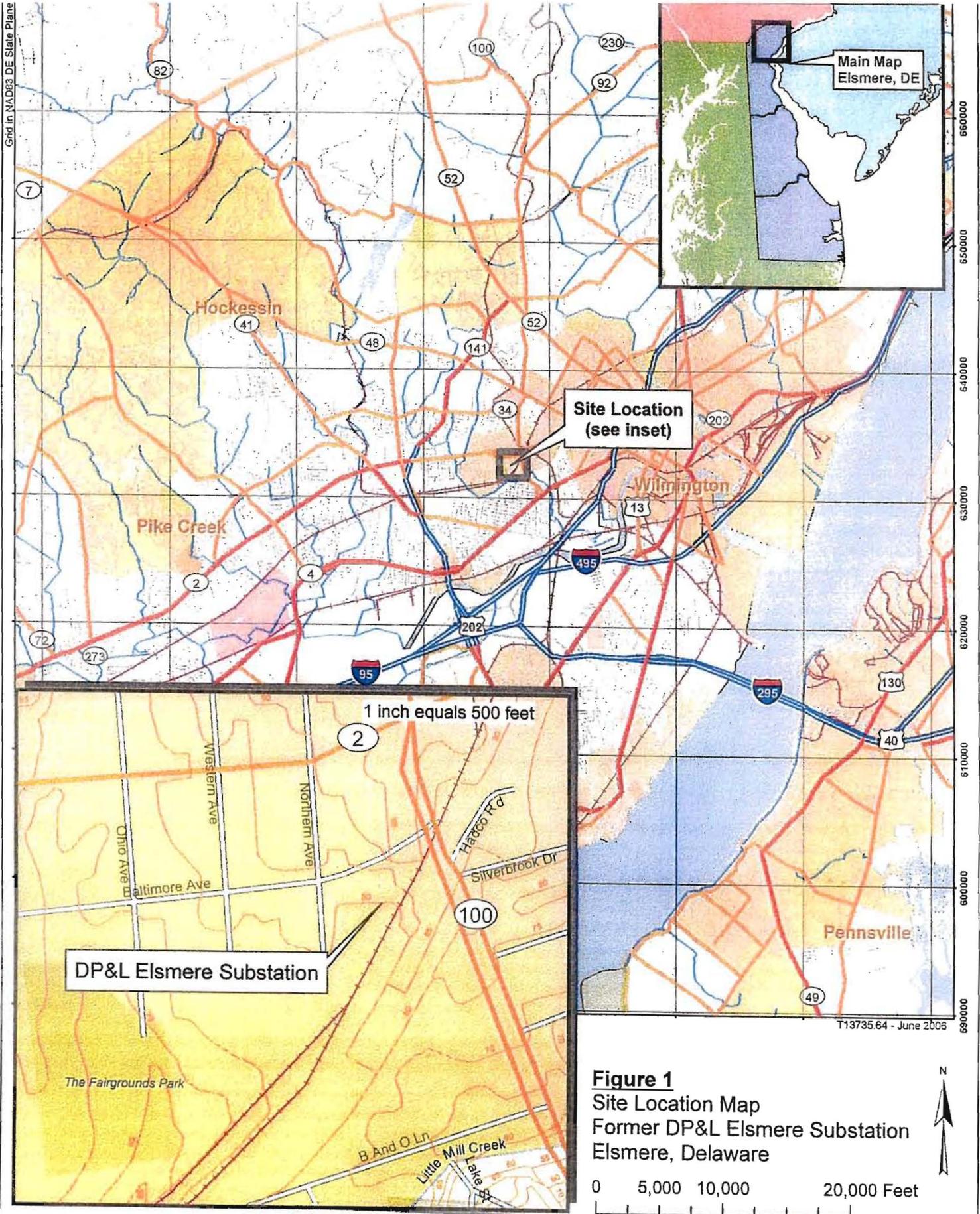
Since interim action soil removals were performed and confirmatory samples indicated that there are no longer concentrations of lead or arsenic, previously identified contaminants of concern, present above Delaware's action levels for soil, no further remedial action will be required for soils at the Site. DNREC will require, however, the placement of an environmental covenant on the property deed prohibiting site groundwater use without prior DRNEC approval to remain in place. The Site will also be identified as located within a Groundwater Management Zone ("GMZ"), which restricts groundwater withdrawals at the Site.

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

The complete file on the Site, including the Tetra Tech, Inc. Phase II Environmental Site Assessment, WIK Remedial Investigation Report, the WIK Interim Remedial Action Activities Letter Report and the TetraTech, Inc. Interim Action Completion 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 ends on June 25, 2007. Please send written comments to the DNREC office or call Lindsay J. Hall, Project Manager, at:  
302-395-2600.



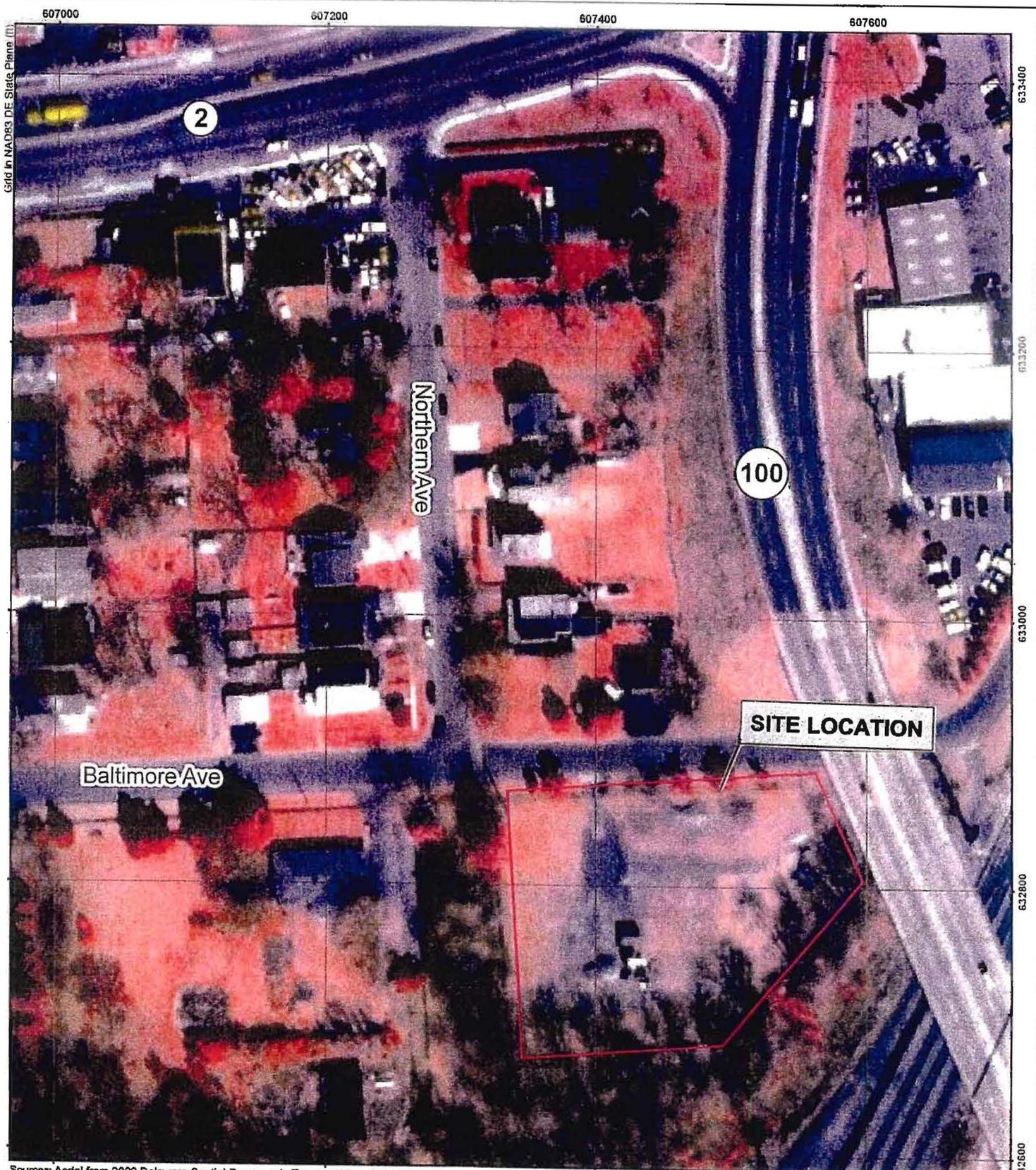
**Figure 1**  
 Site Location Map  
 Former DP&L Elsmere Substation  
 Elsmere, Delaware

0 5,000 10,000 20,000 Feet

1 inch equals 10,000 feet

This map is provided by Tetra Tech solely for display and reference purposes and is subject to change without notice. No claims, other real or assumed, as to the absolute accuracy or precision of any data contained herein are made by Tetra Tech, nor will Tetra Tech be held responsible for any use of this document for purposes other than which it was intended.

Sources: 2005 ESRI Streetmap USA; Elevation Contours from USGS DLGs

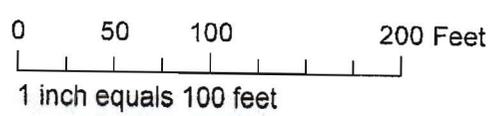


Sources: Aerial from 2002 Delaware Spatial Framework; Tax parcel from NCCo Mapping

T13735.64 - June 2006

**Legend**

 Tax Parcel Outline



**Figure 2**  
 Aerial View  
 Former DP&L Elsmere Station  
 Elsmere, Delaware



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# PROPOSED PLAN OF REMEDIAL ACTION

Former Elsmere DP&L Site  
Elsmere, DE

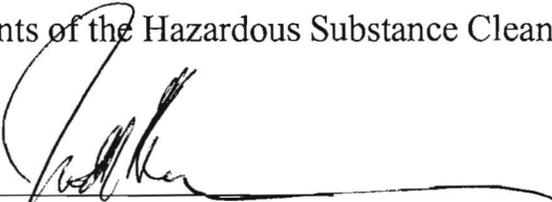
DNREC Project No. DE-1186



June 1, 2007

**Approval:**

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

  
**James D. Werner, Director**  
**Division of Air and Waste Mangement**

## Glossary of Terms Used in this Proposed Plan

<b>WIK Associates, now called BrightFields, Inc.</b>	A private environmental consulting company that conducted the Remedial Investigation and first Interim Action removal for the previous property owner, Delmarva Power & Electric Company later known as Conectiv Power Delivery.
<b>TetraTech, Inc.</b>	A private environmental consulting company that conducted the second Interim Action removal for the current property owner, Delaware Department of Transportation.
<b>Contamination</b>	The introduction of harmful or hazardous matter into the environment.
<b>Certificate of Completion of Remedy (COCR)</b>	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
<b>Exposure</b>	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
<b>Final Plan of Remedial Action</b>	DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.
<b>Former DP&amp;L Elsmere Substation Site</b>	The 1.01-acre parcel of land that is the subject of this Plan that will be redeveloped by the Town of Elsmere into a public park.
<b>Hazardous Substance Cleanup Act (HSCA)</b>	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.
<b>Interim Action</b>	A cleanup action that takes place prior to the issuance of a Final Plan of Remedial Action in order to eliminate an immediate threat to human health and the environment
<b>Proposed Plan of Remedial Action</b>	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.
<b>Remedial Investigation</b>	An environmental study of a site including sampling of soils, groundwater, surface water, sediment and/or wastes on the property.
<b>Risk</b>	Likelihood or probability of injury, disease, or death.

## **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 clean up 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.

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