

# FINAL PLAN OF REMEDIAL ACTION



## Former Sears Distribution Center Site DE-1445

*Wilmington, Delaware*

*March 2010*

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This Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) determination that ground water contamination by solvent related compounds requires remediation to protect human health and the environment.

DNREC issued public notice of the Proposed Plan for the Site on February 2 and opened a 20-day public comment period which ended on February 22. The Proposed Plan requires the installation of additional monitoring wells, a Long Term Stewardship Plan for the monitored natural attenuation remedy, and an environmental covenant to prohibit the installation of water supply wells on the property.

The Proposed Plan also includes the location of additional information found on the DNREC web page and in the DNREC office at Lukens Drive in New Castle.

There were no comments or questions from the public regarding the Proposed Plan. Therefore, the Proposed Plan was adopted as the Final Plan (see attached).

### **Approval:**

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

  
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Kathleen Stiller, Program Manager II  
Division of Air and Waste Management

Attachment:

Proposed Plan of Remedial Action  
for the  
**Former Sears Distribution Center Site**  
Wilmington, Delaware

# PROPOSED PLAN OF REMEDIAL ACTION



Former Sears Distribution Center Site

Wilmington, Delaware

DNREC Project No. DE-1445

January 2010

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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# PROPOSED PLAN OF REMEDIAL ACTION

Former Sears Distribution Center Site  
Wilmington, Delaware  
DNREC Project No. DE-1445



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

Approved by:

Marjorie A. Crofts, Acting Director  
Division of Air & Waste Management

1.20.10

Date

## Former Sears Distribution Center Site



What is the Former Sears Distribution Center Site? A large warehouse that functioned as distribution center occupies the Sears site. It housed mainly garments but also had a small engine and appliance repair shop during its period of operation (1968 to 2007). The property is now owned by United Refrigeration, Inc.



Figure 1. Aerial View of the Sears Site just north of the Amtrak line

**Tax Parcel Number:** New Castle County 07-046.40-128

**Address:** 200 Sears Blvd.

**Nearest major intersection:** Sears Blvd and 1<sup>st</sup> State Blvd, near Newport

**Area:** The lot is 12.5 acres. The warehouse is 140,000 square feet.

**Surrounding Property:** The surrounding land use is industrial and residential. The site is adjacent to the Amtrak rail line. The Koppers Site, an EPA Superfund site, lies directly across the tracks to the south.

**Zoning:** industrial

**Site Utilities:** public water and sewer

**Surface water:** Hershey Run is located 1600 feet to the west of the property

**Topography:** Generally flat with drainage towards Hershey Run

**Groundwater:** The groundwater flow direction is west towards Hershey Run.

**What happened at the Former Sears Distribution Center Site?** Operations at the warehouse and repair shops may have used solvents to clean garments or mechanical parts.

**What is the environmental problem at the Former Sears Distribution Center?**

Ground water at the site is contaminated with tetrachloroethylene, also known as “PERC” or PCE. It is a commonly used solvent in dry cleaning. PCE is toxic to human health and aquatic life. There is no human exposure to the contaminated groundwater because drinking water is supplied to area residents by a public system. Sears checked the warehouse building for indoor air quality issues which are sometimes caused by contaminated groundwater, but there were none. The concern with the contaminated groundwater is that it might affect Hershey Run which is a tributary to the Christina River. There are no on-going sources of groundwater contamination at the Sears site.

**What does the owner want to do at the Former Sears Distribution Center Site?** The new owner plans to continue using the existing structure as an industrial facility.

**What clean-up actions are needed at the former Sears Distribution Center Site?** DNREC’s proposal for cleaning up the site is called “monitored attenuation”. DNREC and Sears will observe the ground water contamination until it reaches acceptable concentrations through natural processes of dilution, dispersion, and attenuation.

The Sears Site shall be eligible for a Certificate of Completion of Remedy upon completion of the following remedial actions:

1. Installing four additional monitoring wells between the site and Hershey Run.
2. Establishing a Long Term Stewardship Plan for the site subject to DNREC approval and oversight.
3. Performing the initial sampling and testing of six monitoring wells according to the approved Long Term Stewardship Plan.
4. Placing a DNREC-approved environmental covenant on the deed of the property prohibiting the installation of water supply wells and establishing a ground water management zone.

**What will be the Long Term Stewardship Plan for the Sears Site?** The plan will provide for monitoring the contamination in ground water and maintaining the requirements of the ground water management zone.

The plan will include testing six monitoring wells periodically for volatile organic compounds. Monitoring will continue with DNREC oversight until all contaminants reach target concentrations on two consecutive sampling events. When the monitoring program has been completed, the wells will be abandoned following the applicable DNREC regulations. DNREC will perform regular inspections of the site to ensure that the requirements of the Long Term Stewardship Plan are met.

The Long Term Stewardship Plan shall include the conditions for ending the institutional controls when they are no longer needed to protect human health and the environment.

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

The complete files on the site including the Remedial Investigation/Feasibility Study are available at the DNREC office, 391 Lukens Drive in New Castle. Most documents are also found on:

<http://www.awm.delaware.gov/SIRB/Pages/SIRBPlans.aspx>

The 20-day public comment period begins on 2-1, 2010 and ends at close of business (4:30 pm) on 2-22-10. Please send written comments to the DNREC office or call Stephen F. Johnson, Project Manager, at: 302-395-2600.

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## Glossary of Terms Used in this Proposed Plan

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| <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>Groundwater Management Zone (GMZ)</b>                      | A specific area of suspected groundwater contamination established by an agreement between the DNREC Division of Water Resources and the Division of Air & Waste. The agreement requires heightened scrutiny of well permit applications for well locations in the zone where the ground water may be contaminated.                   |
| <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>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>Institutional controls</b>                                 | Administrative measures that restrict the use of a facility or natural resources affected by a release of hazardous substances from the facility.   |
| <b>Long Term Stewardship Plan</b>                             | A written document subject to approval by DNREC which details future action to inspect, monitor and otherwise ensure the protectiveness of a remedy at a site where contamination remains.  |
| <b>Monitored attenuation ( Monitored Natural Attenuation)</b> | A remedy relying on natural physical, chemical, or biological processes to clean up pollution in soil and groundwater.  |
| <b>Proposed Plan of Remedial Action</b>                       | A plan for cleaning up a hazardous site issued by DNREC and subject to public comments.   |
| <b>Volatile Organic Compounds (VOCs)</b>                      | A broad set of synthetic and natural chemicals that includes thousands of different compounds, all containing the element carbon. Many are characterized by having a noticeable odor.<br>Some VOCs have health effects and can dissolve in ground water. Many solvents including chlorinated solvents are volatile organic compounds. |

## **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.awm.delaware.gov/SIRB/Pages/SIRBPlans.aspx>

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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