

FINAL PLAN OF REMEDIAL ACTION



JDR Properties, Consolidated Fabrications Site

Wilmington, Delaware
DNREC Project No. DE-1462

This Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) determination that: Contamination on the Site consists primarily of metals in soils and small quantities of petroleum hydrocarbons in the surface soils. The quantities of metals in the soil are common for sites in Wilmington which have been historically filled in for commercial development. The quantities of metals in the soil are assumed to be from the historical use of the Site.

Although the amounts of metals and petroleum hydrocarbons in the soils are acceptable for an industrial property, they exceed the amounts allowed for residential properties. Therefore, it is important to contain the soils on site. The goal of the remediation is to contain the surface soils on site so that surface water runoff and vehicular traffic will be unable to transport the soils off site.

DNREC issued public notice of the Proposed Plan for the Site on December 28, 2009 and opened a 20-day public comment period, which ended on January 18, 2010. The Proposed Plan requires:

1. Installing the designed crushed stone or compacted crusher run cap.
 2. Submit a Completion of Remedy Report.
 3. Develop a Contaminated Materials and Management Plan (CMMP) as part of a comprehensive Operations and Maintenance (O&M) Plan.
 4. Compliance with the Uniform Environmental Covenants Act (title 7, Del Code Chapter 79, Subtitle II) which will restrict safe usage to Commercial/Industrial (Restricted) purposes and restrict the use of groundwater through the City of Wilmington GMZ.
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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.

 2/17/10

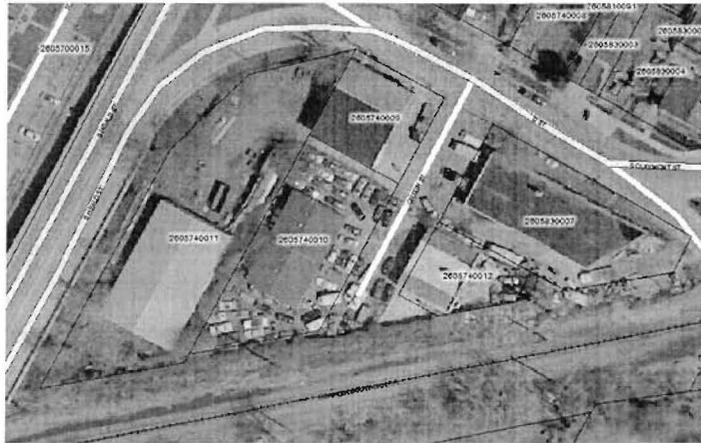
Kathleen Stiller, Program Manager II
Division of Air and Waste Management

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PROPOSED PLAN OF REMEDIAL ACTION

JDR Properties, Consolidated Fabrications Site
Wilmington, Delaware
DNREC Project No. DE-1462



December 2009

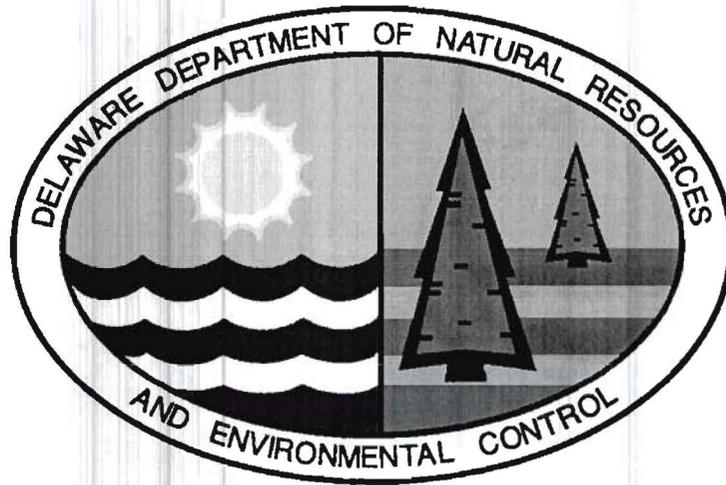
Delaware Department of Natural Resources and Environmental Control
Division of Air and Waste Management
Site Investigation & Restoration Branch
391 Lukens Drive
New Castle, Delaware 19720

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PROPOSED PLAN OF REMEDIAL ACTION

JDR Properties, Consolidated Fabrications Site
Wilmington, Delaware
DNREC Project No. DE-1462



Approval:

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

Approved by:

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

Date

Former Confab, Inc. & Joan Auto Repair Site



What is the JDR Properties, Consolidated Fabrication Site (JDR)? The JDR Site (Site) consists of four (4) connected parcels in the City of Wilmington, south of the Christina River where Rt. 13 and Rt. 9 meet (Figure 1). The parcels include both the Former ConFab, Inc. and Former Joan Auto properties and have been used over the past several decades for various purposes; most recently as a metal fabrication facility, roofing company and automotive repair garages.

JDR Properties, LLC currently owns all four (4) parcels which are now a certified Brownfield Project. The overall redevelopment initiative is intended to improve the use of the Site in order to facilitate the business expansion of Consolidated, LLC. Consolidated, LLC builds and repairs large above ground steel tanks used at petroleum refineries and other industrial facilities. Consolidated has been a Wilmington, Delaware business since 2005 and currently employs 39 full and part-time workers.

As part of the renovations, JDR Properties intends to improve the appearance of the Site, remove contaminated soil piles, install a new protective crushed stone or compacted crusher run cap atop existing surface soils, and improve the overall value of the facility.

Tax Parcel Numbers: 260574001, 2605740009, 2605740010, 2605740012

Address: 1216 D Street, Wilmington, DE

Nearest major intersection: S. Heald St. and D St.

Area: 45,000 ft², 1 acre

Surrounding Property: Surrounding land use is mixed residential and commercial/industrial

Zoning: Industrial

Site Utilities: Public sewer and water, City of Wilmington

Nearest Surface water: Christina River is 2,200 feet to the north and 2,800 feet to the east.

Topography: Approximately 2% grade sloped to the east/southeast

Groundwater: Groundwater is 5-12 feet below ground surface and flows to the east/southeast. This area is underlain by the Potomac Formation

What happened at the JDR Site? The Site has been a metal fabrication, roofing company and auto repair facility over the past several decades. The contamination on the Site consists primarily of metals in soils and small quantities of petroleum hydrocarbons in the surface soils. The quantities of metals in the soil are common for sites in Wilmington which have been historically filled in for commercial development. The quantities of metals in the soil are assumed to be from the historical use of the Site.

Used waste oil was stored in drums on site and vehicle maintenance and repairs were commonly performed. Such activities could have contributed to the small amounts of petroleum contamination on site.

What is the environmental problem at the JDR Site? Although the amounts of metals and petroleum hydrocarbons in the soils are acceptable for an industrial property, they exceed the amounts allowed for residential properties. Therefore, it is important to contain the soils on site. The goal of the remediation is to contain the surface soils on site so that surface water runoff and vehicular traffic will be unable to transport the soils off site.

There were five primary site investigations which were summarized in the Site Investigation Report (May 12, 2009) and the Supplemental SIR (September 17, 2009). A summary of the investigations is as follows (Figure 2):

- ❖ Phase I Environmental Assessment of the Former Confab Facility located on 1216 D Street / 700 South Heald Street. [E-Phase, Inc., August 2008]
 - The Phase I Environmental Assessment at the former Joan Auto 900/001 Green Street determined that both historic property function and current operating conditions warranted additional environmental study at the property.
- ❖ Phase II Site Investigation of Surface Soil and Groundwater at 1216 D Street / 700 South Heald Street. [Resource Control Corporation (RCC), September, 2008]
 - Surface soil samples were collected from four locations (SB-1, SB-2, SB-3 and SB-4) from 0.5 – 1.0 feet below ground surface and analyzed for Volatile Organic Compounds (VOCs), semi-volatile organic compounds (SVOCs), PCBs and metals.
 - Benzo(a)pyrene was the only chemical detected slightly above the URS standard.
 - No PCBs were detected
 - Three groundwater samples were collected and only one contained SVOCs (benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene and ideno(1,2,3-cd) pyrene) slightly above the established URS values.
- ❖ Supplemental Site Investigation at 1216 D Street / 700 South Heald Street. [Brownfield Associates Inc., December 2008]
 - Six soil samples were collected on the Former Confab property and none contained concentrations of chemicals above URS values.
 - Six groundwater samples were collected and the only chemical of concern which exceeded URS values was Manganese. Manganese is not a contaminant resulting from the use of this site.
- ❖ Phase I and Limited Phase II at 900/901 Green Street. [Brownfield Associates Inc., December 2008]

- Six soil samples were collected on the Former Joan Auto property and none contained concentrations of chemicals above URS values.
- Five groundwater samples were collected and the only chemical of concern which exceeded URS values was Manganese. Manganese is not a contaminant resulting from the use of this site.
- ❖ Supplemental SVOC Investigation [Brownfield Associates Inc.]
 - Three soil samples were collected in the area of used oil drums, no chemicals were detected in the soils

What does the owner want to do at the JDR Site? The owner of the JDR Site would like to utilize the existing buildings on the site in order to increase productivity and expand the business. This would require accessing, and driving on, portions of the property that are not currently available for such activity. Specifically, the owner would like to increase the drivable area on the Site in order to access all of the buildings, while eliminating the tracking of surface soils off the Site onto residential roadways. In order to do so, the construction of drivable surfaces consisting of crushed stone or compacted crusher run over geotextile fabric is required.

What clean-up actions have been taken at the JDR Site? In order to protect trespassers from entering the property, a security fence and gate was installed around the perimeter of the site. In addition, approximately 180 tons of stock piled soil was removed and disposed of at an approved facility.

What additional clean-up actions are needed at the JDR Site? In order to assure that any contaminated surface soils remain on site, a protective site-wide cap is required for areas where commercial trucks and equipment will be operating. DNREC's clean-up plans include installing a site-wide cap which will involve installing a permeable layer of geotextile fabric over the existing surface and covering it with a 4-6 inch layer of clean ¾ inch stone or compacted crusher run. This cap will create an adequate barrier between the contaminated soils and site activity, eliminate the tracking of surface soils off the site via truck traffic, and will minimize erosion of soil off of the Site during precipitation events.

The following cleanup actions are proposed for the Site:

1. Installing the designed crushed stone or compacted crusher run cap.
2. Submit a Completion of Remedy Report.
3. Develop a Contaminated Materials and Management Plan (CMMP) as part of a comprehensive Operations and Maintenance (O&M) Plan.
4. Compliance with the Uniform Environmental Covenants Act (title 7, Del Code Chapter 79, Subtitle II) which will restrict safe usage to Commercial/Industrial (Restricted) purposes and restrict the use of groundwater through the City of Wilmington GMZ.

What are the long term plans for the Site after the cleanup? The long term plans for the Site will be to operate as a fabrication business and be a beneficial part of the economic development of the City of Wilmington and State of Delaware in a manner which will be protective of human health and the environment.

In order to fulfill the long term stewardship goals for this Site, a Contaminated Materials Management Plan will be developed and submitted to the DNREC. The CMMP will ensure that the contaminated soils, if disturbed in the future, will be managed and disposed of properly. In addition, the long term operation and maintenance of the remedial cap will be to regularly perform inspections of the cap and repair damaged areas as appropriate. DNREC plans to issue a Certificate of Completion of Remedy (COCR) for the site after the completion of clean-up, the redevelopment of the property, and the implementation of the uniform environmental covenants at the site.

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

The complete file on the site is 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 December 28, 2009 and ends at close of business (4:30 pm) on January 18, 2009. Please send written comments to the DNREC office or call Lawrence Jones, Project Manager, at:
302-395-2600.

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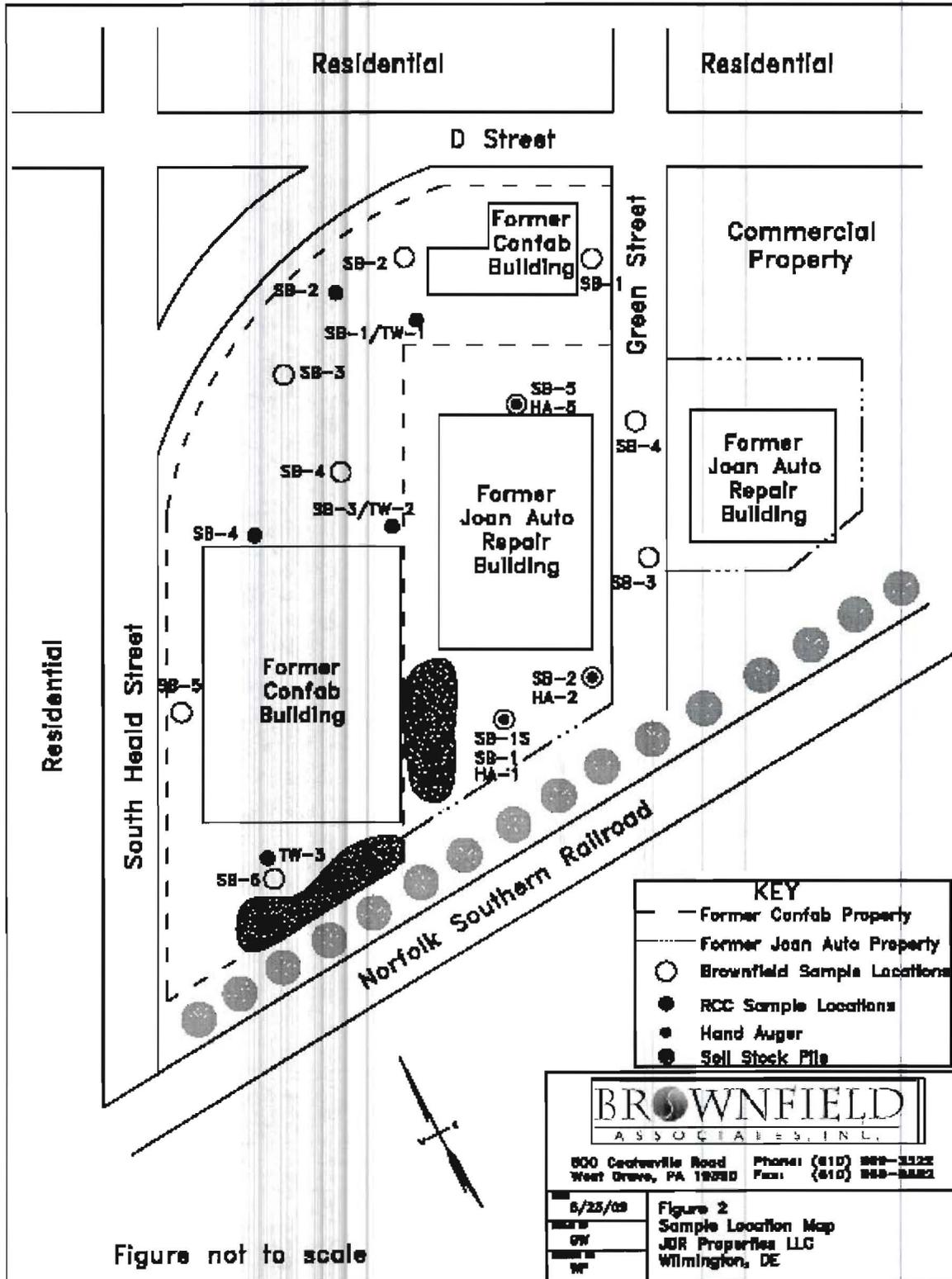
Map source: USGS - Wilmington, DE

BROWNFIELD
ASSOCIATES INC.

600 Coatesville Road Phone: (610) 686-3322
West Grove, PA 19380 Fax: (610) 686-6662

DATE	5/23/06
BY	AW
FOR	WT

Figure 1
Site Location Map
JDR Properties LLC
Wilmington, DE



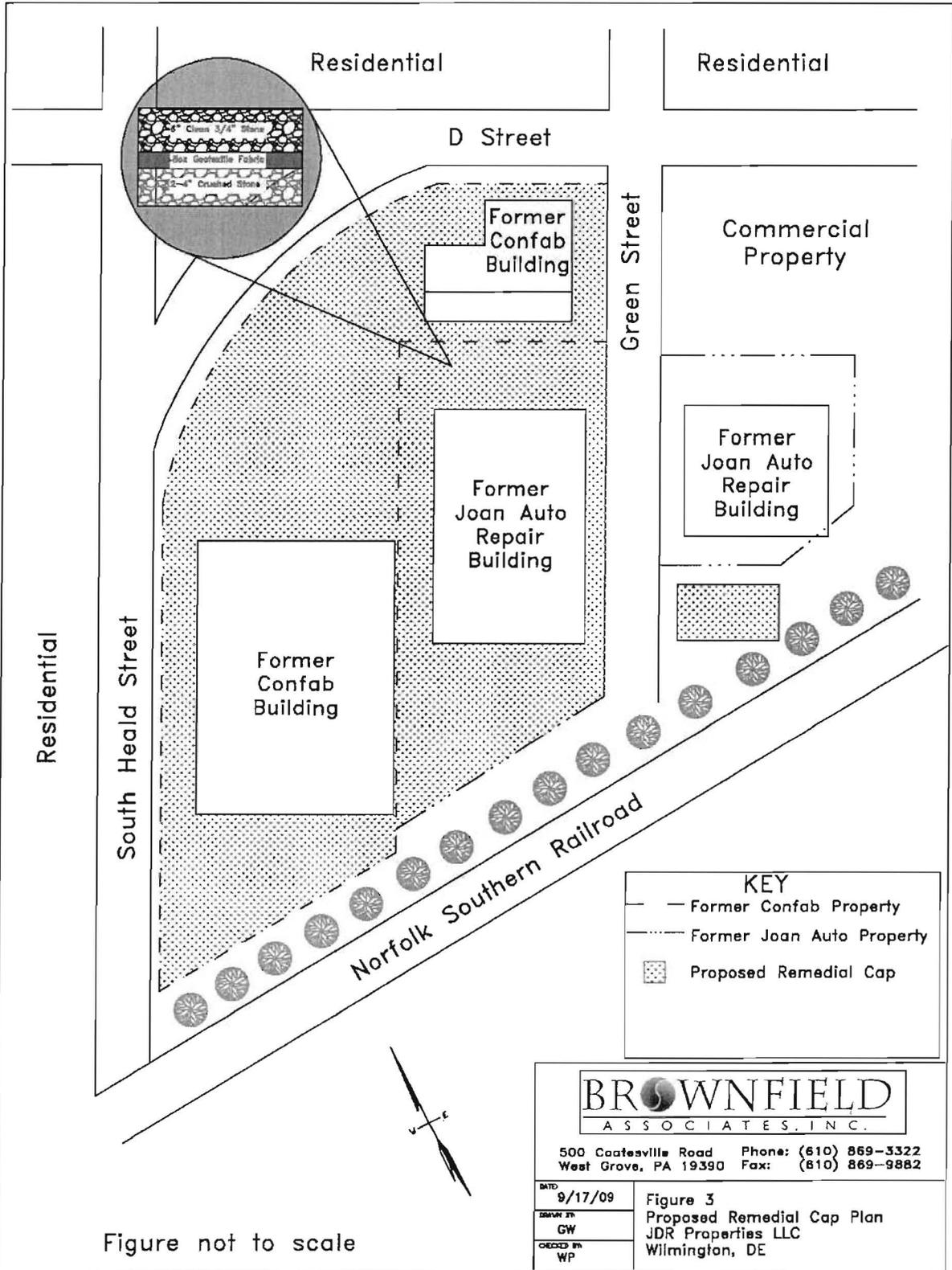


Figure not to scale

BROWNFIELD ASSOCIATES, INC.
 500 Coatesville Road Phone: (610) 869-3322
 West Grove, PA 19380 Fax: (610) 869-9882

DATE:	9/17/09	Figure 3 Proposed Remedial Cap Plan JDR Properties LLC Wilmington, DE
DRAWN BY:	GW	
CHECKED BY:	WP	

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 (eg 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.
*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.
URS Standard	The Uniform-Risk Based Standard is a remediation standard under the HSCA. The standard is useful for sites where it is not possible or cost-effective to achieve background standards because the volume of the contamination.

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.
