

# AMENDED FINAL PLAN OF REMEDIAL ACTION



## Sunday Breakfast Mission-Operable Unit 2

*100 to 110 North Poplar Street  
Wilmington, Delaware*

*September 30, 2010  
DNREC Project No. DE-1083*

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This Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) requirements to address environmental contamination at the Sunday Breakfast Mission-Operable Unit 2 (Site).

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on September 5, 2010 and opened a 20-day public comment period. The Proposed Plan is attached. There were no comments or questions from the public. Therefore, the Proposed Plan is adopted as the Final Plan.

Final Plan will consist of the following requirements:

- Remove resin-impacted soils from the rear parking area of the site, according to an approved work plan.
- Monitor the groundwater downgradient from the resin and the remediated petroleum impacted area for volatile and semi-volatile organic compounds on quarterly basis for one year period to assess the effectiveness of the remedy. If concentrations remain below the applicable standard, no further action will be required.
- Maintain the non-residential use restriction for OU-2 on the deed.
- Restrict any intrusive activities at OU-2 in accordance with the existing Contaminated Material Management Plan for OU-1.
- Prepare a Long Term Stewardship (LTS) plan for the maintenance of the paved areas (which acts as a cap) and for monitoring of the groundwater.

### **Approval:**

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

 9/30/10  
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Kathleen Stiller, Program Manager II  
Site Investigation and Restoration Branch



# AMENDED PROPOSED PLAN OF REMEDIAL ACTION

Sunday Breakfast Mission Site-Operable Unit 2  
Wilmington, Delaware  
DNREC Project No. DE-1083



August 2010

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

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# AMENDED PROPOSED PLAN OF REMEDIAL ACTION

Sunday Breakfast Mission Site- Operable Unit-2  
Wilmington, Delaware  
DNREC Project No. DE-1083



**Approval:**

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

Approved by:

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Marjorie A. Crofts, Director  
Division of Waste and Hazardous Substances

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Date



**What is the Sunday Breakfast Mission Site?** The Sunday Breakfast Mission Site (Site) is located at 100 to 110 North Poplar Street in Wilmington, Delaware (Figure 1). The Mission property provides food and support for homeless men, and supports a number of community assistance programs. The property is a Certified Brownfield Redevelopment site with an ongoing construction project at a portion of the site (Operable Unit OU-1) that would allow the Mission to expand their services to provide shelter to homeless women and children. This Proposed Plan of Remedial Action encompasses the area identified as Operable Unit-2 (OU-2) on Figure 2. OU-2 includes the main Mission building with its associated warehouse and parking areas.

**Tax Parcel Numbers:** New Castle County Tax Parcel Number 26-043.40-141

**Address:** 100 to 110 North Poplar Street, Wilmington, Delaware.

**Nearest major intersection:** 2<sup>nd</sup> Street and Poplar Street.

**Area:** Site is 1.64 Acres. OU-2 is approximately 1.24 acres.

**Surrounding Property:** Surrounding land use is mixed, residential and commercial.

**Zoning:** 26R5-B (Apartment Houses Medium Density), 26C-2(Secondary Business Comm. Center).

**Site Utilities:** City of Wilmington provides sanitary sewer and potable water services to the property.

**Surface water:** The Christina River is located approximately 550 feet to the south of the Property.

**Topography:** The property is essentially flat-lying, and stormwater is directed toward on-site catch basins.

**Groundwater:** Shallow groundwater is anticipated to follow topography and flow to the south, toward the Christina River.

### **What happened at the Sunday Breakfast Mission Site?**

Based on a review of historic fire insurance maps (Sanborn Maps), previous site operations have included pavement manufacturing, coal storage and a brass foundry / furnace (1884 Sanborn map), a machine shop and supporting infrastructure (1927 Sanborn map), and wood post/beam/truss manufacturing and synthetic resin and varnish manufacturing (1951 Sanborn map). The main Mission building was constructed in 1981 and a warehouse was completed in 1998.

On-site activities associated with the construction of the warehouse during the mid-1990s, led to the discovery of contaminated soils on the property. Subsequent investigation by the State of Delaware, Department of Natural Resources and Environmental Control (DNREC) and its contractors culminated in a remedy that included excavation and off-site disposal of selected soil and the recordation of a deed restriction prohibiting residential use of the property. More recently, in 2009, interim action activities in OU-2 associated with construction of the building addition in OU-1, led to the discovery of an underground storage tank that required remediation.

## **What is the environmental problem at the Sunday Breakfast Mission Site?**

The 2008 Brownfield Investigation identified the following areas of Impact for OU-2 area:

1. Shallow soils (0 to 2 feet) impacted with polynuclear aromatic hydrocarbons (PAHs), lead and arsenic above residential standards.
2. An area of petroleum and an area of resin impacts, located in the rear parking area.
3. Limited potential impact to groundwater from petroleum-related compounds and phenols was observed during an investigation performed on the resin area.

A preliminary risk evaluation performed for the site (including OU-1 and OU-2) indicated that shallow soils (0 to 2 feet below ground surface) were unacceptable for residential use without performing a remedy. Although a specific risk assessment has not been performed for OU-2 only, lead concentrations in soils have been detected above the remediation target of 400 mg/kg. For groundwater, an investigation associated with the resin area in 2008 detected impacts from petroleum related compounds and phenols in one well. These results were not confirmed in a subsequent sampling event in 2009. Groundwater is not a source of potable water and the site is within the City of Wilmington Groundwater Management Zone, which prohibits use of groundwater.

## **What does the owner want to do at the Sunday Breakfast Mission Site?**

No proposed redevelopment is planned for OU-2. The owner plans to maintain the existing infrastructure on this part of the property that includes the main building, the warehouse and the associated parking areas.

## **What clean-up actions have been taken at the Sunday Breakfast Mission Site?**

During construction of the warehouse in the mid-1990s, a leaking underground storage tank was encountered on the southern portion of the proposed building. Lead-impacted soils were removed and disposed off-site and a deed restriction (now environmental covenant) requiring non-residential use was placed on the property. More recently, in 2009, as a result of remediation and construction activities associated with OU-1, interim action was performed on OU-2 in a proposed utility corridor located between the warehouse and the main building and in an area located on the southwest corner of the property. Petroleum and lead impacted soil was removed during this interim action and the activities are summarized in the action completion report for OU-1.

## **What additional clean-up actions are needed at the former Sunday Breakfast Mission Site?**

Because petroleum impacted soils have already been remediated at OU-2, DNREC proposes to remediate the area of resin impacts and monitor the groundwater.

The following cleanup actions are proposed for the Site-OU-2:

1. Remove resin-impacted soils from the rear parking area of the site, according to an approved work plan.
2. Monitor the groundwater downgradient from the resin and the remediated petroleum impacted area for volatile and semi-volatile organic compounds on quarterly basis for one year period to assess the effectiveness of the remedy. If concentrations remain below the applicable standard, no further action will be required.
3. Maintain the non-residential use restriction for OU-2 on the deed.
4. Restrict any intrusive activities at OU-2 in accordance with the existing Contaminated Material Management Plan for OU-1.
5. Prepare a Long Term Stewardship (LTS) plan for the maintenance of the paved areas (which acts as a cap) and for monitoring of the groundwater.

After completion of remedial action, DNREC will issue an Amended Certificate of Completion of remedy for the Site.

### **What are the long term plans for the Site after the cleanup?**

The owner plans to maintain the existing infrastructure on this part of the property that includes the main building, the warehouse and the associated parking areas.

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

The complete file on the site, including the Brownfields Investigation 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 September \_\_\_, 2010 and ends at close of business (4:30 pm) on September \_\_\_, 2010. Please send written comments to the DNREC office or call Mr. Wilmer Reyes, Project Manager, at: 302-395-2600.

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## Glossary of Terms Used in this Proposed Plan

<b>Brownfield</b>	Property that is vacant or underutilized because of the perception or presence of an environmental problem.
<b>Certified Brownfield</b>	A brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program.
<b>Contaminant of Concern (COC)</b>	These are potentially harmful substances at concentrations above acceptable levels (eg metals and PAH).
<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>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>Human Health Risk Assessment (HHRA)</b>	An assessment done to characterize the potential human health risk associated with exposure to site related chemicals.
<b>Proposed Plan of Remedial Action</b>	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.
<b>Risk</b>	Likelihood or probability of injury, disease, or death.
<b>Risk Assessment Guidance for Superfund (RAGS)</b>	An EPA guidance document for superfund sites
<b>Site Specific Assessment (SSA) and Site Inspection (SI)</b>	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 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:

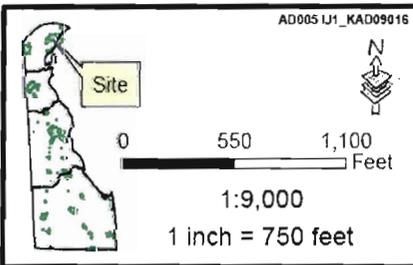
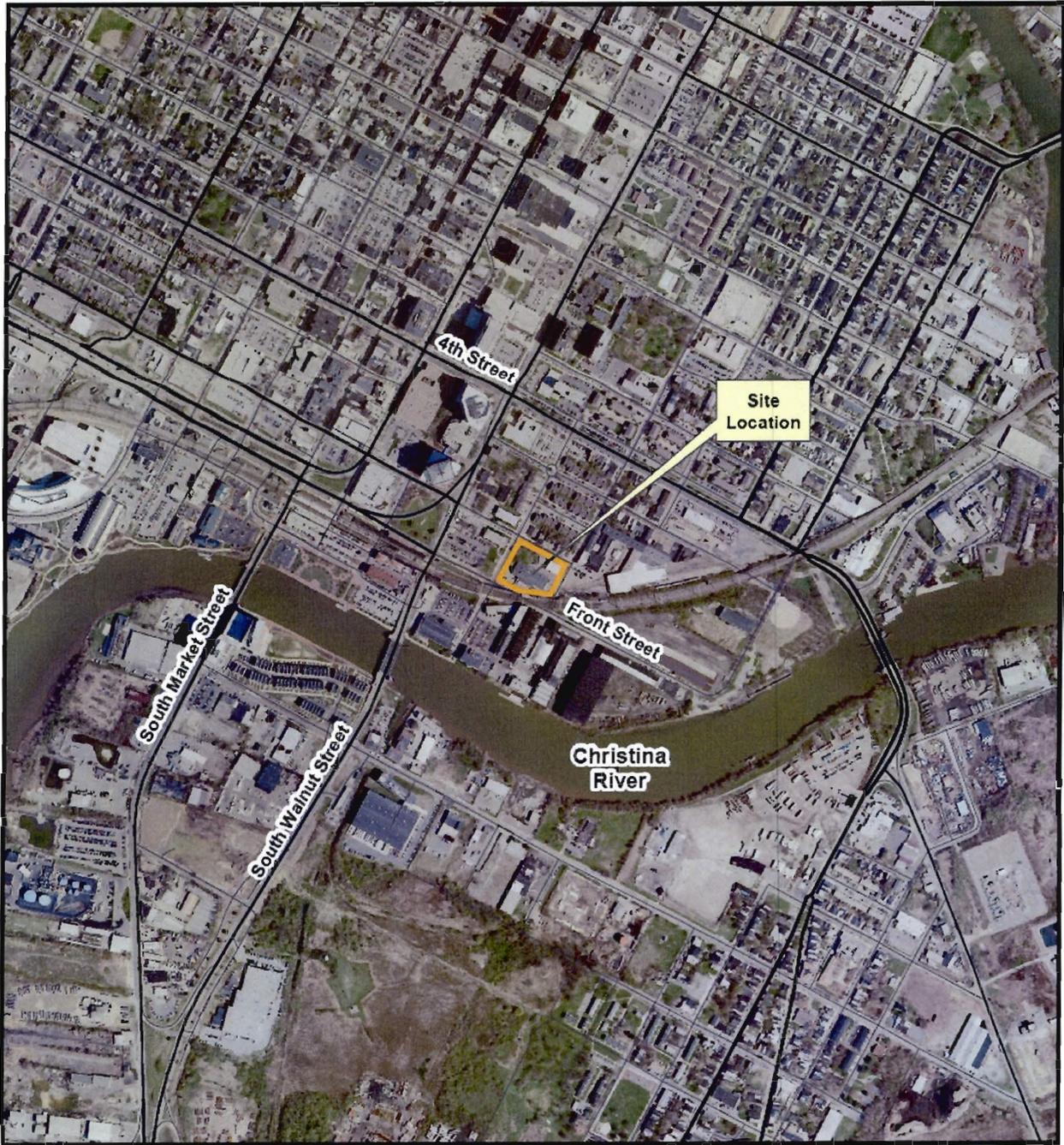
<http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/sitefiles.asp> .

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.

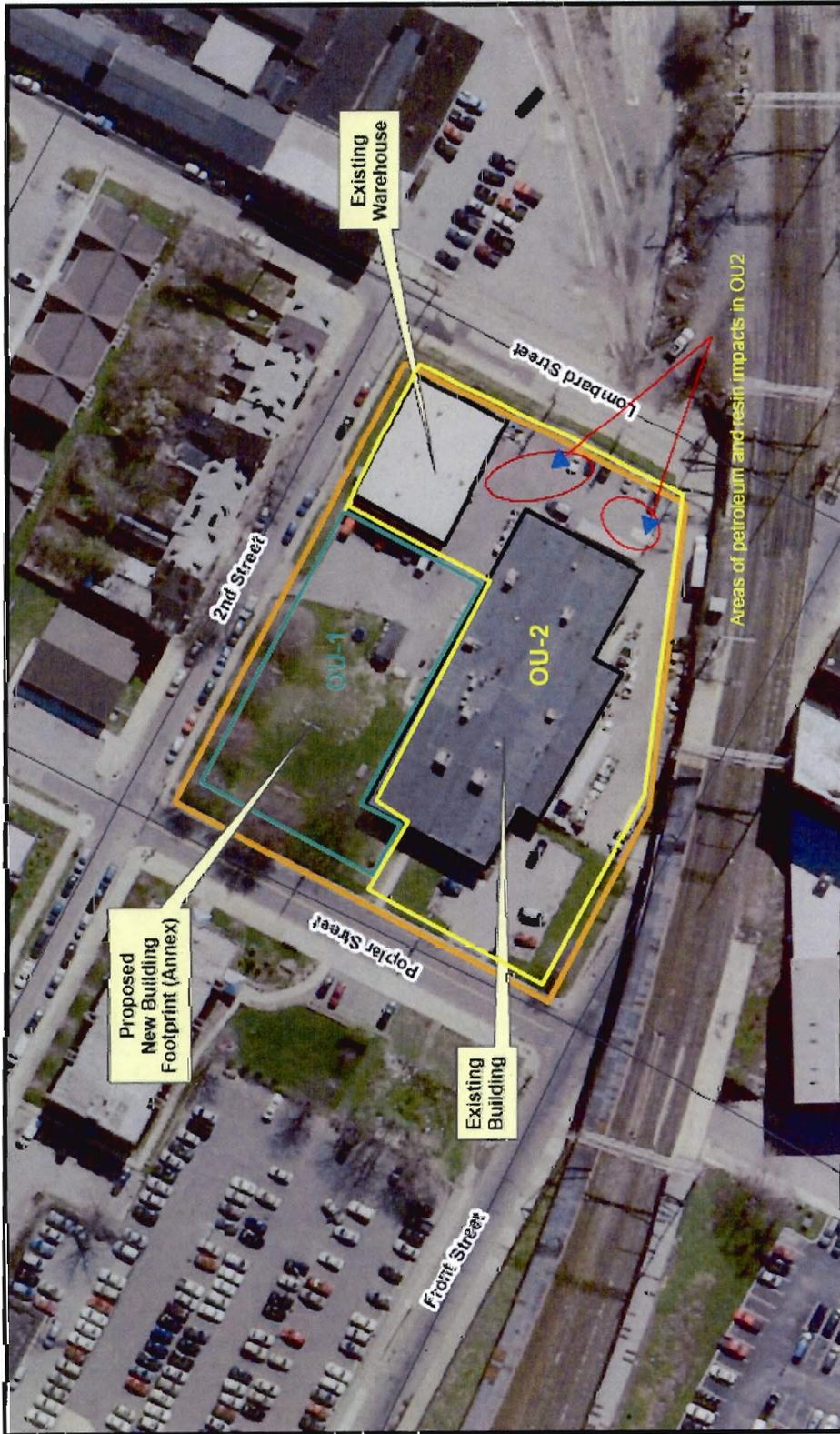
Comments are collected at the public meetings, by phone or in writing. DNREC considers all comments and questions from the public before the Proposed Plan is finalized and adopted as a Final Plan.

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**Figure 1**  
 Sunday Breakfast Mission  
 Site Location Map  
 Wilmington, DE

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 2009



**Figure 2**  
Operable Units  
Sunday Breakfast Mission Site

This map is provided by the DNREC-SIRIS solely for display and reference purposes, and is subject to change without notice. DNREC-SIRIS will not be held responsible for the assured accuracy contained in the map or for use other than its intended purposes.  
February 2005

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