

FINAL PLAN OF REMEDIAL ACTION



HARRY WOOD LANDFILL (OU-1)

Harry Wood Landfill (OU-1)
New Castle, Delaware

August 5, 2011
DNREC Project No. (DE-1493)

This Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) determination that: historical landfill operations adjacent to Harry Wood Landfill (OU-1) required investigation at the site. The investigation showed that OU-1 was not used for landfill operations and was not impacted by those adjacent operations.

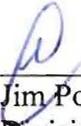
DNREC issued public notice of the Proposed Plan for the site on July 13, 2011 and opened a 20-day public comment period, which ended on August 2, 2011. The Proposed Plan states that the site does not pose an unacceptable risk for the proposed church facility (residential) redevelopment. Coordination with the Voluntary Cleanup Program work being performed adjacent to the redevelopment will occur. No other remedial actions will be required for the site.

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.


08.04.11

Jim Poling, Acting Program Manager II
Division of Waste and Hazardous Substances



PROPOSED PLAN OF REMEDIAL ACTION

Harry Wood Landfill (OU-1)
828 Frenchtown Road
New Castle, DE
DNREC Project No. DE-1493



July 2011

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

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PROPOSED PLAN OF REMEDIAL ACTION

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828 Frenchtown Road
New Castle, DE
DNREC Project No. DE-1493



Approval:

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

Approved by:

Marjorie A. Crofts, Director Division of Waste & Hazardous Substances
7.7.11
Date



What is the Harry Wood Landfill (OU-1) Site? The Harry Wood Landfill (Operable Unit-1; OU-1) site is part of a property located along Frenchtown Road (State Route 273) in New Castle, Delaware. The OU-1 property was certified as a Brownfield Site by DNREC-SIRS on July 28, 2010 and a Brownfield Development Agreement was signed on January 15, 2011 with Seeds of Greatness Church. The remainder of the property (DE-0016 -Harry Wood Landfill) is under a Voluntary Cleanup Program Agreement with B.P. Amoco (the current owner), which was signed on July 23, 2010.

Tax parcel numbers: 10-021.00-047

Nearest major intersection: Quigley Boulevard and Frenchtown Road

Area: 13.91 acres of the parcel is OU-1

Zoning: Industrial

Utilities: Water, sewer and natural gas utilities are available at the Harry Wood Landfill (OU-1) site; however the site may not be currently connected to these utilities.

Nearest surface water body: A wetland is located 500 ft south of the landfill on the south side of the property. An intermittent stream exists on the east side of the property boundary.

Surrounding property: State Route 273 borders the northern edge of the site; a private residential property exists to the northeast with commercial properties to the south and west.

What happened at the Harry Wood Landfill (OU-1) Site? Several dwellings and outbuildings existed on the OU-1 portion of the parcel. These buildings did not appear to be related to other uses at the site. An unpermitted landfill existed next to the Harry Wood OU-1 site between 1960 and 1965. Several investigations related to the unpermitted landfill were conducted between 1979 and 2011 to determine nature and extent of landfill impact.

- The OU-1 section of the property was adjacent to an unpermitted landfill that accepted primarily polypropylene waste from an Amoco plant in New Castle. A survey of the landfill in 1979 stated 5000 tons of waste included non-polar solvents, polypropylene waste, resins, alcohol, heavy and trace metals and various organic and inorganic compounds.
- The upland portion (OU-1) was not used for land-filling but may have been used to access the landfill section.

What is the environmental problem at the Harry Wood Landfill (OU-1) Site?

The OU-1 portion of the site was entered into DNREC's Brownfields Program based on previous investigations indicating the potential presence of material related to the unpermitted land filling operation from the 1960s. Landmark/JCM Engineering performed a Brownfields Investigation (BFI) at the OU-1 site in February, 2011. The investigation did not record contaminants that required remediation.

- The proximity of OU-1 to the known contaminants at the landfill adjacent provided reasonable suspicion to investigate the site.
- There is no defined risk at the Harry Wood Landfill (OU-1) site.
- Once the VCP remediation area is complete, an Operation and Maintenance plan may be drafted for the VCP remediated area to insure that the remedy for that area remains intact. Therefore, occupants of OU-1 will have a further level of protection from the adjacent impacted site.

What does the owner want to do at the Harry Wood Landfill (OU-1) Site?

The Seeds of Greatness Church wants to build a church facility and paved parking lot on the OU-1 site. Once the remediation is complete on the landfill the parking lot may be expanded in accordance with the Proposed Plan of Remedial Action for DE-0016.

- The plans for site redevelopment include the removal of any surface debris, grading of the site and construction of a church and parking lot. The facility would be built on OU-1 and potentially on a portion of the VCP remediated section of the parcel once the remedy has been completed there.

What clean-up actions have been taken at the Harry Wood Landfill (OU-1) Site?

In 1998, DNREC required that the entire site be fenced to limit trespassers on the entire parcel. This included the Harry Wood Landfill OU-1 section of the parcel.

How does DNREC plan to clean up the Harry Wood Landfill (OU-1) Site?

Based on the 2011 BFI Report there is no defined risk to future site users from the adjacent historical landfill. Therefore, there is no need to remediate the Harry Wood Landfill OU-1 site. The landfill portion of the property will be addressed in a separate Proposed Plan of Remedial Action in the Voluntary Cleanup Program.

- In essence, No Further Action is needed at the Harry Wood Landfill (OU-1) site required by DNREC-SIRS. Coordination with the VCP remediation is essential for the successful completion of this project.

What are the long term plans for the Harry Wood Landfill (OU-1) Site after the cleanup? After the 20-day public comment period, DNREC will issue a Final Plan of Remedial Action. A Certificate of Completion of Remedy will then be issued for the property, without restrictions. Construction of the church may occur after the Final Plan is issued.

- The results of the BFI indicate that no risk is present at OU-1 for the proposed future re-use as a church. The site will be graded to meet the needs of the church construction. The operation and maintenance of the VCP remediation may require continued access to the site.

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

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

<http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on July 13, 2011 and ends at close of business (4:30 pm) on August 2, 2011 Please send written comments to the DNREC office or call Todd Keyser, Project Manager, at 302-395-2600.

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Figure 1 - Site Location

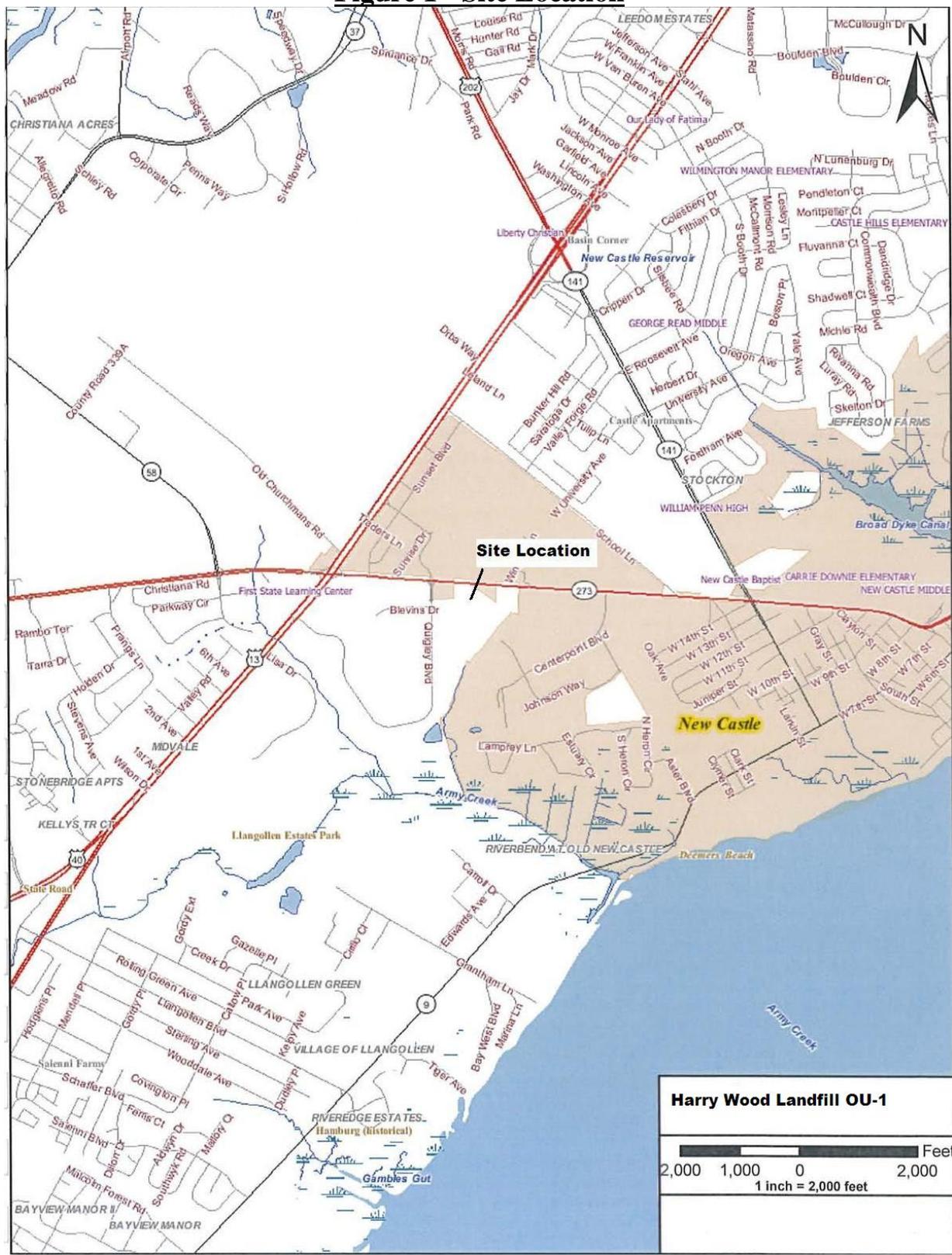
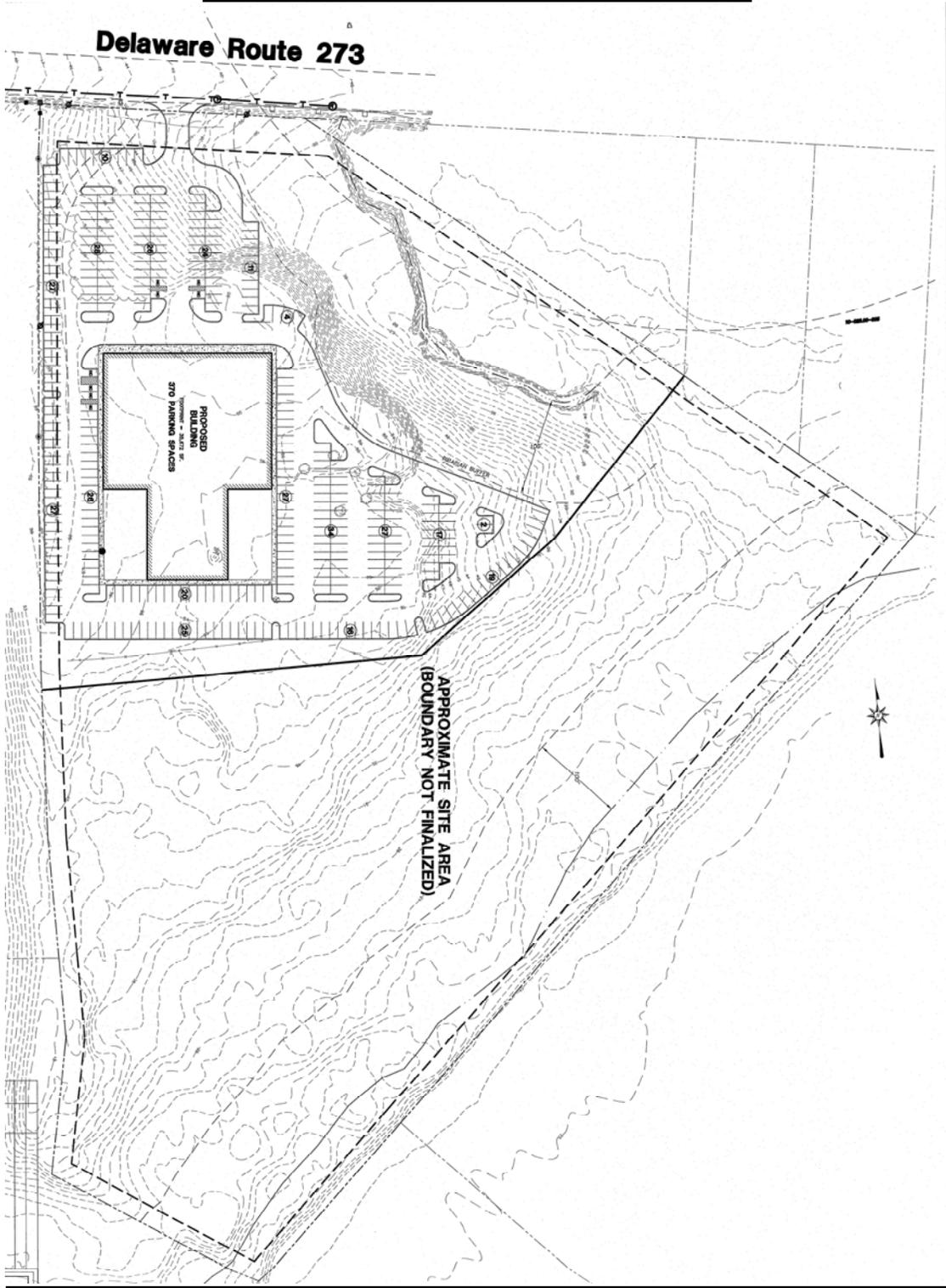


Figure 2 - Site Map



Figure 3 –Proposed Redevelopment Plan



Glossary of Terms Used in this Proposed Plan

Brownfield	A property that is vacant or underutilized because of the perception or actual presence of an environmental problem.
Certified Brownfield	A brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program.
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.
Contamination	The introduction of harmful or hazardous matter into the environment
Exposure	Coming into contact with a substance through inhalation, ingestion, or direct contact with the skin; may be acute or chronic
Final Plan of Remedial Action	DNREC's plan for cleaning up a hazardous site after it has been reviewed by the public
Groundwater Management Zone	A geographical area where DNREC restricts drilling for ground water because it is contaminated
PAH	Polycyclic Aromatic Hydrocarbons—a class of chemical produced by the incomplete combustion of carbon containing substances
Preliminary Risk Assessment	A quantitative evaluation of only the most obvious and likely risks at a site
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
Site Specific Assessment	Field sampling and evaluation of a site financed by a grant to DNREC from the US EPA
Soil Management Plan	A written plan specifying how potentially contaminated soil material at a site will be sampled, evaluated, staged, transported and disposed of.
Uniform Environmental Covenant	A standardized form of a land use restriction that is recorded on the property deed of record and transfers with the land if sold to a new owner.

What is a *Proposed Plan*?

A Proposed Plan of Remedial Action (Proposed Plan) is a summary of how DNREC intends 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 and the intended remedy. It is not meant to be an engineering design document. 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.