FINAL PLAN OF REMEDIAL ACTION

Delta Outreach and Education Center Site (DE-1504)

Delta Outreach and Education Center — October 24, 2011
Wilmington, DE — DNREC Project No. 1504

This Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) determination that Delta Outreach and Education Center was contaminated with polycyclic aromatic hydrocarbons (PAHs) and several metals. The groundwater is contaminated with aluminum, iron, manganese and one well is contaminated with trichloroethene (TCE).

DNREC issued public notice of the Proposed Plan for the Site on October 2, 2011 and opened a 20-day public comment period, which ended on October 24, 2011. The Proposed Plan requires:

- Covering the surface with a cap that may consist of asphalt, concrete, or a minimum of two feet of DNREC-approved fill material over marker fabric.
- Permit maintenance and access to monitoring well 2 (MW-2) on site
- Placement of an Environmental Covenant
- Placement of a Long Term Stewardship Plan with annual inspections
- The Site is within the existing City of Wilmington Groundwater Management Zone which prohibits any use of groundwater.

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.

Timothy Ratsep, Program Administrator
Division of Waste and Hazardous Substances

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PROPOSED PLAN OF REMEDIAL ACTION

Delta Outreach & Education Center
Wilmington, Delaware
DNREC Project No. DE-1504

September 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

Delta Outreach & Education Center
Wilmington, Delaware
DNREC Project No. DE-1504

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

Approved by:

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

9.20.11

Date

Delta Outreach & Education Center

What is the Delta Outreach Center?

The site is a Delaware-certified Brownfield (DE-1504) located at 330 East 30th Street in Wilmington, Delaware (Figure 1). The vacant property is owned by Sojourner's Place and is currently covered with grass and a weathered asphalt parking lot. No buildings are currently located on the property (Figure 2). Delta Outreach plans to redevelop the site into an educational training center with a community center and potentially a daycare center.

Tax Parcel Number: 2602300031
Address: 330 East 30th Street, Wilmington
Nearest major intersection: 30th Street and Northeast Boulevard
Area: 1.6-acres
Surrounding Property: Surrounding land use is mixed commercial and residential
Zoning: 26C-2 Secondary Business/Commercial Center, 26C-5 Heavy Commercial
Site Utilities: There are currently no live utilities on the Site. Water, gas and sewer utilities are available through the City of Wilmington
Surface water: The closest surface water body is Shellpot Creek, approximately ½ mile east of the site
Topography: The site is slopes southeast, towards the Delaware River
Groundwater: The groundwater appears to flow to the southeast

What happened at the Delta Outreach Center?

The operational history of the site includes a baseball field with concession stands, bleachers and parking lot; an office building with parking; and a vacant property.

What is the environmental problem at the Delta Outreach Center?

The site has been impacted by historical fill and a historic release of dry cleaner solvents from an adjacent property. Soil sampling results showed elevated concentrations of several polycyclic aromatic hydrocarbons (PAHs) and metals. Groundwater sampling results showed elevated concentrations of naturally occurring metals and a detection of the solvent trichloroethene (TCE) in only one monitoring well.

Results of the soil sampling showed elevated concentrations of benzo(a)pyrene in the soil throughout the site above the unrestricted use scenario. Additionally, benzo(b)fluoranthene, dibenz(a,h)anthracene and benzo(a)pyrene showed elevated concentrations within a localized area of the surface soil. Several metals including aluminum, iron, copper, manganese and

vanadium exceeded the unrestricted use scenario. Contaminants of concern for soil were determined to be benzo(a)pyrene, copper and zinc. The site does not pose an unacceptable risk under the construction worker risk scenario.

In groundwater, aluminum, iron and manganese were detected above the EPA secondary drinking water standards (MCLs). Additionally, trichloroethene (TCE) was detected in one of the monitoring wells.

What does the owner want to do at the Delta Outreach Center?

The redevelopment plans for the property include the construction of an education and community center, potentially with a daycare.

What clean-up actions are needed at the Delta Outreach Center?

DNREC's clean-up plans include the installation of a cap/cover system made up of asphalt, concrete, or a minimum of two feet of DNREC-approved fill over marker fabric. Monitoring well 2 (MW-2) which detected TCE at the site will potentially be included within a larger groundwater monitoring network for the area. It was determined that the TCE contamination plume is coming from an off-site source and that the Site is not contributing to the plume.

DNREC proposes the following clean-up actions at the site:

1. The surface of the Site will be covered with a cap which may consist of asphalt, concrete, or a minimum of two feet of DNREC-approved fill material over a marker fabric.
2. Permit maintenance and access to monitoring well 2 (MW-2) on site for it to potentially be included within a larger groundwater monitoring network of the area.
3. All construction and redevelopment work will be performed in accordance with a DNREC-approved Contaminated Material and Water Management Work Plan (CMWMWP), and the Site Specific Health and Safety Plan (HASP).
4. Establish and implement a Long Term Stewardship (LTS) Plan within ninety (90) days following completion of the redevelopment. The LTS Plan will include annual inspections of the cap and will address any additional remedial actions that may become necessary based on the results of the inspections.
5. Record an environmental covenant consistent with Delaware's Uniform Environmental Covenants Act, UECA (Title 7, Del. Code Chapter 79, Subtitle II). The environmental covenant will prohibit land disturbing activities without DNREC's prior written approval except in landscaping areas, and prohibit the installation of wells and use of any groundwater at the Site. The Site is located within the City of Wilmington's Groundwater Management Zone, which prevents the use of groundwater without DNREC's written approval.

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

The site will be redeveloped into an education and community center, with potentially a daycare center. After redevelopment, a Long Term Stewardship (LTS) plan will be submitted for DNREC approval, which will require periodic inspection of the cap to document the condition of the cap.

DNREC plans to issue a Certification of Completion of Remedy for the site after the completion of clean-up, the redevelopment of the property, and the implementation of the uniform environmental covenant at the site. The LTS plan will be implemented following construction of the cap

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

The complete file on the site including the Brownfield 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 September 25, 2011 and ends at close of business (4:30 pm) on October 17, 2011. Please send written comments to the DNREC office or call Robert Newsome, Public Information Officer, or Morgan Price, Project Manager, at 302-395-2600.

Figure 1: Site Location Map

Figure 2: Site Map

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0 250 500 750 1,000 Feet

1 inch = 625 feet

1:7,500

WHS
Site Investigation &
Restoration Section
391 Lukens Drive
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KAD11018

FIG. 1
SITE LOCATION OF
DELTA OUTREACH (DE-1504)
IN WILMINGTON, DE

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KAD11019

0 30 60 90 120 Feet

1 inch = 83 feet

1:1,000

WHS
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DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

FIG. 2
SITE MAP OF
DELTA OUTREACH (DE-1504)
2007 AERIAL

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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.

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.nav.dnrec.delaware.gov/DEN3/

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.