FINAL PLAN OF REMEDIAL ACTION

1101 East 8th Street- Former Carney Harris

1101 East 8th Street *June 20, 2012*
Wilmington, Delaware *DNREC Project No. DE-1397*

This Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) intention to address environmental contamination at the 1101 East 8th Street- Former Carney Harris Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on May 27, 2012 and opened a 20-day public comment period. The Proposed Plan is attached. There were no comments from the public; therefore, the Proposed Plan is adopted as the Final Plan.

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

Timothy T. Ratsep, Program Administrator
Site Investigation and Restoration Section

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PROPOSED PLAN OF REMEDIAL ACTION

1101 East 8th Street- Former Carney Harris
Wilmington, Delaware
DNREC Project No. DE-1397

May 2012

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

1101 East 8th Street - Former Carney Harris
Wilmington, Delaware
DNREC Project No. DE-1397

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

5.24.12

Date

1101 East 8th Street- Former Carney Harris

What is the Proposed Plan of Remedial Action?

The Proposed Plan of Remedial Action (Proposed Plan) summarizes the clean-up (remedial) actions that are being proposed to address contamination found at the Site for public comment. A legal notice is published in the newspaper for a 20-day comment period. DNREC considers and addresses all public comments received and publishes a Final Plan of Remedial Action (Final Plan) for the Site.

What is the 1101 East 8th Street- Former Carney Harris Site?

The Site is a Delaware-certified Brownfield (DE-1397) located at 1101 East 8th Street in Wilmington, Delaware and consists of one tax parcel (2604400033), totaling approximately 1.2 acres (Figure 1). The nearest intersection to the Site is 8th Street and Swedes Landing Road. The vacant property is owned by Jackson & Sharp LLC and is currently covered with weathered asphalt, two chimney structures and small amounts of scattered vegetation (Figure 2). The property is zoned W-2 waterfront industrial/commercial. While the final development plans are not known, Jackson and Sharp LLC plans to use the Site for commercial/industrial use.

What happened at 1101 East 8th Street- Former Carney Harris?

The operational history of the Site includes manufacturing of railcars, streetcars and wooden ships; and vehicle storage and parking.

What is the environmental problem at 1101 East 8th Street- Former Carney Harris?

The Site has been impacted by the historical uses of the property. The Site was previously sampled as part of the 1999 "Preliminary Assessment of the North Side of the 7th Street Peninsula" by DNREC. The results identified elevated PCB concentrations above restricted use scenario in soil. A Phase II was conducted in 2006 and showed elevated concentrations of metals, PAHs and PCBs; specifically arsenic, and benzo(a)pyrene in soil. The Brownfield Investigation soil sampling results showed elevated concentrations of PCBs above restricted use within the hot spot area. The surface soil sampling conducted outside of the PCB hotspot, showed elevated concentrations of arsenic and manganese. The surface and subsurface area within the hotspot showed elevated concentrations of PCBs. The area outside of the PCB hot spot does not pose an unacceptable risk under the restricted use scenario. Groundwater sampling results showed elevated concentrations of several metals, including aluminum, barium, iron and manganese. Additionally, PCB-1242 was detected in one of the monitoring wells.

What clean-up actions have been performed at 1101 East 8th Street- Former Carney Harris?

The impacted hot spot soil was remediated through the Interim Action under the USEPA's Toxic Substance Cleanup Act (TSCA) program. A total of 180 tons of soil, with concentrations above 100 ppm, were properly disposed of at a TSCA approved landfill. Soil with concentrations below 100 ppm was consolidated on-site and under a TSCA approved cap.

What does the owner want to do at 1101 East 8th Street- Former Carney Harris?

The redevelopment plans have not been finalized. Because the property was remediated to restricted use standards, the property will be used for commercial/industrial uses only.

What additional clean-up actions are needed at 1101 East 8th Street- Former Carney Harris?

DNREC proposes the following remedial action for the Site, which needs to be completed before a Certificate of Completion of Remedy (COCR) can be issued:

1. Installation of a cap system consisting of hardscaping per the TSCA requirements with markers outlining the area of the cap.
2. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (UECA) (Title 7, Del. Code Chapter 79, Subtitle II), will be recorded in the Office of the Recorder of Deeds to include the following:
    - Restrict Land Use to Commercial/Industrial use only;
    - Prohibit interference with the Remedy;
    - Prohibit land disturbing activities without DNREC's prior written approval;
    - 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; and
    - Comply with the Contaminated Materials Management Plan (CMMP) and the Site Specific Health and Safety Plan (HASP).
3. Develop a DNREC approved CMMP and a HASP for all construction and redevelopment work.
4. Develop and implement a Long Term Stewardship (LTS) Plan within ninety (90) days following completion of the remedial action. The LTS Plan will detail: 1) inspections of the cap and schedule to be followed in order to ensure the long-term integrity of the remedy, and 2) groundwater monitoring schedule and requirements to be followed as per TSCA and DNREC's requirements. The LTS Plan will also address any additional remedial actions that may become necessary based on the results of the inspections and monitoring.

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

A final development plan for the Site has not been determined. However, the projected use will be restricted to commercial/industrial purposes only by recording an environmental covenant. A Long Term Stewardship (LTS) plan will be submitted for DNREC approval, which will require inspection of the cap to document the condition of the cap, and performance of groundwater monitoring per TSCA and DNREC requirements.

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

The complete file on the Site including the Brownfield Investigation and TSCA Notification Report is available at the DNREC office, 391 Lukens Drive in New Castle, 19720. Most documents are also found on: http://www/nav.dnrec.delaware.gov/DEN3/

The 20 day public comment period begins on May 30, 2012 and ends at close of business (4:30 pm) on June 19, 2012. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Morgan Price, Project Officer or Robert Newsom, Public Information Officer.

Figure 1: Location Map
Figure 2: Site Map

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DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

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391 Lukens Dr.,
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FIGURE 1: LOCATION MAP
FORMER CARNEY HARRIS
1101 EAST 8TH STREET (DE-1050)
WILMINGTON, DELAWARE

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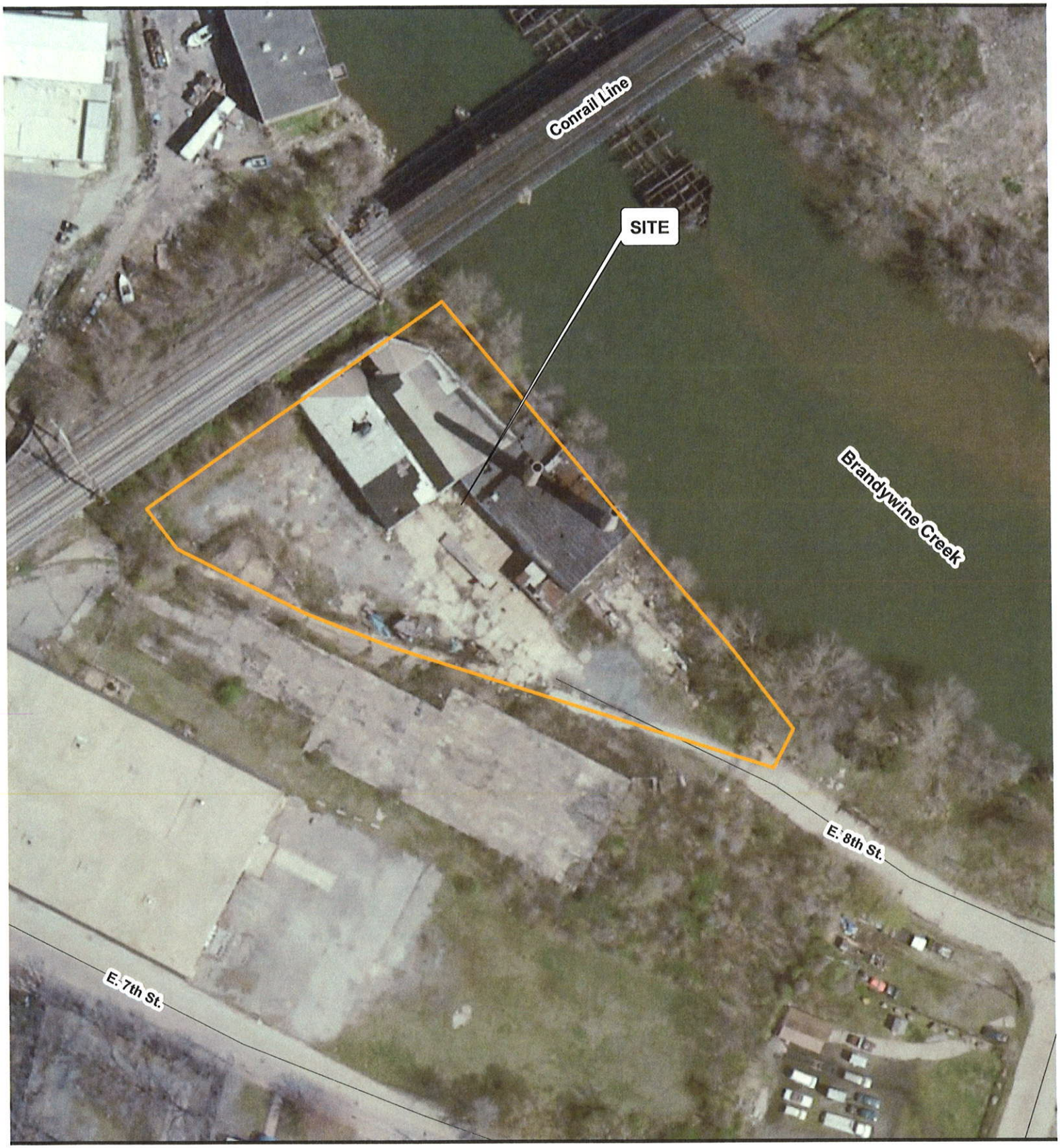
February 2012



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DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

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FIGURE 2: SITE MAP
FORMER CARNEY HARRIS
1101 EAST 8TH STREET (DE-1050)
WILMINGTON, DELAWARE

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Glossary of Terms
Used in this Proposed Plan

Brownfield Investigation (BFI)	Thorough environmental study of a site which includes 1) sampling of site environmental media and/or wastes on the property and 2) conducting a preliminary risk assessment using data collected to determine the risk posed to human health and the environment.
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.
Contaminant of Concern (COC)	Potentially harmful substances at concentrations above acceptable levels.
Contaminated Materials Management Plan	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
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 adopted plan for cleaning up a hazardous site.
Groundwater Management Zone	A geographical area where DNREC restricts drilling for groundwater because it is contaminated.
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.
Polychlorinated biphenyls (PCBs)	A synthetic, carcinogenic chemical formally used in a wide variety of industrial applications but banned from most uses by the US EPA in 1979.
Restricted Use	Commercial or Industrial setting
Risk	Likelihood or probability of injury, disease, or death.
SIRS	Site Investigation and Restoration Section of DNREC, which oversees cleanup of sites that were contaminated as a result of past use, from dry cleaners to chemical companies.
Toxic Substance Cleanup Act (TSCA)	The federal statute requiring and regulating cleanup of PCBs
US EPA	United States Environmental Protection Agency