FINAL PLAN OF REMEDIAL ACTION

A.M. DOMINO SALVAGE CO. SITE

810 South Walnut Street — *August 29, 2012*
Wilmington, Delaware — *DNREC Project No. DE-1173*

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 A.M. Domino Salvage Co. Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on August 8, 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

A.M. Domino Salvage Co. Site
Wilmington, Delaware
DNREC Project No. DE-1173

August 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

A.M. Domino Salvage Co. Site
Wilmington, Delaware
DNREC Project No. DE-1173

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

Approved by:

Marjorie A. Crofts, Director
Division of Waste Management

8.6.12

Date

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 Site?

The Site is located at 810 South Walnut Street, Wilmington, Delaware and consists of tax parcel number 10-001.00-021, totaling approximately 1.32 acres (Figure 1). The Site is a fenced property that consists of a maintenance shop building and crushed stone and asphalt milling parking areas. The Site was historically used for auto salvage (Figure 2). Several piles of waste material including tires and concrete are stockpiled at the Site. A swale runs along the southern part of the property that discharges to the Christina River. The Site is zoned commercial and is a certified Brownfield property.

What happened at the Site?

The use of the property as a salvage yard from 1968 to 2000 has resulted in release of contaminants that has impacted the soil and groundwater at the Site. Chemicals managed as part of the salvage yard operation included gasoline, degreasers, motor oil, etc. In addition, many car parts have been buried at the Site that may have contributed to the contamination of the Site.

What is the environmental problem at the Site?

An initial investigation performed at several salvage yard properties, including the Site, found organic and inorganic contamination at these properties that required further evaluation. A Brownfield Investigation performed in 2011 at the Site found contaminants including arsenic, lead and benzo(a)pyrene in soil and groundwater above DNREC standards for commercial use of the property. There is a potential risk to human health due to the exposure to these contaminants if no remedial action is taken.

What does the owner want to do at the Site?

Diamond Materials LLC, the potential brownfield developer, plans to use the property for a construction office and a construction materials yard. The Site will remain commercial.

What additional clean-up actions are needed at the Site?

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

1. Cap the site with an impervious material such as asphalt or one foot of clean soil. All solid waste stockpiled at the Site needs to be removed and properly disposed prior to the placement of the cap.

2. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), will be recorded in the office of the Recorder of Deeds to include the following:

    - Restrict land use to Commercial/Industrial;
    - Prohibit Interference with Remedy;
    - Prohibit land disturbing activities without prior written approval by DNREC;
    - Comply with the Long Term Stewardship Plan;
    - Prohibit the installation of groundwater wells for drinking water purposes without the prior written approval of DNREC. The Site is located within the City of Wilmington's Groundwater Management Zone, which prevent the use of groundwater without DNREC's written approval; and
    - Comply with the Contaminated Materials Management Plan (CMMP).

3. Develop a DNREC approved CMMP to allow construction workers to safely handle any potential contaminated soil, groundwater or buried waste at the Site.

4. Develop and implement a DNREC-approved Long-Term Stewardship (LTS) Plan. The LTS Plan will detail: 1) the groundwater monitoring network and schedule to be followed in order to monitor the attenuation of contaminants of concern in the groundwater, and 2) the inspection schedule to be followed in order to ensure the long-term integrity of the remedy.

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

The Site use will be restricted to non-residential purposes by recording the environmental covenant. The LTS plan and the CMMP will be implemented for the Site.

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

The complete file on the Site including the Brownfield Investigation Report and the various reports are 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 August 8, 2012 and ends at close of business (4:30 pm) on August 28, 2012. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Wilmer Reyes, Project Manager or Robert Newsome, Public Information Officer.

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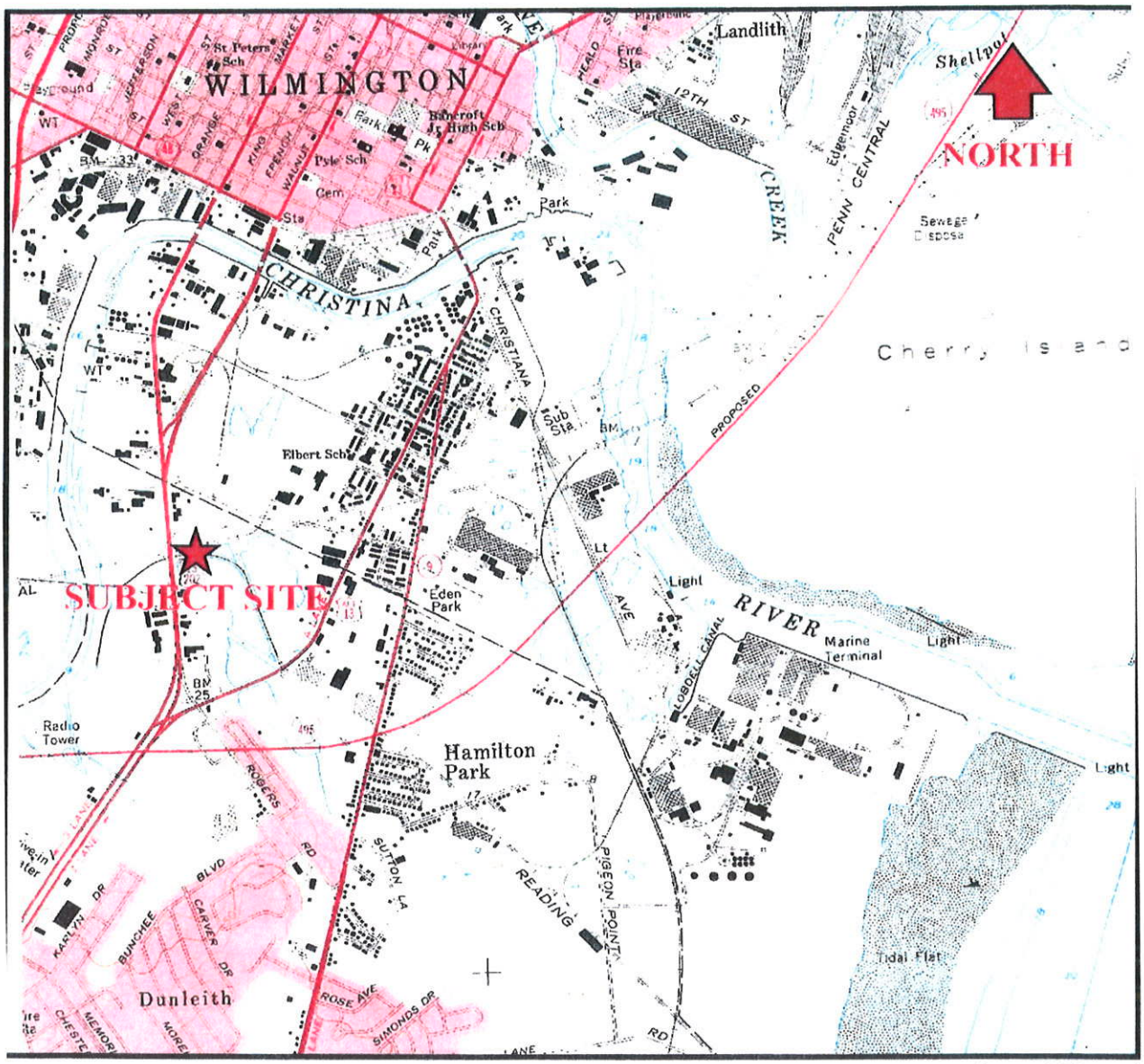

(source: BFI report)

Figure1. Location Map for the A.M. Domino Salvage Co. Site

(source: BFI report)

Figure 2. Aerial Photo of the A.M. Domino Salvage Co. Site

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 the 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
Certification 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 ground water 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.
Preliminary Risk Assessment	A quantitative evaluation of only the most obvious and likely risks at a site
Risk	Likelihood or probability of injury, disease, or death.
Restricted Use	Commercial or Industrial setting
SIRS	Site Investigation Restoration Section of DNREC, which oversees cleanup of sites that were contaminated as a result of past use, from dry cleaners to chemical companies
Uniform Risk-Based Remediation Standards (URS)	A set of concentration criteria for various contaminants potentially present in site media that are developed for protection of human health and the environment