



AMENDED PROPOSED PLAN OF REMEDIAL ACTION

320 A Street Site
Wilmington, Delaware
DNREC Project No. DE-1291



October 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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Approval:

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

Approved by:
Marjorie A. Crofts, Director Division of Waste Management
<i>10.24.12</i>
Date



What is the Amended 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. The Proposed Plan is issued to solicit public comment. A legal notice is published in the newspaper for a 20-day comment period. The Department of Natural Resources and Environmental Control (DNREC) considers and addresses all public comments received and subsequently publishes a Final Plan of Remedial Action (Final Plan) for the Site.

An Amended Proposed Plan must be issued to once again solicit public comment when new information regarding the release of contamination or a change in Site boundaries is identified at a Site after the Proposed Plan has been issued. DNREC uses a comprehensive assessment, which includes the additional information, to develop the new proposal for remedial action at the Site.

What is the 320 A Street Site?

The 320 A Street site is located at 320 A Street in Wilmington, Delaware, and consists of one tax parcel (26.050.00.048) totaling approximately 5.4 acres (Figure 1). The nearest intersection to the Site is A Street and Walnut Street. The Site consists of an office/warehouse building and a paved parking area and is zoned commercial (Figure 2).

The Site is owned by the Buccini/Pollin Group (BPG). BPG entered into a Brownfields Development Agreement with the Department of Natural Resources and Environmental Control – Site Investigation and Restoration Section (DNREC-SIRS) to perform a remedial investigation/feasibility study and address contamination determined to be present on the Site.

What happened at the 320 A Street Site?

The Site was previously occupied by a moving company, a construction rental and sales company, a storage and transfer facility for construction materials, and a construction company. As early as 1961, aerial photographs show a building located on the property and several automobile junkyards immediately south of the property along Walnut Street. The DNREC Tank Management Section (DNREC-TMS) oversaw the removal of two gasoline underground storage tanks (USTs), one dispenser for the gasoline USTs, one heating fuel UST and one used oil UST from the Site in November 2003. After the contaminated soil was removed, the Site received a No Further Action letter from DNREC-TMS.

Why is an Amended Proposed Plan of Remedial Action necessary for the 320 A Street Site?

Based on a review of documents in the file, DNREC-SIRS determined that the 320 A Street Site boundaries had been mislabeled. The Site should only include tax parcel 26.050.00.048 (Figure 2). As a result, this amended Proposed Plan removes the following tax parcels from the original Proposed Plan: 26.050.00.056, 26.050.00.074, 26.050.00.075, 26.050.00.079 and 26.050.00.080.

What is the environmental problem at the 320 A Street Site?

A Preliminary Assessment/Site Inspection (PA/SI) was conducted in 1986. An Environmental Assessment was conducted in 1996. A Phase II Environmental Site Assessment was conducted in 2000. A Facility Evaluation and a Remedial Investigation/Feasibility Study were conducted in 2003. Based on all of the above environmental investigations, more than 125 individual samples were collected within the original site boundaries, with the majority of the samples collected within the new Site boundary of tax parcel 26.050.00.048.

The results of samples collected during environmental investigations conducted at the Site indicated that the contaminants of concern (COCs) in soil for a restricted use (commercial/industrial) exposure scenario are arsenic and polycyclic aromatic hydrocarbons (PAHs). The COCs in groundwater are metals and semi-volatile organic compounds (SVOCs).

A human health risk assessment (HHRA) concluded that the COCs did not pose an unacceptable risk to future indoor and outdoor commercial/industrial workers, or construction workers. The calculated risk caused by exposure to the soil posed an unacceptable risk for residential use, if the Site use changes to residential in the future. Groundwater at the Site would not be suitable for drinking. The Site is within the City of Wilmington Groundwater Management Zone (GMZ), which restricts the potential exposure to groundwater.

What does the owner want to do at the 320 A Street Site?

Currently, BPG have their headquarters located on the Site.

What additional clean-up actions are needed at the 320 A Street Site?

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

1. 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 the installation of groundwater wells for drinking water purposes without the prior written approval of DNREC; and
 - Note the incorporation of the Site into the City of Wilmington GMZ.

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

The Site use will be restricted to non-residential (commercial/industrial) purposes by recording the environmental covenant.

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

The complete file on the Site including the Remedial 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/>

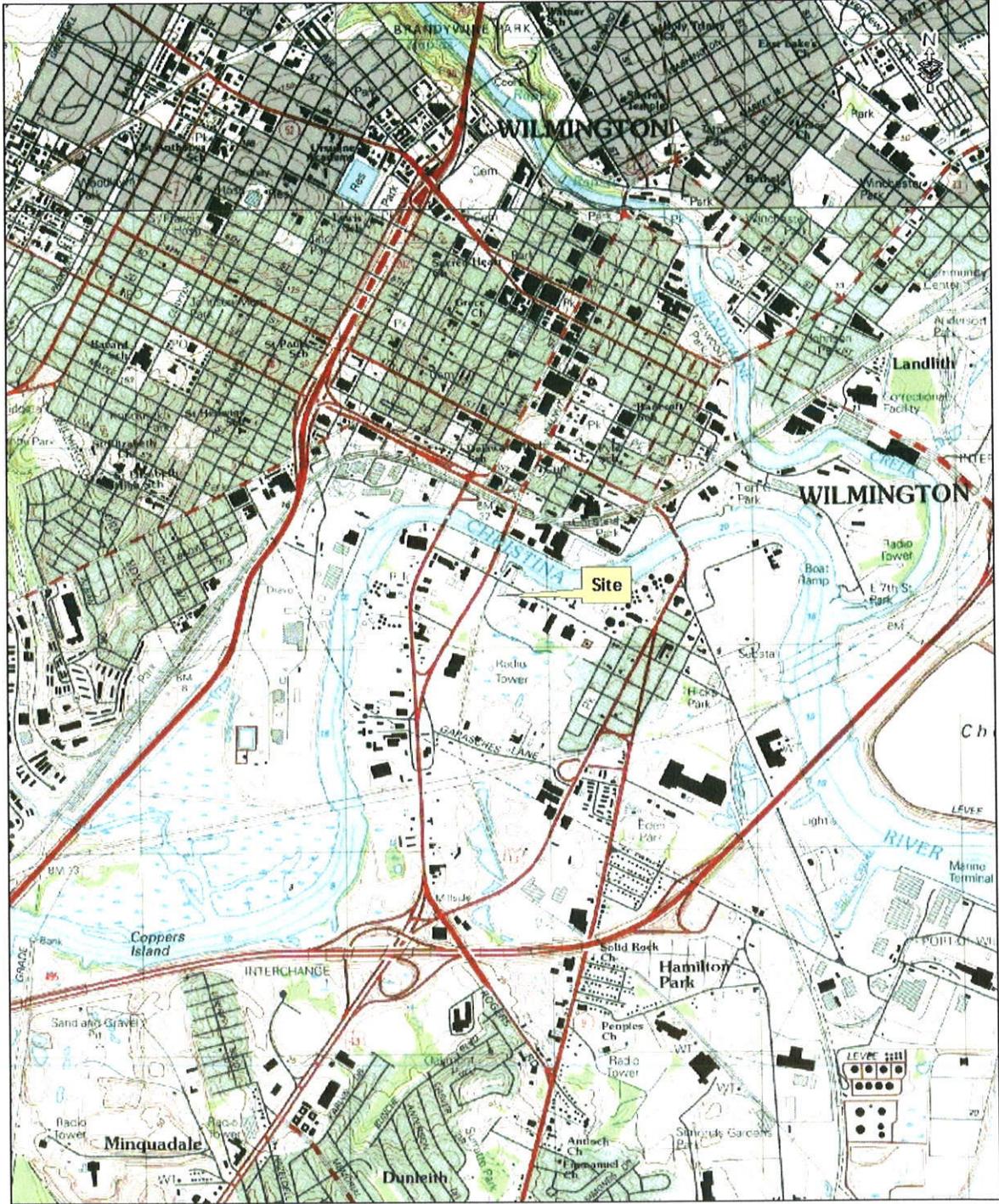
The 20-day public comment period begins on October 28, 2012 and ends at close of business (4:30 pm) on November 19, 2012. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Kathryn Durant, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map

Figure 2: Area Map

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Figure 1: Site Location Map



0 0.2 0.4 0.6 0.8 1 Miles

320 A Street
DE-1291

Figure 2: Area Map



KAD12054

0 125 250 375 500 625 Feet

320 A Street
DE-1291

Glossary of Terms Used in this Proposed Plan

Brownfield Development Agreement (BDA)	This legal agreement is between a potential developer of a Delaware-certified Brownfields Site and the DNREC. The developer agrees to investigate and cleanup a Brownfields property under the oversight of the Department in exchange for liability protection.
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.
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.
Exposure	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
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.
Risk	Likelihood or probability of injury, disease, or death.
Restricted Use	Commercial or Industrial setting
Site Inspection (SI)	Environmental study of a site which includes the sampling of soils, groundwater, surface water, sediment and/or wastes on the property, as appropriate. This evaluation is performed on behalf of the United States Environmental Protection Agency (U.S. EPA).
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