



PROPOSED PLAN OF REMEDIAL ACTION

2110 Northeast Boulevard Site
Wilmington, Delaware
DNREC Project No. DE-1528



January 2013

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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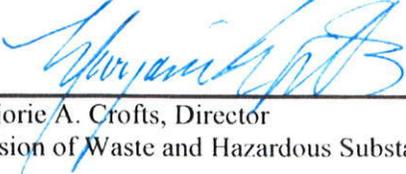
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Wilmington, Delaware
DNREC Project No. DE-1528



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
1.16.13
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 2110 Northeast Boulevard Site?

The Site is a Certified Brownfield (DE-1528) located at 2110 Northeast Boulevard in Wilmington, Delaware and consists of one tax parcel (26-030.30-020), totaling approximately 0.22 acres (Figure 1). The nearest intersection to the Site is Northeast Boulevard and East 22nd Street. It is bordered by residential properties, religious institutions, and a ball field. The Site consists of an unoccupied building, a parking area, and a small grassy lot. The property is zoned 26C-2 secondary business commercial center (Figure 2).

What happened at the 2110 Northeast Boulevard Site?

The Site was formerly used as a machine shop between the late 1950s and the late 1990s. Recently, the Site was utilized as a clothing store that never formally opened. An approximately 2,500 gallon heating oil underground storage tank (UST) is located at the Site. Historic fill material is also located at the Site. Oil and solvents utilized in the machine shop processes, potential leaks from the heating oil UST, and the historic fill material may potentially have caused contamination of soil and groundwater at the Site.

What is the environmental problem at the 2110 Northeast Boulevard Site?

A Brownfield Investigation performed in 2012 at the Site found that the surface soil at the Site contained concentrations of metals, including lead and arsenic, and polycyclic aromatic hydrocarbons (PAHs), including benzo(a)pyrene, which exceeded DNREC's soil standards for unrestricted use of the property. A risk assessment showed that exposure to surface soil under an unrestricted use scenario (such as a daycare) may pose a risk above DNREC's acceptable risk standard. Conversely, a risk assessment showed that exposure to sub-surface soil under an unrestricted use scenario does not pose a risk above DNREC's acceptable risk standard.

Volatile organic compounds (VOCs), including benzene and methyl tert-butyl ether (MTBE), and semi-volatile organic compounds (SVOCs), including 2-methylnaphthalene, were detected in groundwater in one of the monitoring wells on the Site located adjacent to the heating oil UST. Metals, including iron and manganese, were also detected in groundwater on the Site. A

risk assessment showed that exposure to groundwater may pose a risk above DNREC's acceptable risk standard. However, groundwater is not being used at the Site and the Site is located in a Groundwater Management Zone (GMZ), which prohibits the installation and use of potable water wells. An evaluation of the potential intrusion of subsurface vapors from groundwater into the on-site building indicated that there is no risk above DNREC's acceptable risk standard.

What does the owner want to do at the 2110 Northeast Boulevard Site?

Max Renovations LLC plans to purchase the Site from Paul's Inc. and renovate it into a daycare facility for children. The future use of the Site is within the definition of residential/unrestricted use.

What additional clean-up actions are needed at the 2110 Northeast Boulevard Site?

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

1. Prevent exposure to the contaminated surface soil at the Site by removing the soil and replacing it with a cap of DNREC-approved material and/or by hardscaping the Site.
2. Remove the heating oil UST, and over-excavate contaminated soil if encountered, with the oversight of the DNREC-Tank Management Section.
3. Remove the asbestos-containing materials that will be disturbed during renovation of the existing building using a Delaware licensed asbestos contractor.
4. Develop a DNREC approved Contaminated Materials Management Plan (CMMP) and Health and Safety Plan to address environmental concerns during remediation and redevelopment.
5. Develop and implement a DNREC-approved Long-Term Stewardship (LTS) Plan to maintain the cap at the Site. The LTS Plan will detail the inspection schedule to be followed in order to ensure the long-term integrity of the remedy.
6. 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:
 - 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;
 - Prohibit land disturbing activities without prior written approval by DNREC;
 - Ensure compliance with the Long-Term Stewardship Plan; and
 - Ensure compliance with the Contaminated Materials Management Plan.

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

DNREC plans to issue a Certificate of Completion of Remedy for the Site after the completion of clean-up requirements and the implementation of the uniform environmental covenant on the property.

How can I find additional information or comment on the 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 January 23, 2013 and ends at close of business (4:30 pm) on February 12, 2013. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Stephanie Scholl, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map

Figure 2: Site Layout & Surrounding Land Uses Map

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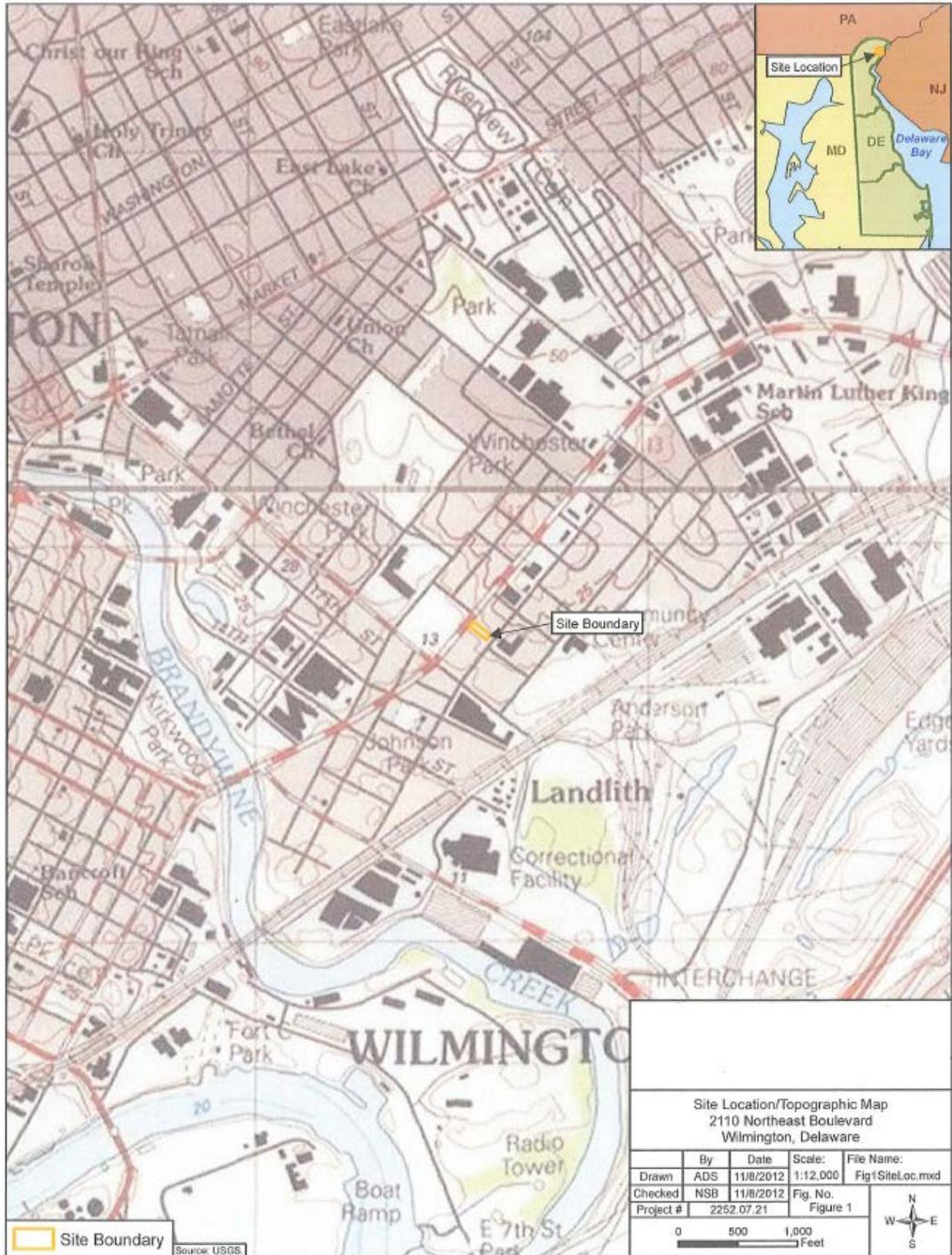


Figure 1

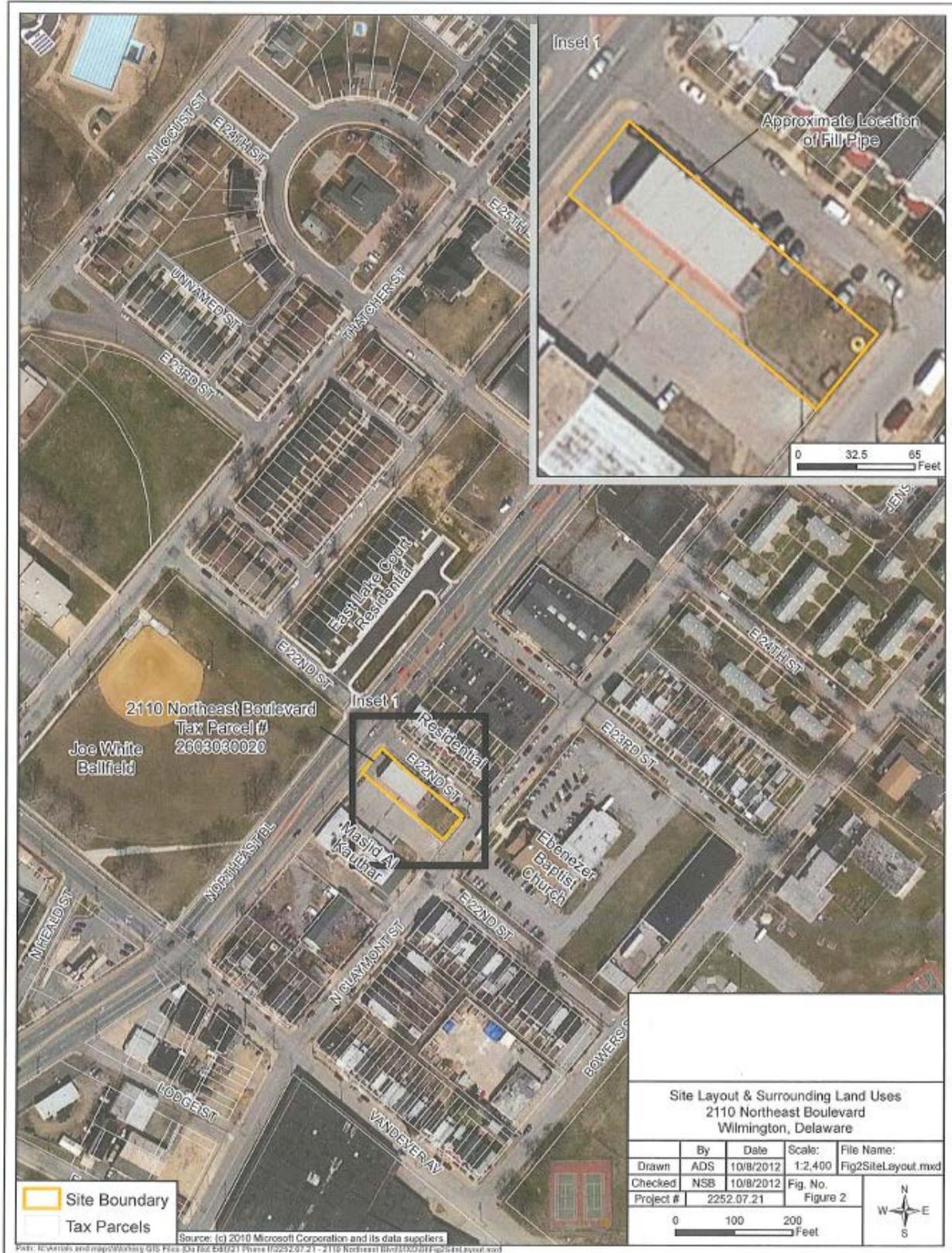


Figure 2

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.
Risk	Likelihood or probability of injury, disease, or death.
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