AMENDED FINAL PLAN OF REMEDIAL ACTION

Former Chesapeake Supply Site

238 Railroad Avenue — *March 2013*
Dover, Delaware — *DNREC Project No. DE-1334*

This Amended Final Plan of Remedial Action (Final Plan) presents the clean-up actions required by Department of Natural Resources and Environmental Control's (DNREC's) to address environmental contamination at the Former Chesapeake Supply Site.

DNREC issued public notice of the Amended Proposed Plan of Remedial Action (Amended Proposed Plan) for the Former Chesapeake Supply Site on February 20, 2013 and opened a 20-day public comment period. The Amended Proposed Plan is attached. There were no comments from the public; therefore, the Amended Proposed Plan is adopted as the Amended Final Plan.

Approval:
This Amended 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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AMENDED PROPOSED PLAN OF REMEDIAL ACTION

Former Chesapeake Supply
Dover, Delaware
DNREC Project No. DE-1334

February 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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Former Chesapeake Supply
Dover, Delaware
DNREC Project No. DE-1334

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

Approved by:

Marjorie A. Crofts, Director
Division of Waste Management

2.18.13

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 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 publish a Final Plan of Remedial Action (Final Plan) for the Site.

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

What is the Former Chesapeake Supply?

The Former Chesapeake Supply Site (Site) is located at 238 Railroad Avenue in Dover, Delaware and consists of two (2) tax parcels (ED05-076.12-02-40 and ED05-076.12-04-41.00), totaling approximately 1.75 acres (Figure 1). The northwestern parcel is a vacant grassy lot. The other parcel has five commercial buildings, which are used as office space and storage (Figure 1).

What happened at the Former Chesapeake Supply Site?

The Site was operated as fruit processing, basket manufacturing, creamery, plumbing /heating supplies and construction equipment sales facility. There is also evidence that the Site elevation was raised with fill material. The release likely occurred from these historic operations.

Why is an Amended Proposed Plan of Remedial Action necessary for the Former Chesapeake Supply Site?

The previous proposed plan stated that prior to redevelopment the two northernmost buildings (the suspected soil source of the chromium in the groundwater) were to be demolished. After the Final Plan was advertised, the development plans changed. In order to determine if the buildings would have to be removed to access contaminated soil, soil samples were collected under the buildings. No chromium soil contamination was observed during sampling. However, DNREC is requiring a Contaminated Material Management Plan (CMMP) to protect construction workers from small pockets of chromium contaminated soil that may be encountered during future construction.

Groundwater samples showed chromium contamination during initial sampling but no chromium was found during recent groundwater sampling. However, to confirm that chromium is no longer present additional groundwater data needs to be collected.

What is the environmental problem at the Former Chesapeake Supply Site?

The Site groundwater has historically been impacted by tetrachloroethene (PCE) and chromium above DNREC groundwater standards. The PCE was also detected in groundwater at 680 Forest Street Site, which is located up-gradient from the Site. However, soil contaminated with PCE was not detected in either of these Sites. It appears that the source of PCE contamination in groundwater originated at an offsite location. The risk assessment showed that the risk associated with vapor intrusion to indoor air from groundwater is below DNREC standards.

Site soil has not been impacted by contaminants above DNREC unrestricted use standards. The soil source for chromium contamination in groundwater has not been identified.

What does the owner want to do at the Former Chesapeake Supply Site?

The current owner of the property wants to redevelop the Site for commercial reuse. However, in order to provide the most flexibility for redevelopment, the Site will be remediated to unrestricted use standards.

What clean-up actions are needed at the Former Chesapeake Supply Site?

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

1. Develop a groundwater monitoring plan to sample Site monitoring wells for two years for total and dissolved concentrations for total chromium as well as total and dissolved concentrations for hexavalent chromium to confirm previous groundwater results. Prepare a report documenting the groundwater results including comparing to action levels and recommendations for any future actions, if necessary.

2. Develop a DNREC approved Contaminated Materials Management Plan (CMMP) to allow construction workers to safely handle any potentially contaminated soil and groundwater at the Site. The CMMP will discuss how to handle and dispose of any contaminated soil or groundwater.

3. 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 Interference with Remedy;
    - Prohibit land disturbing activities including building demolition without prior written approval by DNREC;
    - Comply with the CMMP; and
    - Prohibit the installation of groundwater wells for drinking water purposes without the prior written approval of DNREC.

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

The Site will be redeveloped in the future. Groundwater monitoring will continue until the goals for chromium remediation are met or DNREC determines that another remedial strategy is required.

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

The complete file on the Site including the Limited 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 February 20, 2012 and ends at close of business (4:30 pm) on March 12, 2013. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Rick Galloway, Project Officer or Robert Newsome, Public Information Officer.

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Figure 1: Site Location Map

Figure 1

Map source: Google™ Earth

			FORMER CHESAPEAKE SUPPLY DOVER, DE			SITE LOCATION MAP	
PROJECT MGR	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE	DATE	PROJECT NO	FIGURE
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Figure 1

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.
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.
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.
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.
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
Unrestricted	Residential use