

# PROPOSED PLAN OF REMEDIAL ACTION

New Castle Gas Company Site  
Operable Unit 1  
New Castle, Delaware  
DNREC Project No. DE-0167



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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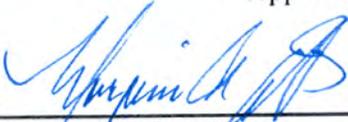
## PROPOSED PLAN OF REMEDIAL ACTION

New Castle Gas Company Site  
Operable Unit I  
508 South Street  
New Castle, Delaware  
DNREC Project No. DE-0167



**Approval:**

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

Approved by:

Marjorie A. Crofts, Director Division of Waste & Hazardous Substances
1.24.13
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 New Castle Gas Company Site?**

The New Castle Gas Company Site is a DNREC certified Brownfield located at 508 South Street, New Castle and occupies five New Castle County Tax Parcels (Nos. 21-014.00-390, -409, -482, -483, and 21-015.00-056). The entire Site comprises approximately 20 acres of which Operable Unit 1 is 15 acres. The Site is recognizable from South Street as the former location of the Brosius Eliason building supply store. The location is indicated in Figure 1 and the Site features are shown on Figure 2. The extent of Operable Unit 1 is shown on Figure 3.

Tax Parcel Nos. 21-014.00-390, 21-014.00-482, and 21-014.00-483 are zoned Service Commercial (SC). Tax Parcel No. 21-015.00-056 is zoned SC and Historic Residence (HR). Tax Parcel No. 21-015.00-056 is zoned SC and Open Space & Recreation (OS&R). Residential properties are located adjacent to the Site on the north and west. A small cemetery abuts the Site to the west. A retirement community is located east of the property.

The Gambacorta Marsh is located to the south and west of the Site. Approximately 5 acres of the Site is inundated year round and this area lies outside Operable Unit 1. A masonry gas holder, a remnant of a coal gasification plant, is visible in the Gambacorta Marsh. The gas holder itself is not located within the tax parcels of the Brownfield Site. It is likely that other structures related to the coal gas plant were located within the boundaries of the Site in areas that are now inundated wetlands.

At the time of this Proposed Plan for Operable Unit 1, the Property is used for a variety of small operations including a wood working shop and warehousing. A total of seven structures are present on the Property totaling approximately 74,000 square feet in size, but they are mostly vacant and unused. The remaining area of the upland portion of the Site is covered by asphalt paving.

The City of New Castle provides potable water for the Property. Sewage is conveyed offsite by the City of New Castle Municipal Service. Natural gas also serves the Property.

### **What is Operable Unit 1?**

Operable Unit 1 is the developable portion of the Site as shown on Figure 3.

### **What happened at the New Castle Gas Company Site?**

The upland portion of the Site was historically used as a coal and fuel oil storage yard, and more recently as a lumber yard, saw mill and building supply store. It was served by a rail siding.

DNREC's Tank Management Section (TMS) files contain records of two projects on the Site dating from its use as a lumberyard. The first involved an underground gasoline storage tank and the second concerned aboveground bulk heating oil storage. Both projects received regulatory closure from the TMS in April 1995 and August 1995, respectively.

The wetlands portion of the Site was dry land in the 19<sup>th</sup> century and was the location of the New Castle Gas Company facility. Coal gasification, as historically practiced in Delaware, usually resulted in the release of coal tar into the environment.

### **What is the environmental problem at the New Castle Gas Company Site?**

Based on the evaluation conducted during this Brownfield investigation, surface soils on the Site are slightly impacted by semi-volatile organic compounds, primarily polycyclic aromatic hydrocarbons (PAHs), and inorganic substances. A risk assessment indicates that concentrations of substances identified in soil and groundwater do not present an unacceptable risk to future construction workers, commercial workers, or residents occupying the upland portion of the Site.

Previous studies found impacts to the Gambacorta Marsh from historical sources, most prominently the New Castle Gas Company plant. Sediment samples taken during previous and recent investigations from the edge of the marsh closest to the upland portion of the Site do not suggest that runoff from the pavement of the lumber yard contributes significantly to the PAHs found throughout the marsh.

### **What does the owner want to do at the New Castle Gas Company Site?**

Development plans for the Site are not final. Recently, a wood working shop occupied one of the buildings. The wetlands portion of the property (designated as Operable Unit 2 on Figure 3) is not suitable for development.

### **What additional clean-up actions are needed at the New Castle Gas Company Site?**

DNREC proposes that no further remedial action for Operable Unit 1 of the Site. It is suitable for any land use consistent with applicable local regulations. DNREC may address ecological issues present, if any, in the Gambacorta Marsh as a whole as a separate Operable Unit, to be addressed in a separate proposed plan.

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

Operable Unit 1 will not require additional investigation, inspection or monitoring as development proceeds.

**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 February 3, 2013 and ends at close of business (4:30 pm) on February 23, 2013. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Stephen F. Johnson, Project Officer or Robert Newsome, Public Information Officer.

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DATE: 19 OCTOBER 2011	FIGURE 1 SITE LOCATION SKETCH <b>508 SOUTH STREET</b> NEW CASTLE - NEW CASTLE COUNTY - DELAWARE	DESIGNED BY: MEP	 2400 WILMINGTON ROAD WILMINGTON, DE 19804 - 75 TEL: 302.423.4424 FAX: 302.423.4425 OFFICE: 1101 - 11TH STREET, WILMINGTON, DE 19804 WWW.DUFFIELDASSOCIATES.COM
SCALE: 1" = 2000'		DRAWN BY: MEP	
PROJECT NO. 4847.EP		CHECKED BY:	
SHEET: FIGURE 1		FILE: A-4847.EP-FIG1	

**Figure 1 Site Location in New Castle, Delaware**

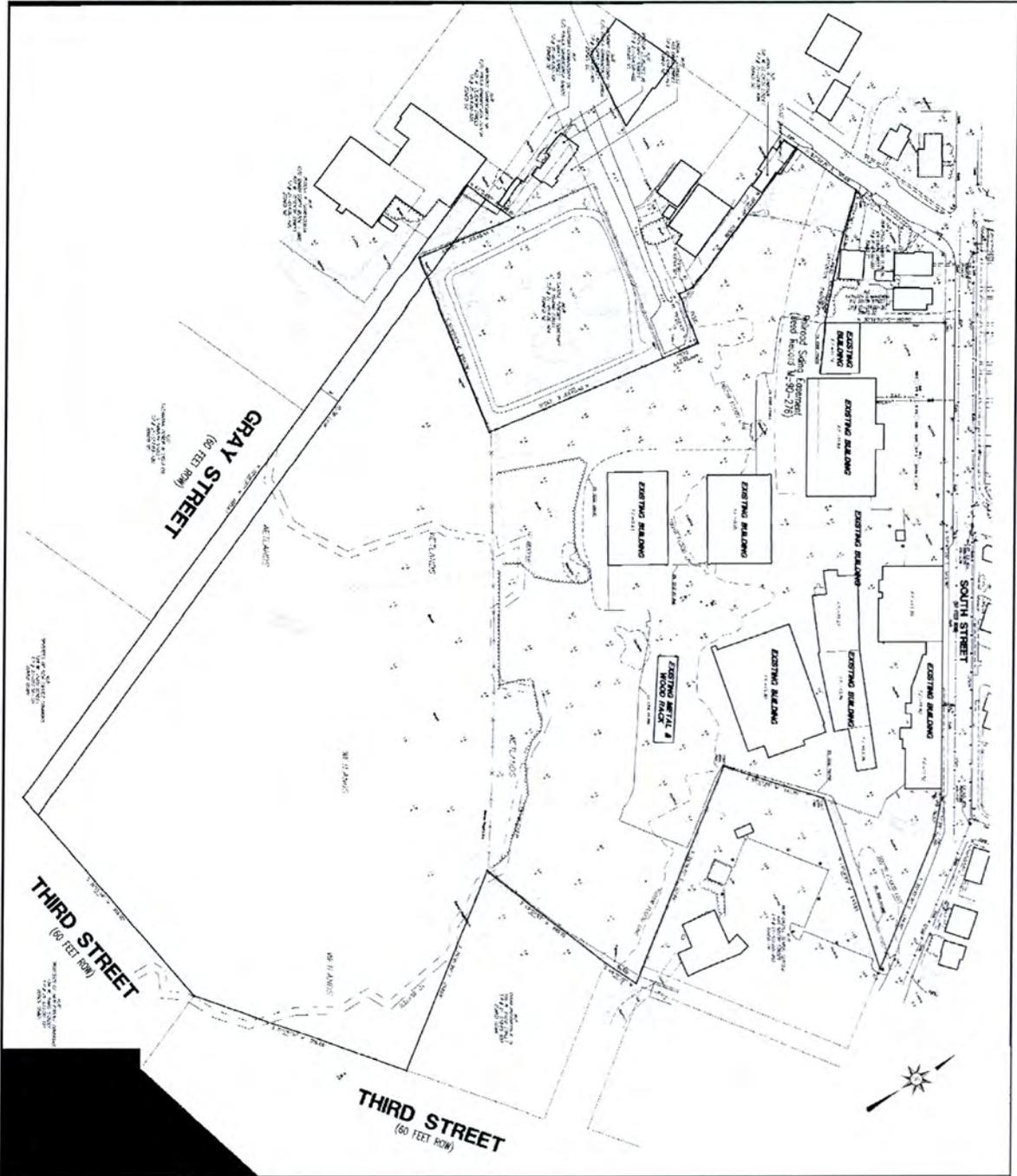


Figure 2 Site Features

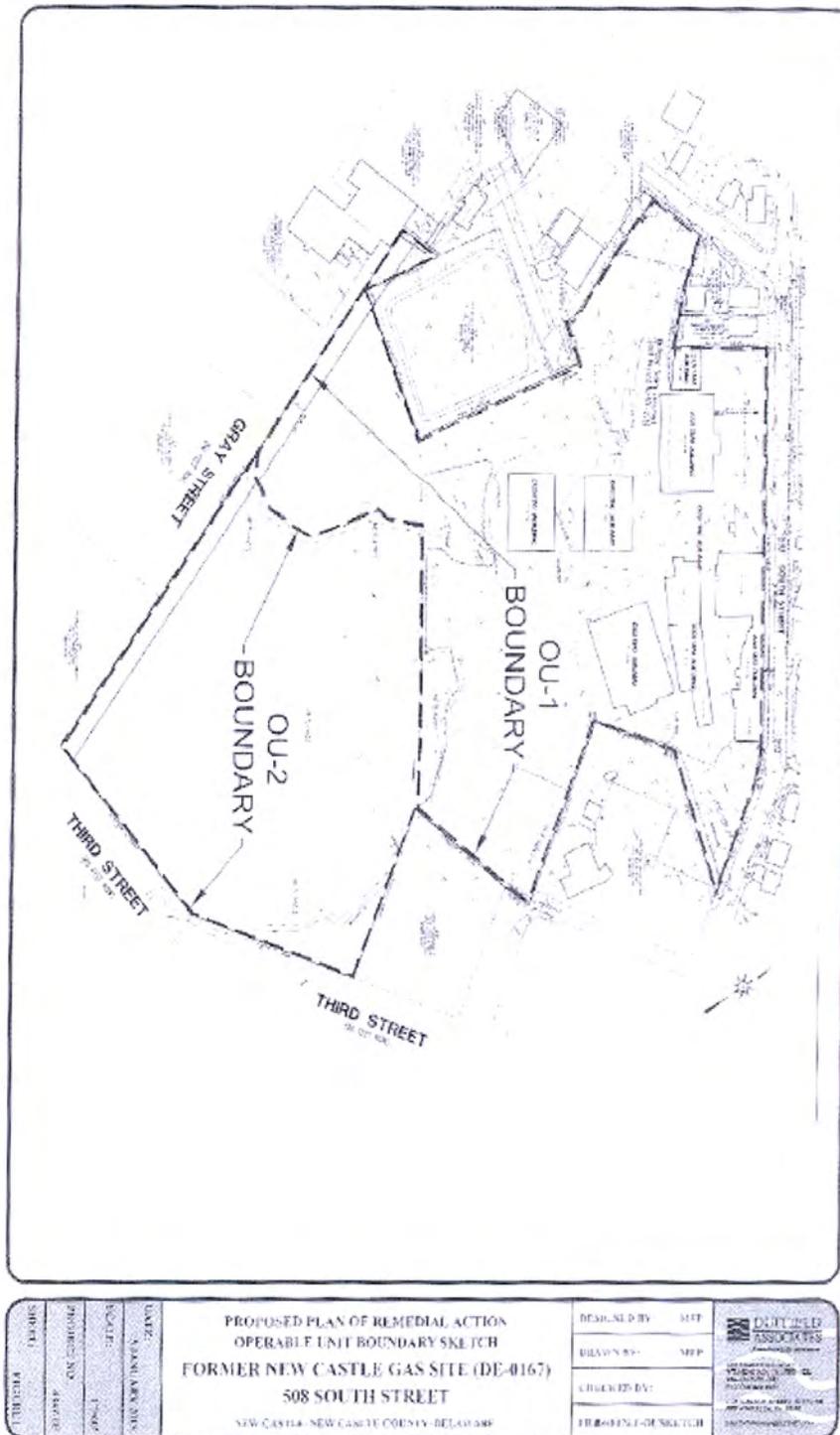


Figure 3. Operable Unit Boundaries

## Glossary of Terms Used in this Proposed Plan

<b>Area of Concern (AOC)</b>	A discrete section of the Site representing the local bounds of contamination in soil or ground water.
<b>Brownfield Development Agreement (BDA)</b>	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.
<b>Brownfield Investigation (BFI)</b>	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.
<b>Certified Brownfield</b>	A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program
<b>Certification of Completion of Remedy (COCR)</b>	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
<b>Contaminant of Concern (COC)</b>	Potentially harmful substances at concentrations above acceptable levels.
<b>Contaminated Materials Management Plan</b>	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
<b>Exposure</b>	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
<b>Final Plan of Remedial Action</b>	DNREC's adopted plan for cleaning up a hazardous site.
<b>Hazardous Substance Cleanup Act (HSCA)</b>	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.
<b>Human Health Risk Assessment (HHRA)</b>	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
<b>Preliminary Risk Assessment</b>	A quantitative evaluation of only the most obvious and likely risks at a site
<b>Risk</b>	Likelihood or probability of injury, disease, or death.
<b>Site Inspection (SI)</b>	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).
<b>SIRS</b>	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
<b>Uniform Risk-Based Remediation Standards (URS)</b>	A set of concentration criteria for various contaminants potentially present in site media that are developed for protection of human health and the environment