PROPOSED PLAN OF REMEDIAL ACTION

Frear Property Site
Camden-Wyoming, Delaware
DNREC Project No. DE-1559

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

Approved by:

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

09/27/2013
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 publish a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Frear Property Site?

The Frear Property Site is located at the intersection of South State St. Extension and Goldend Oak Lane in Camden-Wyoming, Delaware. The tax parcel number is NM-00-104.00-01-75.02. The Site is approximately 20 acres in area (Figure 1). The property is presently a farm field with a small wooded area (Figures 2 and 3).

The Site is the subject of a Voluntary Cleanup Program agreement between DNREC and the State of Delaware Division of Facilities Management. It is the future home of the Delaware State Police, Troop 3.

What happened at the Frear Property Site?

From the 1930's to 1954, the Site was occupied by an orchard. Soil samples taken on the Site reveal the presence of arsenic and lead which are associated with pesticides applied to fruit trees.

What is the environmental problem at the Frear Property Site?

The concentration of arsenic on the Site, probably due to the historical application of arsenical pesticides, is elevated compared to background. The presence of arsenic at this concentration would make the Site unsuitable for residential development. However, a risk assessment showed that the Site is safe for its intended use as a State Police facility.

What does the owner want to do at the Frear Property Site?

The Site will be used by the State Police to build a new facility for Troop 3.

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

DNREC proposes the following remedial actions for the Site:

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, Kent County, stating that use of the Property shall be restricted solely to those non-residential type uses permitted within Commercial, Manufacturing, or Industrial Districts:

2. A Contaminated Materials Management Plan (CMMP) to prevent movement of contaminated soils to inappropriate locations will be submitted to DNREC for approval by the Division of Facilities Management.

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

The Site will be used by the State Police for a variety of activities.

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

The complete file on the Site including the Phase I investigation and soil sampling report 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 3, 2013 and ends at close of business (4:30 pm) on October 24, 2013. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Stephen F. Johnson, PE, Project Officer or Robert Newsome, Public Information Officer.

Figure 1. Frear Property Site Location
Figure 2. Site Photo
Figure 3. Site Photo

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SFJ13021.doc
DE1559 II B 8

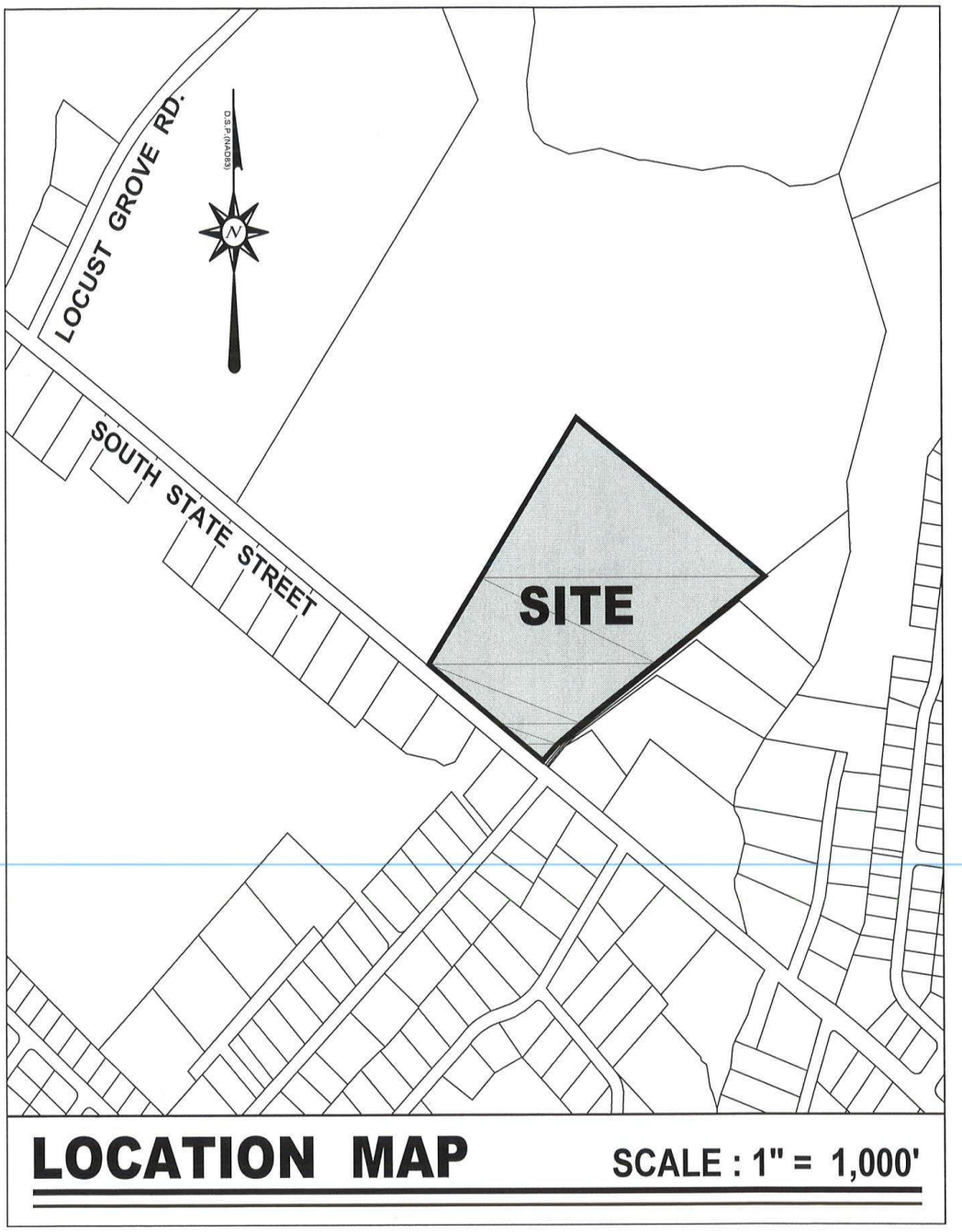
LOCUST GROVE RD.
D.S.P. (NAD83)
N
SOUTH STATE STREET
SITE
LOCATION MAP
SCALE : 1" = 1,000'

Figure 1.

Figure 2. Most of the Site is presently occupied by row crops.

Figure 3. A small area of the Site is a wetland.

Glossary of Terms Used in this Proposed Plan

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.
Risk Assessment Guidance for Superfund (RAGS)	An EPA guidance document for superfund sites
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
US EPA	United States Environmental Protection Agency