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PROPOSED PLAN OF REMEDIAL ACTION

Former Southwood Farms
Hockessin, DE

DNREC Project No. DE-1306

December 2007

Delaware Department of Natural Resources and Environmental Control
Division of Air and Waste Management
Site Investigation & Restoration Branch
391 Lukens Drive
New Castle, Delaware 19720

CONTENTS

- Proposed Plan: Questions and Answers
- Figures 1-4
- Signature Page
- Glossary of Terms
- Attachment: *What is a Proposed Plan?*

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

Approved by:

James D. Werner, Director
Division of Air & Waste Management

5 Dec 2007

Date

PROPOSED PLAN
Questions & Answers

Former Southwood Farms

What is the Former Southwood Farms Site? The site is a Delaware VCP site and is currently a developed property located at 6303 Limestone Road, Hockessin, DE 19707. The site is owned by Valley Limestone LLC. See Figure 1 for location map.

Tax Parcel Number: 08-012.00-025
Nearest major intersection: Limestone Road and Valley Road
Area: 4.9 acres
Zoning: Commercial
Nearest surface water body: An unnamed tributary of Mill Creek flows on site.
Shallow groundwater at the site flows south-southeast.
The site is not within the 100-year flood plain. It is flat.
Other surrounding land use is commercial, residential, and agricultural.
The nearest public water supply well (the Hockessin wellfield, operated by Artesian Water Company), is located approximately 1 mile to the north of the site. There are six Class A non-transient non-community wells located on the property. A total 0f 236 wells are located within a 1.5 mile radius of the site (134 are domestic used and eight are public use). The remainder have the following non-potable uses: industrial, commercial, test, agricultural, temporary, monitor, and observation wells.

What happened at the Former Southwood Farms Site? The property was operated as a mushroom processing plant from 1933 to June 2002. Currently the site is being developed as a Happy Harry's/Walgreens drug store.

What is the environmental problem at the Former Southwood Farms Site? During Southwood Farms' operations, several underground storage tanks have been closed at the property. Groundwater monitoring has occurred at the site since 1991. Perchloroethylene (PCE) has been detected in site tap water in concentrations less than the Safe Drinking Water Act regulations. In April 2006, during the redevelopment of the Site, free phase petroleum was observed. This resulted in an Interim Response resulting in the removal and off-site treatment of 600 tons of petroleum-bearing soils. The September 2006 groundwater monitoring event found that the groundwater URS value was exceeded by one of the ten wells for PCE and one well for methyl tertiary butyl ether (MTBE). Potable water at the Site is now supplied by Artesian Water.

Previous environmental assessments and actions have included the closure of several underground storage tanks. In February 1992, Duffield Associates conducted a Hydrogeologic assessment. Presence of petroleum product was indicated in subsurface soil. Migration of petroleum product to groundwater was not indicted. During demolition/construction activities at the site in April 2006, free phase petroleum was observed. This resulted in an Interim Response resulting in the removal and off-site treatment of 600 tons of petroleum-bearing soils. Groundwater monitoring has occurred at the site has included the following: PCE (1991 – 2006), BTEX (1991 – 2006), MTBE (2002 – 2006).

What does the owner want to do at the Former Southwood Farms Site? The property is currently being developed as a Happy Harry's/Walgreens drug store.

The current plan for the site is a Happy Harry's/Walgreens drug store.

What clean-up actions have been taken at the Former Southwood Farms Site? Several underground storage tanks have been closed at the property. Groundwater monitoring has occurred at the site since 1991. In April 2006, an Interim Response was conducted, resulting in the removal and off-site treatment of 600 tons of petroleum-bearing soils.

What additional clean-up actions are needed at the Former Southwood Farms Site? DNREC-SIRB will require an approved operations and maintenance (O&M) plan to be enacted at this site. The O&M plan will include monitoring of existing wells and newly installed well(s) for analysis of Volatile Organic Compounds (VOCs) to ensure that the site remains protective to human health and the environment.

The following cleanup actions are proposed for the site:

1. An Operations and Maintenance plan (O&M plan) for the site will be drafted to assure that the enacted protective measures are properly maintained.
2. An environmental covenant will be placed on the site limiting it to commercial use. In addition, DNREC-SIRB notification would be required prior to digging, drilling, excavating, grading, constructing, earthmoving, or other land disturbing activities on this site.

What are the long term plans for the site after the cleanup? The long term plans, or requirements by DNREC-SIRB for this property will require the preparation of an O&M plan which will be submitted to DNREC for approval, in order to maintain the integrity of the remedy at the site and safety of the future site redevelopment. Current and future owners of the property will be responsible for the implementation of all aspects and costs of the approved remedy, including all requirements of the Final Plan of Remedial Action, the O&M plan, and the adherence to the requirements and conditions established in the uniform environmental covenants for the site.

DNREC-SIRB plans to issue a Certificate of Completion of Remedy (COCR) for the site after the monitoring requirements have been completed in accordance with the O&M plan and the environmental covenant has been recorded.

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

The complete file on the site including the Facility Evaluation report is available at the DNREC office, 391 Lukens Drive in New Castle. Most documents are also found on:
http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/
The 20-day public comment period ends on _____. Please send written comments to the DNREC office: 391 Lukens Drive, New Castle, DE 19720 or call Wendy March, Project Manager at (302)395-2600.

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Figure 1. Southwood Farms Location

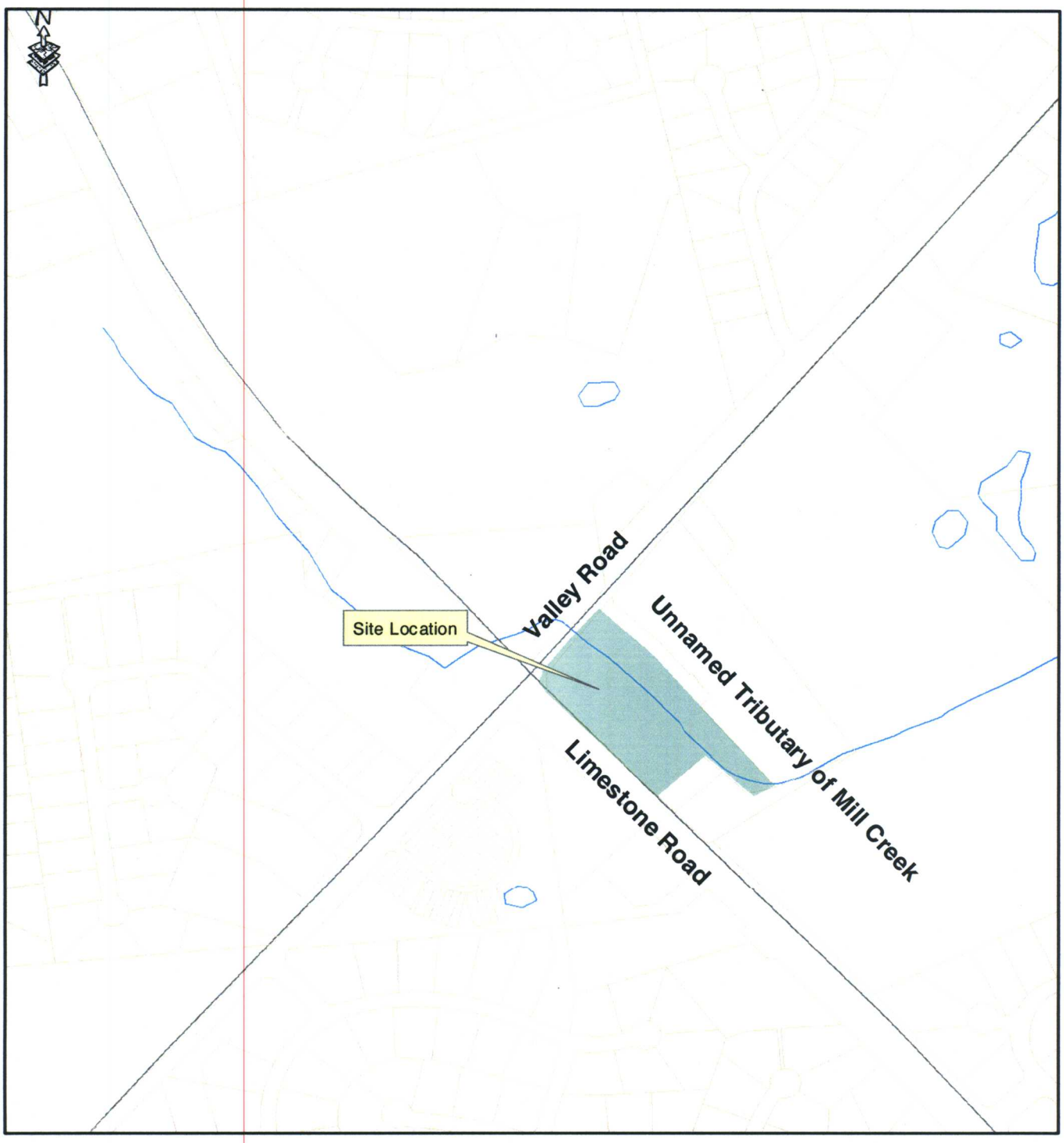

Figure 2. View of Southwood Farms from Limestone Road

Figure 3. View of Millcreek Tributary

Figure 4. View of Retaining Pond

Glossary of Terms
Used in this Proposed Plan

Certificate 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.
Final Plan of Remedial Action	DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.
Hydrogeologic Assessment	An environmental study of a site including sampling of soils, groundwater, surface water, sediment and/or wastes on the property.
Interim Response	An expedited response taken to mitigate a hazardous substance release or to reduce the potential for a future release.
MTBE	Methyl tertiary butyl ether
PCE	Perchloroethylene
Proposed Plan of Remedial Action	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.
VOC	Volatile organic compound
VCP	Voluntary Cleanup program pursuant to 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.

What is a *Proposed Plan?*

Proposed Plan of Remedial Action (Proposed Plan) is a summary of how DNREC plans to clean up a ntaminated site. A Final Plan of Remedial Action (Final Plan) is the adoption of the Proposed Plan, after a nments made by the public within the comment period of twenty days have been considered and addressed DNREC.

e Delaware State Legislature passed the Hazardous Substance Cleanup Act (HSCA) in 1990. The gislature made sure that members of the public would be informed about environmental problems in their n neighborhoods and have a chance to express their opinion concerning the clean up of those environment oblems before DNREC takes action.

er DNREC studies a site, it summarizes the problems there and proposes one or more possible solutions in posed Plan. The Proposed Plan contains enough information to allow lay persons to understand the site. re detailed information can be found in the reports and documents approved by DNREC. All of the cuments and reports created by DNREC or consultants during the course of the investigation of the site are ilable to the public at the offices of DNREC-SIRB or at DNREC's website:

http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/sitefiles.asp .

NREC issues the Proposed Plan by advertising it in at least one newspaper in the county where the site is ated. The legal notices for the Proposed Plans and the Final Plans usually run on Wednesdays or Sundays legal classified section of the News Journal and/or the Delaware State News. The public comment period gins on the day (Wednesday), or the day after (Sunday) the newspaper publishes the legal notice for the posed Plan.

NREC frequently holds public meetings during the comment period. Those meetings are usually held near in the evening. Citizens can request a public meeting if DNREC did not already schedule one.

mments are collected at the public meetings, by phone or in writing. DNREC considers all comments and estions from the public before the Proposed Plan is finalized and adopted as a Final Plan.