# FINAL PLAN OF REMEDIAL ACTION

## DAVIDSON LANE SITE

*Davidson Lane*
*New Castle, Delaware*

*December, 2013*
*DNREC Project No. DE-1547*

This Final Plan of Remedial Action (Final Plan) presents measures required by the Department of Natural Resources and Environmental Control (DNREC) to address environmental conditions at the Davidson Lane Site. Investigation and risk assessment of the Site showed that no environmental conditions requiring action under the Hazardous Substance Cleanup Act exist at the Site. The Site is suitable for unrestricted development.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on November 25, 2013 and opened a 20-day public comment period. The Proposed Plan is attached. There were no comments from the public; therefore, the Proposed Plan is adopted as the Final Plan.

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

Timothy T. Ratsep, Program Administrator
Site Investigation and Restoration Section

December 17, 2013
Date

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# PROPOSED PLAN OF REMEDIAL ACTION

Davidson Lane Site
New Castle, Delaware
DNREC Project No. DE-1547

November 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

Davidson Lane Site
New Castle, Delaware
DNREC Project No. DE-1547

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

Approved by:

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

November 21, 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 regulated substances detected at the Site for public comment. A legal notice is published in the newspaper for a 20-day comment period. DNREC-SIRS considers and addresses all public comments received and publishes a Final Plan of Remedial Action (Final Plan) for the Site.

## What is the Davidson Lane Site?

The Davidson Lane Site is located at the terminus of Davidson Lane, also called 0 Lambson Lane, near New Castle, Delaware, and consists of tax parcel 10-011.00-013, totaling approximately 72 acres (Figure 1). The nearest intersection for access to the Site is Lambson Lane and Davidson Lane. The Site consists of an open gravel-covered lot with a small cinderblock building near the front gate. Marsh and wooded areas are located on the southern portion of the Site (Figure 2). The Site is zoned commercial.

## What happened at the Davidson Lane Site?

The Site was historically used as soils borrow area, which has been restored in recent times to its current grade. In more recent years, the Site had been used for temporary storage of vehicles. Prior environmental reports indicated that two regulated substances (one inorganic and one semivolatile organic compound [SVOC]) were detected in a few soil samples at concentrations above DNREC-SIRS regulatory Reporting Levels from the restored borrow area. While the concentrations of inorganic substances may represent natural conditions, the SVOC appears to be in fill material imported to restore the Site. Elevated concentrations relative to Reporting Levels required notification to DNREC-SIRS prior to "land disturbing activities." DNREC-SIRS was notified, and the process lead to certification of the Site as a Brownfield.

## What is the environmental problem at the Davidson Lane Site?

A Brownfield Investigation performed in 2013 at the Site found that the surface and subsurface soil in the marshy and gravel-covered area contained SVOCs and inorganics, but at concentrations suitable for residential and commercial use. Prior to reaching this conclusion, extensive soil testing was performed, and the substances of primary concern were found to be the SVOCs benzo(a)pyrene and bis(2-chloroethyl)ether (BCEE) and the inorganic substances cobalt, mercury, and thallium.

Health risks were evaluated utilizing several exposure scenarios, including those for residential, excavation worker, indoor worker, and outdoor worker exposure. The residential use scenario is hypothetical, and no residential use of the Site is planned. The excavation worker scenario is

intended to simulate exposure to contractors moving earth on the Site. The indoor and outdoor worker scenarios simulate exposure to employees at the Site once it is fully redeveloped. The health risks associated with these scenarios indicated that State of Delaware soil standards under the Hazardous Substance Cleanup Act (HSCA) are met without the need for active cleanup, engineering controls, or institutional restrictions.

Testing of shallow groundwater indicated that the manganese and cobalt concentrations were slightly elevated, but met a calculated risk standard for residential, unrestricted use.

The Magazine Ditch flows through the southern portion of the Site. Dis (2-Chloroethyl) ether BCEE was detected in a surface water sample, and arsenic, manganese, and SVOCs were detected in sediments. The BCEE and SVOCs are generally attributed to off-site sources, beyond the control of the Brownfield Developer. The SVOCs detected are typical of those associated with fuel, and fuel spills, from the nearby I-295 highway are known to have occurred months prior to the field investigation at the Site. BCEE is a regional issue related to releases at the former Atlas Point manufacturing facility. Groundwater at the Site is currently monitored for the potential presence of BCEE as part of the Atlas Point assessments and is subject to remediation under HSCA as voluntary cleanup program project # DE-0049. Croda, Inc as the responsible party and a Proposed Plan of Remediation for the groundwater contamination is expected in early 2014.

## What does the owner want to do at the Davidson Lane Site?

A processing facility for a package delivery company is planned to be constructed at the Site.

## What additional cleanup actions are needed at the Davidson Lane Site?

DNREC proposes no cleanup action at the Site.

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

The Site use will not be restricted, and no long-term plans are required.

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

The complete file on the Site including the 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 November 25, 2013 and ends at close of business (4:30 pm) on December 16, 2013. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Stephen Johnson, P.E., Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location
Figure 2: Aerial Map

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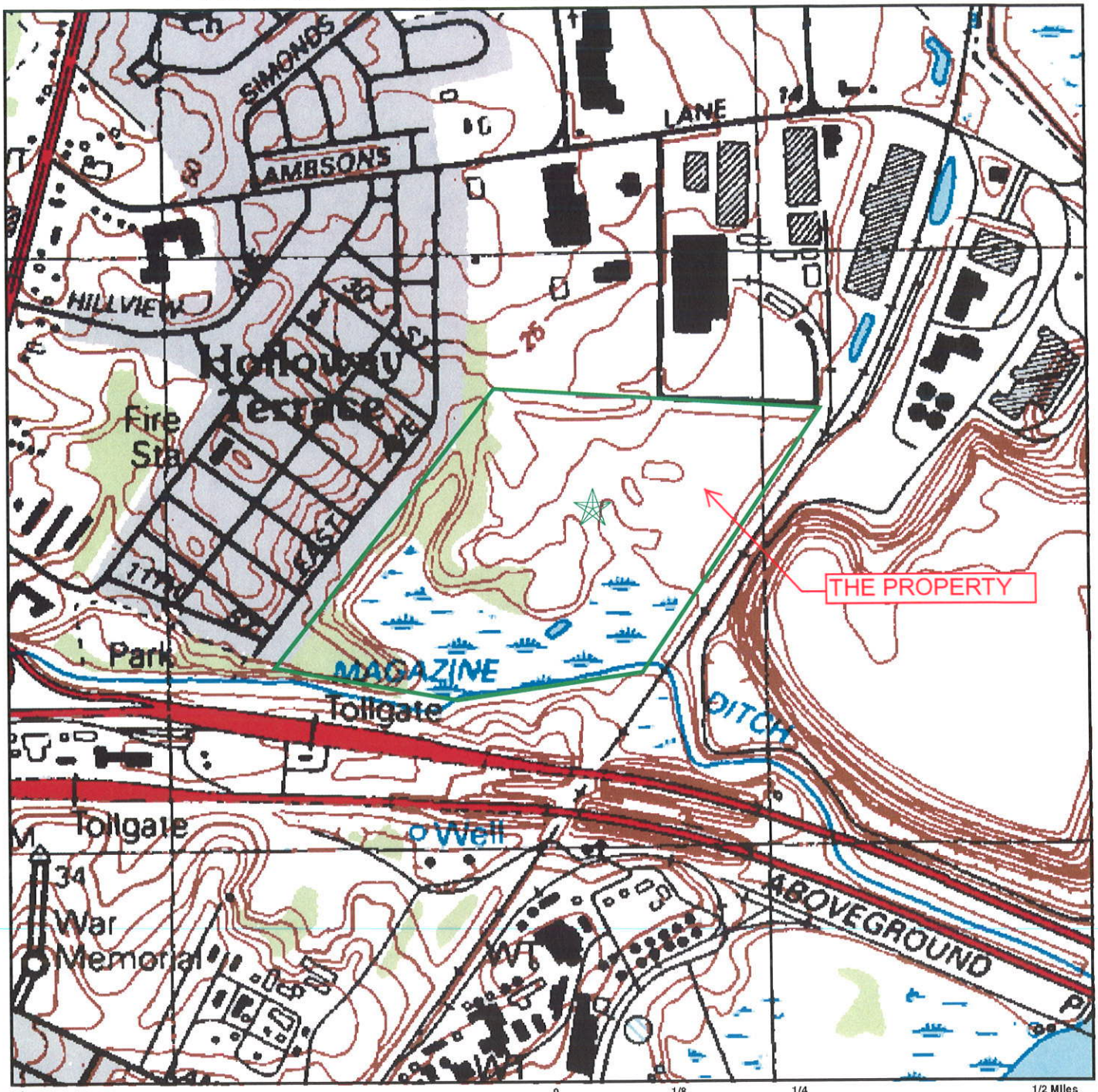
# FIGURE 1 - SITE LOCATION SKETCH




0 1/8 1/4 1/2 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

| | |
|---|---|
| SITE NAME: Davidson Lane Phase I ESA<br>ADDRESS: DAVIDSON LN<br>New Castle DE 19720<br>LAT/LONG: 39.6997 / 75.5399 | CLIENT: Duffield Associates, Inc.<br>CONTACT: Michael Panhuise<br>INQUIRY #: 3456493.2s<br>DATE: November 15, 2012 4:51 pm |

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# Figure 2: Aerial Photograph

# State of Delaware

2007

Scale 1:10,847

0 0.04 0.08 0.16
Kilometers

0 295 590 1180
Feet

Magnetic Declination
Approx. 11 mils

DataMIL Mini Map

Data on map are based on Delaware framework data layers. The Delaware DataMIL is maintained by the Delaware Geological Survey (DGS) and served via the Delaware Department of Technology and Information (DTI) internet.

# 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. |
| **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. |
| **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. |
| **Preliminary Risk Assessment** | A quantitative evaluation of only the most obvious and likely risks at a site |
| **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 |