FINAL PLAN OF REMEDIAL ACTION

29984 PINNACLE WAY SITE (DE-1555)

Pinnacle Way
Dagsboro, DE

December, 2013
DNREC Project No. DE-1555

This Final Plan of Remedial Action (Final Plan) presents clean-up actions required by the Department of Natural Resources and Environmental Control (DNREC) to address environmental contamination at the 29984 Pinnacle Way site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for 29984 Pinnacle Way Site on November 27, 2013 and opened a 20-day public comment period. A public hearing was held on the Proposed Plan on December 18, 2013. The Proposed Plan is attached. There were several comments from the public during and after the hearing. The Secretary, having reviewed the Proposed Plan, the comments thereon, and DNREC's responses to comments, issued Secretary's Order No. 2013-WH-0061 on December 24, 2013, directing that the Proposed Plan be adopted as the Final Plan. 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 24, 2013
Date

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PROPOSED PLAN OF REMEDIAL ACTION

29984 Pinnacle Way Site
Dagsboro, Delaware
DNREC Project No. DE-1555

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

29984 Pinnacle Way
Dagsboro, Delaware
DNREC Project No. DE-1555

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 26, 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 publishes a Final Plan of Remedial Action (Final Plan) for the Site.

What is the 29984 Pinnacle Way Site?

The 29984 Pinnacle Way site (DE-1555) is located at 29984 Pinnacle Way in Dagsboro, Delaware, and consists of three tax parcels (233-5.00-14.00, 233-5.00-15.00, 233-5.00-16.00), totaling approximately 107.3 acres (Figure 1). The nearest intersection to the Site is Iron Branch Road and Pinnacle Way. The Site consists of multiple buildings previously used for pickle production including a warehouse building, a chemical storage room, water treatment building, grading office, sorting/grading building, storage building, and multiple buildings for the wastewater treatment plant. The Site also contains a 20,000 gallon aboveground storage tank and an approximately 50 acre spray irrigation field. The groundcover on the Site consists mainly of buildings, asphalt, gravel and grass (Figure 2).

What is the operational history of the 29984 Pinnacle Way Site?

Based on available records, the Site was previously used for agriculture purposes from 1953 to the early 1970s. The Site was used as a pickle processing plant for the Vlasic Pickle Company from the early 1970s to 2013. The Site is currently zoned industrial. The Site is surrounded by the NCR Superfund site, located to the northwest, residential and agricultural land to the southeast, an asphalt company to the southwest and residential land to the northeast.

What is the environmental problem at the 29984 Pinnacle Way Site?

A Phase I investigation and a Limited Subsurface Investigation were performed on the property. The Limited Subsurface Investigation found concentrations of Tetrachloroethene (PCE), chloroform, various Volatile Organic Compounds (VOCs), chromium, chloride, total dissolved solids and Semi-VOCs in the unfiltered groundwater samples.

A Brownfield Investigation was performed in August, September, and October 2013. Trichloroethene (TCE) and PCE were found above the drinking water standard only at a central location of the Site. Although several metals, including arsenic, were detected above DNREC's screening levels only lead exceeded the drinking water standard at the Site. Nitrate and nitrite/nitrate total were detected in several onsite wells; however, the drinking water standard was exceeded in only one on-site drinking water well and two monitoring wells.

Contaminants were not detected above DNREC's screening levels in the onsite soils except for iron at one location. The site specific risk assessment indicated that the iron was not a risk to human health. Only chloroform, at a low concentration, was detected above its respective screening level in one sub-slab soil gas sample but the risk assessment indicated that there were no risks to human health. Sediment samples collected adjacent to the Site showed the presence of cyanide, mercury and toluene above DNREC's screening values. In addition, methyl acetate was detected in one sample above chronic toxicity but not in any other samples. Further evaluation of the contaminants detected in the sediment did not show any significant risk to aquatic life or human health.

What clean-up actions have been taken at the 29984 Pinnacle Way Site?

No Interim Actions have been performed on the Site.

What does the owner want to do at the 29984 Pinnacle Way Site?

The Brownfield Developer intends on renovating the property to a poultry processing operation. Redevelopment plans include utilization of many of the existing buildings, construction of additional buildings, installation of a new wastewater treatment plant and paving of both pervious and semi pervious areas of the Site.

What additional clean-up actions are needed at the 29984 Pinnacle Way Site?

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

1. Develop and implement a DNREC approved Long Term Monitoring (LTM) plan for groundwater at the Site. If the results of the monitoring show that the contaminants are migrating or showing an increasing trend, DNREC may require further remedial actions. The monitoring plan will include sampling of a number of monitoring wells and all the drinking water wells on the Site.

2. Develop a DNREC approved Contaminated Materials Management Plan (CMMP) to allow construction workers to safely handle any potential contaminated soil and groundwater that may be encountered at the Site during construction activity.

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

The groundwater at the Site will be monitored as required by the DNREC approved LTM plan for groundwater.

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

The complete file on the Site including the Brownfield Investigation 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 27, 2013 and ends at close of business (4:30 pm) on December 17, 2013. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Morgan M. Price, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location
Figure 2: Site Map

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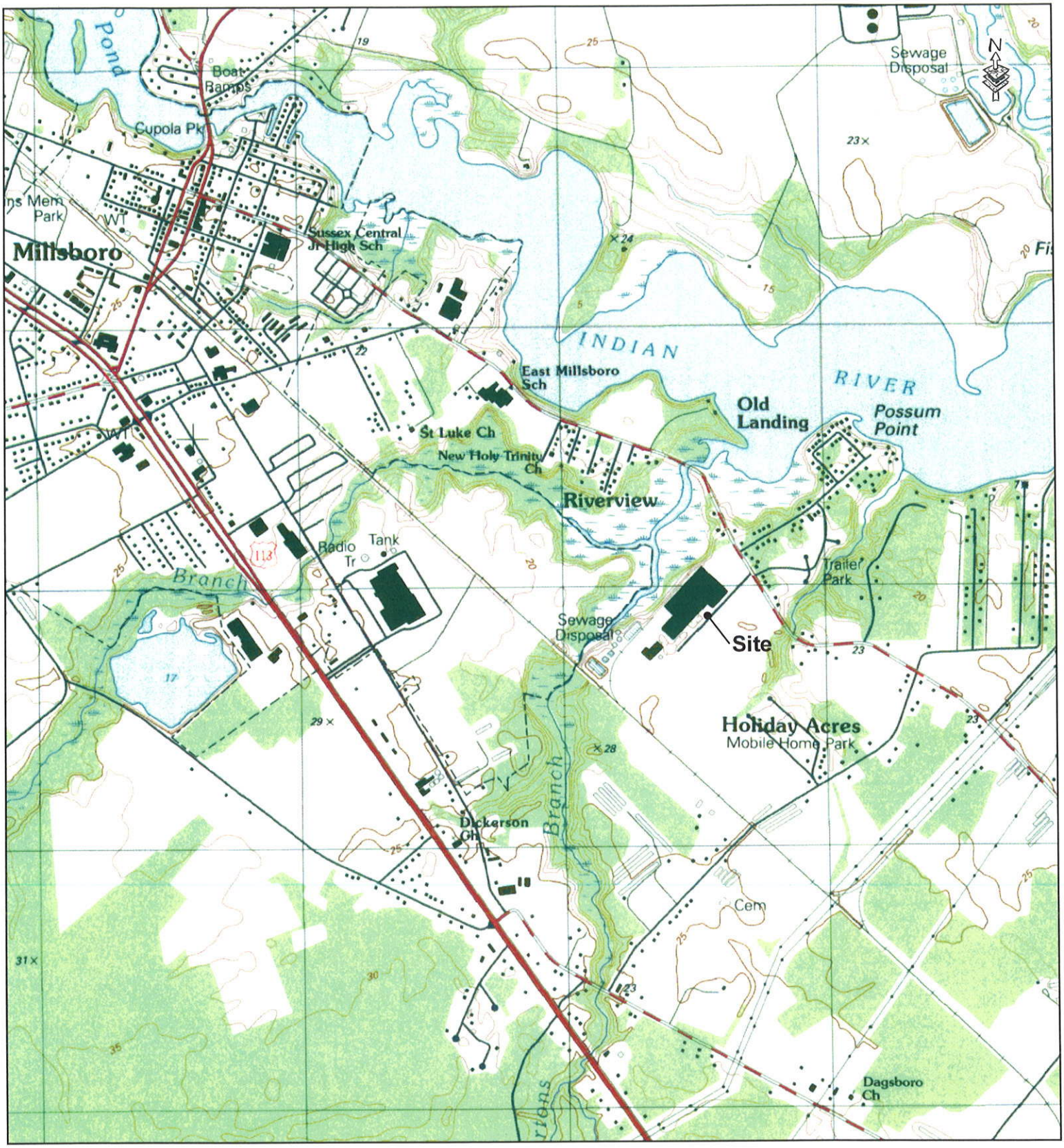

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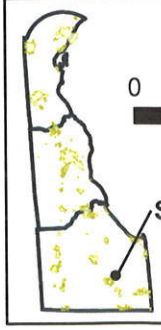

0 700 1,400 2,100 2,800 Feet

1:20,000

WHS
Site Investigation &
Restoration Section
391 Lukens Dr.,
New Castle, DE 19720
302.395.2600

DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

FIGURE 1
SITE LOCATION
29984 PINNACLE WAY
DAGSBORO, DE
(DE-1555)

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November 2013

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DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

WHS
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FIGURE 2
SITE MAP
29984 PINNACLE WAY
DAGSBORO, DE
(DE-1555)

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November 2013

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 (CMMP)	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.
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.
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