



PROPOSED PLAN OF REMEDIAL ACTION

Georgetown Coal Gas OU-2 (Groundwater)
Georgetown, Delaware
DNREC Project No. DE-0188



April 2014

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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Operable Unit 2 (Groundwater)
Georgetown, Delaware
DNREC Project No. DE-0188



Approval:

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

Approved by:

Timothy Ratsep, Environmental Program Administrator Site Investigation & Restoration Section
Date <u>April 11, 2014</u>



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 Georgetown Coal Gas OU-2 Site?

The Georgetown Coal Gas property is located on North Race Street, between Pepper Street and New Street in Georgetown, Delaware, and consists of two tax parcels (1-35-14.20-117 and 118), totaling approximately 0.5 acre (Figure 1). The nearest intersection to the Site is New Street and Race Street. The facility consists of a gravel ground cover surrounded by a fence and is zoned commercial (Figure 2).

The Georgetown Coal Gas OU-2 Site (Site) consists of the groundwater contamination beneath the property. This proposed plan addresses Georgetown Coal Gas OU-2 site (Site).

Soil contamination beneath the property was addressed as Georgetown Coal Gas OU-1. The soils were addressed in a Final Plan of Remedial Action for the Georgetown Coal Gas OU-1 dated March 2007.

Several Hazardous Substance Cleanup Act (HSCA) sites are adjacent to the Site including JG Townsend Site (DE-0208), Atlantic Industrial Optics Site (DE-0209), Former Pep-Up Site (DE-1491) and Georgetown Cleaners Site (DE-113).

What happened at the Georgetown Coal Gas OU-2 Site?

The Site operated as a coal gasification plant from 1910 to 1930. A petroleum release occurred likely as a result of historic operations, which impacted groundwater beneath the Site.

What is the environmental problem at the Georgetown Coal Gas OU-2 Site?

During 1996 Remedial Investigation and subsequent groundwater investigations at the Site groundwater monitoring wells were installed at three (3) depths within the same surficial aquifer-shallow (5-15 feet deep), intermediate (30-40 feet deep) and deep (70-80 feet deep).

Shallow groundwater was contaminated with volatile organic compounds (VOCs) including benzene, and semi-volatile organic compound (SVOC) including naphthalene. Intermediate

groundwater was contaminated with tetrachloroethene (PCE), benzene and naphthalene. The deep groundwater was contaminated with PCE. The benzene and PCE are determined to be from offsite sources. Former Pep-Up is a source of the benzene and the source of the PCE is Georgetown Cleaners. The naphthalene is related to the Site's former use as a coal gasification plant. Naphthalene is not migrating off Site as indicated by several years of monitoring.

What clean-up actions have been taken at the Georgetown Coal Gas OU-2 Site?

In April 2001, an interim action was completed for Georgetown Coal Gas OU-1. All surface soil to two feet depth and unsaturated impacted soil from two (2) feet depth to the groundwater table were removed. A small area of soil remained under a sub-surface concrete pad. Prior to the soil removal, all aboveground structures were removed.

What does the owner want to do at the Georgetown Coal Gas OU-2 Site?

There are no current development plans for the Site.

What additional clean-up actions are needed at the Georgetown Coal Gas OU-2 Site?

The remedial alternatives for the Site were evaluated in the March 2014 Focused Feasibility Study (FFS). Based on the FFS, DNREC proposes the following remedial actions for the Site, which needs to be completed before a Certification of Completion of Remedy (COCR) can be issued:

1. Restrict the use of JG Townsend's well, PW-1 to non-potable and provide an alternative water supply.
2. Update the Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), which will be recorded in the office of the Recorder of Deeds to include the following:
 - a. No groundwater wells shall be installed, and no groundwater shall be withdrawn from any well on the Property without the prior written approval of DNREC-SIRS and DNREC Division of Water; and
 - b. Reference the Groundwater Management Zone (GMZ) for the Site.
3. DNREC will establish a GMZ to ensure that no groundwater well permits shall be issued for the construction or use of groundwater on the Site without the prior written approval of DNREC-SIRS and DNREC-Division of Water.

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 April 16, 2014 and ends at close of business (4:30 pm) on May 6, 2014. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Rick Galloway, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map

Figure 2: Site Map

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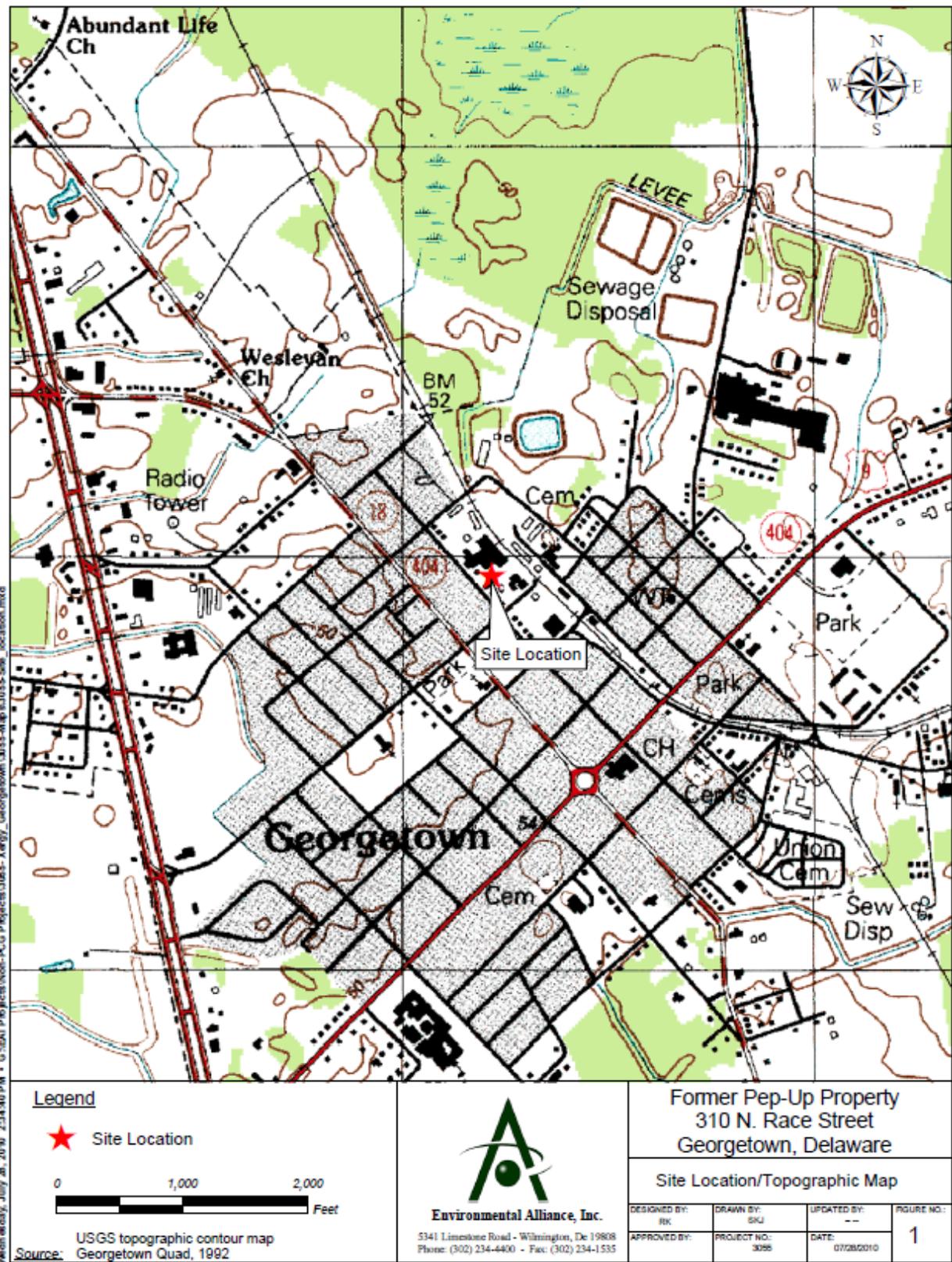


Figure 1: Site Location Map

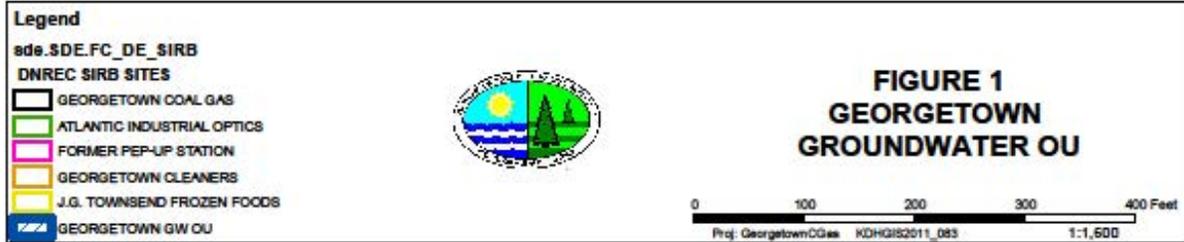
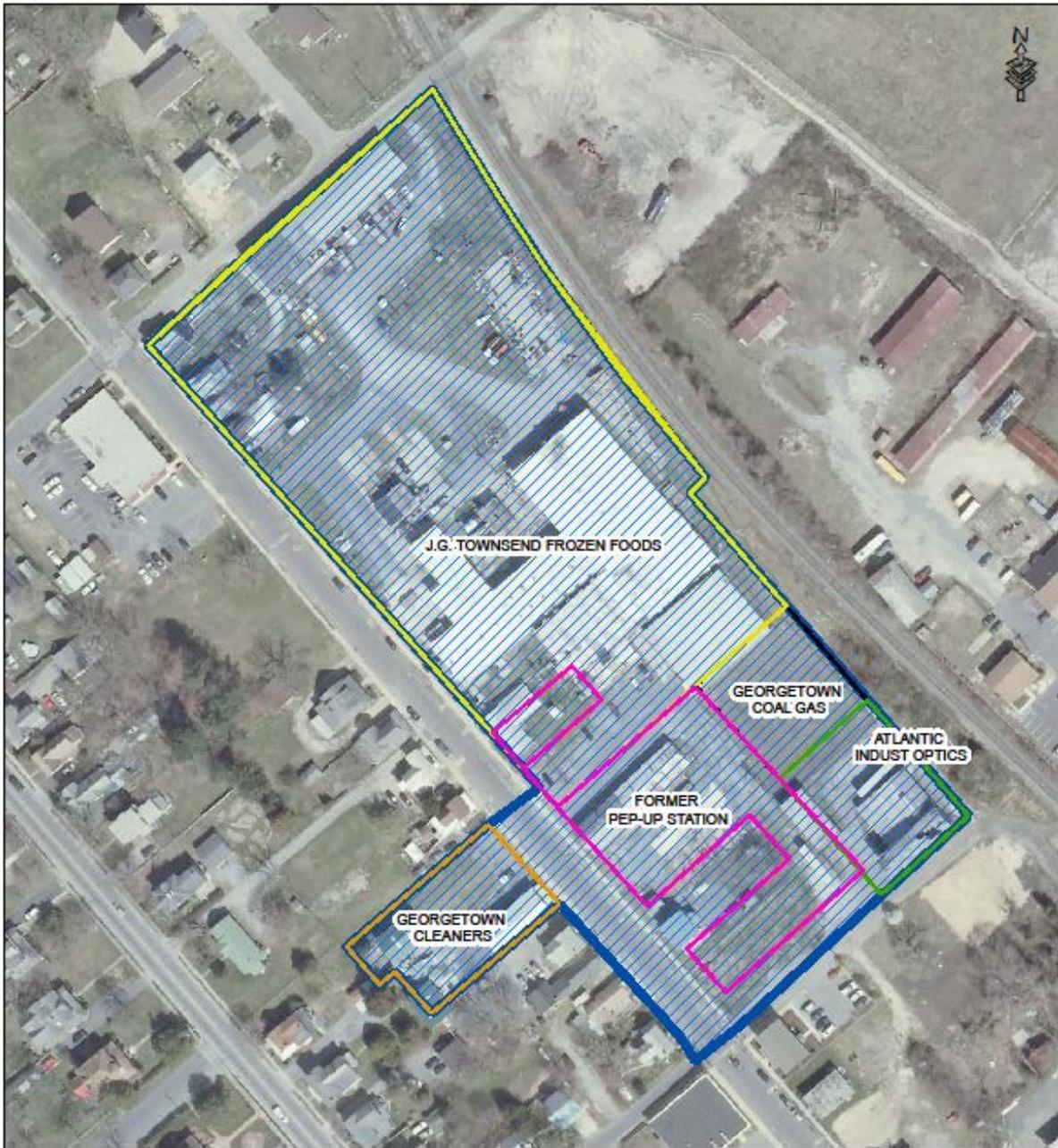


Figure 2: Site Map

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.
Final Plan of Remedial Action (Final Plan)	DNREC's adopted plan for cleaning up a hazardous site.
Groundwater Management Zone (GMZ)	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.
Operable Unit (OU)	A division of the site into separate parts. OUs can be divided based on the matrix (soil, groundwater, air, sediment, etc.) or surface features (part of a property).
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
Surficial aquifer	The surficial aquifer system comprises all materials from the water table to the top of the confining unit (clay layer).
Long-Term Stewardship (LTS) Plan	A plan to periodically check the status of a remedy to make sure that it remains in place and effective.
Uniform Environmental Covenants Act (UECA)	A restriction placed on a tax parcel that remains on the tax parcel regardless of property transfers.