



PROPOSED PLAN OF REMEDIAL ACTION

Former Pep-Up OU-2 (Groundwater)
Georgetown, Delaware
DNREC Project No. DE-1571



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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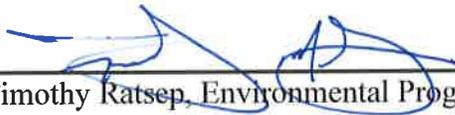
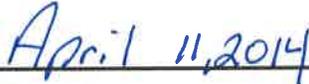
PROPOSED PLAN OF REMEDIAL ACTION

Former Pep-Up
Operable Unit 2 (Groundwater)
Georgetown, Delaware
DNREC Project No. DE-1571



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

Former Pep-Up OU-2 (Groundwater)



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 Former Pep-Up OU-2 Site?

The Former Pep-Up property is located at 302 and 310 North Race Street in Georgetown, Delaware, and consists of three (3) tax parcels (1-35-14.20-108, 110, and 111), totaling approximately 1-acre (Figure 1). The nearest intersection to the Site is New Street and Race Street. The property consists of a commercial office building surrounded by a gravel parking lot and is zoned commercial (Figure 2).

The Former Pep-Up OU-2 Site (Site) consists of the groundwater contamination beneath the property. This proposed plan addresses Former Pep-Up OU-2 Site.

Soil and soil gas contamination beneath the property was addressed as Former Pep-Up OU-1. The soils were addressed in the Former Pep-Up OU-1 Final Plan of Remedial Action dated May 2012.

Several Hazardous Substance Cleanup Act (HSCA) sites are adjacent to the Site including JG Townsend Site (DE-0208), Atlantic Industrial Optics Site (DE-0209), Georgetown Coal Gas Site (DE-188) and Georgetown Cleaners Site (DE-113).

What happened at the Former Pep-Up OU-2 Site?

The Site operated as a petroleum distribution center from 1930 to 2005 handling gasoline, kerosene and heating oil. A petroleum release occurred likely as a result of historic operations, which impacted groundwater beneath the Site. JG Townsend facility has a process well, PW-1, which has been impacted and it isn't suitable for use as drinking water.

What is the environmental problem at the Former Pep-Up OU-2 Site?

The groundwater at JG Townsend facility's well, PW-1, has been impacted with volatile organic compounds (VOCs) including benzene and tetrachloroethene (PCE) and is not suitable for drinking water purposes. The Former Pep-Up property is a source of benzene and the source of PCE is Georgetown Cleaners Site.

What clean-up actions have been taken at the Former Pep-Up OU-2 Site?

In August 2011, over 3,000 tons of petroleum-contaminated soils from the Former Pep-Up OU-1 Site were excavated, properly disposed, and backfilled with clean fill. Oxygen releasing compounds were added to the excavation to help breakdown the petroleum contamination.

What does the owner want to do at the Former Pep-Up OU-2 Site?

The Site is being used by Xergy, Inc. for office space and manufacturing activities.

What additional clean-up actions are needed at the Former Pep-Up OU-2 Site?

The remedial alternatives for the Site were evaluated in the March 2014 Focused Feasibility Study (FFS). Based on the evaluation in 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.
4. Develop a DNREC-approved Long-Term Stewardship (LTS) plan which will include monitoring of a system of wells and PW-1 for VOCs for two years to determine the effectiveness of the soil remedial action which was previously completed at the Site. The effectiveness of the remediation will be based on the requirements outlined in the FFS. Based on the results, DNREC may at its discretion reduce or eliminate the sampling requirements or require an active groundwater remedy.

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

The complete file on the Site including the Remedial Investigation Report, Focused Feasibility Study 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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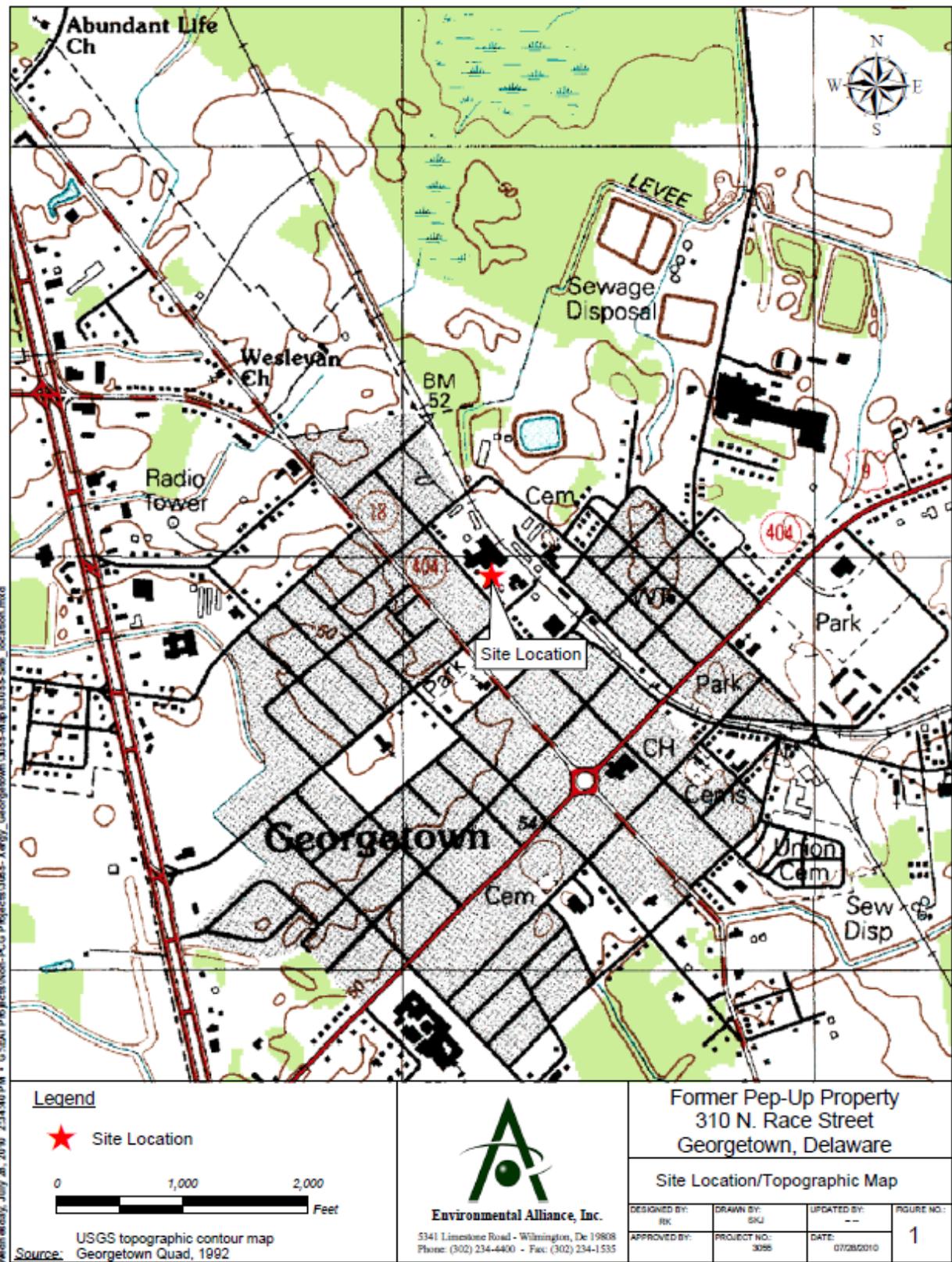


Figure 1: Site Location Map

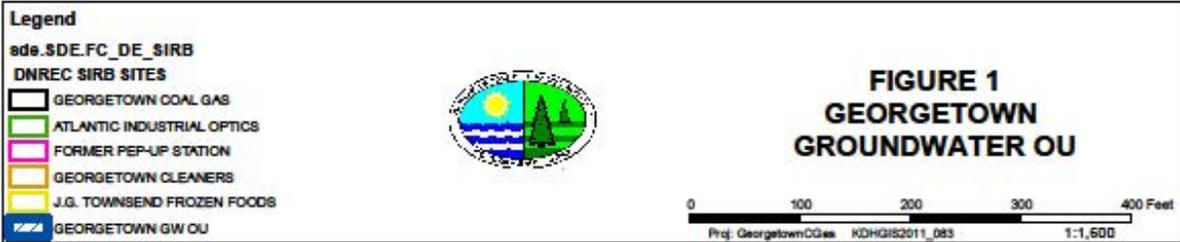
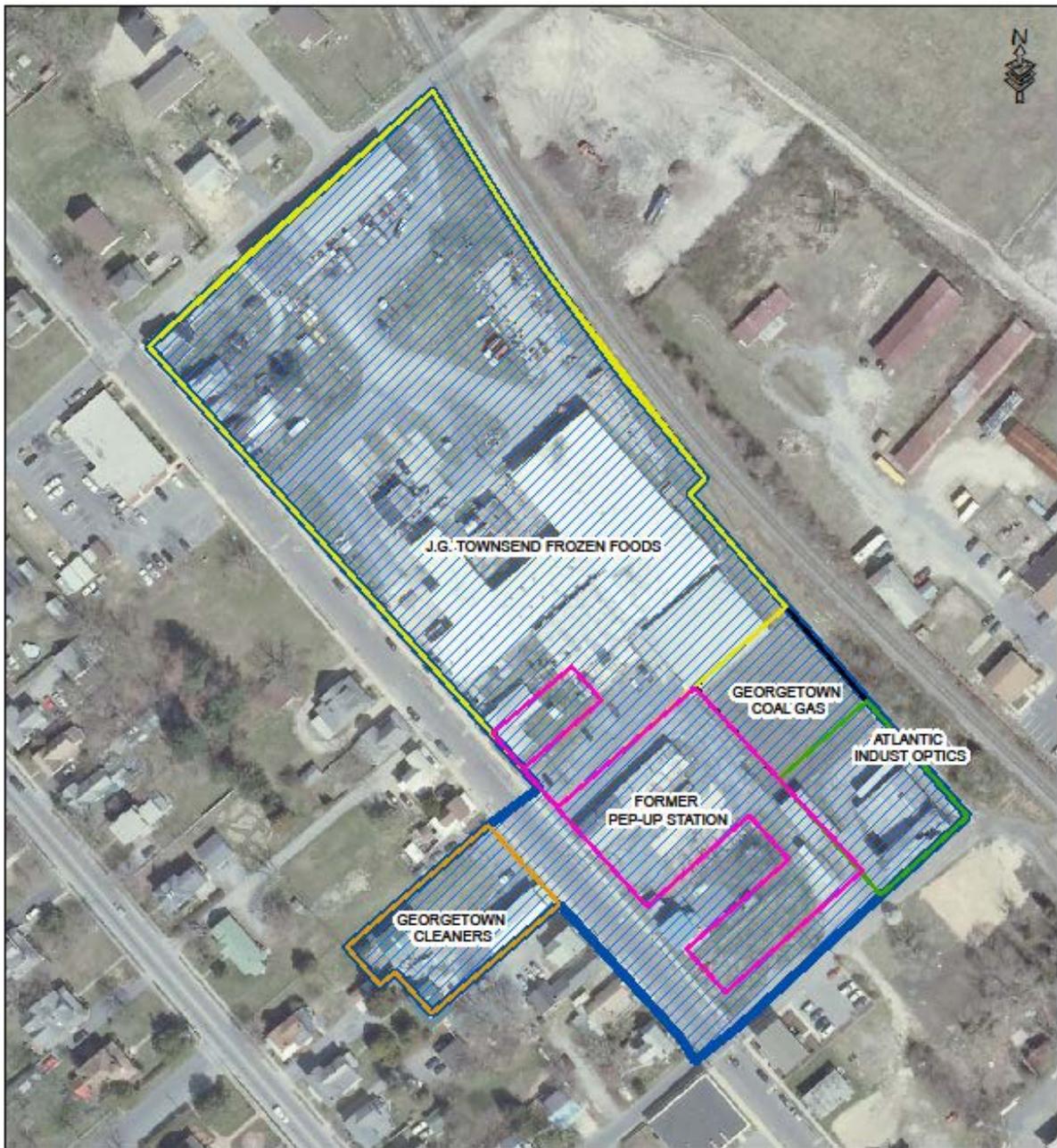


Figure 2: Site Map

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.