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File# 1414 B8

PROPOSED PLAN OF REMEDIAL ACTION

Former Pep-up/Calhoun Site
Georgetown, Delaware
DNREC Project No. DE-1414

September 2008

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

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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

26 Sept 2008
Date

What is the Former Pep-up/Calhoun Site?

The site consists of an irregularly-shaped parcel of land located on the northeast side of DuPont Boulevard (Route 113) in Georgetown, Delaware (see Figure 1). DuPont Boulevard borders the site to the southwest, Old Laurel Road to the northwest, and various light commercial and residential properties to the north and southeast. The site is presently occupied by a house, dilapidated storage buildings, barns and an open field. It is a *Certified Brownfield Site.* The property is owned by Commonwealth Group, LTD. The former owners were Sylvia Short and Richard Calhoun.

☞Italicized terms are defined in the glossary on page 7.☜

Tax Parcel Numbers: 13501900006301
Address: 22297 South DuPont Boulevard
Nearest major intersection: Old Laurel Road
Area: ± 13 acres
Surrounding Property: Surrounding land use is residential and commercial.
Zoning: Commercial
Site Utilities: No current utilities are present on site. The area is served by city water and sewer.
Surface water: McGee Ditch runs along the eastern boundary of the site.
Topography: The site is generally flat with elevations ranging from 40 to 45 feet mean sea level.
Groundwater: The site overlies the *Columbia aquifer.* Groundwater flow is to the northwest.

What happened at the Former Pep-up/Calhoun Site?

The property has been historically used as a residence, horse pasture, farm and feed supply company, a gasoline station, a Southern States Cooperative (agricultural products and supplies), and a fire station. Leaking underground tanks used by the gas station caused petroleum contamination in soils and ground water. The Southern States Cooperative abandoned the facility and left a significant volume of improperly stored agricultural chemicals on the premises. The *US EPA* has since banned several of these chemicals including three pesticides. The poor condition of many of the chemical containers caused DNREC to suspect that site soils and ground water might be contaminated.

What were the environmental problems at the Former Pep-up/Calhoun Site?

- Petroleum contaminated soil and ground water caused by leaking underground storage tanks.
- Abandoned agricultural chemicals improperly stored in bags and broken containers.
- Suspected soil and ground water contamination caused by the agricultural chemicals.

What clean-up actions have been taken at the Former Pep-up/Calhoun Site?

- The DNREC **Tanks Management Branch** required removal of the underground storage tanks and treatment of contaminated soil and ground water.
- The DNREC **Emergency Response Branch** oversaw the removal and disposal of the abandoned chemical wastes.
- The DNREC **Site Investigation and Restoration Branch** oversaw a *Brownfields Investigation* which included extensive sampling of soil and ground water.

Underground Storage Tank Removal and Hydrogeologic Investigation

Two gasoline under ground storage tanks (USTs) were located on the Site (a 500-gallon steel UST and a 1,000-gallon steel UST). The USTs were reportedly owned by William C. Pepper of Pep-Up, Inc. According to a UST Registration Form, dated November 22, 1991, the two USTs were scheduled to be removed on December 4, 1991 by A.P. Croll Contractors of Georgetown, Delaware.

During the removal of the USTs, soil samples indicated that the shallow soil contained up to 1,870 mg/kg of total petroleum hydrocarbons and 104 mg/kg of total benzene, toluene, ethylbenzene, and xylenes (BTEX). Soil excavated during the removals was returned to the tank pits. Based on the removal sampling results, DNREC required Mr. Pepper to perform a Hydrogeologic Investigation.

The Hydrogeologic Investigation was completed by Atlantic Hydrologic. The investigation included soil sampling, groundwater monitoring, and on-site bioremediation of petroleum impacted soil. According to the most recent "No Further Action" letter in the DNREC TMB files, dated June 2, 1997, DNREC concluded that, based on the work completed and past soil sample results, the levels of contamination remaining in the soil posed little or no threat to human health or the environment.

Emergency Waste Removal Action

During a site visit, a number of bags and containers of pesticides (including chlordane, DDT, 2,4-D, and 2,4,5-T), containers of oils, and some jars of unknown material, were discovered in various conditions within several structures on the site. The DNREC Site Investigation and Restoration Branch (SIRB) and the Emergency Response Branch (ERB) were immediately notified of this discovery and plans to remove the wastes were developed.

The collected wastes included: liquid and solid pesticides, liquid and solid herbicides, solid rodenticides, petroleum-containing wastes, veterinary medicines, acids, oxidizers, and compressed gas cylinders. Wastes collected from the Site were loaded into a total of 52 drums, 5 one cubic yardboxes, 2 pallets, and 1 roll-off.

Brownfield Investigation

A total of 49 Geoprobe® soil borings and 10 hand auger borings were advanced and 118 soil samples were screened at DNREC-SIRB's laboratory for volatile organic compounds (VOCs), metals, polycyclic aromatic hydrocarbons (PAHs), pesticides, and polychlorinated biphenyls (PCBs). A total of 43 soil samples (17 surface and 26 subsurface) of the 118 soil samples were selected to be analyzed for a suite selected from the following parameters: target analyte list (TAL) metals and cyanide, target compound list (TCL) VOCs, TCL SVOCs, and TCL pesticides/PCBs using the HSCA SOP at Test America Laboratories, in Edison, New Jersey. A network of seven wells were installed on the site and were used to assess groundwater quality and determine groundwater flow in the uppermost portion of

the Columbia water bearing unit located at the Site. Benzene was detected in groundwater sample MWB-W001 at a concentration of 15 µg/L, which is above the groundwater use criteria of 5 µg/L. Although benzene exceeds the groundwater use criteria, it does not exceed the Delaware Risk-based Corrective Action Program Risked-based Screening Level of 29 µg/L with a point of exposure of less than 50 feet.

What does the owner want to do at the Former Pep-up/Calhoun Site?

Route 113 Associates (the current site developer) proposes to demolish all of the existing site structures and construct a new commercial office/retail center.

Improvements may include a 26-unit commercial office/condo park, a 13,000-square foot retail building, a 25,000-square foot hotel, storm water control structures, landscaping, and parking lots. In additional to the proposed building redevelopment, infrastructure upgrades such as electric, water, and sewer will be provided to the site.

What additional clean-up actions are needed at the Former Pep-up/Calhoun Site?

Based on the results of the Brownfield Investigation, no additional clean up actions are necessary for the Site. Ground water in a small area of the site is still slightly contaminated by petroleum products. However, DNREC has determined that this condition does not warrant active remediation because the contamination will dissipate naturally in time. Instead, DNREC will require that the new owner place a notice on the deed—a *uniform environmental covenant*—that will prevent the installation of water supply wells in the area of contaminated ground water.

Proposed Remedial Action: Site owner will record an environmental covenant consistent with Delaware's Uniform Environmental Covenants Act, UECA (Title 7, Del. Code Chapter 79, Subtitle II). The environmental covenant will prohibit the installation of wells in the area of contaminated groundwater at the Site.

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

The site is now in suitable condition for commercial development. DNREC will not require additional monitoring.

DNREC will require the property owner to place a *uniform environmental covenant* on the deed restricting the installation of water supply wells in the designated area. After implementation of the covenant, DNREC shall issue a Certificate of Completion of Remedy for the site.

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

The complete file on the site including the Brownfield 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 begins on October 1, 2008 and ends at close of business (4:30 pm) on October 24, 2008. Please send written comments to the DNREC office (391 Lukens Drive, New Castle 19720) or call Stephen F. Johnson, Project Manager, at 302-395-2600.

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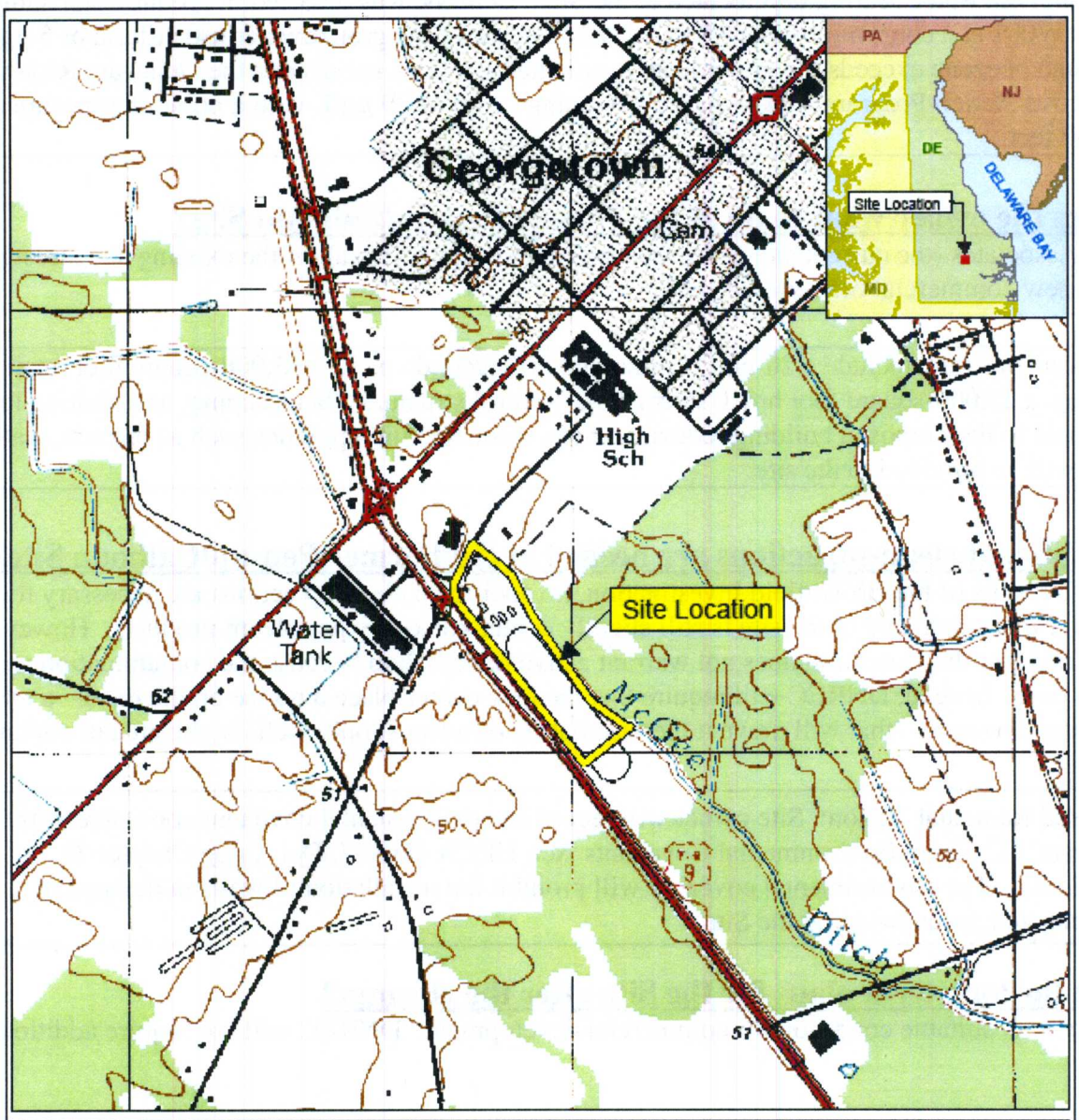

FIGURE 1
Site Location/Topographic Map
USGS Topographic Quadrangle, Georgetown, DE, 1992

22297 Dupont Blvd

Georgetown, Delaware

0508.41.52

Glossary of Terms
Used in this Proposed Plan

Brownfield	Property that is vacant or underutilized because of the perception or presence of an environmental problem.
Brownfield Investigation	A comprehensive study of environmental media at a certified brownfield site to determine the nature and extent of contamination present
Certified Brownfield	A brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program.
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.
Columbia Aquifer	A water bearing geological formation that forms the water table throughout the coastal plain of Delaware including most of the state.
Final Plan of Remedial Action	DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.
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 provides the regulatory framework for the Department's site cleanup programs.
Proposed Plan of Remedial Action	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.
Site Specific Assessment (SSA) and Site Inspection (SI)	Environmental studies of a site including sampling of soils, groundwater, surface water, sediment and/or wastes on the property.
Uniform Environmental Covenant	A deed restriction conforming to the requirements of the Uniform Environmental Covenants Act
US EPA	United States Environmental Protection Agency

What is a *Proposed Plan?*

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

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

After DNREC studies a site, it summarizes the problems there and proposes one or more possible solutions in a Proposed Plan. The Proposed Plan contains enough information to allow lay persons to understand the site. More detailed information can be found in the reports and documents approved by DNREC. All of the documents and reports created by DNREC or consultants during the course of the investigation of the site are available 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 .

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

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

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