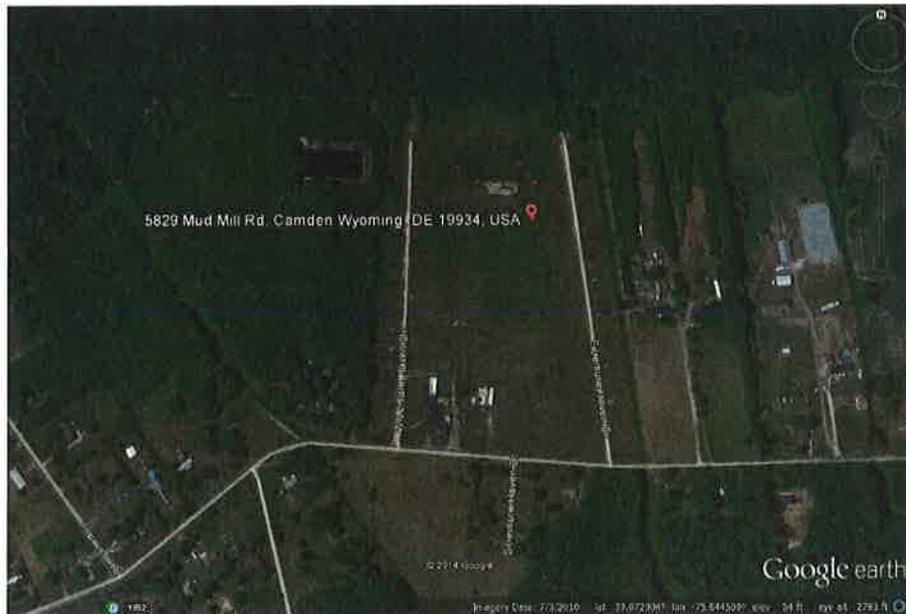




PROPOSED PLAN OF REMEDIAL ACTION

LEISURE HAVEN MOBILE HOME PARK
Camden-Wyoming, Delaware
DNREC Project No. DE-1136



July 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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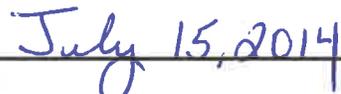
PROPOSED PLAN OF REMEDIAL ACTION

Leisure Haven Mobile Home Park
Camden-Wyoming, Delaware
DNREC Project No. DE-1136



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	



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 Leisure Haven Mobile Home Park Site ?

The Leisure Haven Mobile Home Park site is located at 5829 Mud Mill Road in Camden-Wyoming, Kent County, Delaware. The site consists of approximately 45 acres both north and south of Mud Mill Road, and contains all or portions of tax parcels NM00-109.00-01-28.00 and NM00-109.00-01-28.08 (Figure 1). Currently, the Site contains two residential structures, and is zoned RMH (Residential Manufactured Home) and GB (General Business). Historically, the Site was used as a mobile home park.

What happened at the Leisure Haven Mobile Home Park Site ?

In 1998/1999 the Site was apparently being used for illegal dumping. All individuals living at the Leisure Haven Mobile Home Park had relocated due to discharge of sewage to the ground surface and site surface waters. One home, centrally located on the property, remained occupied by the site owner. Approximately half of the Site consisted of debris piles and partially dismantled trailers. The remainder of the Site consisted of vacated trailers (Figure 2). Around 2001, the Site was cleared of all solid waste.

What is the environmental problem at the Leisure Haven Mobile Home Park Site?

In March 1996, a notice of violation (NOV) was issued to the property owner for the altered and malfunctioning on-site wastewater disposal systems that were allowing sewage to be discharged directly to the ground surface and surface water. In October 1997 a notice of conciliation was issued to the owner for noncompliance with the NOV. In May 1998, a penalty of \$36,000 was issued to the owner due to continued violations. A Facility Evaluation (FE) was conducted on the property in 1999. Some minor exceedances of inorganics were detected during the 1999 FE, but much of the Site was unreachable for sampling due to the vast amount of solid waste on the property.

In an attempt to remove old Sites from the DNREC-SIRS active Site list, an updated Facility Evaluation was conducted at the Site in 2013. Benzo(a)pyrene (in 4 samples) and mercury (in 1

sample) were detected above screening values in surface soil samples collected as part of the investigation. Several metals were detected in groundwater samples collected at the Site at concentrations above DNREC screening levels, but below applicable EPA Maximum Contaminant Levels (MCLs) for drinking water.

A Risk Assessment was performed for the contaminants detected above DNREC screening levels in soil, which indicated no unacceptable risk under the Hazardous Substance Cleanup Act (HSCA).

What clean-up actions have been taken at the Leisure Haven Mobile Home Park Site?

As previously noted, solid waste was completely removed from the Site around 2001.

What does the owner want to do at the Leisure Haven Mobile Home Park Site?

The current property owner would like to sell the property.

What additional clean-up actions are needed at the Leisure Haven Mobile Home Park Site?

No Further Action is warranted. Based upon the 2013 Facility Evaluation and subsequent Risk Assessment by DNREC-SIRS, there are no environmental restrictions for site usage. Further, upon review of the data quantity and quality, DNREC has determined that the Facility Evaluation activities and Risk Assessment are equivalent to a Remedial Investigation under HSCA.

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

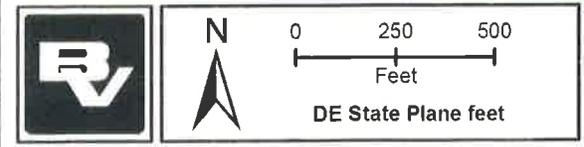
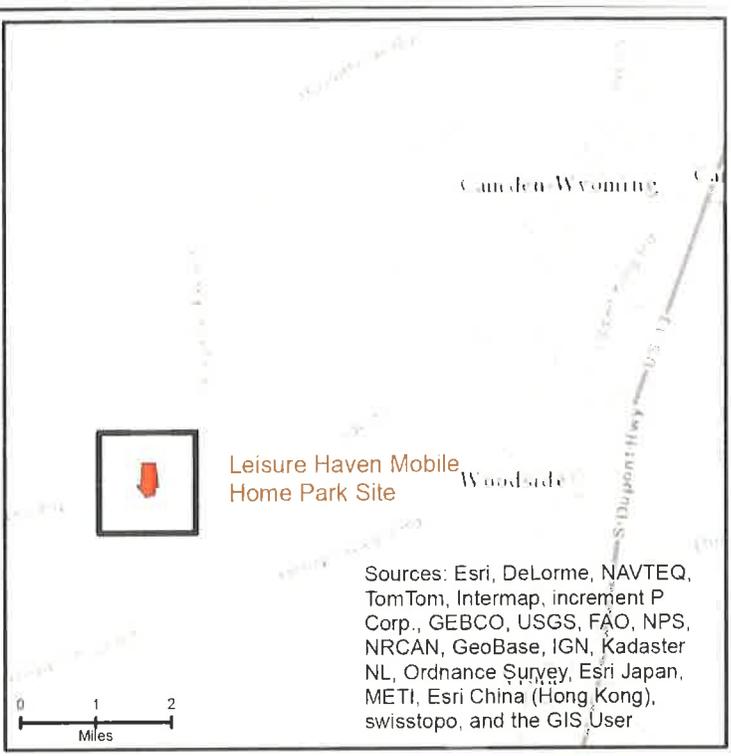
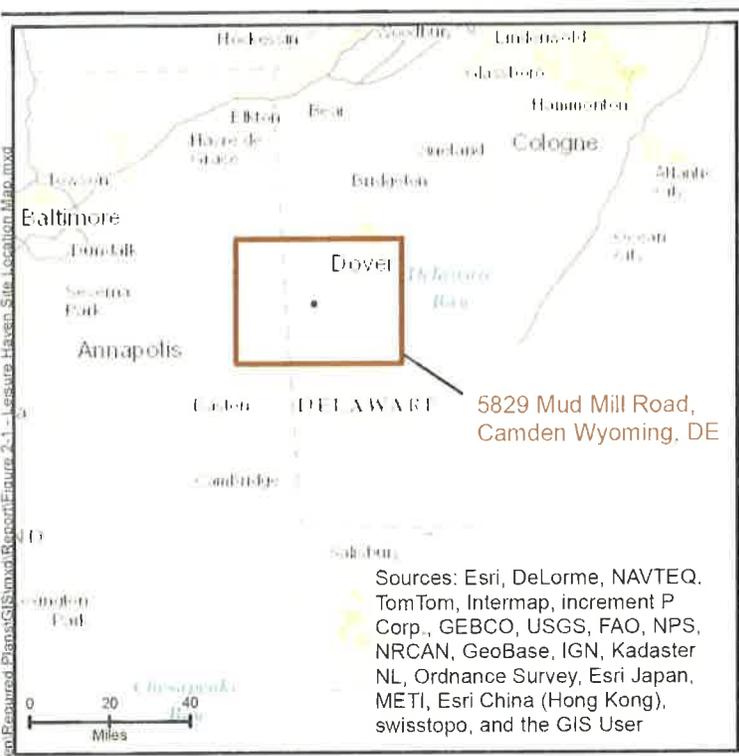
The complete file on the Site including the 2013 Facility Evaluation Report and Risk Assessment, as well as the various historic reports are available at the DNREC office, 391 Lukens Drive in New Castle, 19720. Most documents are also found on:

<http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on July 20, 2014 and ends at close of business (4:30 pm) on August 11, 2014. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to John G. Cargill, IV, P.G., Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location and Vicinity Map

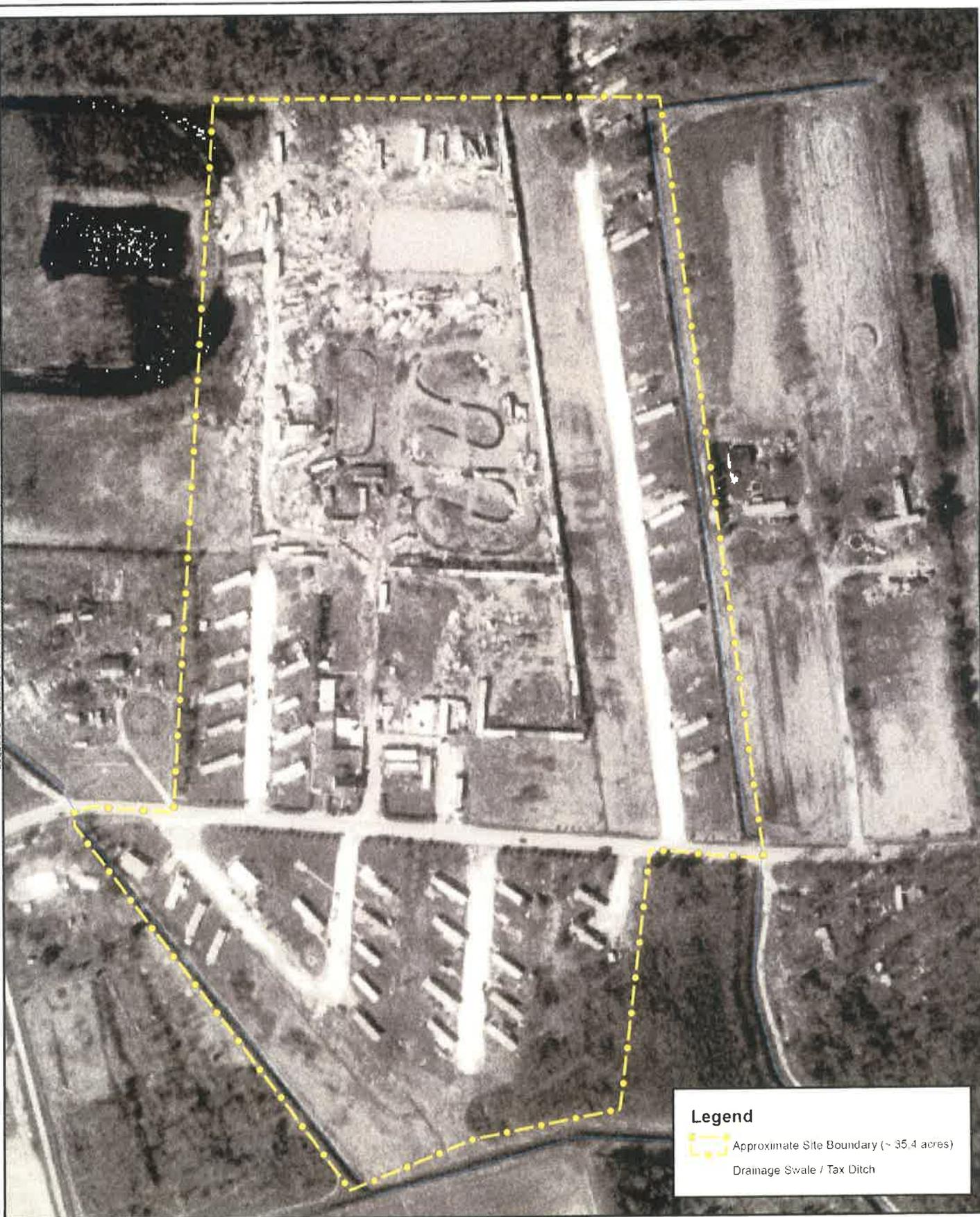
Figure 2: Historic Photography of Site - 1997



Site Location & Vicinity Map
Leisure Haven Mobile Home Park Site
Camden-Wyoming, Delaware

Figure 1

Bus39076_10/28/2013 C:\Users\bus39076\Desktop\Protecta\Leisure Haven\Required Plans\GIS\mxd\Report\Fig 2-4 - Leisure Haven 1997.mxd



Legend

-  Approximate Site Boundary (~ 35.4 acres)
-  Drainage Swale / Tax Ditch



N



0 125 250
Feet

NAD 83 State Plane DE (feet)

Historic Photography of Site - 1997
Leisure Haven Mobile Home Park
Camden-Wyoming, Delaware

Figure
2

Glossary of Terms Used in this Proposed Plan

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 Assessment	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
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