



# AMENDED PROPOSED PLAN OF REMEDIAL ACTION

Seaboard Lumber Site  
Sussex County, Delaware  
DNREC Project No. DE-0251



September 2014

Delaware Department of Natural Resources and Environmental Control  
Division of Waste Management  
Site Investigation & Restoration Section  
391 Lukens Drive  
New Castle, Delaware 19720

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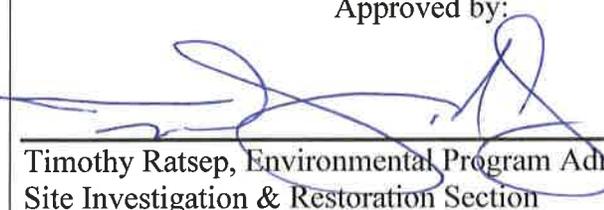
# AMENDED PROPOSED PLAN OF REMEDIAL ACTION

Seaboard Lumber Site  
Sussex County, Delaware  
DNREC Project No. DE-0251



**Approval:**

This Amended 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 Amended Proposed Plan of Remedial Action?**

This Amended Proposed Plan supplements the 2010 Final Plan of Remedial Action to address additional contamination found at the Site. The requirements of the 2010 Final Plan still apply. 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 Seaboard Lumber Site?**

The Seaboard Lumber Site is the former location of a small wood treating facility near the town of Bridgeville. The facility is located on Sussex County Tax Parcel No. 531-3.00-19.00 on Federalsburg Road (Route 18). The parcel is 30.4 acres in area and is occupied by a residence as well as the wood treatment plant. In 2010, DNREC issued a Final Plan of Remedial Action which addressed creosote contamination in subsurface soil and groundwater contamination at the Site. During the course of fieldwork, additional sources of contamination were identified in the building which still houses tanks, pipes and sumps used in the wood treatment process. The amended Proposed Plan will address creosote product and waste in the interior of the wood treatment plant.

### **What happened at the Seaboard Lumber Site?**

The Seaboard Lumber facility began wood treatment operations in 1963 and operated continuously until early 1986 when operations were suspended because of violations of state and federal hazardous waste regulations. The plant treated wood products such as telephone poles, rail ties and fence posts with creosote, an oil based preservative.

Condensate waste water from the plant was gravity-fed through an underground corrugated metal pipe to an unlined lagoon with walls made from railroad ties. The lagoon was approximately 20' by 50' located to the north of the plant. The lagoon overflowed to the tax ditch through a channel approximately 4' wide and 1' deep. The lagoon was taken out of service in December 1985. The plant ceased operations in the 1980's but was not fully decommissioned.

### **What is the environmental problem at the Seaboard Lumber Site?**

Waste disposal practices at the lumber treatment facility resulted in creosote entering the environment. Improper storage of creosote product is a potential continuing release to the environment. The building housing the wood treatment plant contains tanks, piping and sumps contaminated with creosote. Asbestos containing material may also be present in insulation inside the building. The structure is in poor condition, unsecured and is open to the weather.

### **What clean-up actions have been taken at the Former Seaboard Lumber Site?**

Under the 2010 Final Plan of Remedial Action, subsurface creosote was removed from the area of the former waste lagoon by means of surfactant enhanced chemical oxidation.

## **What does the owner want to do at the Seabord Lumber Site?**

There are no known plans for further development of the property.

## **What additional clean-up actions are needed at the Seabord Lumber Site?**

DNREC proposes the following additional remedial actions to supplement the cleanup that has been completed to date:

1. Survey the wood treatment facility for asbestos containing material (ACM) and abate as necessary.
2. Remove creosote product or waste from the inside the building including the contents of tanks, sumps and pipes. Alternatively, remove all creosote containing storage and process equipment for proper disposal or reuse off-site.
3. Remove or clean contamination from the interior walls and ceiling of the structure itself to the extent possible or demolish and dispose of the building if it is impractical to clean it in place.
4. Excavate or treat contaminated surface soil in the areas of the Site historically impacted by the wood treatment activity to achieve human health risk-based concentrations of creosote compounds consistent with residential use of the property.
5. Dispose of contaminated soil and equipment appropriately, recycling or salvaging equipment and materials if practical.

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

The objective of the additional remedial action is to remove all contamination associated with the wood treatment facility so that no further action is required to protect human health and the environment. The SIRS will complete a short term ground water monitoring program to confirm the success of the ground water remediation as required by the 2010 Final Plan of Remedial Action.

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

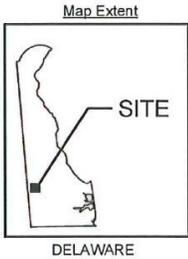
The complete file on the Site including the Remedial Investigation Report and the various reports are available at the DNREC office, 391 Lukens Drive in New Castle, 19720. Most documents are also found on:

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

The 20-day public comment period begins on September 7, 2014 and ends at close of business (4:30 pm) on September 29, 2014. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Stephen F. Johnson Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location and Historical Features

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**Location Map**  
 Figure 3  
 HISTORICAL SITE FEATURES  
 SEABOARD LUMBER SITE  
 BRIDGEVILLE, DELAWARE

Map Document: (K:\11 12C01906\Data\GIS\F5 Figures\Fig\_3\Historical Site Features.mxd)

**Figure 1**

## Glossary of Terms Used in this Proposed Plan

<b>Certification of Completion of Remedy (COCR)</b>	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
<b>Contaminated Materials Management Plan</b>	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
<b>Creosote</b>	Creosote is the generic name for a variety of chemical mixtures commonly known as wood creosote, coal-tar creosote, coal tar, coal-tar pitch, or coal-tar pitch volatiles. The creosote mixtures vary in color from yellowish to black to dark brown, and they all have a smoky odor. Coal-tar creosote is a common wood preservative. (Definition from the US Geological Survey.)
<b>Exposure</b>	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
<b>Final Plan of Remedial Action</b>	DNREC's adopted plan for cleaning up a hazardous site.
<b>Hazardous Substance Cleanup Act (HSCA)</b>	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.
<b>Human Health Risk Assessment (HHRA)</b>	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
<b>Risk</b>	Likelihood or probability of injury, disease, or death.
<b>Restricted Use</b>	Commercial or Industrial setting
<b>SIRS</b>	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
<b>Uniform Risk-Based Remediation Standards (URS)</b>	A set of concentration criteria for various contaminants potentially present in site media that are developed for protection of human health and the environment