

FINAL PLAN OF REMEDIAL ACTION



24930 John J. Williams Highway Site

*24930 John J. Williams Highway
Millsboro, Delaware*

*November 2014
DNREC Project No. DE-1566*

This Final Plan of Remedial Action (Final Plan) presents clean-up actions required by the Department of Natural Resources and Environmental Control (DNREC) to address environmental contamination at the 24930 John J. Williams Highway Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the 24930 John J. Williams Highway Site on October 29, 2014 and opened a 20-day public comment period. The Proposed Plan is attached. There were no comments from the public; therefore, the Proposed Plan is adopted as the Final Plan.

Approval:

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



Timothy T. Ratsep, Program Administrator
Site Investigation and Restoration Section

November 20, 2014

Date



PROPOSED PLAN OF REMEDIAL ACTION

24930 John J. Williams Highway Site
Millsboro, Delaware
DNREC Project No. DE-1566



October 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

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Millsboro, Delaware
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Approval:

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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 24930 John J. Williams Hwy Site?

The Site is located at 24930 John J. Williams Highway (Route 24) in Millsboro, Delaware and consists of one tax parcel (2-34-23-269.16), totaling approximately 1.61 acres (Figure 1). It is south of the intersection of Route 24 and Indian Mission Road (Route 23). Currently, the northern portion of the Site is partially paved and used to store construction equipment while the southern portion of the Site is vegetated open space. The Site is zoned commercial, C-1 (Figure 2).

What happened at the 24930 John J. Williams Hwy Site?

The Site operated as a used car dealership with a small auto repair shop from the late 1990s to the mid-2000s. During a Phase I Environmental Site Assessment (ESA) in 2005, a large quantity of stored materials related to the former car dealership/repair business were observed including: four Aboveground Storage Tanks (ASTs) containing waste oil, waste anti-freeze, and waste transmission fluid; twenty-five 55-gallon drums with unknown contents; and other miscellaneous smaller containers of various paints, paint thinner, waste oil, windshield washer fluid, etc. All of the stored materials, including the ASTs, have since been removed from the Site.

During a Phase II ESA in 2013, tetrachloroethene (PCE) was detected in a monitoring well at a concentration exceeding DNREC-SIRS' reporting level.

What is the environmental problem at the 24930 John J. Williams Hwy Site?

A Remedial Investigation performed in 2014 at the Site found that the one surface soil sample contained benzo(a)pyrene, a semi-volatile organic compound, at a concentration exceeding DNREC-SIRS's screening level. A risk assessment demonstrated that exposure to surface soil at the Site under a residential use scenario poses an unacceptable risk; however exposure to surface soil under a non-residential use scenario does not pose a risk above DNREC's acceptable risk standard.

PCE, cobalt, and manganese were detected in groundwater at concentrations exceeding DNREC-SIRS' screening levels, but a risk assessment demonstrated that exposure to groundwater at the Site under a residential and non-residential use scenario does not pose a risk above DNREC's acceptable risk standard. However, PCE is still detected at the Site at a concentration exceeding Delaware's Maximum Contaminant Level (MCL).

What does the owner want to do at the 24930 John J. Williams Hwy Site?

The owner wants to redevelop the Site into a Wawa gas station/convenience store.

What additional clean-up actions are needed at the 24930 John J. Williams Hwy Site?

DNREC proposes the following remedial actions for the Site, which needs to be completed before a Certificate of Completion of Remedy (COCR) can be issued:

1. Development and implementation of a DNREC-approved Long-Term Stewardship (LTS) Plan. The LTS Plan will include a groundwater monitoring plan which will detail the groundwater monitoring requirements and schedule to be followed in order to monitor the attenuation of the groundwater COCs. If the results of the monitoring show that the contaminants are migrating or showing an increasing trend, DNREC may require further remedial actions.
2. Develop a DNREC approved CMMP to allow construction workers to safely handle any potential contaminated soil and groundwater at the Site.
3. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), will be recorded in the office of the Recorder of Deeds to include the following:
 - a. Use Restriction. Use of the Property shall be restricted solely to those non-residential type uses permitted within Commercial, Manufacturing, or Industrial Districts;
 - c. Limitation of Groundwater Withdrawal. 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;
 - d. Compliance with Long Term Stewardship Plan. Perform all work required by the Long Term Stewardship Plan ("LTS Plan"), as issued, approved, modified or amended by DNREC;
 - e. Compliance with Contaminated Materials Management Plan. Perform all work required by the Contaminated Materials Management Plan ("CMMP"), as approved by DNREC.

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

The institutional controls outlined by the environmental covenant will specify the future land use and intrusive action restrictions for the Site. The DNREC approved Long-Term Stewardship Plan and CMMP will document the requirements.

DNREC plans to issue a Certificate of Completion of Remedy for the Site after the implementation of the LTS Plan and the Environmental Covenant on the Site.

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

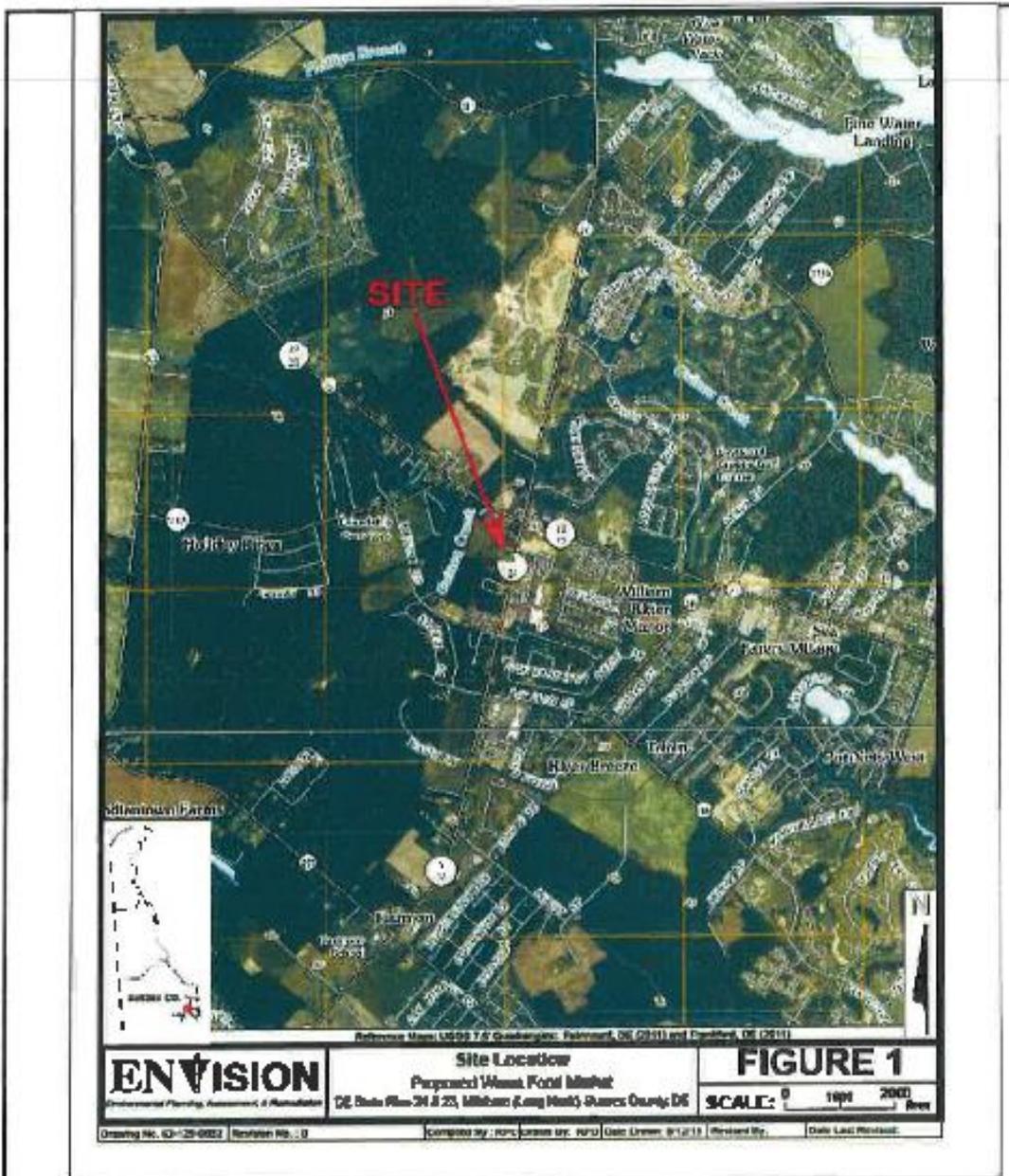
The complete file on the Site including the Remedial Investigation and the various reports are available at the DNREC office, 391 Lukens Drive in New Castle, 19720. Most documents are also found on: <http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on October 29, 2014 and ends at close of business (4:30 pm) on November 17, 2014. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Stephanie Gordon, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Sketch

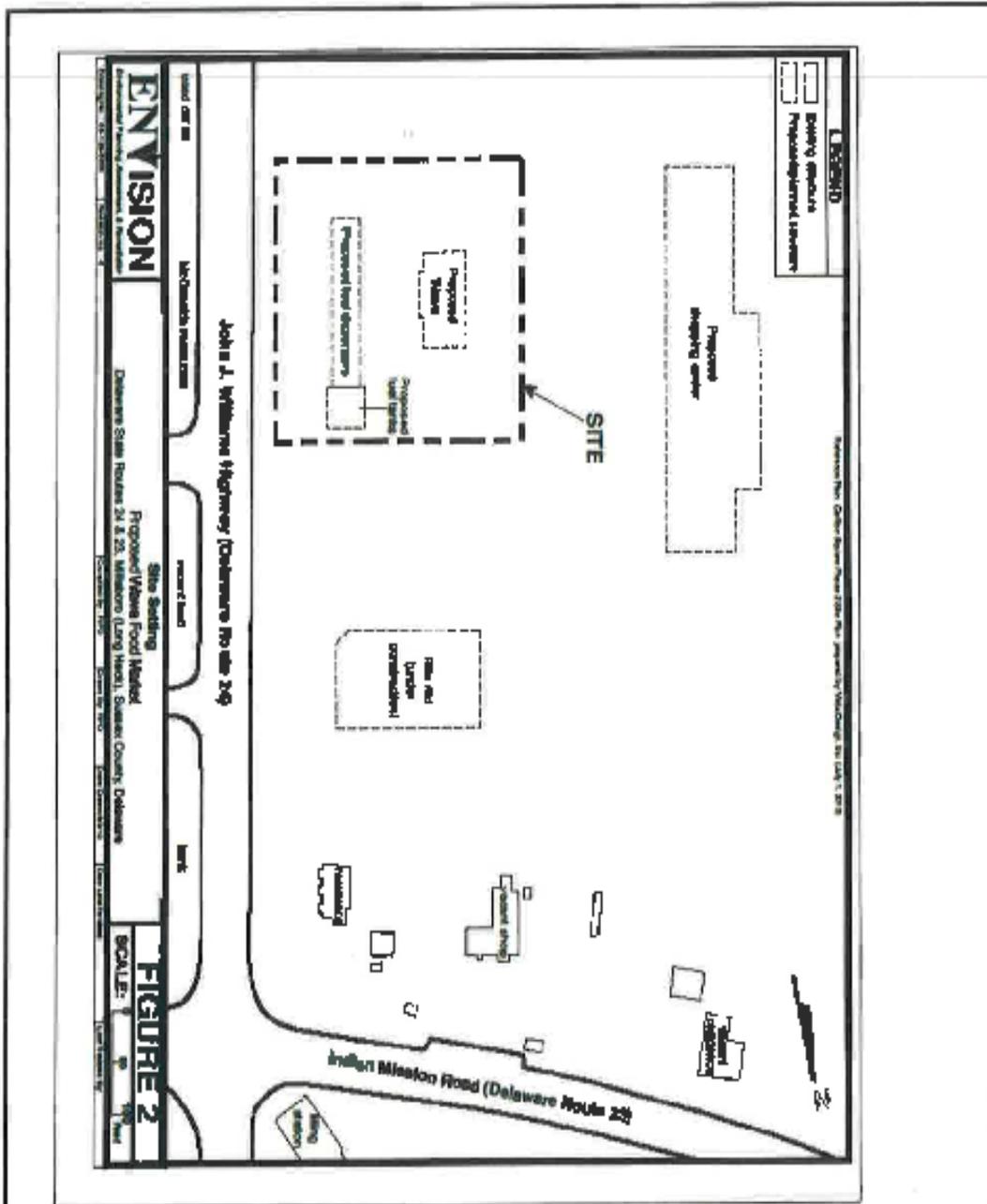
Figure 2: Site Sketch

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This Location Sketch was adapted from Phase II ISA, ENVISION, 2013

 <p style="text-align: center;">Ten Bears Environmental 600 Taden's Steel Milton, DE 19968 Phone: (302) 884-5089 Fax: (302) 884-5081</p>	FIGURE 1 - SITE LOCATION SKETCH	
	CARILLON SQUARE SITE	
	24930 JOHN J WILLIAMS HIGHWAY	
	MILLSBORO, SUSSEX COUNTY, DELAWARE	
	DATE: 4/23/2014	JOB NUMBER: 13-436.C
DRAWN BY: EWR	SCALE: as noted	
CHECKED BY: RCG	FIGURE NO: 1	
FILE NO: 13436C.FIG	SHEET: 1 OF 1	



This Location Sketch was adapted from Phase I ESA, ENVISION, 2013

 <p>Ten Bears Environmental 606 Federal Street, Milton, DE 19805 Phone: (302) 884-5080 Fax: (302) 604-0001</p>	FIGURE 2 - SITE SKETCH CARRILLON SQUARE SITE 24930 JOHN J WILLIAMS HIGHWAY M LSBORO, SUSSEX COUNTY, DELAWARE	
	DATE: 4/23/2014 DRAWN BY: EWR CHECKED BY: RCG FILE NO: 13438C.FIG	JOB NUMBER: 13.438.C SCALE: as noted FIGURE NO: 2 SHEET: 1 OF 1

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.
Contaminant of Concern (COC)	Potentially harmful substances at concentrations above acceptable levels.
Contaminated Materials Management Plan	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
Exposure	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
Final Plan of Remedial Action	DNREC's adopted plan for cleaning up a hazardous site.
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.
Human Health Risk Assessment (HHRA)	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
Preliminary Risk Assessment	A quantitative evaluation of only the most obvious and likely risks at a site
Risk	Likelihood or probability of injury, disease, or death.
Restricted Use	Commercial or Industrial setting
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