PROPOSED PLAN OF REMEDIAL ACTION

Mitch Road Site
Wilmington, Delaware
DNREC Project No. DE-1543

December 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

CONTENTS

- Figures: 1 - 3
- Glossary of Terms

PROPOSED PLAN OF REMEDIAL ACTION

Mitch Road Site
Wilmington, Delaware
DNREC Project No. DE-1543

Approval:
This Proposed Plan meets the requirements of the Hazardous Substance Cleanup Act.

Approved by:

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

December 9, 2014
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 Mitch Road Site?

The Mitch Road Site is located at 2207 Mitch Road in Stanton, Delaware, and consists of one tax parcel (08-051.10-130), totaling approximately 0.59 acre (Figure 1). The nearest intersection to the Site is Kiamensi Road and Mitch Road. The Site consists of several separate automotive service businesses and an asphalt parking area and is zoned commercial (Figure 2).

This proposed plan addresses the soil, groundwater and soil gas contamination beneath the Site.

What happened at the Mitch Road Site?

Automotive services have operated at the site for several decades. As part of these businesses, heating oil USTs were active historically and resulted in limited releases of heating oil to the subsurface soil. An historic carpet cleaning business also existed on the property, which may have released tetrachloroethene (PCE) and trichloroethene (TCE) to the soil beneath the building slab.

What is the environmental problem at the Mitch Road Site?

A Brownfield Investigation (BFI) was performed in 2013 at the Site. The BFI determined that PAHs are a potential contaminants of concern (PCOCs) in soil because the exceeded DNREC's Screening Levels. Volatile organic compounds (VOCs), PAHs, pesticides, and inorganic compounds were detected in groundwater in excess of DNREC Screening Levels.

Additionally, VOC (TCE and PCE) were detected in a sub-slab indoor air sample. All former underground storage tanks (USTs) were properly removed and closed by the Tank Management Section (TMS) in August 2013.

What clean-up actions have been taken at the Mitch Road Site?

Four (4) heating oil USTs were removed and closed at the Site by TMS in August, 2013. Oily water in the USTs was pumped out and transported offsite for disposal, along with associated impacted soils.

What does the owner want to do at the Mitch Road Site?

Stanton Redevelopment plans to redevelop the Site for commercial use consistent with applicable zoning.

What additional clean-up actions are needed at the Mitch Road 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. 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;

    b. Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities on the Property including any repair, renovation or demolition of the existing structures on the on the Property without the prior written approval of DNREC-SIRS;

    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 the Final Plan. Perform all work required by the Final Plan of Remedial Action ("Final Plan") and Contaminated Materials Management Plan as issued, approved, modified or amended by DNREC.

2. Develop a DNREC approved Contaminated Material Management Plan (CMMP) to allow construction workers to safely handle any potential contaminated soil and groundwater at the Site.

3. Prepare a Work Plan for further evaluation of the soils and soil gas beneath the building slab after the building is removed and prior to any new construction at the Site. The Work Plan for this evaluation will be included in the (CMMP) for the Site.

4. Develop and implement a DNREC-approved Long-Term Stewardship (LTS) Plan. The LTS Plan will detail why required monitoring (if needed), and inspection schedule, to be followed in order to ensure the long-term integrity of the remedy.

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

The Site will be redeveloped for commercial use consistent with applicable zoning. The CMMP will be completed and available for the Site, prior to redevelopment occurring. An Environmental Covenant restricting the use of groundwater on the property will be implemented. The Site use will be restricted to non-residential (commercial/industrial) purposes by recording the environmental covenant. The LTS Plan will include a CMMP that will be implemented should soil-disturbing activities occur. DNREC plans to issue a Certificate of Completion of Remedy (COCR) for the Site after the implementation of the uniform environmental covenants at the Site.

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

The complete file on the Site including the Brownfield Investigation Report, Phase I Environmental Assessment Report, and Underground Storage Tank Closure Report 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 December 14, 2014 and ends at close of business (4:30 pm) on January 5, 2015. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Larry Jones, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Regional Topographic Map
Figure 2: Site Vicinity Map
Figure 3: Site Base Map

LJJ:tlw
LJJ14022.doc
DE 1543 II B 8

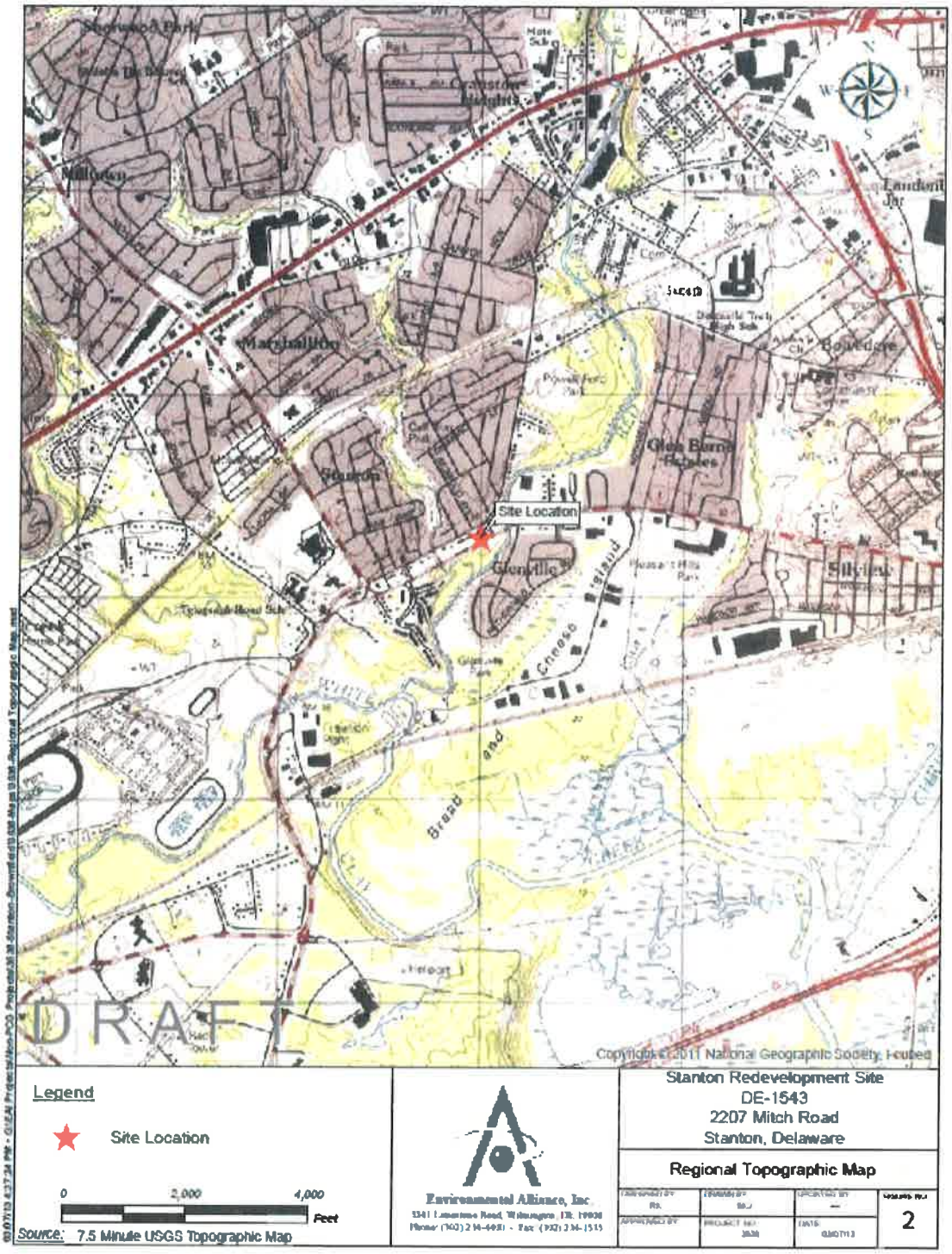
Site Location
Glenville
Silview
Bowdere
Marshallton
Stanton
Cheese Island
Broad and
DRAFT
Copyright © 2011 National Geographic Society, i-cubed
Legend
Site Location
0
2,000
4,000
Feet
Source: 7.5 Minute USGS Topographic Map
Environmental Alliance, Inc.
Stanton Redevelopment Site
DE-1543
2207 Mitch Road
Stanton, Delaware
Regional Topographic Map
2

Figure 1

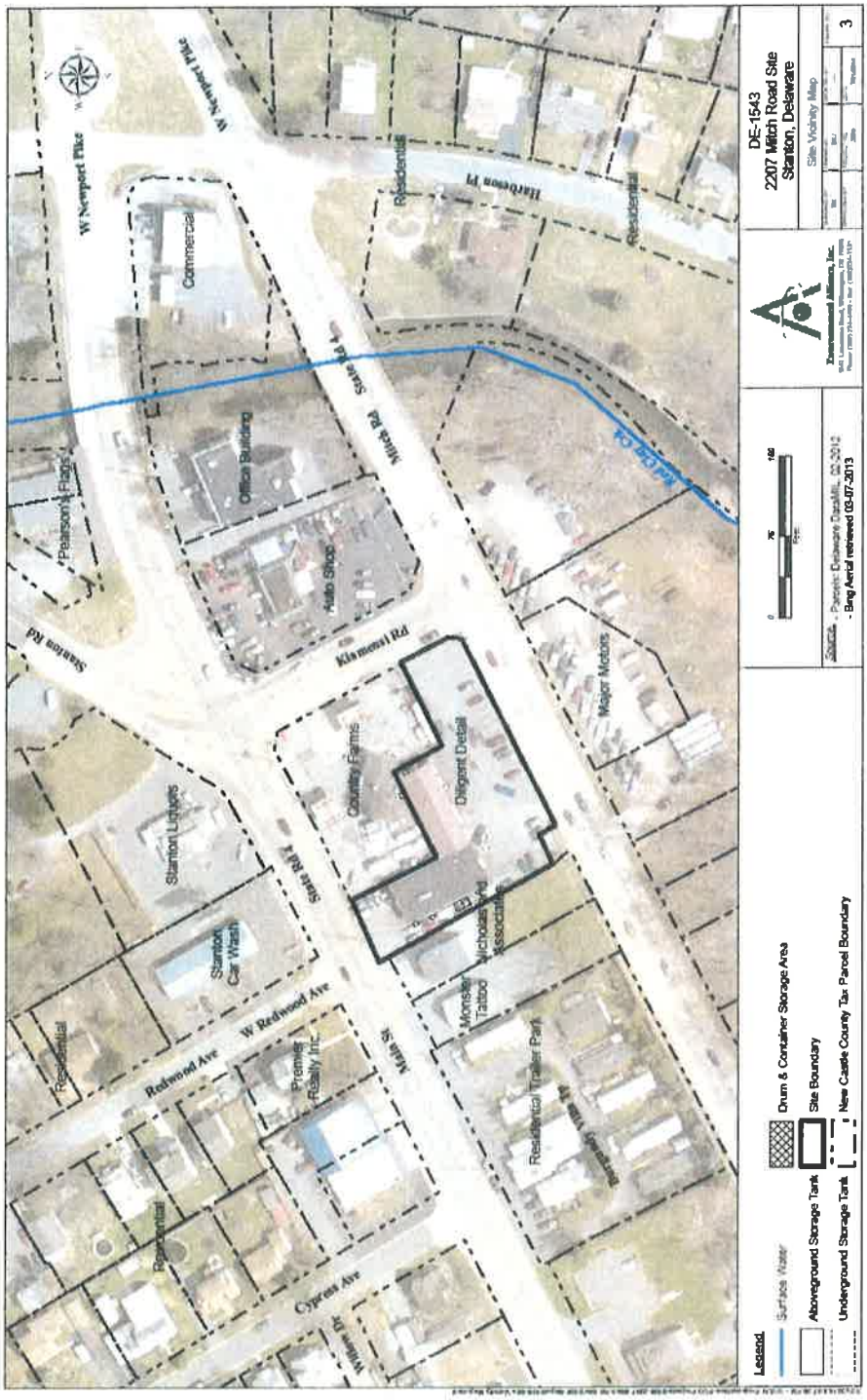
DE-1543
2207 Mitch Road Site
Stanton, Delaware
Site Vicinity Map
3
Legend
Surface Water
Aboveground Storage Tank
Underground Storage Tank
Drum & Container Storage Area
Site Boundary
New Castle County Tax Parcel Boundary
Pearson's Flags
Commercial
Office Building
Auto Shop
Mitch Rd
State Rd 4
Kiamensi Rd
Stanton Rd
Stanton Liquors
Stanton Car Wash
Country Farms
Diligent Detail
Major Motors
Residential
Redwood Ave
W Redwood Ave
Premier Realty Inc.
Main St
Monster Tattoo
Nicholas and Associates
Residential Trailer Park
Cypress Ave
Harbeson Pl
W Newport Pike

Figure 2

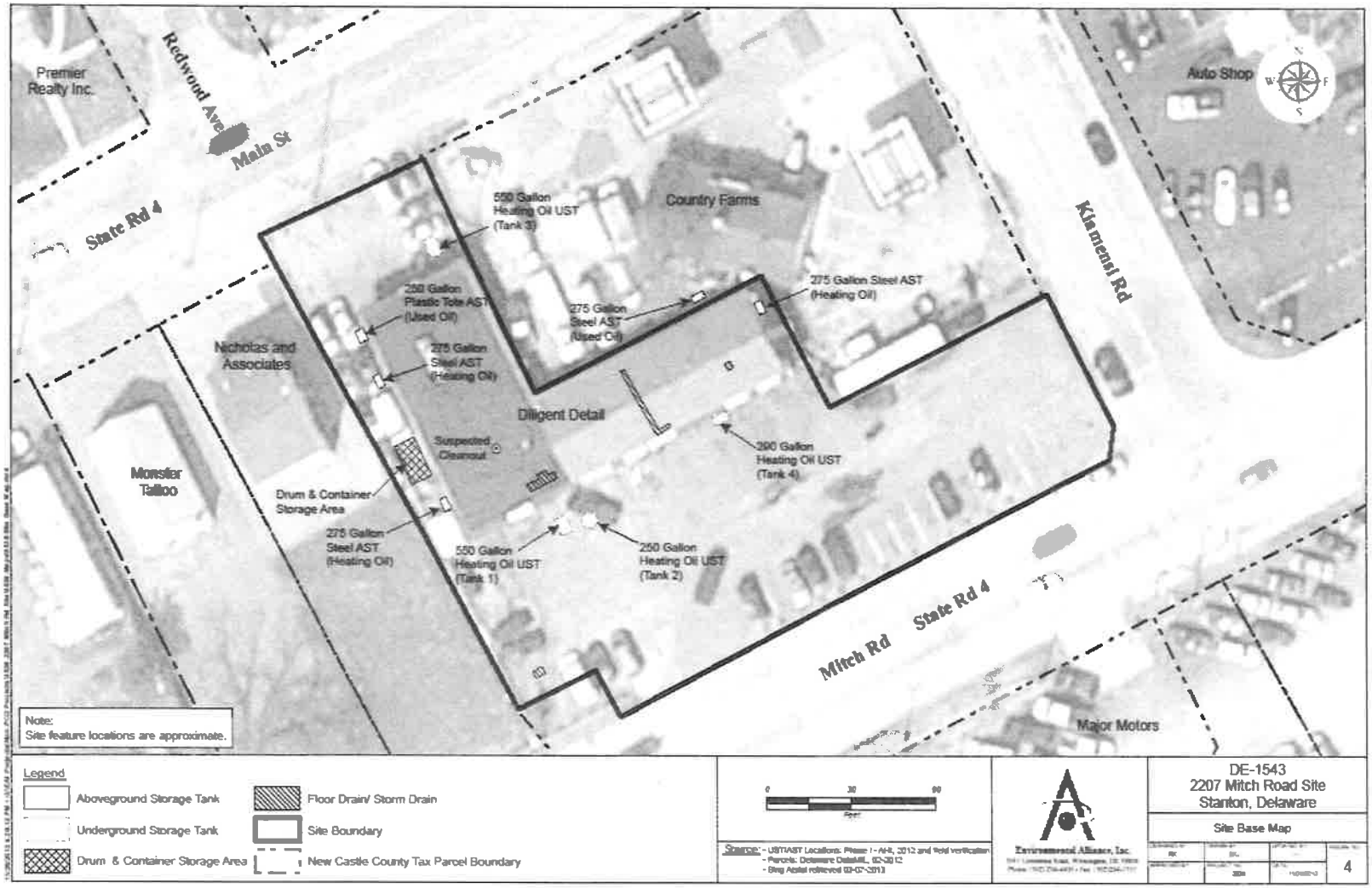
Premier Realty Inc.
Redwood Ave
Main St
State Rd 4
Country Farms
Auto Shop
Kiamensi Rd
550 Gallon Heating Oil UST (Tank 3)
250 Gallon Plastic Tote AST (Used Oil)
275 Gallon Steel AST (Used Oil)
275 Gallon Steel AST (Heating Oil)
275 Gallon Steel AST (Heating Oil)
Nicholas and Associates
Diligent Detail
Suspected Cleanout
290 Gallon Heating Oil UST (Tank 4)
Monster Tattoo
Drum & Container Storage Area
275 Gallon Steel AST (Heating Oil)
550 Gallon Heating Oil UST (Tank 1)
250 Gallon Heating Oil UST (Tank 2)
Mitch Rd
State Rd 4
Major Motors
Note:
Site feature locations are approximate.
Legend
Aboveground Storage Tank
Underground Storage Tank
Drum & Container Storage Area
Floor Drain/ Storm Drain
Site Boundary
New Castle County Tax Parcel Boundary
Environmental Alliance, Inc.
DE-1543
2207 Mitch Road Site
Stanton, Delaware
Site Base Map
4

Figure 3

Glossary of Terms Used in this Proposed Plan

Area of Concern (AOC)	A discrete section of the Site representing the local bounds of contamination in soil or ground water.
Brownfield Development Agreement (BDA)	This legal agreement is between a potential developer of a Delaware-certified Brownfields Site and the DNREC. The developer agrees to investigate and cleanup a Brownfields property under the oversight of the Department in exchange for liability protection.
Brownfield Investigation (BFI)	Thorough environmental study of a site which includes 1) sampling of site environmental media and/or wastes on the property and 2) conducting a preliminary risk assessment using the data collected to determine the risk posed to human health and the environment.
Certified Brownfield	A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program
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.
Groundwater Management Zone	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.
Human Health Risk Assessment (HHRA)	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.
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