PROPOSED PLAN OF REMEDIAL ACTION

A-1 Auto Salvage
Wilmington, Delaware
DNREC Project No. DE-1172

May 2015

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

Approved by:

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

May 11, 2015
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 A-1 Auto Salvage Site?

A-1 Auto Salvage is located at 410 Garasches Lane in Wilmington, Delaware, and consists of two tax parcels. The first parcel, 26-057.00-101, is within the city of Wilmington's corporate limits. The second parcel, 10-001.00-22, lies outside the city limits in New Castle County. The two parcels total 2.1 acres (Figure 1). The nearest Intersection to the site is Garasches Lane and Rt13, S. Walnut Street. The site consists of one 2,448 square feet building (includes a business office plus auto lift and part storage area), and a paved parking area in front of the building along Garasches Lane. The remaining portion of the property, the "salvage yard", consists of gravel, construction fill material and hard pack bare earth. The Site is zoned commercial (Figure 2).

What happened at the A-1 Auto Salvage Site?

The Site has been in continual use as an auto salvage yard since 1962. Auto salvage operation based contamination (gasoline, oils, and other auto fluids) was expected to be encountered across the salvage yard during the remedial investigation (RI) sampling event.

What is the environmental problem at the A-1 Auto Salvage Site?

The 1996 Site Investigation (SI) performed at the site found surface (0-2 feet) and subsurface (deeper than 2 feet) soil contamination at levels above DNREC soil standards for commercial use of the property. Contamination in shallow soils included metals, volatile organic compounds (VOCs), pesticides and polychlorinated biphenyl (PCB) 1254 and 1260. Contamination in subsurface soils included metals and semi volatile organic compounds (SVOCs). Sediment samples were collected in a ditch that runs along the rail line behind the property. Contamination in the ditch included metals, SVOCs, pesticides and PCB arochlor-1260.

The 2014 RI performed at the site also found surface and subsurface soil contamination at levels above DNREC human health risk standards for commercial use of the property. Surface soils contained SVOCs, metals and PCBs. Subsurface soils contained SVOCs, metals and PCBs. Shallow groundwater contaminants include VOCs, SVOCs, metals, pesticides and PCBs. Sediments in the ditch contained VOCs, SVOCs, metals and PCBs above human health and ecological risks.

What does the owner want to do at the A-1 Auto Salvage Site?

The Site is planned to be sold to a new owner who will be able to use the property for non-residential use.

What clean-up actions are needed at the A-1 Auto Salvage Site?

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

1. A Remedial Action Work Plan must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.

2. Install a designed cap consisting of a paved surface (such as crush-n-run, dense grade aggregate, concrete or blacktop) that is compatible under current use and will be protective of human and ecological health.

3. A proposed Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the approved Long Term Stewardship (LTS) Plan.

4. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (7 Del.C. Chapter 79, Subchapter II) must be recorded in the Office of the New Castle County Recorder of Deeds within 60 days of the issuance of the Long Term Stewardship Plan. The Environmental Covenant must include the following activity and/or use restrictions:

    [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;

    [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 the Long Term Stewardship Plan. All work required by the Long Term Stewardship Plan must be performed to DNREC's satisfaction in accordance with the Plan; and

    [e.] Compliance with Contaminated Materials Management Plan. All work required by the Contaminated Materials Management Plan

must be performed to DNREC's satisfaction in accordance with the Plan.

5. A Contaminated Materials Management Plan (CMMP) must be submitted to DNREC within 60 days of the issuance of the Final Plan of Remedial Action. The CMMP will provide guidance to enable construction workers to safely handle any potential contaminated soil and groundwater at the Site.

6. The CMMP will be implemented upon its approval by DNREC.

7. A Long-Term Stewardship Plan shall be submitted to DNREC for approval in accordance with the schedule set forth in the approved Remedial Action Work Plan. The LTS plan will detail: 1) the groundwater monitoring requirements and schedule to be followed in order to monitor the attenuation of the groundwater Contaminants of Concern (COC); and 2) the site-inspection schedule to be followed in order to ensure the long-term integrity of the remedy.

8. The LTS Plan must be implemented within 60 days of its approval by DNREC.

9. A Remedial Action Completion Report must be submitted to DNREC within 60 days of the completion of the remedial actions required in this Proposed Plan.

10. A request for a Certification of Completion of Remedy (COCR) must be submitted to DNREC within 60 days of approval of the Remedial Action Completion Report.

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

The Site use will be restricted to non-residential (commercial/industrial) purposes by recording the environmental covenant. The CMMP will be completed and available for the Site.

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 the following DNREC website: http://www.nav.dnrec.delaware.gov/DEN3/.

The 20-day public comment period begins on **May 17, 2015** and ends at close of business (4:30 pm) on **June 08, 2015**. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Karissa Hendershot, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: A-1 Auto Salvage
Figure 2: A-1 Auto Salvage

KDH:vdh
KGD15004.doc
DE 1172 II B 9

Legend

A-1 AUTO

World Street Map

0 KDHG/S2015_130 0.25 1:14,000 0.5 Miles

FIGURE 1
DE-1172
A-1 AUTO
410 GARASCHES LANE
WILMINGTON DELAWARE

Legend

A-1 AUTO

orthos2012

0 100 1:1,000 200 Feet

FIGURE 2
DE-1172
A-1 AUTO
410 GARASCHES LANE
WILMINGTON DELAWARE

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.
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.
Poly chlorinated biphenyls (PCBs)	A synthetic, carcinogenic chemical formerly used in a wide variety of industrial applications but banned from most uses by the US EPA in 1979.
Risk	Likelihood or probability of injury, disease, or death.
Restricted Use	Commercial or Industrial setting
Site Inspection (SI)	Environmental study of a site which includes the sampling of soils, groundwater, surface water, sediment and/or wastes on the property, as appropriate. This evaluation is performed on behalf of the United States Environmental Protection Agency (U.S. EPA).
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
US EPA	United States Environmental Protection Agency