



## PROPOSED PLAN OF REMEDIAL ACTION

Former Eastern Auto Body  
Wilmington, Delaware  
DNREC Project No. DE-1593



June 2015

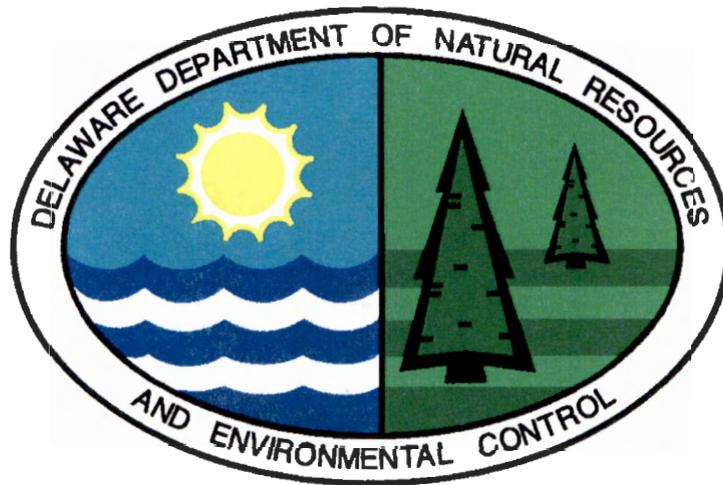
Delaware Department of Natural Resources and Environmental Control  
Division of Waste and Hazardous Substances  
Site Investigation & Restoration Section  
391 Lukens Drive  
New Castle, Delaware 19720

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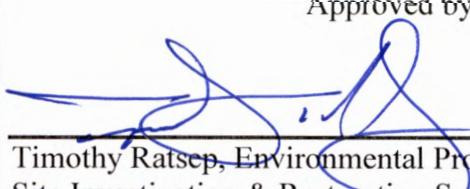
# PROPOSED PLAN OF REMEDIAL ACTION

Former Eastern Auto Body  
Wilmington, Delaware  
DNREC Project No. DE-1593



**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 <u>June 24, 2015</u>



### **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 Former Eastern Auto Body Site?**

The Former Eastern Auto Body site is located at 1 Brookside Drive in Wilmington, Delaware, and consists of one tax parcel (0703940003, totaling approximately 0.20 acre (Figure 1).

The nearest intersection to the Site is Brookside Drive and Maryland Avenue (Route 4). The Site Consists of a one story masonry building with asphalt paving in the front facing Brookside Drive, and gravel areas on either side. The building is currently zoned I-UDC-Industrial.

### **What happened at the Former Eastern Auto Body Site?**

The building, historically used as a welding and an auto body shop contains four service bays (two along Brookside Drive and two on the south side of the building), and a small office/bathroom area in the front. A former paint booth was located in the northwest corner of the building, but has since been removed. One (1) 1,061-gallon heating oil underground storage tank (UST) was removed January 15<sup>th</sup>, 2015. The tank was unregulated, and through correspondence with DNREC-TMS it was determined that no further investigation was needed after the removal and the tank posed little or no threat to human health or the environment.

### **What is the environmental problem at the Former Eastern Auto Body Site?**

A Brownfield Investigation (BFI) performed at the Site in November, 2014 found that contaminants of potential concern (COPCs) under an unrestricted use scenario for shallow soils were identified as: semi-volatile organic compounds (SVOCs), arsenic, copper, iron, lead, mercury, and thallium. In subsurface soils, COCPs were identified as: SVOCs, petroleum hydrocarbons, and thallium under an unrestricted use scenario. In groundwater, COCPs when compared to groundwater screening levels were identified as: aluminum, arsenic, chromium, cobalt, copper, iron, lead, manganese, and vanadium. In air, COCPs were identified as: volatile organic compounds (VOCs).

## **What clean-up actions have been taken at the Former Eastern Auto Body Site?**

One (1) 1,061-gallon heating oil underground storage tank (UST) was removed January 15<sup>th</sup>, 2015. The tank was unregulated, and through correspondence with DNREC-TMS it was determined that no further investigation was needed after the removal and the tank posed little or no threat to human health or the environment.

## **What does the owner want to do at the Former Eastern Auto Body Site?**

The Site will be used by 1 Brookside, LLC as SIMPLEX CUTTING MACHINERY COMPANY, INC.

## **What additional clean-up actions are needed at the Former Eastern Auto Body 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. Record an Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), in the office of the Recorder of Deeds within 60 days of DNREC approving the Long Term Stewardship Plan. The Environmental Covenant will include the following:
  - a. Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities (except for routine landscaping) on the Property without the prior written approval of DNREC-SIRS;
  - b. 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;
  - c. 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;
  - d. 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.
  - e. Use Restriction. The Site will be limited to non-residential use.
2. Maintain the existing asphalt/gravel caps that exist on the Site to eliminate direct contact with contaminants in surface soils.

3. 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. The CMMP will be implemented upon its approval by DNREC.
4. Develop and implement a DNREC-approved LTS Plan. The LTS Plan will detail: 1) the inspection schedule to be followed in order to document continued compliance with the environmental covenant. The LTS Plan must be implemented within 60 days of its approval by DNREC;
5. 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 use with the Environmental Covenant in place. The LTS plan will be implemented and 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 Brownfield 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 June 28, 2015 and ends at close of business (4:30 pm) on July 20, 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 Topo Map

Figure 2: Site Vicinity Map

Figure 3: Site Base Map

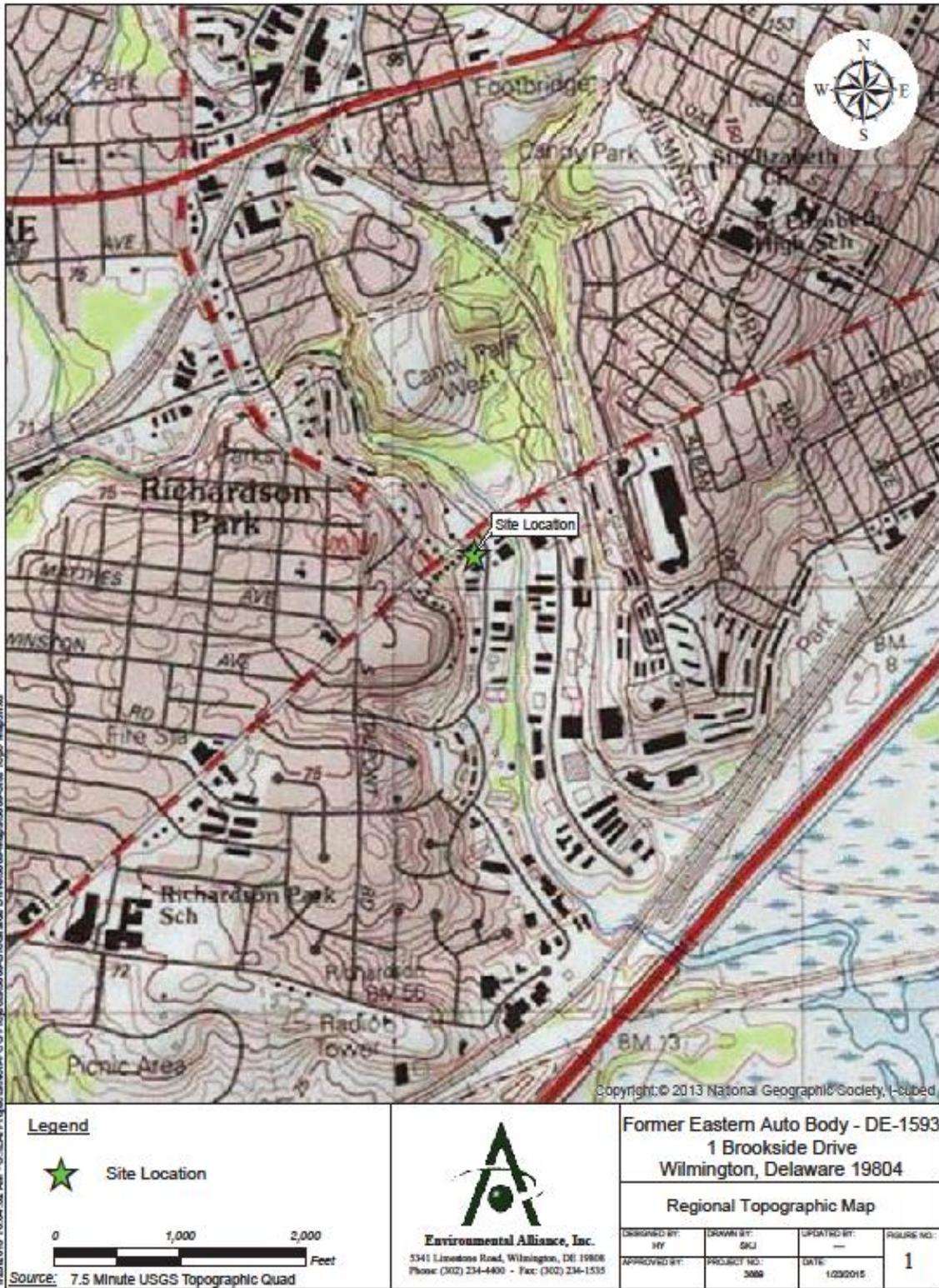


Figure 1

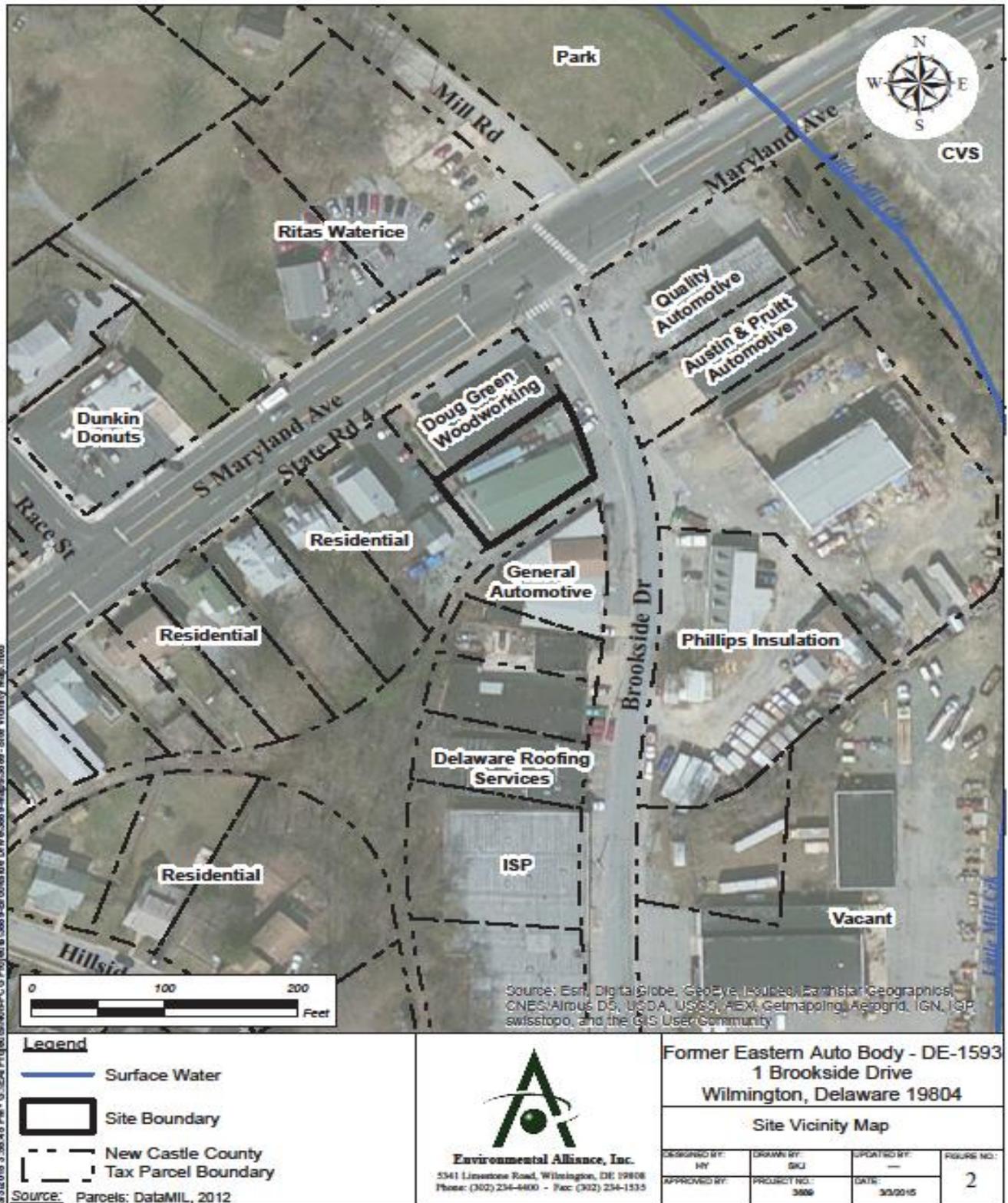


Figure 2

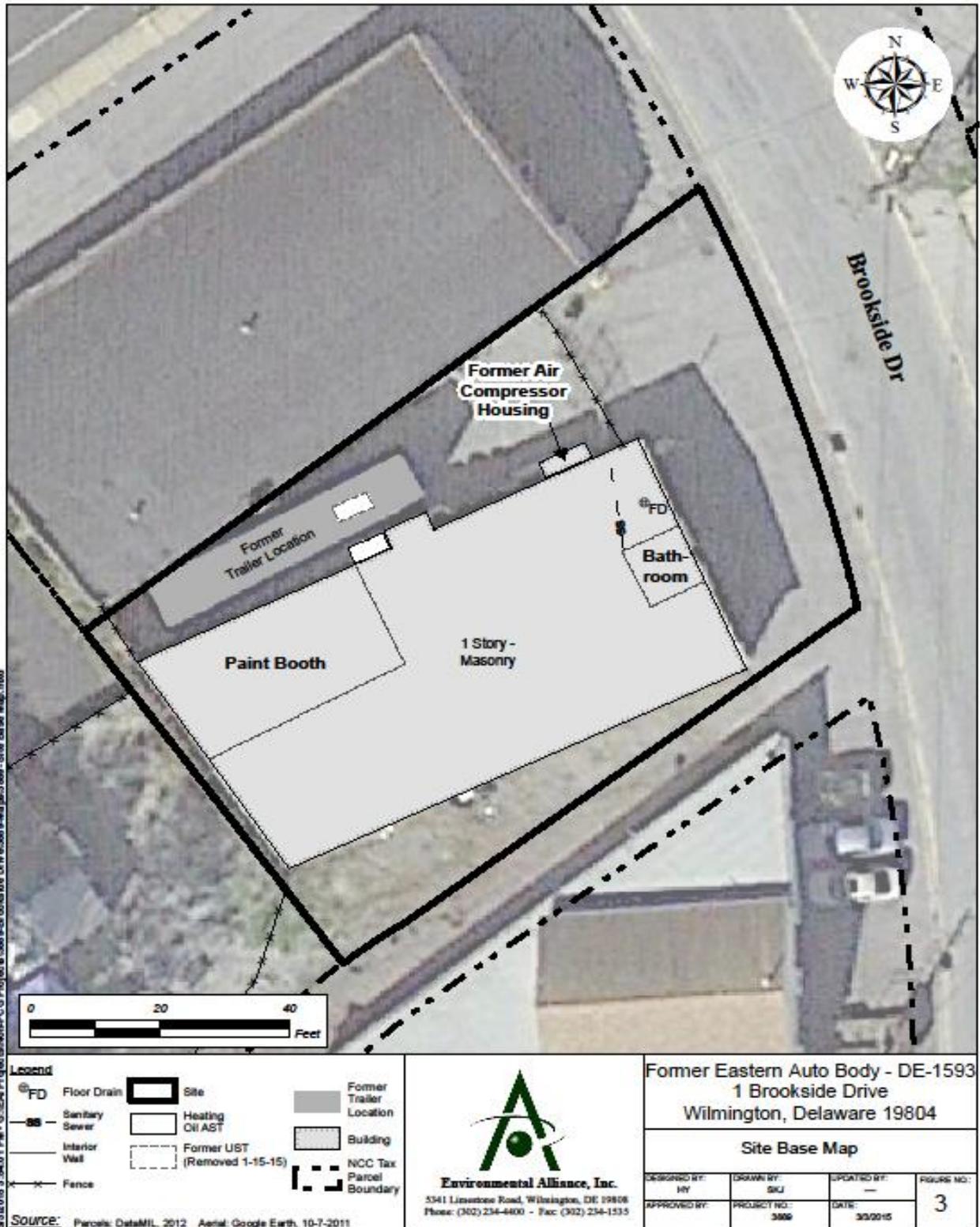


Figure 3

## Glossary of Terms Used in this Proposed Plan

<b>Area of Concern (AOC)</b>	A discrete section of the Site representing the local bounds of contamination in soil or ground water.
<b>Brownfield Development Agreement (BDA)</b>	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.
<b>Brownfield Investigation (BFI)</b>	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.
<b>Certified Brownfield</b>	A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program
<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>Contaminant of Concern (COC)</b>	Potentially harmful substances at concentrations above acceptable levels.
<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>Final Plan of Remedial Action</b>	DNREC's adopted plan for cleaning up a hazardous site.
<b>Groundwater Management Zone</b>	A geographical area where DNREC restricts drilling for ground water because it is contaminated
<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>Preliminary Risk Assessment</b>	A quantitative evaluation of only the most obvious and likely risks at a site
<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