



PROPOSED PLAN OF REMEDIAL ACTION

Former Modern Equipment Site
Wilmington, Delaware
DNREC Project No. DE-1557



August 2015

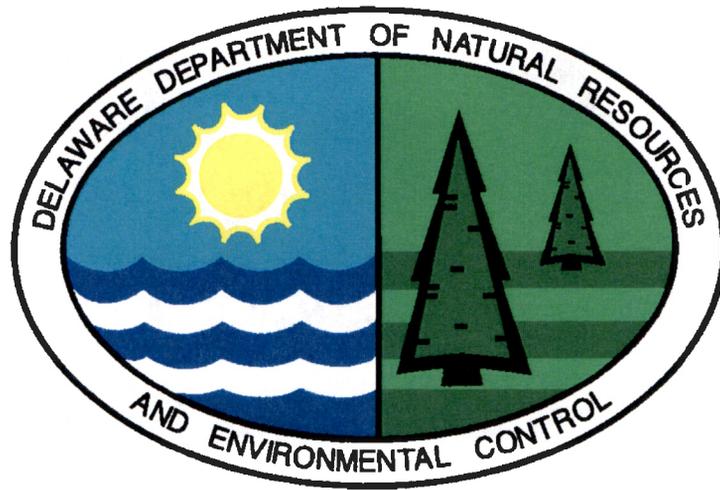
Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

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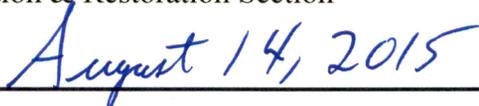
Former Modern Equipment Site
Wilmington, Delaware
DNREC Project No. DE-1557



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



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 Modern Equipment Site?

The Former Modern Equipment Site consists of New Castle County parcel numbers 07-039.40-010 and 07-043.20-024, located at 22 and 24 Brookside Drive. The 22 Brookside Drive portion of the Property is zoned for industrial use, and the 24 Brookside Drive portion is zoned for commercial use. The two tax parcels adjoin each other and comprise approximately 2.3 acres. The site location is indicated in Figure 1 (Site Setting Map), and site features are shown in Figure 2 (Sample Locations Sketch).

The Property contains three single-story buildings surrounded by a mix of paved bituminous parking and gravel-covered areas. Surrounding properties consist of a mix of commercial and industrial uses. The area is served by public water, sewer, and natural gas.

What happened at the Former Modern Equipment Site?

The Property was developed in the 1960s for use as a crane maintenance and rental facility (named “Active Crane”). Prior to development, a creek and associated floodplain were located on the Property. Sometime in the 1950s/1960s, Little Mill Creek was straightened and rerouted to its current location east of the Property. The floodplain and former creek location were covered with fill material to raise the Property to its current elevation.

The Active Crane facility included a paint shop and several maintenance garages/warehouses. In 1975, the Property was sold to “Modern Equipment Rental and Sales” and was used as an equipment maintenance and rental/sales facility until approximately April 2012. The Property remained vacant prior to being certified in 2013 as a Brownfield by DNREC-SIRS.

What is the environmental problem at the Former Modern Equipment Site?

A Brownfield Investigation performed in 2014 at the Site found that the Site is primarily built on historic fill material. Due to the historic fill material present at the Site, the surface and subsurface soils are contaminated mainly with inorganic contaminants, such as antimony, arsenic, barium, cadmium, copper, iron, lead, mercury, nickel, and zinc in excess of the DNREC Screening Levels and were retained as Contaminants of Concern (COCs) for the risk assessment

process.. Also present in the surface and subsurface soils in concentrations that exceeded the DNREC Screening Level Table are Polynuclear Hydrocarbons (PAHs), and Polychlorinated Biphenyls (PCBs). The groundwater also contains inorganic contaminants above drinking water standards, consisting of arsenic, iron, and manganese; however, the Site is already part of a Groundwater Management Zone. Human Health and Ecological Risk were evaluated for potential unacceptable restricted use risks posed to an indoor worker, outdoor worker, an excavation worker, and the environment due to groundwater discharge to the Little Mill Creek. The only risk that was found to be unacceptable, was to human health for an outdoor worker. Closer evaluation revealed that the risk to the outdoor worker was associated with an area of surface soils, primarily contaminated with arsenic in the vicinity of SB-7.

What clean-up actions have been taken at the Former Modern Equipment Site?

DNREC-Tank Management Section (DNREC-TMS) issued a No Further Action (NFA) Letter for underground storage tank (UST) systems removed in 1992. Three petroleum-USTs were removed from the Property by a Delaware-licensed tank contractor. The removed USTs included one 4,000-gallon gasoline tank, one 4,000-gallon diesel tank, and one 1,000-gallon #2 heating oil tank. The tank closure report, dated May 7, 1992, indicated that petroleum-constituents were identified in the overburden soils and soils in the vicinity of the tanks; however, the concentrations were considered to be low. The soils were backfilled into the tank excavation along with additional fill soils.

What does the owner want to do at the Former Modern Equipment Site?

C&S Properties, LLC, intends to use the on-site buildings and pavement as-is. C&S Properties, LLC does not have current plans to disturb soils at the Property. The Property will likely be subleased to various tenants, including a construction company.

What additional clean-up actions are needed at the Former Modern Equipment 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 for the excavation of arsenic contaminated surface soils in the vicinity of SB-7 must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.
2. A proposed Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.
3. 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 DNREC's approval of the covenant. 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.] 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 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.
4. 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.
 5. The CMMP will be implemented upon its approval by DNREC.
 6. 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.
 7. 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. Following the successful completion of the arsenic contaminated soil excavation in the vicinity of SB-7, the Site will be used for various commercial uses, and potentially leased to a construction company.

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 August 19, 2015 and ends at close of business (4:30 pm) on September 8, 2015. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Kristen Thornton, Project Officer or Robert Newsome, Public Information Officer.

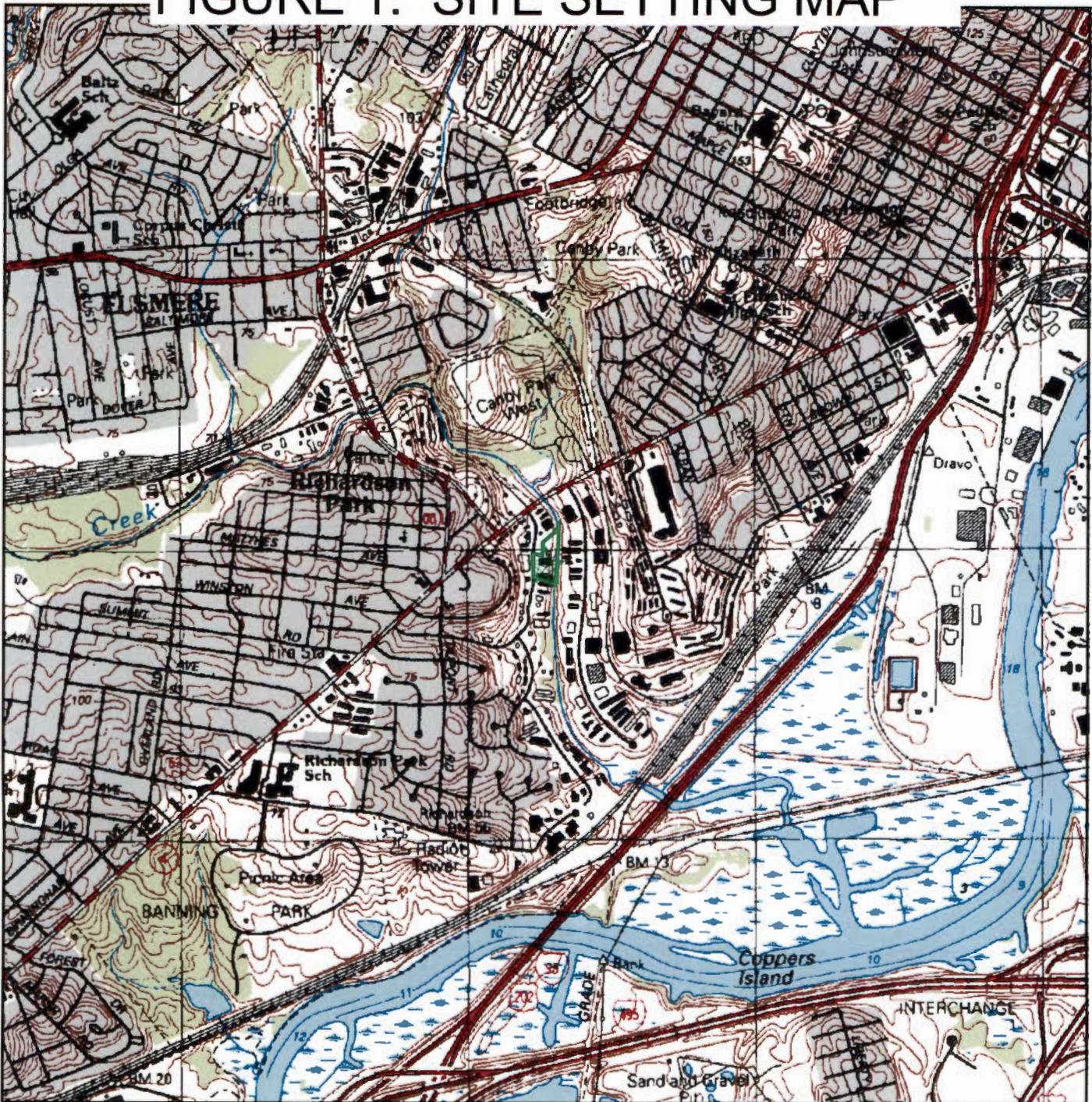
Figure 1: Site Setting Map
Figure 2: Sample Location Sketch

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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.
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.
Polychlorinated 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
Screening Level Table	The Screening Level Table combines background, risk-based and regulatory values in soil, groundwater, soil gas, sediment and surface water. The screening levels are used to determine the contaminants of potential concern (COPCs) in the risk assessment process. Any concentration exceeding the Screening Level Table values may require further evaluation.
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

FIGURE 1: SITE SETTING MAP



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Power transmission lines
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Modern Equipment Rental Phase I
 ADDRESS: 24 Brookside Drive
 Wilmington DE 19804
 LAT/LONG: 39.7299 / 75.5803

CLIENT: Duffield Associates, Inc.
 CONTACT: Jennalee Rufft
 INQUIRY #: 3562687.2s
 DATE: April 01, 2013 3:44 pm

NORTH



NOTE: THIS SKETCH WAS ADAPTED FROM A GOOGLE EARTH AERIAL PHOTOGRAPH OF THE PROPERTY (2012) AND A VANDEMARK & LYNCH DRAINAGE EASEMENT PLAN DATED JULY 5, 2012.

LEGEND:

- = APPROXIMATE SOIL BORING / MONITORING WELL LOCATION (2014)
- = APPROXIMATE SOIL BORING LOCATION (2014)
- = APPROXIMATE TEST PIT LOCATION (2013)
- = APPROXIMATE SOIL BORING LOCATION (2013)

DATE:	30 DECEMBER 2014
SCALE:	1" = 60'
PROJECT NO.	9911EH
SHEET:	FIGURE 2

**SAMPLE LOCATIONS SKETCH
22 & 24 BROOKSIDE DRIVE
FORMER MODERN EQUIPMENT RENTAL SITE
(DE-1557)**

WILMINGTON-NEW CASTLE COUNTY-DELAWARE

DESIGNED BY:	MFP
DRAWN BY:	MFP
CHECKED BY:	WAJ
FILE:	B-9911EF_FIG2

DUFFIELD ASSOCIATES

441 LAMBERTS CREEK
WILMINGTON, DE 19801-1212
TEL: (302)239-6634
FAX: (302)239-8485

OFFICE: 1501 W. WARE, MARYLAND
PLANNERS VANGUARD NEW ROBERTY

E-MAIL: DUFFIELD@DUFFIELD.COM