

# FINAL PLAN OF REMEDIAL ACTION



## 945 RIVER ROAD (FORMER BP TRUCKING) SITE

*945 River Road*

*October 2015*

*New Castle, Delaware*

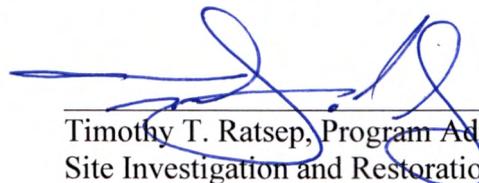
*DNREC Project No. DE-1592*

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 concerns at the 945 River Road (Former BP Trucking) Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for 945 River Road (Former BP Trucking) Site on September 27, 2015 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

*October 22, 2015*  
\_\_\_\_\_  
Date



## **PROPOSED PLAN OF REMEDIAL ACTION**

945 River Road  
(Former BP Trucking)  
New Castle, Delaware  
DNREC Project No. DE-1592



September 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

945 River Road  
(Former BP Trucking)  
New Castle, Delaware  
DNREC Project No. DE-1592



**Approval:**

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

Approved by:



Timothy Ratsep, Environmental Program Administrator  
Site Investigation & Restoration Section

September 24, 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 945 River Road Site?**

The 945 River Road (Former BP Trucking) Site is located at 945 River Road, New Castle, Delaware, and consists of one tax parcel (1003600001), totaling approximately 3.17 acre (Figure 1). The nearest intersection to the Site is Grantham Lane and River Road. The Site consists of slab on grade one-story metal building with paved parking areas. The parcel is predominately paved with the central and southern portions covered with compact gravel. Overgrown scrub shrub vegetation was observed throughout the Site.

### **What happened at the 945 River Road Site?**

The Site was historically operated by the Amoco Chemical Corporation (Amoco) as a maintenance facility for their trucking fleet. The majority of the Amoco Polymer Plant facility was historically located on the northwest adjacent property, across River Road. Amoco began decreasing its trucking fleet in 1992 on the Site. The Site was also occupied by Safeway Chemical Transport in 1999 then occupied by Chief Transporters, LLC in 2003, and later occupied by MDX Repairs & Service from 2007 to 2008. The Site has been vacant since 2009.

### **What is the environmental problem at the 945 River Road Site?**

A Brownfield Investigation was performed at the Site in January 2015 to determine if past operations had any adverse effects on Site soil and groundwater. Shallow and deep soil samples were collected from around the existing building and pre-determined locations throughout the Site. Three wells were installed and one well was moved at a new location since no water was detected after drilling over 20 feet. Eleven metals; antimony, arsenic, cadmium, chromium, copper, iron, lead, manganese, nickel, vanadium and zinc, were identified in the Site soil, mainly at soil location BP-16. Aluminum, arsenic, beryllium, cadmium, chromium, cobalt, iron, manganese, vanadium, lead, nickel and zinc were identified in unfiltered groundwater samples exceeding screening levels. Only one volatile organic compound (VOC), benzene, was detected above screening levels but below drinking water standards.

**What does the owner want to do at the 945 River Road Site?**

The Site will be developed and rented out for commercial use.

**What additional clean-up actions are needed at the 945 River Road 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 proposed Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.
2. 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 Final Plan. The Environmental Covenant must include the following activities 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 without the prior written approval of DNREC; and
  - [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.
3. 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.
4. 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.

## **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 September 27, 2015 and ends at close of business (4:30 pm) on October 19, 2015. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Krystal A. Stanley, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Area Map

Figure 2: Site Map

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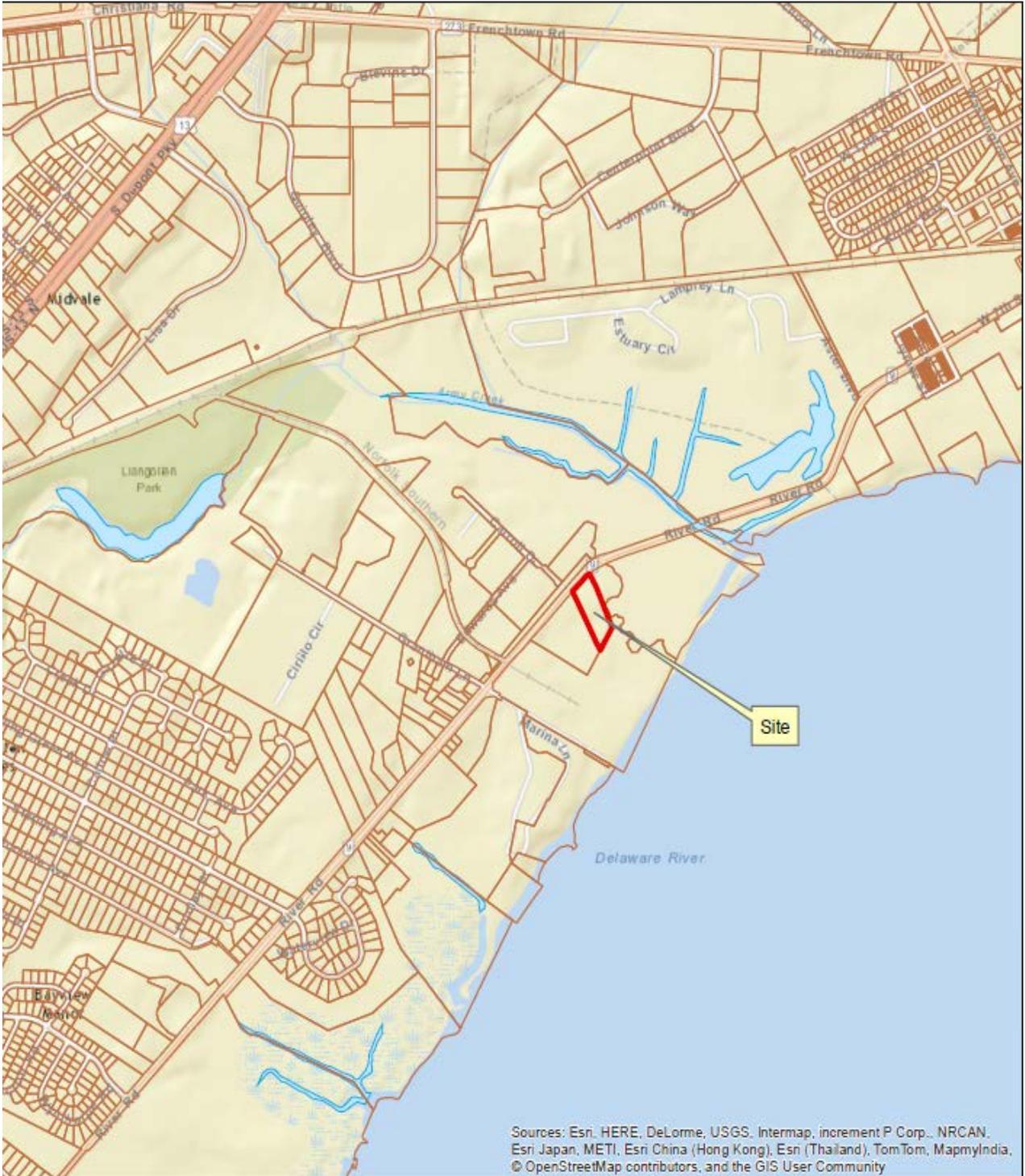


Figure 1



**Figure 2**

## 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>Final Plan of Remedial Action</b>	DNREC's adopted plan for cleaning up a hazardous site.
<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>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
<b>US EPA</b>	United States Environmental Protection Agency