PROPOSED PLAN OF REMEDIAL ACTION

Walker Farm Property
Hockessin, Delaware
DNREC Project No. DE-1607

January 2016

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:

Paul Will for T.R.

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

1/13/16

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 Walker Farm Property?

The Walker Farm Property is located at 1080 Old Lancaster Pike and 5 Kings Grant in Hockessin, Delaware 19711. The site consists of the soil that occupies a 0.32 acre plot of land that includes portions of New Castle County tax parcels 08-013.10-266, 267, 268, 269, 270, 271, 272, and 273 and is represented on Figure #1. The 0.32 acre plot is located centrally in a larger area generally surrounded by Kings Grant Road, Kenwick Road, and Old Lancaster Pike (Figure 2). The Site is located in an area that was formally adjacent to a flower shop.

This proposed plan only addresses the soil contained within 0.32 acre plot of land. Groundwater was not assessed in the investigation.

What happened at the Walker Farm Property?

The Site formally contained two heating fuel underground storage tanks (USTs) and a former burn pit. Arsenic was discovered in the soil and prompted an investigation. Concentrations of Arsenic in the subsequent investigation were below DNREC established background levels.

What is the environmental problem at the Walker Farm Property?

A limited remedial investigation found concentrations of several Polycyclic Aromatic Hydrocarbons (PAHs) above DNREC-SIRS screening levels. The resulting risk assessment showed that concentrations of PAHs in surface soil exceeded an acceptable risk for future residential use.

What clean-up actions have been taken at the Walker Farm Property?

On September 9, 2015 a 1,000-gallon heating fuel UST was removed from the Site. The UST was removed in accordance with the requirements of the DNREC Tank Management Section (TMS). Soil samples did not indicate that a release had occurred from the 1,000-gallon heating fuel UST.

On December 7, 2015 a 10 foot by 10 foot area around a recognized hot spot was excavated to a depth of 2 feet below grade. Five (5) composite soil samples were collected and analyzed for

PAHs. In the final investigation report submitted in January 2016, a human health risk assessment showed that remaining shallow and deep soil does not pose an unacceptable risk to current or future receptors.

What does the owner want to do at the Walker Farm Property?

The portions of the Site will be developed for residential use and a portion will remain as open space.

What additional clean-up actions are needed at the Walker Farm Property?

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. Soil excavated during the December 7, 2015 interim action must be properly removed from the site. Documentation of the removal must be submitted to DNREC within 60 days of the issuance of the Final Plan of Remedial Action.

2. The excavation created on December 7, 2015 must be filled with documented clean fill material in accordance the DNREC-SIRS soil reuse policy. Documentation of the characterized fill must be submitted to DNREC for approval within 30 days following the issuance of the Final Plan of Remedial Action.

3. Documentation of the completion of the filling activities must be submitted to DNREC for approval within 60 days following the issuance of the Final Plan of Remedial Action.

4. A request for a Certification of Completion of Remedy (COCR) must be submitted to DNREC within 60 days of DNREC's approval of excavation filling activities.

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

The Site use will be approved for residential use.

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:

http://www.nav.dnrec.delaware.gov/DEN3/

The 20-day public comment period begins on January 20, 2016 and ends at close of business (4:30 pm) on February 10, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Patrick Boettcher, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Boundaries
Figure 2: Area Map

PRB:vdh; PRB16001.doc; DE 1607 II B 8

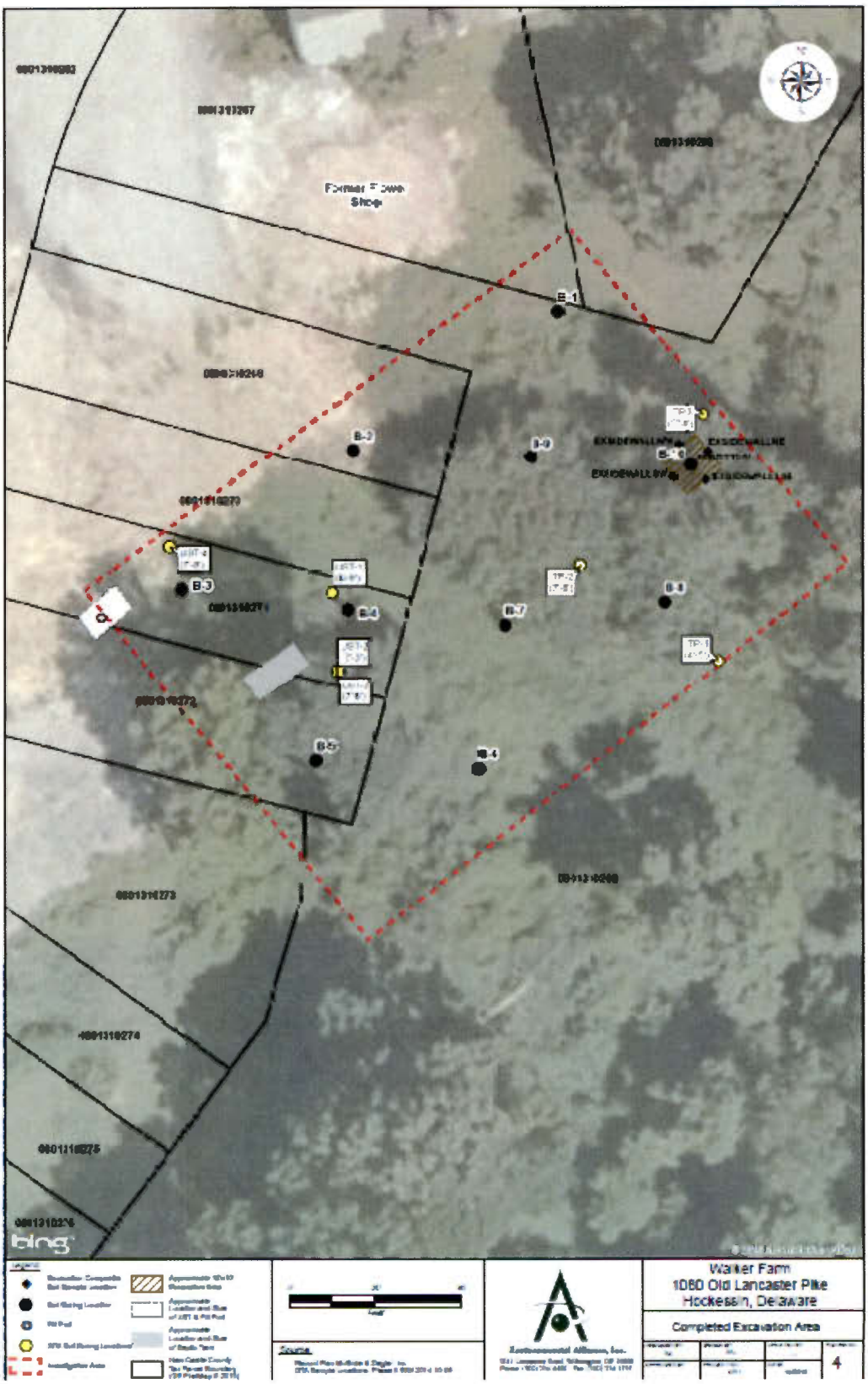
Former Farm Shop
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-9
B-10
bing
Walker Farm
1080 Old Lancaster Pike
Hockessin, Delaware
Completed Excavation Area
4

Figure 1

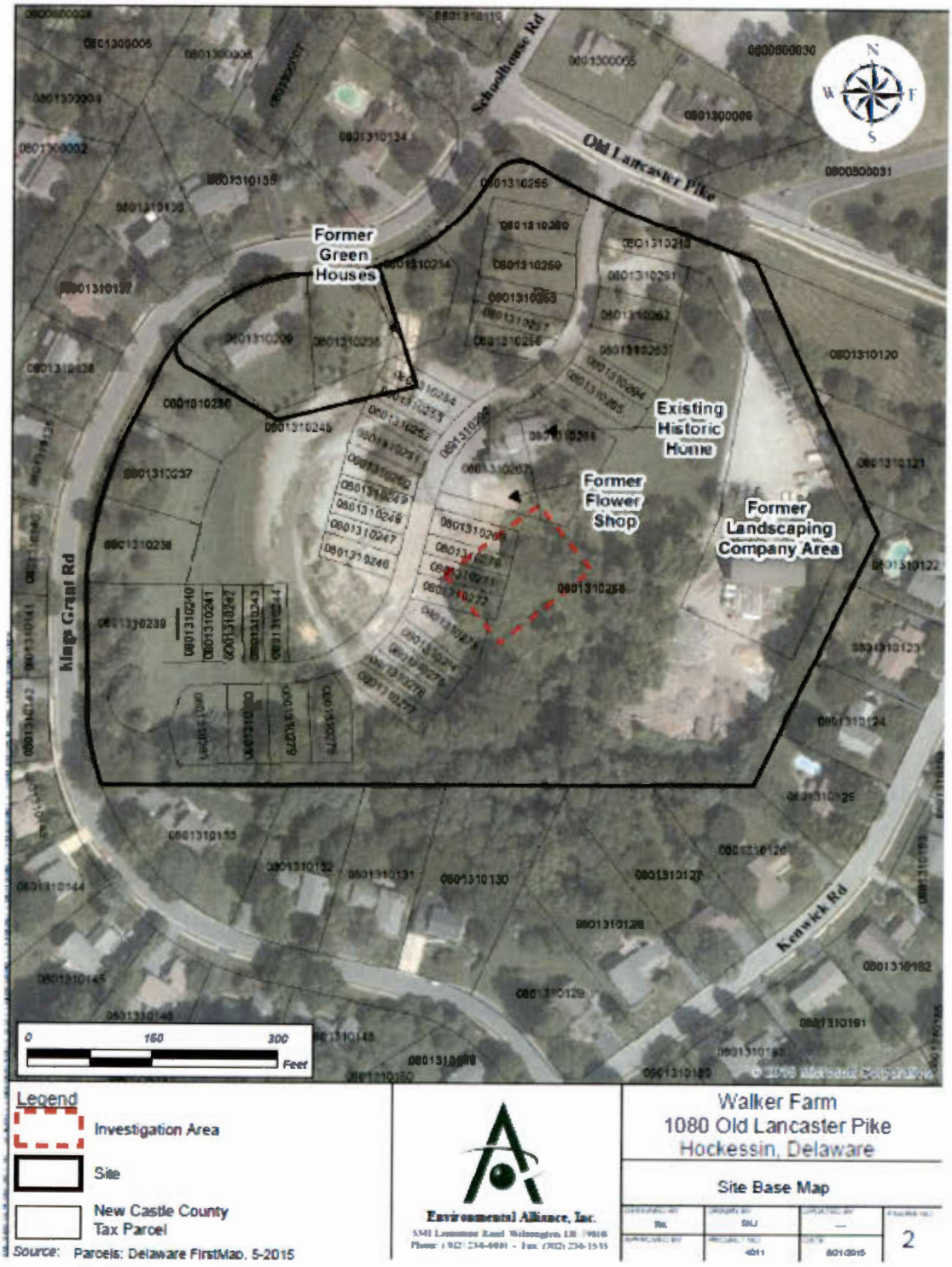
Schoolhouse Rd
Old Lancaster Pike
Former Green Houses
Existing Historic Home
Former Flower Shop
Former Landscaping Company Area
Kings Grant Rd
Kenwick Rd
0 150 300 Feet
Legend
Investigation Area
Site
New Castle County Tax Parcel
Source: Parcels: Delaware FirstMap, 5-2015
Environmental Alliance, Inc.
Walker Farm
1080 Old Lancaster Pike
Hockessin, Delaware
Site Base Map
2

Figure 2

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.
Final Plan of Remedial Action	DNREC's adopted plan for cleaning up a hazardous site.
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.
PAH	Polycyclic Aromatic Hydrocarbons are a set of organic compounds which are associated with a wide range of source from petroleum products and combustion
Risk	Likelihood or probability of injury, disease, or death.
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
TMS	Tank Management Section of DNREC, which oversee the investigation and cleanup of releases from Aboveground and Underground Storage Tanks