PROPOSED PLAN OF REMEDIAL ACTION

Former Communications Printers Site
Newark, Delaware
DNREC Project No. DE-1599

February 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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DNREC Project No. DE-1599

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

February 4, 2016

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 Communications Printers Site?

The Former Communications Printers Site is located at 2840 - 2850 Ogletown Road in Newark, Delaware, and consists of one tax parcel (09-022.00-110), totaling approximately 0.88 acres (Figure 1). The nearest intersection to the Site is Ogletown Road and Old Ogletown Road. The Site consists of two vacant buildings (including one warehouse) and an asphalt/gravel-covered and grass-covered lot and is zoned commercial (Figure 2).

This proposed plan addresses the soil and groundwater media at the Site.

What happened at the Former Communications Printers Site?

The Site was historically used as a commercial printing business from approximately the 1970s to 2014. Chlorinated solvents, which are hazardous substances, were used to clean the printing equipment. In addition, a 2014 limited subsurface evaluation identified elevated concentrations of thallium and arsenic in surface soil.

What is the environmental problem at the Former Communications Printers Site?

A Brownfield Investigation performed in 2015 at the Site found benzo(a)pyrene and thallium in soil at concentrations exceeding DNREC's screening levels however a risk assessment showed that exposure to soil at the Site under a residential or non-residential use scenario does not pose a risk above DNREC's acceptable risk standard.

Metals were detected in groundwater at concentrations exceeding DNREC's screening levels. A risk assessment showed that exposure to groundwater at the Site under a residential use scenario poses a risk above DNREC's acceptable risk standard, with manganese being the primary risk-driver. However, the risk assessment also showed that exposure to groundwater at the Site under a non-residential use scenario does not pose a risk above DNREC's acceptable risk standard. In addition, the Site is connected to public water, and the groundwater is not being used.

What does the owner want to do at the Former Communications Printers Site?

The conceptual development plan for the Site includes a commercial function based around a single story "flex-warehouse" space combined with renovations of an existing single story steel building. Buildings would be marketed and leased to multiple tenants.

What clean-up actions are needed at the Former Communications Printers 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 of Remedial Action. 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;

    [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.

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.

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

5. 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.

6. 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 Brownfield 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 February 7, 2016 and ends at close of business (4:30 pm) on February 29, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Stephanie Gordon, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Location Map
Figure 2: Site Map

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Glossary of Terms Used in this Proposed Plan

Brownfield Development Agreement (BDA)	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.
Brownfield Investigation (BFI)	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.
Certified Brownfield	A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program
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.
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.
Preliminary Risk Assessment	A quantitative evaluation of only the most obvious and likely risks at a site
Risk	Likelihood or probability of injury, disease, or death.
Restricted Use	Commercial or Industrial setting
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

Legend

SITE

World Street Map

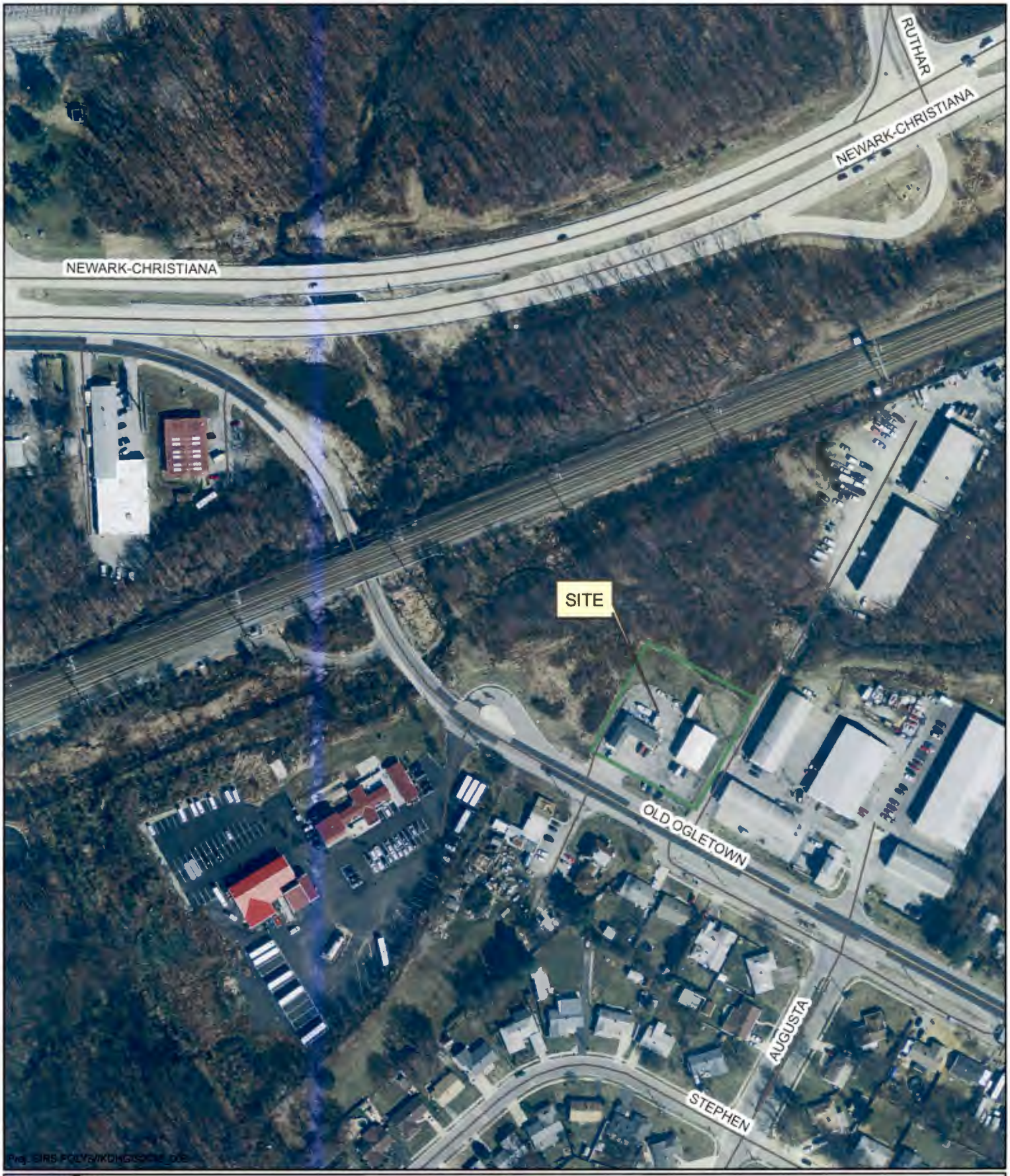
N

0 0.25 0.5 Miles

1:24,000

DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
WHS
DNREC-SIRS
391 Lukens Dr.
New Castle, DE 19720
302-395-2600

FIGURE 1
DE-1599
Former Communications Printers Location Map



Legend

sde.GIS.FC_DE_Roads_Carto

SITE

2012 AERIAL

0 100 200 Feet

N

1:2,400

DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
WHS
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FIGURE 2
DE-1599
Former Communications Printers Site Map