



PROPOSED PLAN OF REMEDIAL ACTION

Former 200 Churchman's Road Site
New Castle, Delaware
DNREC Project No. DE-1598



May 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

CONTENTS

- Figures: 1 & 2
- Glossary of Terms

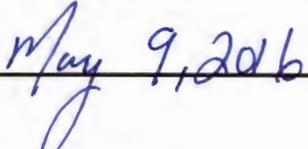
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Approval:

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 200 Churchman's Road Site?

The 200 Churchman's Road Site is located at Former 200 Churchman's Road in New Castle, Delaware, and consists of one tax parcel (1001700021), totaling approximately 0.84 acre (Figure 1). The nearest intersection to the Site is Churchman's Road and Airport Road. The Site consists of a vacant lot and a drainage feature in the northeast portion of the Site. The Site is zoned commercial (Figure 2).

What happened at the Former 200 Churchman's Road Site?

The Site previously operated as a gasoline and service station. Several Underground Storage Tanks (USTs) were present on the Site that held gasoline, used oil and heating oil. A waste oil UST was on the property. The waste oil UST was later removed and replaced with an Aboveground Storage Tank (AST). Also, two hydraulic lifts were removed from the Site in November 2003. A cesspool located on the property indicated the presence of waste oil. A stockpile of stained soils, from the removal of a UST, was inadvertently spread across the Site. A petroleum release occurred likely as a result of historic operations, which impacted the soil and groundwater beneath the Site.

What is the environmental problem at the Former 200 Churchman's Road Site?

A Brownfield Investigation performed in 2015 at the Site found that the surface soil is impacted by antimony and thallium. The subsurface soil had no contaminants reported results above HSCA Screening Values. Groundwater at the Site showed exceedances of several inorganics and pesticides. This risk assessment showed an unacceptable risk under residential use for soil and groundwater and indoor commercial use for groundwater.

What clean-up actions have been taken at the Former 200 Churchman's Road Site?

No interim actions have been performed at the Site.

What does the owner want to do at the Former 200 Churchman's Road Site?

The Site will be used as a parking lot to allow the expansion of the office building located on the adjacent parcel.

What additional clean-up actions are needed at the Former 200 Churchman's 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 30 days of the issuance of the approval of the Environmental 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; and
 - [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.
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 request for a Certification of Completion of Remedy (COCR) must be submitted to DNREC within 60 days of the recording of the Environmental Covenant.

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. A groundwater restriction will be placed on the Site. 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 May 11, 2016 and ends at close of business (4:30 pm) on May 31, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Morgan Price, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Location Map

Figure 2: Site Map

MMP:tlw; MMP16053.doc; DE 1598 II B 8



Figure 1



Figure 2

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.
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.
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