

FINAL PLAN OF REMEDIAL ACTION



BAST PARKING LOT SITE

Sussex County Tax Parcel Number 1-35-142-0121
Georgetown, Delaware

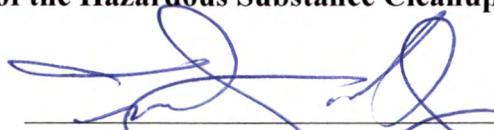
June 2016
DNREC Project No. DE-1490

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 contamination at the Bast Parking Lot Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on May 4, 2016 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

June 2, 2016

Date



PROPOSED PLAN OF REMEDIAL ACTION

Bast Parking Lot Site
Georgetown, Delaware
DNREC Project No. DE-1490



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

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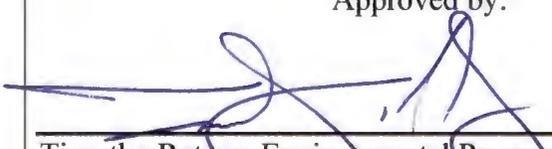
PROPOSED PLAN OF REMEDIAL ACTION

Bast Parking Lot Site
Georgetown, Delaware
DNREC Project No. DE-1490



Approval:

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

Approved by:	
	
Timothy Ratsop, Environmental Program Administrator Site Investigation & Restoration Section	
Date	May 2, 2016



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 Bast Parking Lot Site?

The Bast Parking Lot Site is approximately 0.4 acres, vacant, and is a proposed parking lot for an adjacent shopping center development. The Site is located at Sussex County tax parcel number 1-35-142-0121. There are several buildings within 100 feet of the Site, which are primarily used for commercial purposes.

What happened at the Bast Parking Lot Site?

Available Sanborn Insurance maps were reviewed as part of documenting the Site history. Prior to the current Site usage, the property was used for coal storage according to historical Sanborn Insurance maps dated 1919 and 1939. No other uses of the property are known and based on review of historical aerial photography, the Site appears to have been a vacant lot in recent years.

What is the environmental problem at the Bast Parking Lot Site?

A Brownfield Investigation was completed on January 31, 2012. Soil contamination above the URS (Uniform Risk-based Standards) for both restricted and unrestricted use from PAHs is present in select locations at the Site. Impacts to soil were primarily identified in surface soil (0-2'). Shallow groundwater contains dieldrin (a pesticide), iron, and manganese above the drinking water URS. The groundwater also contains TPH DRO and TPH GRO.

The BFI Report, which included soil and groundwater investigation and Human Health Risk Assessment (HHRA), was approved by DNREC-SIRS and identified the following risks:

The risks posed by Site soils for all restricted or commercial scenarios did not exceed the allowable cancer risks or non-cancer risks. However, the Site soils for all unrestricted or residential scenarios exceeded the cancer risks, but not the non-cancer risks.

Due to the lapse in time since the completed BFI, the discontinued use of the URS, and the implementation of the SIRS Screening Levels in 2012, an updated baseline HHRA was completed in accordance with EPA and DNREC HSCA guidance. Based on the results of the

updated HHRA, there are unacceptable carcinogenic risks for the adult, child, and lifetime residential user and child and lifetime recreational user. These risks are driven exclusively by Polynuclear Aromatic Hydrocarbons (PAHs) in shallow soil. The proposed remedy of installing a paved parking lot over the Site will ensure the elimination of unacceptable risks to potential Site users.

What clean-up actions have been taken at the Bast Parking Lot Site?

To date, there have been no cleanup actions taken at the Bast Parking Lot Site.

What does the owner want to do at the Bast Parking Lot Site?

The current owners are planning on installing a paved parking lot at the Bast Parking Lot Site.

What additional clean-up actions are needed at the Bast Parking Lot 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 must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.
2. The Site must be capped with impervious material (e.g. buildings, asphalt, or concrete) pursuant to the schedule indicated in the DNREC approved Remedial Action Work Plan. The existing monitoring wells will be preserved during the remediation.
3. A proposed Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the approved Long Term Stewardship (LTS) Plan.
4. 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 [County] Recorder of Deeds within 60 days of the issuance of the Long Term Stewardship Plan. 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.] Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities on the Property including any repair, renovation or demolition of the existing structures, including the existing monitoring wells, on the Property without the prior written approval of DNREC;

- [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;
 - [d.] Compliance with the Long Term Stewardship Plan. All work required by the Long Term Stewardship Plan must be performed to DNREC's satisfaction in accordance with the Plan; and
 - [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.
5. 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.
 6. The CMMP will be implemented upon its approval by DNREC.
 7. A Long-Term Stewardship Plan shall be submitted to DNREC for approval in accordance with the schedule set forth in the approved Remedial Action Work Plan. The LTS plan will detail: 1) the site-inspection schedule to be followed in order to ensure the long-term integrity of the remedy.
 8. The LTS Plan must be implemented within 60 days of its approval by DNREC.
 9. 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.
 10. 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 a paved parking lot, 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 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/>

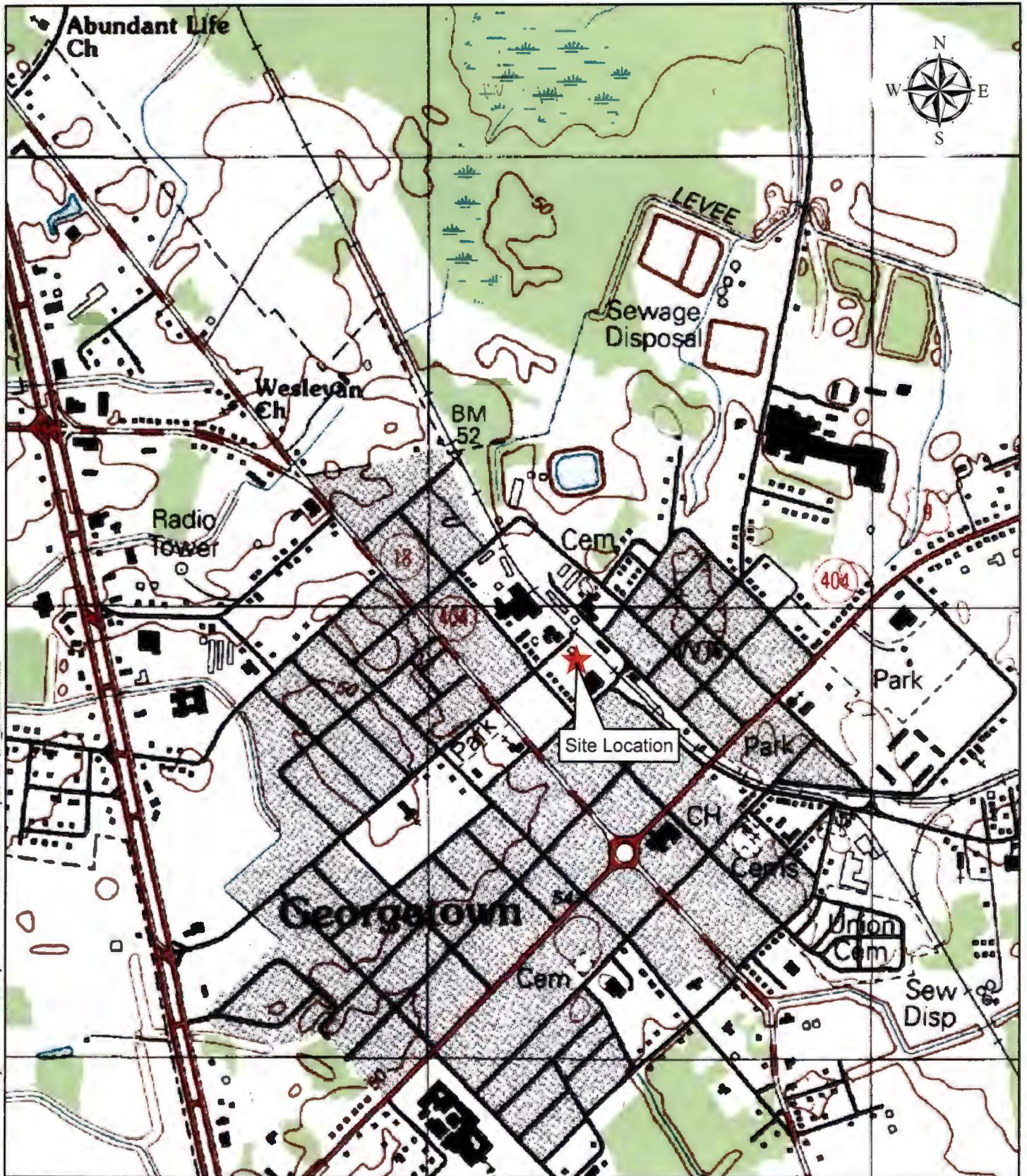
The 20-day public comment period begins on May 4, 2016 and ends at close of business (4:30 pm) on May 23, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Kristen Thornton, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location

Figure 2: Site Map

Figure 3: Site Map

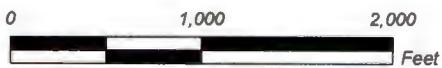
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Wednesday, July 28, 2010 2:40:47 PM • G:\EAI Projects\Non-PCG Projects\3056-New-Street\3056-Maps\3056-Site_Location.mxd

Legend

Site Location



USGS topographic contour map
Source: Georgetown Quad, 1992



Environmental Alliance, Inc.
660 Yorklyn Road, Hockessin, DE 19707
Phone: (302) 234-4400 - Fax: (302) 234-1535

**Bast Parking Lot Site
Georgetown, Delaware**

Site Location/Topographic Map

DESIGNED BY: RK	DRAWN BY: SKJ	UPDATED BY: ---	FIGURE NO: 1
APPROVED BY:	PROJECT NO: 3055	DATE: 07/28/2010	

135-14.20-116.00

DE-0208 (Cannery)
DE-1261 (Frozen Foods)
DE-000053 (UST)
DE-000212 (AST)

135-14.20-117.00
Georgetown
Coal Gas
DE-0188

135-14.20-118.00

Pep-Up
135-14.20-114.00

135-14.20-110.00
Pep-Up
8-000090 (AST)

Atlantic Industrial
Optics
DE-0209
135-14.20-119.00

Railroad Tracks

N. Railroad Av

N. Race Street

Georgetown
Cleaners
DE-0113
135-14.20-105.00

Pep-Up
135-14.20-108.00

New Street

135-14.20-121.00
New Street
Properties, LLC

Former Wilson Baker
Bulk Plant
DE-1417
135-14.20-122.00

N. Bedford Street

New Street

Former Georgetown
Substation
DE-1286
135-14.20-127.00





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.
Risk	Likelihood or probability of injury, disease, or death.
Risk Assessment Guidance for Superfund (RAGS)	An EPA guidance document for superfund sites
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
US EPA	United States Environmental Protection Agency