



PROPOSED PLAN OF REMEDIAL ACTION

18904-18920 Coastal Highway
Rehoboth, Delaware
DNREC Project No. DE-1587



MAY 2016

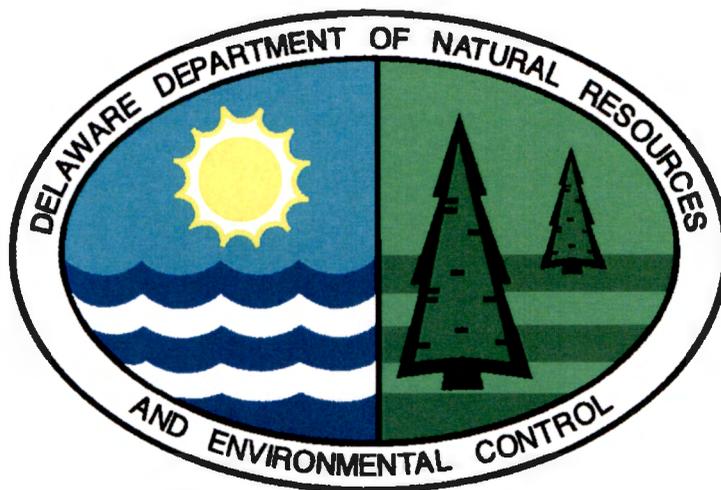
Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

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Approval:

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

Approved by:
<i>Paul Will for T.R.</i>
Timothy Ratsep, Environmental Program Administrator Site Investigation & Restoration Section
<i>May 11, 2016</i>
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 18904-18920 Coastal Highway Site?

The 18904-18920 Coastal Highway Site is located at 18904 and 18920 Coastal Highway in Rehoboth Beach, Delaware. The Site consists of two properties with multiple tax parcels (334-12.00-165.00 to 170.00) totaling approximately 1.52 acres (Figure 1). The nearest intersection to the Site is John J. Williams Highway (route 24) and Coastal Highway (Route 1). The Site consists of a gas station and a retail appliance store.

What happened at the 18904-18920 Coastal Highway Site?

The Site contained a gas station on the northwestern portion of the property that was in operations from 1970 until 2014. The southeastern portion of the Site has operated as various retail stores since 1964 selling item from antiques, clothing to household appliances.

What is the environmental problem at the 18904-18920 Coastal Highway Site?

A Brownfield Investigation performed in 2015 at the Site found that the subsurface soil near the underground storage tanks (USTs) contained petroleum hydrocarbons (TPH) and diesel range organics (DROs) over DNREC soil standards for commercial use of the property. One groundwater monitoring well (MW-5) which is adjacent to the UST field was impacted by petroleum constituents. No other down gradient wells were impacted.

What clean-up actions have been taken at the 18904-18920 Coastal Highway Site?

In August 2015 four USTs, six gas pumps and all associated piping was closed and removed. A total of 137.92 tons of soil was over excavated from the UST field and transported off site to be treated. Post excavation sampling identified one soil sample that contained TPH-DRO at the Tier 0 action level of 1,000 mg/kg. All other soil samples collected under the UST excavation were noted as being under the DNREC USTs Tier 0 action levels. Results were report in the Tank

Closure Report dated October 2015. Excavation of contaminated soil also significantly reduced the risk to construction workers to acceptable levels (figure 2).

What does the owner want to do at the 18904-18920 Coastal Highway Site?

The former gas station and former retail building will be redeveloped into a Royal Farms refueling station and convenience store.

What additional clean-up actions are needed at the 18904-18920 Coastal Highway 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 Sussex County Recorder of Deeds within 30 days of the finalized 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;
 - [b.] Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities on the Property at depths greater than 6 feet including any repair, renovation or demolition of the existing structures on the 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 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 completions of the above remedial actions.

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 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 15, 2016 and ends at close of business (4:30 pm) on June 6, 2016. 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: Site location map
- Figure 2: UST removal activities

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FIGURE 1



FIGURE 2



Glossary of Terms Used in this Proposed Plan

Area of Concern (AOC)	A discrete section of the Site representing the local bounds of contamination in soil or ground water.
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.
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.
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