



PROPOSED PLAN OF REMEDIAL ACTION

20618 North DuPont Boulevard
Georgetown, Delaware
DNREC Project No. DE-1601



August 2016

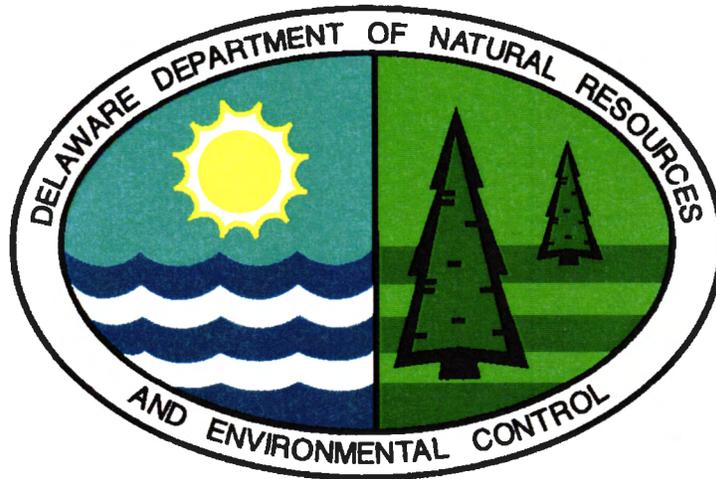
Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

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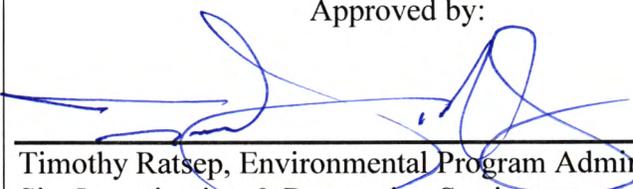
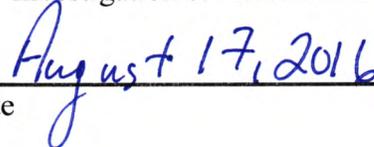
PROPOSED PLAN OF REMEDIAL ACTION

20618 North DuPont Boulevard
Georgetown, Delaware
DNREC Project No. DE-1601



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 20618 North DuPont Boulevard Site?

The 20618 North DuPont Boulevard site is located at 20618 North DuPont Boulevard in Georgetown, Delaware, and consists of four tax parcels (135-14.00-37, 135-14.15-3.00, 135-14.15-4.00, 135-14.15-5.00), totaling approximately 11.35 acres (Figure 1). The nearest intersection to the Site is Route 113 and State Road 404. The majority of the Site consists of one parcel that has been used for agricultural purposes since 1937. A single family home (occupying two tax parcels) and another tax parcel consisting of an empty lot which was historically a gasoline service station are also included within the property (Figure 2).

What happened at the 20618 North DuPont Boulevard Site?

According to historical documentation, portions of the Site were used for residential, agricultural, and commercial purposes.

What is the environmental problem at the 20618 North DuPont Boulevard Site?

Historical documents include a Phase I Environmental Site Assessment (2012), a Report of Limited Subsurface Evaluation Services (2013), and a Report of Residual Contamination Remaining on Site (2013). The Recognized Environmental Conditions (RECs) reported by the Phase I included the identification of one 500-gallon heating oil UST and the historical use of the retail filling station. The 500-gallon UST was removed and DNREC Tank Management Section (TMS) issued a Conditional NFA for the removal. A second (550-gallon) heating oil UST was identified during the Brownfield Investigation (BFI) during a geophysical survey and subsequently closed and removed. Based on the results of the second UST removal, TMS required a Hydrogeologic Investigation (HI) which was completed. TMS then issued a Conditional NFA for the Site in response to the removal of the 550-gallon heating fuel UST (2015) and completion of the HI. In May 2015, a Brownfield Investigation conducted at the Site. Contaminants of potential concern (COPCs) in site subsurface soils were identified as: 2-methylnaphthalene, naphthalene, and TPH-DRO which present a risk to excavation workers. In groundwater, COPCs were metals, alpha BHC, bis(2-ethylhexyl)phthalate, Ethylbenzene,

Isopropylbenzene, 2-Methylnaphthalene, naphthalene, Toluene, PCBs and Xylene which present a risk under either commercial or residential use. There were no COPCs identified in shallow soils.

What does the owner want to do at the 20618 North DuPont Boulevard Site?

The new owner intends to develop the property into a commercial shopping center.

What additional clean-up actions are needed at the 20618 North DuPont Boulevard 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.] Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities on the Property without the prior written approval of DNREC;
 - [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 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
 - [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 request for a Certification of Completion of Remedy (COCR) must be submitted to DNREC within 60 days of approval of the Environmental Covenant.
4. 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.

5. The CMMP will be implemented upon its approval by DNREC.
6. 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 include a groundwater monitoring plan which will detail the groundwater monitoring requirements and schedule to be followed in order to monitor the attenuation of the groundwater COCs. If the results of the monitoring show that the contaminants are migrating or showing an increasing trend, DNREC may require further remedial actions.
7. The LTS Plan must be implemented within 60 days of its approval by DNREC.
8. 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.
9. 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 will be developed for use as a commercial shopping center.

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 August 22, 2016 and ends at close of business (4:30 pm) on September 6, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Wendy March, Project Officer.

Figure 1: Location 20618 North DuPont Boulevard

Figure 2: Aerial 20618 North DuPont Boulevard

Figure 3 & 4: Site Photos

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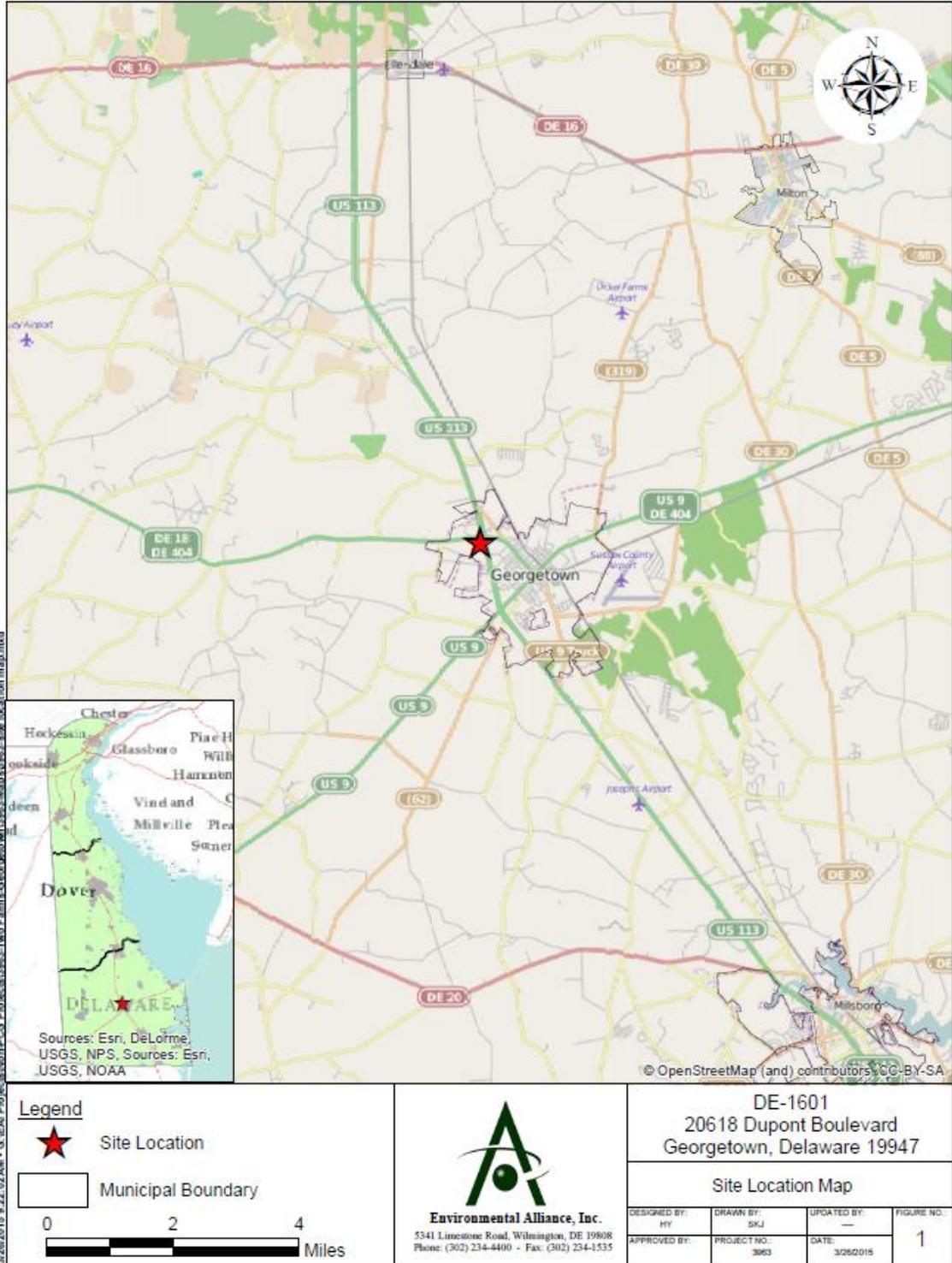


Figure 1: Location 20618 North DuPont Boulevard



Figure 2: Aerial 20618 North DuPont Boulevard



Figure 3 : 20618 North DuPont Boulevard – Former Agricultural Portion of Site



Figure 4 : 20618 North DuPont Boulevard – Gasoline Service Station Portion of Site

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.
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.
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
Toxic Substance Cleanup Act (TSCA)	The federal statute requiring and regulating the cleanup of PCBs.