



PROPOSED PLAN OF REMEDIAL ACTION

1001 Garasches Lane
Wilmington, Delaware
DNREC Project No. DE-1556



August 2016

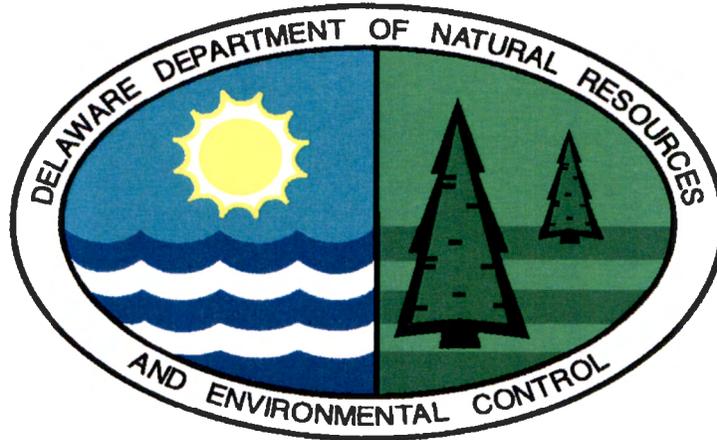
Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

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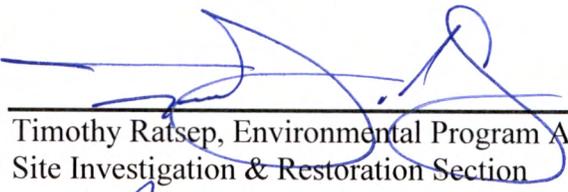
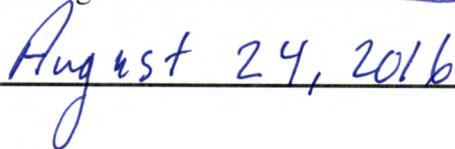
PROPOSED PLAN OF REMEDIAL ACTION

1001 Garasches Lane
Wilmington, Delaware
DNREC Project No. DE-1556



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 1001 Garasches?

The property is currently used for auto parts salvage, repair and storage. The Site is located at 1001 Garasches Lane, Wilmington, Delaware. The property is located within the City of Wilmington corporate boundary and consists of one tax parcel 2605700034 totaling approximately 2.5 acres (Figure 1). The property is zoned 26M-1 light manufacturing. The nearest intersection is 800 feet east at Garasches Lane and S. Heald Street. There are two buildings on Site. The entire property is fenced as well as a fence between the areas formerly occupied by tenants. The property is grass and bare dirt (Figure 2).

What happened at 1001 Garasches?

Historical aerials indicate that the property has been in continuous use since the 1930s. The property has been used for car parts and repair since the early 1980s.

What is the environmental problem at 1001 Garasches?

A Facilities Evaluation (FE) conducted by Environmental Alliance on behalf of DNREC-SIRS indicates that the contaminants at the Site include metals, and semi-volatile organic compounds (SVOCs) in shallow soils (0-24”) and groundwater. A risk assessment was performed along with the FE; therefore the report is considered equivalent to a Remedial Investigation (RI). None of the contaminants exceeded human health risk levels for commercial indoor or outdoor workers. The contaminants did exceed human health risk standards for adult and child residential scenarios. Contaminant levels in groundwater are also above health risks, but the potable water for the Site comes from the City of Wilmington not from an onsite well (there is no domestic well on Site).

What clean-up actions have been taken at 1001 Garasches?

None.

What does the owner want to do at 1001 Garasches?

DNREC has been notified that the owner desires to sell the property to a prospective purchaser.

What additional clean-up actions are needed at 1001 Garasches?

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 New Castle County Recorder of Deeds within 30 days 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;
 - 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 after the completion of the remedial actions

What are the long term plans for 1001 Garasches?

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 Facility Evaluation Report, risk assessment 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 28, 2016 and ends at close of business (4:30 pm) on September 12, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Karissa Hendershot, Project Officer.

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Figure 1: 1001 Garasches Lane, Wilmington DE

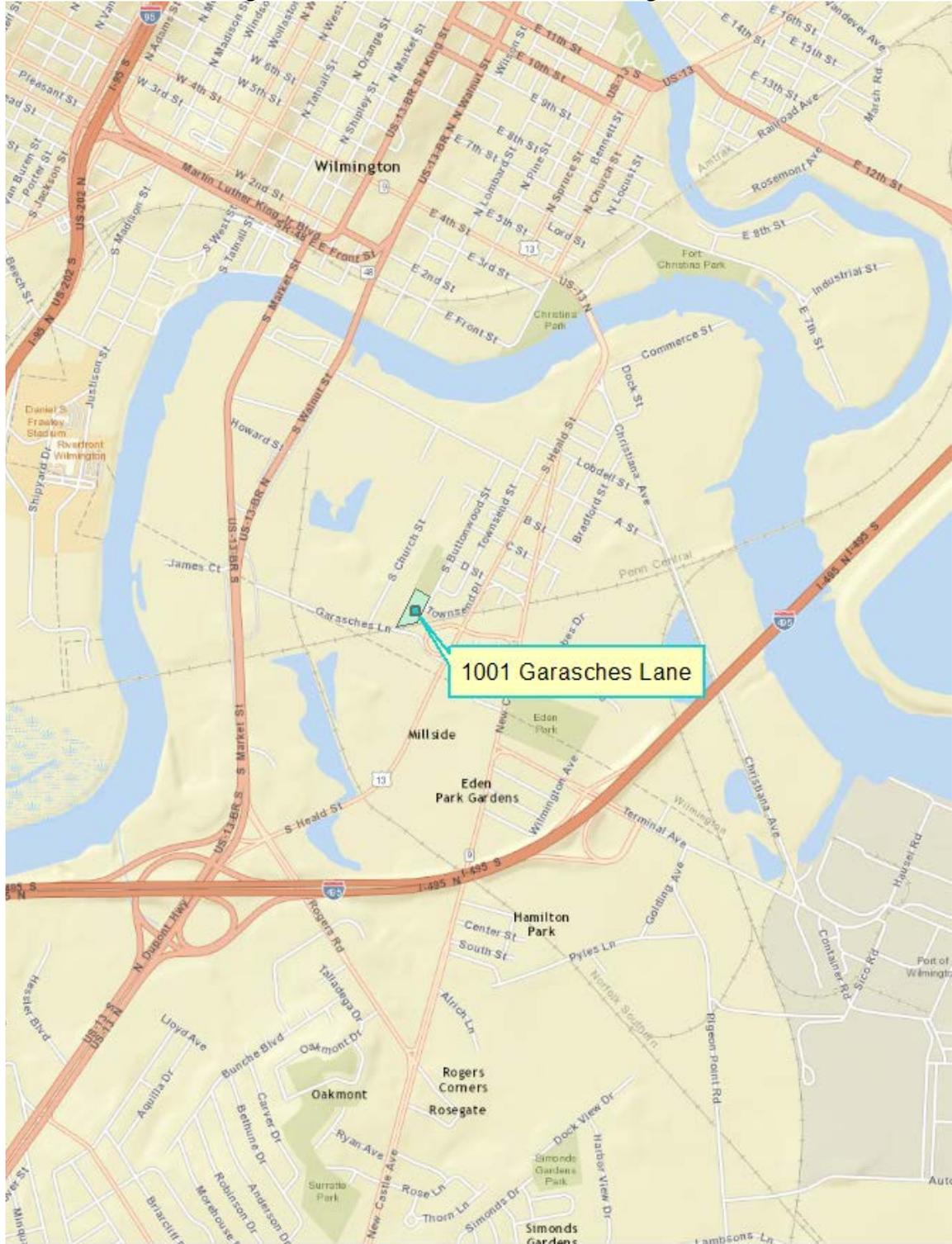


Figure 2: 2012 Aerial of 1001 Garasches Lane



Glossary of Terms Used in this Proposed Plan

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.
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.
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