



PROPOSED PLAN OF REMEDIAL ACTION

The Riverwalk at Deemers Beach Site
New Castle, Delaware
DNREC Project No. DE-1324



September 2016

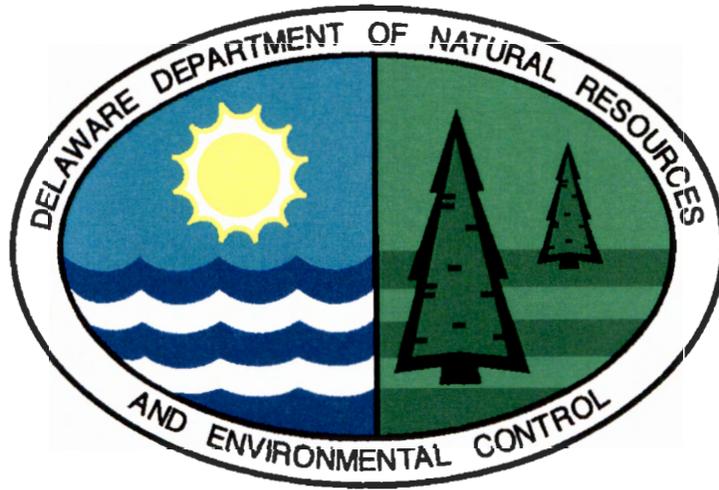
Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

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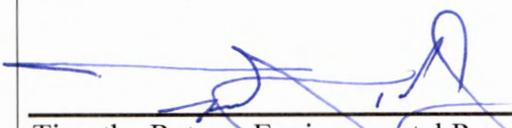
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The Riverwalk at Deemers Beach Site
New Castle, Delaware
DNREC Project No. DE-1324



Approval:

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

Approved by:

Timothy Ratsep, Environmental Program Administrator Site Investigation & Restoration Section
<u>September 6, 2016</u>
Date

The Riverwalk at Deemers Beach Site (DE-1324)



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 Riverwalk at Deemers Beach Site?

The Riverwalk at Deemers Beach Site (“Site”) is comprised of two tax parcels (New Castle Co. (NC Co.) tax parcels # 10-035.00-043 and 10-036.00-09) located at 314 Bay West Boulevard and 465 Marina Lane, New Castle, Delaware 19720 (Figure 1). The parcel to the west (NC Co. tax parcel # 10-035.00-043) is 32.75 acres and the parcel to the east (NC Co. tax parcel # 10-036.00-09) is 13.71 acres, with a total of approximately 46.46 acres. The properties are currently owned by River View Industrial Park, LLC, and are presently being used as an industrial park with small commercial office buildings, warehouses, as well as a marina involving dry warehousing of boats. Several of the small commercial office buildings are currently being used for various commercial uses. The rest of the property is covered by roads, parking lots, and crushed stone as well as a pond and marsh land along the western portion of the Site. It is bordered by A-1 Sanitation to the northwest, Printpack, Inc. and the Former Amoco Plant (DE-1152 and DE-0084) to the northeast, the Delaware River to the southeast, and the Denton Landfill (DE-0015) to the southwest (Figure 2). A layout of the Site and surrounding land uses are displayed on Figure 2. The Site is located within the Army Creek Groundwater Management Zone,

What happened at the Riverwalk at Deemers Beach Site?

The Site has a long history of industrial and commercial use. The eastern portion of the Site was used as an amusement park from the 1920s to the 1940s. Following the use of the property as an amusement park, the structures were demolished and the Site was vacant until 1966. Synvar Chemical Plant operated on the Site from 1966 until Synvar declared bankruptcy in 1972 and the Bank of Delaware subsequently acquired the property. In 1975, the Wilmington Sheet Metal Works purchased the Site from the Bank of Delaware. From 1977 to 1979, Industrial Products leased the land from the Wilmington Sheet Metal Works. From 1979 to 1987, the property was used as an unauthorized dump site. Bay West, Inc. and various other entities have owned the property since 1987 renting the structures on the property to various tenants since then.

What is the environmental problem at the Riverwalk at Deemers Beach Site?

A Brownfield Investigation (BFI) of the Site was performed by BrightFields in 2014 and the BFI Report submitted to DNREC in 2015. The BFI Report documented the operations on the Site and the soil, groundwater, surface water, and sediment conditions at the Site.

Contaminants of concern (COCs) at the Site include volatile and semi-volatile organic compounds, and metals which were detected in soil, groundwater, surface water, and sediment above DNREC screening levels. The conclusions of the BFI Report were as follows:

- The Site could pose a risk from contaminants in the surface and subsurface soil under unrestricted (residential) use scenarios in its current condition.
- The Site could pose a risk from contaminants in the Site groundwater under unrestricted (residential) and restricted (industrial) use scenarios.
- Based on groundwater discharge calculations, the Delaware River is not currently being negatively impacted from groundwater discharged from the Site.
- There is no potential vapor intrusion risk at the Site based on the Johnson & Ettinger vapor intrusion model under unrestricted (residential) and restricted (industrial) use scenarios.

The BFI Report was approved by DNREC on November 12, 2015.

On February 19, 2016, a fire occurred in Building #6, which is located in the center of the Site (Figure 2), that impacted an area estimated to be approximately 1,000 square feet. DNREC-SIRS requested that the River View Industrial Park, LLC enter the Voluntary Cleanup Program (VCP), and that additional sampling be conducted in the area where the fire occurred in order to determine if the fire impacted site conditions after the results of the previously completed BFI for this area were accepted by DNREC. BrightFields performed a Limited Phase II Site Investigation of the Building #6 in April 2016 and submitted the Report to DNREC in April 2016. BrightFields concluded from the results of the soil samples collected during the Limited Phase II Site Investigation of the Building #6 area that the fire did not result in impacts which would change the conclusions and recommendations in the BFI Report. DNREC approved the Limited Phase II SI in June 2016.

What clean-up actions have been taken at the Deemer Beach Site?

According to the DNREC Tank Management Section (TMS) files there was a leaking underground storage tank (UST) onsite in 2005 and 2006. Due to its close proximity to a building foundation, the 12,000-gallon UST had to be abandoned in place and any soils observed to be impacted in the immediate vicinity of the UST were excavated and removed. The analytical results for the soil samples that were collected in the vicinity of the excavation were either non-detect or detected below TMS Tier 0 Action levels. The soil from the stockpile was properly disposed at Clean Earth New Castle. On January 10, 2007, DNREC-TMS issued a conditional No Further Action (NFA) letter for the tank.

On October 9, 2013, DNREC contacted EPA to report the storage of 55-gallon drums containing paint wastes inside a 50,000 square foot warehouse building (Recyclers of Delaware). The drums exhibited evidence of leaking and possible failure due to rust and damage. It was concluded that the drums presented an imminent danger of fire; therefore, DNREC issued a Secretary's Order to pack and remove the drums within a week and the property owner hired a qualified licensed contractor to remove the drums.

What is planned for the Riverwalk at Deemers Beach Site?

The River View Industrial Park, LLC plans to redevelop the industrial portion of the Site into a commercial industrial park. There is no plans to develop the portion of the property containing the wetland and wooded areas. The planned redevelopment would keep the zoning the same. The redevelopment plans are still in the conceptual phase.

What additional clean-up actions are needed at the Riverwalk at Deemers Beach Site?

DNREC proposes the following remedial actions for the Site, which needs to be completed before a Certificate of Completion of Remedy (COCR) can be issued:

1. Submit to DNREC a Contaminated Material Management Plan (CMMP) within 60 days of the issuance of a Final Plan of Remedial Action. The CMMP will allow construction workers to safely handle any potential contaminated soil and groundwater at the Site.
2. Implement the CMMP upon DNREC approval.
3. Submit an Environmental Covenant for DNREC's approval within 60 days after the issuance of the Final Plan of Remedial Action.
4. Record an Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), in the office of the Recorder of Deeds within 60 days of DNREC approving the. The Environmental Covenant will include the following:
 - [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 without the prior written approval of DNREC-SIRS; and
 - [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;
5. Request a COCR within 60 days of DNREC'S approval of the CMMP.

What are the long term plans for the Site after the cleanup?

The River View Industrial Park, LLC plans to redevelop the industrial portion of the Site into a commercial industrial park. There is no plans to develop the portion of the property containing the wetland and wooded areas. The planned redevelopment would keep the zoning the same. The redevelopment plans are still in the conceptual phase.

How can I find additional information or comment on the Proposed Plan?

The complete file on the Site including the Brownfield Investigation Report 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 September 11, 2016 and ends at close of business (4:30 pm) on October 3, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Robert C. Asreen, Jr., Project Officer.

Figure 1: Site Location/Topographic Map

Figure 2: Site Layout & Surrounding Properties

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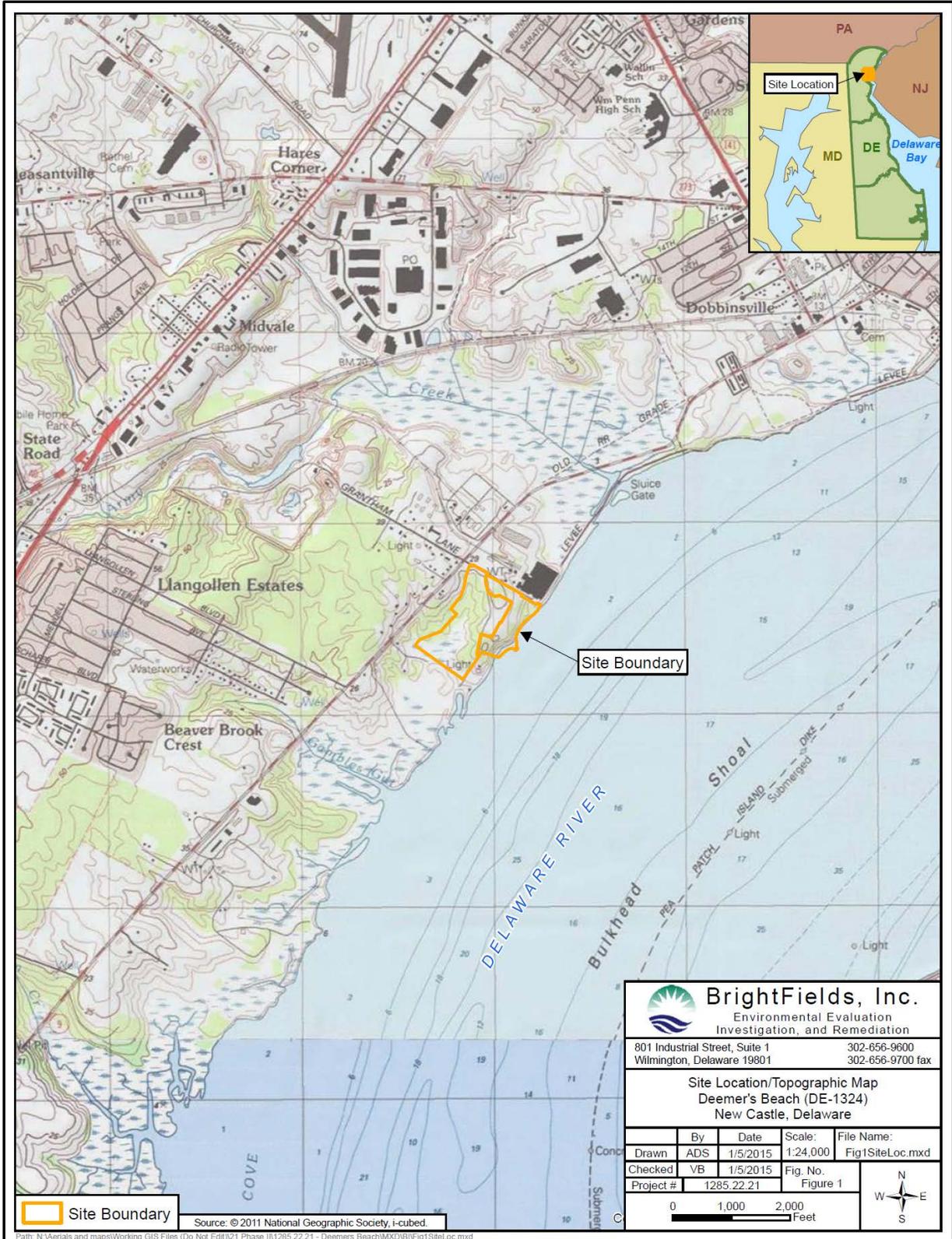


Figure 1: Site Location/Topographic Map



Figure 2: Site Layout & Surrounding Land Use

Glossary of Terms Used in this Proposed Plan

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.
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.
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