



## PROPOSED PLAN OF REMEDIAL ACTION

1215 Philadelphia Pike  
Wilmington, Delaware  
DNREC Project No. DE-1621



September 2016

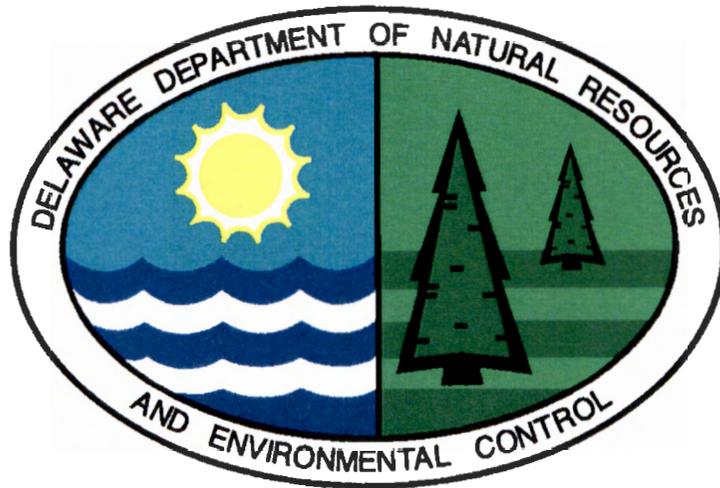
Delaware Department of Natural Resources and Environmental Control  
Division of Waste and Hazardous Substances  
Site Investigation & Restoration Section  
391 Lukens Drive  
New Castle, Delaware 19720

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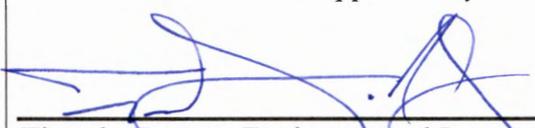
# PROPOSED PLAN OF REMEDIAL ACTION

1215 Philadelphia Pike  
Wilmington, Delaware  
DNREC Project No. DE-1621



**Approval:**

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

|                                                                                                 |
|-------------------------------------------------------------------------------------------------|
| Approved by:                                                                                    |
|              |
| Timothy Ratsep, Environmental Program Administrator<br>Site Investigation & Restoration Section |
| <i>September 9, 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 1215 Philadelphia Pike?**

1215 Philadelphia Pike in Wilmington, Delaware is also known as tax parcel 06-115.00-171, and totals approximately 0.86 acre (Figure 1). The nearest intersection to the Site is Philadelphia Pike and West Clearview Avenue. The Site consists of single story office building, greenhouse, and partially paved parking area and is zoned commercial.

This proposed plan addresses the entire Site.

## **What happened at 1215 Philadelphia Pike?**

The Site operated as an automobile fueling and service center from the mid-1950's until approximately 1980. Records indicated that the Site contained six underground storage tanks (USTs). Four gasoline USTs were used for retail fueling operations, one UST was used for waste oil, and one UST was used for heating fuel. The waste oil and the four gasoline USTs, along with the associated piping and dispensers appear to have been removed in approximately 1980. From 1983 to 2011 the Site operated as a garden center. A petroleum release occurred likely as a result of historic operations, which impacted the soil and groundwater beneath the Site.

## **What is the environmental problem at 1215 Philadelphia Pike?**

A Limited Phase II investigation conducted in September 2015, and a Brownfield Investigation conducted in February 2016, identified petroleum impacted soil and groundwater in the area of the four former gasoline USTs, in the area of the former dispensers, and as well in the area of the former waste oil UST. Petroleum contamination includes volatile organic compounds (VOCs) including benzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, and ethylbenzene. In addition to petroleum contamination, the 2016 Brownfield investigation also identified dissolved metals, the pesticide Dieldrin, and chlorinated VOCs including 1,2-Dichloroethane in the groundwater. Concentrations of these chemical of concern in soil and/or groundwater are in excess of the SIRS screening levels and their cumulative risk yields an unacceptable risk for residential use. Groundwater at the Site poses an unacceptable risk to future indoor workers. Surface soil at the Site does not pose an unacceptable risk to future workers.

## **What does the owner want to do at 1215 Philadelphia Pike?**

The Site will be used by JEJA Enterprises, LLC for commercial operations.

## **What additional clean-up actions are needed at 1215 Philadelphia Pike?**

**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 approved Long Term Stewardship (LTS) Plan.
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 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.] 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 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 Long-Term Stewardship Plan shall be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action. The LTS plan will detail the groundwater monitoring requirements and schedule to be followed in order to monitor the attenuation of the groundwater Contaminants of Concern (COC).

6. The LTS Plan must be implemented within 60 days of its approval by DNREC.

### **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. A Long-Term Stewardship Plan will be followed to monitor contaminated groundwater at the Site. 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 September 14, 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 Patrick Boettcher, Project Officer

Figure 1: Site Figure

PRB:tlw  
PRB16050.doc  
DE 1621 II B 8



- Site Boundary
- Building
- Former Pump Island

**BrightFields, Inc.**  
 Environmental Evaluation  
 Investigation, and Remediation  
 801 Industrial Street, Suite 1  
 Wilmington, Delaware 19801

302-656-9600  
 302-656-9700 fax

Site Layout and Surrounding Land Uses  
 1215 Philadelphia Pike  
 Wilmington, Delaware

|           |            |           |          |                    |
|-----------|------------|-----------|----------|--------------------|
| Drawn     | By         | Date      | Scale    | File Name:         |
| ADS       | ADS        | 4/13/2016 | 1:1,200  | Fig2SiteLayout.mxd |
| Checked   | JCT        | 4/13/2016 | Fig. No. | Figure 2           |
| Project # | 3363.04.21 |           |          | Figure 2           |

Source: ESRI - Aerial Imagery,  
 Delaware DataMIL - Tax Parcels.

0 20 40 Feet

N  
 W E  
 S

**Figure 1**

## Glossary of Terms Used in this Proposed Plan

|                                                     |                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Area of Concern (AOC)</b>                        | A discrete section of the Site representing the local bounds of contamination in soil or ground water.                                                                                                                                                                |
| <b>Brownfield Development Agreement (BDA)</b>       | 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.      |
| <b>Brownfield Investigation (BFI)</b>               | 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. |
| <b>Certified Brownfield</b>                         | A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program                                                                                                                                                       |
| <b>Certification of Completion of Remedy (COCR)</b> | A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.                                                                                                                          |
| <b>Contaminant of Concern (COC)</b>                 | Potentially harmful substances at concentrations above acceptable levels.                                                                                                                                                                                             |
| <b>Contaminated Materials Management Plan</b>       | A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.                                                                                                                   |
| <b>Exposure</b>                                     | Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).                                                                                                                   |
| <b>Final Plan of Remedial Action</b>                | DNREC's adopted plan for cleaning up a hazardous site.                                                                                                                                                                                                                |
| <b>Groundwater Management Zone</b>                  | A geographical area where DNREC restricts drilling for ground water because it is contaminated                                                                                                                                                                        |
| <b>Hazardous Substance Cleanup Act (HSCA)</b>       | 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.                                                                                |
| <b>Human Health Risk Assessment (HHRA)</b>          | An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.                                                                                                                                               |
| <b>Preliminary Risk Assessment</b>                  | A quantitative evaluation of only the most obvious and likely risks at a site                                                                                                                                                                                         |
| <b>Risk</b>                                         | Likelihood or probability of injury, disease, or death.                                                                                                                                                                                                               |
| <b>Restricted Use</b>                               | Commercial or Industrial setting                                                                                                                                                                                                                                      |
| <b>SIRS</b>                                         | 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                                                                                              |
| <b>US EPA</b>                                       | United States Environmental Protection Agency                                                                                                                                                                                                                         |