



AMENDED PROPOSED PLAN OF REMEDIAL ACTION

Former Playtex Property
Dover, Delaware
DNREC Project No. DE-1552



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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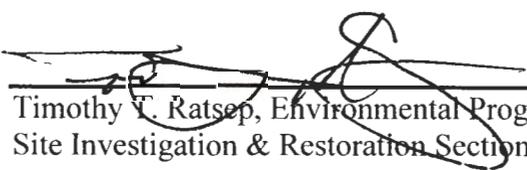
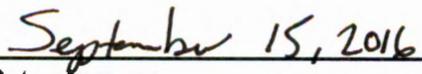
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Approval:

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

Approved by:

Timothy T. 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.

Why is the Proposed Plan being Amended?

When new information is discovered or additional information is collected which may change a remedy after a remedy has been proposed for the Site, and after the Proposed Plan or Final Plan has been issued, an Amended Proposed Plan must be issued to once again solicit public comment. Additional soil samples were collected in an area of Poly-Nuclear Aromatic Hydrocarbons (PAHs) soil contamination identified in the Brownfield Remedial Investigation (BRI) Report. The human health risk to the Site was re-evaluated based on the additional data and presented to DNREC as July 2016 Revision 2 Human Health Risk Assessment (HHRA). As a result of re-evaluating the data, PAHs do not pose a risk to any Site workers. PAHs still present a risk to a potential future resident living on the Site, thus future site use will be restricted to non-residential use. In addition, based on updated toxicity data, volatile organic compounds (VOCs) no longer present a risk from groundwater to indoor air.

What is the Former Playtex Property Site?

The Former Playtex Property site (Site), consists of one, 9.3-acre tax parcel (tax parcel ED-05-077.06-01-2.00-000) located at 519 East Division Street, Dover, Delaware 19901 (Figure 1). The property consists of one large main building and pavement with some open grassy land. The main building was used for rubber glove production, office/ laboratory space, and storage and contains numerous concrete underground storage vaults used for the bulk storage and compounding of latex. There is a water tower, two production well sheds, guard houses, carpentry/paint shop and an oil storage building.

The Site is bordered by Kings Highway to the west, beyond which is parkland, a residence, and the upper reach of the St. Jones River. Bordering the property to the north / northwest is Maple Parkway, beyond which are state offices and a bank. The property is bordered to the east / northeast by Route 13/Bay Road, beyond which are mixed commercial properties including a gas station. The Site is bordered to the south by East Division Street, beyond which is a residential neighborhood. Surrounding land use is predominantly commercial and residential.

What happened at the Former Playtex Property Site?

The Site contains an oil storage building. There were former fuel oil and ethanol underground storage tanks (USTs) outside the main building footprint. Minor petroleum and VOC contamination remains in soil and groundwater on site due to former historical operations. Site features are displayed on Figure 2.

Why is an Amended Proposed Plan of Remedial Action necessary for the Former Playtex Property Site?

A Final Plan of Remedial Action (Final Plan) for the Site was advertised on July 29, 2014. The Final Plan remedy included: 1) develop a plan to delineate PAH soil contamination and dispose of the soil, 2) contact DNREC if any contamination hotspots are encountered during redevelopment and develop plan to address, 3) install DNREC-approved vapor barrier system under buildings, 4) deed restriction restricting the property use to commercial, restricting use of the groundwater, compliance with Long-Term Stewardship Plan and Contaminated Material Management Plan. 5) Implement a LTS Plan 6) Develop a CMMP.

Based on the additional soil data and revised HHRA, DNREC determined that a remedy for PAHs and vapor barrier were no longer necessary. Since there is still a residential risk to groundwater, a land use restriction to commercial use will be required. Since none of the other risk factors were evaluated in the HHRA, the remedies noted in the original Proposed and Final Plans will remain the same.

What is the environmental problem at the Former Playtex Property Site?

A Brownfield Remedial Investigation (BRI) performed in 2013 at the Site found that the surface soil in two locations contained poly-nuclear aromatic hydrocarbons (PAHs) compounds including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthrene, dibenz(a,h)anthracene and indeno (1,2,3-cd) pyrene present a potential risk to commercial use of the Site.

There is no carcinogenic or non-carcinogenic health risk associated with subsurface soil at the Site.

Groundwater contained volatile organic compounds (VOCs) including benzene, chloroform, cis-1,2 dichloroethene, ethylbenzene, trichloroethylene (TCE), tetrachloroethene (PCE), and semi-volatile organic compounds (SVOCs) including 2-methyl naphthalene and naphthalene over DNREC groundwater standards. Metals including iron and manganese were detected in groundwater over DNREC standards. As noted above, the elevated metals were likely elevated due to weathering of natural deposits and/or localized changes in the groundwater caused by the presence of petroleum compounds. The pesticide dieldrin was detected over DNREC groundwater standards. Groundwater has a potential risk for ingestion.

There are three current or former gas stations located hydraulically up-gradient of the Site (east of Bay Road), which have contributed to known groundwater impacts from petroleum products. A dry cleaner is also located up-gradient of the Site.

Modeling results indicated that iron in groundwater has a potential risk to impact surface water. However, monitoring wells located down-gradient from the iron impacted well and between the impacted well and the St. Jones River did not show elevated iron concentrations.

What does the owner want to do at the Former Playtex Property Site?

The owner plans to sell the property to a developer.

What additional clean-up actions are needed at the Former Playtex Property 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. An Environmental Covenant, consistent with Delaware’s Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), must be recorded in the Office of the Kent 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;
 - [d.] Compliance with Long Term Stewardship Plan. Perform all work required by the Long Term Stewardship Plan (“LTS Plan”), as issued, approved, modified or amended by DNREC;
 - [e.] Compliance with CMMP. Perform all work required by the Contaminated Materials Management Plan (“CMMP”), as issued, approved, modified or amended by DNREC.
2. Develop and implement a DNREC-approved Long-Term Stewardship (LTS) Plan. The LTS Plan must be completed within 90 days of the end of the appeal period for the Final Plan Remedial Action and will detail: 1) the groundwater monitoring network and schedule to be followed in order to monitor the attenuation and potential migration of groundwater COCs and ensure that COCs do not impact the river. Depending on the monitoring results, additional monitoring or remedial actions may be required.
3. Develop a DNREC approved CMMP to allow construction workers to safely handle any potentially contaminated soil and groundwater at the Site. The CMMP will be implemented upon its approval by DNREC. If significant contamination is encountered during land disturbing activities, DNREC will be notified and may re-evaluate the remedy.

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

The Site will be sold to a developer.

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

The complete file on the Site including the July 2016 Revision 2 Human Health Risk Assessment, Brownfield Investigation Report and the various reports are available at the DNREC office, 89 Kings Highways, Dover, DE 19901. Most documents are also found on: <http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on September 18, 2016 and ends at close of business (4:30 pm) on October 10, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Rick Galloway, Project Officer.

Figure 1: Site Location Map

Figure 2: Site Layout and Surrounding Land Uses

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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.
Final Plan of Remedial Action (Final Plan)	DNREC's adopted plan for cleaning up a hazardous site.
Groundwater Management Zone (GMZ)	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.
Operable Unit (OU)	A division of the site into separate parts. OUs can be divided based on the matrix (soil, groundwater, air, sediment, etc.) or surface features (part of a property).
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
Long-Term Stewardship (LTS) Plan	A plan to periodically check the status of a remedy to make sure that it remains in place and effective.
Uniform Environmental Covenants Act (UECA)	A restriction placed on a tax parcel that remains on the tax parcel regardless of property transfers.