



PROPOSED PLAN OF REMEDIAL ACTION

3022-3028 New Castle Avenue
Operable Unit 3
New Castle, Delaware
DNREC Project No. DE-1577



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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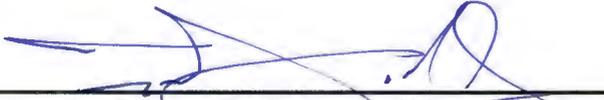
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Approval:

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

Approved by:

Timothy 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 Operable Unit 3 of the 3022-3028 New Castle Avenue Site?

The 3022-3028 New Castle Avenue Site is located at 3022 New Castle Avenue and 224 Hillview Avenue, New Castle, Delaware, and consists of two tax parcels (10-010.20-533 and 10-010.00-018), totaling approximately 12.9 acres. Operable Unit 3 (OU3) of the 3022-3028 New Castle Avenue Site is located at 224 Hillview Avenue, consists of tax parcel 10-010.20-533, and is 0.3 acres (Figure 1). The nearest intersection to the Site is New Castle Avenue and Hillview Avenue. OU3 formerly consisted of a gas station with a garage building surrounded mostly by paved ground (Figure 2).

What happened at OU3 of the 3022-3028 New Castle Avenue Site?

Operable Unit 3 of the Site operated as a gasoline station from the mid-1950s until 1960. OU3 of the Site also operated as a gasoline station and car repair business from the late 1980s until 2013.

What is the environmental problem at OU3 of the 3022-3028 New Castle Avenue Site?

A Brownfield Investigation performed in 2015 at OU3 of the Site found that the surface soil of the Site contained the polycyclic aromatic hydrocarbons (PAHs) benzo(a)pyrene, benz(a)anthracene, benzo(b)fluoranthene, dibenz(a,h)anthracene, and the metals antimony, chromium, manganese and vanadium above SIRS screening levels for residential use. Due to contamination of metals in the surface soil, there is a potential unacceptable risk for future child recreators who spend more time than normal use (75 hours per year) on OU3 of the Site. Surface soil at the Site does not pose an unacceptable risk to future commercial/industrial workers, future excavation/construction workers, or future adult recreators under normal use of OU3. In addition, calculations indicate that groundwater from the entire Site poses an unacceptable risk if restrictions are not enacted.

What does the owner want to do at OU-3 of the 3022-3028 New Castle Avenue Site?

The Site will be developed by New Castle County as a part of the new public library and innovation center, as well as a possible bus stop.

What clean-up actions are needed at OU-3 of the 3022-3028 New Castle Avenue 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. Submit a Remedial Action Work Plan for DNREC's approval within 60 days after the issuance of the Final Plan of Remedial Action.
2. Cap OU3 of the Site with at least one foot of clean fill and marker fabric or impervious material such as buildings, asphalt, or concrete as per the schedule indicated in the DNREC approved Remedial Action Work Plan.
3. Submit an Environmental Covenant for DNREC's approval within 60 days of DNREC approving the Long Term Stewardship Plan.
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 Long Term Stewardship Plan. 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 OU3 of the Property without the prior written approval of DNREC-SIRS;
 - [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;
 - [d.] Compliance with Long Term Stewardship Plan. All work required by the Long Term Stewardship Plan shall be performed to the satisfaction of DNREC in accordance with the Plan;
 - [e.] Compliance with Contaminated Material Management Plan. All work required by the Contaminated Materials Management Plan (CMMP) shall

be performed to the satisfaction of DNREC in accordance with the Plan.

5. Submit to DNREC a 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.
6. Implement the CMMP upon DNREC approval.
7. Submit a Long-Term Stewardship (LTS) Plan as per the schedule set in the DNREC approved Remedial Action Work Plan. The LTS plan will detail the site-inspection schedule to be followed in order to ensure the long-term integrity of the remedy.
8. Implement the LTS Plan within 60 days upon DNREC approval.
9. Submit Remedial Action Completion Report to DNREC within 60 days of the completion of the remedial actions required in this Proposed Plan.
10. Request a COCR within 60 days of DNREC'S approval of the Remedial Action Completion Report.

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. 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 25, 2016 and ends at close of business (4:30 pm) on October 17, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Kathryn Durant, Project Officer.

Figure 1: Site Location Map

Figure 2: Site Map

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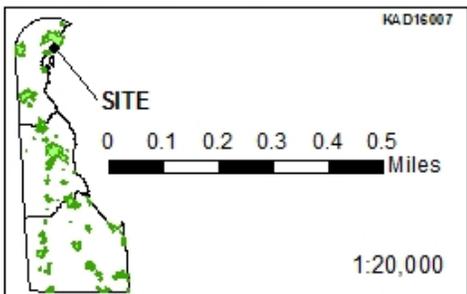


FIGURE 1
SITE LOCATION
3022-3028 NEW CASTLE AVE
NEW CASTLE, DE (DE-1577)
USGS 7.5 MIN TOPO

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January 2015

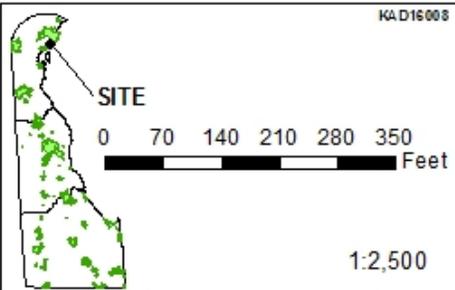


FIGURE 2
SITE MAP
3022-3028 NEW CASTLE AVE
NEW CASTLE, DE (DE-1577)
2012 AERIAL

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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.
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.
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