

FINAL PLAN OF REMEDIAL ACTION



DON WILSON'S AUTO PARTS

*800 South Walnut Street
Wilmington, Delaware*

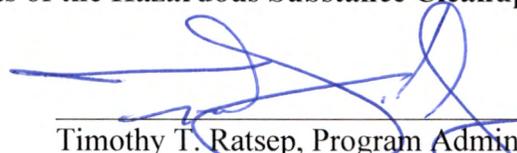
*November 2016
DNREC Project No. DE-1174*

This Final Plan of Remedial Action (Final Plan) presents clean-up actions required by the Department of Natural Resources and Environmental Control (DNREC) to address environmental contamination at Don Wilson's Auto Parts located at 800 South Walnut Street, Wilmington, Delaware.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on October 12, 2016 and opened a 20-day public comment period. The Proposed Plan is located in Attachment A. There were no comments from the public; therefore, the Proposed Plan is adopted as the Final Plan.

Approval:

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



Timothy T. Ratsep, Program Administrator
Site Investigation and Restoration Section

November 2, 2016

Date

ATTACHMENT A:
PROPOSED PLAN OF REMEDIAL ACTION



PROPOSED PLAN OF REMEDIAL ACTION

Don Wilson's Auto Parts
Wilmington, Delaware
DNREC Project No. DE-1174



October 2016

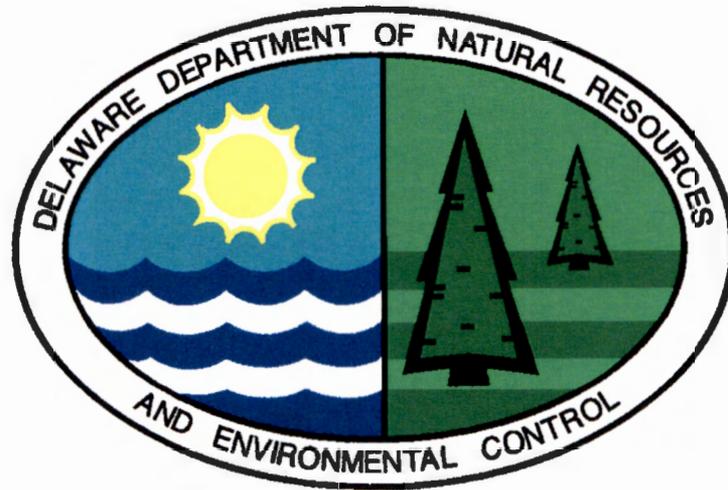
Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

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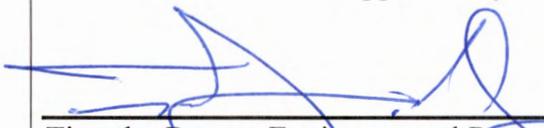
PROPOSED PLAN OF REMEDIAL ACTION

Don Wilson's Auto Parts
Wilmington, Delaware
DNREC Project No. DE-1174



Approval:

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

Approved by:

Timothy Ratsep, Environmental Program Administrator Site Investigation & Restoration Section
<i>October 10, 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 Don Wilson's Auto Parts Site?

The Don Wilson's Auto Parts site is located at 800 South Walnut Street in Wilmington, Delaware, and consists of five tax parcels (1000100077, 1000100019, 1000100020, 2605700008, and 2605700009), totaling approximately 2.7 acres (Figure 1). Located near the intersection of Garasches Lane and South Walnut Street, the vacant Site consists primarily of undeveloped compacted gravel and varying amounts of vegetation (Figure 2). A commercial structure, a garage, and a shed are located in the northwestern portion of the Site. The Site is zoned both as heavy industrial (HI) and light manufacturing (26M-1). The perimeter of the Site is surrounded with chain-link and metal sheet fencing with gates providing access to South Walnut Street along the western Site boundary.

What happened at Don Wilson's Auto Parts Site?

Historically, the South Wilmington area had been primarily undeveloped wetlands or agricultural properties that were filled to create more buildable area in the early-1900s. According to historical documentation, the Site itself has been used for an automotive salvage and parts yard since the early-1960s. Contamination typical of the auto salvage operation (e.g. gasoline, oils, antifreeze, etc.) as well as historical filling activities (e.g. slag, brick, concrete, etc.) was encountered across the salvage yard during the remedial investigation (RI) sampling event.

What is the environmental problem at Don Wilson's Auto Parts?

According to the "Environmental Assessment of the South Wilmington (East), Quadrants 1 and 2 Study Area" report completed by DNREC in 1996, two test pits were advanced and shallow soil sample were advanced on the Site. Selected soil samples were analyzed one of the test pits and the surface soil sample. A monitoring well as installed on a west adjoining site and groundwater samples were collected. Based on the analytical results of the shallow soil sample, metals (including arsenic, lead, iron, and zinc); several Poly Aromatic Hydrocarbons [PAHs] (including, benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, and dibenz(a,h)anthracene); and, a Polychlorinated Biphenyl [PCB] (Aroclor 1260) were detected above their respective Risk Based Concentrations (RBCs). Both filtered and unfiltered groundwater analysis identified metals (including aluminum, iron, manganese, and zinc) exceeding their respective RBC values.

The “Remedial Investigation Report: South Wilmington Salvage Yards” was completed in 2001, which included additional soil and groundwater sampling on the Site as well as adjoining properties. Four soil samples and one groundwater sample were collected and analyzed. The soil samples were analyzed by the DNREC screening laboratory and identified arsenic, chromium, iron, and lead exceeding their respective Uniform Risk-Based Remediation Standards (URS). DNREC screening laboratory also detected presence of PAHs, benzene, toluene, ethylbenzene, and toluene (BTEX) as well as other petroleum constituents. Iron and manganese were detected above their respective URS criteria.

In 2015, an RI performed at the Site further confirmed environmental impact to the Site as a result of historical land uses. Surface soil contaminants exceeded their respective DNREC screening levels for human health included metals (including, antimony, arsenic, cadmium, chromium, cobalt, copper, iron, lead, mercury, nickel, thallium, vanadium, and zinc); semi-volatile organic compounds [SVOCs] (including, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-cd)pyrene, and 2-methylnaphthalene); a pesticide (dieldrin); and a PCB (Aroclor PCB-1260). Metals in shallow soils exceeding their respective ecological screening levels in surface soils included antimony, arsenic, barium, cadmium, chromium, cobalt, copper, lead, mercury, nickel, selenium, silver, thallium, vanadium, and zinc. Contaminants impacting subsurface soils for DNREC screening levels for human health included: metals (antimony, arsenic, barium, cadmium, cobalt, copper, iron, lead, nickel, and thallium); SVOCs (benzo(a)pyrene and dibenz(a,h)anthracene); and, PCBs (Aroclor PCB-1254 and Aroclor PCB-1260). Contaminants detected in groundwater above their respective DNREC screening level included: total metals (arsenic, barium, cadmium, iron, lead, manganese, mercury, and selenium); dissolved metals (arsenic, barium, iron, and manganese); SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzofuran, and naphthalene); and, a pesticide (p,p-DDD).

What clean-up actions have been taken at Don Wilson’s Auto Parts Site?

On February 3, 2015, a ±275-gallon underground storage tank (UST) was closed and removed from the Site. The UST removal was overseen by the DNREC-Tank Management Section (TMS) under facility ID 3-001640. Post-excavation soil sampling and analysis identified total lead above the Delaware Risk-Based Corrective Action Program (DERBCAP) Tier 0 action level. The elevated lead levels in soils was attributed high background levels in the area. DNREC-TMS issue a conditional no further action letter for the UST in April 20, 2015.

What does the owner want to do at Don Wilson’s Auto Parts Site?

The Site is no longer operating as an automotive salvage yard, and is currently vacant. There are currently no indications or plans that there will be a land use change for the Site at this time.

What additional clean-up actions are needed at Don Wilson’s Auto Parts 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. Install a soil cap consisting of one foot of clean fill or impervious material (e.g. buildings, asphalt, or concrete) overlaying a geotextile marker fabric that is compatible under current use that will be protective of human health and ecology.
2. Maintaining a perimeter fence to prevent trespassing and/or illegal dumping activities at the Property.
3. An Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the approved Long Term Stewardship (LTS) Plan.
4. 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 LTS 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.] Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities on the Property [including any repair, renovation or demolition of the existing structures on the on the Property] without the prior written approval of DNREC;
 - [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 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
 - [e.] 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.
5. 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.
6. The CMMP will be implemented upon its approval by DNREC.

7. A Long-Term Stewardship Plan shall be submitted to DNREC for approval in accordance with the schedule set forth in the 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. The LTS Plan must be implemented within 60 days of its approval by DNREC.
9. A Remedial Action Completion Report must be submitted to DNREC within 60 days of the completion of the remedial actions required in this Proposed Plan.
10. A request for a Certification of Completion of Remedy (COCR) must be submitted to DNREC within 60 days of 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.

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

The complete file on the Site including the Remedial 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:

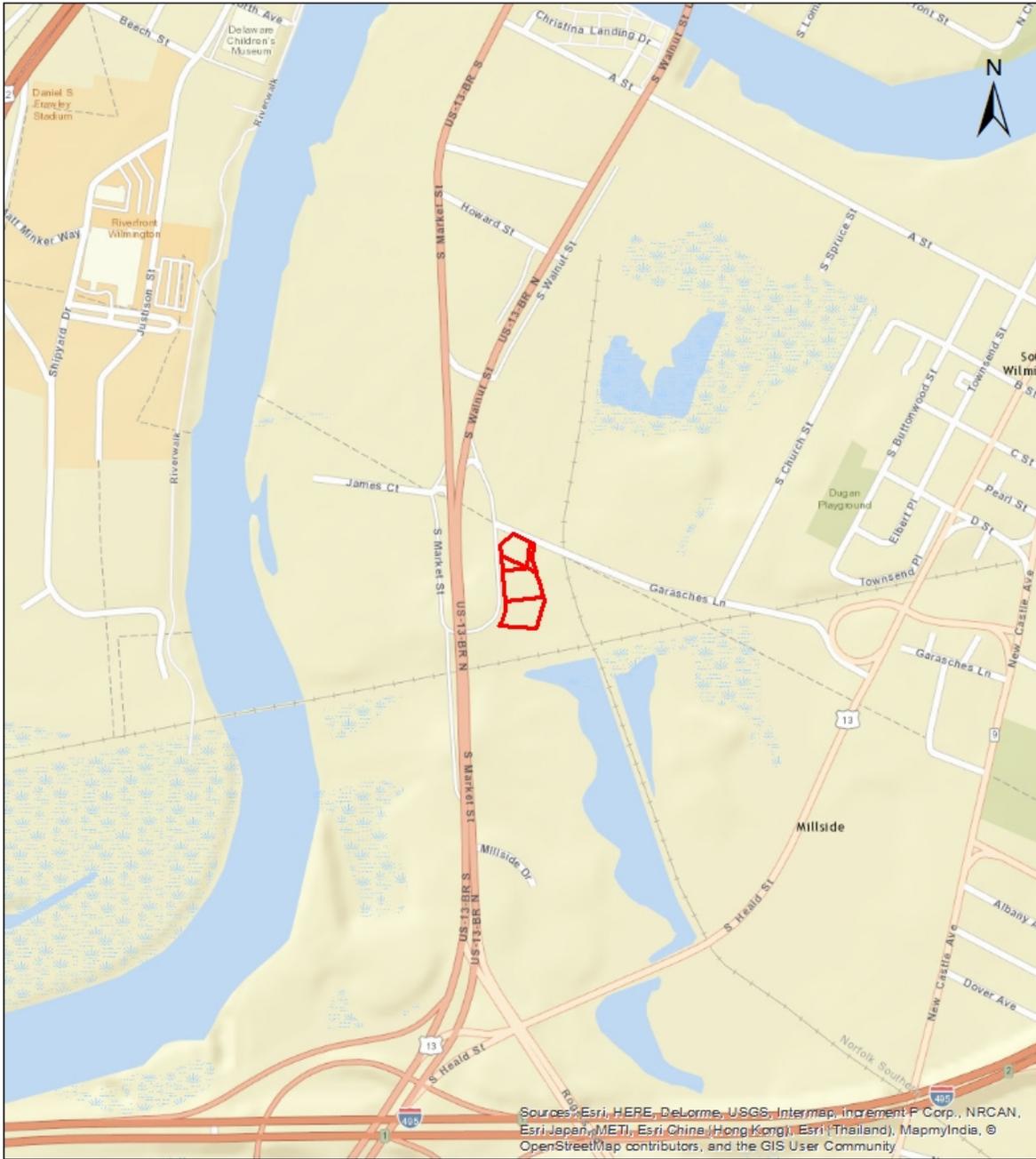
<http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on October 12, 2016 and ends at close of business (4:30 pm) on October 31, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Morgan McGee-Solomon, Project Officer.

Figure 1: Location Map

Figure 2: Aerial Imagery - 2012

MMS:tlw; MMS16001.doc; DE 1174 II B 8



<p>Legend</p> <p> Parcel Boundaries</p> <p>0 500 1,000 2,000 Feet</p> <p>1 inch = 1,000 feet</p>		<p>FIGURE 1: LOCATION MAP DE-1174 DON WILSON'S AUTO PARTS WILMINGTON, DELAWARE</p> <p>MMSGIS2016_001</p>
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Legend

 Parcel Boundaries

0 50 100 200 Feet
1 inch = 100 feet



**FIGURE 2: AERIAL IMAGERY -
2012
DE-1174
DON WILSON'S AUTO PARTS
WILMINGTON, DELAWARE**

MMSGIS2016_002

Glossary of Terms Used in this Proposed Plan

Area of Concern (AOC)	A discrete section of the Site representing the local bounds of contamination in soil or ground water.
Certified Brownfield	A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program
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.
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.
Poly chlorinated biphenyls (PCBs)	A synthetic, carcinogenic chemical formerly used in a wide variety of industrial applications but banned from most uses by the US EPA in 1979.
Preliminary Risk Assessment	A quantitative evaluation of only the most obvious and likely risks at a site
Risk	Likelihood or probability of injury, disease, or death.
Risk Assessment Guidance for Superfund (RAGS)	An EPA guidance document for superfund sites
Restricted Use	Commercial or Industrial setting
Site Inspection (SI)	Environmental study of a site which includes the sampling of soils, groundwater, surface water, sediment and/or wastes on the property, as appropriate. This evaluation is performed on behalf of the United States Environmental Protection Agency (U.S. EPA).
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
US EPA	United States Environmental Protection Agency