



PROPOSED PLAN OF REMEDIAL ACTION

Possum Park Mall
Dry Cleaners Site
Newark, Delaware
DNREC Project No. DE-1629



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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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 20, 2016</i>
Date

Possum Park Mall
Dry Cleaners Site
DE - 1629



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 Possum Park Mall Dry Cleaner Site?

The Site encompasses Units 27 B and 27 C of the Possum Park Mall. The street address is 700 Capitol Trail – Liberty Plaza, New Castle County, Delaware. (Figure 1). The Site is a portion of Tax Parcel 0805900024. The nearest intersection to the Site is Capitol Trail and Possum Park Road.

The Site consists of two units in a commercial strip mall surrounded by a paved parking area and is zoned commercial (Figure 2). The total area is about 0.22 acres. The two units of the Site are located at the southern end of the slab-on-grade commercial building that also houses a restaurant. The next closest business is a Jiffy Lube which is contained in a separate building.

The owner of the Site entered into a Voluntary Cleanup Agreement in December 2015 to investigate the property under the Hazardous Substance Cleanup Act due to its former use as a dry cleaning facility.

What happened at the Possum Park Mall Dry Cleaner Site?

The Site was the location of a dry cleaning facility from 2005 to 2011 under several different operators. One of the operators received notices of violation in 2006 for failure to cover a container containing hazardous waste and for the absence of hazardous waste identification labels.

What is the environmental problem at the Possum Park Mall Dry Cleaner Site?

Field investigations performed from February to August 2016 at the Site found low concentrations of dry cleaning solvent (tetrachloroethylene or PCE) beneath the building slab in soil gas, and offsite in groundwater. Air samples taken inside the building showed that no PCE

vapor was present in the interior. There was no indication of PCE in the non-aqueous phase in soil or groundwater which would act as a continuing source of contamination. Chemical analysis also detected the presence of chloroform and several inorganics, as well as, insecticides presumably used for termite control.

At the request of DNREC, three additional monitoring wells were to be placed and sampled down-gradient from the suspected point of release to delineate the extent of PCE in shallow groundwater. The results of the supplemental investigation indicated that shallow groundwater in the area of the Site was not a significant source and is not expected to affect any groundwater used as a water supply or discharging into surface water.

Although the surrounding properties are supplied with public water, there are irrigation and domestic wells mapped within ½ mile of the Site. These wells are located up gradient of the Site and would not be impacted by a release at the Site. There is no exposure and therefore no risk to the PCE in groundwater.

What does the owner want to do at the Possum Park Mall Dry Cleaner Site?

The owner will continue to lease the Site for commercial/retail uses.

What additional clean-up actions are needed at the Possum Park Mall Dry Cleaner 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. A proposed Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.
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. The Environmental Covenant must include the following activity and/or use restrictions:
 - [a.] 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.
3. A request for a Certification of Completion of Remedy (COCR) must be submitted to DNREC within 60 days of approval of the Filing of the Environmental Covenant.

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

The Site will continue to operate as a commercial property.

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 23, 2016 and ends at close of business (4:30 pm) on November 14, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Stephen F. Johnson, Project Officer.

Figure 1: Site Location Map

Figure 2: Site Layout

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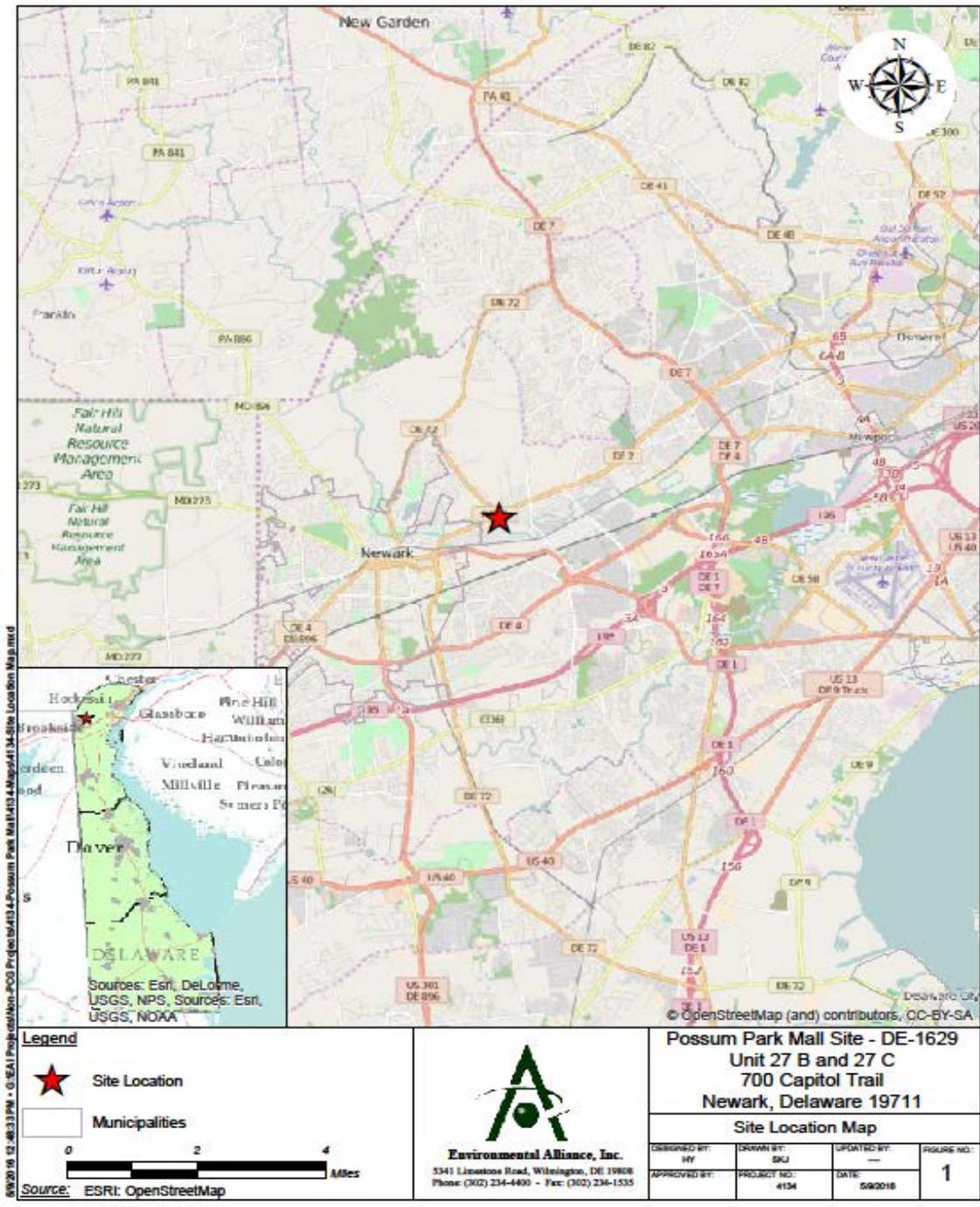


Figure 1 Site Location Map



Figure 2 Site Layout

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.
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.
DNREC	The Delaware Department of Natural Resources and Environmental Control
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.
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.
Risk	Likelihood or probability of injury, disease, or death.
Risk Assessment Guidance for Superfund (RAGS)	An EPA guidance document for superfund sites
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
Tetrachloroethylene or PCE	A chlorinated solvent