

PROPOSED PLAN OF REMEDIAL ACTION

Basher Lane Site
(Hockessin Athletic Club)
Hockessin, DE

DNREC Project No. DE-1310



June 2007

Delaware Department of Natural Resources and Environmental Control
Division of Air and Waste Management
Site Investigation & Restoration Branch
391 Lukens Drive
New Castle, Delaware 19720

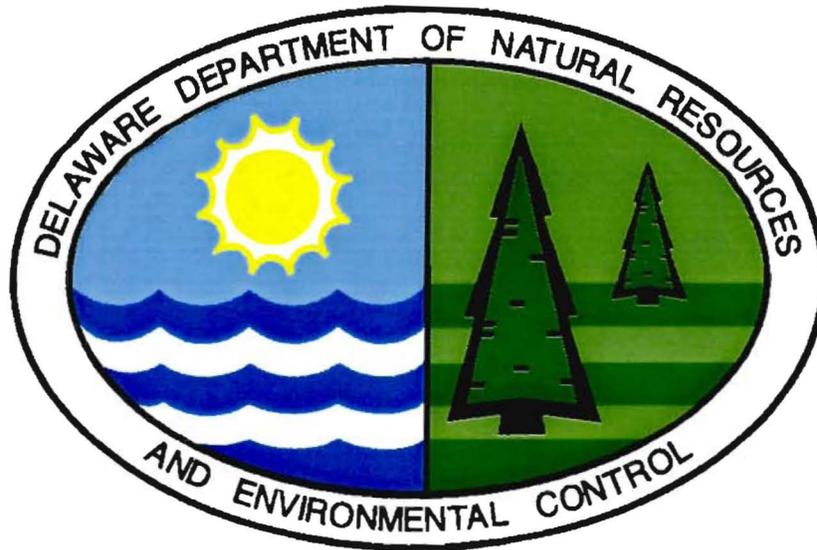
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(Hockessin Athletic Club)
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May 29, 2007

Approval:

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

James D. Werner, Director
Division of Air and Waste Mangement

Basher Lane Site
(Hockessin Athletic Club)



What is the former Basher Lane Site? The site, located an 1/8 of a mile north of the Limestone and Valley Roads intersection, is a Delaware certified Brownfield property and is currently being redeveloped into the Hockessin Athletic Club and Wellness Center in Hockessin, DE.

Tax Parcel Numbers: 08-012.00-011 and 08-012.00-012

Nearest major intersection: Valley Road and Limestone Road

Area: 11.7 acres

An on-site drainage swale with associated regulated wetlands exists.

Shallow groundwater at the site flows toward the Cockeysville Formation, a water resource protection area, located approximately 200 yards to the South.

Other surrounding land use is primarily residential and commercial.

The property has public water and sewer service.

The Town of Hockessin public water supply wells are located approximately 1/2 mile North and East of the Site.

What happened at the former Basher Lane Site? Previous owners used the property for repair facilities, mushroom farming, landscaping businesses, general contractor offices, and residences.

What is the problem at the former Basher Lane Site? There is no risk from the contaminants in the soil or groundwater remaining at the site.

A Brownfields Investigation and post demolition sampling was conducted by Duffield Associates in 2004 and 2005. The investigations included soil borings, test pits, and soil, sediment and ground water sample collection, and subsequently, collected a total 118 of environmental samples. A laboratory tested the samples for a full Target Analyte List/Total Compound List (TAL/TCL) suite of possible contaminants. This investigation concluded that there are no adverse environmental impacts remaining on the property. While redeveloping the site and constructing the roadway for the new parking garage, an area of petroleum impacted soil and debris was encountered in August 2006, near the adjacent property line with Delaware Department of Transportation (DelDOT) owned land. These soils, an area approximately 20 feet by 40 feet, were excavated to the DelDOT property line and properly transported and disposed of at a permitted facility in October 2006 as part of an Interim Action (IA) approved by DNREC in order to mitigate any potential threat to the Groundwater Resource Protection Area (GRPA) immediately south of the site. Additionally, groundwater samples were collected which concluded that the contaminated soils had not impacted the groundwater. Further, the adjacent DelDOT owned land is being addressed under the site name, DelDOT Tweeds Tavern Park, DE-1406.

What does the owner want to do at the former Basher Lane Site? The property owner, Eastern States Athletic Clubs Realty, LLC, is constructing the Hockessin Athletic Club and Wellness Center.

The plans for site redevelopment include the demolition of site structures, debris removal, re-grading, and then construction of the new site structures and landscaping.

How does DNREC plan to clean up the former Basher Lane Site? Based on the 2004 and 2005 Brownfield Investigation, and the Interim Action completed in October 2006 to remove an area of petroleum impacted soil and debris, DNREC has not identified any adverse environmental impacts from previous uses of the property. Based on the aforementioned, DNREC recommends **No Further Action** for the site. After the public comment period, DNREC will issue a Final Plan of Remedial Action, and the site will be eligible for a Certificate of Completion of Remedy.

What are the long term plans for the Site after the cleanup? There are no long term plans, or requirements required by DNREC for this property.

Since there are no contaminants of concern on this property, DNREC will require no further action on this property. DNREC plans to issue a Certificate of Completion of Remedy for the site after completion of the aforementioned period for the Final Plan of Remedial Action.

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

The complete file on the site including the Brownfields Investigation and Interim Action Report are available at the DNREC office, 391 Lukens Drive in New Castle. Most documents are also found on:

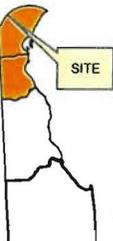
<http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/>

The 20-day public comment period begins on June 4, 2007 and ends on June 25, 2007. Please send written comments to the DNREC office or call Kristen Thornton, Project Manager, at:

302-395-2600.



AD005 IJ1_KDH07056



This map is provided by the DNREC-SIRB solely for display and reference purposes and is subject to change without notice. DNREC-SIRB will not be held responsible for the assumed accuracy contained in the map or for use other than its intended purposes.

0 250 Feet 1:3,200

DNREC
 SITE INVESTIGATION AND
 RESTORATION BRANCH
 391 LUKENS DRIVE,
 NEW CASTLE, DE 19720-2774
 302.395.2600

**FIGURE 1
 BASHER LANE
 HOCKESSIN, DE**

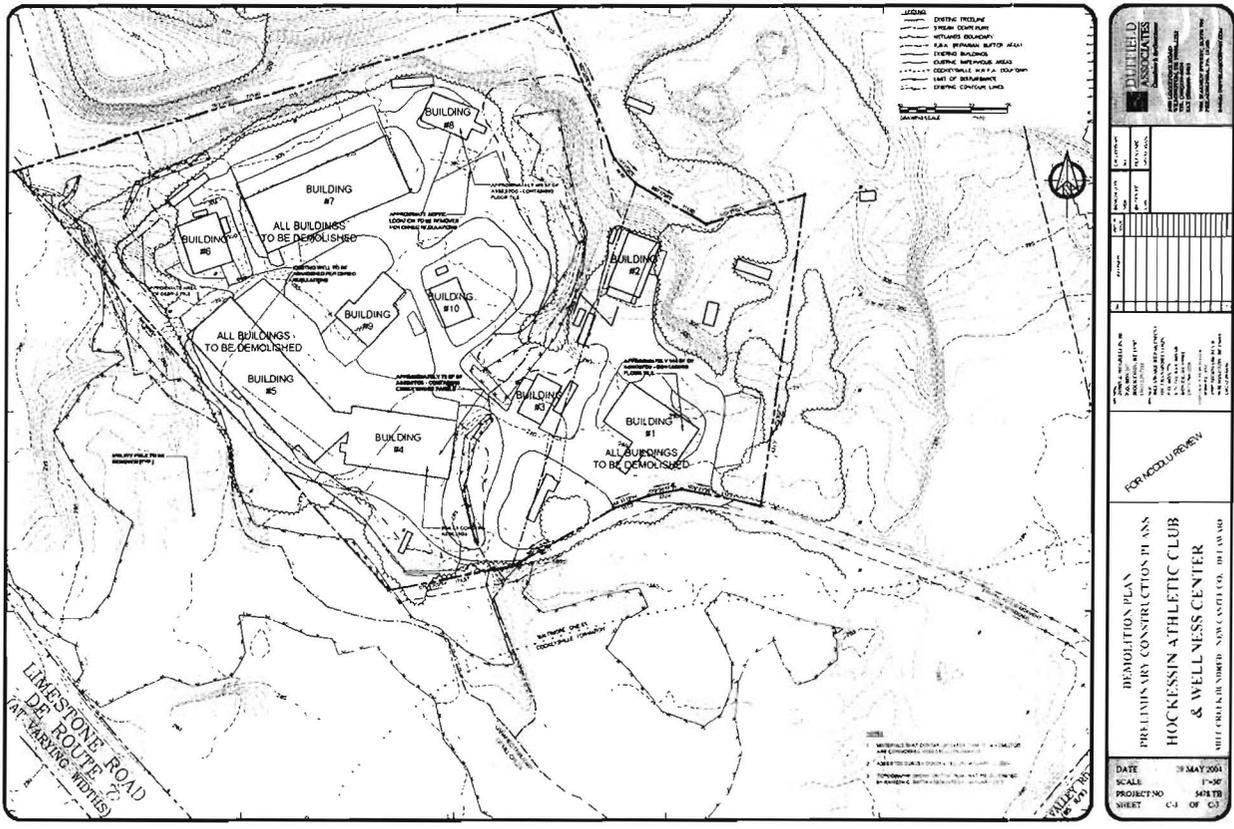
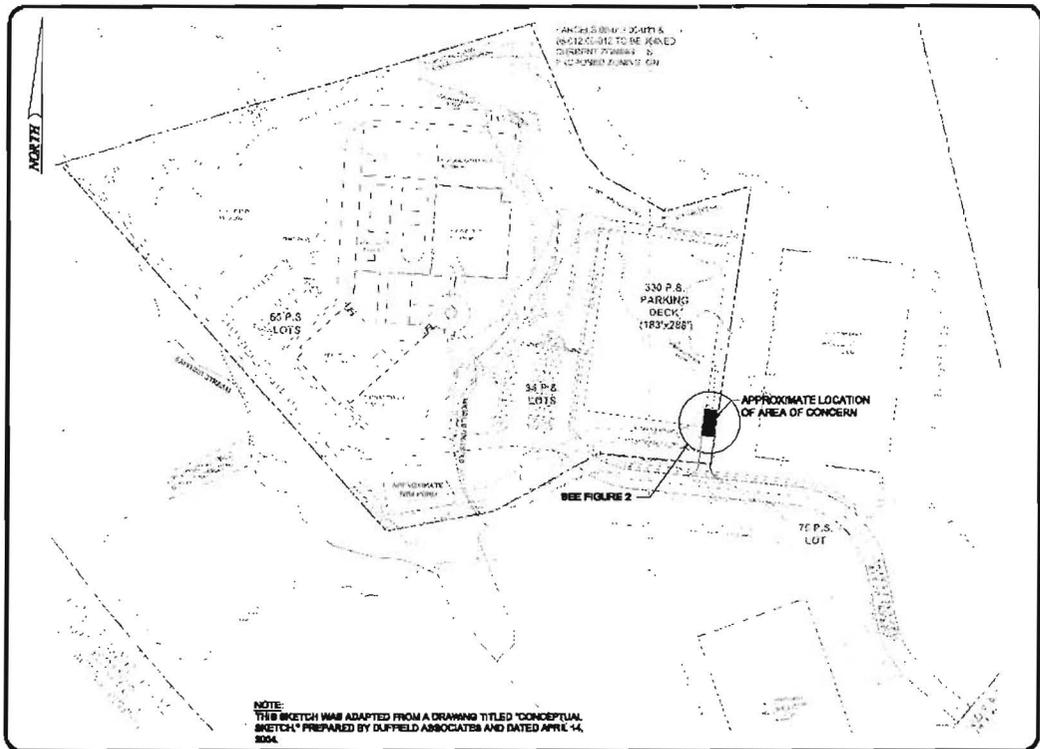


Figure 2



DUFFIELD ASSOCIATES	
DESIGNED BY: JLC	DATE: 9/14/04
DRAWN BY: ML	SCALE: N/A
CHECKED BY:	PROJECT NO.: 047422
TITLE: SITE SKETCH	SHEET: 1 OF 1
RASHER LANE SITE/DE-1310	
MILL CREEK SUBDIVISION - NEW CASTLE COUNTY - DELAWARE	
DATE: 14 SEPTEMBER 2004	
SCALE: N/A	
PROJECT NO.: 047422	
SHEET: 1 OF 1	

Figure 3

Glossary of Terms Used in this Proposed Plan

Brownfield	Property that is vacant or underutilized because of the perception or presence of an environmental problem
Brownfield Investigation	An environmental study of a site including sampling of soils, groundwater, surface water, sediment and/or wastes on the property
Certified Brownfield	A brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program
Contamination	The introduction of harmful or hazardous matter into the environment
Certificate 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.
Exposure	Coming into contact with a substance through inhalation, ingestion, or direct contact with the skin; may be acute or chronic
Final Plan of Remedial Action	DNREC's plan for cleaning up a hazardous site after it has been reviewed by the public
Former Basher Lane Site	The 11.7-acre parcel of land that is the subject of this Plan that will be redeveloped into the Hockessin Athletic Club and Wellness Center.
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.
Interim Action	An Interim Action means the containment, cleanup, or removal of a release or imminent threat of release of hazardous substances from a facility, or the taking of other actions, prior to the selection of a remedial action, as may be necessary to prevent, minimize, or mitigate threat to public health, welfare, or the environment.
Proposed Plan of Remedial Action	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments
Risk	Likelihood or probability of injury, disease, or death
Site Specific Assessment	Field sampling and evaluation of a site financed by a grant to DNREC from the US EPA
Target Analyte List/Total Compound List (TAL/TCL)	The laboratory analysis of approximately 150 compounds and contaminants, including volatile and semivolatile organic compounds (VOCs and SVOCs), pesticides, polychlorinated biphenyls (PCBs), and heavy metals.

What is a *Proposed Plan*?

A Proposed Plan of Remedial Action (Proposed Plan) is a summary of how DNREC plans to clean up a contaminated site. A Final Plan of Remedial Action (Final Plan) is the adoption of the Proposed Plan, after all comments made by the public within the comment period of twenty days have been considered and addressed by DNREC.

The Delaware State Legislature passed the Hazardous Substance Cleanup Act (HSCA) in 1990. The Legislature made sure that members of the public would be informed about environmental problems in their own neighborhoods and have a chance to express their opinion concerning the clean up of those environmental problems before DNREC takes action.

After DNREC studies a site, it summarizes the problems there and proposes one or more possible solutions in a Proposed Plan. The Proposed Plan contains enough information to allow lay persons to understand the site. More detailed information can be found in the reports and documents approved by DNREC. The Proposed Plan is not intended to be a reiteration of all the investigations and findings that have been gathered at the property. All of the documents and reports created by DNREC or consultants during the course of the investigation of the site are available to the public at the offices of DNREC-SIRB or at DNREC's website:

<http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/sitefiles.asp> .

DNREC issues the Proposed Plan by advertising it in at least one newspaper in the county where the site is located. The legal notices for the Proposed Plans and the Final Plans usually run on Wednesdays or Sundays in the legal classified section of the News Journal and/or the Delaware State News. The public comment period begins on the day (Wednesday), or the day after (Sunday) the newspaper publishes the legal notice for the Proposed Plan.

DNREC frequently holds public meetings during the comment period. Those meetings are usually held near the site in the evening. Citizens can request a public meeting if DNREC did not already schedule one.

Comments are collected at the public meetings, by phone or in writing. DNREC considers all comments and questions from the public before the Proposed Plan is finalized and adopted as a Final Plan.
