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Castle Ford Site
Final Plan of Remedial Action

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May 1995

Department of Natural Resources and Environmental Control
Superfund Branch

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Castle Ford Site

Final Plan of Remedial Action

1. Introduction

The Department of Natural Resources and Environmental Control ("Department") issues this Final Plan of Remedial Action under the provisions of the Delaware Hazardous Substance Cleanup Act ("HSCA") and the Delaware Regulations Governing Hazardous Substance Cleanup ("Regulations"). The Final Plan presents to the public, the Department's final selection of remedial activities to occur at the Castle Ford Site ("Site"), New Castle, New Castle County, Delaware, see Figure 1.

2. Background

In April 1992, the Department reached an agreement with the potentially responsible party ("PRP") to perform a Remedial Investigation of the Site under HSCA. The investigation concluded in March 1993.

In accordance with the Regulations, the Department set remedial action objectives for land use, resource use, and cleanup levels that are protective of human health and the environment for the Site. The following two (2) objectives were determined to be appropriate:

- To continue to use the property as an industrial/commercial facility with supplied public water for all purposes, and
- To allow routine construction, excavation and maintenance activities without any special chemical hazard protection.

These objectives are consistent with the value of the building structures (office, warehouse, and vehicle maintenance shop), the surrounding land use, county zoning, state regulations governing water supply, and worker health and safety.

A risk assessment of the site was performed based on data obtained during the investigation. A comparison of the results of the risk assessment with the remedial objectives for the Site indicate that no further cleanup of the Site is required to comply with HSCA.

3. Proposed Plan and Public Participation

The Department drafted a Proposed Plan of Remedial Action for the Site recommending further action limited to institutional controls and some minor site closure matters. The notice of Proposed Plan was published on 2 April 1995 and 9 April 1995 in the News

Journal Newspaper, see Figure 2. A public meeting on the Proposed Plan was held on 12 April 1995. During the public comment period, the Department responded to several inquiries, but there were no objections to or substantive comments to the Proposed Plan.

4. Further Action

The Final Plan is as follows for Parcels A and B of the Site, see Figure 3.

Parcel A

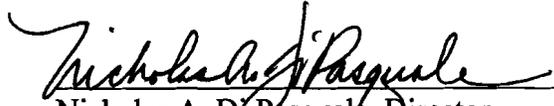
The existing monitoring wells MW-1 and MW-2 will be abandoned under the appropriate regulation.

Parcel B

- Since the risks associated with the Site are acceptable if the unconfined aquifer is restricted from drinking water use, the Department restricted drinking water access.
- The PRP shall maintain the monitoring wells MW4, and MW5. Prior to any property transaction, the seller shall sample the wells, which previously reported Trichloroethene (“TCE”), for TCE and report this information to the Department. Each subsequent, seller and buyer is obligated to maintain, sample, and report the levels of TCE until TCE in groundwater reaches the target concentration of 5 ug/l in groundwater, (e.g. the Maximum Contamination Level (MCL) for Drinking Water Supplies as amended by the EPA). When this target concentration is reached, the Owner can petition the Department and the Department may grant approval for the Owner to discontinue the monitoring program and to properly abandon the well(s).
- The monitoring well MW3 shall be abandoned properly under the appropriate regulations.
- Approximately sixty (60) tons of mixed paint stained and clean soil removed from Parcel A and stockpile and tarped on Parcel B properly shall be disposed of properly.
- The investigation derived wastes shall be disposed of properly.
- The vehicle bay floor drains through to the pass through separator shall be cleaned properly and the contents emptied and the pass through separator cleaned of any liquid/sludge. The liquid/sludge shall be disposed of properly. It shall be confirmed that the pass through separator and floor drains are functioning properly. And/or, the floor drains and separator shall be decommissioned properly. Decommissioning of the floor drains and separator shall include the removal and proper disposal of any and all fluids, sludges, and/or residues contained there in prior to decommissioning of the floor drains and the pass through separator.

5. Declaration

This Final Plan of Remedial Action for the Castle Ford Site is protective of human health, welfare and the environment and is consistent with the requirements of the Delaware Hazardous Substance Cleanup Act.



Nicholas A. DiPasquale, Director
Division of Air and Waste Management

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*25 May 1995
JFBS Nicholas DiPasquale
Division of Air and Waste Management
JFBS*

Figure 3 - Site Sub Areas: Parcel A and Parcel B

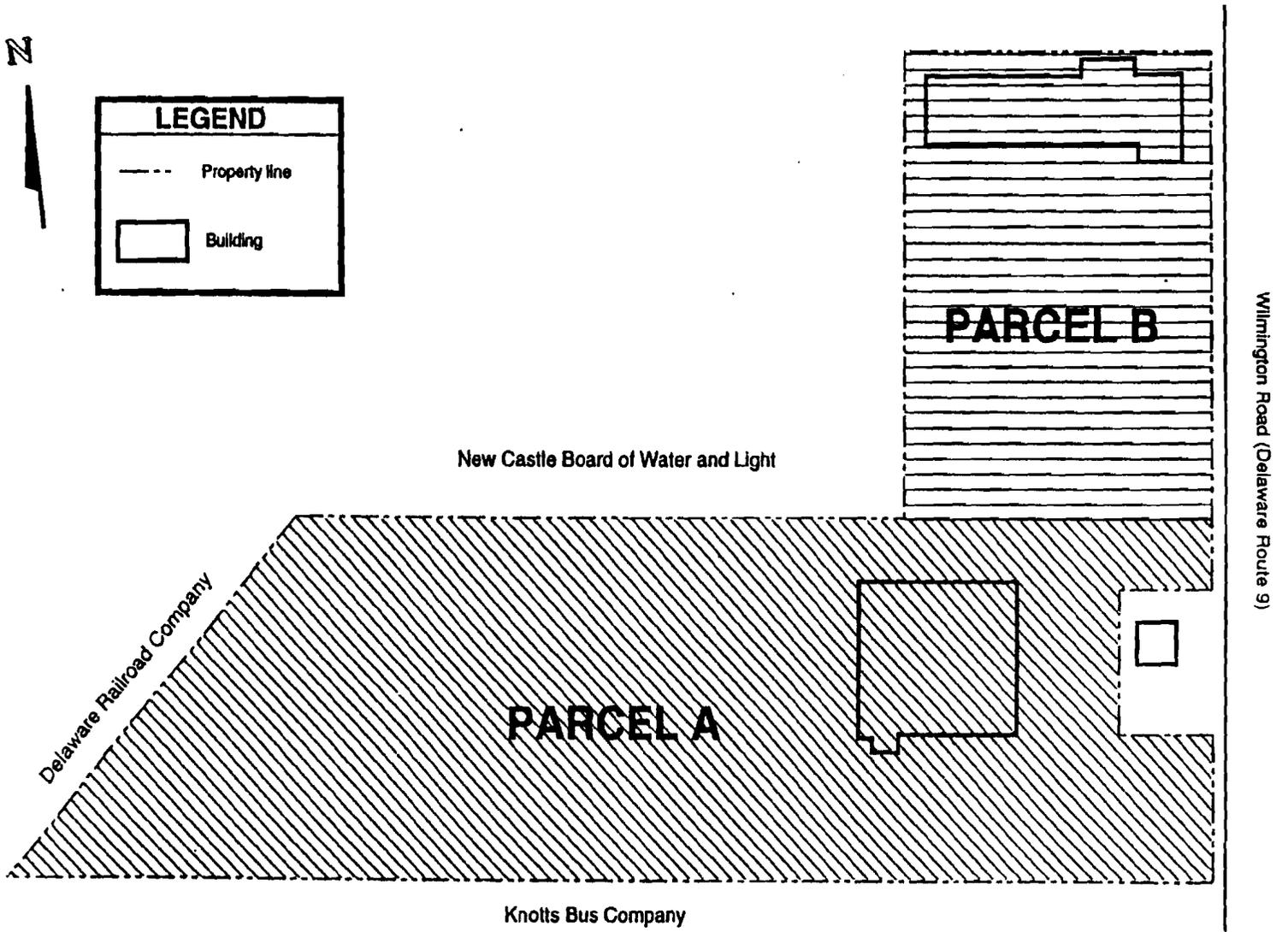


Figure 2 - News Journal Legal Notices

Legal Notices

1a

PUBLIC HEARING

The Delaware Department of Natural Resources and Environmental Control

Announces the Release of the Proposed Plan of Remedial Action for the Castle Ford Site,

New Castle, Delaware
In April of 1992 the Department of Natural Resources and Environmental Control (DNREC) reached an agreement with Quill 800 Inc. to perform a comprehensive environmental investigation and risk assessment of the former Castle Ford site located along the west side of Delaware State Route 9 within the northern portion of the City of New Castle, New Castle County. The investigation was performed under the authority granted to the Secretary of DNREC by the Delaware Hazardous Substance Cleanup Act, 7 Del. C. Chapter 91.

For purposes of this investigation, the site has been designated Parcel A and Parcel B. The results of the investigation concluded that the Castle Ford Site, in its present condition, does not present an unacceptable risk to public health, welfare or the environment.

According to the Proposed Plan of Remedial Action, the Department recommends that Quill 800 abandon the existing monitoring wells on Parcel A of the property. With regard to Parcel B, the Department recommends the following: a) Groundwater withdrawal from the unconfined aquifer be restricted; b) Quill 800 shall maintain the monitoring wells located on Parcel B. In addition, prior to any property transaction the seller shall sample the wells, which previously reported TCE (for TCE), and report this information to the Department. Each subsequent seller and buyer is obligated to maintain, sample and report levels of TCE until the TCE in the groundwater reaches the target concentration of 5 ug/l. When this target concentration is reached, the owner may petition the Department to grant approval to abandon the wells.

For more information on the Castle Ford site or a copy of the Proposed Plan of Remedial Action, please call Jane Biggs at (302) 323-4540. Written comments may be sent to: DNREC, Superfund Branch

Attn: Jane Biggs
715 Grantham Lane
New Castle, De.
19720-4801

The report on the investigation on which this proposal is based may be examined at the above location. DNREC invites written comments on the proposal. The public comment period closes on April 24, 1995.

A Public Hearing on the proposed plan will be held on Wednesday, April 12, 1995 at 7 p.m. at the following address:

DNREC's
New Castle Office
715 Grantham Lane
New Castle, De.
19720-4801
4/2/NJ 46648

498066

CORRECTION TO
4/2/95 Advertisement
re: Castle Ford
Superfund Site
The meeting on Wednesday, April 12, 1995 will be an INFORMATIONAL MEETING.

The ad incorrectly stated that the meeting would be a public hearing.

The public is invited to attend this informational meeting to discuss the Release of the Proposed Plan of Remedial Action for the Castle Ford Site, New Castle, Delaware.

For more information on the Castle Ford site or a copy of the Proposed Plan of Remedial Action, please call Jane Biggs at (302) 323-4540. Written comments may be sent to: DNREC, Superfund Branch

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DNREC's
New Castle Office
715 Grantham Lane
New Castle, De 19720-4801
4/9NJ 1758

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Figure 1 - Site Location

