



PROPOSED PLAN OF REMEDIAL ACTION

Ed's Texaco Site
Newark, Delaware
DNREC Project No. DE-1821



AUGUST 2023

Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Remediation 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:

Qazi Salahuddin, Environmental Program Administrator
Remediation Section

8/29/2023

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. The Department of Natural Resources and Environmental Control (DNREC) considers and addresses all public comments received and publishes a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Ed's Texaco Site?

The Ed's Texaco Site is located at 337-341 South Main Street, Newark, DE and consists of three tax parcels (18-025.00-181, 18-025.00-182, and 18-025.00-183) totaling approximately 0.45 acres (Figure 1). The Site area is currently an empty paved lot (Figure 2).

What happened at the Ed's Texaco Site?

The Site operated as a gasoline filling station from at least 1964 to mid-1980's. Six underground storage tanks (USTs) containing gasoline and kerosene were reportedly removed from the Site in 1986. All buildings on the Site were demolished between 2002 and 2006. Since that time, the Site has been paved and has remained empty.

What is the environmental problem at the Ed's Texaco Site?

A Brownfield Investigation performed in 2023 at the Site found that the groundwater on Site is impacted by the metals arsenic, barium, cobalt, iron, manganese, mercury, nickel, and thallium, and the pesticide dieldrin at concentrations exceeding DNREC Remediation Section's Hazardous Substance Cleanup Act (HSCA) Screening Levels. The human health risk assessment indicated that the groundwater is not acceptable for residential or commercial indoor worker use due to the contaminants of concern.

What clean-up actions have been taken at the Ed's Texaco Site?

None to date.

What does the owner want to do at the Ed's Texaco Site?

The Site is tentatively planned for redevelopment for high-density mixed residential and commercial use.

What additional clean-up actions are needed at the Ed's Texaco 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 within 60 days of the issuance of the Final Plan of Remedial Action. 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-RS 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 recording of the Environmental Covenant.

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

The Site may be redeveloped for residential and commercial use. The Environmental Covenant will continue to limit withdrawal of groundwater.

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

The complete file on the Site including the Brownfield Investigation Report and the various reports are available online at:

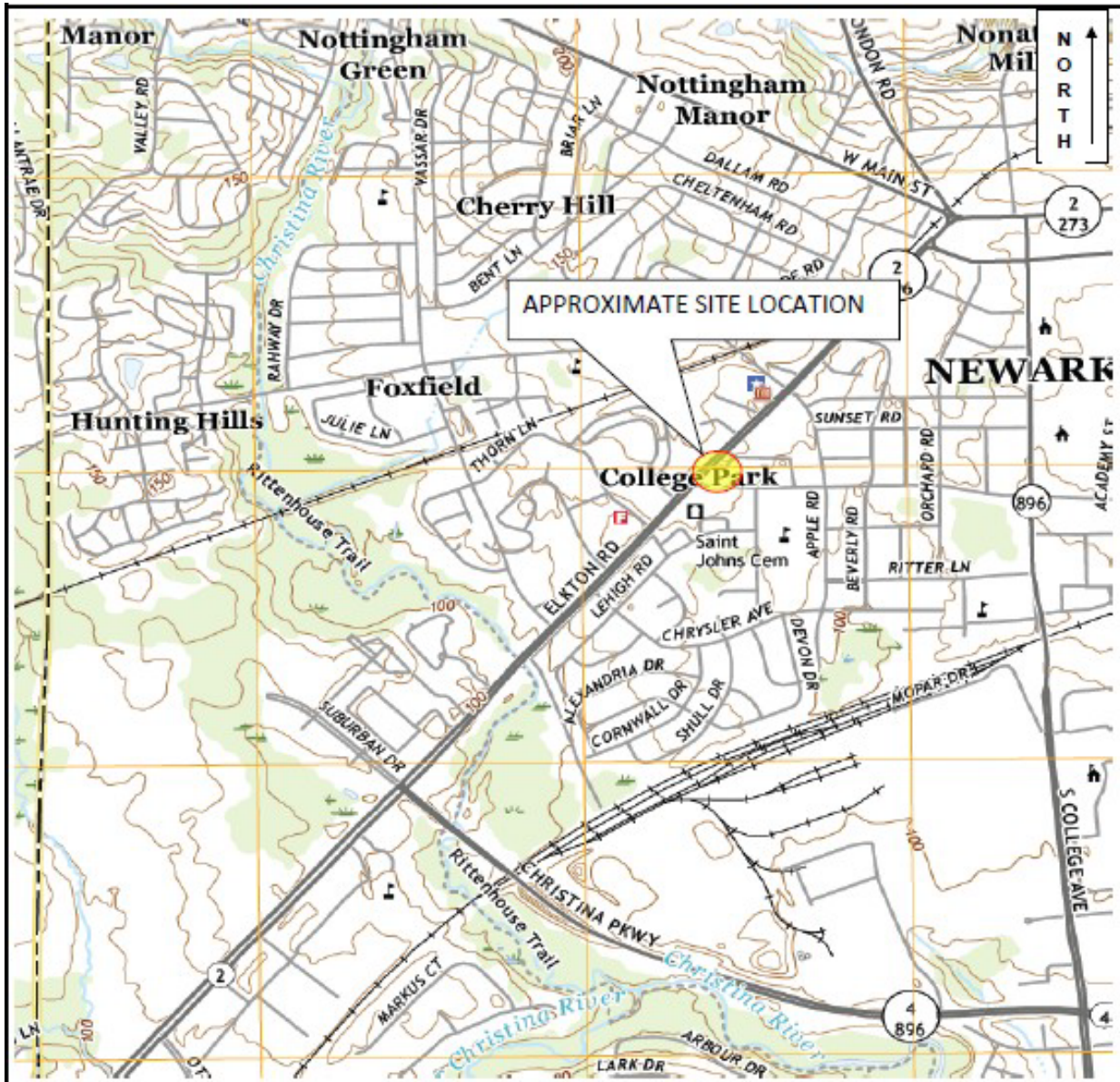
<https://den.dnrec.delaware.gov/>

The 20-day public comment period begins on September 3, 2023 and ends at close of business (4:30 pm) on September 25, 2023. Please send written comments to the DNREC Project Officer, Gina Marinacci, via email to RS_Public_Comments@delaware.gov; or written letter to 391 Lukens Drive, New Castle, DE 19720

Figure 1: Site Location

Figure 2: Site Map

GM:dh;GM23014.docx;DE-1821 II B8;QS23173



NOTE:
 THIS LOCATION SKETCH WAS ADOPTED FROM THE USGS TOPOGRAPHIC MAP,
 7.5 MINUTE SERIES, FOR NEWARK WEST, DE, MD, PA



Ten Bears Environmental Associates Co.,
 1080 South Chapel Street, Suite 200
 Newark, DE 19702
 Phone: (302) 731-8633

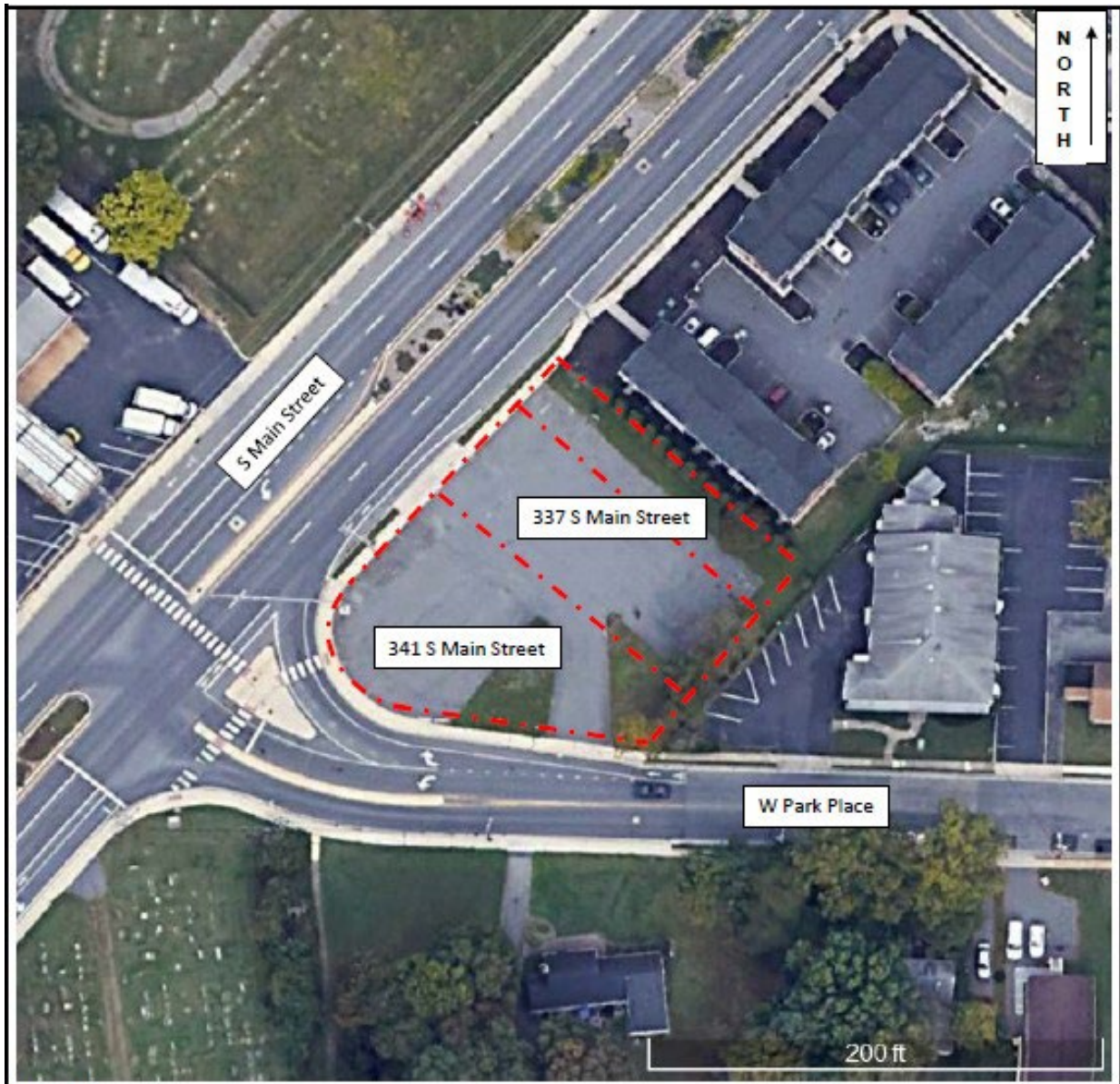
FIGURE 1 - SITE LOCATION SKETCH

ED'S TEXACO SITE (DE-1821)


337-341 S MAIN STREET, NEWARK, DELAWARE

DATE:	12/29/2022	JOB NUMBER:	22-2332.B
DRAWN BY:	BMF	SCALE:	N.T.S.
CHECKED BY:	RCG	FIGURE NO:	1
FILE NO:	22-2332.B	SHEET	1 OF 1

Figure 1



Legend

 Approximate parcel boundaries

Note: This drawing was adapted from a September 2020 aerial photograph obtained from Google Earth


 Ten Bears Environmental Ten Bears Environmental Associates Co., 1080 South Chapel Street, Suite 200 Newark, DE 19702 Phone: (302) 731-8633	FIGURE 2 - SITE VICINITY AERIAL PHOTOGRAPH ED'S TEXACO SITE (DE-1821) 337-341 S MAIN STREET, NEWARK, DELAWARE	
	DATE: 1/23/2023	JOB NUMBER: 22-2332.B
	DRAWN BY: BMF	SCALE: AS SHOWN
	CHECKED BY: RCG	FIGURE NO: 2
	FILE NO: 22-2332.B	SHEET 1 OF 1

Figure 2

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.
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.
RS	Remediation Section of DNREC, which oversees cleanup of sites that were contaminated as a result of past use, from dry cleaners to chemical companies