FINAL PLAN OF REMEDIAL ACTION

FORMER PENINSULA PLATING SITE
(AKA. Bo-Win Property)

East 7th Street and River Road
Blades, Delaware *DNREC Project No. DE-0287*

This Final Plan of remedial action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) determination that no further remedial action will be required at the Former Peninsula Plating Site in Blades, Delaware.

DNREC issued public notice of the Proposed Plan for the site on April 29, 2007 and opened a 20-day public comment period. The Proposed Plan recommending "no further action" is attached. The Proposed Plan also includes the location of additional information found on the DNREC web page and in the DNREC office on Lukens Drive in New Castle.

There were no comments or questions 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.

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

SCANNED

MAY 3 1 2007

File # 0287
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APPENDIX 1

PROPOSED PLAN OF REMEDIAL ACTION

Former Peninsula Plating Site
(AKA Bo-Win Site)
Blades, DE

DNREC Project No. DE-0287

April 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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PROPOSED PLAN
Q&A

FORMER PENINSULA PLATING SITE
(AKA. Bo-Win Property)

What is the Former Peninsula Plating Site? The site is a Delaware certified Brownfield and is currently a vacant property located at East 7th Street and River Road in Blades, DE 19973.

Tax Parcel Number: 1-32 1.15 16.00
Nearest major intersection: 5th and Market Street
Area: 5.73 acres
Zoning: Residential; apartments and townhouses
Nearest surface water body: Nanticoke River, 1000 ft. north.
Shallow groundwater at the site flows toward the Nanticoke River.
The site is not within the 100-year flood plain. It is flat.
Other surrounding land use is residential and commercial.
The property has city water and sewer service.
The City of Blades has its water supply wells within ¼ mile of the site.

What happened at the former Peninsula Plating Site? Previous owners used the property as a plating facility, a bakery and for other retail and commercial uses. The plating company abandoned its operation in the 1990s.

The plating site was the subject of a USEPA Removal Action in 1995. The EPA disposed of drums of chemicals and bulk plating liquids remaining in tanks after the operation was abandoned.

What is the problem at the Former Peninsula Plating Site? There are no contamination problems in soil or groundwater remaining at the site.

A Phase II Investigation was conducted by BrightFields in 2006. The investigation included soil borings, test pits, and soil and ground water sampling. A laboratory tested the samples for a full suite of possible contaminants. This investigation showed that there are no adverse environmental impacts remaining on the property. Two underground storage tanks were removed from the property under the appropriate regulations in April, 2007.

What does the owner want to do at the former Peninsula Plating Site? The property owner, Blades Associates, LLC, plans to build work-force housing including approximately 41 townhouses and 2 low rise apartments and landscaping.

The plan for site redevelopment includes the demolition of site structures, removal of tanks and piping, re-grading, and then construction of the residential housing and landscaping.

How does DNREC plan to clean up the former Peninsula Plating Site? Based on the 2006 Phase II Site Investigation, DNREC has not identified any adverse environmental impacts from previous uses of the property. DNREC recommends **No Further Action at this site.** After the public comment period, DNREC will issue a Final Plan of Remedial Action. The site will be eligible for a Certificate of Completion of Remedy at the conclusion of remedial action.

What are the long term plans for the Site after the cleanup? DNREC will not require any environmental monitoring or deed restrictions on the property.

Since there are no contaminants of concern on this property, DNREC will require no further action on this property.

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

The complete file on the site including the EPA Removal Action Report, the DNREC Site Investigation and the 2006 Phase II Investigation is 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 ends on May 21, 2007. Please send written comments to the DNREC office or call Stephen Johnson, Project Manager, at:
302-395-2600.

PROPOSED PLAN OF REMEDIAL ACTION

Former Peninsula Plating Site
(Aka. Bo-Win Site)
Blades, DE

DNREC Project No. DE-287

April 2007

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

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

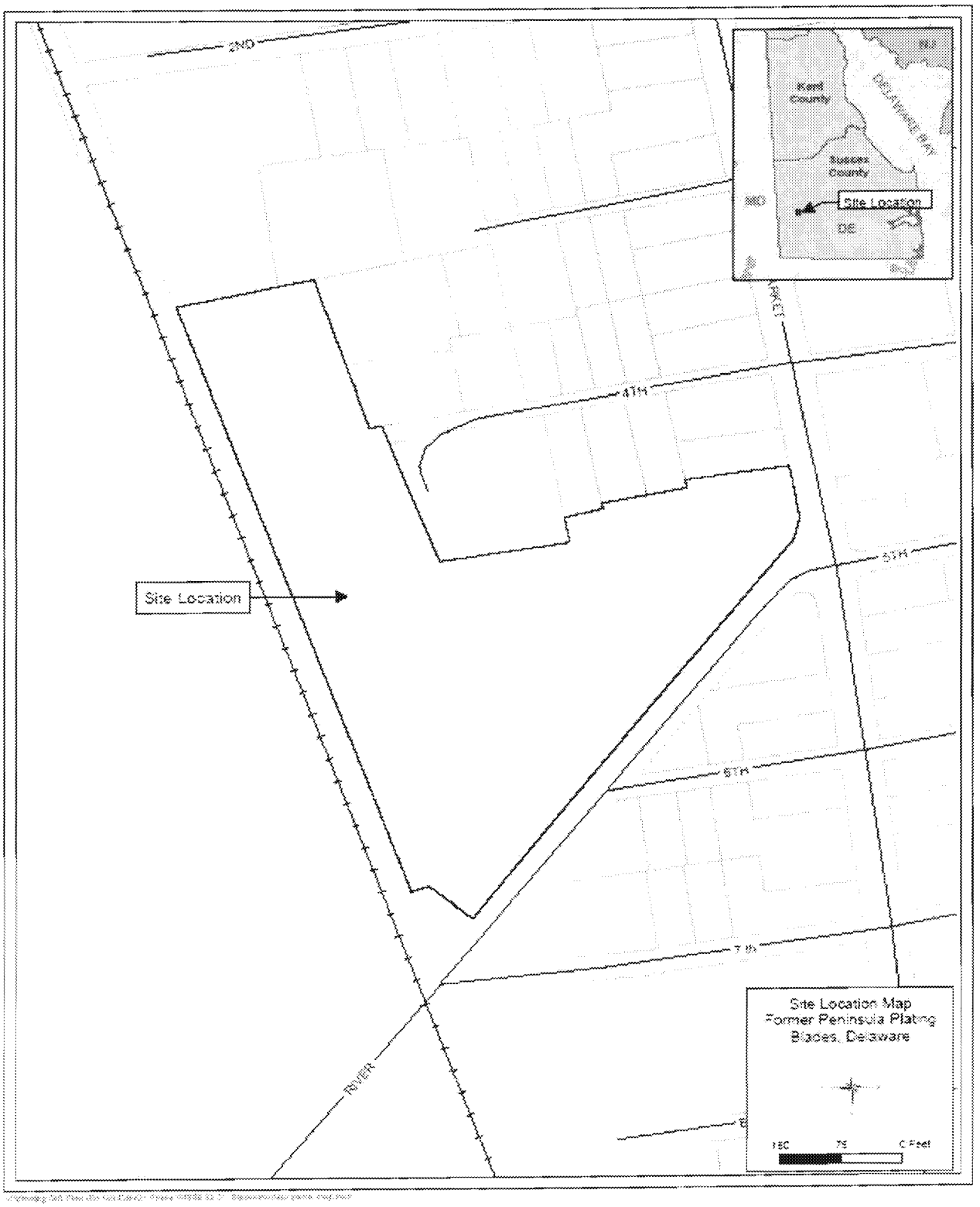

Figure 1. Peninsula Plating Site Location

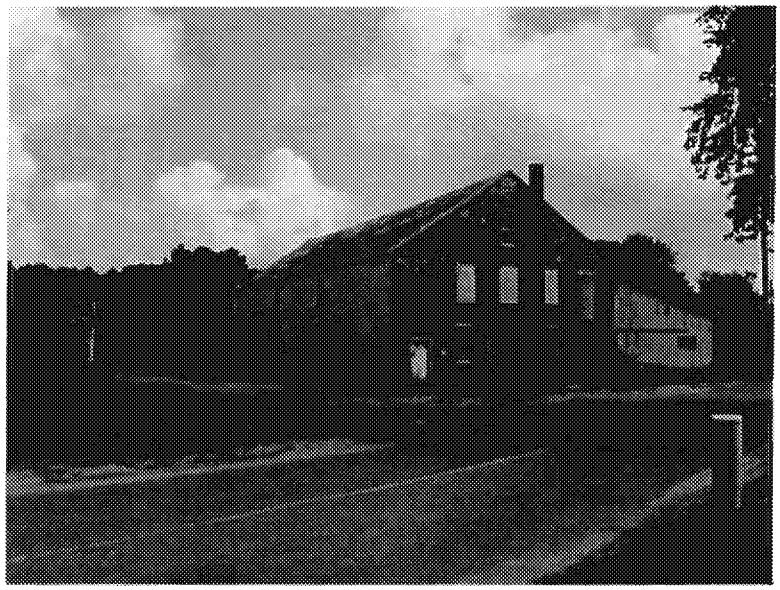

Figure 2 View of Peninsula Plating Site from River Road

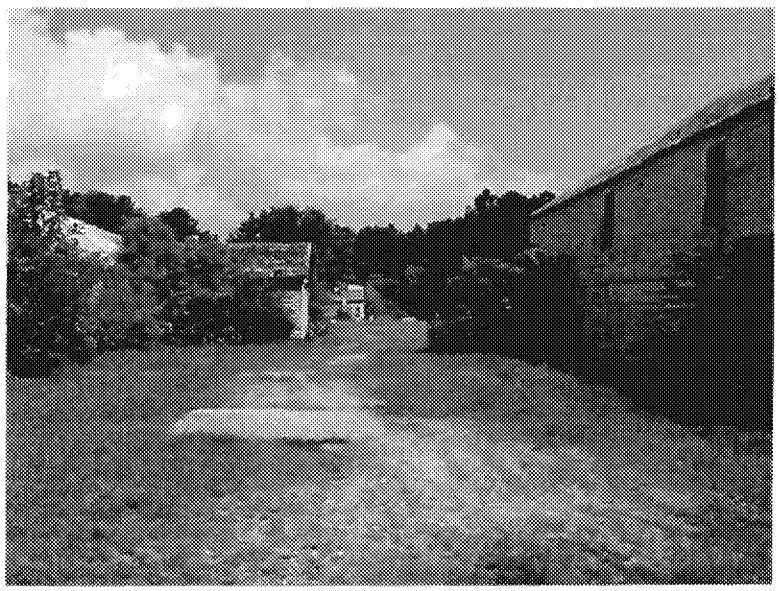

Figure 3. Existing Buildings (January 2007)

Glossary of Terms
Used in this Proposed Plan

BrightFields	A private environmental consulting company that conducted the Phase II investigation for the property owner.
Brownfield	Property that is vacant or underutilized because of the perception or presence of an environmental problem.
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	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 proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.
Former Peninsula Plating Site	The 5.73-acre parcel of land that is the subject of this Plan that will be redeveloped into 41 townhouses and 2 low-rise apartment buildings.
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.
Phase II Site Investigation	An environmental study of a site including sampling of soils, groundwater, surface water, sediment and/or wastes on the property.
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.

What is a *Proposed Plan?* What is a *Final 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. 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.

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