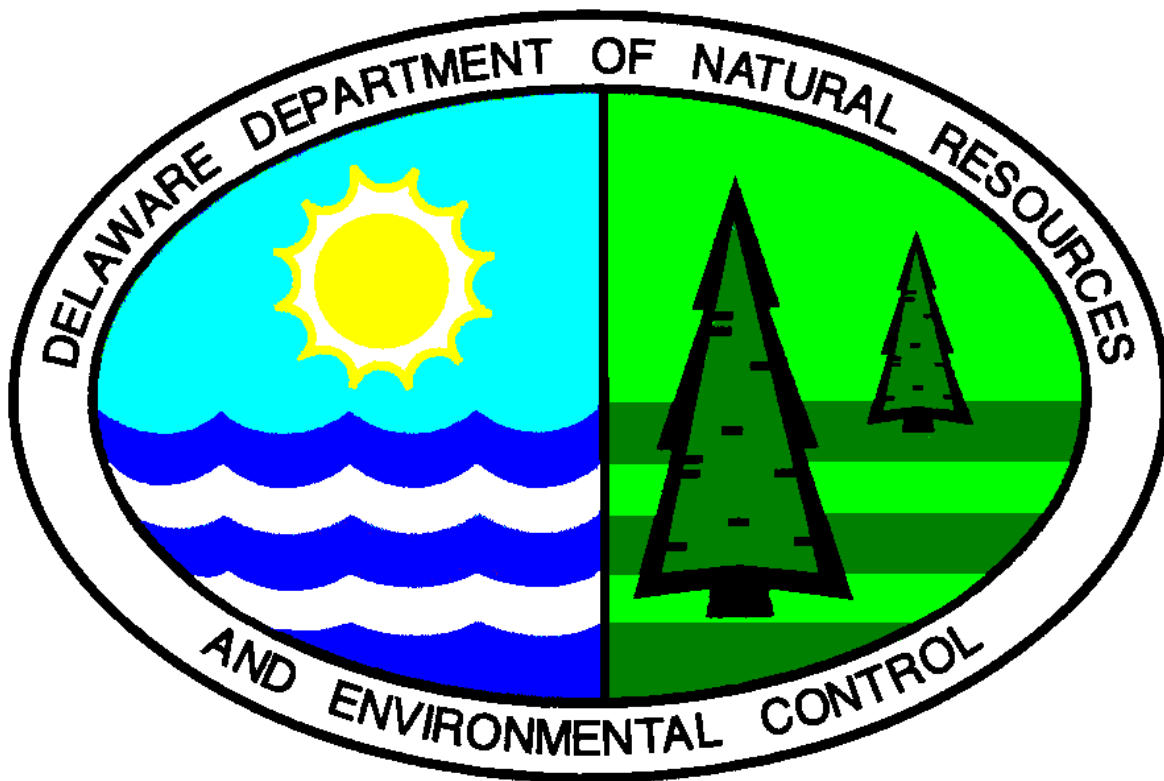


SUNDAY BREAKFAST MISSION
FINAL PLAN OF REMEDIAL ACTION



March, 1998

Department of Natural Resources and Environmental Control
Site Investigation & Restoration Branch

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SUNDAY BREAKFAST MISSION PROPOSED PLAN OF REMEDIAL ACTION

INTRODUCTION

The Department of Natural Resources (DNR) has been granted by the Department of Environmental Control (DEC) under the authority of the Federal Superfund Amendments and Reauthorization Act (SARA) (Public Law 101-618, Title III, Section 304, 42 U.S.C. 9601 et seq., Ch. 91) and the Delaware Regulations Governing Hazardous Substance Cleanup ("Regulations"). The Final Plan presents the Department's final selection of remedial activities to occur at 110 N. Poplar Street, Wilmington, Delaware. (Figures 1, 2 and 3).

BACKGROUND

The Sunday Breakfast Mission property consists of a 1-acre parcel containing a large operations/warehouse building, a parking lot, a grassed side yard and a shed. The Mission feeds and temporarily houses homeless men. In January of 1997, the Sunday Breakfast Mission began preliminary excavations for the construction of a new warehouse on the northeastern portion of the property.

A truck load of the soil and debris mixed material was taken off site and the excavator attempted to unload the soil at a property accepting clean fill. The property manager would not accept the soils from the site and several other properties would also not accept the soils. The excavator contacted the Site Investigation and Restoration Branch office with his concerns regarding the removal of the site soils.

INVESTIGATION RESULTS

~~PAHs were detected in the site soils, though one sample contained approximately 1 ppm of total PAHs.~~
absent in the site soils, though one sample contained approximately 1 ppm of total PAHs.

SELECTION OF CONTAMINANT OF CONCERN

The analytical screening results are compared to the reporting levels in accordance with the Guidance for both subsurface soil and surface soil and Region III Risk Based Concentration Tables. The analyte exceeding the applicable criteria (HSCA soil screening levels for surface soil) is lead. Lead was selected as the contaminant of concern at the Sunday Breakfast Mission property.

REMEDIAL ACTION OBJECTIVES - INTERIM ACTION

HSCA Regulations require that Qualitative and Quantitative Objectives be established for site cleanups. DNREC and the Sunday Breakfast Mission agreed that contact with soils exceeding industrial/commercial levels for lead (1000 ppm) be avoided. The remedial action objectives selected for this site are designed to remove the potential for human contact with lead contaminated soil.

These objectives are consistent with the current and future use of the site, the City of Wilmington zoning policies, state and federal regulation, and community safety.

In June 1997, the Sunday Breakfast Mission undertook the removal and disposal of 119.64 tons of contaminated soils. Areas between the newly constructed warehouse and present operations building were asphalt paved. This interim action took place under DNREC oversight. The cleanup of the site is considered completed by DNREC.

PROPOSED PLAN AND PUBLIC PARTICIPATION

The Department provided public notice of its Proposed Plan of Remedial Action for the 110 N. Poplar Street site in The News Journal and Delaware State News on February 15, 1998. The Department requires the following additional action:

- Placement of a deed restriction in order to insure that the site's use will remain in accordance with its nonresidential purposes, and that any additional soil excavation activities be overseen by DNREC personnel.

During the comment period, the Department received no comments on the Proposed Plan.

Based upon the information and results of the investigations performed at the 110 N. Poplar Street site, Wilmington, the Department has determined that the most preferred remedy conveyed in the proposed plan has been implemented under an Interim Action.

DECLARATION

This Final Plan of Remedial Action for the 110 N. Poplar Street 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. Di Pasquale, Director
Division of Air and Waste Management**

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