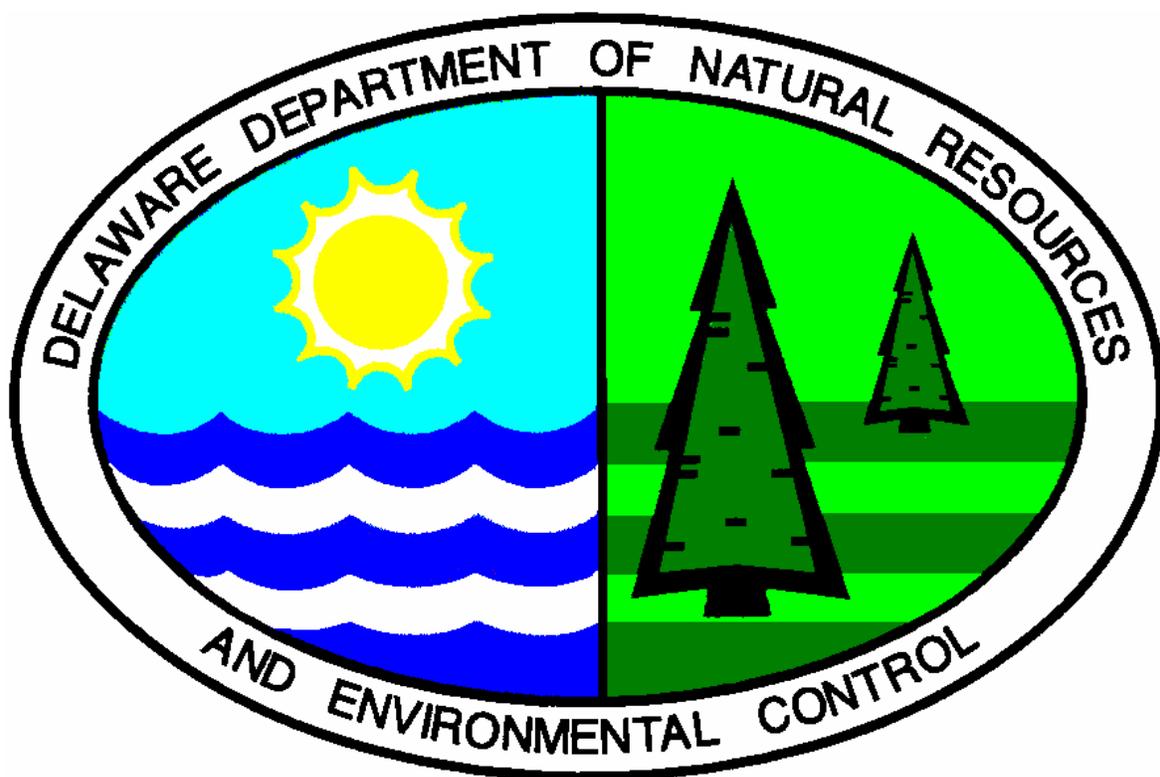


# **SUNDAY BREAKFAST MISSION**

## **PROPOSED PLAN OF REMEDIAL ACTION**



**FEBRUARY, 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***

In January, 1997, the Department of Natural Resources and Environmental Control (“DNREC” or “Department”) under the authority granted by the Hazardous Substance Cleanup Act (7 Del. C., Ch. 91) reached an agreement with the Sunday Breakfast Mission, (the voluntary party) to oversee the excavation of a foundation for a new warehouse at the Sunday Breakfast Mission property, located at 110 N. Poplar Street, Wilmington, Delaware (Figures 1, 2 and 3).

This document is the Department’s Proposed Plan of Remedial Action for the Sunday Breakfast Mission property. This Proposed Plan is issued under provisions of the HSCA and the Regulations Governing Hazardous Substance Cleanup (“Regulations”). It presents the Department’s assessment of the potential unacceptable health and environmental risks posed by the Sunday Breakfast Mission property and plans for further action.

The Proposed Plan of Remedial Action also includes a comparison of the remedial alternatives with respect to the following criteria: protection of public health, welfare, and the environment, and compliance with applicable laws and regulations.

The Department will provide public notice and opportunity to comment on the Proposed Plan in accordance with Section 12 of the Regulations. At the conclusion of the comment period, the Department, after review and consideration of the comments received, shall issue a final plan of remedial action which shall designate the selected remedial action.

### ***SITE DESCRIPTION AND OPERATIONAL HISTORY***

The Sunday Breakfast Mission property consists of a 1.5± 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. The site is fenced on all four sides.

The site on which the new warehouse was placed was historically residential. The townhouses previously present on the site were demolished in the late 1960’s/early 1970’s before the construction of the current mission building. Currently, heavy and light industries are present immediately east and south of the site. Historically, tanneries and machine shops were present west of the site. Apartment buildings and townhouses are currently present west and north of the site.

### ***CURRENT INVESTIGATIONS***

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. DNREC technical staff met at the Sunday Breakfast Mission property and recommended a limited test pitting investigation at the site to screen for inorganics, Poly Chlorinated Biphenyls (PCBs) and Poly cyclic Aromatic Hydrocarbons (PAHs). Seven test pits were excavated at the property, and two samples were taken from each pit - one at the 1'-2' interval, and one at the 4'-5' interval. Three samples were also taken from previously stockpiled soils on either side of a new driveway (Figure 4).

During sampling, the soils containing miscellaneous demolition debris were found to contain the higher levels of lead, above the HSCA soil screening levels for surficial industrial soils set at 1000 ppm (Table 1). Lead was present in the mobile lab screened test pit samples with concentrations ranging from 12 ppm to 3027 ppm. These soils were confined to the 2nd Street side of the building footprint, and composed approximately one-third of the warehouse footprint. Analytical results revealed that PCBs and PAHs were generally 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***

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.

### ***INTERIM ACTIONS***

The Department recommended that the soils remaining from the excavation of the footers be taken to an appropriate disposal facility as an interim action. Accordingly, the soils that were not used as backfill under the footprint of the building or used as grading under the new asphalt pavement were staged on site. When all grading and backfilling was complete, the contaminated soil was shipped to Clean Earth of New Castle as non-hazardous waste. During completion of the interim action, a leaking underground storage tank was encountered immediately adjacent to the southernmost footer. Soils were excavated around and beneath the tank as an Underground Storage Tank Branch action, and were transported along with the lead contaminated soils. A total of 119.64 tons of petroleum and lead contaminated soils were removed from the site. DNREC was on site during the soil removal and subsequent construction activities, and verified that all contaminated soils were disposed of properly.

### ***RECOMMENDATIONS***

The Department finds that the soil removal and cleanup activities have already occurred fully meet the Remedial Action Objectives. The Department will require the 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.

### ***PUBLIC PARTICIPATION***

The Department actively solicits public comments or suggestions on the Proposed Plan and welcomes opportunities to answer questions. Please direct written comments to:

DNREC Site Investigation & Restoration Branch  
ATTN: Ann L. Breslin  
715 Grantham Lane  
New Castle, DE 19720

or call (302) 323-4540. The public comment period begins on February 15, 1998 and closes on March 7, 1998. Requests for a public meeting must be received by the close of business at 4:30 p.m. on March 7, 1998. Requests should be addressed to Ann Breslin, DNREC, Site Investigation & Restoration Branch, located at 715 Grantham Lane, New Castle, Delaware, 19720.

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