



Biennial Update  
Remediation Status Report  
14 Existing Heavy Industry Use Sites

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Pursuant to Coastal Zone Act, 7 Del. C. §7015(b)

December 2020

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## Introduction

On August 2, 2017, Gov. John Carney signed House Bill 190, the Coastal Zone Conversion Permit Act, amending 7 Del. C., Ch. 70. Under this amendment, the Department of Natural Resources and Environmental Control (DNREC) is directed to provide a report to the General Assembly and the Governor regarding the condition of existing heavy industry use sites in Delaware's Coastal Zone.

7 Del. C. §7015(b) states:

*By September 2017, the Department of Natural Resources and Environmental Control shall provide to the General Assembly and the Governor a baseline report summarizing the contamination and remediation status of each of the 14 heavy industry use sites as of July 1, 2017. Beginning on January 1, 2019, and every 2 years thereafter the Department of Natural Resources and Environmental Control shall provide a comprehensive report to the General Assembly and the Governor summarizing the status of contamination and remediation for all 14 heavy industry use sites compared to the status of the sites on July 1, 2017, and summarizing the environmental status at each site issued a coastal zone act conversion permit. Such report for sites issued a coastal zone act conversion permit shall include, but is not limited to, a list of remediation and site improvement activities underway, a list of offsets and the status of implementation, a list of environmental enforcement actions, a list of any emergency response incidents, a summary of toxic release inventory submissions, and a summary of any air or water quality monitoring if required by another environmental permit.*

This document provides an overview of DNREC's regulatory remedial programs and Delaware and federal law governing the 14 heavy industry sites within Delaware's Coastal Zone. All but one of these locations are in New Castle County, with Delaware Storage and Pipeline Company located in Kent County. This report is broken into sections summarizing the environmental status of each location, including the information required by §7015(b), if applicable. It represents the DNREC's best knowledge of each site at this time.

At the time of this report, no sites have applied for or been issued a conversion permit.

## DNREC's Regulatory Remedial Programs

Groundwater, soil, surface water, and sediment remediation occur under one or more of the following programs:

### **Resource Conservation and Recovery Act** **7 Del. C., Ch. 63**

A facility that is managed through the Resource Conservation and Recovery Act (RCRA)/Hazardous Waste Management program meets the requirements of being considered a transportation, storage and disposal (TSD) facility. Historically, these TSDs contained a unit or multiple units that managed hazardous waste(s). Under this program, the facility or responsible party conducts and assumes the cost of investigation, remediation and post-closure monitoring and maintenance.

### **Underground Storage Tank Act and Aboveground Storage Tank Act** **7 Del. C., Ch. 74 and 7 Del. C., Ch. 74A**

The Underground and Aboveground Storage Tank (UST and AST, respectively) programs ensure the cleanup of releases from specific tanks located at a facility. Both programs have regulations designed to ensure the tank systems are constructed and maintained in a way to minimize the risk of a release of regulated substance, such as petroleum, into the environment. If a release occurs, the responsible parties have an obligation to perform the necessary cleanup activities. DNREC refers to these types of cleanup projects as Leaking Underground Storage Tank projects (LUSTs) or Leaking Aboveground Storage Tank projects (LASTs). Cleanups under these programs may occur independently or be combined with facility-wide cleanup under another program.

### **Comprehensive Environmental Response, Compensation, and Liability Act** **42 U.S.C. §9601 et seq. (1980)**

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) is a federal program that captures facilities that did not meet the transportation, storage and disposal definition but otherwise had contamination and a nonviable responsible party to complete an investigation and remediation. Federal and/or state dollars are expended until a viable responsible party or parties can be identified and cost recovery be effected. In order for the Environmental Protection Agency (EPA) to perform the lead under CERCLA utilizing federal funds, the state has to concur with this action and provide assurances to fund 10 percent of the remedial action and 100 percent of the long-term operation and maintenance. An example of this is Standard Chlorine, where the state is responsible for funding the full amount of maintaining the groundwater treatment system and the engineered soil cap once they are considered operational and functional. In other cases, as with Formosa, the EPA is the technical lead due to the complexity of the facility, but a viable Potentially Responsible Party (PRP) pays for the remedial action and the state is not required to provide a cost share. However, if in the future the federal government determines the PRP is no longer viable, then the state must agree to provide the above mentioned cost share.

## **Delaware's Hazardous Substance Cleanup Act 7 Del. C., Ch. 91**

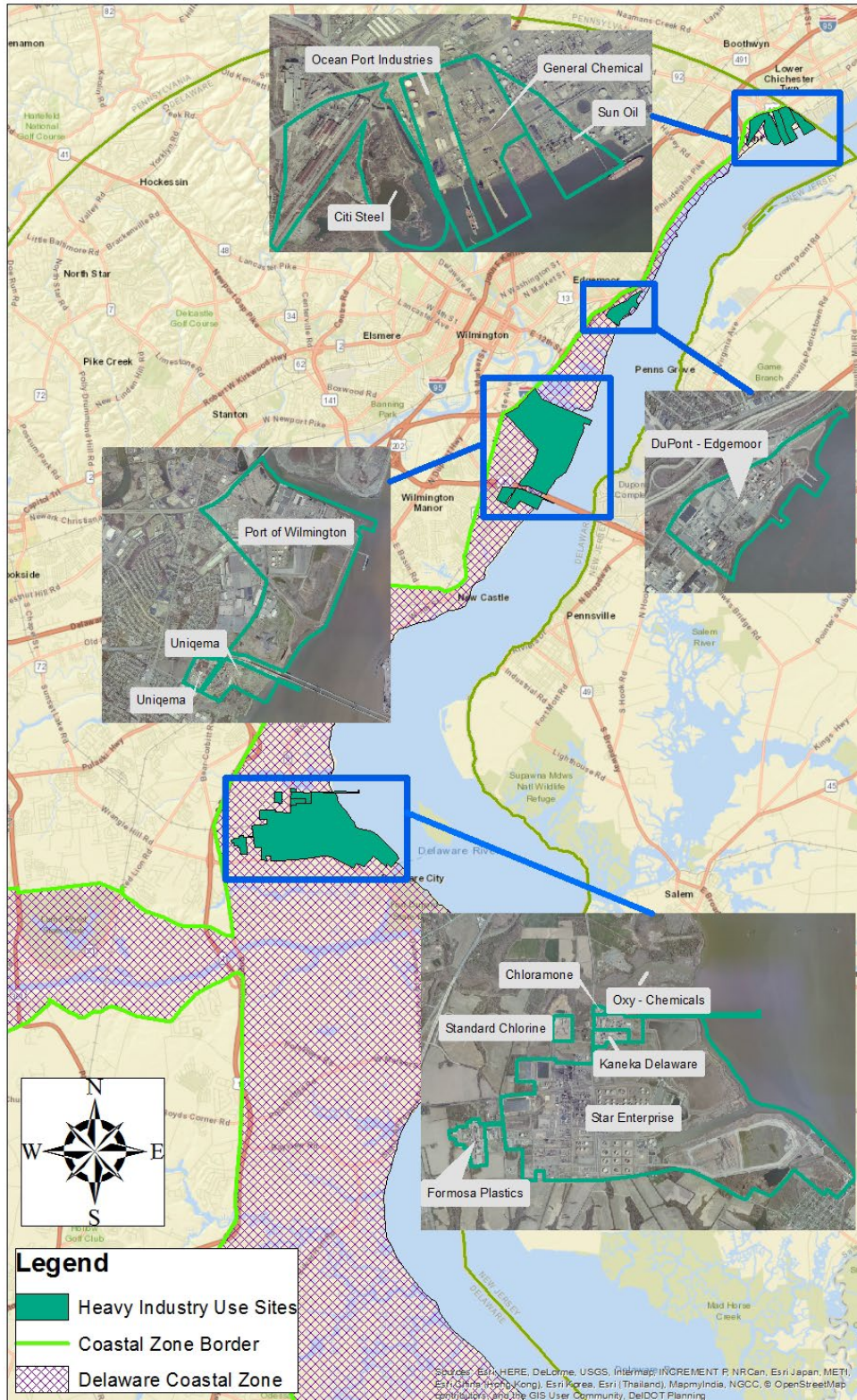
The Hazardous Substance Cleanup Act (HSCA) gives DNREC the ability to ensure cleanup of facilities with a release or imminent threat of release of hazardous substances. HSCA applies to all of the programs, including the Brownfields Program, Voluntary Cleanup Program, state-led projects and enforcement. The Brownfields Program follows the HSCA statute and regulations, and Brownfields Grants are financed by the HSCA Fund for certified sites. State-led projects follow the HSCA statute and regulations, and the cleanup is financed by the HSCA Fund until the responsible party can be identified. HSCA allows for viable PRPs to voluntarily enter into an agreement to fund and remediate the facilities. HSCA also provides the funding mechanism to address facilities where either the state is the PRP or no viable PRP could be identified.

Under each of these programs, a facility can complete an investigation and implement a remedy decision; however, the site may be reopened upon discovery of new information (e.g., toxicity research, changes to site understanding, new release and changes to site use).

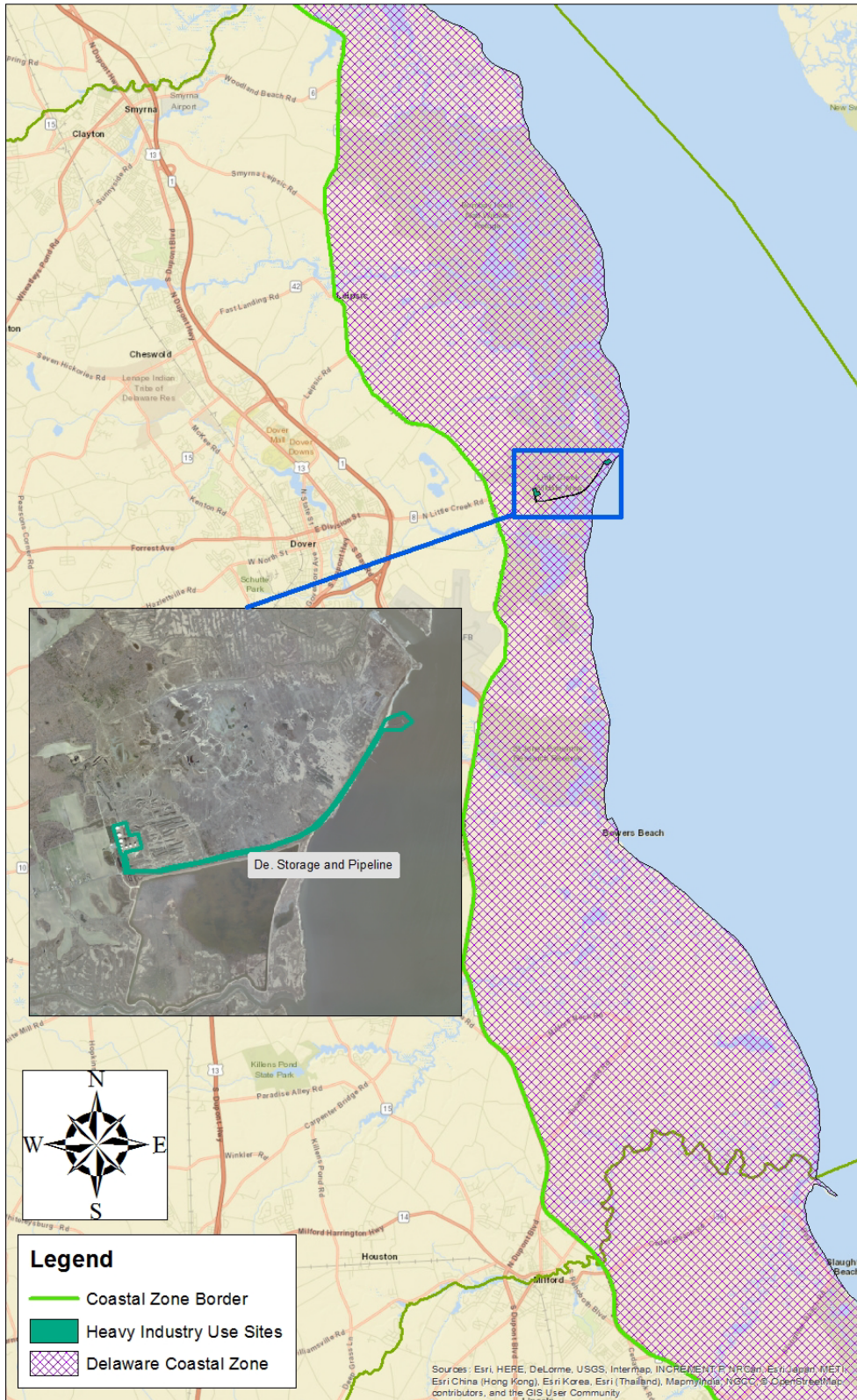
Remedy decisions do not require removal of all hazards from a site. Remedial actions performed either by the state or federal government cannot restore these facilities back to their original pristine condition. Therefore, restrictions are often placed on the facility, limiting its future use (e.g., non-residential uses only) or placing requirements for future monitoring (e.g., soil cap inspection). A remedy may include engineering and/or institutional controls, such as fencing or a deed notice/environmental covenant. Long-term operations, maintenance and monitoring strategies may be required to maintain and verify the effectiveness of a remedy decision. Redevelopment of these facilities must abide by other applicable laws and regulations, such as zoning limitations, no matter what regulatory program leads the remedial action.

Oversight of a facility may be administratively led by either the state or a federal agency. DNREC provides technical support to the EPA on federally-led projects, and vice versa. The lead agency is selected based on a variety of factors, including statutory authority and resource availability.

# Site Locations New Castle County



# Kent County



## Status of Sites

### Sun Oil

**Alternate name(s):** Sunoco Marcus Hook Refinery

**Location:** Delaware Avenue and Green Street, Marcus Hook, DE 19061

**Responsible party:** Sunoco/Evergreen Resources Group, LLC

**Remedial program(s):** RCRA Corrective Action, AST Program

**Contaminant(s) of concern:** benzene

#### **2017 Baseline Report summary:**

Most of the Sun Oil/Sunoco site is in Pennsylvania, with only a small portion in Delaware.

RCRA Corrective Action activities have been conducted under the direction of the EPA in conjunction with the Pennsylvania Department of Environmental Protection and the site is not on the list of Delaware RCRA Corrective Action 2020 sites.

Seven out of eight leaking AST projects containing ethylene glycol, propylene glycol and petroleum products have been closed. One project, consisting of two tanks, remains open due to benzene exceedances with ongoing semi-annual monitoring in place.

#### **Current status of contamination and remediation compared to July 1, 2017:**

RCRA Corrective Action activities continue to be conducted under the direction of the EPA in conjunction with the Pennsylvania Department of Environmental Protection.

The DNREC Tanks Compliance Program reviewed this facility in 2019 and determined the two remaining tanks required no further action as concentrations in benzene monitoring wells have decreased below risk-based screening levels, or have remained non-detect, during semi-annual sampling events. There are no active or open leaking AST projects at this site.

Residual contaminants on the site will likely be addressed by recovery system operation regulated under other programs and by Pennsylvania.

**Link:** <https://www.epa.gov/hwcorrectiveactionsites/hazardous-waste-cleanup-sunoco-partners-m-t-marcus-hook-refinery-marcus-hook>



## General Chemical

**Alternate name(s):** Allied Chemical, Delaware Valley Works

**Location:** 6300 Philadelphia Pike, Claymont, DE 19703

**Responsible party:** Honeywell, Chemtrade and Drawbridge LLC

**Remedial program(s):** RCRA Corrective Action

**Contaminant(s) of concern:** arsenic, lead and DDX (DDT, etc.)

### **2017 Baseline Report summary:**

This is an EPA-led RCRA Corrective Action site with extensive DNREC technical support (i.e. staff time). The financial responsibility for cleanup is held collectively between Honeywell, Chemtrade (the current owner of the former General Chemical site), and Drawbridge (a recent purchaser and developer of a portion of the General Chemical site). Soil, groundwater and sediments in the Delaware River are contaminated with arsenic, lead and DDX (DDT, etc.) as the main contaminants of concern.

There are plans for continued remediation and expected redevelopment at the site. Plans for capping a portion of the contaminated sediments in the Delaware River are being developed, although additional work will be required.

The site had one leaking UST project that was closed in 1991.

### **Current status of contamination and remediation compared to July 1, 2017:**

Multiple Solid Waste Management Units and Areas of Concern are being investigated through RCRA Corrective Action. Metals, volatile organic compounds and pesticides are the main contaminants of concern in soils, sediments and groundwater at the facility.

Remediation and redevelopment of a portion of the property as a railyard has been completed.

**Link:** <https://www.epa.gov/hwcorrectiveaction/hazardous-waste-cleanup-general-chemical-corporation-claymont-de>

## Oceanport Industries

**Alternate name(s):** Oceanport LLC

**Location:** 6200 Philadelphia Pike, Claymont, DE 19703

**Responsible party:** Oceanport LLC, Evergreen Property Holdings, LLC

**Remedial program(s):** UST/AST Program, HSCA

**Contaminant(s) of concern:** Petroleum

### **2017 Baseline Report summary:**

This site is in active use as a bulk product transfer facility.

One previously leaking UST was identified and closed several years ago.

All ASTs at the facility have been removed or are permanently closed. As part of the tank closure process, nine leaking AST projects were initiated, indicating the release of petroleum products. Four projects are closed and require no further action. The remaining five projects have been combined in order to address cleanup requirements more efficiently. Due to the proximity of the site to Naaman's Creek, DNREC's Tanks Compliance Section is requiring the cleanup of all leaking ASTs to the strictest risk-based screening levels.

### **Current status of contamination and remediation compared to July 1, 2017:**

Remediation efforts related to the ASTs are ongoing at this site. New consultants have been engaged to coordinate Chapter 74 (former Tanks) and Chapter 91 (former SIRS) programs to efficiently remediate the entire site.

**Link:** <http://www.nav.dnrec.delaware.gov/DEN3/Detail/FacilityDetail.aspx?id=10054711>

## Citi Steel

**Alternate name(s):** Evraz Steel, Claymont Steel

**Location:** 4001 Philadelphia Pike, Claymont, DE 19703

**Responsible party:** Environmental Liability Transfer Company

**Remedial program(s):** HSCA Voluntary Cleanup Program

**Contaminant(s) of concern:** PAHs, PCBs, metals

### **2017 Baseline Report summary:**

This is a HSCA Voluntary Cleanup Program site. The responsibility for the cleanup is held by Claymont Properties LLC, a subsidiary of Environmental Liability Transfer Company, the current property owner. The site has been separated into seven distinct operable units at different phases of the remedial process. The majority of the site has been investigated, with environmental concerns relating to soils, sediments and groundwater on areas of the site.

Two leaking UST projects were removed from the site prior to its purchase by Claymont Properties LLC, with minimal contamination encountered. There are no active or open leaking USTs onsite.

### **Current status of contamination and remediation compared to July 1, 2017:**

As reported in December 2018, the entire property has been investigated and Final Plans of Remedial Action have been issued by DNREC for each of the seven operable units. DNREC is overseeing the responsible party in performing the required remedial actions.

**Link:** <http://www.nav.dnrec.delaware.gov/DEN3/Detail/FacilityDetail.aspx?id=10000063>

## DuPont – Edgemoor

**Alternate name(s):** Diamond State Port Corporation, Chemours – Edgemoor

**Location:** 104 Hay Road, Wilmington, DE 19809

**Responsible party:** Diamond State Port Corporation

**Remedial program(s):** RCRA Corrective Action

**Contaminant(s) of concern:** metals, dioxins, furans

### **2017 Baseline Report summary:**

This is a state-led Hazardous Waste Management site. Financial responsibility for the investigation, cleanup and monitoring of this site is held by Diamond State Port Corporation. DNREC's Waste Management & Reduction (formerly Solid & Hazardous Waste Management) Section received a revised Risk Assessment and has a Corrective Measure Study under review. The former settling ponds are in post-closure monitoring.

One AST containing ferric chloride was closed in place, requiring site assessment. The investigation has been incorporated into the RCRA Corrective Action efforts. There were previously two leaking UST projects that are closed.

### **Current status of contamination and remediation compared to July 1, 2017:**

There is no active remediation occurring at this site. The site is renewing the Corrective Action Permit under RCRA and preparing for redevelopment into a container port as part of the Port of Wilmington expansion.

**Link:** <https://www.epa.gov/hwcorrectiveaction/hazardous-waste-cleanup-chemours-company-fc-llc-edge-moor-plant-wilmington-de>

## Port of Wilmington

**Alternate name(s):** Diamond State Port Corporation

**Location:** 1 Hausel Road, Wilmington, DE 19899

**Responsible party:** Diamond State Port Corporation, Gulfainer USA Wilmington, LLC

**Remedial program(s):** HSCA Voluntary Cleanup Program

**Contaminant(s) of concern:** metals (aluminum, lead, arsenic, antimony, chromium in soils; aluminum, barium, chromium, cobalt, copper, iron, lead, manganese, nickel, vanadium in groundwater), polycyclic aromatic hydrocarbons (PAHs), benzene, toluene, ethylbenzene, xylene and petroleum compounds in soil

### **2017 Baseline Report summary:**

This site is a DNREC HSCA Voluntary Cleanup Program site. Responsibility for the cleanup is held by the property owner, Diamond State Port Corporation.

Six previously leaking USTs are closed at this facility. Eight ASTs containing petroleum products have been closed or removed.

### **Current status of contamination and remediation compared to July 1, 2017:**

In November 2019, Gulfainer (GT) USA Wilmington, LLC signed a Voluntary Cleanup Program Agreement with DNREC to perform a phased Remedial Investigation (RI) and to conduct remedial actions, as necessary, in accordance with the HSCA. DNREC was informed that intrusive activities associated with construction were anticipated to occur prior to the initiation of the RI; therefore, on January 17, 2020, DNREC approved the Contaminated Materials Management Plan submitted by a HSCA-certified consultant on behalf of GT USA Wilmington, LLC, to guide the proper management of soil, groundwater, etc., encountered during initial construction activities. Subsequently, in April 2020, DNREC received a draft of the Conceptual Site Model for the site to review.

**Link:** <http://www.nav.dnrec.delaware.gov/DEN3/Detail/FacilityDetail.aspx?id=10153008>

## Uniqema

**Alternate name(s):** Croda, ICI – Atlas Point

**Location:** 315 Cherry Lane, New Castle, DE 19720

**Responsible party:** Croda and Fuji Films

**Remedial program(s):** HSCA Voluntary Cleanup Program

**Contaminant(s) of concern:** metals (arsenic, cadmium, lead, manganese), PAHs, VOCs (bis(2-chloroethyl) ether (BCCE), phthalate acid esters, 1,2-dichloroethane, PCE)

### **2017 Baseline Report summary:**

This is a HSCA Voluntary Cleanup site under the responsibility of Croda and Fuji Films. The site is broken into two operable units (OUs). OU-1 addresses impacted soil onsite and OU-2 addresses groundwater impacted on- and off-site. Ongoing monitoring and remediation are occurring to address the soil and groundwater contamination.

Croda also has an agreement with Artesian Water to address contamination of Croda's Cherry Lane production well.

Two leaking UST projects have been initiated at the site. One is closed and one is being addressed through Voluntary Cleanup Program activities. Six ASTs have been closed or removed at the site, all containing petroleum products.

### **Current status of contamination and remediation compared to July 1, 2017:**

A Long-Term Stewardship plan was approved for OU-1 in November 2018 and for OU-2 in January 2019. A Contaminated Materials Management Plan for the site was also approved in January 2019. In September 2019, an Amended Final Plan of Remedial Action for both operable units was advertised and no comments were received. Environmental Covenants were recorded in September 2019 as well.

In November 2018, there was a release of ethylene oxide (EO) to the air and surface due to a failed gasket. Emergency procedures were enacted and included the operation of the plant's deluge system, using an estimated 1 million gallons of water to limit the hazard. A catch basin is present to collect the water for transport to the waste treatment plant; however, it is likely that the flow rate overwhelmed the system and allowed water to overflow outside the basin. An investigation following the release did not identify any EO in the soil or groundwater, requiring no further investigations or remedial actions.

**Link:** <http://www.nav.dnrec.delaware.gov/DEN3/Detail/FacilityDetail.aspx?id=10153130>

## Chloramone

**Alternate name(s):** Kuehne Chemical

**Location:** 1645 River Road, New Castle, DE 19720

**Responsible party:** N/A

**Remedial program(s):** N/A

**Contaminant(s) of concern:** N/A

**2017 Baseline Report summary:**

This site is currently active as a chemical processing plant and is not in any of DNREC's or EPA's remediation programs.

Two previously leaking UST projects are closed. One AST was removed from the site and the project is closed.

**Current status of contamination and remediation compared to July 1, 2017:**

This site continues to operate as a chemical processing plant and is not in any remediation programs.

**Link:** <http://www.nav.dnrec.delaware.gov/DEN3/Detail/FacilityDetail.aspx?id=10152894>

## Oxy Chemicals

**Alternate name(s):** OxyChem, Occidental Chemical Corporation

**Location:** 1657 River Road, New Castle, DE 19720

**Responsible party:** OxyChem

**Remedial program(s):** RCRA Corrective Action

**Contaminant(s) of concern:** chlorobenzenes, mercury, manganese, chlorinated VOCs

### **2017 Baseline Report summary:**

This is an EPA-led RCRA Corrective Action site, with extensive DNREC technical support. The financial responsibility for site cleanup is held by OxyChem, with its holding company, Glenn Springs Holdings, conducting the remediation. Soil, groundwater and sediments are contaminated in a small tributary draining into Red Lion Creek. Remediation has been completed for some areas of this site, and designs are in progress for others.

VOC contamination is likely coming from an offsite (upgradient) source.

Fourteen ASTs have been removed or closed at this facility.

### **Current status of contamination and remediation compared to July 1, 2017:**

Remediation activities are ongoing at this site.

**Link:** <https://www.epa.gov/hwcorrectiveaction/hazardous-waste-cleanup-occidental-chemical-corporation-new-castle-de>



## Standard Chlorine

**Alternate name(s):** Delaware Metachem

**Location:** 745 Governor Lea Road, Delaware City, DE 19706

**Responsible party:** N/A – Responsible party declared bankruptcy

**Remedial program(s):** CERCLA

**Contaminant(s) of concern:** benzene, many types of chlorobenzene compounds, toluene, polychlorinated biphenyls, meta-chloronitrobenzene, dioxins

### **2017 Baseline Report summary:**

Standard Chlorine is a federal Superfund site governed by a Record of Decision from 1995. As such, EPA funds 90% of remedial costs until the remedy is determined to be operational and functional, at which point Delaware will assume responsibility for 100% of the costs associated with operations and maintenance of the remedy. The remedial actions are separated into operable units (OUs), such as interim action for groundwater (OU-1), sediments (OU-2), and soils (OU-3), along with a final action for groundwater (OU-4).

Remedial actions for OU-1 and OU-3 are complete, including a sub-surface slurry wall to contain and treat groundwater and a multilayer cap to prevent contact with contaminated soil at the site, along with capturing and treating any soil gas that may come from the soil.

Three previously leaking USTs are all closed.

### **Current status of contamination and remediation compared to July 1, 2017:**

Remedial actions for OU-2 and OU-4 are incomplete. The Proposed Remedial Action Plan for OU-2 is on schedule for public comment in the first quarter of 2021. The plan will be released by EPA and a virtual public meeting will be held.

The multilayer cap (OU-3) is complete and has been in Operations and Maintenance under the authority of DNREC's Remediation Section (former SIRS) since 2019.

**Link:** <http://www.nav.dnrec.delaware.gov/DEN3/Detail/FacilityDetail.aspx?id=10000054>

## Kaneka Delaware

**Alternate name(s):** None

**Location:** 1685 River Road, New Castle, DE 19720

**Responsible party:** Kaneka of America Corporation and EcReCon (Delaware City Industries)

**Remedial program(s):** HSCA Voluntary Cleanup Program

**Contaminant(s) of concern:** VOCs in groundwater

### **2017 Baseline Report summary:**

This site is owned by Tri-Supply, a construction equipment supplier.

This HSCA Voluntary Cleanup Program site is the responsibility of Kaneka of America Corporation for groundwater contamination, and EcReCon (Delaware City Industries) for operations and maintenance responsibilities for any other outstanding issues. The site is in the operations and maintenance phase, which includes groundwater monitoring to address low level VOCs in groundwater.

### **Current status of contamination and remediation compared to July 1, 2017:**

Groundwater monitoring is ongoing at the site.

**Link:** <http://www.nav.dnrec.delaware.gov/DEN3/Detail/FacilityDetail.aspx?id=10000027>

## Formosa Plastics

**Alternate name(s):** Delaware City PVC, Stauffer Chemical

**Location:** US Route 13 & School House Road, Delaware City, DE 19706

**Responsible party:** Formosa

**Remedial program(s):** CERCLA

**Contaminant(s) of concern:** VOCs, PVC resins, high density polyethylene, tairyln acrylic, acrylic acid and ester, caustic soda

### **2017 Baseline Report summary:**

This is an EPA-led CERCLA site. Responsibility for the cleanup is held by the current property owner (Formosa) and the former owner (Stauffer). There is currently no state financial liability for this site; however, if in the future the Responsible Parties no longer have the means to remediate the site and the EPA takes over the cost of remediation, they may seek a state cost share. Numerous remedial actions have occurred onsite to address soil and groundwater contamination. A pump and treat system is utilized to address groundwater contamination.

### **Current status of contamination and remediation compared to July 1, 2017:**

The pump and treat system was shut down in 2016 because the system was too large for the size of the contamination plume. As a result, the system was decommissioned and demolished. In addition, operation and maintenance was performed on the previously capped areas.

**Link:** <http://www.nav.dnrec.delaware.gov/DEN3/Detail/FacilityDetail.aspx?id=10056495>

## Star Enterprise

**Alternate name(s):** Delaware City Refinery, Motiva Enterprises

**Location:** 4500 Wrangle Hill Road, Delaware City, DE 19706

**Responsible party:** Motiva Enterprises

**Remedial program(s):** RCRA Corrective Action

**Contaminant(s) of concern:** petroleum hydrocarbons, chlorinated VOCs

### **2017 Baseline Report summary:**

Cleanup activities at the Delaware City Refinery are underway, conducted through state-led RCRA Corrective Action. Motiva Enterprises retains the environmental liability for the facility for historical contamination at the site.

A Remedial Facility Investigation is being conducted to determine the corrective measures that should be taken to address soil and groundwater contamination. There is a large plume of petroleum hydrocarbons beneath the site and groundwater sampling is ongoing. Chlorinated VOCs have been identified in the groundwater under the site, but are likely from off-site sources. Soil contamination has been identified in some areas and Solid Waste Management Units are in various states of cleanup.

Five previously leaking USTs are closed. Eleven ASTs have been closed or removed from the site and require no further action.

### **Current status of contamination and remediation compared to July 1, 2017:**

Remediation is ongoing at this site.

**Link:** <https://www.epa.gov/hwcorrectiveaction/hazardous-waste-cleanup-delaware-city-refinery-delaware-city-de>

## Delaware Storage and Pipeline Company

**Alternate name(s):** None

**Location:** 987 Port Mahon Road, Little Creek, DE 19961

**Responsible party:** N/A

**Remedial program(s):** N/A

**Contaminant(s) of concern:** N/A

**2017 Baseline Report summary:**

This is an active site that is used for bulk transfer of jet fuel. It is not in any DNREC or EPA remediation programs.

**Current status of contamination and remediation compared to July 1, 2017:**

This site continues to operate as a bulk product transfer facility and is not in any remediation programs.

**Link:** <http://www.nav.dnrec.delaware.gov/DEN3/Detail/FacilityDetail.aspx?id=10000982>



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