



AMENDED PROPOSED PLAN OF REMEDIAL ACTION

**Chrysler Newark Assembly Plant Site (OU-2)
Newark, Delaware
DNREC Project No. DE-0105**



March 2014

Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

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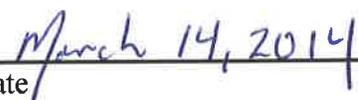
Approval:

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

Approved by:



Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section



Date



What is the Amended 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. DNREC considers and addresses all public comments received and publishes a Final Plan of Remedial Action (Final Plan) for the Site.

When new information is identified after a Proposed Plan has been issued, an Amended Proposed Plan must be issued to once again solicit public comment. DNREC uses a comprehensive assessment, which includes the additional information, to develop the new proposal for remedial action at the Site. This is the Amended Proposed Plan of Remedial Action.

What is the Chrysler Newark Assembly Plant Site (OU-2)?

Operable Unit 2 (OU-2) is part of the larger Site, identified as the Chrysler Newark Assembly Plant, which has been divided into operable units or smaller areas to more easily manage its investigation and cleanup. This amended proposed plan specifically addresses OU-2 of the Site. The boundaries of OU-2 are depicted on Figure 2.

OU-2 is the former location of the MOPAR Parts Distribution Center and is located at 1 Mopar Drive, Newark, Delaware. It consists of one tax parcel (18-039.00-002) totaling ~27.1 acres (Figure 1). The nearest intersection to OU-2 is Mopar Drive and South College Avenue (Route 896). OU-2 consists of the concrete floor slab of the former MOPAR automotive parts storage warehouse and paved parking areas. Currently, it is part of the University of Delaware's Science, Technology, and Advanced Research (STAR) Campus (Figure 2).

What happened at the Chrysler Newark Assembly Plant Site (OU-2)?

Prior to the late 1940s/early 1950s, the Site was utilized for agricultural purposes. The MOPAR automotive parts storage warehouse was operated from the 1950's until 2008.

Why is the Amended Proposed Plan of Remedial Action necessary for the Chrysler Newark Assembly Plant Site (OU-2)?

The Brownfield Investigation (BFI) of OU-2 was performed in 2010 and a subsequent BFI Report was issued in January 2011. At the time the report was issued and subsequently approved by DNREC-SIRS, there was uncertainty regarding the proposed redevelopment plans for OU-2. The currently proposed redevelopment involves the expansion of the railroad station located adjacent to OU-2. The soil data acquired during the 2010 BFI of OU-2, as well as a human

health risk assessment presented in the January 2011 BFI Report indicated that exposure to the site soils does not present an unacceptable level of risk for future occupants and site workers for the proposed non-residential use of the property.

Based on a review of the soil data and human health risk assessment with consideration of the new redevelopment plans for the Site, DNREC-SIRS determined that there is no need for the maintenance of a physical barrier to cover soils within OU-2.

What is the environmental problem at the Chrysler Newark Assembly Plant Site (OU-2)?

Portions of the Site have been the subject of previous subsurface evaluations related to underground storage tanks (USTs) containing petroleum products. In 1999, the USTs were removed from the Site in accordance with Delaware UST Regulations. A Brownfield Investigation performed in 2010 at the Site found that contaminants of potential concern for surface soil were identified as: benzo(a)pyrene, aluminum, iron, nickel, and vanadium; subsurface soil: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-cd)pyrene, aluminum, iron, manganese, and nickel; and groundwater: dibenzofuran, 2-methylnaphthalene, naphthalene, aldrin, dieldrin, aluminum, iron, lead, manganese, and vanadium.

The human health risk assessment indicated that exposure to the site soils do not present an unacceptable risk to site users under a non-residential use scenario.

What does the owner want to do at the Chrysler Newark Assembly Plant Site (OU-2)?

Site use plans include commercial/transportation-oriented redevelopment associated with the expansion of the railroad station located adjacent to OU-2.

What additional clean-up actions are needed at the Chrysler Newark Assembly Plant Site (OU-2)?

DNREC proposes the following remedial action for the Site, which needs to be completed before a Certificate of Completion of Remedy (COCR) can be issued:

1. A revised Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), will be recorded in the office of the Recorder of Deeds to include the following requirements:
 - a. Use Restriction. Use of the Property shall be restricted solely to those non-residential type uses permitted within Commercial, Manufacturing, or Industrial Districts;
 - b. 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-SIRS and DNREC Division of Water;

c. Compliance with the Long Term Stewardship Plan. Perform all work required by the Long Term Stewardship Plan (“LTS Plan”), as issued, approved, modified or amended by DNREC;

d. Compliance with the Contaminated Materials Management Plan. Perform all work required by the Contaminated Materials Management Plan (“CMMP”), as issued, approved, modified or amended by DNREC;

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

The Site use has been and will continue to be restricted to non-residential (commercial/ industrial) use. There must be continued adherence to the revised environmental covenant to be recorded on the property deed. The DNREC-approved LTS Plan and CMMP will be revised, as appropriate, and available in the files for the Site.

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

The complete file on the Site, including the Environmental Site Assessment and the Brownfield Investigation report, is available at the DNREC office located at 391 Lukens Drive in New Castle. Most documents are also found on:

<http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on March 19, 2014, and ends at close of business (4:30 pm) on April 8, 2014. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle DE 19701 to Lindsay Hall or Wendy March, Project Managers, or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map

Figure 2: OU-2 Location Map

Figure 3: OU-2 Groundwater Contour Map

WAM/LJH; WAM14020.doc; DE 0105 II B 8

BROWNFIELD INVESTIGATION
 OPERABLE UNIT NO. 2 (DE-0105)
 SCIENCE AND TECHNOLOGY CAMPUS
 (FORMER CHRYSLER ASSEMBLY PLANT)
 NEWARK-NEW CASTLE COUNTY-DELAWARE

DATE: OCTOBER 2010
 SCALE: AS SHOWN
 PROJECT NO: 7333 BH
 SHEET: FIGURE 2

FILE: 7333BH_Fig2.mxd
 CHECKED BY: MPP
 DRAWN BY: ADK
 BASIS: 2007 AERIAL PHOTOGRAPHY

Legend
 ● Soil Boring (GPS)
 ● Monitoring Well (GPS)
 ● Soil Boring (no location)
 ● Monitoring Well (no location)
 ○ Operating Unit Outline



Figure 2: OU-2 Location Map

DUFFIELD ASSOCIATES
 1743 HOLDINGS, LLC PROPERTY
 1743 HOLDINGS, LLC PROPERTY
 1743 HOLDINGS, LLC PROPERTY

Legend

- Monitoring Well (GPS)
- Monitoring Well (Elevation)
- Operable Unit Outline

BROWNFELD INVESTIGATION
 Estimated Groundwater Flow Direction

DATE: SEPTEMBER 2010
 SCALE: AS SHOWN
 PROJECT NO: 1008 EH
 SHEET: FIGURE 7

NEWARK-NEW CASTLE COUNTY-DELAWARE
 (FORMER CHRYSLER ASSEMBLY PLANT)
 1743 HOLDINGS, LLC PROPERTY
 OPERABLE UNIT NO. 2 - (DE-0105)

BASEMAP: 2007 AERIAL PHOTOGRAPHY
 DRAWN BY: MPN
 CHECKED BY: MPP
 FILE: 7/24/10/OpUnit_ContourMap.mxd



Figure 3: OU-2 Groundwater Contour Map

Glossary of Terms Used in this Amended Proposed Plan

Contaminants of Concern (COC)	These are potentially harmful substances at concentrations above acceptable levels (e.g. metals and PAHs).
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.
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.
Proposed Plan of Remedial Action	DNREC's initial plan for cleaning up a hazardous site, which is subject to public comment before being adopted as final.
Site Inspection (SI)	Environmental study of a site which includes the sampling of soils, groundwater, surface water, sediment and/or wastes on the property, as appropriate. This evaluation is performed on behalf of the United States Environmental Protection Agency (U.S. EPA).
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.
Risk	Likelihood or probability of injury, disease, or death.
Brownfield Development Agreement (BDA)	This legal agreement is between a potential developer of a Delaware-certified Brownfields Site and the DNREC. The developer agrees to investigate and cleanup a Brownfields property under the oversight of the Department in exchange for liability protection.
Uniform Environmental Covenant Act (UECA)	Deed restrictions on the site. These can include restrictions on soil intrusion, groundwater usage or usage of the site based on the extent of the cleanup.
Uniform Risk-Based Remediation Standards (URS)	A set of concentration criteria for various contaminants potentially present in site media that are developed for protection of human health and the environment