Kate Wanner Tue, Jul 2, 6:14 PM (5 days ago)

to me, Gordon, DJ, Gabriel, Gabriel, Hayden

Roger,
We do not yet have the soil remediation plan yet. We only have a new 261 page supplemental Phase II, which comes to the following conclusions:

1. SVOCs have been released to the environment in the vicinity of the former homesite. PAHs, expressed as B(a)P-TEQ, were detected in all nine ISM samples with concentrations in six of the nine samples exceeding the residential VSS and one of the nine samples exceeded the non-residential VSS. Concentrations are highest within the greenspace between the road and burn site, followed by the road frontage, suggesting vehicular traffic and runoff of PAH-contaminated soil from the burn site into the greenspace is a leading contributor of PAHs.

2. PFAS is widespread in soils in the vicinity of the former homesite at concentrations that do not exceed regulatory standards. The presence of PFAS is likely due to atmospheric deposition; there is no indication of the use of AFFF at the Site.

3. The former utility pole has leached PCP into soil directly beneath the pole. PCP is present to at least 1.5 feet bgs at concentrations that exceed the non-resident VSS.
i. The horizontal extent of PCP in soil has been defined to within 10-feet of the former utility pole.
ii. The vertical extent of contamination has not been defined.
iii. Other wood preservatives (2,4,5-trichlorophenol and 2,4,6-trichlorophenol) and PAHs were also detected in this location at concentrations below regulatory standards.
iv. Waste characterization results indicated the soil surrounding the former pole mounted transformer can be managed as non-hazardous solid waste.

Based on these conclusions and the data collected, Stone makes the following recommendations:
1. Soil contamination at the Site needs to be addressed before the Site can be developed for its intended uses.
i. For the pole mounted transformer AOC, Stone recommends developing a Soil Management Plan in accordance with §35-804 of the IRule, detailing methods of corrective action that are supportive of the proposed redevelopment. The most likely corrective actions will include excavation, transport, and disposal of impacted soils surrounding the former pole mounted transformer. The lack of vertical definition of PCP exceedance at the utility pole can be managed through confirmation sampling and analysis during corrective action implementation.
ii. For the former homesite AOC, Stone recommends developing a Corrective Action Plan in accordance with §35-606 of the IRule. The most likely corrective actions will include an engineered barrier to be installed during redevelopment of the house site to prevent the direct contact risk to contaminated soils.

Best,
Kate