Message

From: Phillips, Peter [PPhillips@GilbaneCo.com]
Sent: 11/20/2017 4:02:31 PM
To: Fennessy, Christopher [christopher.fennessy@Rocket.com]
CC: Keller, Lynn [Keller.Lynn@epa.gov]
Subject: RE: November 8 Meeting - Area 40 and VI - Notes

Once you have the sampling schedule more defined, it would be great if you could give us enough lead time to coordinate split sampling.

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-----Original Message-----
From: Fennessy, Christopher [mailto:christopher.fennessy@Rocket.com]
Sent: Thursday, November 09, 2017 4:40 PM
To: Fennessy, Christopher; 'Keller, Lynn (Keller.Lynn@epa.gov)'; 'MacDonald, Alex@Waterboards (Alex.MacDonald@waterboards.ca.gov)'; 'MacNicholl, Peter@DTSC (Peter.MacNicholl@dtsc.ca.gov) (Peter.MacNicholl@dtsc.ca.gov)'; 'jim.rohrer@dtsc.ca.gov'; '(Tom.Lae@ch2m.com)'; Phillips, Peter; 'plate.Mathew@epa.gov'; ''Stralka, Daniel (Stralka.Daniel@epa.gov)' (Stralka.Daniel@epa.gov)'; 'Kraemer, Sue (Sue.Kraemer@aptim.com)'; 'sforbess@Geosyntec.com'; 'Robbie Ettinger (REttinger@Geosyntec.com)'
Cc: 'Arthur Forma (AForma@Geosyntec.com)'; 'Alasti, Isabella@DTSC (Isabella.Alasti@dtsc.ca.gov)'; 'David.Lancaster@Waterboards.ca.gov'; 'bradfish.larry@epa.gov'; 'Kathy Phillips (KPhillips@Geosyntec.com)'
Subject: RE: November 8 Meeting - Area 40 and VI - Notes

Hi Everyone - The vapor wells are all 1/4" tubing, so water levels could not be measured from these. At location 07VMP1-1, there were two 2" diameter groundwater wells. One with a TD of 34.5' and one with a depth of 54.5'. The 54.5 foot well was dry. The 34.5 foot well had water at a depth of 27'. This further supports the conceptual model that there is a low permeable zone in this area that will prevent migration of water down and vapor up.

My suggestion is that we continue forward with drilling and sampling. Prior to sampling, we will measure these wells again. If the depth to water is 27' or more, the we will proceed.

My thought process is that if water was present today, it would have been present in August. As long as precipitation does not result in an increase in water level, drilling and sampling will not be any different than what we would have encountered in August (except maybe the surface soil is a bit cooler). If the water level shows an increase, we should probably wait until late next year to sample.

Thoughts? Chris

-----Original Message-----
From: Fennessy, Christopher
Sent:Thursday, November 09, 2017 08:17 AM Pacific Standard Time
To:Keller, Lynn (Keller.Lynn@epa.gov); MacDonald, Alex@Waterboards (Alex.MacDonald@waterboards.ca.gov); MacNicholl, Peter@DTSC (Peter.MacNicholl@dtsc.ca.gov) (Peter.MacNicholl@dtsc.ca.gov); jim.rohrer@dtsc.ca.gov; (Tom.Lae@ch2m.com); PPhillips@GilbaneCo.com; plate.Mathew@epa.gov; 'Stralka, Daniel (Stralka.Daniel@epa.gov)' (Stralka.Daniel@epa.gov); Kraemer, Sue (Sue.Kraemer@aptim.com); sforbess@Geosyntec.com; Robbie Ettinger (REttinger@Geosyntec.com)
Cc:Arthur Forma (AForma@Geosyntec.com); Alasti, Isabella@DTSC (Isabella.Alasti@dtsc.ca.gov); David.Lancaster@Waterboards.ca.gov; bradfish.larry@epa.gov; Kathy Phillips (KPhillips@Geosyntec.com)
Subject:November 8 Meeting - Area 40 and VI - Notes

Hi Everyone – Thanks again for participating in yesterday's discussion. Here are the action items/notes I documented:

Area 40 FS and RAP

- Remove “and trench dams” from LUC table
- No comments on remedial alternatives – these are finalized and being incorporated into FS and RAP
- AR will define LUC boundaries by parcel lines, ensuring that the LUC boundary encompasses the risk areas
- State and EPA to meet in November to finalize approach for Area 40 remedy decision
- Must have a Proposed Plan. Can be a stand-alone appendix to RAP.
- Want public participation to satisfy PP and CEQA requirements

Area 40 Ambient Air Sampling

- November sampling will include locations 1, 2, 3, 4, 5, 6, 8, 10, 11, 12, 22, 24, 25, 27, 28, 29, 30, 31, 32, and 33
- Proposed ambient air sampling location A40-29 will be moved west along northern property boundary to northwest corner of property along Prairie City Road.
- Proposed ambient air sampling location A40-30 will be moved to split the distance between the new A40-29 location and the location of A40-31.
- EPA will collect splits from locations 2, 8, 24, and 31
- AR will collect duplicates from locations 1,5, and 28
- Only 14 day radiellos, Met station will be placed in same location, no flux chamber sampling
- Ambient air sampling will occur in November, February, and April

Land Use Covenants

- EPA stated that the LUCs need to be general and not specify components of VM.
- VM LUC needs to include reference to O&M plan
- EPA and DTSC need to determine who will be responsible for reviewing and approving the O&M plan
- AR going to begin working on OU-5 site 7D VM LUC language
- AR going to develop framework for O&M manual

Real Estate Transfer Disclosures of VM

- Following acceptance of offer, buyer has minimum of 17 d disclosures
- Real estate brokers for seller and buyer will receive public report from Bureau of Real Estate, which identifies disclosures, including vapor mitigation
- Real estate brokers for seller and buyer have responsibility to review all documents on title report
- Title report will include:

o Conveyance of title – Will identify that property is subject to vapor mitigation

o VM Land Use Covenant

o Master Declaration of CCRs – Will identify that property is subject to vapor mitigation

- Seller required to identify all disclosures that have material impact on buyer decision. VM is a material impact.
- Seller real estate broker has fiduciary responsibility to ensure that seller discloses VM.
- Buyer real estate broker has fiduciary responsibility to provide all documents attached to title to buyer and ensure that buyer understands them

· Davis Sterling Act requires master planned communities to disclose their responsibilities, which will include VM reporting

· EPA has questions regarding how a lessee would be informed of the VM system and requirements. AR to follow up.

· AR to make copies of FCS LUC and provide to CAG during November 15 meeting

· When CCRs are prepared, Agencies would like to review

Summer VI

· AR will provide all data (including HVAC data) associated with summer indoor air sampling and a recommendation for future sampling at all buildings by November 27.

· A meeting was scheduled for December 14 from 0930 to 1630 to discuss results and plan next event

· AR will sound existing soil gas wells along Gold Country Blvd on November 9 to determine if water is present in the wells shallower than 25 feet bgs and send email to team

· If water is not present, AR will send community drilling notice out.

· EPA will provide comments on community notice by 11/9

· AR will schedule installatat the following locations (to begin the last week of November)

o Existing soil gas wells: 07VMP1-1, 07VMP1-2, 07VMP1-3

o Prior sampling locations: 4, 5, 6, 12, 19, 20, 22, 26, 28, 29, 30

· On November 27, AR will re-sound the existing soil gas wells along Gold Country Blvd to confirm that precipitation events between 11/9 and 11/27 did not introduce perched groundwater to the area

· If perched groundwater is not encountered on 11/27, drilling will commence

If I missed any, please add them to the list and reply to all. Thanks! Chris

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