To: Egan, Robert[egan.robert@epa.gov]
From: Bill Karban
Sent: Tue 10/20/2015 12:12:09 PM
Subject: RE: Premcor 823, 203 N. Mission, Mt. Pleasant, MI (LUST facility)

The soil gas samples will be collected "sub slab" – just below the pavement of the parking area on site. The building on-site is slab on grade construction.

From: Egan, Robert [mailto:egan.robert@epa.gov]
Sent: Tuesday, October 20, 2015 7:47 AM
To: Bill Karban
Subject: RE: Premcor 823, 203 N. Mission, Mt. Pleasant, MI (LUST facility)

Bill,

Thank you for the information about the soil gas sampling. Can you tell me the depth at which the samples will be taken?

I look forward to seeing the results and speaking to you about next steps for the site.

Bob Egan

Corrective Action Manager

Underground Storage Tanks Section

RCRA Branch

(312) 886-6212

(312) 692-2911 (fax)

From: Bill Karban [mailto:bkarban@envirosolutionsinc.net]
Sent: Monday, October 19, 2015 3:49 PM
To: Egan, Robert
Subject: RE: Premcor 823, 203 N. Mission, Mt. Pleasant, MI (LUST facility)

Bob-

EnviroSolutions personnel will be on-site tomorrow to install 3 sub-slab soil gas sample points. We plan to install one point adjacent to MW-18, and two points next to the existing Subway restaurant building and office.

We will report the results when they are received. After you have reviewed the results, I would like to give you a call to discuss the remaining actions required for site closure.

Thanks-

Bill

From: Egan, Robert [mailto:egan.robert@epa.gov]
Sent: Tuesday, September 22, 2015 9:18 AM
To: Bill Karban
Subject: RE: Premcor 823, 203 N. Mission, Mt. Pleasant, MI (LUST facility)

Hi Bill,

Normally, we are concerned about soil gas moving toward any building area. In the past, I have had samples collected between the contaminated area and the structure to show that unacceptable levels of vapors are not threatening the building inhabitants or workers. Of course, in some cases in might be good to have both areas sampled.

I will ask our risk assessor for guidance on this and get back to you.

Bob Egan

Corrective Action Manager

Underground Storage Tanks Section

RCRA Branch

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(312) 692-2911 (fax)

From: Bill Karban [mailto:bkarban@envirosolutionsinc.net]
Sent: Thursday, September 17, 2015 1:27 PM
To: Egan, Robert
Subject: RE: Premcor 823, 203 N. Mission, Mt. Pleasant, MI (LUST facility)

Bob-

For the soil gas investigation at this facility: will sub slab soil gas samples located next to monitoring wells that had groundwater samples exceeding VI screening levels for groundwater in the state of MI be sufficient for your analysis? Or, are you looking for soil gas samples collected from greater depths?

We are in contact with the property owner regarding this issue, and are planning to complete the VI investigation in mid-October.

Thanks again for your help.

Bill Karban, LPG

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574-323-4280 (mobile)

From: Egan, Robert [mailto:egan.robert@epa.gov]
Sent: Monday, August 24, 2015 8:37 AM
To: Bill Karban
Cc: Carnovsky, Tamara
Subject: RE: Premcor 823, 203 N. Mission, Mt. Pleasant, MI (LUST facility)

Hi Bill,

I met with our attorney last week. We need to have the soil gas samples collected and results received before we can complete our technical analysis of the site and consult with the Saginaw Chippewa Tribe on our recommendations for moving forward. We also need this information before we can discuss the type and recording of institutional controls.

I know that you are looking for assurances of closure for the current owner. As we discussed, we cannot make any promises regarding closing the site nor can we reach closure until everything is in order. I can say, however, that we will not be able to move toward closure without having all the necessary data.

Please let me know if you are able to gain access for sampling or if you have any questions. It is my hope that we can cooperatively resolve this matter and move forward in a timely manner.

Regards,

Bob

Bob Egan

Corrective Action Manager

Underground Storage Tanks Section

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(312) 692-2911 (fax)

From: Bill Karban [mailto:bkarban@envirosolutionsinc.net]
Sent: Thursday, August 06, 2015 7:56 AM
To: Egan, Robert
Cc: 'Greg Kernosek'
Subject: Premcor 823, 203 N. Mission, Mt. Pleasant, MI (LUST facility)

Hi Bob,

Following our 6/16/2015 telephone conversation, could you update the status of a few action items you mentioned that folks from your office would complete:

1. Adequate language for the on-site restrictive covenant (EnviroSolutions had previously provided draft language, based on MDEQ format).

2. Mechanism for rescinding the restrictive covenant

3. Any type of language for the property owner to assure site closure with execution of the restrictive covenant

EnviroSolutions, on behalf of Premcor, plans to complete the soil gas investigation at the site, as we discussed. However, prior to contacting the site owner to request access for this investigation, we would like to clearly understand the path to site closure, so it can be effectively communicated.

I look forward to your response.

Thanks,

Bill Karban, LPG

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