

# Former Delon Mazda 24-15-0202

PM Notes-S. Kingery

Phase 1 ESA 2004 identified the former UST excavation as an area of environmental concern because the former TPH analysis wasn't up to current standard. They recommended a phase II

Phase II in 2005, 3 borings to 17 and 42 feet (hit basalt). Groundwater only in shallow boring B-3.

2014 phase I by BBA

2014 Oct Phase II for hoists by BBA

This included borings SB1, SB2, SB3, SB4 in the vicinity of the former UST; SB5, SB6 in the hoist area; SB7 and SB8 in the carwash area (current garbage enclosure).

SB3 soil screened at 470 15 feet on the PID and in SB4 at and 350 at 22 feet. TPHG in these soil samples were 388 and 94 respectively.

Groundwater contamination is present on the north end and in the southwest corner of the site. The north end of the site is occupied by business and the groundwater plume may extend beneath these. Concentrations of TPH-GX exceed the RBCs for vapor intrusion for commercial receptors. It is important to note that contaminated soil in this area was excavated during a previous remediation and does not extend beneath buildings. Low levels remain at depths of 10 feet or greater. Depth to water ranges from 11.5 to 22 feet bgs.

According to the Vi guidance (page 42) if fixed gases demonstrate biodegradation OR vertical separation distances are met AND sub-slab vapor samples are below RBCs, then no further building assessment is required.

For this site we have vertical separation distances met but we do not have any sub-slab vapor samples, nor do we have fixed gas data. Based on this we will need to request sub-slab-testing in the two buildings that straddle the zone of groundwater contamination. Sampling outside of the buildings would work also, however the guidance states under Scenario #3 that 4 samples would be needed (two locations and two depths each). I don't think deeper vapor probes are needed based on the construction of these newer buildings, on slab with no basements.

TO-15 analysis is preferred but TO-17 would work if they verified that the lab could meet the RBCs.

Concentrations of TPH-Dx on the southeast corner of the site exceed the Vi RBCs for water. This area is the location of a garbage enclosure and there is currently no risk. Based on boring SB7 it appears that groundwater contamination likely does not extend offsite. During the investigation they could put a vapor probe in this location and collect a sample. Without sampling in this location, we would need to restrict future construction on this portion of the property.

The other option is to close this site based on the previous RBCs that were in effect when the report was submitted to DEQ. The RBCs previously for gasoline and diesel were >s for both COI.