

From: O'CALLAGHAN, GERALD
Sent: Tuesday, December 06, 2016 3:11 PM
To: 'Mike Gatien'; 'Chris Braun'; 'mmenkveld@bamberger.com'
Cc: McCoy, Lisa; Wang, Jin; Kumar, Sampath; Wright, Hope
Subject: Eastbrook Plaza meeting, 12 6 2016

Comrades,

Once again, thanks to our visitors for attending, especially Mike for making the trip down from Michigan. I hope it was beneficial. The following is what I believe we covered and agreed on:

- 1) The ground water monitoring wells which have been getting hits will be sampled on a quarterly basis. IDEM usually requires 8 consecutive quarters of data to make closure decisions. The wells which have been non-detect will be sampled on a semi-annual basis. The sample results from the City of Columbus wells will be included in the monitoring reports.
- 2) All vapor ports will be sampled on a worst-case winter/summer basis. While the soil gas (sub-surface) (SGss) numbers under the building are not currently above the Vapor Intrusion Commercial Ground Water Screening Levels (VICGWSLs), there is GSss present, and in the case of the space under the former dry cleaner, the numbers have gone up. A vapor mitigation system in the Plaza building would ensure that an exposure pathway would not be complete should the numbers continue to rise. While not technically a requirement (right now), a VI system in the bldg. would go a long way to easing to decision to close the site. Future sampling events can use an attenuation factor of 0.003 vice 0.1.
- 3) The area on the south side of Haw Creek will be investigated to be sure there are no sensitive receptors (day-care, hospitals, elderly care facilities) near the plume. Sediment samples will be taken in Haw Creek, and the results will govern whether a further investigation of the plume is required. A permanent monitoring well will be considered for the south side of the Creek.
- 4) The site is in a wellhead protection zone for the City of Columbus. I will check on how this would impact an ERC on the property.
- 5) An ERC will be required for the Texas Roadhouse property and the American Legion property. IDEM is satisfied that the Texas Roadhouse property is not a source or contributing to the plume. The data this decision was based on will be sent to you.

If there are any disagreements on what is presented here, if I have left anything out, or misinterpreted anything, please bring it to my attention immediately.

Jerry O'Callaghan
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