Parkview Commons

871 Elton Avenue

BRONX, NEW YORK

SITE MANAGEMENT PLAN

NYSDEC Site Number: C203014

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Revisions to Final Approved Site Management Plan:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date
1	September 2016	Section 4.1 and Section 5.1	
2	February 2026	Document structure; VES descriptions and monitoring thresholds	

May 2026 DRAFT

CERTIFICATION STATEMENT

I, Daniel Bellucci, certify that I am currently a NYS registered professional engineer as in defined in 6 NYCRR Part 375 and that this Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10) and Green Remediation (DER-31).

Signature here

_____ P.E., NYS Professional Engineer Number 099470

Month ##, 2024

_____DATE

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LIST OF ACRONYMS

Acronym	Definition
ASP	Analytical Services Protocol
AST	Aboveground Storage Tank
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
CAMP	Community Air Monitoring Plan
COC	Certificate of Completion
CP	Commissioner Policy
DER	Division of Environmental Remediation
EC	Engineering Control
ECL	Environmental Conservation Law
ELAP	Environmental Laboratory Approval Program
EWP	Excavation Work Plan
GHG	Green House Gas
HASP	Health and Safety Plan
IC	Institutional Control
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYCRR	New York Codes, Rules and Regulations
O&M	Operation and Maintenance
OM&M	Operation, Maintenance and Monitoring
OSHA	Occupational Safety and Health Administration
OU	Operable Unit
PID	Photoionization Detector
PRP	Potentially Responsible Party
PRR	Periodic Review Report
QA/QC	Quality Assurance/Quality Control
QAPP	Quality Assurance Project Plan
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan

Acronym	Definition
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RP	Remedial Party
RSO	Remedial System Optimization
SCG	Standards, Criteria and Guidelines
SCO	Soil Cleanup Objective
SMP	Site Management Plan
SOP	Standard Operating Procedures
SOW	Statement of Work
SPDES	State Pollutant Discharge Elimination System
SSD	Sub-slab Depressurization
SVE	Soil Vapor Extraction
SVI	Soil Vapor Intrusion
TAL	Target Analyte List
TCL	Target Compound List
TCLP	Toxicity Characteristic Leachate Procedure
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank

EXECUTIVE SUMMARY

The following provides a brief summary of the controls implemented for the Site, as well as the inspections, monitoring, maintenance and reporting activities required by this Site Management Plan:

Institutional Controls:	1. The property may be used for Restricted-Residential uses as long as the following long-term engineering controls are employed
	i. The barrier layer consisting of the asphalt in the parking area, impervious sidewalks/walkways, the soil cover in the courtyard area, and the building structures, are maintained in accordance with this SMP
	ii. All future soil disturbance activities, including building renovation/expansion, subgrade utility line repair/relocation, and new construction are conducted in accordance with this SMP
	iii. Vegetable gardens are prohibited
	iv. The use of groundwater underlying the Site is prohibited without treatment rendering it safe for intended purpose
	v. Groundwater and other environmental or public health monitoring, and reporting of information thus obtained, is performed in a manner specified in this SMP
	vi. On-site environmental monitoring devices, including but not limited to, groundwater monitoring wells and soil vapor monitoring wells, are protected and replaced as necessary to ensure continued functioning in the manner specified in this SMP; and,
	vii. Sub-slab soil vapor extraction system is operated and maintained in a manner specified in this SMP. Annual inspection and reporting, including operation and monitoring data, will be performed in a manner specified in this SMP
	2. The Site may not be used for a higher level of use such as unrestricted use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of the Environmental Easement.

Engineering Controls:	1. Barrier Layer system 2. Soil Vapor Extraction System (SVES)

Inspections:	**Frequency**
1. Barrier Layer System	Annually *(or as modified by NYSDEC)*
2. Vapor Extraction System (VES) • Blowers • Audible alarms and Visual Gauges • Sub-Slab Monitoring Point Vacuum Readings	Biweekly (blowers, audible alarms/visual gauges); Annually (sub-slab monitoring points
Monitoring:	
1. VES visual gauges, alarms and blowers	Bi-weekly (by site personnel)
2. VES sub-slab monitoring points	Annually
Maintenance:	
1. Barrier Layer System	As needed
2. VES	As needed
Reporting:	
Periodic Review Report	Annually (or as modified by NYSDEC)

Further descriptions of the above requirements are provided in detail in the latter sections of this Site Management Plan.

SITE MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 General

This Site Management Plan (SMP) is a required element of the remedial program for the Parkview Commons Site located in Bronx County, New York (hereinafter referred to as the "Site"; see Figure 1). The Site is currently in the New York State (NYS) Brownfield Cleanup Program (BCP), Site No. C203014, which is administered by New York State Department of Environmental Conservation (NYSDEC or Department).

BX Parkview Associates, LLC entered into a Brownfield Cleanup Agreement (BCA) with the NYSDEC in April 2004 to remediate the Site. A figure showing the Site location and boundaries of this Site is provided in Figure 2. The boundaries of the Site are more fully described in the metes and bounds Site description that is part of the NYSDEC Environmental Easement provided in Appendix A.

After completion of the remedial work, some contamination was left at this Site, which is hereafter referred to as "remaining contamination". Institutional and Engineering Controls (ICs and ECs) have been incorporated into the Site remedy to control exposure to remaining contamination to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC, and recorded with the Bronx County Clerk, requires compliance with this SMP and all ICs and ECs placed on the Site.

This SMP was prepared to manage remaining contamination at the Site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the Environmental Easement and the grantor's successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

It is important to note that:

- This SMP details the Site-specific implementation procedures that are required by the Environmental Easement. Failure to properly implement the SMP is a violation of the

Environmental Easement, which is grounds for revocation of the Certificate of Completion (COC); and,

- Failure to comply with this SMP is also a violation of Environmental Conservation Law, 6 NYCRR Part 375, and the BCA for the Site, and thereby subject to applicable penalties.

All reports associated with the Site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State. A list of contacts for persons involved with the Site is provided in Appendix B.

This SMP was prepared by Gallagher Bassett Technical Services (GBTS) and Bellucci Engineering, PLLC, on behalf of BX Parkview Associates, LLC, in accordance with the requirements of the NYSDEC's DER-10 ("Technical Guidance for Site Investigation and Remediation", April 2019) and the guidelines provided by the NYSDEC. This SMP addresses the means for implementing the ICs and/or ECs that are required by the Environmental Easement for the Site.

1.2 Revisions and Alterations

Revisions and alterations to this plan will be proposed in writing to the NYSDEC's project manager. The NYSDEC can also make changes to the SMP or request revisions from the remedial party. Revisions will be necessary upon, but not limited to, the following occurring: a change in media monitoring requirements, upgrades to or shutdown of a remedial system, post-remedial removal of contaminated sediment or soil, or other significant change to the Site conditions. All approved alterations must conform with Article 145 Section 7209 of the Education Law regarding the application of professional seals and alterations. For example, any changes to as-built drawings must be stamped by a New York State Professional Engineer (PE). In accordance with the Environmental Easement for the Site, the NYSDEC project manager will provide a notice of any approved changes to the SMP and append these notices to the SMP that is retained in its files.

1.3 Notifications

Notifications will be submitted by the property owner to the NYSDEC, as needed, in accordance with NYSDEC's DER-10 for the following reasons:

1. 60-day advance notice of any proposed changes in Site use that are required under the terms of the BCA, 6 NYCRR Part 375, and/or Environmental Conservation Law.

2. 7-day advance notice of any field activity associated with the remedial program.
3. 15-day advance notice of any proposed ground-intrusive activity pursuant to the Excavation Work Plan. If the ground-intrusive activity qualifies as a change of use as defined in 6 NYCRR Part 375, the 60-day advance notice is also required.
4. Notice within 48 hours of any damage or defect to the foundation, structures, or EC that reduces or has the potential to reduce the effectiveness of an EC, and likewise, any action to be taken to mitigate the damage or defect.
5. Notice within 48 hours of any non-routine maintenance activities.
6. Verbal notice by noon of the following day of any emergency, such as a fire; flood; or earthquake that reduces or has the potential to reduce the effectiveness of ECs in place at the Site, with written confirmation within 7 days that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.
7. Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action submitted to the NYSDEC within 45 days describing and documenting actions taken to restore the effectiveness of the ECs.

Any change in the ownership of the Site or the responsibility for implementing this SMP will include the following notifications:

8. At least 60 days prior to the change, the NYSDEC will be notified in writing of the proposed change. This will include a certification that the prospective purchaser/Remedial Party has been provided with a copy of the BCA, and all approved work plans and reports, including this SMP.
9. Within 15 days after the transfer of all or part of the Site, the new owner's name, contact representative, and contact information will be confirmed in writing to the NYSDEC.

Table 1.3, below, includes contact information for the above notifications. The information on this table will be updated as necessary to provide accurate contact information. A full listing of Site-related contact information is provided in Appendix B.

Table 1.3 - Notifications*

Name	Contact Information	Required Notification**
Marlen Salazar NYSDEC Project Manager	(718) 482-7129 marlen.salazar@dec.ny.gov	All Notifications
Jane O'Connell NYSDEC Regional Remediation Engineer	(718) 482-4599 jane.oconnell@dec.ny.gov	All Notifications
Cris-Sandra Maycock Chief, NYSDEC Superfund and Brownfield Cleanup Section A, Region 2	(718) 482-4679 cris-sandra.maycock@dec.ny.gov	Notifications 1 and 8
Stephanie Selmer Region Chief, Regions 1, 5, and Inactive Landfill Initiative	(518) 402-7864 stephanie.selmer@health.ny.gov	Notifications 4, 6, and 7

* *Notifications are subject to change and will be updated as necessary.*

** *Numbers in this column reference the numbered bullets in the notification list in this section.*

2.0 SUMMARY OF PREVIOUS INVESTIGATIONS AND REMEDIAL ACTIONS

2.1 Site Location and Description

This Site Management Plan (SMP) details on-going environmental response actions appropriate to satisfy known environmental conditions at the Parkview Commons Site (hereafter referred to as the "Site") located at 871 Elton Avenue, Borough of Bronx, New York (Block 2382, Lot 16).

The Site is an is an irregularly-shaped, 0.67-acre parcel, which has 200 feet of frontage on the northern side of East 160th Street, 150 feet of frontage on the southern side of East 161st Street, and 164 feet of frontage on the western side of Elton Avenue (see Figure 1 Site Location Map). The boundaries of the Site are more fully described in the metes and bounds Site description that is part of the NYSDEC Environmental Easement, provided in Appendix A. The owner of the Site parcel at the time of issuance of this SMP is BX Parkview Associates, LLC. The operator of the Site parcel at the time of issuance of this SMP is We stay / Nos Quedamos, Inc.

2.2 Physical Setting

2.2.1 Land Use

The Site is an irregularly-shaped 0.67-acre parcel with 200 feet of frontage on the northern side of East 160th Street, 150 feet of frontage on the southern side of East 161st Street and 164 feet of frontage on the western side of Elton Avenue. The Site is developed with a nine-story mixed-use building containing community rooms, administrative office space, and commercial uses (retail clothing store, pharmacy, tax preparation office, etc.) on the first floor and residential apartment units on upper floors. The partial basement contains utility and maintenance rooms. A paved parking lot occupies the south southwestern portion, a courtyard is located at the central portion, and small landscaped areas are located along the southern property margins. The development of the Site is consistent with the existing zoning designation (R7-2/R8/C1-4).

The adjoining properties contain single- and multi-family residential buildings, mixed-use buildings containing commercial and residential uses, institutional buildings, and a municipal park. The surrounding neighborhood primarily includes commercial, residential, and institutional uses.

2.2.2 Geology and Hydrogeology

A subsurface investigation conducted by ATC Associates (Remedial Investigation Report, dated June 18, 2001), documented the presence of fill materials overlying bedrock which was measured at depths ranging from ten to eleven feet below surface grade (bsg). A geotechnical investigation of subsurface conditions conducted by URS Corporation (Geotechnical Investigation, dated June 11, 2004) documented subsurface materials consisting of two to twelve feet of dry, brown, sandy fill material overlying fractured marble bedrock.

No groundwater was encountered during ATC's investigation. The URS investigation documented groundwater at 7.4 feet below grade in a single groundwater observation well (B-3) located near the southeastern end of the on-site building.

Shallow groundwater flow in the immediate vicinity of the Site is likely to be strongly influenced by bedrock contours and utility conduits and historical measurements documented groundwater flow in a general northerly direction.

A post-remediation Site map showing excavation locations, excavation cross-sections, groundwater contours, and Site barrier layers is provided in Figure 3.

2.3 Investigation and Remedial History

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site. Full titles for each of the reports referenced below are provided in Section 8.0–References. The Final Engineering Report and Remedial Investigation Report can be found at the NYSDEC Region 2 offices as well as at the local document repository (Bronx Community Board #3).

2.3.1 Nature and Extent of Contamination

A previous environmental investigation of the Site is documented in a Phase II Environmental Site Assessment and Draft Remedial Action Workplan (Phase II Report) dated October 2004.

The Phase II Report described the extension of 20 soil cores and test pits at various locations throughout the Site to document the presence or absence of subsurface soil contamination. In addition, a test pit trench was extended for the length of that portion of the Site formerly used as a gas station. Finally, two ground penetrating radar (GPR) surveys were conducted to confirm

the presence or absence of on-site USTs. The Phase II Report concluded that eight USTs were located along 161st Street between Elton Avenue and the vacant garage building.

Field evidence and analytical data supported the conclusion that petroleum contaminated soil was present in the vicinity of the USTs. Contaminant levels were low, but obvious odors indicated that soils in the vicinity of the USTs would need to be managed as petroleum contaminated wastes. The total volume of impacted soils was estimated at between 200 and 250 cubic yards. Contaminated soils were subject to NYSDEC regulations and therefore a spill report was made. Spill # 04-07340 was assigned to this Site.

A Tank Closure Site Assessment and Spill Closure Report (TCSA) issued by ESI in January 2005 documented on-site tank removal activities and subsequent endpoint sampling. Ten, 550-gallon USTs were satisfactorily removed. The tanks were properly drained of all remaining product, cleaned, and disposed of off-site. Ten confirmatory endpoint samples were collected from the walls and floors of the gasoline UST excavation.

Laboratory analysis identified no concentrations of VOCs exceeding guidance values (i.e., TAGM levels), however several VOCs were detected at concentrations below guidance values. Minor exceedances of NYSDEC guidance values for PAHs were present in several samples. Given that these soils are capped by the on-site structure, and will not come into human contact, Spill # 04-07340 was closed by the NYSDEC.

Excavation was extended in the vicinity of a purported waste-oil tank and no evidence of a tank or petroleum-contaminated soil was encountered. A 500-gallon fuel-oil tank was excavated from the basement of the former on-site structure; no evidence of contaminated soil was noted in the area of the tank.

A RAWP, issued by ESI in February 2005, identified elevated levels of PAHs in test pits extended in the southwestern portion of the site (consistent with previous characterizations of on-site fill material). Soil gas samples collected throughout the site indicated the presence of high levels of VOCs, including both gasoline related compounds and chlorinated solvents.

2.3.2 Remedial Actions

The following remediation activities were conducted as part of the implementation of the NYSDEC-approved Remedial Investigation Report and Remedial Action Workplan (RIR/RAWP):

- Excavation and off-site disposal of pesticide contaminated soils present in the central portion of the Site. A total of 222.6 tons of soils containing elevated levels of chlorinated pesticides was excavated from the current courtyard area and disposed of off-site at a licensed repository (Clean Earth facility of Philadelphia). Prior to removal, soil samples documented a peak level of chlordane at 1,400 ppb (TAGM level is 540 ppb), a peak level of dieldrin at 290 ppb (TAGM level is 44 ppb) and a peak level of DDT at 4,100 ppb (TAGM levels is 2,100 ppb). Post excavation sampling in the area documented levels of all pesticides below applicable guidance values. Site-wide, one sample location (FEP-2) exceeds the guidance values; however, this location is along 160th Street, representing soils that are at or under the roadway.
- Excavation and off-site disposal of fill material present in the footprint of the building and additional soils outside the footprint of the building. Soils/fill material present in the footprint of the building were removed as regulated waste based on documented concentrations of PAHs and metals exceeding respective TAGM levels. A total of 6,140 tons of fill soils were removed. Post excavation sampling documented soils with elevated PAHs and metals remaining under the building as well as under the parking area.
- Implementation of a Community Air Monitoring Plan (CAMP), including the monitoring and suppression of fugitive dust migration. Data documents no long term exceedances of dust levels at the monitoring stations.
- Installation of demarcation layer, barrier layer and importation of certified clean fill. Upon completion of construction, a barrier layer consisting of certified clean soil (soil testing documented contaminant levels below TAGM levels) and/or pavement (the building itself also serves as a barrier layer). Underlaying the imported soil (i.e., between the known on-site contaminated soils and the documented clean imported soils) is demarcation layer consisting of black, porous filter fabric.
- Installation and integrity testing of a vapor extraction system. Underlaying the on-site structure is an active sub-slab depressurization system consisting of 4” PVC piping underlaying the building connected to rooftop fans. Monitor points through the building floors documented acceptable vacuum, confirming that the system is effective. Air quality testing from the rooftop discharge points confirm that low levels of VOCs are accumulating under the slab and being redirected by this system to the roof.

- Installation of asphalt barrier.

The barrier layer design is included in Figure 3 - Post-Remediation Site Map.

2.4 Remaining Contamination

The site remediation activities implemented as part of the RIR/RAWP (summarized above) resulted in contaminants remaining on the Site. Since contaminated soil and soil vapor remain beneath the Site after completion of the remedial action, engineering and institutional controls (EC/ICs) are required to protect human health and the environment. These engineering and institutional controls are described in Section 3 – Institutional and Engineering Control Plan, and long-term management of EC/ICs and residual contamination are governed by this SMP. A map showing areas of residual contamination is provided in Figure 3 and geologic cross sections are provided in Figure 4.

2.4.1 Groundwater

Prior to remediation, low levels of dissolved volatile organic compounds (VOCs), and low-level exceedances of dissolved metals were recorded at the Site. Following remediation, quarterly groundwater monitoring was performed and eight rounds of sampling, performed from November 2006 until October 2008, documented elevated concentrations of only three metals (magnesium, sodium and calcium); no VOCs or SVOCs were detected at levels exceeding NYSDEC-guidelines. Elevated levels of sodium and magnesium in on-site groundwater are considered to be the result of road salting operations.

A Letter Report of Groundwater Sampling dated November 2008, formally requested termination of quarterly groundwater monitoring requirements. A NYSDEC letter dated December 2008 authorized the discontinuation of groundwater monitoring and a Groundwater Well Decommissioning Letter Report dated February 19, 2009 documented the proper closure of the on-Site groundwater monitoring well network in accordance with NYSDEC CP-43 protocols.

2.4.2 Soils

On-Site soils were excavated as follows:

- Soil containing elevated levels of chlorinated pesticides was excavated (approximately 223 tons) from the central courtyard area to maximum depths of 6 feet bsg and disposed off-Site at Clean Earth of Philadelphia. Post-excavation confirmatory soil sampling was

completed on May 24, 2005. Twelve (12) soil samples were collected from the base and walls of the excavation and submitted for analysis for TAL metals and pesticides. All soil samples contained low levels of pesticides and six (6) samples contained exceedances above Track 4 cleanup levels. The elevated samples were from the eastern portions of the excavation, including the eastern base and wall samples, and along the southern wall. Additional excavation was performed and four (4) additional samples were collected and analyzed for TAL metals, polycyclic aromatic hydrocarbons (PAHs), and pesticides. Metals and pesticides were detected in all samples, generally at concentrations consistent with background levels or below established cleanup criteria; PAH concentrations were below track 4 cleanup levels.

- Soil containing urban fill material from within the footprint of the building was excavated between May and December 2005 and approximately 6,140 tons of urban fill was excavated and disposed off-Site at either Clean Earth of Philadelphia or Soil Safe, Inc. Urban fill was primarily removed from the cellar footprint to depths of up to 12 feet bsg or until bedrock was encountered (generally at the southeastern portions of the excavation) and from the slab-on-grade portions of the building to depths of up to 4 feet bsg. Post-excavation confirmatory soil sampling was performed on August 8 (nine samples collected) and August 24, 2005 (eight samples collected). All samples were analyzed for VOCs, SVOCs, TAL metals, pesticides and PCBs. All samples contained total PCB concentrations below track 4 cleanup levels, ranging from non-detect to 269 ppb. Five (5) samples contained lead at levels over 500 ppm. Nine (9) samples contained mercury above 0.2 ppm. Two (2) samples contained chlordane and dieldrin levels above their respective guidance levels (540 ppb for chlordane; 44 ppb for dieldrin). One (1) sample contained 4,4-DDT above 2,100 ppb. Seven (7) samples contained levels of PAHs above guidance values. No VOCs were detected above guidance values at any sample location. All detections in remaining on-site soils were below track 4 cleanup levels.
- Approximately 490 tons of soil from the parking lot area was excavated and disposed off-Site, including approximately 105 tons of soil from a drainage basin at the western portion of the parking lot and the upper two-feet of soil from the remainder of the parking lot. Approximately one-foot of clean crushed stone was installed above a demarcation layer comprised of black porous filter fabric, and the area was subsequently paved with asphalt.

2.4.3 Soil Vapor

Soil gas present beneath the building contains low level exceedances of VOCs.

3.0 INSTITUTIONAL AND ENGINEERING CONTROL PLAN

3.1 General

Since remaining contamination exists at the Site, Institutional Controls (ICs) and Engineering Controls (ECs) are required to protect human health and the environment. This IC/EC Plan describes the procedures for the implementation and management of all IC/ECs at the Site. The IC/EC Plan is one component of the SMP and is subject to revision by the NYSDEC project manager.

This plan provides:

- A description of all IC/ECs on the Site;
- The basic implementation and intended role of each IC/EC;
- A description of the key components of the ICs set forth in the Environmental Easement;
- A description of the controls to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of IC/ECs, such as the implementation of the Excavation Work Plan (EWP; as provided in Appendix C) for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the Site; and,
- Any other provisions necessary to identify or establish methods for implementing the IC/ECs required by the Site remedy, as determined by the NYSDEC project manager.

3.2 Institutional Controls

A series of ICs is required by the Decision Document to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the Site to restricted residential uses only. Adherence to these ICs on the Site is required by the Environmental Easement and will be implemented under this SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. The IC boundaries are shown on Figure 3. These ICs are:

A. The Site may be used for restricted residential use as long as the following long-term engineering controls are employed:

   I. The barrier layer consisting of the asphalt in the parking area, impervious sidewalks/walkways, the soil cover in the courtyard area, and the building structures, are maintained in accordance with this SMP;

   II. All future soil disturbance activities, including building renovation/expansion, subgrade utility line repair/relocation, and new construction are conducted in accordance with this SMP;

   III. Vegetable gardens are prohibited;

   IV. The use of groundwater underlying the Site is prohibited without treatment rendering it safe for intended purpose;

   V. Groundwater and other environmental or public health monitoring, and reporting of information thus obtained, is performed in a manner specified in this SMP;

   VI. On-site environmental monitoring devices, including but not limited to, groundwater monitoring wells and soil vapor monitoring wells, are protected and replaced as necessary to ensure continued functioning in the manner specified in this SMP; and,

   VII. Sub-slab soil vapor extraction system is operated and maintained in a manner specified in this SMP. Annual inspection and reporting, including operation and monitoring data, will be performed in a manner specified in this SMP.

B. The Site may not be used for a higher level of use such as unrestricted use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of the Environmental Easement.

3.3 Engineering Controls

3.3.1 Barrier Layer System

Exposure to remaining contamination at the Site is prevented by a barrier layer system placed over the Site. This barrier system is comprised of impervious surfaces and at least 24-inches of clean soil cover in courtyard area. Impervious surfaces considered part of the barrier layer include

four- to six-inch concrete building slabs, four-inch concrete walkways and sidewalks and the asphalt paved parking lot. The soil cover area in the courtyard contains 24-inches of certified clean fill that was installed above a demarcation layer, with permeable pavers installed above the clean fill. Figure 3 presents the location of the barrier system and applicable demarcation layers. The Excavation Work Plan (EWP) provided in Appendix C outlines the procedures required to be implemented in the event the cover system is breached, penetrated, or temporarily removed. Procedures for the inspection of this cover are provided in the Monitoring and Sampling Plan included in Section 4.0 of this SMP. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP; Appendix D) and associated Community Air Monitoring Plan (CAMP; Appendix E) prepared for the Site.

3.3.2 Vapor Extraction System

A vapor extraction system (VES) was installed beneath the building during Site development to prevent vapor intrusion. The VES is comprised of a 10-mil vapor barrier installed beneath the entire building footprint, a highly porous substrate consisting of crushed stone, and sub-slab four-inch perforated PVC piping connected to three (3) vertical risers (VP-1 through VP-3) which connect to powered blowers and discharge above the roofline. The vapor barrier and highly porous substrate allow for the accumulation of sub-slab vapors and the perforated pipe and rooftop blowers effectively collect any accumulated vapors into the piping network and discharge them above the roofline. The system discharge points are at a sufficient distance from air intakes, or operable windows/doors to prevent the re-entrainment of airborne contaminants. The VES is monitored with a series of audible alarms and visual gauges that will alert maintenance personnel in the event of a blower failure. Audible alarms and visual gauges are located in the trash compactor room (VP-2 and VP-3) and directly on the riser at roof level at VP-1. Four (4) permanent sub-slab monitoring points were installed throughout the building footprint to verify sufficient vacuum beneath the building. A threshold of -0.004 inches of water column (IWC) is considered adequate negative pressure.

Several deficiencies were identified with the VES during an annual inspection in 2024 and a Corrective Measures Work Plan was prepared and implemented between May 23 and August 7, 2025. Several components of the VES were repaired and/or replaced in accordance with the

NYSDEC-approved CMWP. The original blowers (Fantech FR250) were replaced and additional repairs were performed as follows:

- Obar GBR89 blower installed at VP-1
- Obar GBR76 SOE blowers installed at VP-2 and VP-3
- Combination Obar GBR25 audible alarm and visual gauge units installed at all three risers with the following system thresholds: VP-1 will alarm if pressure drops below 1 inch of water column (IWC); VP-2 will alarm if pressure drops below 0.02 IWC; and, VP-3 will alarm if the blower is powered off (note: because the VP-3 riser would not be located within walls of lower floors, a typical alarm/visual gauge installation was not feasible and as a result, a pressure switch was installed on this riser at the roof and the telemetry portal (see below) was linked to the pressure switch, which will alarm upon detecting that the blower has shut down);
- A telemetry unit was installed to provide remote alerting and system monitoring capabilities, with all notifications sent to GBTS personnel; and,
- All electrical connections were updated.

Procedures for operating and maintaining the VES are documented in the Operation and Maintenance Plan (Section 5.0 of this SMP). As-built drawings, signed and sealed by a PE who is licensed and registered in New York State, are included in Appendix H Operation and Maintenance Manuals. Figure 5 shows the location of the VES and Figures 6 and 7 provide schematic cross-section details of VES components.

3.3.3 Criteria for Completion of Remediation/Termination of Remedial Systems

Generally, remedial processes are considered completed when monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.4 of NYSDEC DER-10. Unless waived by the NYSDEC, confirmation samples of applicable environmental media are required before terminating any remedial actions at the Site. Confirmation samples require Category B deliverables and a Data Usability Summary Report (DUSR).

As discussed below, the NYSDEC may approve termination of a groundwater monitoring program. When a remedial party receives this approval, the remedial party will decommission all Site-related monitoring, injection and recovery wells as per the NYSDEC CP-43 policy.

The remedial party will also conduct any needed Site restoration activities, such as asphalt patching and decommissioning treatment system equipment. In addition, the remedial party will conduct any necessary restoration of vegetation coverage, trees, and wetlands, and will comply with NYSDEC and United States Army Corps of Engineers regulations and guidance. Also, the remedial party will ensure that no ongoing erosion is occurring on the Site.

3.3.3.1–Barrier Layer System

The composite cover system is a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in accordance with this SMP in perpetuity.

3.3.3.2–Vapor Extraction System

The VES will not be discontinued unless prior written approval is granted by the NYSDEC and the NYSDOH project managers. If monitoring data indicates that the SVE system may no longer be required, a proposal to discontinue the SVE system will be submitted by the remedial party to the NYSDEC and NYSDOH project managers.

3.3.3.3–Monitoring Wells Associated with Monitored Natural Attenuation

Quarterly groundwater monitoring was required following the remedial action. Based on the results of post-remedial groundwater sampling conducted from November 2006 to October 2008, which documented significant improvements in groundwater quality, the NYSDEC approved the termination of groundwater monitoring (letter dated December 17, 2008). Per NYSDEC requirements, the wells were closed on February 16, 2009 in accordance with the procedures of CP-43: Groundwater Monitoring Well Decommissioning Policy. Well closure was documented in an Ecosystems Strategies, Inc. letter to the NYSDEC, dated February 19, 2009.

4.0 MONITORING AND SAMPLING PLAN

4.1 General

This Monitoring and Sampling Plan describes the measures for evaluating the overall performance and effectiveness of the remedy. This Monitoring and Sampling Plan may only be revised with the approval of the NYSDEC project manager. Details regarding the sampling procedures, data quality usability objectives, analytical methods, etc. for all samples collected as part of Site management for the Site are included in the Quality Assurance Project Plan provided in Appendix F.

This Monitoring and Sampling Plan describes the methods to be used for:

- Sampling and analysis of all appropriate media (e.g., groundwater, indoor air, soil vapor, soils);
- Assessing compliance with applicable NYSDEC standards, criteria and guidance (SCGs), particularly groundwater standards and Part 375 SCOs for soil; and,
- Evaluating Site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment;

To adequately address these issues, this Monitoring and Sampling Plan provides information on:

- Sampling locations, protocol and frequency;
- Information on all designed monitoring systems;
- Analytical sampling program requirements;
- Inspection and maintenance requirements for monitoring wells;
- Monitoring well decommissioning procedures; and,
- Annual inspection and periodic certification.

Reporting requirements are provided in Section 7.0 of this SMP.

4.2 Site–wide Inspection

Site-wide inspections will be performed at a minimum of once per year. These periodic inspections must be conducted when the ground surface is visible (i.e. no snow cover).

Modification to the frequency or duration of the inspections will require approval from the NYSDEC project manager. Site-wide inspections will also be performed after all severe weather conditions that may affect ECs or monitoring devices. During these inspections, an inspection form will be completed as provided in Appendix G - Site Management Forms. The form will compile sufficient information to assess the following:

- Compliance with all ICs, including Site usage;
- An evaluation of the condition and continued effectiveness of ECs;
- General Site conditions at the time of the inspection;
- Whether stormwater management systems, such as basins and outfalls, are working as designed;
- The Site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection; and,
- Confirm that Site records are up to date.

Inspections of all remedial components installed at the Site will be conducted. A comprehensive Site-wide inspection will be conducted and documented according to the SMP schedule, regardless of the frequency of the Periodic Review Report. The inspections will determine and document the following:

- Whether ECs continue to perform as designed;
- If these controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Environmental Easement;
- Achievement of remedial performance criteria; and,
- If Site records are complete and up to date.

Reporting requirements are outlined in Section 7.0 of this plan.

Inspections will also be performed in the event of an emergency. If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs that reduces or has the potential to reduce the effectiveness of ECs in place at the Site, verbal notice to the NYSDEC project manager must be given by noon of the following day. In addition, an inspection of the Site will be conducted within 5 days of the event to verify the effectiveness of the IC/ECs implemented at

the Site by a qualified environmental professional, as defined in 6 NYCRR Part 375. Written confirmation must be provided to the NYSDEC project manager within 7 days of the event that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public. The remedial party will submit follow-up status reports to the NYSDEC within 45 days of the event on actions taken to respond to any emergency event requiring ongoing responsive action, describing and documenting actions taken to restore the effectiveness of the ECs.

4.3 Treatment System Monitoring

Monitoring of the VES will be performed on a routine basis, as identified in Table 4.3 Remedial System Monitoring Requirements and Schedule (see below). Modification to the frequency or sampling requirements will require approval from the NYSDEC project manager. A visual inspection of the complete system will be conducted during each monitoring event. Unscheduled inspections and/or sampling may take place when a suspected failure of the specify EC system has been reported or an emergency occurs that is deemed likely to affect the operation of the system. Specific EC system components to be monitored include, but are not limited to, the components included in Table 4.3 below.

Table 4.3 - Remedial System Monitoring Requirements

Remedial System Component	Monitoring Parameter	Operating Range	Monitoring Schedule
Rooftop blowers	visual inspection	Blower is on or off	Monthly
Visual Gauges	visual inspection	Negative pressure	Biweekly
Audible Alarms	visual inspection	Alerts upon detecting lack of vacuum	Biweekly
SSDS Slab Monitoring Points	micro-manometer readings	<-0.004 inch W.C.	Annually

A complete list of components to be inspected is provided in the Inspection Checklist provided in Appendix G – Site Management Forms. If any equipment readings are not within their specified operating range, any equipment is observed to be malfunctioning or the system is otherwise not performing within specifications, maintenance and repair as outlined in the Operation and Maintenance Plan Section, below, is required immediately.

5.0 OPERATION AND MAINTENANCE PLAN

5.1 General

This Operation and Maintenance Plan provides a brief description of the measures necessary to operate, monitor, and maintain the mechanical components of the remedy selected for the Site. This Operation and Maintenance Plan:

- Includes the procedures necessary to allow individuals unfamiliar with the Site to operate and maintain the vapor extraction system;
- Will be updated periodically to reflect changes in Site conditions or the manner in which the vapor extraction system is operated and maintained.

Further detail regarding the Operation and Maintenance of the VES is provided in Appendix H Operation and Maintenance Manuals. A copy of this Operation and Maintenance Manual, along with the complete SMP, is to be maintained at the Site. This Operation and Maintenance Plan is not to be used as a stand-alone document, but as a component document of this SMP.

5.2 Remedial System (or other Engineering Control) Performance Criteria

Performance criteria for the VES consists of maintaining a minimum level of vacuum beneath the building slabs, as specified in Section 5.3. Based on documented VOC concentrations in sub-slab vapors, no discharge permits are required for the operation of the VES.

5.3 Operation and Maintenance of VES

The following sections provide a description of the operations and maintenance of the VES. Cut-sheets and as-built drawings for the VES are provided in Appendix H Operation and Maintenance Manuals.

5.3.1 Routine System Operation and Maintenance

Routine maintenance and inspections will be conducted to ensure the VES are operating properly. On an annual basis, the following will be performed:

- Conduct a visual inspection of the complete system;

- Inspect units generating sub-slab vacuum for signs of abnormal operations, and repair or replace if required. Routine equipment maintenance will be conducted as per the manufacturer's recommendations;
- Inspect the discharge points to ensure that no air intakes or operable windows or doors have been located nearby;
- Determine through discussions with building management if any modifications occurred to the building heating, ventilation and air conditioning (HVAC) systems that might affect the performance of the VES; and,
- Inspect the floor slabs and foundation walls for evidence of cracks and/or holes, and repair cracks/holes as required.

A copy of an Operations and Maintenance Manual for the VES is provided in Appendix H, which will provide further detail on the above.

5.3.2 Non-Routine Operation and Maintenance

Non-routine maintenance typically occurs when audible and/or visual gauges indicate the systems are not working properly, the systems become damaged, or if the buildings HVAC has undergone modifications that may reduce the effectiveness of the systems. The scope of non-routine maintenance will vary depending on the situation.

In general, the following actions will be taken as part of non-routine maintenance:

- Examine the building for structural or HVAC system changes, or other changes that may affect the performance of the VES (e.g. new combustion appliances or deterioration of concrete slabs);
- Examine and address the operation of the audible/visual fail-safe devices and the units generating sub-slab vacuum, and measure the sub-slab pressure at monitoring points, via a manometer;
- Repair or adjust the VES as appropriate. If necessary, the VES should be redesigned and restarted or recommissioned. Table 4.3 provides a summary and schedule of routine maintenance.

5.3.3 System Monitoring Devices and Alarms

The VES has warning devices to indicate that the system is not operating properly. In the event that a warning device is activated, applicable maintenance and repairs will be conducted, as specified in the Operation and Maintenance Plan, and the VES will be restarted. Operational problems will be noted in the Periodic Review Report to be prepared for that reporting period.

5.3.5 Fire Safety

The remedial party will conduct an annual facility walk with the local fire chief and/or fire suppression team. The Site walk will allow for the addition of the facility to any local preplanning efforts. The NYSDEC project manager will be provided with the local fire chief's/fire suppression team's recommendations as soon as they become available. Following review, the NYSDEC project manager may direct the remedial party to implement the recommendations and/or revise the SMP.

Additional considerations include:

- The site will accommodate other State and/or local fire inspections as required by applicable ordinances;
- Fire extinguishers will be inspected and tested per manufacturer specifications at a frequency determined by local/Ste codes or the manufacturer (whichever is more frequent);
- Emergency lighting will be subject to standard 90-minute test to verify system integrity and backup power supply;
- Sprinklers will be subject to inspections at a frequency required by local/state fire codes;
- Emergency exits will be kept free from debris at all times;
- The alarm system will be tested at a frequency required by local/state fire codes; and,
- The electrical system will meet or exceed all local/stare fire codes.

6.0 PERIODIC ASSESSMENTS/EVALUATIONS

6.1 Climate Change Vulnerability Assessment

Increases in both the severity and frequency of storms/weather events, an increase in sea level elevations along with accompanying flooding impacts, shifting precipitation patterns and wide temperature fluctuation, resulting from global climactic change and instability, have the potential to significantly impact the performance, effectiveness and protectiveness of a given Site and associated remedial systems. Vulnerability assessments provide information so that the Site and associated remedial systems are prepared for the impacts of the increasing frequency and intensity of severe storms/weather events and associated flooding.

The Site is not located in an area of coastal floor risk. Given the urban nature of the Site and surrounding area, and the presence of sufficient municipal storm water collection infrastructure, a vulnerability assessment is not warranted.

6.2 Green Remediation Evaluation

NYSDEC's DER-31 Green Remediation requires that green remediation concepts and techniques be considered during all stages of the remedial program, including site management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. This section of the SMP provides a summary or any green remediation evaluations to be completed for the Site during site management, and as reported in the Periodic Review Report (PRR).

The green remediation evaluation will include the following:

- Energy usage by the VES;
- Fossil fuel usage associated with travel to and from the Site for monitoring activities;
- Waste generation from applicable events (e.g. soil disturbance requiring off-Site disposal).

6.2.1 Timing of Green Remediation Evaluations

For major remedial system components, green remediation evaluations and corresponding modifications will be undertaken as part of a formal Remedial System Optimization (RSO), or at

any time that the NYSDEC project manager feels appropriate, (e.g. during significant maintenance events or in conjunction with storm recovery activities).

Modifications resulting from green remediation evaluations will be routinely implemented and scheduled to occur during planned/routine operation and maintenance activities after approval from the DER project manager. Reporting of these modifications will be presented in the PRR.

6.2.2 Remedial Systems

Remedial systems will be operated properly considering the current Site conditions to conserve materials and resources to the greatest extent possible. Consideration will be given to operating rates and use of reagents and consumables. Spent materials will be sent for recycling, as appropriate.

6.2.4 Frequency of System Checks, Sampling and Other Periodic Activities

Transportation to and from the Site, use of consumables in relation to visiting the Site in order to conduct system checks and/or collect samples, and shipping samples to a laboratory for analyses have direct and/or inherent energy costs. The schedule and/or means of these periodic activities have been prepared so that these tasks can be accomplished in a manner that does not impact remedy protectiveness but reduces expenditure of energy or resources.

Consideration shall be given to:

- Reduced sampling frequencies;
- Reduced Site visits and system checks;
- Installation of remote sensing/operations and telemetry;
- Bundling routine system operation checks, inspections, periodic sampling, and other Site management activities with other nearby Sites;
- Coordination/consolidation of activities to maximize foreman/labor time; and,
- Use of mass transit for Site visits, where available, and carpooling.

6.2.5 Metrics and Reporting

As discussed in Section 7.0 and as shown in Appendix G Site Management Forms, information on energy usage, solid waste generation, transportation and shipping, water usage and land use and ecosystems will be recorded to facilitate and document consistent implementation of green

remediation during Site management and to identify corresponding benefits. A set of metrics has been developed and will be evaluated over time to ensure that green remediation actions are achieving the desired results.

6.3 Remedial System Optimization

A Remedial System Optimization (RSO) study will be conducted any time that the NYSDEC project manager or the remedial party requests in writing that an in-depth evaluation of the remedy is needed. An RSO may be appropriate if any of the following occur:

- The remedial actions have not met or are not expected to meet RAOs in the time frame estimated in the Decision Document;
- The management and operation of the remedial system is exceeding the estimated costs;
- The remedial system is not performing as expected or as designed;
- Previously unidentified source material may be suspected;
- Plume shift has potentially occurred;
- Site conditions change due to development, change of use, change in groundwater use, etc.;
- There is an anticipated transfer of the Site management to another remedial party or agency; and,
- A new and applicable remedial technology becomes available.

An RSO will provide a critique of a Site's conceptual model, give a summary of past performance, document current cleanup practices, summarize progress made toward the Site's cleanup goals, gather additional performance or media specific data and information and provide recommendations for improvements to enhance the ability of the present system to reach RAOs or to provide a basis for changing the remedial strategy.

The RSO study will focus on overall Site cleanup strategy, process optimization, and management with the intent of identifying impediments to cleanup and improvements to Site operations to increase efficiency, cost effectiveness, and remedial time frames. Green remediation technology and principals are to be considered when performing the RSO.

The RSO is not a PRR but is complementary to the PRR. While the PRR focuses on the protectiveness of the remedy and compliance with the SMP, and reports on the remedial progress, the RSO focuses on optimization of and improvements to the remedy. An RSO is a thorough evaluation of and implementation of actions that will move the Site to closure in a shorter time frame and/or provide cost savings in the long term. Some recommendations developed in the RSO process may address concepts such as:

- Improvements that will make the system more efficient, decrease maintenance costs and downtime, and effectively target the contamination;
- Modification or optimization of a treatment system process;
- Determining whether an in-situ remedy or monitored natural attenuation can replace an active ex-situ treatment remedy;
- Determining the effectiveness of the system versus system shutdown;
- Application of a new technology or remedial approach;
- Improvements that will reduce energy cost or frequency of Site visits;
- Evaluation of vendors and disposal arrangements for cost savings;
- Consideration of alternate Site management techniques; and,
- Implementation of green remediation concepts.

When evaluating the remedial systems (RSO), the following questions should be asked:

1. Is the remedial technology employed at the Site appropriate for current Site conditions?

Many systems/remedies may be overdesigned, since the design process generally considers worst case scenarios and adds a factor of safety. In addition, a large portion of the contaminant mass may be removed or destroyed in the first few years of operation, after which contaminant mass removal rates generally decrease. This is often the case for groundwater pump and treat remedies. Given these two general factors, the RSO often reveals that current Site conditions do not match initial design conditions and much of the system that was put in place during the original design may not be needed or is not cost effective to complete the remediation. For instance, if a groundwater treatment system was designed to treat influent at 100 gallons per minute with concentrations of 1,200 micrograms/liter (µg/L) of trichloroethylene (TCE), the

system may include an air stripper, two granular activated carbon (GAC) units, and a catalytic oxidizer to remove the TCE from the vapor discharge of the air stripper. If, after a year of operation, actual Site conditions are flows of 40 gallons per minute and influent TCE concentrations of 250 µg/l, the PE could consider removing the air stripper and catalytic oxidizer from the treatment process and treating the influent with two GAC units plumbed in series. This removes two energy-intensive and labor-intensive pieces of equipment from the treatment process, thereby lowering the O&M costs and decreasing the environmental footprint of the remedy.

2. Can green and sustainable technologies be employed to enhance the existing remedy, making it more sustainable, saving costs, or bringing the Site to closure more quickly?

The RSO will examine Site conditions and determine whether the existing remedy can be enhanced by employing green or sustainable technologies. These technologies may include in-situ chemical oxidation or enhanced monitored natural attenuation techniques, or installation of passive venting, solar powered extraction wells, variable-speed drives, geothermal climate control, or tertiary wetland treatment. These technologies may also include activities such as limited excavation and treatment of source area soils that will allow natural attenuation to be the remedy for residual contamination at a Site as opposed to the installation of a remediation system.

3. Is the remedy being properly maintained?

As a remedy ages, equipment maintenance becomes an issue as parts wear out and need to be replaced. This generally occurs at the same time there is pressure to reduce O&M costs. The RSO should evaluate effectiveness and efficiency of the system, not just system operation time. Improper maintenance can lead to the system working inefficiently from both a contaminant removal and contaminant destruction aspect. Inefficient contaminant removal or degradation could lead to prolonging the remedial process at a Site, while inefficient contaminant destruction could potentially lead to a violation of the regulatory discharge criteria. An example of this would be an improperly maintained air stripper that loses its contaminant mass removal efficiency due to clogging of the air flow pathways. If the stripper is designed to remove 99 percent of the contaminants in the influent and that mass removal efficiency drops to 50 percent due to clogging, the remaining 50 percent of contaminant mass will still be in the effluent from the stripper, which creates a problem.

4. Can the system operation be modified using the existing technology or equipment to be equally or more effective but use less energy?

In the past, remedies often focused on contaminant destruction with little emphasis on energy conservation. During the RSO, the remedy should be examined to determine if the remedial equipment or process can be altered to save energy or maximize contaminant mass removal using the existing technology An example of this would be operating a Soil Vapor Extraction (SVE) system such that the SVE blower would alternately extract vapor from different groups (legs) of wells for set time intervals. By using such a procedure, the SVE system would remove significant mass from one set of wells for a time and then extract vapors from a different set of wells. During the period when soil vapor is not being extracted, contaminant mass on the soils is allowed to equilibrate with the soil vapor. This recharging of the soil vapor with contaminants allows for higher mass removal rates once the leg is reactivated. By employing this strategy, a higher contaminant mass removal rate could be achieved using a smaller SVE blower and vapor treatment system. This may be equally effective at removing contaminant mass but would use significantly less energy. However, this procedure should not be used if the SVE system is being used to mitigate soil vapor intrusion into a building.

5. Can the system be taken offline in phases as the Site is remediated?

The RSO should evaluate whether parts of the treatment system can be taken offline. Consider whether all of the vapor and groundwater extraction wells are still needed, given the current contaminant plume. In addition, an SVE system can be designed to be converted into a bioventing system to aid in the degradation of heavier compounds not yet stripped from the vadose zone.

6. Is our exit strategy defined well enough or should we enhance it?

Remedies are often implemented with no clear path to closure other than when the established regulatory threshold is met, the remedy is complete, and the Site can be closed. This gives a beginning and an end to the process, but no directions to get from one point to the other within the process. An exit strategy provides a path to closure and lays out metrics that, once achieved, lead to the next step or phase of the remedy.

An exit strategy provides the shortest path to closure, which ultimately decreases the environmental footprint of the remedy.

The exit strategy should be short and concise. It defines the cleanup goals and the methods that will be used to assess whether the goals are being attained.

The exit strategy should address stakeholder concerns, meet all applicable regulations, identify all performance metrics, assess costs/risks/future use/benefits of the remedial actions, and identify all requirements to terminate remedial activities at the Site. It must also determine the following:

1. How performance of the remedy will be measured.
2. Which decision logic/metrics will be used to select operational changes.
3. How attainment of cleanup goals will be demonstrated.
4. How system(s) operation and long-term monitoring will be terminated.
5. How Site closeout will be performed.

The phases of an RSO include:

- Work plan development;
- Work plan implementation (usually includes data gathering and conceptual Site model verification);
- RSO Report; and,
- Implementation of recommended actions and final report.

7.0. REPORTING REQUIREMENTS

7.1 Periodic Review Report

7.1.1 General Requirements

A Periodic Review Report (PRR) will be submitted to the NYSDEC project manager beginning sixteen (16) months after the Certificate of Completion is issued. After submittal of the initial Periodic Review Report, the next PRR shall be submitted annually to the NYSDEC project manager or at another frequency as may be required by the NYSDEC project manager. In the event that the Site is subdivided into separate parcels with different ownership, a single Periodic Review Report will be prepared that addresses the Site described in Appendix A Environmental Easement. The report will be prepared in accordance with NYSDEC's DER-10 and submitted within 30 days of the end of each certification period. Media sampling results will also be incorporated into the Periodic Review Report. The report will include:

7.1.2 Report Contents

The report will include (as applicable):

- Identification, assessment, and certification of all ECs/ICs required by the remedy for the Site.
- Results of the required annual Site inspections and severe condition inspections.
- Description of any change of use, import of materials, or excavation that occurred during the certifying period.
- All applicable Site management forms and other records generated for the Site during the reporting period in the NYSDEC-approved electronic format, if not previously submitted.
- Identification of any wastes generated during the reporting period, along with waste characterization data, manifests, and disposal documentation.
- A summary of any discharge monitoring data and/or information generated during the reporting period, with comments and conclusions.
- Data summary tables and graphical representations of contaminants of concern by media (groundwater, soil vapor, etc.), which include a listing of all compounds analyzed, along with the applicable standards, with all exceedances highlighted.
    - Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for all samples collected during the reporting period will be submitted

in digital format as determined by the NYSDEC. Currently, data is supplied electronically and submitted to the NYSDEC EQuISTM database in accordance with the requirements found at this link: http://www.dec.ny.gov/chemical/62440.html.

- A Site evaluation, which includes the following:
  - The compliance of the remedy with the requirements of the Site-specific Remedial Action Work Plan (RAWP), ROD, or Decision Document;
  - The operation and the effectiveness of all treatment units, etc., including identification of any needed repairs or modifications;
  - Any new conclusions or observations regarding Site contamination based on inspections or data generated by the Monitoring and Sampling Plan for the media being monitored;
  - Recommendations regarding any necessary changes to the remedy and/or Monitoring and Sampling Plan;
  - An update to the climate change vulnerability assessment if Site or external conditions have changed since the previous assessment, and recommendations to address vulnerabilities.
  - A summary of the Green Remediation evaluation, including a quantitative and qualitative overview of a Site's environmental impacts and recommendations to improve the remedy's environmental footprint. The PRR will include the completed Summary of Green Remediation Metrics form provided in Appendix G.
  - An evaluation of trends in contaminant levels in the affected media to determine if the remedy continues to be effective in achieving remedial goals as specified by the RAWP, ROD or Decision Document; and,
  - The overall performance and effectiveness of the remedy.

7.1.3 Certification of Institutional and Engineering Controls

Following the last inspection of the reporting period, a qualified environmental professional as defined in 6 NYCRR Part 375 or a PE licensed to practice and registered in New York State (depending on the need to evaluate engineering systems) will prepare, and include in the Periodic Review Report, the following certification as per the requirements of NYSDEC DER-10:

"For each institutional or engineering control identified for the Site, I certify that all of the following statements are true:

- *The inspection of the Site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;*
- *The institutional control and/or engineering control employed at this Site is unchanged from the date the control was put in place, or last approved by the Department;*
- *Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- *Nothing has occurred that would constitute a violation or failure to comply with any Site management plan for this control;*
- *Access to the Site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;*
- *If a financial assurance mechanism is required under the oversight document for the Site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- *Use of the Site is compliant with the environmental easement;*
- *The engineering control systems are performing as designed and are effective;*
- *To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the Site remedial program and generally accepted engineering practices; and,*
- *The information presented in this report is accurate and complete.*

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, [name]*, of* [business address]*, am certifying as* [Owner/Remedial Party or Owner's/Remedial Party's Designated Site Representative] *and I have been authorized and designated by all Site owners/remedial parties to sign this certification for the Site."*

"I certify that the New York State Education Department has granted a Certificate of Authorization to provide Professional Engineering services to the firm that prepared this Periodic Review Report."

- *No new information has come to my attention, including groundwater monitoring data from wells located at the Site boundary, if any, to indicate that the assumptions made in the qualitative exposure assessment of off-Site contamination are no longer valid; and,*
- *The assumptions made in the qualitative exposure assessment remain valid.*

The signed certification will be included in the Periodic Review Report.

The Periodic Review Report will be submitted, in electronic format, to the NYSDEC project manager and the NYSDOH project manager. The Periodic Review Report may also need to be submitted in hard-copy format if requested by the NYSDEC project manager.

7.2 Corrective Measures Work Plan

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control or failure to conduct Site management activities, a Corrective Measures Work Plan will be submitted to the NYSDEC project manager for approval. This plan will explain the failure and provide the details and schedule for performing work necessary to correct the failure. Unless an emergency condition exists, no work will be performed pursuant to the Corrective Measures Work Plan until it has been approved by the NYSDEC project manager.

7.3 Remedial System Optimization Report

If an RSO is to be performed (see Section 6.3), upon completion of an RSO, an RSO report must be submitted to the NYSDEC project manager for approval. A general outline for the RSO report is provided below. The RSO report will document the research/ investigation and data gathering that was conducted, evaluate the results and facts obtained, present a revised conceptual Site model and present recommendations. RSO recommendations are to be implemented upon approval from the NYSDEC. Additional work plans, design documents, HASPs etc., may still be required to implement the recommendations, based upon the actions that need to be taken. A final engineering report and update to the SMP may also be required.

The RSO report will be submitted, in electronic format, to the NYSDEC project manager and the NYSDOH project manager.

Model RSO Report Table of Contents/Content Areas

1.0 Introduction: Report Objectives; Report Organization

2.0 Site Description and History: Location, Ownership, and Description; Site History; Previous Investigations/Remedial Actions

3.0 Regulatory Requirements and Cleanup Goals: Remedial Action Objectives; Cleanup Goals

4.0 Summary of Supplemental Investigations and Findings: Summary of Investigation; Nature and Extent of Contamination

5.0 Conceptual Site Model: Surface and Subsurface Characteristics; Contaminant Sources; Contaminants of Concern; Extent of Contamination; Exposure Pathways

6.0 Description of Remedy: Remedial Systems Overview; Operation, Maintenance, and Monitoring Program

7.0 Remedial System Performance: Runtime/Downtime Summary; Contaminant Recovery Assessment; Regulatory Compliance; Health and Safety Records; Assessment of Cleanup Progress/Achievement of Remedial Action Objectives; Operations, Maintenance, and Monitoring Costs

8.0 Conclusions and Recommendations

9.0 Corrective Measure

8.0 REFERENCES

6 NYCRR Part 375, Environmental Remediation Programs. December 14, 2006.

NYSDEC DER-10–"Technical Guidance for Site Investigation and Remediation".

NYSDEC, 1998. Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1. June 1998 (April 2000 addendum).

FIGURES

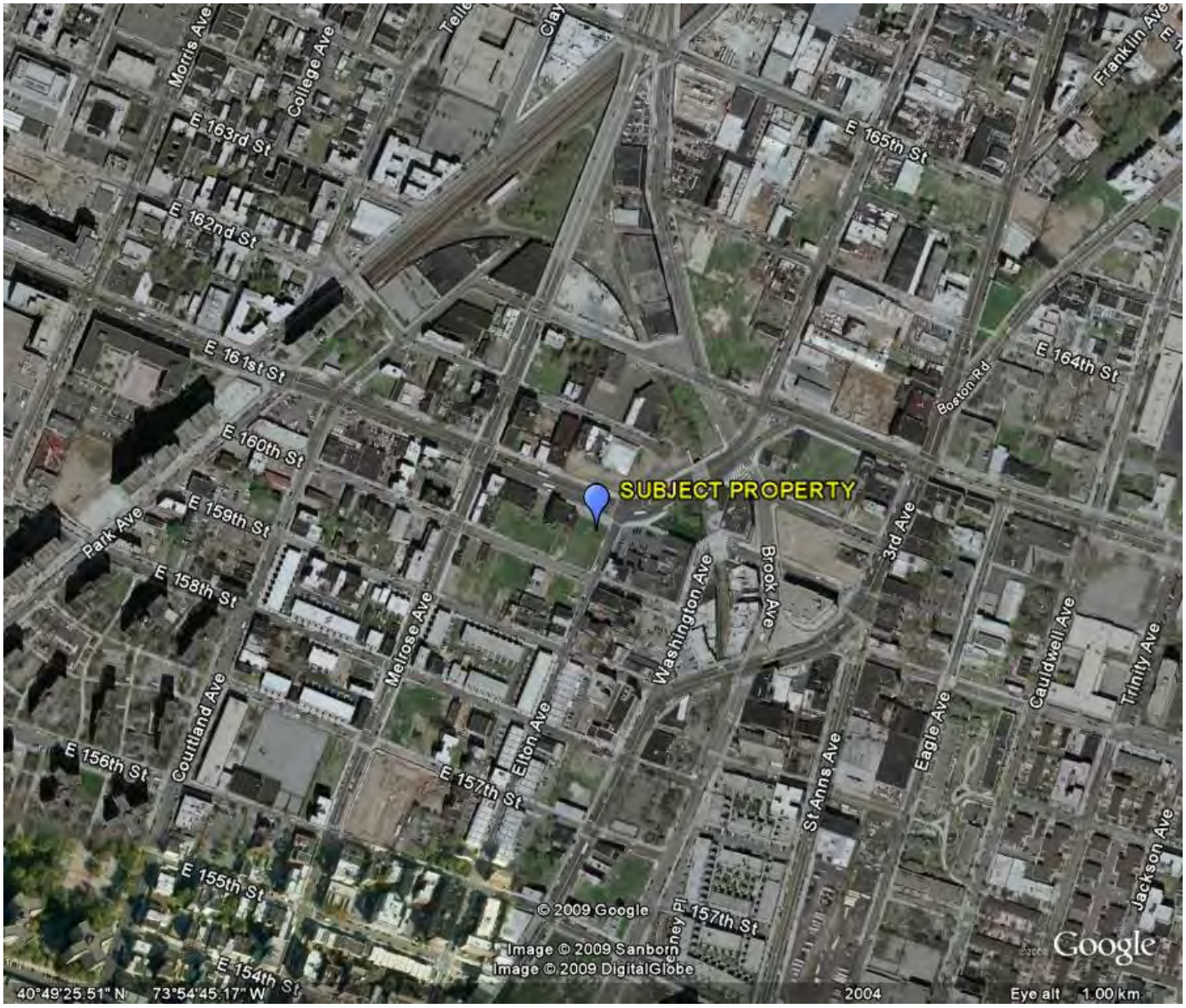


Figure 1: Site Location Map

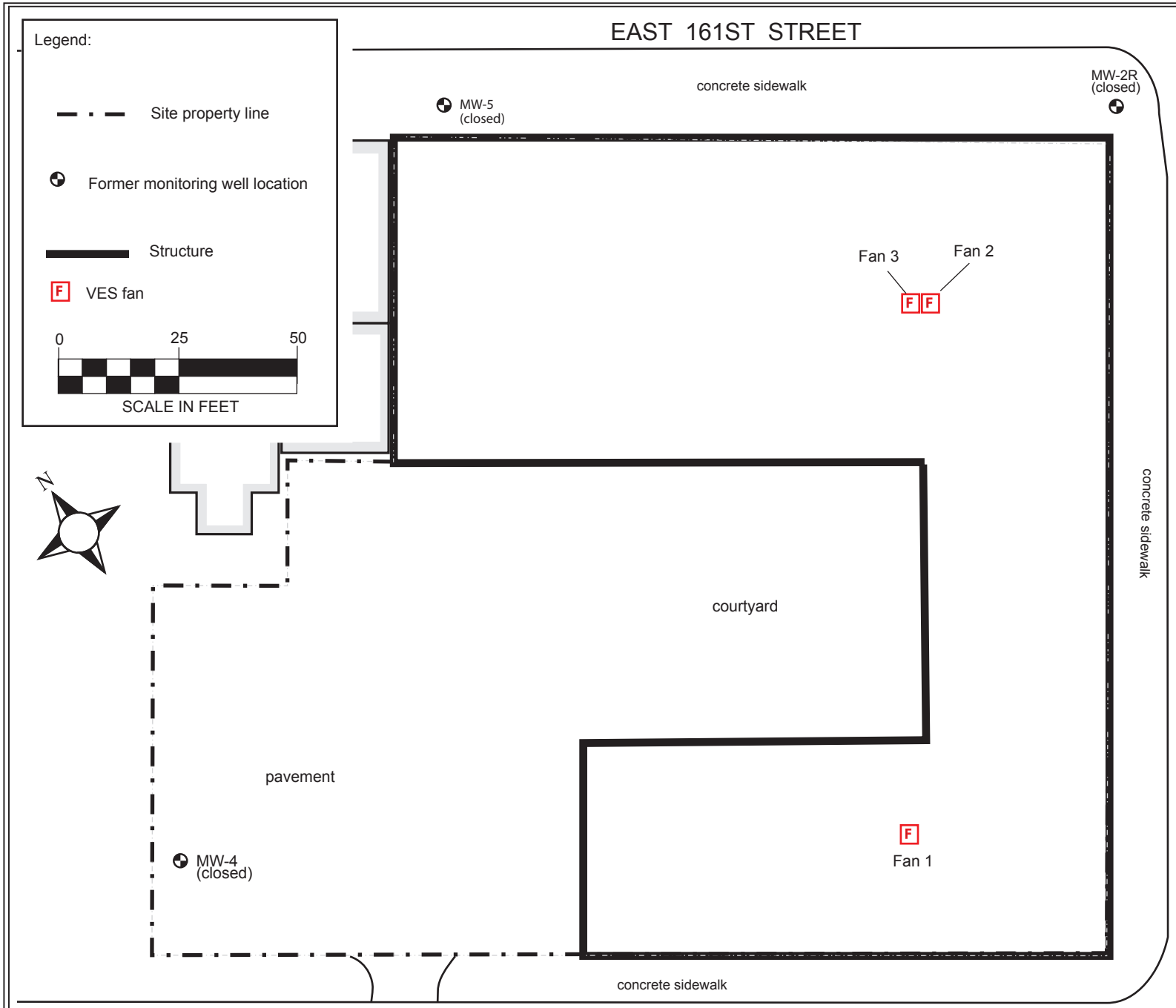
Parkview Commons Site
871 Elton Avenue
Borough of Bronx, New York

N

File: 21003-0155

May 2026

Figures



GALLAGHER BASSETT
TECHNICAL SERVICES

Figure 2: Selected Site Features Map

Parkview Commons Site
871 Elton Avenue
Borough of Bronx
Bronx County, New York

File: 21003-0155

May 2026

Figures

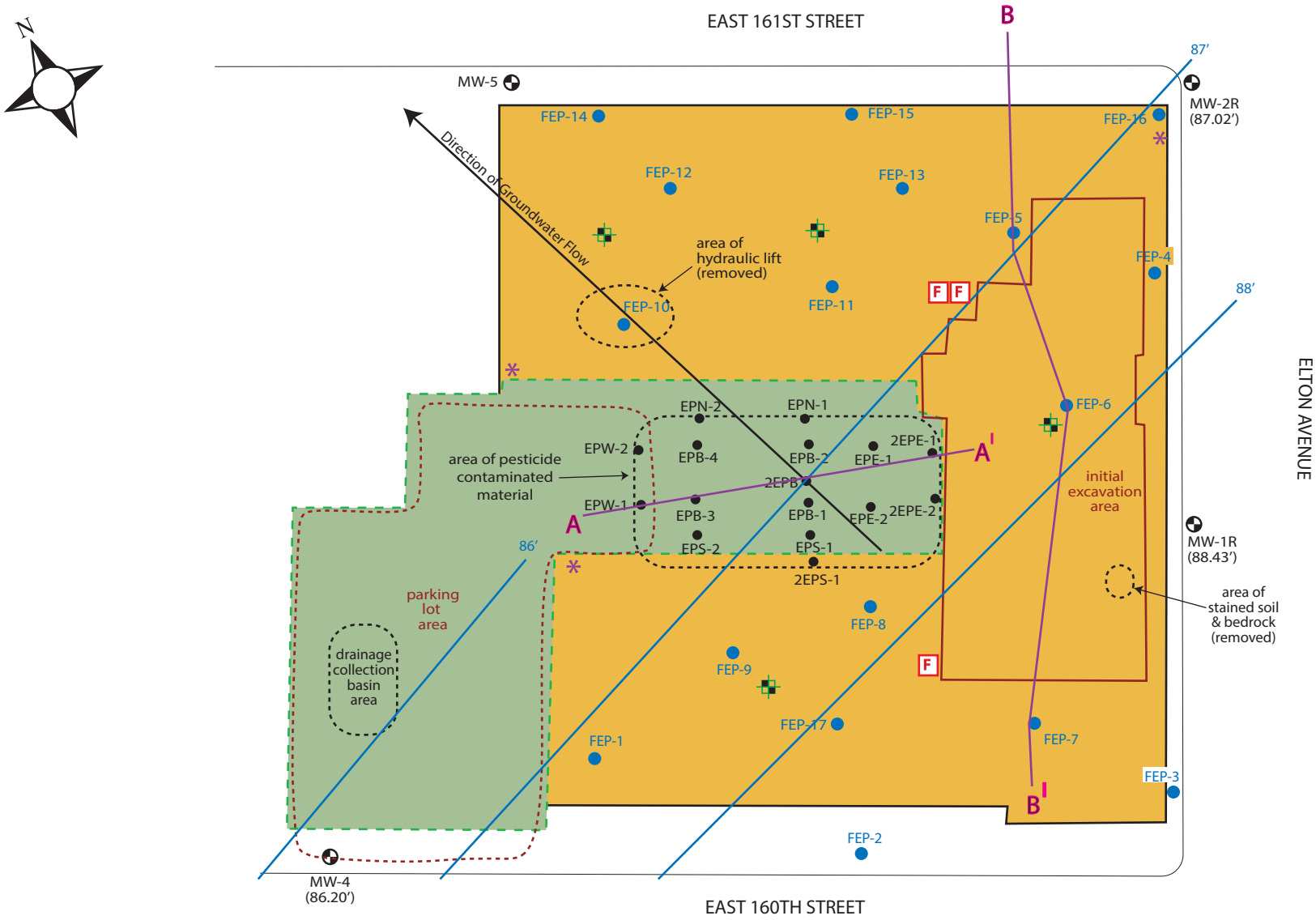


Figure 3: Post-Remediation Site Map

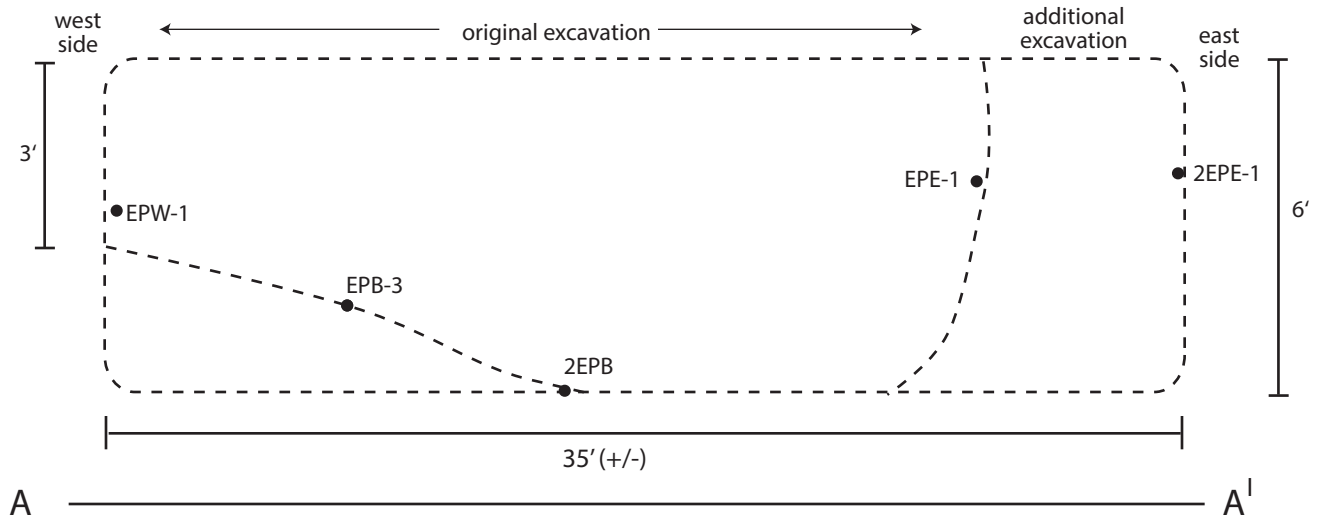
Parkview Commons Site
871 Elton Avenue
Borough of Bronx, New York

Legend:

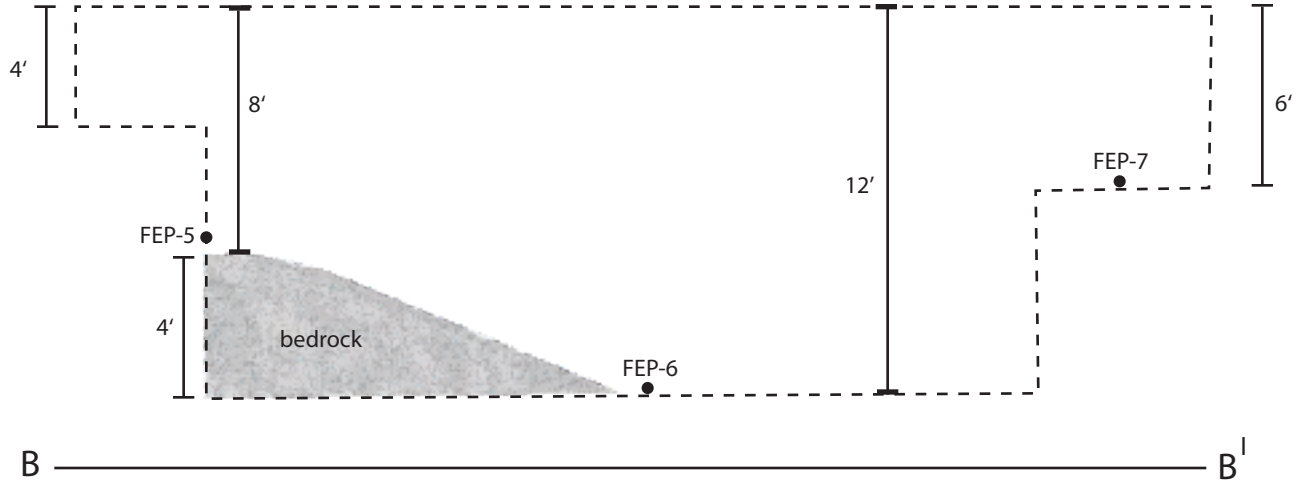
- sample location
- previous soil samples
- monitoring wells
- VES monitoring point
- VES extraction point
- barrier layer parking lot
- barrier layer foundation
- cross-section
- F location of VES roof mounted fan
- groundwater contour line

File: 21003-0155
May 2026
Not to scale
Figures

Pesticide Removal Area (Cross-Section)



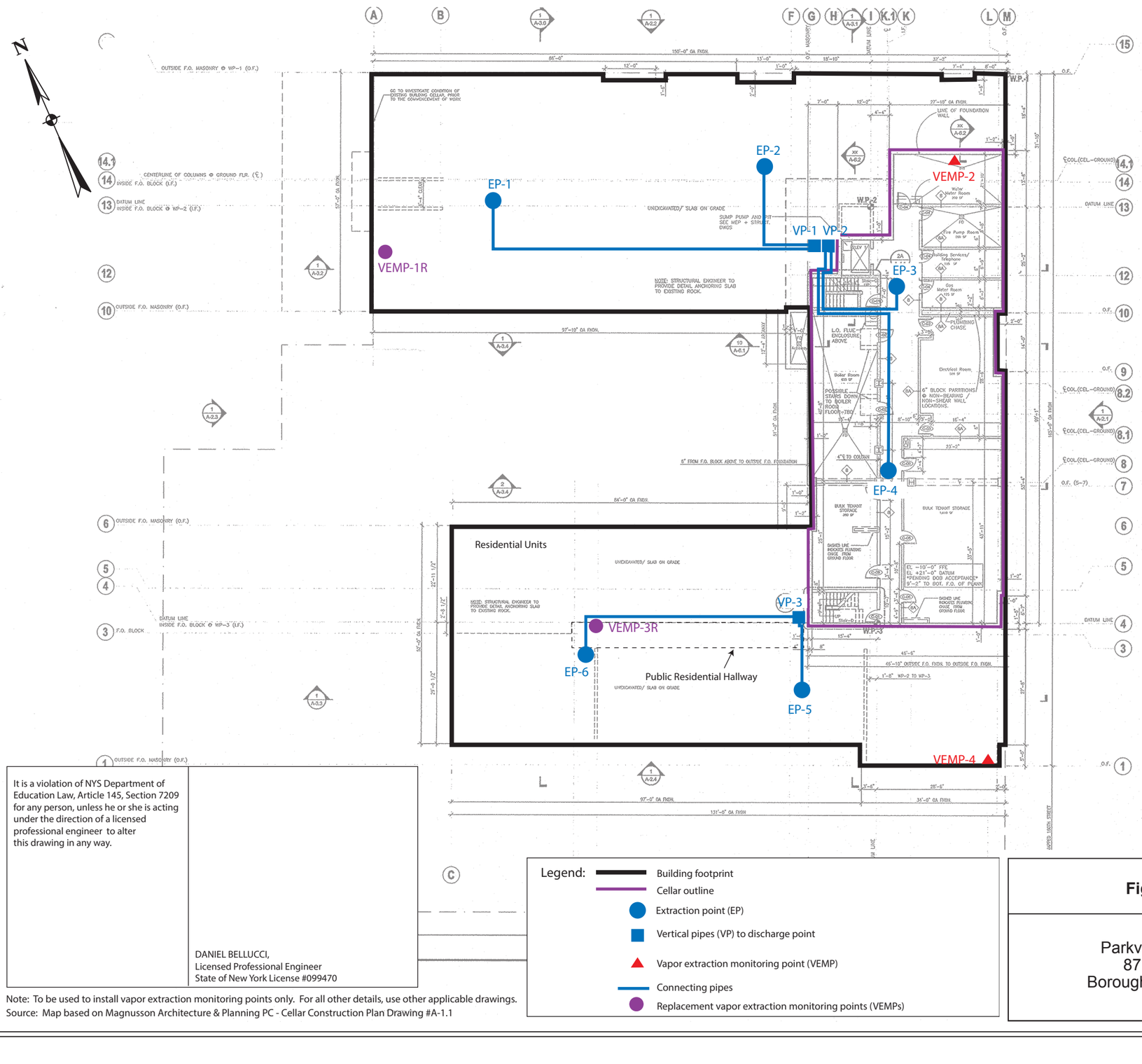
Fill Area Removal (Cross-Section)



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Figure 4: Cross-Section Map
Parkview Commons Site
871 Elton Avenue
Borough of Bronx, New York

File: 21003-0155
May 2026
Scale as shown
Figures



Notes:

1. Visible expansion joints and slab cracks or openings greater than 1/16" throughout the building footprint were properly sealed with Sikasil®-728 NS sealant or approved equivalent.
2. Piping materials above and below ground comply with materials specified in NYC DOB Mechanical Code, Section 512, latest edition. All exterior pipes are Schedule 40 PVC and all interior pipes are cast iron, unless otherwise noted.
3. All PVC joints were sealed with plumber's cement (or similar product) applied according to the manufacturer's specifications. Cast iron no-hub couplers at all cast iron pipe unions.
4. Horizontal piping is pitched down at 1/8" per foot (1% slope) to facilitate condensation drainage.
5. Appropriate fire stop details were installed at any location in which piping penetrates a fire rated wall.
6. Piping inside and outside the building is mounted to the nearest building column, beam or supporting structure with hangers, clamps, or brackets in accordance with all applicable code and/or manufacturer's recommendations.
7. All overhead piping maintains a minimum distance of 6'-8" to floor.
8. Discharge points (DPs) extend a minimum of 20" above the roof. DPs are at least 10' from other buildings, HVAC intakes, windows or doors.
9. Powered fans have been installed at each riser pipe, following construction details, by a licensed electrical contractor in accordance with NYC DOB construction code and any other applicable code and regulations utilizing a hard-wired electrical connection with a dedicated power switch and breaker.
10. Sub-slab monitoring points (SSMPs) were installed for field testing and monitoring purposes in accordance with design document specification. Adequate negative pressure at the SSMPs are defined as equal to or less than -0.004 in. w.c.
11. Combination visual gauges and audible alarm units (GBR25) were installed at each VES riser at visible locations as indicators of negative pressure and to indicate blower failure.
12. All VES components in the exterior and interior portions of the building, and powered blowers are clearly labeled as "Sub-Slab Venting System" by means of stickers, stencil or other approved marking directly on each item.

It is a violation of NYS Department of Education Law, Article 145, Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer to alter this drawing in any way.

DANIEL BELLUCCI,
Licensed Professional Engineer
State of New York License #099470

Note: To be used to install vapor extraction monitoring points only. For all other details, use other applicable drawings.
Source: Map based on Magnusson Architecture & Planning PC - Cellar Construction Plan Drawing #A-1.1

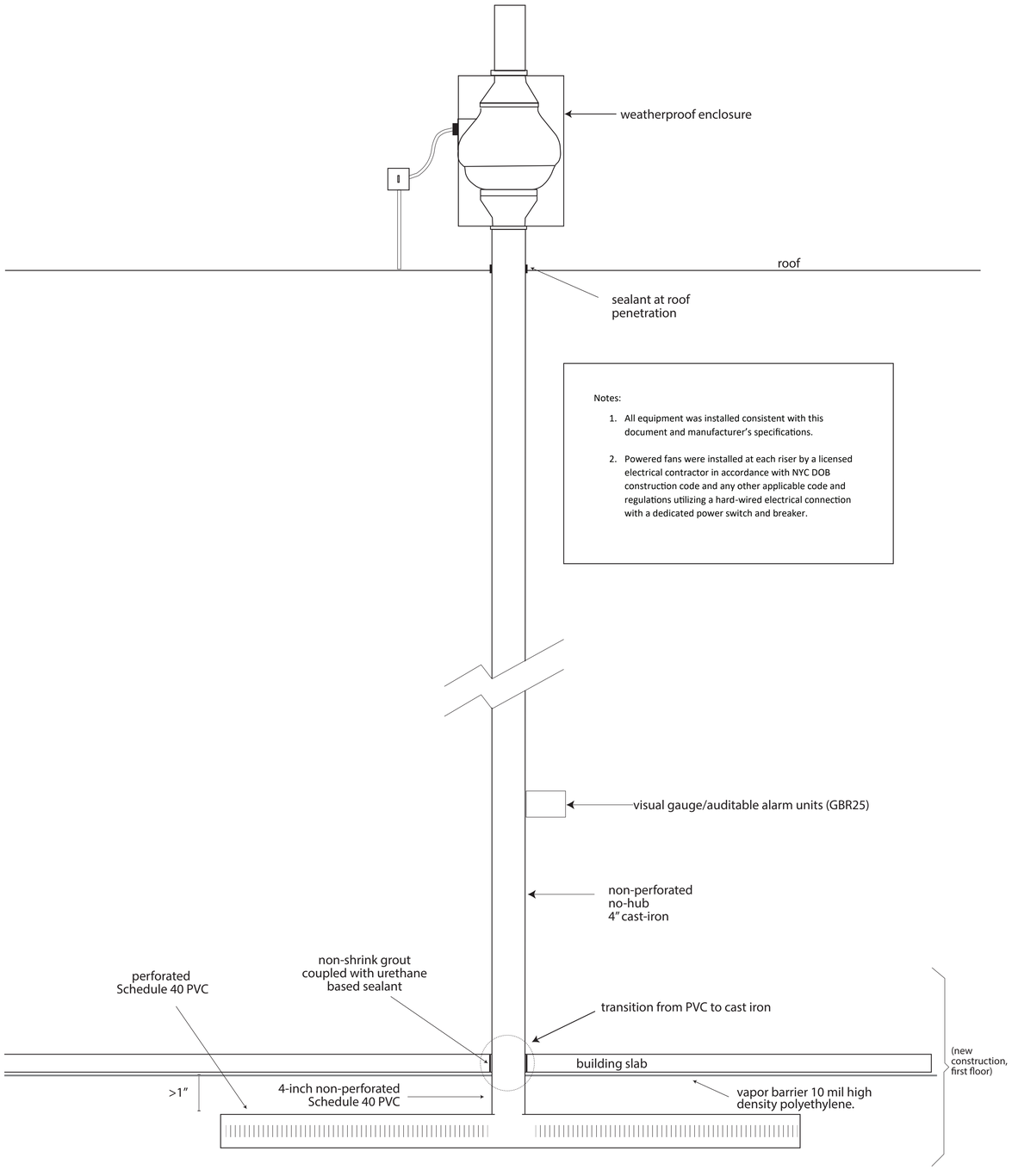
Legend:
- Building footprint
- Cellar outline
- Extraction point (EP)
- Vertical pipes (VP) to discharge point
- Vapor extraction monitoring point (VEMP)
- Connecting pipes
- Replacement vapor extraction monitoring points (VEMPs)

Figure 5: Vapor Extraction System As-built Design

Parkview Commons Site
871 Elton Avenue
Borough of Bronx, New York

File: 21003-0155
Not to scale
May 2026 | Figures

DETAIL 1 - SYSTEM CONFIGURATION - NEW CONSTRUCTION FIRST FLOOR

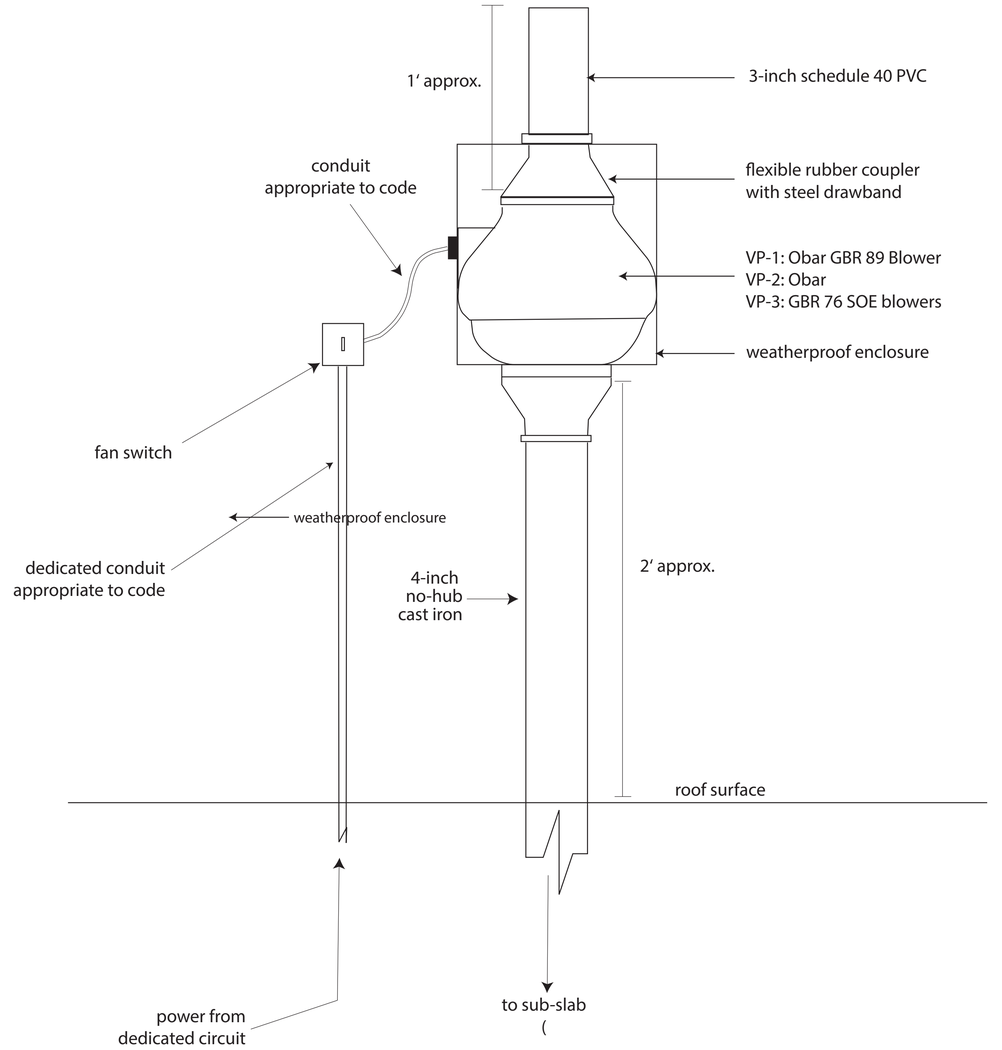


Notes:

1. All equipment was installed consistent with this document and manufacturer's specifications.
2. Powered fans were installed at each riser by a licensed electrical contractor in accordance with NYC DOB construction code and any other applicable code and regulations utilizing a hard-wired electrical connection with a dedicated power switch and breaker.

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

DETAIL 2 - ROOF TOP CONFIGURATION - APPLICABLE TO ALL SYSTEM CONFIGURATIONS



It is a violation of NYS Department of Education Law, Article 145, Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer to alter this drawing in any way.

DANIEL BELLUCCI,
Licensed Professional Engineer
State of New York License #099470

Figure 6: As-Built Vapor Extraction System Schematic Details 1 and 2

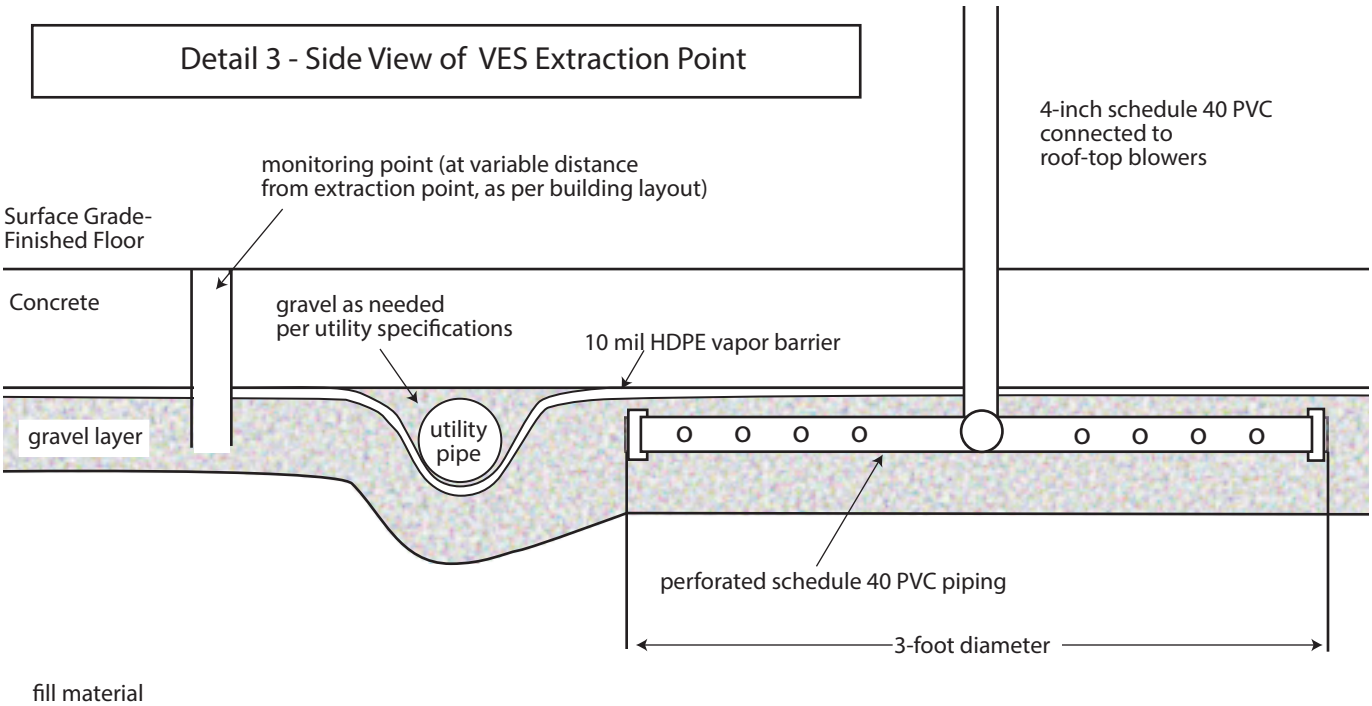
Parkview Commons Site
871 Elton Avenue
Borough of Bronx, New York

File: 21003-0155

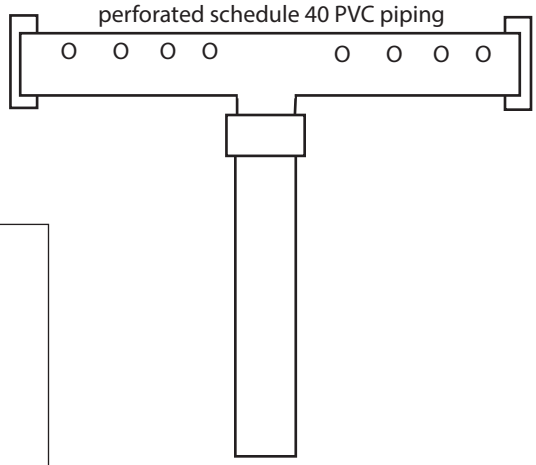
May 2026

Figures

Detail 3 - Side View of VES Extraction Point



Detail 4 - Top-down View of VES Extraction Point



It is a violation of NYS Department of Education Law, Article 145, Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer to alter this drawing in any way.

DANIEL BELLUCCI,
Licensed Professional Engineer
State of New York License #099470

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Figure 7: As-Built Vapor Extraction System Schematic Details 3 and 4

Parkview Commons Site
871 Elton Avenue
Borough of Bronx, New York

File: 21003-0155
May 2026
Not to scale
Figures

APPENDIX A : Environmental Easement

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2006082301969001001E9C94

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 10**

Document ID: 2006082301969001 Document Date: 03-24-2006 Preparation Date: 08-23-2006
Document Type: EASEMENT
Document Page Count: 8

PRESENTER:
ALL NEW YORK TITLE AGENCY (PICK-UP)
AS A DIVISION OF FIRST AMERICAN TITLE
INSURANCE CO
180 EAST POST ROAD^(ANY2006-3371C)
WHITE PLAINS, NY 10601
914-686-5600

RETURN TO:
DEBRA M. KENYON, ESQ.
L & M EQUITY PARTICIPANTS
1865 PALMER AVENUE - SUITE 203
LARCHMONT, NY 10538

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2382	16	Entire Lot	871 ELTON AVENUE

Property Type: APARTMENT BUILDING

CROSS REFERENCE DATA

CRFN_____ *or* Document ID_____ *or* _____ Year____ Reel ___ Page____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
BX PARKVIEW HOUSING DEVELOPMENT FUND CORP.
811 COURTLAND AVENUE
BRONX, NY 10451
x Additional Parties Listed on Continuation Page

GRANTEE/BUYER:
THE PEOPLE OF ST OF NY BY NYS DEPT OF ENV CONSERVA
625 BROADWAY
ALBANY, NY 12233

FEES AND TAXES

Mortgage		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00

Recording Fee: $ 77.00
Affidavit Fee: $ 0.00
NYC Real Property Transfer Tax Filing Fee: $ 50.00
NYS Real Estate Transfer Tax: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 08-29-2006 09:41
City Register File No.(CRFN):
2006000487054

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2006082301969001001C9E14

Document ID: 2006082301969001 Document Date: 03-24-2006 Preparation Date: 08-23-2006
Document Type: EASEMENT

PARTIES
GRANTOR/SELLER:
BX PARKVIEW ASSOCIATES LLC
1865 PALMER AVENUE - SUITE 203
LARCHMONT, NY 10538

8/

Any 2006-337C
B: 2382
L: 16
Bronx

ENVIRONMENTAL EASEMENT

THIS INDENTURE made this 24th day of March, 2006, between BX Parkview Housing Development Fund Corp. ("Grantor Fee Owner"), a New York Not-for profit corporation, having an office at 811 Courtland Avenue, Bronx, New York 10451, and BX Parkview Associates LLC ("Grantor Beneficial Owner"), a New York limited liability company, having an office at 1865 Palmer Avenue, Suite 203, Larchmont, New York 10538 (collectively the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("brownfield sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of environmental easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and of ensuring the potential restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions: and

WHEREAS, the Legislature of the State of New York has declared that environmental easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a brownfield site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum: and;

WHEREAS, Grantor Fee Owner, is the owner of real property located in the City of New York, Bronx County, New York known and designated on the tax map of the Borough of Bronx as tax map section 9 block 2382 lot 16, being the same as that property conveyed to Grantor Fee Owner by deed from BX Parkview Associates LLC on December 8, 2004, and recorded on January 3, 2005 in the Land Records of the Office of the City Register of the City of New York, Bronx County as CRFN: 2005000001215, comprised of approximately 0.67 acres, consisting of former lots 16, 20, 22, 23, 24, 25, 27, 28, 30 consolidated on November 3, 2005, and hereinafter more fully described in Schedule A attached hereto and made a part hereof (the "Controlled Property"); and;

WHEREAS, Grantor Beneficial Owner, is the owner of the beneficial interest in the Controlled Property being the same as that beneficial interest conveyed to Grantor Beneficial Owner by means of a Declaration of Interest and Nominee Agreement dated December 8, 2004 between BX Parkview Housing Development Fund Corp. and BX Parkview Associates LLC, and recorded on January 3, 2005 in the Land Records of the Office of the City Register of the City of New York, Bronx County as CRFN: 2005000001216; and;

WHEREAS, the Commissioner does hereby acknowledge that the Department accepts this Environmental Easement in order to ensure the protection of human health and the environment and to achieve the requirements for remediation established at this Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36;and

NOW THEREFORE, in consideration of the covenants and mutual promises contained herein and the terms and conditions of Brownfield Cleanup Agreement Index No.: W2-1024-04-10, Grantor grants, conveys and releases to Grantee a permanent Environmental Easement pursuant to Article 71, Title 36 of the ECL in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The following controls apply to the use of the Controlled Property, run with the land are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees, and any person using the Controlled Property:

A. The Controlled Property may be used for restricted residential use as long as the following long-term engineering controls are employed:

a) the barrier layer consisting of the asphalt in the parking area, impervious sidewalks/walkways, the soil cover in the courtyard area, and the building structures is maintained in accordance with the NYSDEC-approved Site Management Plan,

b) all future soil disturbance activities, including building renovation/expansion, subgrade utility line repair/relocation, and new construction are conducted in accordance with the NYSDEC-approved Site Management Plan,

c) vegetable gardens are prohibited.

d) the use of the groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for intended purpose,

e) groundwater and other environmental or public health monitoring, and reporting of information thus obtained, will be performed in a manner specified in the NYSDEC-approved Site Management Plan.

f) onsite environmental monitoring devices, including but not limited to, groundwater monitor wells and soil vapor monitoring stacks, will be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC-approved Site Management Plan, and

g) sub-slab soil vapor extraction system will be operated and maintained in a manner specified in the NYSDEC-approved Site Management Plan. Annual inspection and reporting, including operational and monitoring data, will be performed in a manner specified in the NYSDEC-approved Site Management Plan.

B. The Controlled Property may not be used for a higher level of use such as unrestricted use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant of Title 36 to Article 71 of the Environmental Conservation Law.

D. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

E. Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Controlled Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer the underlying fee interest to the Controlled Property by operation of law, by deed, or by indenture, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This environmental easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this environmental easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person intentionally violates this environmental easement, the Grantee may revoke the Certificate of Completion provided under ECL Article 27, Title 14, or the Satisfactory Completion of Project provided under ECL Article 56, Title 5 with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach. Grantor shall then have a reasonable amount of time from receipt of such notice to cure. At the expiration of said second period, Grantee may commence any proceedings and take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement in accordance with applicable law to require compliance with the terms of this Environmental Easement.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar its enforcement rights in the event of a subsequent breach of or noncompliance with any of the terms of this Environmental easement.

6. Notice. Whenever notice to the State (other than the annual certification) or approval

from the State is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing its County tax map number or the Liber and Page or computerized system tracking/identification number and address correspondence to:

Division of Environmental Enforcement
Office of General Counsel
New York State Department of Environmental Conservation
625 Broadway
Albany New York 12233-5500

Such correspondence shall be delivered by hand, or by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. This environmental easement may be amended only by an amendment executed by the Commissioner of the New York State Department of Environmental Conservation and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This environmental easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

BX Parkview Housing Development Fund Corp.

By: Ronald Moelis

Title: DIRECTOR

Date: MARCH 24, 2006

BX Parkview Associates LLC
By: BX Parkview Housing Development Fund Corp.

By: _____
Ronald Moelis

Title: DIRECTOR

Date: MARCH 24, 2006

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK. Acting By and Through the Department of Environmental Conservation

By: _____
Denise M. Sheehan, Commissioner

Grantor Fee Owner's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF WESTCHESTER)

On the 24th day of MARCH, in the year 2006, before me, the undersigned, personally appeared RONALD MOELIS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public - State of New York

KEVIN P. McCARTHY
Notary Public, State of New York
No. 01MC6008702
Qualified in Westchester County
Commission Expires June 15, 2006

Grantor Fee Beneficial Owner's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF WESTCHESTER)

On the 24th day of MARCH, in the year 2006, before me, the undersigned, personally appeared RONALD MUEH, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public - State of New York

KEVIN F. McCARTHY
Notary Public, State of New York
No. 01MC6008702
Qualified in Westchester County
Commission Expires June 15, 2006

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF Albany)

On the 17th day of August, in the year 2006 before me, the undersigned, personally appeared Denise M. Sheehan personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public - State of New York

MARK D. SANZA
Notary Public, State of New York
No. 02SA6010701
Qualified in Albany County
Commission Expires July 20, 2010

Record + Return:
Kevin McCarthy
Law & Safety Partnership
1965 Palmer Ave - Suite 203
Larchmont, NY 10538

ALL NEW YORK TITLE AGENCY, INC.

Title No. ANY2006-33710

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough and County of the Bronx, City and State of New York bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of East 161st Street (100 feet wide) with the westerly side of Elton Avenue (50 feet wide);

RUNNING THENCE westerly along the southerly side of East 161st Street 150 feet to a point;

RUNNING THENCE southerly at right angles to the southerly side of 161st Street, 65 feet to a point;

RUNNING THENCE westerly at right angles to the last mentioned course, 22 feet to a point;

RUNNING THENCE southerly at right angles right angles to the last mentioned course 25 feet to a point;

RUNNING THENCE westerly at right angles to the last mentioned course, 28 feet to a point;

RUNNING THENCE southerly at right angles to the mentioned course, 75 feet to the northerly side of eliminated East 160th Street.

RUNNING THENCE easterly along the northerly side of eliminated East 160th Street, 200 feet to the corner formed by the intersection of the northerly side of said East 160th Street with the westerly side of Elton Avenue;

RUNNING THENCE northerly along the westerly side of Elton Avenue, 165 feet to the corner, the point or place of **BEGINNING.**

Said premises are known as Block 2382, Lot 16, County of Bronx, City of New York.

APPENDIX B: List of Site Contacts

APPENDIX B
LIST OF SITE CONTACTS

Contact	**Name**	**Phone/Email Address**
Site Owner	BX Parkview Associates, LLC c/o We Stay / Nos Quedamos, LLC	718-585-2323 jclemente@nosquedamos.com
Qualified Environmental Professional	Erick Salazar	845-867-4716 erick_salazar@gbtpa.com
NYSDEC Project Manager	Marlen Salazar	718-482-7129 Marlen.salazar@dec.ny.gov
NYSDEC Region 2 Chief	Cris-Sandra Maycock	718-482-4679 Cris-sandra.maycock@dec.ny.gov
NYSDOH Project Manager	Stephanie Selmer	stephanie.selmer@health.ny.gov
On and off-site access	BX Parkview Associates, LLC c/o We Stay / Nos Quedamos, LLC	718-585-2323 jclemente@nosquedamos.com
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APPENDIX C: Excavation Work Plan

SMP APPENDIX C – EXCAVATION WORK PLAN (EWP)

The Site achieved a Track 4 cleanup and a barrier layer system (building foundations, exterior pavement, and areas of imported certified clean fill) is a required component of the remedy and serves as an Engineering Control. This document references management and response actions applicable to any breach or damage of barrier system components.

C-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination, the site owner, or their representative, will notify the NYSDEC contacts listed in the table below. Table C-1 includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix B.

Table C-1: Notifications*

Name	Contact Information
Marlen Salazar NYSDEC Project Manager	(718)-482-7129 marlen.salazar@dec.ny.gov
Cris-Sandra Maycock NYSDEC Region 2 Chief	(718)-482-4679 cris-sandra.maycock@dec.ny.gov
Stephanie Selmer NYSDOH Project Manager	stephanie.selmer@health.ny.gov
Sarita Wagh NYSDOH Project Manager	(518) 402-7860 sarita.wagh@health.ny.gov

* *Notifications are subject to change and will be updated as necessary.*

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for site re-grading, intrusive elements or utilities to be installed, estimated volumes of contaminated soil to be excavated, any modifications of truck routes, and any work that may impact an engineering control;

- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work, and submittals (e.g., reports) to the NYSDEC documenting the completed intrusive work;
- A summary of the applicable components of this EWP;
- A statement that the work will be performed in compliance with this EWP, 29 CFR 1910.120 and 29 CFR 1926 Subpart P;
- A copy of the contractor's health and safety plan (HASP), in electronic format, if it differs from the HASP provided in Appendix D of this SMP;
- Identification of disposal facilities for potential waste streams; and,
- Identification of sources of any anticipated backfill, along with the required request to import form and all supporting documentation including, but not limited to, chemical testing results.

The NYSDEC project manager will review the notification and may impose additional requirements for the excavation that are not listed in this EWP.

The alteration, restoration, and modification of engineering controls must conform with Article 145 Section 7209 of the Education Law regarding the application of professional seals and alterations.

C-2 SOIL SCREENING METHODS

Visual, olfactory, and instrument-based (e.g. photoionization detector [PID]) soil screening will be performed during all excavations into known or potentially contaminated material (remaining contamination) or a breach of the barrier system. A qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State, will perform the screening. Soil screening will be performed when invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work, after issuance of the COC.

Grossly contaminated soil will be identified by the presence of: non-aqueous phase liquids (NAPL); visual indications of staining, discoloration or the presence of other obvious signs of contamination; noticeable odors associated with petroleum, solvents or other chemicals; and/or elevated PID readings compared to background levels.

Soil screening will be used, as warranted, to establish temporary excavation endpoints by: 1) establishing the absence of soil exhibiting significant field evidence of contamination (grossly contaminated media) or debris materials likely to be associated with contaminants of concern (e.g., urban fill); and 2) identifying the presence of non-disturbed native soils. The use of direct-reading hand-held screening devices (e.g., PID) will be employed, as appropriate, to determine likely excavation boundaries; final endpoints, however, will only be established through laboratory analysis of confirmatory samples.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal and material that requires testing to determine if the material can be reused on-site as soil beneath a barrier layer or if the material can be used as barrier layer soil. Further discussion of off-site disposal of materials and on-site reuse is provided in Sections C-4 through C-7 of this Appendix.

C-3 SOIL STAGING METHODS

All stockpile activities will be compliant with applicable laws and regulations. Soil stockpile areas will be appropriately graded to control run-off in accordance with applicable laws and regulations and will be located in areas not subject to flooding or excessive sheet flow during storm events. Material to be stockpiled will be placed within an area designed and constructed to contain the materials from all sides and prevent runoff and dispersion. Stockpiles of excavated soils and other materials shall be located at least 50 feet from the property boundaries, where possible.

Excavated soil from known and suspected areas of contamination (petroleum spill areas, drains, etc.) will be stockpiled separately and will be segregated from clean soil and construction materials. Stockpiles will be used only when necessary and will be removed as soon as practicable. Excavated soils will be stockpiled on, at minimum, double layers of 8-mil minimum sheeting.

Water will be available on-site at suitable supply and pressure for use in dust control.

Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

Stockpiles will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC.

C-4 MATERIALS EXCAVATION AND LOAD-OUT

A qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and remedial party (if applicable) and its contractors are responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the site will be investigated by the qualified environmental professional. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the site. A site utility stakeout will be completed for all utilities prior to any ground intrusive activities at the site.

Loaded vehicles leaving the site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements). Trucks transporting contaminated soil must have either tight-fitting opaque covers that are secured on the sides and/or back, or opaque covers that are locked on all sides.

A truck wash will be operated on-site, as appropriate. The qualified environmental professional will be responsible for ensuring that all outbound trucks will be washed at the truck wash before leaving the site until the activities performed under this section are complete. Truck wash waters will be collected and disposed of off-site in an appropriate manner.

Locations where vehicles enter or exit the site shall be inspected daily for evidence of off-site soil tracking.

The qualified environmental professional will be responsible for ensuring that all egress points for truck and equipment transport from the site are clean of dirt and other materials derived from the site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials. Material accumulated from the street cleaning and egress cleaning activities will be disposed off-site at a permitted landfill facility in accordance with all applicable local, State, and Federal regulations.

Efforts should be made to minimize the environmental footprint during excavation:

1. Diesel fuel consumption by heavy construction machinery and equipment can be conserved by:
    - Selecting suitably sized and typed equipment for tasks;
    - Instructing workers to avoid engine idle and using machinery with automatic idle-shutdown devices;
    - Employing auxiliary power units to power cab heating and air conditioning when a machine is unengaged;
    - Performing routine, on-time maintenance such as oil changes to improve fuel efficiency; and
    - Repowering an engine or replacing it with a newer, more efficient model.
2. Greenhouse gas (GHG) and particulate matter (PM) emissions from mobile sources can be reduced through use of:
    - Equipment retrofits involving low-maintenance multi-stage filters for cleaner engine exhaust;
    - Cleaner fuel such as ultra-low sulfur diesel, wherever available (and as required by engines with PM traps); and
    - Biodiesel, particularly if made from recycled byproducts.

Other approaches and/or considerations may be implemented with the approval of NYSDEC's Project Manager.

C-5 MATERIALS TRANSPORT OFF-SITE

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the site will be secured with either tight-fitting opaque covers that are secured on the sides and/or back, or opaque covers that are locked on all sides. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

Truck transport routes are as follows: southward on Elton Avenue to East 159th Street; westward on East 159th Street to Melrose Avenue, northward on Melrose Avenue to East 166th Street, westward on East 166th Street to Teller Avenue; northward on Teller Avenue to East 174th Street; westward on East 174th Street to Jerome Avenue; northward on Jerome avenue onto the I-95 ramp. All trucks loaded with site materials will exit the vicinity of the site using only these approved truck routes. This is the most appropriate route and takes into account: (a) limiting transport through residential areas and past sensitive sites; (b) use of city mapped truck routes; (c) prohibiting off-site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport;

Trucks will be prohibited from stopping and idling in the neighborhood outside the project site.

Egress points for truck and equipment transport from the site will be kept clean of dirt and other materials during site remediation and development.

Queuing of trucks will be performed on-site in order to minimize off-site disturbance. Off-site queuing will be prohibited.

Efforts should be made to minimize the environmental footprint during transport:

1. Fuel consumed during transfer of excavated soil or other materials to landfills can be reduced by:
    - Selecting the closest waste receiver;
    - Investigating alternate shipping methods such as rail lines; and,
    - Identifying opportunities for resource sharing with other waste haulers

2. GHG and PM emissions from mobile sources can be reduced through use of:
    - Equipment retrofits involving low-maintenance multi-stage filters for cleaner engine exhaust;
    - Cleaner fuel such as ultra-low sulfur diesel, wherever available (and as required by engines with PM traps);
    - Restrict idling of trucks waiting to be loaded; and
    - Biodiesel, particularly if made from recycled byproducts.

The remedial party can also use railroad service to transport waste, which often uses less energy than trucking.

C-6 MATERIALS DISPOSAL OFF-SITE

All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed off-site in a permitted facility in accordance with all local, State and Federal regulations. If disposal of material from this site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC project manager. Unregulated off-site management of materials from this site will not occur without formal NYSDEC project manager approval. Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, (e.g. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C&D debris recovery facility). Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report. This documentation will include, but will not be limited to: waste profiles, test results, facility acceptance letters, manifests, bills of lading, and facility receipts. Non-hazardous historic fill and contaminated soils taken off-site will be handled consistent with 6 NYCRR Parts 360, 361, 362, 363, 364, and 365. Material that does not meet Unrestricted SCOs is prohibited from being taken to a New York State C&D debris recovery facility (6 NYCRR Subpart 360-15 registered or permitted facility).

Any hazardous wastes derived from on-Site will be stored, transported, and disposed of in full compliance with applicable local, State, and Federal regulations.

C-7 MATERIALS REUSE ON-SITE

The qualified environmental professional, as defined in 6 NYCRR Part 375, will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material (i.e. contaminated) does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse on-site will be placed below the demarcation layer or impervious surface, and will not be reused within the barrier layer system or within landscaping berms. Contaminated on-site material may only be used beneath the site barrier layer as backfill for subsurface utility lines with prior approval from the DEC project manager.

Proposed materials for reuse on-site must be sampled for full suite analytical parameters including per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. The sampling frequency will be in accordance with DER-10 Table 5.4(e)10 unless prior approval is obtained from the NYSDEC project manager for modification of the sampling frequency. The analytical results of soil/fill material testing must meet the site use criteria presented in NYSDEC DER-10 Appendix 5 – Allowable Constituent Levels for Imported Fill or Soil for all constituents listed, and the NYSDEC Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (April 2023) guidance values. Approvals for modifications to the analytical parameters must be obtained from the NYSDEC project manager prior to the sampling event.

Soil/fill material for reuse on-site will be segregated and staged as described in Sections C-2 and C-3 of this EWP. The anticipated size and location of stockpiles will be provided in the 15-day notification to the NYSDEC project manager. Stockpile locations will be based on the location of site excavation activities and proximity to nearby site features. Material reuse on-site will comply with requirements of NYSDEC DER-10 Section 5.4(e)4. Any modifications to the requirements of DER-10 Section 5.4(e)4 must be approved by the NYSDEC project manager.

Any demolition material proposed for reuse on-site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site may only be reused on-site with written approval from the NYSDEC project manager.

C-8 FLUIDS MANAGEMENT

Any on-site excavation encountering saturated soil may require dewatering, which will be completed consistent with applicable local, State, and Federal regulations, including applicable permitting and sampling to confirm discharge limits. Dewatered fluids will not be recharged back to the land surface or subsurface of the Site and all dewatering fluids will be managed off-Site.

All liquids to be removed from the site, including but not limited to, excavation dewatering, decontamination waters, and groundwater monitoring well purge and development waters, will be handled, transported and disposed off-site at a permitted facility in accordance with applicable local, State, and Federal regulations. Dewatering, purge, and development fluids will not be recharged back to the land surface or subsurface of the site, and will be managed off-site, unless prior approval is obtained from NYSDEC. Any excavation dewatering utilizing a municipal wastewater system will be conducted under permit and comply with applicable sampling and discharge limits.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream, or river) will be performed under a SPDES permit.

C-9 ENGINEERING CONTROL RESTORATION

After the completion of soil removal and any other invasive activities that impact Engineering Controls (ECs), all systems will be restored in a manner that complies with the NYSDEC Decision Document and RAWP. The existing barrier system is comprised of new construction (concrete foundation components and exterior concrete and asphalt pavement), and a minimum of 2 feet of imported clean materials in the courtyard area. The barrier layer is underlain by a demarcation layer (porous black filter fabric) in the courtyard and parking areas. The physical demarcation layer will be replaced (as applicable) to provide a visual reference to the top of the remaining contamination zone, the zone that requires adherence to special conditions for disturbance of remaining contaminated soils defined in this SMP. If the type of barrier layer system changes from that which exists prior to the excavation (e.g., a soil cover is replaced by asphalt), this will constitute a modification of the barrier layer element of the remedy and the upper surface of the remaining contamination. A figure showing the modified surface will be included in the subsequent Periodic Review Report and in an updated SMP. The alteration, restoration and

modification of engineering controls must conform with Article 145 Section 7209 of the Education Law regarding the application of professional seals and alterations.

C-10 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site will be approved by the qualified environmental professional, as defined in 6 NYCRR Part 375, and will be in compliance with provisions in this SMP prior to receipt at the site. Materials must be from a NYSDEC-approved source or facility. A Request to Import/Reuse Fill or Soil form (www.dec.ny.gov/regulations/67386.html), will be prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review.

Material from industrial sites, spill sites, other environmental remediation sites, or potentially contaminated sites will not be imported to the site.

All imported soils will meet the backfill soil quality standards established in 6 NYCRR 375-6.7(d) and DER-10 Appendix 5 for Restricted-Residential Use. Based on an evaluation of the land use, protection of groundwater, and protection of ecological resources criteria, the resulting soil quality standards are shown in the attached DER-10 Table. Soils that meet 'general' fill requirements under 6 NYCRR Part 360.13, but do not meet backfill soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC project manager. Soil material will be sampled in accordance with the requirements listed in DER 10: Table 5.4(e)10 and the most current NYSDEC PFAS guidance documents for the full suite of analytical parameters, including PFAS and 1, 4-dioxane. Solid waste will not be imported onto the site.

The imported uncontaminated, clean materials from an approved source/facility will be evaluated by the qualified environmental professional to ensure that:

- Material from industrial sites, spill sites, other environmental remediation sites, or potentially contaminated sites will not be imported to the Site.
- Material does not include any prohibited material;
- A segregated stockpile is properly maintained at the source and will not be comingled with any other material prior to importing and grading the clean material at the Site;

- Screening for evidence of contamination by visual, olfactory, and PID soil screening practices prior to testing at the source as well as upon importing to the Site for grading is completed; and,
- Trucks entering the site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

C-11 STORMWATER POLLUTION PREVENTION

A Stormwater Pollution Prevention Plan (SWPPP) that conforms to the requirements of the NYSDEC Division of Water guidelines and New York State regulations should be implemented for all large excavations conducted under the SMP (the SWPPP developed for Site development may be utilized, or a new plan may be created and submitted to the Remedial Engineer for review).

At a minimum, the SWPPP will specify that:

- Barriers and hay bale checks will be installed and inspected once a week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC. All necessary repairs shall be made immediately;
- Accumulated sediments will be removed as required to keep the barrier and hay bale check functional;
- All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials;
- Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering;
- Erosion and sediment control measures identified in the SMP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters; and,
- Silt fencing or hay bales will be installed around the entire perimeter of the construction area.

C-12 EXCAVATION CONTINGENCY PLAN

If underground tanks or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until sufficient equipment is mobilized to address the condition. The NYSDEC project manager will be promptly notified of the discovery.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes (TAL metals, TCL volatiles and semi-volatiles [including 1,4-dioxane], TCL pesticides and PCBs, and PFAS), unless the Site history and previous sampling results provide sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC project manager for approval prior to sampling. Any tanks will be closed as per NYSDEC regulations and guidance.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone within two hours to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also included in the Periodic Review Report.

On-site personnel should be prepared to respond appropriately if the following previously unknown materials are encountered (if encountered, this material could result in a recommendation from the Remedial Engineer/QEP for an immediate, temporary shutdown of construction activities):

- Previously unknown tanks (including drums) containing a liquid product that is not likely to be water and is likely to present a threat to worker health or safety;
- Previously unknown demolition debris, which could contain significant quantities of asbestos, the disturbance of which is determined, based on field observations, to violate or likely to violate Federal, State, or local asbestos regulations; and,
- Material which cannot be readily identified.

C-13 COMMUNITY AIR MONITORING PLAN

A Community Air Monitoring Plan (CAMP) is provided as SMP Appendix E, inclusive of guidance provided in Appendix 1A of DER-10, Generic Community Air Monitoring Plan. The SMP CAMP must be implemented during all ground disturbance activities governed by this EWP. The major components of the CAMP are as follows:

The implementation of the CAMP will document the presence or absence of VOCs and dust in the air surrounding the work zone, which may migrate off-Site due to fieldwork activities. Monitoring will be conducted at all times that fieldwork activities which are likely to generate emissions are occurring;

Real-time air monitoring for VOCs and particulate levels at the perimeter of the exclusion zone or work area will be performed according to the NYSDOH Generic Community Air Monitoring Plan, and in accordance with the special requirements presented below, during all ground intrusive activities and any other fieldwork that is reasonably likely to generate significant dust or vapors from known or suspected contaminated soils.

Periodic monitoring for VOCs will be performed during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells (depending upon the proximity of potentially exposed individuals, continuous monitoring may be performed during sampling activities).

PID and dust readings consistently in excess of CAMP limits will be used as an indication of the need to initiate personnel monitoring, increase worker protective measures, and/or modify or cease on-site operations in order to mitigate off-site community exposure. PID readings that consistently exceed background in the breathing zone (during any proposed tasks) will necessitate moving away from the source or implementing a higher level of personal protective equipment.

Monitoring equipment will be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment will be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below. All 15-minute readings must be recorded and be available for NYSDEC personnel to review. Instantaneous readings, if any, used for decision purposes will also be recorded.

A figure showing the location of air sampling stations based on generally prevailing wind conditions will be submitted to NYSDEC prior to the start of construction. These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations.

Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

VOC Monitoring, Response Levels, and Actions

If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities will be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities will resume with continued monitoring.

If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities will be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities will resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or occupied structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

If the organic vapor level is above 25 ppm at the perimeter of the work area, activities will be shut down.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations will be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring will be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level.

The equipment will be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

If the downwind PM-10 particulate level is 100 micrograms per cubic meter (µg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques will be employed and work will continue provided that downwind PM-10 particulate levels do not exceed 150 µg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 µg/m^3 above the upwind level, work will be stopped and a re-evaluation of activities initiated. Work will resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 µg/m^3 of the upwind level and in preventing visible dust migration.

C-13A Special Requirements for Work Within 20 Feet of Potentially Exposed Individuals or Structures

When work areas are within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for VOCs and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The use of engineering controls such as vapor/dust barriers, temporary negative-pressure enclosures, or special ventilation devices should be considered to prevent exposures related to the work activities and to control dust and odors. Consideration should be given to implementing the planned activities when potentially exposed populations are at a minimum, such as during weekends or evening hours in non-residential settings.

- If total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 part per million (ppm), monitoring should occur within the occupied structure(s). Depending upon the nature of contamination, chemical-specific colorimetric tubes of sufficient sensitivity may be necessary for comparing the exposure point concentrations with appropriate pre-determined response levels (response actions should also be pre-determined). Background readings in the occupied spaces must be taken prior to commencement of the planned work. Any unusual background readings should be discussed with NYSDOH prior to commencement of the work.
- If total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 µg/m^3 work activities should be suspended until controls are

implemented and are successful in reducing the total particulate concentration to 150 µg/m^3 or less at the monitoring point.

- Depending upon the nature of contamination and remedial activities, other parameters (e.g., explosivity, oxygen, hydrogen sulfide, and carbon monoxide) may also need to be monitored. Response levels and actions should be pre-determined, as necessary, for each site.

C-13B Special Requirements for Indoor Work with Co-Located Residences or Facilities

Unless a self-contained, negative-pressure enclosure with proper emission controls will encompass the work area, all individuals not directly involved with the planned work must be absent from the room in which the work will occur. Monitoring requirements shall be as stated above under "Special Requirements for Work Within 20 Feet of Potentially Exposed Individuals or Structures" except that in this instance "nearby/occupied structures" would be adjacent occupied rooms. Additionally, the location of all exhaust vents in the room and their discharge points, as well as potential vapor pathways (openings, conduits, etc.) relative to adjoining rooms, should be understood and the monitoring locations established accordingly. In these situations, it is strongly recommended that exhaust fans or other engineering controls be used to create negative air pressure within the work area during remedial activities. Additionally, it is strongly recommended that the planned work be implemented during hours (e.g. weekends or evenings) when building occupancy is at a minimum.

C-14 ODOR CONTROL PLAN

Suppression of odors will be conducted during all invasive work performed during construction activities.

This odor control plan is capable of controlling emissions of nuisance odors on- and off-site. Specific odor control methods to be used on a routine basis will include wetting materials (as appropriate) with an approve odor suppressant and use of stockpile covers. If nuisance odors are identified at the site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is

the responsibility of the remedial party's Remediation Engineer, and any measures that are implemented will be discussed in the Periodic Review Report.

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, these measures will include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams to cover exposed odorous soils. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-site disposal; (e) use of chemical odorants in spray or misting systems; and, (f) use of staff to monitor odors in surrounding neighborhoods.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

C-15 DUST CONTROL PLAN

Suppression of dust will be conducted during all invasive work performed during construction activities.

Particulate monitoring must be conducted according to the Community Air Monitoring Plan (CAMP) provided in Section C-13. If particulate levels at the site exceed the thresholds listed in the CAMP or if airborne dust is observed on the site or leaving the site, the dust suppression techniques listed below will be employed (all reasonable attempts will be made to keep visible and/or fugitive dust to a minimum and adhere to particulate emissions limits identified in the CAMP). The remedial party will also take measures listed below, as applicable, to prevent dust production on the Site.

A dust suppression plan that addresses dust management during invasive on-site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved using a dedicated on-site water truck for road wetting. The truck will be equipped with a water cannon capable of spraying water directly onto off-road areas including excavations and stockpiles;

- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, non-vegetated soils vulnerable to dust production;
- Gravel will be used on roadways to provide a clean and dust-free road surface; and,
- On-site roads will be limited in total area to minimize the area required for water truck sprinkling.

Field generation of contaminated or uncontaminated dust and mobilization of volatile organic compounds may be reduced by new and traditional Best Management Practices (BMPs) such as:

- Covering excavated areas with biodegradable fabric that also can control erosion and serve as a substrate for favorable ecosystems, or with synthetic material that can be reused for other onsite or offsite purposes;
- Spraying water in vulnerable areas, in conjunction with water conservation and runoff management techniques;
- Securing and covering material in open trucks while hauling excavated material, and reusing the covers;
- Revegetating excavated areas as quickly as possible; and,
- Limiting onsite vehicle speeds to 10 miles per hour.

Other approaches can be implemented with the approval of NYSDEC's Project Manager.

C-16 OTHER NUISANCES

Suppression of nuisance conditions will be conducted during all invasive work performed during construction activities.

A plan for rodent control will be developed and utilized by the contractor prior to and during site clearing and site grubbing, and during all remedial work.

A plan will be developed and utilized by the contractor for all remedial work to ensure compliance with local noise control ordinances.

APPENDIX D: Health and Safety Plan

GALLAGHER BASSETT | TECHNICAL SERVICES

SITE MANAGEMENT
HEALTH AND SAFETY PLAN

871 Elton Avenue

Bronx , New York

NYSDEC BCP Site: C203014

May 2026

GBTS Project: 21003-0155

Gallagher Bassett Technical Services

22 IBM Road, Suite 101., Poughkeepsie, NY 12601 T: 845-452-1658 F: 845-485-7083

www.gallagherbassett.com

SITE MANAGEMENT
HEALTH AND SAFETY PLAN

May 2026

GBTS Project: 21003-0155

Prepared By:

Gallagher Bassett Technical Services
22 IBM Road, Suite 101
Poughkeepsie, New York 12601

Prepared For:

BX Parkview Associates, LLC
754 Melrose Avenue
Bronx, New York 10451

The undersigned have reviewed this Site Management Health and Safety Plan and certify to BX Parkview Associates, LLC and to the New York State Department of Environmental Conservation that the information provided in this document is accurate as of the date of issuance by this office.

_____

Scott Spitzer
Gallagher Bassett Technical Services
Technical Director – Environmental Consulting

_____

Richard Hooker
Gallagher Bassett Technical Services
Manager – Environmental Consulting

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NYSDOH Generic CAMP

1.0 INTRODUCTION

1.1 Purpose

This Health and Safety Plan (HASP) has been developed to provide the requirements and general procedures to be followed by Gallagher Bassett Technical Services (GBTS) and on-site subcontractors while performing site management services at the Parkview Commons BCP Site (ID: C203041) located in Bronx, New York.

This HASP incorporates policies, guidelines and procedures intended to protect the public health of the community during fieldwork activities and therefore serves as a Community Health and Safety Plan. The objectives of the HASP are met by establishing guidelines to minimize potential exposures during fieldwork, and by planning for and responding to emergencies affecting the public adjacent to the site.

This HASP describes the responsibilities, training requirements, protective equipment and standard operating procedures to be utilized by all personnel while on the site. All on-site personnel and visitors shall follow the guidelines, rules, and procedures contained in this HASP. The Project Manager or Site Health and Safety Officer (SHSO) may impose any other procedures or prohibitions necessary for safe operations. This HASP incorporates by reference applicable Occupational Safety and Health Administration (OSHA) requirements in 29 CFR 1910 and 1926.

The requirements and guidelines in this HASP are based on a review of available information and evaluation of potential on-site hazards. This HASP will be discussed with site personnel and will be available on-site for review while work is underway. On-site personnel will report to the SHSO in matters of health and safety. The on-site project supervisor(s) are responsible for the enforcement and implementation of this HASP, which is applicable to all on-site field personnel, including contractors and subcontractors.

This HASP is specifically intended for the conduct of activities within the defined scope of work in specified areas of the site. Changes in conditions or future actions that may be conducted at the site may necessitate the modification of the requirements of the HASP. Although this HASP can be made available to interested persons for informational purposes, GBTS cannot be held accountable for the interpretations or activities of any other persons or entities other than the employees of GBTS or its subcontractors.

1.2 Site Location and Description

The site is defined as the property located at 871 Elton Avenue, Bronx (Bronx County), New York. A Site Map illustrating the site configuration is included as an Attachment to this HASP.

1.3 Work Activities

Fieldwork activities to be conducted at the site, both planned inspections and responses to contingency conditions, are detailed in the NYSDEC-approved Site Management Plan (SMP) dated

May 2026, which memorializes required Institutional Controls and provides protocols to address residual site contamination and the proper operation and maintenance of Engineering Controls.

2.0 HEALTH AND SAFETY HAZARDS

2.1 Hazard Overview for On-Site Personnel

Chlorinated pesticides, metals, PCBs and semi-volatile organic compounds (SVOCs) have been documented in site soil. Soil gas present beneath the building contains low level exceedances of VOCs. The possibility exists for on-site personnel to have contact with contaminated soils and/or vapor during remediation activities. Contact with contaminated substances may present a skin contact, inhalation and/or ingestion hazard. These potential hazards are addressed in Sections 3.0 through 11.0, below.

2.2 Potential Hazards to the Public from Fieldwork Activities

The potential exists for the public to be exposed to contaminated media (soils and/or vapor), which may present a skin contact, inhalation and/or ingestion hazard. Additional potential hazards associated with fieldwork activities include mechanical and physical hazards, traffic hazards from fieldwork vehicles, and noise impacts from operation of equipment.

Impacts to public health and safety are expected to be limited to hazards that could directly affect on-site visitors and/or trespassers. These effects will be mitigated through site access and control measures (see Section 6.0, below). Specific actions taken to protect the public health (presented in Sections 3.0 through 11, below) are anticipated to minimize any potential off-site impacts from contaminant migration, noise and traffic hazards.

3.0 PERSONAL PROTECTIVE EQUIPMENT

The levels of protection identified for the services specified in the RAWP represent a best estimate of exposure potential and protective equipment needed for that exposure. Determination of levels was based on data provided by previous studies of the site and information reviewed on current and past site usage.

The SHSO may recommend revisions to these levels based on an assessment of actual exposures and may at any time require site workers, supervisors and/or visitors to use specific safety equipment.

The level of protective clothing and equipment selected for this project is Level D. Level D PPE provides minimal skin protection and no respiratory protection and is used when the atmosphere contains no known hazard, oxygen concentrations are not less than 19.5%, and work activities exclude splashes, immersion or the potential for unexpected inhalation or contact with hazardous levels of chemicals. Workers will wear Level D protective clothing including, but not limited to, a hard hat, steel-toed boots, nitrile gloves (when handling soils), hearing protection (foam ear plugs

or earmuffs, as required), and safety goggles (when decontaminating equipment). Personal protective equipment (PPE) will be worn at all times, as designated by this HASP.

Disposable gloves will be changed immediately following the handling of contaminated soils, water, or equipment. Tyvek suits will be worn during activities likely to excessively expose work clothing to contaminated dust or soil (chemically-resistant over garments will be required in situations where exposures could lead to penetration of clothing and direct dermal contact by contaminants).

The requirement for the use of PPE by official on-site visitors shall be determined by the SHSO, based on the most restrictive PPE requirement for a particular Work Zones (see Section 6 for Work Zone definitions). All on-site visitors shall, at a minimum, be required to wear an approved hardhat and be provided with appropriate hearing protection as necessary.

The need for an upgrade in PPE will be determined based upon encountered site conditions, including measurements taken in the breathing zone of the work area using a photo-ionization detector (PID). An upgrade to a higher level of protection (Level C) will begin when specific action levels are reached (see Section 5.0, below), or as otherwise required by the SHSO. Level C PPE includes a full-face or half-mask air-purifying respirator (NIOSH approved for compound[s] of concern), hooded chemical-resistant clothing, outer and inner chemical-resistant gloves, and (as needed) coveralls, outer boots/boot covers, escape mask, and face shield. Level C PPE may be used only when: oxygen concentrations are not less than 19.5%; contaminant contact will not adversely affect exposed skin; types of air contaminants have been identified, concentrations measured, and a cartridge/canister is available that can remove the contaminant; atmospheric contaminant concentrations do not exceed immediately dangerous to life or health (IDLH) levels; and job functions do not require self-contained breathing apparatus (SCBAs). The need for Level B or Level A PPE is not anticipated for the planned remedial activities at this site.

If any equipment fails and/or any employee experiences a failure or other alteration of their protective equipment that may affect its protective ability, that person will immediately leave the work area. The Project Manager and the SHSO will be notified and, after reviewing the situation, determine the effect of the failure on the continuation of on-going operations. If the failure affects the safety of personnel, the work site, or the surrounding environment, personnel will be evacuated until appropriate corrective actions have been taken.

4.0 CONTAMINANT CONTROL

Precautions will be taken during dry weather (e.g., wetting or covering exposed soils) to avoid generating and breathing dust-generated from soils. A PID (or equivalent equipment) will be used to monitor potential contaminant levels. Response to the monitoring will be in accordance with the action levels provided in Section 5.0.

5.0 MONITORING AND ACTION LEVELS

Concentrations of petroleum compounds in the air are expected to be below the OSHA Permissible Exposure Limits (PELs). Air monitoring will be conducted for VOCs and dust according to the NYSDOH Generic Community Air Monitoring Plan (provided as an Attachment), and in accordance with the special requirements presented below. Monitoring will be conducted at all times that fieldwork activities which are likely to generate emissions are occurring. PID and dust readings consistently in excess of CAMP limits will be used as an indication of the need to initiate personnel monitoring, increase worker protective measures, and/or modify or cease on-site operations in order to mitigate off-site community exposure.

PID readings that consistently exceed background in the breathing zone (during any proposed tasks) will necessitate moving away from the source or implementing a higher PPE level.

Special Requirements for Work within 20 Feet of Potentially Exposed Individuals or Structures

When work areas are within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for VOCs and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The use of engineering controls such as vapor/dust barriers, temporary negative pressure enclosures, or special ventilation devices should be considered to prevent exposures related to the work activities and to control dust and odors. Consideration should be given to implementing the planned activities when potentially exposed populations are at a minimum, such as during weekends or evening hours in non-residential settings.

If total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 ppm, monitoring should occur within the occupied structure(s). Depending upon the nature of contamination, chemical-specific colorimetric tubes of sufficient sensitivity may be necessary for comparing the exposure point concentrations with appropriate pre-determined response levels (response actions should also be predetermined). Background readings in the occupied spaces must be taken and discussed with NYSDOH prior to commencement of the work.

If total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 mcg/m^3, work activities should be suspended until controls are implemented and are successful in reducing the total particulate concentration to 150 mcg/m^3 or less at the monitoring point.

Depending upon the nature of contamination and remedial activities, other parameters (e.g., explosivity, oxygen, hydrogen sulfide, and carbon monoxide) may also need to be monitored. Response levels and actions should be pre-determined, as necessary, for each site.

Special Requirements for Indoor Work with Co-Located Residences or Facilities:

Unless a self-contained, negative-pressure enclosure with proper emission controls will encompass the work area, all individuals not directly involved with the planned work must be absent from the room in which the work will occur. Monitoring requirements shall be as stated above under "Special Requirements for Work within 20 Feet of Potentially Exposed Individuals or Structures" except that in this instance "nearby/occupied structures" would be adjacent occupied rooms. Additionally, the location of all exhaust vents in the room and their discharge points, as well as potential vapor pathways (openings, conduits, etc.) relative to adjoining rooms, should be understood and the monitoring locations established accordingly. In these situations, it is strongly recommended that exhaust fans or other engineering controls be used to create negative air pressure within the work area during remedial activities. Additionally, it is strongly recommended that the planned work be implemented during hours (e.g., weekends or evenings) when building occupancy is at a minimum.

6.0 SITE CONTROL/WORK ZONES

Site control procedures will be established to reduce the possibility of worker/visitor contact with environmental contaminants, to protect the public in the area surrounding the site and to limit access to the site to only those persons required to be in the work zone. Notices placed near the site will warn the public not to enter fieldwork areas and direct visitors to report to the Project Manager or SHSO. Measures will be taken to limit the entry of unauthorized personnel into the specific areas of field activity and to safely direct and control all vehicular traffic in and near the site (e.g., placement of traffic cones and warning tape).

Work Areas are defined as follows:

Exclusion Zone - The exclusion zone will be that area immediately surrounding the work being performed to accomplish fieldwork activities involving the handling or potential exposures to contaminated media. Only individuals with appropriate PPE and training are allowed into this zone. It is the responsibility of the SHSO to prevent unauthorized personnel from entering the exclusion zone. When necessary (e.g., high traffic areas) the exclusion zone will be delineated with barricade tape, cones and/or barricades.

Dedicated Decontamination Area - A dedicated decontamination area for personnel and equipment (including contamination reduction and support zones) is not anticipated to be required during completion of fieldwork activities, but will be established and utilized, as warranted, based on changes in site conditions. Care will be taken at all times to remove gloves, excess soil from boots, and soiled clothing (if necessary) before entering the Intermediate Zone.

Intermediate Zone - The intermediate zone, also known as the decontamination zone, is where patient decontamination should take place, if necessary. A degree of contamination still is found

in this zone and some PPE is required, although it is usually of a lesser degree than that required for the exclusion zone.

Command Zone - The command zone is located outside the decontamination zone. All exposed individuals and equipment from the exclusion zone and the decontamination zone should be decontaminated before entering the command zone. Access to all zones must be controlled. Keeping onlookers, media, and others well away from the site is critical and will be the responsibility of both the SHSO and the Project Manager, and other site personnel as appropriate.

7.0 NOISE CONTROL

All fieldwork activities will be conducted in a manner designed to reduce unnecessary noise generation, and to minimize the potential for both on-site and off-site harmful noise levels. The Project Manager and SHSO will establish noise reduction procedures (as appropriate to the site and the work) to meet these requirements.

8.0 PERSONNEL TRAINING

Work zones that will accomplish the general objective stated above will be established by the Project Manager and the SHSO. Site access will be monitored by the SHSO, who will maintain a log-in sheet for personnel that will include, at the minimum, personnel on the site, their arrival and departure times and their destination on the site. All workers will be properly trained in accordance with OSHA requirements (29 CFR 1910). Personnel exiting the work zone(s) will be decontaminated prior to exiting the site.

Site-specific training will be provided to each employee. Personnel will be briefed by the SHSO as to the potential hazards to be encountered. Topics will include:

- Availability of this HASP;
- General site hazards and specific hazards in the work areas, including those attributable to known of suspect on-site contaminants;
- Selection, use, testing, and care of the body, eye, hand, and foot protection being worn, with the limitations of each;
- Decontamination procedures for personnel, their personal protective equipment, and other equipment used on the site;
- Emergency response procedures and requirements;
- Emergency alarm systems and other forms of notification, and evacuation routes to be followed; and,
- Methods to obtain emergency assistance and medical attention.

9.0 DECONTAMINATION

The SHSO will establish a decontamination system and decontamination procedures (appropriate to the site and the work) that will prevent potentially hazardous materials from leaving the site. Vehicles will be brushed to remove materials adhering to surfaces. Sampling equipment will be segregated and, after decontamination, stored separately from PPE. All decontaminated or clean sampling equipment not in use will be protected and stored in a designated, controlled storage area.

10.0 EMERGENCY RESPONSE

10.1 Notification of Site Emergencies

In the event of an emergency, the SHSO will be immediately notified of the nature and extent of the emergency (the names and contact information for key site safety and management personnel, as well as other site safety contact telephone numbers, shall be posted at the site).

Table 1 in this HASP contains Emergency Response Telephone Numbers, and immediately following is a map detailing the directions to the nearest hospital emergency room. This information will be maintained at the work site by the SHSO. The location of the nearest telephone will be determined prior to the initiation of on-site activities. In addition to any permanent phone lines, a cellular phone will be in the possession of the SHSO, or an authorized designee, at all times.

10.2 Responsibilities

Prior to the initiation of on-site work activities, the SHSO will:

- Notify individuals, authorities and/or health care facilities of the potentially hazardous activities and potential wastes that may develop as a result of the remedial activities;
- Confirm that first aid supplies and a fire extinguisher are available on-site;
- Have a working knowledge of safety equipment available; and,
- Confirm that a map detailing the most direct route to the hospital is prominently posted with the emergency telephone numbers.

The SHSO will be responsible for directing notification, response and follow-up actions and for contacting outside response personnel (ambulance, fire department, or others). In the case of an evacuation, the SHSO will account for personnel. A log of individuals entering and leaving the site will be kept so that everyone can be accounted for in an emergency.

Upon notification of an exposure incident, the SHSO will contact the appropriate emergency response personnel for recommended medical diagnosis and, if necessary, treatment. The SHSO will determine whether and at what levels exposure actually occurred, the cause of such exposure, and the means to prevent similar incidents from occurring.

10.3 Accidents and Injuries

In the event of an accident or injury, measures will be taken to assist those who have been injured or exposed and to protect others from hazards. If an individual is transported to a hospital or doctor, a copy of the HASP will accompany the individual.

The SHSO will be notified and respond according to the severity of the incident. The SHSO will investigate the incident and prepare a signed and dated report documenting the investigation. An exposure-incident report will also be completed by the SHSO and the exposed individual. The form will be filed with the employee's medical and safety records to serve as documentation of the incident and the actions taken.

10.4 Communication

No special hand signals will be utilized within the work zone. Field personnel will utilize standard hand signals during the operation of heavy equipment.

10.5 Safe Refuge

Vehicles and on-site structures will serve as the immediate place of refuge in the event of an emergency. If evacuation from the area is necessary, project vehicles will be used to transport on-site personnel to safety.

10.6 Site Security and Control

Site security and control during emergencies, accidents and incidents will be monitored by the SHSO. The SHSO is responsible for limiting access to the site to authorized personnel and for oversight of reaction activities.

10.7 Emergency Evacuation

In case of an emergency, personnel will evacuate to the safe refuge identified by the SHSO, both for their personal safety and to prevent the hampering of response/rescue efforts.

10.8 Resuming Work

A determination that it is safe to return to work will be made by the SHSO and/or any personnel assisting in the emergency, e.g., fire department, police department, utility company, etc. No personnel will be allowed to return to the work areas until a full determination has been made by the above-identified personnel that all field activities can continue unobstructed. Such a determination will depend upon the nature of the emergency (e.g., downed power lines -- removal of all lines from the property; fire -- extinguished fire; injury -- safe transport of the injured party to a medical facility with either assurance of acceptable medical care present or completion of medical care; etc.). Before on-site work is resumed following an emergency, necessary emergency equipment will be recharged, refilled or replaced. Government agencies will be notified as appropriate. An Incident Report Form will be filed.

10.9 Fire Fighting Procedures

A fire extinguisher will be available in the work zone during on-site activities. This extinguisher is intended for small fires. When a fire cannot be controlled with the extinguisher, the area will be evacuated immediately. The SHSO will be responsible for directing notification, response and follow-up actions and for contacting ambulance and fire department personnel.

10.10 Emergency Decontamination Procedure

The extent of emergency decontamination depends on the severity of the injury or illness and the nature of the contamination. Whenever possible, minimum decontamination will consist of washing, rinsing and/or removal of contaminated outer clothing and equipment. If time does not permit decontamination, the person will be given first aid treatment and then wrapped in plastic or a blanket prior to transport.

10.11 Emergency Equipment

The SHSO will maintain a dedicated vehicle containing the following on-site equipment for safety and emergency response: fire extinguisher; first-aid kit; and, extra copy of this HASP.

11.0 SPECIAL PRECAUTIONS AND PROCEDURES

The activities associated with this remediation may involve potential risks of exposure to both chemical and physical hazards. The potential for chemical exposure to hazardous or regulated substances will be significantly reduced through the use of monitoring, personal protective clothing, engineering controls, and implementation of safe work practices.

11.1 Heat/Cold Stress

Training in prevention of heat/cold stress will be provided as part of the site-specific training. The timing of this project is such that heat/cold stress may pose a threat to the health and safety of personnel. Work/rest regimens will be employed, as necessary, so that personnel do not suffer adverse effects from heat/cold stress. Special clothing and appropriate diet and fluid intake regimens will be recommended to personnel to further reduce this temperature-related hazard. Rest periods will be recommended in the event of high/low temperatures and/or humidity to counter the negative effects of heat/cold stress.

11.2 Heavy Equipment

Working in the vicinity of heavy equipment is the primary safety hazard at the site. Physical hazards in working near heavy construction equipment include the following: overhead hazards, slips/trip/falls, hand and foot injuries, moving part hazards, improper lifting/back injuries and noise. All workers will be properly trained in accordance with OSHA requirements (29 CFR 1910). No workers will be permitted within any excavated areas without proper personal protective equipment (PPE), including, as warranted, any necessary Level C equipment (e.g., respirators and

protective suits). Air monitoring in excavation areas will be conducted for VOCs in accordance with Section 5.0.

11.3 Additional Safety Practices

The following are important safety precautions which will be enforced during the remedial activities.

- Medicine and alcohol can aggravate the effect of exposure to certain compounds. Controlled substances and alcoholic beverages will not be consumed during remedial activities. Consumption of prescribed drugs will only be at the discretion of a physician familiar with the person's work.
- Eating, drinking, chewing gum or tobacco, smoking, or other practices that increase the probability of hand-to-mouth transfer and ingestion of material is prohibited except in areas designated by the SHSO.
- Contact with potentially contaminated surfaces will be avoided whenever possible. Workers will not unnecessarily walk through puddles, mud or other discolored surfaces; kneel on the ground; or lean, sit, or place equipment on drums, containers, vehicles, or the ground.
- Personnel and equipment in the work areas will be minimized, consistent with effective site operations.
- Unsafe, unattended equipment will be identified by a "DANGER, DO NOT OPERATE" tag.
- Work areas for various operational activities will be established.

11.4 Daily Log Contents

The SHSO will establish a system appropriate to the site, the work and the work zones that will record, at a minimum, the following information:

- Personnel on the site (arrival and departure times) and their destination on the site;
- Incidents and unusual activities site such as (but not limited to) accidents, spills, breaches of security, injuries, equipment failures and weather-related problems;
- Changes to the HASP; and,
- Daily information, such as: changes to work and health and safety plans, work accomplished and the current site status, and monitoring results.

12.0 EMERGENCY INFORMATION

12.1 Emergency Contact Information

The following page presents a table indicating emergency contact information. This table should be copied and freely distributed and/or posted at the site to ensure ready access.

Emergency Contact Information

Emergency Agencies	Phone Numbers
EMERGENCY	**911**
HOSPITAL Bronx Care Hospital 1650 Grand Concourse Bronx, New York	**(718) 590-1800 or 911**
POLICE NYPD 42rd Precinct 830 Washington Avenue Bronx, New York	**(718) 402-3887 or 911**
FIRE FDNY 720 Melrose Avenue Bronx, New York	**(718) 999-2000 or 911**
New York City Services	311
Site Health and Safety Officer, Richard Hooker, GBTS	(845) 452-1658

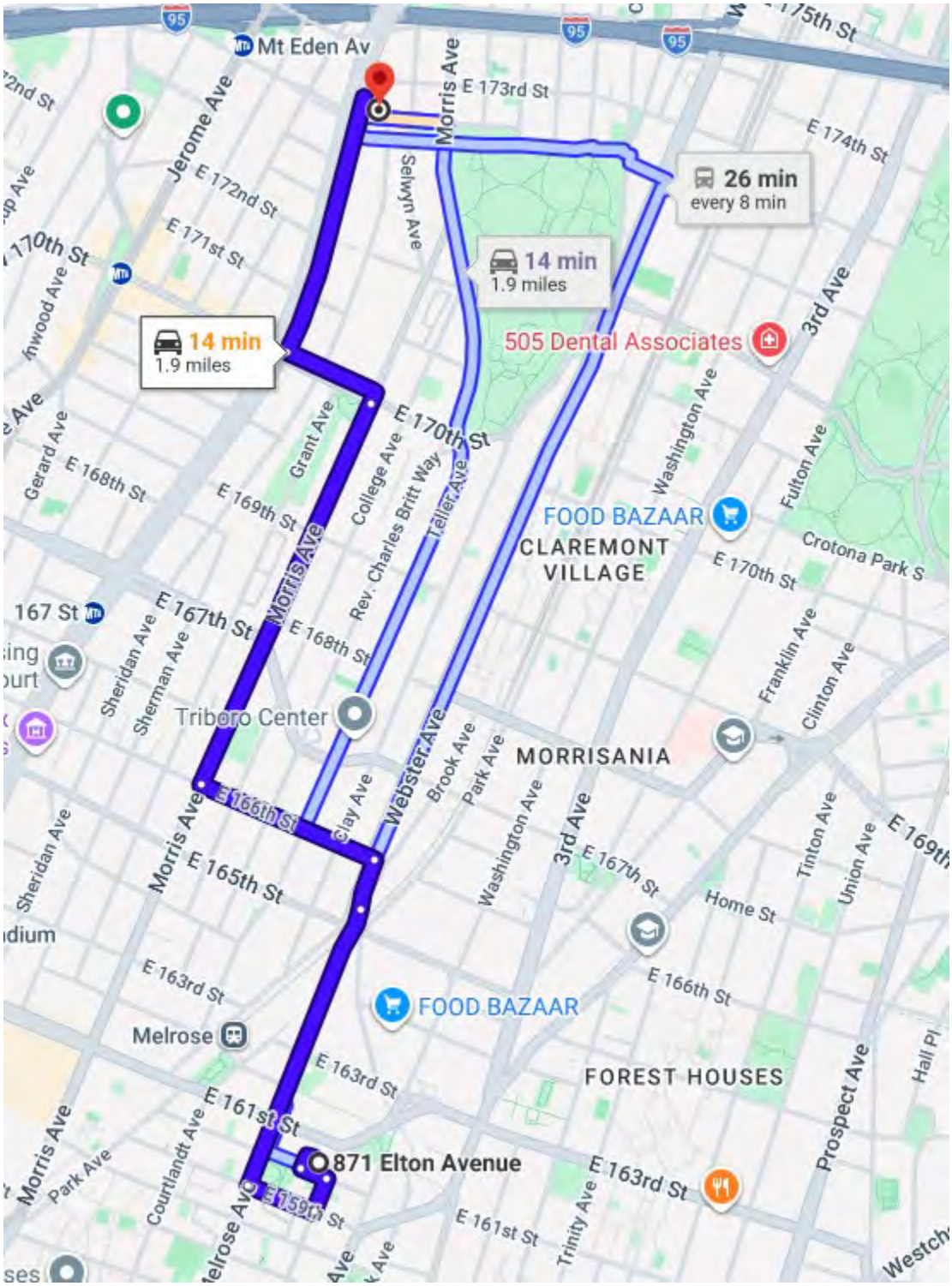
12.2 Directions to Hospital

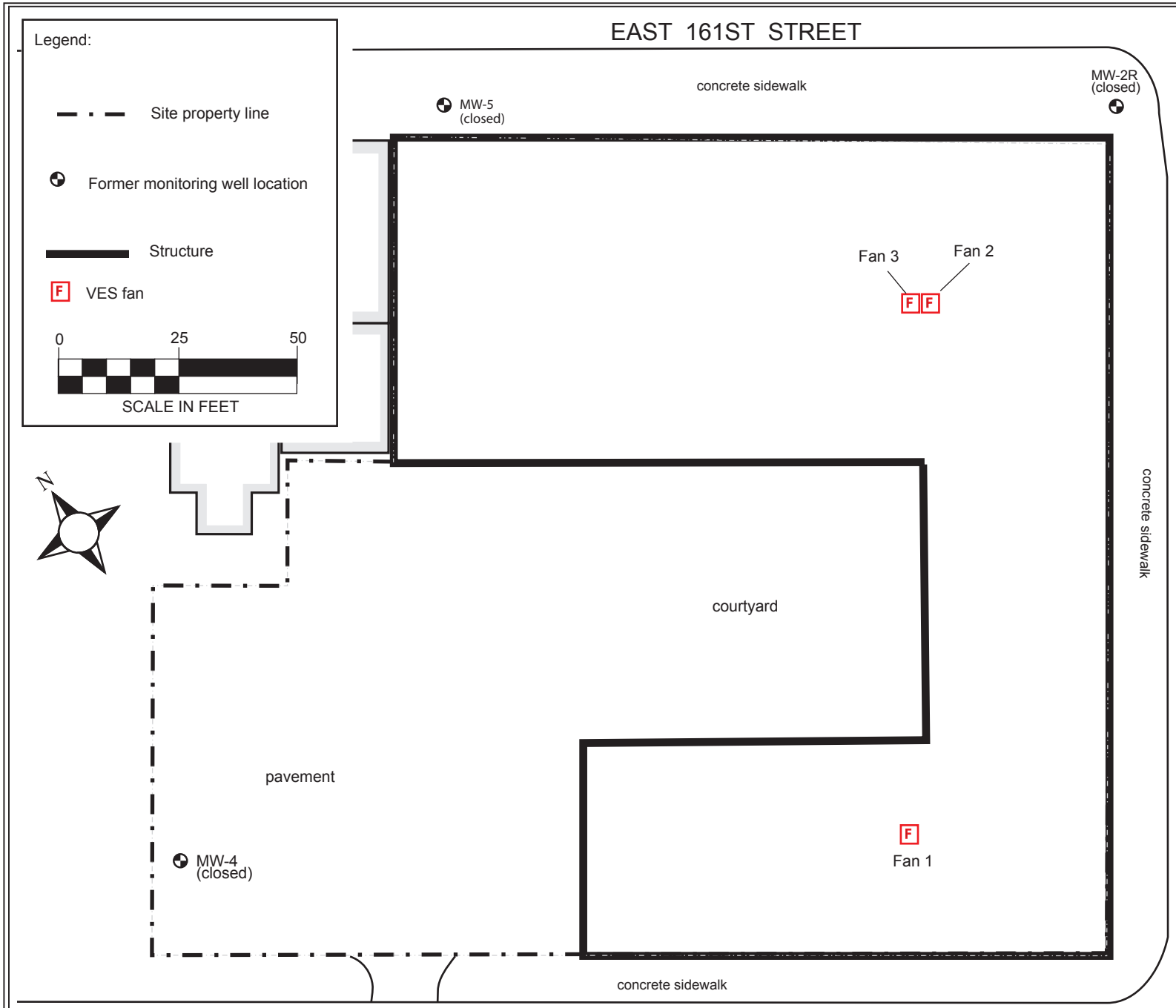
871 Elton Ave
Bronx, NY 10451

- Take E 159th St to Melrose Ave
  2 min (0.2 mi)
- Continue on Melrose Ave to E 166th St
  3 min (0.5 mi)
- Turn left at the 1st cross street onto E 166th St
  2 min (0.2 mi)
- Continue on Morris Ave. Drive to Grand Concourse
  8 min (1.0 mi)

1650 Grand Concourse
Bronx, NY 10457

12.3 Map to Hospital





GALLAGHER BASSETT
TECHNICAL SERVICES

Site Map

Parkview Commons Site
871 Elton Avenue
Borough of Bronx
Bronx County, New York

File: 21003-0155

May 2026

Attachment

Appendix 1A
New York State Department of Health
Generic Community Air Monitoring Plan

Overview

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical- specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for VOCs and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. “Periodic” monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or

overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

December 2009

APPENDIX E: Community Air Monitoring Plan

GALLAGHER BASSETT | TECHNICAL SERVICES

COMMUNITY AIR MONITORING PLAN

871 Elton Avenue

Bronx , New York

NYSDEC BCP Site: C203014

May 2026

GBTS Project: 21003-0155

Technical Services Division

22 IBM Road, Suite 101., Poughkeepsie, NY 12601 T: 845-452-1658 F: 845-485-7083

www.gallagherbassett.com

COMMUNITY AIR MONITORING PLAN

May 2026

GBTS Project: 21003-0155

Prepared By:

Gallagher Bassett Technical Services
22 IBM Road, Suite 101
Poughkeepsie, New York 12601

Prepared For:

BX Parkview Associates, LLC
754 Melrose Avenue
Bronx, New York 10451

The undersigned have reviewed this Community Air Monitoring Plan and certify to to BX Parkview Associates, LLC and to the New York State Department of Environmental Conservation that the information provided in this document is accurate as of the date of issuance by this office.

Scott Spitzer
Gallagher Bassett Technical Services
Technical Director – Environmental Consulting

Richard Hooker
Gallagher Bassett Technical Services
Manager – Environmental Consulting

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NYSDOH Generic CAMP

1.0 INTRODUCTION

1.1 Purpose

This Community Air Monitoring Plan (CAMP) has been developed to provide the requirements and general procedures to be followed by Gallagher Bassett Technical Services (GBTS) and on-Site subcontractors while performing remediation services at the Parkview Commons BCP Site (ID: C203041) located in Bronx, New York.

This CAMP requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area and is intended to provide protection for the downwind receptors, including off-Site properties and on-site workers not directly involved in the handling of contaminated materials. Implementation of the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The Project Manager or Site Health and Safety Officer (SHSO) may impose other requirements necessary for safe Site operations and protection of potential receptors.

1.2 Site Location and Description

The Site is defined as the property located at 871 Elton Avenue, Bronx (Bronx County), New York. Location and site maps are included as an attachment to this CAMP.

1.3 Work Activities

Environmental management activities are detailed in the NYSDEC-approved Site Management Plan (SMP) dated July 2025. The specific tasks detailed in the SMP are wholly incorporated by reference into this CAMP. The SMP describes the tasks required to manage environmental contamination at the Site.

1.4 Health and Safety Hazards

The potential exists for the presence of elevated levels of: semi-volatile organic compounds (SVOCs) and metals in on-site soils; SVOCs, metals, and per- and polyfluoroalkyl substances (PFAS) in groundwater; and VOCs in soil vapor.

The possibility exists for on-site personnel to have contact with contaminated soils and/or vapor during site remediation work; it is not anticipated that groundwater will be encountered during site development activities. Contact with contaminated substances may present a skin contact, inhalation and/or ingestion hazard.

2.0 AIR MONITORING

2.1 General Requirements

The implementation of the CAMP will document the presence or absence of VOCs and dust in the air surrounding the work zone, which may migrate off-Site due to fieldwork activities. Monitoring will be conducted at all times that fieldwork activities which are likely to generate emissions are occurring. This plan provides guidance on the need for implementing more stringent dust and emission controls based on air quality data.

2.1.1 Continuous Monitoring

Real-time air monitoring for VOCs and particulate levels at the perimeter of the exclusion zone or work area will be performed according to the NYSDOH Generic Community Air Monitoring Plan (provided as an Attachment), and in accordance with the special requirements presented below, during all ground intrusive activities and any other fieldwork that is reasonably likely to generate significant dust or vapors from known or suspected contaminated soils. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pit excavation or trenching, and the installation of soil borings or monitoring wells.

2.1.2 Periodic Monitoring

Periodic monitoring for VOCs will be performed during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. Periodic monitoring during sample collection, for instance, will consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. Depending upon the proximity of potentially exposed individuals, continuous monitoring may be performed during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

2.1.3 Health and Safety

Photoionization detector (PID) and dust readings consistently in excess of CAMP limits will be used as an indication of the need to initiate personnel monitoring, increase worker protective measures, and/or modify or cease on-site operations in order to mitigate off-site community exposure. PID readings that consistently exceed background in the breathing zone (during any proposed tasks) will necessitate moving away from the source or implementing a higher level of personal protective equipment (concentrations of VOCs in the air are expected to be below the OSHA Permissible Exposure Limits [PELs]).

2.1.4 VOC Monitoring, Response Levels, and Actions

VOCs will be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis during invasive work. Upwind concentrations will be measured at the start of each workday and periodically thereafter to establish background conditions. Monitoring work will be performed using equipment appropriate to measure the types of contaminants known or suspected to be present.

The equipment will be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment will be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities will be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities will resume with continued monitoring.

If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities will be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities will resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or occupied structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

If the organic vapor level is above 25 ppm at the perimeter of the work area, activities will be shut down.

All 15-minute readings must be recorded and be available for NYSDEC personnel to review. Instantaneous readings, if any, used for decision purposes will also be recorded.

2.1.4 Particulate Monitoring, Response Levels, and Actions

Particulate concentrations will be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring will be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level.

The equipment will be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

If the downwind PM-10 particulate level is 100 micrograms per cubic meter (µg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques will be employed and work will continue provided that downwind PM-10 particulate levels do not exceed 150 µg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 µg/m^3 above the upwind level, work will be stopped and a re-evaluation of activities initiated. Work will resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 µg/m^3 of the upwind level and in preventing visible dust migration.

All readings will be recorded and will be available for NYSDEC personnel to review.

2.2 Special Requirements

2.2.1 Work within 20 Feet of Potential Receptors

When work areas are within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for VOCs and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The use of engineering controls such as vapor/dust barriers, temporary negative pressure enclosures, or special ventilation devices should be considered to prevent exposures related to the work activities and to control dust and odors. Consideration should be given to implementing the planned activities when potentially exposed populations are at a minimum, such as during weekends or evening hours in non-residential settings.

If total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 ppm, monitoring should occur within the occupied structure(s). Depending upon the nature of contamination, chemical-specific colorimetric tubes of sufficient sensitivity may be necessary for comparing the exposure point concentrations with appropriate pre-determined response levels (response actions should also be predetermined). Background readings in the occupied spaces must be taken and discussed with NYSDOH prior to commencement of the work.

If total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 mcg/m^3, work activities should be suspended until controls are implemented and are successful in reducing the total particulate concentration to 150 mcg/m^3 or less at the monitoring point.

Depending upon the nature of contamination and remedial activities, other parameters (e.g., explosivity, oxygen, hydrogen sulfide, and carbon monoxide) may also need to be monitored. Response levels and actions should be pre-determined, as necessary, for each site.

2.2.2 Special Requirements for Indoor Work

Unless a self-contained, negative-pressure enclosure with proper emission controls will encompass the work area, all individuals not directly involved with the planned work must be absent from the room in which the work will occur. Monitoring requirements shall be as stated above under Section 2.2.1, except that in this instance "nearby/occupied structures" would be adjacent occupied rooms. Additionally, the location of all exhaust vents in the room and their discharge points, as well as potential vapor pathways (openings, conduits, etc.) relative to adjoining rooms, should be understood and the monitoring locations established accordingly. In these situations, it is strongly recommended that exhaust fans or other engineering controls be used to create negative air pressure within the work area during remedial activities. Additionally, it is strongly recommended that the planned work be implemented during hours (e.g., weekends or evenings) when building occupancy is at a minimum.

2.3 Contaminant Control

Mitigation measures may be required to control the generation of vapors and/or dust.

2.3.1 Dust Control

Mitigation measures may include reducing the surface area of contaminated soil being disturbed at one time, wetting heavy equipment and exposed soils to reduce fugitive dust, using covered stockpiles/trucks, or stopping excavation and/or other soil disturbing activities. Dust suppression will be conducted during construction activities that will disturb on-Site soils and may include misting, reduction in soil movement, reducing vehicle speeds, or cessation of excavation.

2.3.2 Vapor Control

Mitigation measures include all controls used for dust suppression, as well as specific techniques for reducing releases of vapors, such as spraying commercial odor control products (e.g., BioSolve) or limiting work to cooler or less windy times of day.

3.0 QUALITY ASSURANCE

All instruments will be properly calibrated before the start of fieldwork, with periodic calibration checks as necessary. All equipment will be operated in accordance with the manufacturer's recommendations and the operator's manual. The fieldwork manager will review all data and take appropriate actions based on the requirements in Section 2 of this CAMP. A record of all calibration events, and any unusual occurrence that affect CAMP data, will be recorded in the project field logbook. Instrument calibration shall be documented in the designated field logbook. Exceedances of action levels observed during performance of the CAMP will be reported to the NYSDEC Project Manager and included in the Daily Report.

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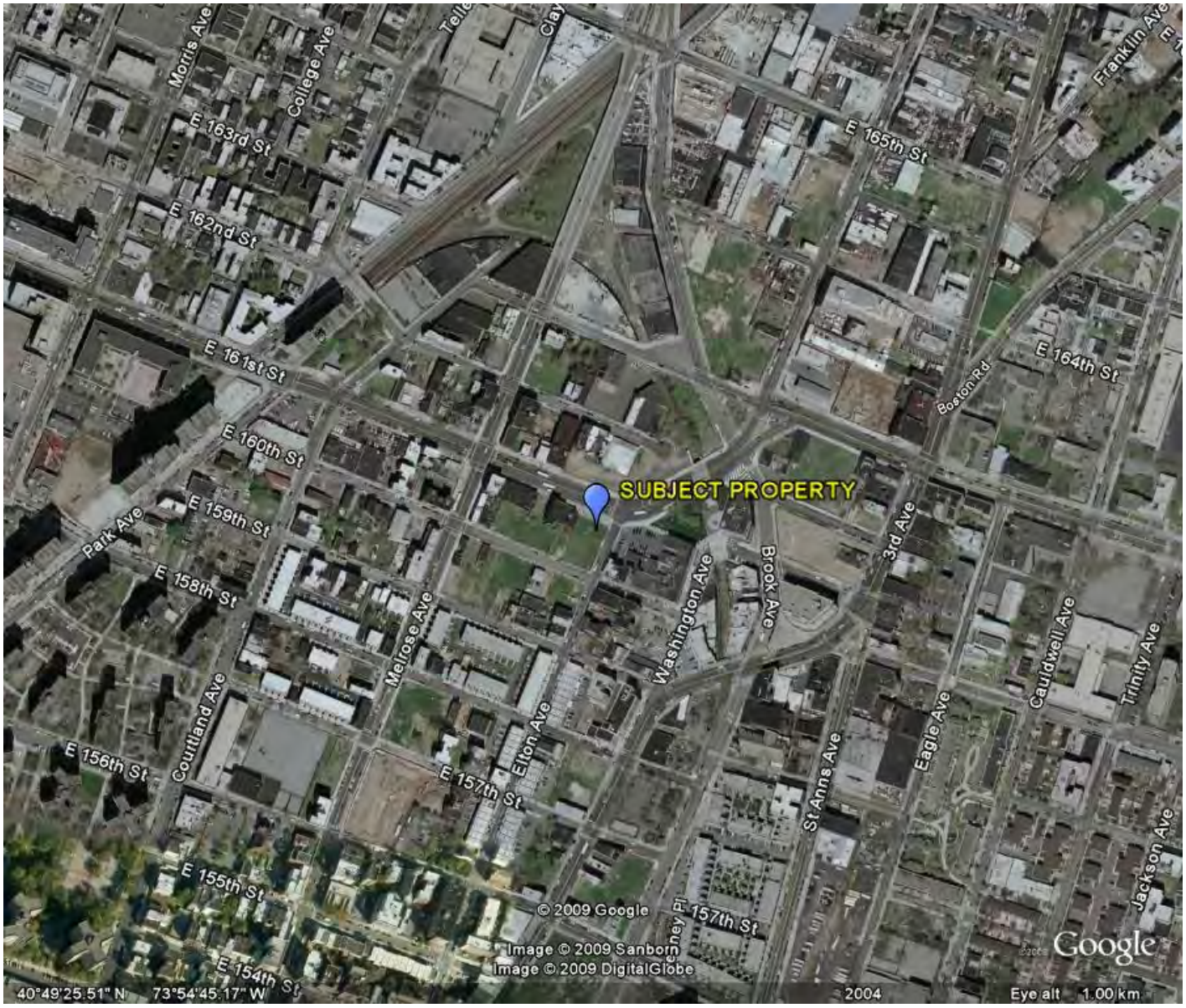


Site Location Map

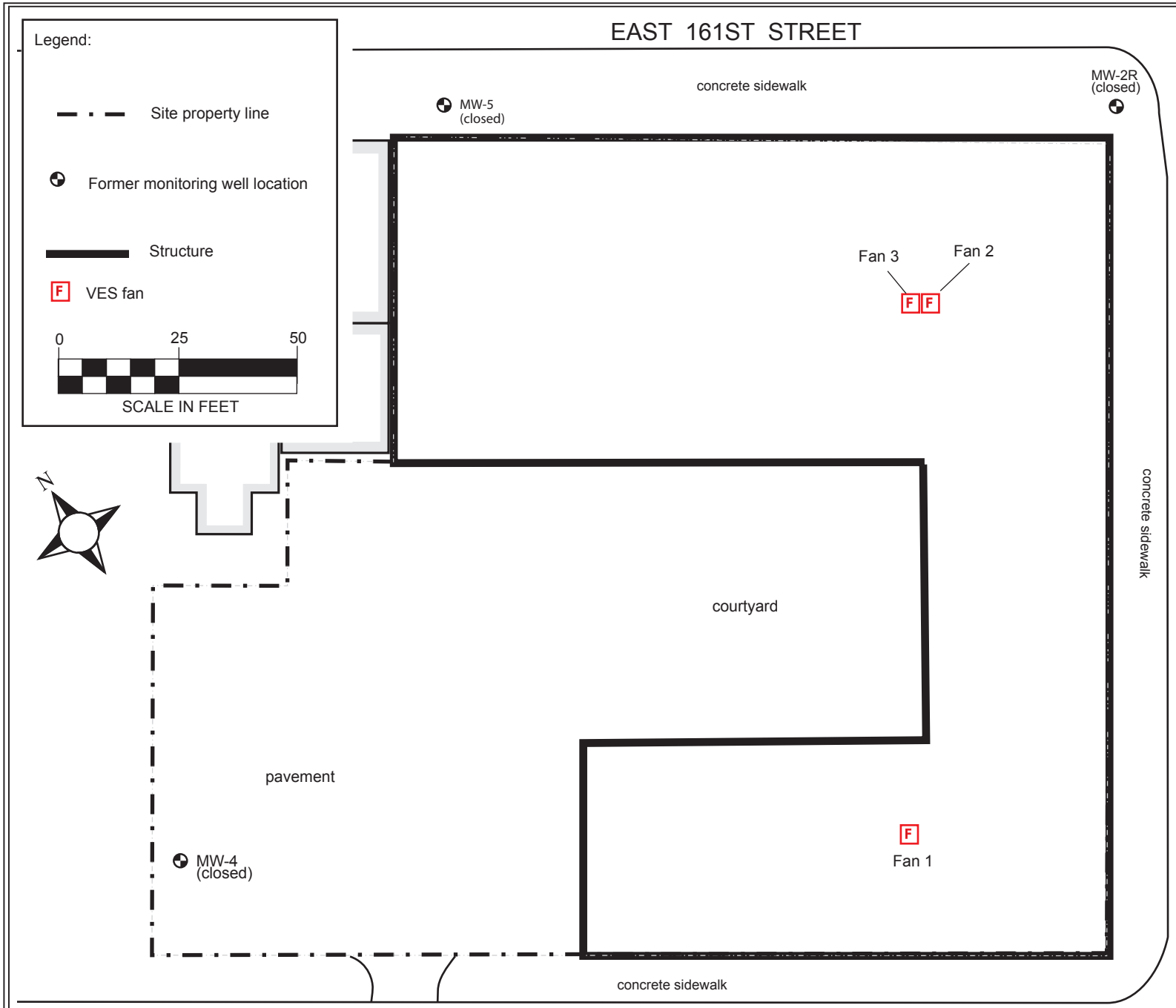
Parkview Commons Site
871 Elton Avenue
Borough of Bronx, New York

N

File: 21003-0155

May 2026

Attachment



GALLAGHER BASSETT
TECHNICAL SERVICES

Site Map

Parkview Commons Site
871 Elton Avenue
Borough of Bronx
Bronx County, New York

File: 21003-0155

May 2026

Attachment

Appendix 1A
New York State Department of Health
Generic Community Air Monitoring Plan

Overview

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical- specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for VOCs and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. “Periodic” monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or

overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

December 2009

APPENDIX F: Quality Assurance Project Plan

GALLAGHER BASSETT | TECHNICAL SERVICES

SITE MANAGEMENT

QUALITY ASSURANCE PROJECT PLAN

Parkview Commons

Bronx, New York

NYSDEC BCP Site: C203014

May 2026

GBTS File: 21003-0155

Technical Services Division

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SITE MANAGEMENT

QUALITY ASSURANCE PROJECT PLAN

May 2026

GBTS File: 21003-0155

Prepared By:

Gallagher Bassett Technical Services
22 IBM Road, Suite 101
Poughkeepsie, New York 12601

Prepared For:

BX Parkview Associates, LLC
754 Melrose Avenue
Bronx, New York 10451

The undersigned have reviewed this Site Management Quality Assurance Project Plan and certify to BX Parkview Associates, LLC and to the New York State Department of Environmental Conservation that the information provided in this document is accurate as of the date of issuance by this office.

Scott Spitzer
Gallagher Bassett Technical Services
Technical Director – Environmental Consulting

Richard Hooker
Gallagher Bassett Technical Services
Manager – Environmental Consulting

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1.0 PROJECT MANAGEMENT

1.1 Project/Task Organization

Major participants in the project are shown below along with their specific responsibilities and authorities. Resumes for Gallagher Bassett Technical Services (GBTS) personnel and for the Data Validator are provided in Attachment D this Quality Assurance Project Plan (QAPP).

Marlen Salazar New York State Department of Environmental Conservation (NYSDEC)

Marlen Salazar is the project manager for the NYSDEC. She is responsible for review and approval of all project submittals.

Erick Salazar, CHMM GBTS

Erick Salazar, CHMM is the Qualified Environmental Professional (QEP) for the project, responsible for overview of all project activities. Mr. Salazar has authority over all GBTS personnel and subcontractors and will be responsible for final review and approval of all project submittals prior to submission to the NYSDEC.

Scott Spitzer Technical Director, Environmental Consulting, GBTS

Scott Spitzer will be the Project Manager, responsible for directing and coordinating all project activities, reviewing all project documents, and ensuring that project plans are followed. Mr. Spitzer has authority to direct the activities of the field team (OSC and subcontractors).

Richard Hooker Quality Assurance Officer, GBTS

Richard Hooker, PhD will be responsible for reviewing all sampling procedures and certifying that the data was collected and analyzed using the appropriate procedures and will assist in the development of the sampling and analytical portion of a site-specific quality assurance project plan (QAPP).

Erick Salazar, CHMM On-Site Coordinator (OSC), GBTS

The OSC will be responsible for the completion of all on-site fieldwork, collection of all samples, completion of the field log, and chains of custody. The OSC will have authority over all on-site subcontractors.

Laboratory York Analytical Laboratories

York Analytical Laboratories will be responsible for analysis of samples and is New York State Department of Health (NYSDOH) Environmental Laboratory Approved Program (ELAP) certified in the appropriate categories, including PFOA and PFOS in drinking water by EPA Method 1633.

Subcontractors *To be determined*

Subcontractors will be responsible for the operation of special equipment and providing technical assistance as needed. Any additional laboratory subcontractors will be NYSDOH ELAP certified in the appropriate categories.

1.2 Principal Data Users

The principal users of the generated data in this project are listed below.

1. Residents of the Melrose neighborhood of Bronx, especially those residing in the vicinity of the Site
2. BX Parkview Associates, LLC
3. NYSDEC and NYSDOH

1.3 Problem Definition/Background

The Site has been remediated under the NYSDEC Brownfields Cleanup Program (BCP ID: C203014), in accordance with an approved Remedial Action Work Plan (RAWP). Previous Environmental remedial activities are detailed in the Final Engineering Report (FER). The specific tasks detailed in the Site Management Plan (SMP) are wholly incorporated by reference into this QAPP. The SMP describes the tasks required to manage any environmental contamination at the Site.

The Site is located at 871 Elton Avenue in the Melrose neighborhood in Bronx, New York. The FER documented residual site contamination consisting of: semi-volatile organic compounds (SVOCs) and metals and PCBs in on-site soils; and volatile organic compounds (VOCs) in soil vapor.

1.4 Project/Task Description

The project will meet its objective through the following actions:

- Compliance with NYSDEC DER-10 Technical Guidance for Site Investigations and Remediation; and,
- Compliance with the NYSDEC-approved SMP.

1.5 Quality Objectives and Criteria

The data collected in this project will be used to provide confirmation of effective remedial actions and document (as required) the integrity of any materials imported to the Site. In order to meet the data quality objectives of precision, accuracy, representation, comparability, and completeness the following actions will be taken:

- Samples will be collected in accordance with this QAPP, including fieldwork procedures, laboratory submission and data review.

- One duplicate sample for every 20 samples collected will be submitted to the approved laboratory for analysis of the same parameters to determine the degree to which measurements obtained under the same protocols are consistent and reproducible.
- Matrix spike samples will be collected and analyzed in order to determine accuracy for the samples.
- A trip blank sample will be analyzed in order to detect potential contamination during sample transport of VOC samples.
- Data generated from media sampling will be submitted for review by an independent third party (see Section 3.4.1, below).

Prior to field activities, the QEP, Project Manager and the OSC will review the SMP to ensure that the data quality objectives of precision, accuracy, representation, comparability, and completeness will be met during the field activities. At the completion of field activities, the Project Manager will review field logs and chains of custody to ensure that field activities met the intent of the SMP. If a problem is identified, Mr. Richard Hooker and the Project Manager will meet to determine corrective measures necessary to meet data quality objectives.

1.6 Documents and Records

Electronic and paper copies of all fieldwork observations and measurements will be retained by GBTS. Documentation of sufficient quality and quantity to represent environmental conditions at the Site will be provided to the NYSDEC in all required SMP submittals.

2.0 SAMPLING AND ANALYSIS PLAN

This section of the QAPP details sampling and analysis of all field parameters and media (soil, groundwater and/or vapor samples), and identifies methods for sample collection and handling.

2.1 Sampling Overview

There are no planned sampling activities associated with the routine implementation of the SMP, which are limited to periodic inspections of the cover system. Sampling of site media or imported materials may be required in connection with environmental response actions for contingency conditions, such as a breach of the cover system, or during future site construction.

Potential sampling that may be required for such circumstances includes:

- Confirmatory endpoint sampling at excavation areas;
- Stockpiled material requiring characterization prior to off-site disposal
- Fill and soil to be imported to the Site (backfill and barrier cover layer, as warranted); and,

- Laboratory analysis of materials related to encountered unknown underground storage tanks (USTs), demolition debris, or other unknown unidentifiable material that requires special handling.

2.2 Fieldwork and Sampling Methodology

All fieldwork activities, including collection and handling of media samples, will be in accordance with the RAWP and the Standard Operating Procedures (SOPs) provided in Attachment B.

2.2.1 General Fieldwork

The OSC will be responsible for compliance with the SOPs, including:

- Documentation of all fieldwork activities in logbooks for inclusion in final reports;
- Assessment of media characteristics (soil type, presence or absence of foreign materials, field indications of contamination), and instrument readings using properly calibrated and operated precision instruments;
- Identification of materials requiring special handling (media that may contain elevated concentrations of contaminants or is grossly contaminated, hazardous materials, etc.) and ensuring proper secure on-site storage, pending characterization and disposition;
- Ensuring that unforeseen environmental conditions are managed in accordance with applicable federal and state regulations;
- Sample collection, including procedures to minimize potential cross-contamination; and,
- Implementation of decontamination procedures.

Laboratory analysis of media samples will be as follows:

- Confirmatory Endpoint Soil Samples – Determine in consultation with NYSDEC;
- Soil Stockpiled for Disposal – Determine based on disposal facility specifications;
- Imported Materials – In accordance with DER-10, Section 5.4 and Appendix 5; and,
- Unknown/Likely-Contaminated Materials – Full Part 375 parameters (TCL VOCs/SVOCs, TAL metals, pesticides, herbicides, PCBs, and cyanide) and PFAS. Analytes may be reduced or otherwise modified, in consultation with NYSDEC, based on encountered conditions.

Sample collection and laboratory analysis for PFAS and 1,4-dioxane will comply with NYSDEC guidance (Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances Under NYSDEC's Part 375 Remedial Programs, April 2023), provided in Attachment B (SOPs), which includes a target list of PFAS compounds.

Guidelines for sampling of soil and/or groundwater for PFAS include the following (detailed protocols, including lists of prohibited behaviors and materials, are provided in the SOP):

- Sampling for PFAS will be conducted prior to sampling for other analytes, as practicable, to minimize cross contamination from sample containers utilized for other methods;
- Sampling personnel will comply with specific prohibitions in regard to field equipment, PPE, rain gear, personal clothing and body-care, food, etc.;
- Sample coolers will be held at low temperature using only ice (plastic freezer packs are prohibited);
- Decontamination protocols specific to PFAS will be followed, including use of "PFAS free" water and approved cleaning agents (Liquinox is prohibited); and,
- Compliance with laboratory requirements for sampling containers, field blanks, etc.

2.2.2 Contingency Sampling of Site Media

Any confirmatory soil samples will be collected directly from exposed excavation areas or from material in the excavator bucket if access to an excavation area is considered impracticable or dangerous. Soil samples will be collected using disposable trowels or properly decontaminated stainless-steel instruments or may be manually collected from exposed soil or the sampling instrument using dedicated disposable latex gloves.

Soil sampling for VOCs will follow USEPA Method 5035 protocols, using disposable 5-gram plastic syringes to place material into laboratory-supplied glass vials (prepared with stirs bars and appropriate preservatives).

Any non-soil solid materials requiring laboratory analysis will be placed into laboratory supplied containers (when possible) or double locking plastic bags, which will be properly secured. Liquid samples from excavations, collection pits, or drums/tanks, etc., will be sampled using a dedicated disposable sampling device. Media samples will be collected and submitted for laboratory analysis to assist in determining appropriate disposal practices (proposed testing will be reviewed by the NYSDEC). Unknown material will be assumed to be hazardous pending analytical data.

Closure of any encountered USTs will be in accordance with DER-10, Section 5.5. Confirmatory soil samples will be collected from the base and from the walls of the tank grave and analyzed for both VOCs and SVOCs per NYSDEC CP-51 guidelines.

Protocols for any required sampling of groundwater and/or vapor will be in accordance with an approved Work Plan.

2.3 Sample Handling and Custody

2.3.1 Sample Containers

The following laboratory-supplied containers will be used (as applicable) for sample collection:

Media	Analyte Class	Collection Container (subject to laboratory requirements)	Preservation
Soil	PFAS	1, 250-ml HDPE plastic (fill halfway)	4° C
Soil	VOCs	Laboratory 5035 VOA kit, (4, 40-ml glass vials)	Method 5035
Soil	SVOCs, metals, PCBs, pesticides, herbicides, cyanide	1, 8-oz. glass jar	4° C
Soil	PFAS MS/MSD	1, 250-ml HDPE plastic (fill halfway), (may use soil from a sample container)	4° C
Soil	All other MS/MSD	additional 8-oz. glass jar	4° C
Water	PFAS	2, 250-ml HDPE plastic (fill to neck)	4° C
Water	VOCs	4, 40-ml prepared glass vials	4° C, HCl
Water	SVOCs, PCBs, pesticides, herbicides	1-liter amber glass (specified by laboratory)	4° C
Water	Metals - total	1, 500-ml HDPE plastic	4° C
Water	Metals - dissolved	1, 500-ml HDPE plastic	4° C, HNO_3
Water	Cyanide	1, 500-ml HDPE plastic	4° C, NaOH
Water	Trip blank (PFAS)	2, 250-ml HDPE plastic (fill to neck)	4° C
Water	Field blank (PFAS)	1, 250-ml HDPE plastic (fill to neck)	4° C
Water	Trip blank (VOCs)	3, 40-ml prepared glass vials	4° C, HCl
Water	Field blank (other analytes)	As per sample collection requirements	See above
Vapor	VOCs	1, 6-L Summa canister	

2.3.2 Sampling Frequency

Confirmatory endpoint soil sampling frequency will be in accordance with NYSDEC DER-10, with a minimum of one sample per every 30 linear feet of excavation wall (minimum one sample per wall) and one sample per every 900 square feet of excavation floor. The number of confirmatory endpoint samples may be modified in consultation with NYSDEC. Additional media sampling may be conducted based on encountered field conditions. Sampling requirements and USEPA Methods are outlined below.

Media /QC Parameter	Number of Samples [a]	Analytes (USEPA Method) [b, c]
Soil and/or Groundwater	*As required (number/analytes TBD)*	PFAS: NYSDEC target list (1633) TCL: VOCs +10 and SVOCs +20 (8260C/8270D) TAL: total metals (6010D and 7473); chromium^{+6} (7196A); cyanide (9010C) Other: pesticides (8081); herbicides (8151A); PCBs (8082)
SVI Vapor/Air	*As required (number/analytes TBD)*	VOCs (TO-15)

Media /QC Parameter	Number of Samples [a]	Analytes (USEPA Method) [b, c]
Trip Blank (VOCs)	1 per sample cooler (each day of sampling)	TCL VOCs +10 (8260)
Field Blank (PFAS)	1 per sample day (serves as a trip blank)	PFAS NYSDEC target list (1633)
Equipment Blank (PFAS)	1 per sampling day (non-dedicated)	PFAS NYSDEC target list (1633)
Field Blank (other)	1 for every 20 samples (non-dedicated)	As per sample collection requirements
Duplicates, MS/MSD	1 for every 20 samples (minimum 1/week)	As per sample collection requirements; PFAS soil MS/MSD may be from same container as sample

Notes
a Equipment blanks (when required) to be collected at a minimum of one per day for each matrix.
b PFAS by EPA Method 1633, additional methods may include Synthetic Precipitation Leaching Procedure (SPLP, by 1312) and/or Total Oxidizable Precursor Assay (TOP Assay).
c 1,4-dioxane by 8270 SIM.

2.3.3 Sample Custody

Samples will be handled by the OSC and maintained at cold temperatures (4 +/- 2 °C), as warranted. Upon the completion of each day of sample collection activities, all samples will be shipped via either courier or overnight delivery (per laboratory requirements) to a NYSDOH ELAP certified laboratory under proper chain of custody. Laboratory personnel will record the cooler temperature upon receipt and analyze samples prior to the expiration of the hold times as specified in the NYSDEC Analytical Services Protocols (ASP).

2.4 Analytical Methods

Media samples will be analyzed as indicated in Section 2.3.2, above. Analytical methods for the samples will be implemented as follows:

Matrix	Sample Analysis (Holding Time)	USEPA Analytical Method
Soil	PFAS (14 days)	1633 (reporting limit 1 µg/kg)
Soil	TCL VOCs+10 (14 days)	8260C; 8270 for 1,4-dioxane (1,4-dioxane reporting limit 0.1 mg/kg) [a]
Soil	TCL SVOCs+20 (14 days)	8270B
Soil	TAL metals (180 days; mercury 28 days)	6010C/7471B
Soil	cyanide (14 days)	9010C
Soil	pesticides/PCBs/herbicides (14 days [b])	8081A/8082/8151A
Water	PFAS (14 days)	1633 (reporting limit 2 ng/L)
Water	TCL VOCs+10 (14 days)	8260C; 8270 SIM for 1,4-dioxane (1,4-dioxane reporting limit 0.35 µg/L) [a]
Water	TCL SVOCs+20 (7 days [b])	8270B

Matrix	Sample Analysis (Holding Time)	USEPA Analytical Method
Water	TAL metals (180 days; mercury 28 days)	6010C/7471B
Water	cyanide (14 days)	9010C
Water	pesticides/PCBs/herbicides (7 days [b])	8081A/8082/8151A
Vapor	VOCs (30 days)	TO-15

Notes
a Laboratory will meet required reporting limits running standard USEPA Method 8270
b Days for extraction, 40 days after extraction for laboratory analysis

2.5 Quality Control

Accuracy and precision will be determined by repeated analysis of laboratory standards, and matrix effects and recovery will be determined through use of spiked samples. The laboratory will run standards, blanks, and spiked samples during sample analysis.

Duplicate sampling (for all parameters), and matrix spike (MS)/matrix spike duplicate (MSD) analyses, will be performed in accordance with Section 2.3.2. For each day of sampling, a trip blank will be included with each sample cooler and be analyzed for PFAS or VOCs, as applicable.

Samples will be identified using a unique ID number. This ID will be recorded on the sampling log and/or field record and the sampling container (samples for each fieldwork day will be assigned to a Sample Delivery Group [SDG] by the laboratory). In accordance with current best fieldwork practices, permanent marker will not be utilized to label samples planned for analysis for PFAS. Samples for each day of fieldwork will be shipped via courier to the laboratory under proper chain of custody procedures.

2.6 Quality Assurance

2.6.1 Instrument/Equipment, Testing, Inspection, and Maintenance

Field measurements will be conducted using monitoring equipment specialized for each task, including use of a PID during fieldwork to screen for volatile organic vapors. All equipment will be properly stored (within buildings or construction trailers when not in use) and calibrated (as warranted) in accordance with the manufacturer's instructions (instrument malfunction is normally apparent during calibration). In the event of malfunction, equipment will be cleaned and tested.

Equipment testing, inspection and maintenance will be the responsibility of the Project Manager and OSC. Any other equipment selected for field measurements will be similarly managed.

2.6.2 Inspection/Acceptance of Supplies and Consumables

All supplies and consumables will be inspected and tested (if necessary) by either the Project Manager or the OSC upon receipt.

The following supplies and consumables will be used for each sample:

- Laboratory-supplied sampling containers, as specified in Section 2.3.1
- Laboratory-supplied materials for PFAS sampling, including trip blanks and PFAS-free cooler
- Plastic tubing for groundwater and soil vapor sampling
- PFAS-free water for decontamination
- Disposable gloves (nitrile or equivalent)

2.6.3 Data Management

For the purpose of data management, the data can be divided into field and laboratory data.

Field data will be recorded at the time of measurement on written field logs. Laboratory data will be reviewed upon receipt and summarized in data summary tables. The NYSDEC electronic data deliverable format for the analytical data will be requested from the testing laboratory.

NYSDEC ASP Category B Data Deliverables will be requested from the testing laboratory and forwarded to an independent third-party data validator for the development of Data Usability Summary Report (DUSR).

3.0 DATA REVIEW, VALIDATION AND USABILITY

3.1 Field Measurements

If field instruments are determined to be functioning correctly through calibration and measurements of standards, and if there are no inconsistencies between written records and data recorded in the meters, the data will be assumed to be valid and will be accepted as an indication of field conditions. If instruments malfunction prior to field measurement, they will be restored to proper function prior to re-use. If they malfunction immediately after field measurements are taken, the measurements will be retaken as soon as possible. Inconsistencies between written records and recorded meter data will be resolved by re-testing the material, if possible. If re-testing is not possible, (i.e. the sample has been shipped to the laboratory), the inconsistency will be described in appropriate subsequent reporting and the laboratory analysis will be utilized to classify the material. In addition, all field data will be reviewed by the Project Manager for consistency and plausibility.

3.2 Laboratory Analysis

A NYSDOH ELAP-certified laboratory will provide a NYSDEC ASP Category B data package and NYSDEC Electronic Data Deliverable format for the determinative sample analyses.

3.3 Standards, Criteria and Guidance

The following Standards, Criteria and Guidance (SCGs) are applicable, as warranted:

SOIL

Soil results are compared to Soil Cleanup Objectives (SCOs) provided in 6 NYCRR Subpart 375, Table 375-6.8(a) Unrestricted Use SCOs and 6.8(b) Restricted-Residential Use SCOs, and (as needed) Supplemental SCOs and/or Soil Cleanup Levels in NYSDEC CP-51 Soil Cleanup Guidance, Tables 1 to 3. SCOs are provided as Attachment C.

WATER

Water results are compared to NYSDEC Division of Water Ambient Water Quality Standards and Guidance Values (AWQS), provided in Technical and Operational Guidance Series 1.1.1.

VAPOR

The State of New York does not have any SCG for volatile chemicals in subsurface vapors. Vapor results will be evaluated in terms of site data as a whole and will include any needed discussion of potential vapor intrusion concerns (may include references to applicable NYSDOH guidance).

3.4 Verification and Validation Methods

3.4.1 Verification Method

Once collected, all data will go to the Project Manager for review and verification. Review will involve determining that data has been collected at the proper locations by the proper persons and that all field and laboratory logs are complete. In addition, a Data Usability Summary Report (DUSR) will be prepared by a third, independent party. A resume outlining the education and data validation experience of the individual preparing the DUSR is provided in Attachment D.

3.4.2 Authority for Verification

Authority for verification, validation, and resolution of data issues will be distributed among the investigators. Authority to resolve issues regarding verification of field measurements will rest with the QEP, Project Manager and Mr. Richard Hooker.

4.0 REPORTING REQUIREMENTS

All reporting will be in accordance with SMP Section 7.0 Reporting Requirements, including the minimum content requirements for both routine maintenance and scheduled periodic reporting and any interim monitoring/inspections reports and forms. Reports will be properly certified, including by a PE who is licensed and registered in New York State when there is a need to evaluate engineering controls. All submissions will be in a NYSDEC-approved format.

Site Management Reports (SMP Section 7.1) and Periodic Review Report (SMP Section 7.2)

All site management inspection, maintenance, and monitoring events will be recorded on the appropriate site management forms. If required by modification to the SMP, results from vapor and/or groundwater monitoring will be reported at specified intervals. Periodic Review Reports will be submitted to NYSDEC at the required frequency, inclusive of a summary of all site management activities and reporting, and certifications for institutional and engineering Controls.

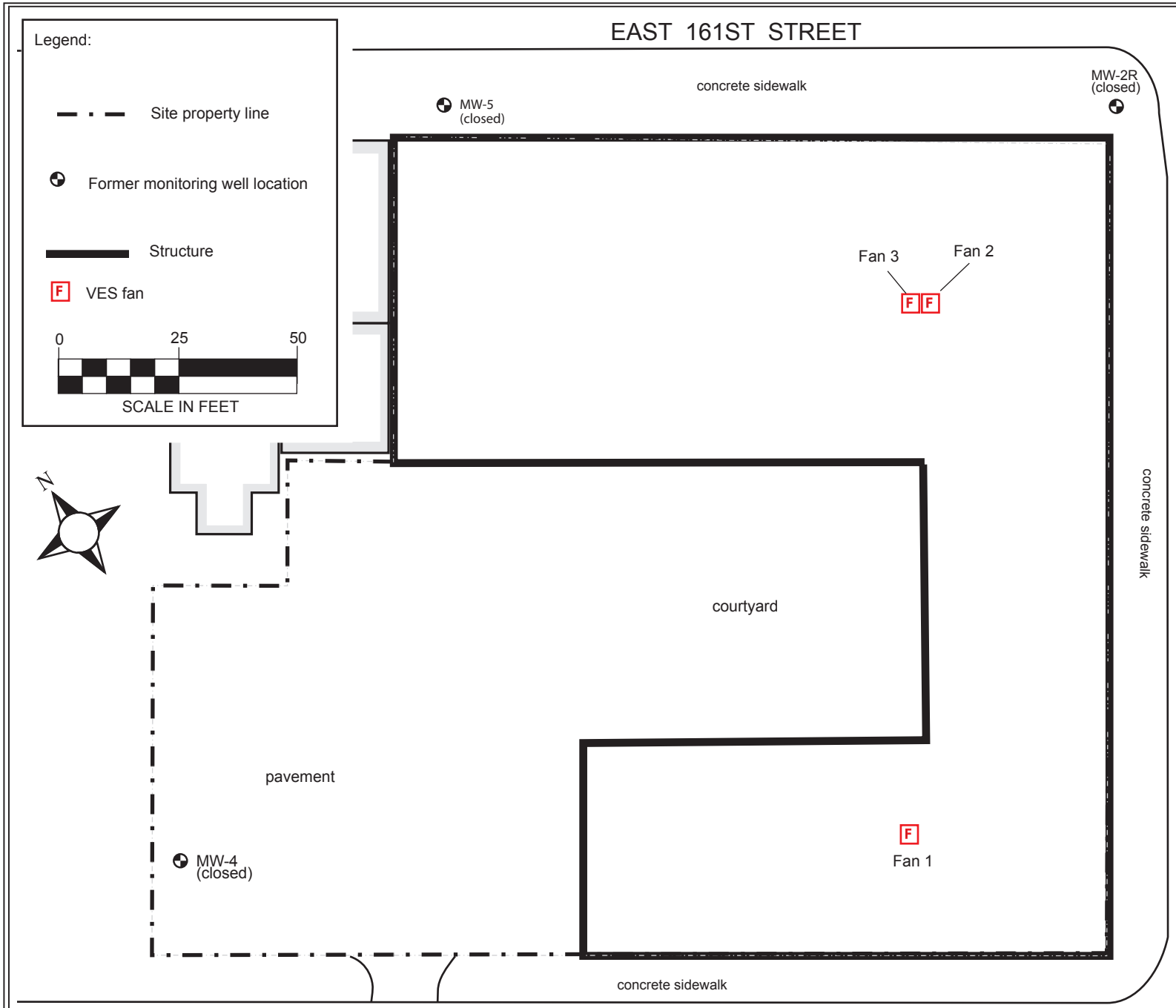
Corrective Measures Work Plan (SMP Section 7.3)

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control or failure to conduct Site management activities, a Corrective Measures Work Plan (CMWP) will be submitted to NYSDEC for approval.

Remedial System Optimization Report (SMP Section 7.4)

If a Remedial System Optimization (RSO) is to be performed an RSO report must be submitted to the NYSDEC project manager for approval. The RSO report will document the research, investigation, and data gathering that was conducted, evaluate the results and facts obtained, present a revised conceptual Site model and present recommendations.

Attachment A: Figures



GALLAGHER BASSETT
TECHNICAL SERVICES

Site Map

Parkview Commons Site
871 Elton Avenue
Borough of Bronx
Bronx County, New York

File: 21003-0155

May 2026

Attachment

Attachment B: Standard Operating Procedures

GALLAGHER BASSETT | TECHNICAL SERVICES

STANDARD OPERATING PROCEDURES

Fieldwork Sampling
and
Decontamination

Updated October 2025

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I. INTRODUCTION

This document provides Standard Operating Procedures (SOPs) for use by Gallagher Bassett Technical Services (GBTS) personnel during fieldwork events that require the collection of soil, groundwater, soil vapor and/or air samples. General procedures are presented below; detailed protocols, as available, are provided in the supplemental documentation. Equipment checklists, forms and calibration documents are maintained at GBTS offices. All SOPs and supporting documentation are periodically updated.

II. FIELDWORK SAMPLING

Fieldwork sampling procedures are described below (model field logs are provided in Supplement A). Selection of field equipment will be based on anticipated site conditions (updated check-lists of equipment and supplies required for sampling activities are maintained at the local field office). All equipment operations will be in accordance with applicable operating manuals and specifications, and will be conducted (as needed) by an experienced subcontractor holding applicable permits/licenses. Decontamination procedures will be implemented as warranted during all fieldwork activities. Special requirements for PFAS sampling are noted in Section III.

A. Procedures to be Conducted Prior to Fieldwork

Prior to the initiation of any ground-intrusive fieldwork, a request for a complete utility markout of the fieldwork site will be submitted to an appropriate service, as required by state regulations. Confirmation of underground utility locations will be secured and a field check of the utility markout will be conducted prior to the extension of soil borings[1].

A Fieldwork Map and Work Plan, indicating sampling locations and objectives, will be prepared prior to fieldwork activities, and sampling locations will be confirmed and located prior to starting work.

B. General Fieldwork Methodology

At the start of the wok day, all on-site personnel, including environmental subcontractors and observers, will be briefed on planned activities and the contents of the site-specific Health and Safety Plan (HASP). Independent field logs will be utilized to document relevant information, including arrival and departure times of on-site personnel, safety meetings, basic weather conditions, and detailed notes and drawings documenting all fieldwork activities and/or any other relevant events and conditions.

On-site personnel will be properly dressed for the intended activities[2] and the anticipated weather conditions, including use of personnel protective equipment in accordance with the HASP.

Sampling locations will be determined in the field, measured to the nearest 0.5-foot relative to a fixed on-site marker, and will be recorded in logbooks for inclusion in all final maps.

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[1] Markout requirements apply to any ground intrusive methodologies, including the extension of test pits.

[2] Special care is required when for sampling of PFAS; see Section IV

Media will be collected in accordance with the Quality Assurance Project Plan (QAPP) and in a manner consistent with NYSDEC and/or NYSDOH requirements, including protocols for handling and custody. New, dedicated disposable nitrile gloves will be worn at each sampling location, and will be changed frequently based on field conditions. Fieldwork personnel will assess media characteristics (e.g., soil type, presence of debris, indications of contamination, etc.) and record all observations in log books.

On-site senior personnel will be responsible for: a) identifying any materials that require special handling, such as media that may contain high levels of contaminants or is grossly contaminated or likely to be hazardous; b) ensuring that identified materials are properly securely stored on-site (stockpiled on plastic and covered, or placed in approved containers), pending characterization and proper disposition; and, c) ensuring that unforeseen environmental conditions are managed in accordance with applicable federal and state regulations.

Sample collection from recovered media will be performed without unnecessary delay. Samples will be placed into labeled containers provided by the laboratory, stored in dedicated coolers kept at 4 (+/-2) °C and handled under proper chain of custody. All samples will be shipped to a NYSDOH ELAP certified laboratory via laboratory courier (either upon completion of each day of sample collection activities, or the following day after overnight storage in a dedicated sample refrigerator).

C. Extension of Soil Borings

Soil borings will be extended using either hand-held or mechanized equipment, based on site conditions and Work Plan requirements. Mechanized equipment includes using either direct push technology (DPT) or rotary methods, including hollow stem auger (HSA) and sonic drilling. The small size of DPT rigs allows for sampling in tight spaces and areas that are sensitive to the use of heavy equipment. DPT can be used in overburden soils where the soil texture allows for direct push of sampling equipment. A HSA or sonic rig will be utilized if significant subsurface obstructions (e.g., large cobbles, boulders, concrete, etc) are (or are expected to be) encountered.

Hand borings will be extended (as warranted) using manual DPT equipment (e.g., Geoprobe), which includes a collection barrel lined with disposable acetate sleeves, extension rods and a slide hammer. The barrel will collect samples from discreet intervals of 2 feet. Hand boring methods are generally restricted to shallow soil sampling (0 to 6’ below grade) and may be employed/attempted if access by mechanized equipment is not practical.

DPT will typically be utilized during the extension of borings in overburden soils. The DPT rig will be equipped with a macro-core sampling barrel (minimum diameter 4”) lined with disposable acetate sleeves. The barrel will collect samples from discreet intervals of either 4 or 5 feet. HSA rigs will use a continuous hollow stem auger with a split-spoon (collection interval of 2 feet) or other collection device. This system drives drill cuttings to the surface as drilling progresses, which will require management. Sonic drill rigs will utilize coring barrels of various lengths lined with plastic tubing.

Bore hole openings will be periodically screened with a photoionization detector (PID).

D. Installation and Development of Monitoring wells

Groundwater monitoring wells will be installed by the drilling subcontractor. Unless otherwise specified, monitoring wells will be constructed of two-inch PVC casing with a ten-foot length of 0.01-inch slotted PVC well screening across the water table. No glue will be used to thread the casing lengths. A minimum of 2 feet of screening will extend above the water table, with approximately 8 feet below the water level (depth to water will be inferred based on saturated soils encountered during installation, or from data from existing groundwater monitoring wells).

The annular space between the well screen and the borehole will be backfilled with clean silica sand to approximately two feet above the screen. A seal consisting of at least 12 inches of hydrated bentonite clay will be placed above the sand pack and the remaining annular space will be grouted with cement.

A locked cap with vent will be installed at the top of the PVC riser (well protection will be in accordance with the Work Plan, including use of secure “drive-over” metal cover or stick-up metal outer casing). A surveyor’s transit level will be used to determine the elevation of the top of the PVC well riser, relative to a permanent on-site marker, for use in determining relative groundwater elevations. Well locations and relative elevations will be recorded in field logs and indicated on all fieldwork maps.

The wells will be developed one week following installation. The wells will be developed with a properly decontaminated mechanical pump and dedicated polyethylene tubing in order to clear fine-grained material that may have settled around the well screen and to enhance the natural hydraulic connection between the well screen and the surrounding soils. Well development will begin at the top of the screened interval to prevent clogging of the pump within the well casing. Well development will be discontinued when the discharge water is free of obvious sediment, turbidity is below 50 NTUs and indicator parameters (e.g., dissolved oxygen, temperature, etc.) have stabilized. Upon completion, the pump assembly will be removed from the well while the pump is still running to avoid discharge of purged water back into the well. Development water will be securely stored on-site pending laboratory analysis.

E. Soil Sampling

Recovered sampling equipment will be placed on a clean surface (folding table, plastic sheeting, etc.) and opened (liners will be sliced with a clean razor knife). Recovered soils will be observed for potential contamination through observation and use of properly calibrated field instruments, e.g., PID. Samples will be collected directly from the sampling device. The volume of material collected will be sufficient for the required analyses and for reasonably anticipated potential additional analyses. Soil to be analyzed for volatile organic compounds (VOCs) will be collected following USEPA Method 5035 protocols, using laboratory sampling kits. Samples to be analyzed for parameters other than VOCs will be collected as either grab or composite samples, using disposable plastic trowels or properly decontaminated stainless steel instruments, or directly by the fieldwork technician using dedicated, fresh disposable nitrile gloves.

F. Groundwater Sampling

Groundwater sampling will be conducted using USEPA "Low-Stress" protocols (detailed in Supplement B). Sampling will be conducted using the following general procedures:

1. Groundwater sampling will begin at the potentially least contaminated well (as determined from well location and/or previous data) and proceed to the potentially most contaminated well. The field technician will check and record the condition of all monitoring wells for damage or evidence of tampering before initiating sampling. Plastic will be placed around wells to minimize potential contamination of sampling equipment from the ground surface, and all monitoring, purging and sampling equipment will be placed on the sheeting.
2. The protective casing on the well will be unlocked, the air in the well head will be screened with a PID, and static water level (from the top of the casing) will be measured with a decontaminated water-level meter. A peristaltic pump with plastic tubing, or a submersible pump attached to tubing (if required by Site conditions, e.g., well depth) will be used for sampling. The tubing (or pump attached to tubing) will be slowly lowered until reaching two to three feet off of the well bottom to prevent disturbance and re-suspension of any remaining sediment.
3. Depth to water will be measured to nearest 0.01 feet, relative to a reference measuring point on the well casing (if no pre-existing reference point is found, a reference point will be marked on the inner casing and noted in the field logbook). The water level will be measured before the pump is started and at intervals of every three to five minutes. Pumping rates will be reduced (as needed) to the minimum capabilities of the pump to ensure stabilization of the water level (drawdown of 0.3 feet or less).
4. During pumping, field indicator parameters (turbidity, temperature, specific conductance, pH, redox potential, and dissolved oxygen) will be monitored and recorded approximately every five minutes. The well will be considered stabilized when the indicator parameters have stabilized for three consecutive readings (the minimum purge interval will be at least 15 minutes).
5. All groundwater samples will be collected in a manner consistent with the QAPP.
6. The protective cap on the well will be replaced and locked following sampling, and the field sampling crew will move to the next most contaminated well and the process will be repeated.

G. Soil Vapor Sampling

Soil vapor sampling will be conducted consistent with applicable NYSDOH guidance and fieldwork protocols (detailed in Supplement C). Sampling will be conducted using the following general procedures:

Soil vapor samples may be collected from beneath building foundations or paved areas, or from exterior areas not otherwise covered by material that trap soil vapor at the surface. Concrete slabs and exterior pavement will generally be breached with rotary equipment, which produce a small-diameter hole. The hole will be extended into underlying soil/sub-base to a depth required by the sampling technology

(typically 6 to 12 inches below the base of the overlying materials for temporary installations). Sampling at exterior areas will require extension of a borehole to at least 3 to 4 feet below the surface (greater depths may be specified by the Work Plan).

Construction details for soil vapor implants are provided in the Supplement C. All soil vapor probes will be installed with a properly sealed surface opening to prevent ambient air from entering the system.

A tracer gas (e.g., helium) will be used at soil vapor sampling locations to verify that adequate sampling techniques are being implemented (i.e. to verify the absence of significant infiltration of outside air), in accordance with applicable NYSDOH guidance. The space around the sampling point will be enclosed and sealed (with a metal hemisphere and clay) in order to introduce a tracer gas (helium) into the area surrounding the probe point. Real-time sampling equipment (Radiodetection Multi-vapor Leak Locator, model MDG 2002, or equivalent) will be utilized to determine when the interior atmosphere in the enclosure reaches a concentration of 80%, and the tubing for the vapor implant will then be sampled for the tracer gas. If helium is detected in vapor at a concentration greater than 10%, the annular seal will be repaired and gas tracing performed again until less than 10% helium is detected.

Vapor in the sampling tubing will be screened with a PID for VOCs prior to purging. For all sampling locations, the exact purge volume will be dependent on the boring depth and subsequent length of tubing. Three borehole and tubing volumes will be purged prior to collection. The purge rate will not exceed 0.2 liters per minute. Following purging of ambient air from the collection device, soil vapor samples will be (at a rate not exceeding 0.2 liters per minute) into individual laboratory-certified clean Summa canisters equipped with flow regulators (sampling period as specified in the Work Plan).

III. GENERAL DECONTAMINATION PROTOCOL

Consistent decontamination methods will be used to reduce or eliminate contamination and cross-contamination of samples by field equipment, other samples or personnel, and to minimize potential exposures caused by the spread of contaminants. Decontamination will occur any time a sampling tool or instrument used in field investigations contacts sampled media or personnel using the equipment. These procedures will be used in conjunction with all non-dedicated (i.e. reusable) equipment used during the handling, sampling or measuring of environmental media, and will be implemented primarily on-site at the point of use or at a designated equipment decontamination station at the project site.

Types of equipment usually requiring decontamination include pumps, gauges, augers and sampling barrels. Drilling equipment, water level meters, submersible pumping equipment, and any other non-dedicated monitoring and sampling equipment will be decontaminated prior to the start of fieldwork, after the collection of each media sample, and between boring intervals and/or sampling locations. Water quality parameter sensors and flow-through cell will be cleaned between sampling locations in accordance with the manufacturer's recommendations.

Materials and methods for decontamination are provided in Supplement D.

IV. PFAS SAMPLING - SPECIAL REQUIREMENTS

Special requirements apply to all fieldwork procedures during sampling for per- and polyfluoroalkyl substances (PFAS). Because of the potential presence of PFAS in common consumer products and in equipment typically used to collect media and the need for very low reporting limits, special handling and care must be taken when collecting samples for PFAS analysis to avoid sample contamination. There is only limited research regarding how the use of various procedures and materials affect sample results, and this SOP therefore represent a conservative approach. Field personnel should take precautions to avoid items that are likely to contain PFAS at the sampling site as well as avoid specific items during the sampling event, and must frequently check for updates to this SOP. The most recent NYSDEC guidance document, as well as a *PFAS Sampling Quick Reference Field Guide* (provided by Michigan Department of Environment, Great Lakes, and Energy), are provided in Supplement E.

A. EQUIPMENT AND SUPPLIES

Avoid personal protective equipment (PPE, including clothing chemically treated for UV protection) and field supplies that may include PFAS and which could cross-contaminate field samples. Personal body products such as shampoos, moisturizers and cosmetics may contain PFAS and should be used with care the day of sampling. Sunblock and insect repellent ingredients need to be verified to ensure that they do not contain PFAS before use in the field.

Food and food packaging should not enter the sampling zone.

Water resistant, waterproof, stain-treated, clothing recently washed with fabric softeners, and new clothing should be avoided. If sampling in inclement weather a canopy tent may be a good option (note, however, that water resistant/waterproof material likely contains PFAS and disposable gloves should be worn when putting up and/or moving the tent.

Waterproof field books may contain PFAS and should not be used. Documentation of field activities should be on loose paper on an aluminum clipboard or in a waterproof field book that does not use PFAS. Field notes should be taken with a ball point pen (avoid large felt tip markers; fine and ultra-fine point Sharpie® markers are acceptable). Sticky notes, etc., may contain PFAS and should be avoided (pre-printed labels should be verified PFAS-free.

Disposable, powderless, nitrile gloves must be worn during PFAS sampling and handling activities and should be changed frequently during and between sampling activities.

Sealed laboratory-supplied sampling containers may be placed into LDPE resealable storage bags (e.g., Ziploc®) that will not contact the sample media.

Chemical ice packs should not be used unless it is verified that they are PFAS-free. Samples for PFAS analysis should be placed on water ice immediately and should ideally be received by the laboratory at a temperature less than 6º Celsius.

B. GENERAL SAMPLING PROCEDURES

Sampling must be conducted in accordance with the project-specific QAPP, including use of laboratory-supplied sample containers.

If non-dedicated non-disposable equipment is used for sampling, proper decontamination is necessary. Decontamination reagents should be checked to ensure that they do not contain PFAS before use. Similarly, water used for decontamination should be checked (i.e. field equipment blanks) to verify that it does not contain PFAS. It may be necessary to collect samples of decontamination water prior to use to ensure that water being used for decontamination does not contain PFAS.

Soil samples should be collected using stainless steel, acetate, or polypropylene constructed equipment. Liners for soil sampling should not contain PFAS.

If a monitoring well has dedicated tubing that may contain PFAS, the dedicated tubing should be removed, and silicone or HDPE tubing should be used to sample for PFAS following at least one well volume purge prior to sampling for PFAS. The recommended length of time that dedicated tubing should be removed, and the recommended amount of purging conducted prior to sampling where dedicated tubing has been present is variable. If it is anticipated that dedicated tubing may be a source of PFAS cross contamination extra precaution, such as removal of the tubing 14 days prior to sampling or purging of three well volumes, should be considered.

Care should be taken to not cross contaminate PFAS samples if samples for non-PFAS analyses are being collected. For example, if VOCs and PFAS water samples are being collected, the VOCs would be collected using a peristaltic pump with HDPE and silicone tubing, and then a second set of samples would be collected for PFAS after changing gloves and switching sample container sets.

If transfer bottles are necessary for surface water sample collection, they should be PFAS-free and made of the same material as the laboratory provided sample containers.

If a water supply is to be sampled, both a pre- and post-treatment sample may be necessary. Carbon filtration, reverse osmosis, and other filter media may bias laboratory results for PFAS. Water should be allowed to run freely until water quality parameter stabilization has occurred, typically between 3 and 5 minutes. Water flow rate should be reduced for minimal aeration.

Do not filter samples for PFAS analysis.

C. DECONTAMINATION OF PFAS SAMPLING EQUIPMENT

Special requirements apply to decontaminating non-dedicated equipment used for PFAS sampling. Laboratory supplied PFAS-free deionized water is preferred for decontamination (commercially available deionized water in an HDPE container, and municipal drinking water, may be used for decontamination if verified to be PFAS-free. Sampling equipment can be scrubbed using a polyethylene or polyvinyl chloride (PVC) brush to remove particulates. Decontamination procedures should include triple rinsing with PFAS-free water. Note that a QAPP prepared for NYSDEC program sites prohibits use of Liquinox®.

V. INVESTIGATION DERIVED WASTES

Disposal of any waste materials will be in accordance with provisions of the applicable site-specific Work Plan. If not otherwise specified: 1) discarded personal protective equipment and other fieldwork supplies not significantly impacted by free petroleum or other gross contaminants will be disposed as municipal solid waste; and, 2) well development purge water, spent absorbents or other significantly contaminated materials, and/or any recovered free-petroleum, will be properly stored on-site, in properly labeled and secured containers, pending final off-site disposal at a permitted facility.

Supplement A - Model Fieldwork Logs

Soil Boring Log

GALLAGHER BASSETT | TECHNICAL SERVICES

Boring ID	**Site ID:**	**GBTS Project**
Page____of____	Date: Driller (Rig) GBTS Staff: Weather:	

Boring Interval (recovery)	Surface Material: **Soil / Material Description**	Moisture	PID (ppm)	Odors	Staining	NAPL	Samples Collected
___–___ (___%)							
___–___ (___%)							
___–___ (___%)							
___–___ (___%)							
___–___ (___%)							
___–___ (___%)							

Notes Fill, water conditions, field evidence of contamination, well installation details, etc

ND (non-detect) **PID** (photoionization detector) **ppm** (parts per million) **NAPL** (non-aqueous phase liquid)
F (fine) **M** (medium) **C** (coarse) **P** (plastic) **LP** (low plastic) **NP** (non-plastic)

GROUNDWATER MONITORING WELL PURGE DATA SHEET

GALLAGHER BASSETT | TECHNICAL SERVICES

Project Name: _____ **Well ID:** _____
GBTS PROJECT #: _____ **PID Reading:** _____
Date: _____ **Depth of well:** _____
Field Personnel: _____ **Depth to water:** _____
Weather: _____ **Pump type:** _____

Time	Temp (°C)	pH	ORP (mv)	Specific Conductivity (ms/cm)	Turbidity (NTU)	Dissolved Oxygen (mg/L)	Depth to Water (ft)	Purge Rate (mL/m)	Comments (e.g. color/clarity)

***** STABILIZATION CRITERIA*****

Temp +/- 3% **pH** +/- 0.1 **ORP** +/- 10 **Spec Cond** +/- 3% **Turb** +/- 10% **DO** +/- 10%

NOTES:

*****PURGED WATER DETAILS*****

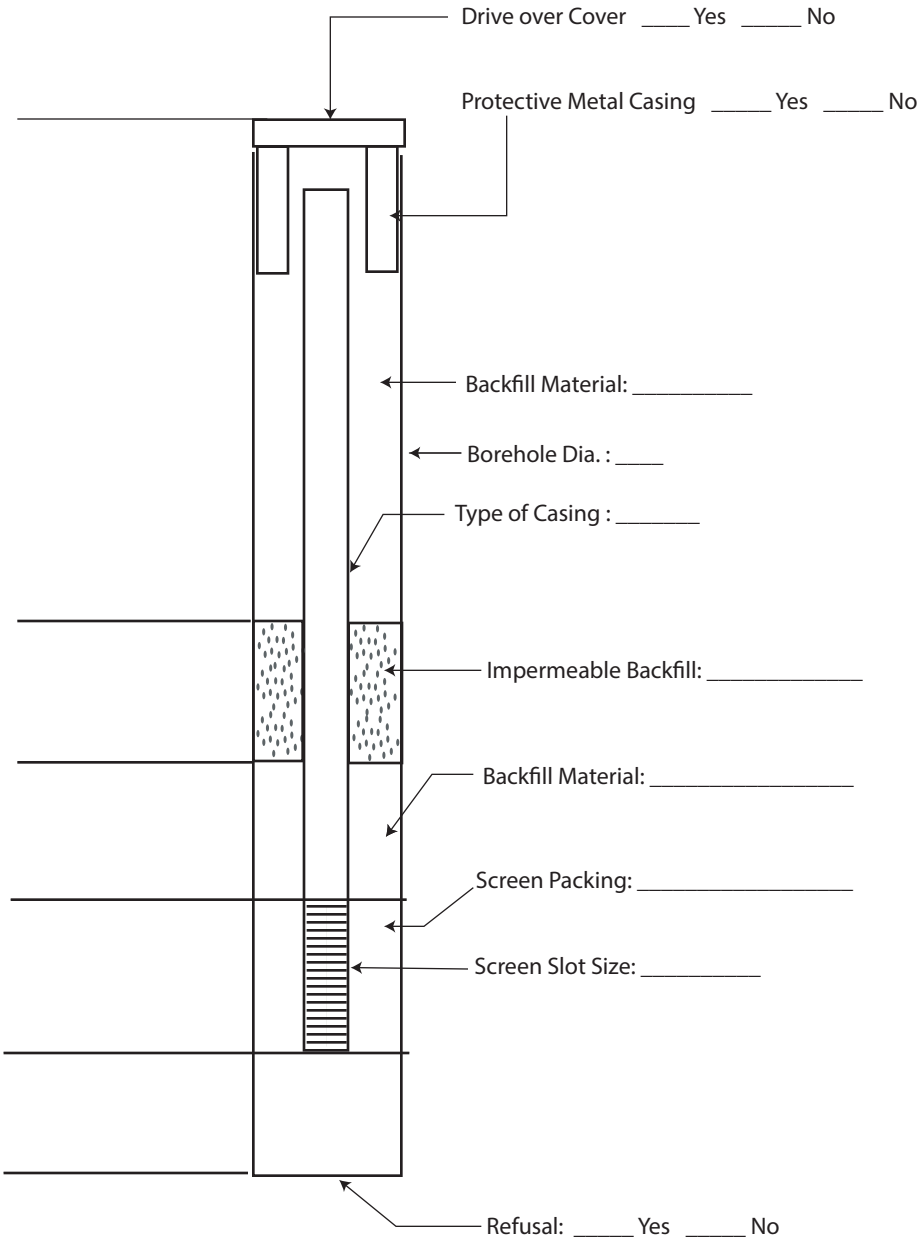
Start/End time: _____
Total purge time: _____
Total volume: _____
Purge rate: _____

CHARACTERISTICS:

Odor: none | slight | moderate | strong

Sheen: none | slight | moderate | strong

L/DNAPL: Yes | No **L/DNAPL thickness (in.)**:_____



Materials Used:

- Screen (PVC)
- Riser (PVC)
- Plug (PVC)
- Silica Sand
- Bentonite clay

Monitor Well Construction Log - Well ID:

Site:

Project:	
Date:	
Appendix:	

Supplement B - USEPA Groundwater Sampling

U.S. ENVIRONMENTAL PROTECTION AGENCY
REGION I

LOW STRESS (low flow) PURGING AND SAMPLING PROCEDURE FOR THE COLLECTION OF GROUNDWATER SAMPLES FROM MONITORING WELLS

Quality Assurance Unit
U.S. Environmental Protection Agency – Region 1
11 Technology Drive
North Chelmsford, MA 01863

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Prepared by:_____ _____
(Robert Reinhart, Quality Assurance Unit) Date

Approved by:_____ _____
(John Smaldone, Quality Assurance Unit) Date

Revision Page

Date	Rev #	Summary of changes	Sections
7/30/96	1	Finalized	
01/19/10	2	Updated	All sections
3/23/17	3	Updated	All sections
9/20/17	4	Updated	Section 7.0

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1.0 USE OF TERMS

Equipment blank: The equipment blank shall include the pump and the pump's tubing. If tubing is dedicated to the well, the equipment blank needs only to include the pump in subsequent sampling rounds. If the pump and tubing are dedicated to the well, the equipment blank is collected prior to its placement in the well. If the pump and tubing will be used to sample multiple wells, the equipment blank is normally collected after sampling from contaminated wells and not after background wells.

Field duplicates: Field duplicates are collected to determine precision of the sampling procedure. For this procedure, collect duplicate for each analyte group in consecutive order (VOC original, VOC duplicate, SVOC original, SVOC duplicate, etc.).

Indicator field parameters: This SOP uses field measurements of turbidity, dissolved oxygen, specific conductance, temperature, pH, and oxidation/reduction potential (ORP) as indicators of when purging operations are sufficient and sample collection may begin.

Matrix Spike/Matrix Spike Duplicates: Used by the laboratory in its quality assurance program. Consult the laboratory for the sample volume to be collected.

Potentiometric Surface: The level to which water rises in a tightly cased well constructed in a confined aquifer. In an unconfined aquifer, the potentiometric surface is the water table.

QAPP: Quality Assurance Project Plan

SAP: Sampling and Analysis Plan

SOP: Standard operating procedure

Stabilization: A condition that is achieved when all indicator field parameter measurements are sufficiently stable (as described in the "Monitoring Indicator Field Parameters" section) to allow sample collection to begin.

Temperature blank: A temperature blank is added to each sample cooler. The blank is measured upon receipt at the laboratory to assess whether the samples were properly cooled during transit.

Trip blank (VOCs): Trip blank is a sample of analyte-free water taken to the sampling site and returned to the laboratory. The trip blanks (one pair) are added to each sample cooler that contains VOC samples.

2.0 SCOPE & APPLICATION

The goal of this groundwater sampling procedure is to collect water samples that reflect the total mobile organic and inorganic loads (dissolved and colloidal sized fractions) transported through the subsurface under ambient flow conditions, with minimal physical and chemical alterations from sampling operations. This standard operating procedure (SOP) for collecting groundwater samples will help ensure that the project's data quality objectives (DQOs) are met under certain low-flow conditions.

The SOP emphasizes the need to minimize hydraulic stress at the well-aquifer interface by maintaining low water-level drawdowns, and by using low pumping rates during purging and sampling operations. Indicator field parameters (e.g., dissolved oxygen, pH, etc.) are monitored during purging in order to determine when sample collection may begin. Samples properly collected using this SOP are suitable for analysis of groundwater contaminants (volatile and semi-volatile organic analytes, dissolved gases, pesticides, PCBs, metals and other inorganics), or naturally occurring analytes. This SOP is based on Puls, and Barcelona (1996).

This procedure is designed for monitoring wells with an inside diameter (1.5-inches or greater) that can accommodate a positive lift pump with a screen length or open interval ten feet or less and with a water level above the top of the screen or open interval (Hereafter, the "screen or open interval" will be referred to only as "screen interval"). This SOP is not applicable to other well-sampling conditions.

While the use of dedicated sampling equipment is not mandatory, dedicated pumps and tubing can reduce sampling costs significantly by streamlining sampling activities and thereby reducing the overall field costs.

The goal of this procedure is to emphasize the need for consistency in deploying and operating equipment while purging and sampling monitoring wells during each sampling event. This will help to minimize sampling variability.

This procedure describes a general framework for groundwater sampling. Other site specific information (hydrogeological context, conceptual site model (CSM), DQOs, etc.) coupled with systematic planning must be added to the procedure in order to develop an appropriate site specific SAP/QAPP. In addition, the site specific SAP/QAPP must identify the specific equipment that will be used to collect the groundwater samples.

This procedure does not address the collection of water or free product samples from wells containing free phase LNAPLs and/or DNAPLs (light or dense non-aqueous phase

liquids). For this type of situation, the reader may wish to check: Cohen, and Mercer (1993) or other pertinent documents.

This SOP is to be used when collecting groundwater samples from monitoring wells at all Superfund, Federal Facility and RCRA sites in Region 1 under the conditions described herein. Request for modification of this SOP, in order to better address specific situations at individual wells, must include adequate technical justification for proposed changes. All changes and modifications must be approved and included in a revised SAP/QAPP before implementation in field.

3.0 BACKGROUND FOR IMPLEMENTATION

It is expected that the monitoring well screen has been properly located (both laterally and vertically) to intercept existing contaminant plume(s) or along flow paths of potential contaminant migration. Problems with inappropriate monitoring well placement or faulty/improper well installation cannot be overcome by even the best water sampling procedures. This SOP presumes that the analytes of interest are moving (or will potentially move) primarily through the more permeable zones intercepted by the screen interval.

Proper well construction, development, and operation and maintenance cannot be overemphasized. The use of installation techniques that are appropriate to the hydrogeologic setting of the site often prevent "problem well" situations from occurring. During well development, or redevelopment, tests should be conducted to determine the hydraulic characteristics of the monitoring well. The data can then be used to set the purging/sampling rate, and provide a baseline for evaluating changes in well performance and the potential need for well rehabilitation. Note: if this installation data or well history (construction and sampling) is not available or discoverable, for all wells to be sampled, efforts to build a sampling history should commence with the next sampling event.

The pump intake should be located within the screen interval and at a depth that will remain under water at all times. It is recommended that the intake depth and pumping rate remain the same for all sampling events. The mid-point or the lowest historical midpoint of the saturated screen length is often used as the location of the pump intake. For new wells, or for wells without pump intake depth information, the site's SAP/QAPP must provide clear reasons and instructions on how the pump intake depth(s) will be selected, and reason(s) for the depth(s) selected. If the depths to top and bottom of the well screen are not known, the SAP/QAPP will need to describe how the sampling depth will be determined and how the data can be used.

Stabilization of indicator field parameters is used to indicate that conditions are suitable for sampling to begin. Achievement of turbidity levels of less than 5 NTU, and stable drawdowns of less than 0.3 feet, while desirable, are not mandatory. Sample collection

may still take place provided the indicator field parameter criteria in this procedure are met. If after 2 hours of purging indicator field parameters have not stabilized, one of three optional courses of action may be taken: a) continue purging until stabilization is achieved, b) discontinue purging, do not collect any samples, and record in log book that stabilization could not be achieved (documentation must describe attempts to achieve stabilization), c) discontinue purging, collect samples and provide full explanation of attempts to achieve stabilization (note: there is a risk that the analytical data obtained, especially metals and strongly hydrophobic organic analytes, may reflect a sampling bias and therefore, the data may not meet the data quality objectives of the sampling event).

It is recommended that low-flow sampling be conducted when the air temperature is above 32°F (0°C). If the procedure is used below 32°F, special precautions will need to be taken to prevent the groundwater from freezing in the equipment. Because sampling during freezing temperatures may adversely impact the data quality objectives, the need for water sample collection during months when these conditions are likely to occur should be evaluated during site planning and special sampling measures may need to be developed. Ice formation in the flow-through-cell will cause the monitoring probes to act erratically. A transparent flow-through-cell needs to be used to observe if ice is forming in the cell. If ice starts to form on the other pieces of the sampling equipment, additional problems may occur.

4.0 HEALTH & SAFETY

When working on-site, comply with all applicable OSHA requirements and the site's health/safety procedures. All proper personal protection clothing and equipment are to be worn. Some samples may contain biological and chemical hazards. These samples should be handled with suitable protection to skin, eyes, etc.

5.0 CAUTIONS

The following cautions need to be considered when planning to collect groundwater samples when the below conditions occur.

If the groundwater degasses during purging of the monitoring well, dissolved gases and VOCs will be lost. When this happens, the groundwater data for dissolved gases (e.g., methane, ethene, ethane, dissolved oxygen, etc.) and VOCs will need to be qualified. Some conditions that can promote degassing are the use of a vacuum pump (e.g., peristaltic pumps), changes in aperture along the sampling tubing, and squeezing/pinching the pump's tubing which results in a pressure change.

When collecting the samples for dissolved gases and VOCs analyses, avoid aerating the groundwater in the pump's tubing. This can cause loss of the dissolved gases and VOCs in

the groundwater. Having the pump's tubing completely filled prior to sampling will avoid this problem when using a centrifugal pump or peristaltic pump.

Direct sun light and hot ambient air temperatures may cause the groundwater in the tubing and flow-through-cell to heat up. This may cause the groundwater to degas which will result in loss of VOCs and dissolved gases. When sampling under these conditions, the sampler will need to shade the equipment from the sunlight (e.g., umbrella, tent, etc.). If possible, sampling on hot days, or during the hottest time of the day, should be avoided. The tubing exiting the monitoring well should be kept as short as possible to avoid the sun light or ambient air from heating up the groundwater.

Thermal currents in the monitoring well may cause vertical mixing of water in the well bore. When the air temperature is colder than the groundwater temperature, it can cool the top of the water column. Colder water which is denser than warm water sinks to the bottom of the well and the warmer water at the bottom of the well rises, setting up a convection cell. "During low-flow sampling, the pumped water may be a mixture of convecting water from within the well casing and aquifer water moving inward through the screen. This mixing of water during low-flow sampling can substantially increase equilibration times, can cause false stabilization of indicator parameters, can give false indication of redox state, and can provide biological data that are not representative of the aquifer conditions" (Vroblesky 2007).

Failure to calibrate or perform proper maintenance on the sampling equipment and measurement instruments (e.g., dissolved oxygen meter, etc.) can result in faulty data being collected.

Interferences may result from using contaminated equipment, cleaning materials, sample containers, or uncontrolled ambient/surrounding air conditions (e.g., truck/vehicle exhaust nearby).

Cross contamination problems can be eliminated or minimized through the use of dedicated sampling equipment and/or proper planning to avoid ambient air interferences. Note that the use of dedicated sampling equipment can also significantly reduce the time needed to complete each sampling event, will promote consistency in the sampling, and may reduce sampling bias by having the pump's intake at a constant depth.

Clean and decontaminate all sampling equipment prior to use. All sampling equipment needs to be routinely checked to be free from contaminants and equipment blanks collected to ensure that the equipment is free of contaminants. Check the previous equipment blank data for the site (if they exist) to determine if the previous cleaning procedure removed the contaminants. If contaminants were detected and they are a concern, then a more vigorous cleaning procedure will be needed.

6.0 PERSONNEL QUALIFICATIONS

All field samplers working at sites containing hazardous waste must meet the requirements of the OSHA regulations. OSHA regulations may require the sampler to take the 40 hour OSHA health and safety training course and a refresher course prior to engaging in any field activities, depending upon the site and field conditions.

The field samplers must be trained prior to the use of the sampling equipment, field instruments, and procedures. Training is to be conducted by an experienced sampler before initiating any sampling procedure.

The entire sampling team needs to read, and be familiar with, the site Health and Safety Plan, all relevant SOPs, and SAP/QAPP (and the most recent amendments) before going onsite for the sampling event. It is recommended that the field sampling leader attest to the understanding of these site documents and that it is recorded.

7.0 EQUIPMENT AND SUPPLIES

A. Informational materials for sampling event

A copy of the current Health and Safety Plan, SAP/QAPP, monitoring well construction data, location map(s), field data from last sampling event, manuals for sampling, and the monitoring instruments' operation, maintenance, and calibration manuals should be brought to the site.

B. Well keys.

C. Extraction device

Adjustable rate, submersible pumps (e.g., centrifugal, bladder, etc.) which are constructed of stainless steel or polytetrafluoroethylene (PTFE, i.e. Teflon®) are preferred. PTFE, however, should not be used when sampling for per- and polyfluoroalkyl substances (PFAS) as it is likely to contain these substances.

Note: If extraction devices constructed of other materials are to be used, adequate information must be provided to show that the substituted materials do not leach contaminants nor cause interferences to the analytical procedures to be used. Acceptance of these materials must be obtained before the sampling event.

If bladder pumps are selected for the collection of VOCs and dissolved gases, the pump setting should be set so that one pulse will deliver a water volume that is sufficient to fill a 40 mL VOC vial. This is not mandatory, but is considered a "best practice". For the proper operation, the bladder pump will need a minimum amount of water above the pump; consult the manufacturer for the recommended submergence. The pump's recommended submergence value should be determined during the planning stage, since it may influence well construction and placement of dedicated pumps where water-level fluctuations are significant.

Adjustable rate, peristaltic pumps (suction) are to be used with caution when collecting samples for VOCs and dissolved gases (e.g., methane, carbon dioxide, etc.) analyses. Additional information on the use of peristaltic pumps can be found in Appendix A. If peristaltic pumps are used, the inside diameter of the rotor head tubing needs to match the inside diameter of the tubing installed in the monitoring well.

Inertial pumping devices (motor driven or manual) are not recommended. These devices frequently cause greater disturbance during purging and sampling, and are less easily controlled than submersible pumps (potentially increasing turbidity and sampling variability, etc.). This can lead to sampling results that are adversely affected by purging and sampling operations, and a higher degree of data variability.

D. Tubing

PTFE (Teflon®) or PTFE-lined polyethylene tubing are preferred when sampling is to include VOCs, SVOCs, pesticides, PCBs and inorganics. As discussed in the previous section, PTFE tubing should not be used when sampling for PFAS. In this case, a suitable alternative such as high-density polyethylene tubing should be used.

PVC, polypropylene or polyethylene tubing may be used when collecting samples for metal and other inorganics analyses.

Note: If tubing constructed of other materials is to be used, adequate information must be provided to show that the substituted materials do not leach contaminants nor cause interferences to the analytical procedures to be used. Acceptance of these materials must be obtained before the sampling event.

The use of 1/4 inch or 3/8 inch (inside diameter) tubing is recommended. This will help ensure that the tubing remains liquid filled when operating at very low pumping rates when using centrifugal and peristaltic pumps.

Silastic tubing should be used for the section around the rotor head of a peristaltic pump. It should be less than a foot in length. The inside diameter of the tubing used at the pump rotor head must be the same as the inside diameter of tubing placed in the well. A tubing connector is used to connect the pump rotor head tubing to the well tubing. Alternatively, the two pieces of tubing can be connected to each other by placing the one end of the tubing inside the end of the other tubing. The tubing must not be reused.

E. The water level measuring device

Electronic ”tape”, pressure transducer, water level sounder/level indicator, etc. should be capable of measuring to 0.01 foot accuracy. Recording pressure transducers, mounted above the pump, are especially helpful in tracking water levels during pumping operations, but their use must include check measurements with a water level “tape” at the start and end of each sampling event.

F. Flow measurement supplies

Graduated cylinder (size according to flow rate) and stopwatch usually will suffice.

Large graduated bucket used to record total water purged from the well.

G. Interface probe

To be used to check on the presence of free phase liquids (LNAPL, or DNAPL) before purging begins (as needed).

H. Power source (generator, nitrogen tank, battery, etc.)

When a gasoline generator is used, locate it downwind and at least 30 feet from the well so that the exhaust fumes do not contaminate samples.

I. Indicator field parameter monitoring instruments

Use of a multi-parameter instrument capable of measuring pH, oxidation/reduction potential (ORP), dissolved oxygen (DO), specific conductance, temperature, and coupled with a flow-through-cell is required when measuring all indicator field parameters, except turbidity. Turbidity is collected using a separate instrument. Record equipment/instrument identification (manufacturer, and model number).

Transparent, small volume flow-through-cells (e.g., 250 mLs or less) are preferred. This allows observation of air bubbles and sediment buildup in the cell, which can interfere with the operation of the monitoring instrument probes, to be easily detected. A small volume

cell facilitates rapid turnover of water in the cell between measurements of the indicator field parameters.

It is recommended to use a flow-through-cell and monitoring probes from the same manufacturer and model to avoid incompatibility between the probes and flow-through-cell.

Turbidity samples are collected before the flow-through-cell. A "T" connector coupled with a valve is connected between the pump's tubing and flow-through-cell. When a turbidity measurement is required, the valve is opened to allow the groundwater to flow into a container. The valve is closed and the container sample is then placed in the turbidimeter.

Standards are necessary to perform field calibration of instruments. A minimum of two standards are needed to bracket the instrument measurement range for all parameters except ORP which use a Zobell solution as a standard. For dissolved oxygen, a wet sponge used for the 100% saturation and a zero dissolved oxygen solution are used for the calibration.

Barometer (used in the calibration of the Dissolved Oxygen probe) and the conversion formula to convert the barometric pressure into the units of measure used by the Dissolved Oxygen meter are needed.

J. Decontamination supplies

Includes (for example) non-phosphate detergent, distilled/deionized water, isopropyl alcohol, etc.

K. Record keeping supplies

Logbook(s), well purging forms, chain-of-custody forms, field instrument calibration forms, etc.

L. Sample bottles

M. Sample preservation supplies (as required by the analytical methods)

N. Sample tags or labels

O. PID or FID instrument

If appropriate, to detect VOCs for health and safety purposes, and provide qualitative field evaluations.

P. Miscellaneous Equipment

Equipment to keep the sampling apparatus shaded in the summer (e.g., umbrella) and from freezing in the winter. If the pump's tubing is allowed to heat up in the warm weather, the cold groundwater may degas as it is warmed in the tubing.

8.0 EQUIPMENT/INSTRUMENT CALIBRATION

Prior to the sampling event, perform maintenance checks on the equipment and instruments according to the manufacturer's manual and/or applicable SOP. This will ensure that the equipment/instruments are working properly before they are used in the field.

Prior to sampling, the monitoring instruments must be calibrated and the calibration documented. The instruments are calibrated using U.S Environmental Protection Agency Region 1 *Calibration of Field Instruments (temperature, pH, dissolved oxygen, conductivity/specific conductance, oxidation/reduction [ORP], and turbidity),* March 23, 2017, or latest version or from one of the methods listed in 40CFR136, 40CFR141 and SW-846.

The instruments shall be calibrated at the beginning of each day. If the field measurement falls outside the calibration range, the instrument must be re-calibrated so that all measurements fall within the calibration range. At the end of each day, a calibration check is performed to verify that instruments remained in calibration throughout the day. This check is performed while the instrument is in measurement mode, not calibration mode. If the field instruments are being used to monitor the natural attenuation parameters, then a calibration check at mid-day is highly recommended to ensure that the instruments did not drift out of calibration. Note: during the day if the instrument reads zero or a negative number for dissolved oxygen, pH, specific conductance, or turbidity (negative value only), this indicates that the instrument drifted out of calibration or the instrument is malfunctioning. If this situation occurs the data from this instrument will need to be qualified or rejected.

9.0 PRELIMINARY SITE ACTIVITIES (as applicable)

Check the well for security (damage, evidence of tampering, missing lock, etc.) and record pertinent observations (include photograph as warranted).

If needed, lay out a sheet of clean polyethylene for monitoring and sampling equipment, unless equipment is elevated above the ground (e.g., on a table, etc.).

Remove well cap and if appropriate measure VOCs at the rim of the well with a PID or FID instrument and record reading in field logbook or on the well purge form.

If the well casing does not have an established reference point (usually a V-cut or indelible mark in the well casing), make one. Describe its location and record the date of the mark in the logbook (consider a photographic record as well). All water level measurements must be recorded relative to this reference point (and the altitude of this point should be determined using techniques that are appropriate to site's DQOs.

If water-table or potentiometric surface map(s) are to be constructed for the sampling event, perform synoptic water level measurement round (in the shortest possible time) before any purging and sampling activities begin. If possible, measure water level depth (to 0.01 ft.) and total well depth (to 0.1 ft.) the day before sampling begins, in order to allow for re-settlement of any particulates in the water column. This is especially important for those wells that have not been recently sampled because sediment buildup in the well may require the well to be redeveloped. If measurement of total well depth is not made the day before, it should be measured after sampling of the well is complete. All measurements must be taken from the established referenced point. Care should be taken to minimize water column disturbance.

Check newly constructed wells for the presence of LNAPLs or DNAPLs before the initial sampling round. If none are encountered, subsequent check measurements with an interface probe may not be necessary unless analytical data or field analysis signal a worsening situation. This SOP cannot be used in the presence of LNAPLs or DNAPLs. If NAPLs are present, the project team must decide upon an alternate sampling method. All project modifications must be approved and documented prior to implementation.

If available check intake depth and drawdown information from previous sampling event(s) for each well. Duplicate, to the extent practicable, the intake depth and extraction rate (use final pump dial setting information) from previous event(s). If changes are made in the intake depth or extraction rate(s) used during previous sampling event(s), for either portable or dedicated extraction devices, record new values, and explain reasons for the changes in the field logbook.

10.0 PURGING AND SAMPLING PROCEDURE

Purging and sampling wells in order of increasing chemical concentrations (known or anticipated) are preferred.

The use of dedicated pumps is recommended to minimize artificial mobilization and entrainment of particulates each time the well is sampled. Note that the use of dedicated sampling equipment can also significantly reduce the time needed to complete each sampling event, will promote consistency in the sampling, and may reduce sampling bias by having the pump's intake at a constant depth.

A. Initial Water Level

Measure the water level in the well before installing the pump if a non-dedicated pump is being used. The initial water level is recorded on the purge form or in the field logbook.

B. Install Pump

Lower pump, safety cable, tubing and electrical lines slowly (to minimize disturbance) into the well to the appropriate depth (may not be the mid-point of the screen/open interval). The Sampling and Analysis Plan/Quality Assurance Project Plan should specify the sampling depth (used previously), or provide criteria for selection of intake depth for each new well. If possible keep the pump intake at least two feet above the bottom of the well, to minimize mobilization of particulates present in the bottom of the well.

Pump tubing lengths, above the top of well casing should be kept as short as possible to minimize heating the groundwater in the tubing by exposure to sun light and ambient air temperatures. Heating may cause the groundwater to degas, which is unacceptable for the collection of samples for VOC and dissolved gases analyses.

C. Measure Water Level

Before starting pump, measure water level. Install recording pressure transducer, if used to track drawdowns, to initialize starting condition.

D. Purge Well

From the time the pump starts purging and until the time the samples are collected, the purged water is discharged into a graduated bucket to determine the total volume of groundwater purged. This information is recorded on the purge form or in the field logbook.

Start the pump at low speed and slowly increase the speed until discharge occurs. Check water level. Check equipment for water leaks and if present fix or replace the affected equipment. Try to match pumping rate used during previous sampling event(s). Otherwise, adjust pump speed until there is little or no water level drawdown. If the

minimal drawdown that can be achieved exceeds 0.3 feet, but remains stable, continue purging.

Monitor and record the water level and pumping rate every five minutes (or as appropriate) during purging. Record any pumping rate adjustments (both time and flow rate). Pumping rates should, as needed, be reduced to the minimum capabilities of the pump to ensure stabilization of the water level. Adjustments are best made in the first fifteen minutes of pumping in order to help minimize purging time. During pump start-up, drawdown may exceed the 0.3 feet target and then "recover" somewhat as pump flow adjustments are made. Purge volume calculations should utilize stabilized drawdown value, not the initial drawdown. If the initial water level is above the top of the screen do not allow the water level to fall into the well screen. The final purge volume must be greater than the stabilized drawdown volume plus the pump's tubing volume. If the drawdown has exceeded 0.3 feet and stabilizes, calculate the volume of water between the initial water level and the stabilized water level. Add the volume of the water which occupies the pump's tubing to this calculation. This combined volume of water needs to be purged from the well after the water level has stabilized before samples are collected.

Avoid the use of constriction devices on the tubing to decrease the flow rate because the constrictor will cause a pressure difference in the water column. This will cause the groundwater to degas and result in a loss of VOCs and dissolved gasses in the groundwater samples.

Note: the flow rate used to achieve a stable pumping level should remain constant while monitoring the indicator parameters for stabilization and while collecting the samples.

Wells with low recharge rates may require the use of special pumps capable of attaining very low pumping rates (e.g., bladder, peristaltic), and/or the use of dedicated equipment. For new monitoring wells, or wells where the following situation has not occurred before, if the recovery rate to the well is less than 50 mL/min., or the well is being essentially dewatered during purging, the well should be sampled as soon as the water level has recovered sufficiently to collect the volume needed for all anticipated samples. The project manager or field team leader will need to make the decision when samples should be collected, how the sample is to be collected, and the reasons recorded on the purge form or in the field logbook. A water level measurement needs to be performed and recorded before samples are collected. If the project manager decides to collect the samples using the pump, it is best during this recovery period that the pump intake tubing not be removed, since this will aggravate any turbidity problems. Samples in this specific situation may be collected without stabilization of indicator field parameters. Note that field conditions and efforts to overcome problematic situations must be recorded in order to support field decisions to deviate from normal procedures described in this SOP. If this type of problematic situation persists in a well, then water sample collection should be

changed to a passive or no-purge method, if consistent with the site's DQOs, or have a new well installed.

E. Monitor Indicator Field Parameters

After the water level has stabilized, connect the "T" connector with a valve and the flow-through-cell to monitor the indicator field parameters. If excessive turbidity is anticipated or encountered with the pump startup, the well may be purged for a while without connecting up the flow-through-cell, in order to minimize particulate buildup in the cell (This is a judgment call made by the sampler). Water level drawdown measurements should be made as usual. If possible, the pump may be installed the day before purging to allow particulates that were disturbed during pump insertion to settle.

During well purging, monitor indicator field parameters (turbidity, temperature, specific conductance, pH, ORP, DO) at a frequency of five minute intervals or greater. The pump's flow rate must be able to "turn over" at least one flow-through-cell volume between measurements (for a 250 mL flow-through-cell with a flow rate of 50 mLs/min., the monitoring frequency would be every five minutes; for a 500 mL flow-through-cell it would be every ten minutes). If the cell volume cannot be replaced in the five minute interval, then the time between measurements must be increased accordingly. Note: during the early phase of purging, emphasis should be put on minimizing and stabilizing pumping stress, and recording those adjustments followed by stabilization of indicator parameters. Purging is considered complete and sampling may begin when all the above indicator field parameters have stabilized. Stabilization is considered to be achieved when three consecutive readings are within the following limits:

Turbidity (10% for values greater than 5 NTU; if three Turbidity values are less than 5 NTU, consider the values as stabilized),
Dissolved Oxygen (10% for values greater than 0.5 mg/L, if three Dissolved Oxygen values are less than 0.5 mg/L, consider the values as stabilized),
Specific Conductance (3%),
Temperature (3%),
pH (± 0.1 unit),
Oxidation/Reduction Potential (±10 millivolts).

All measurements, except turbidity, must be obtained using a flow-through-cell. Samples for turbidity measurements are obtained before water enters the flow-through-cell. Transparent flow-through-cells are preferred, because they allow field personnel to watch for particulate build-up within the cell. This build-up may affect indicator field parameter values measured within the cell. If the cell needs to be cleaned during purging operations, continue pumping and disconnect cell for cleaning, then reconnect after cleaning and

continue monitoring activities. Record start and stop times and give a brief description of cleaning activities.

The flow-through-cell must be designed in a way that prevents gas bubble entrapment in the cell. Placing the flow-through-cell at a 45 degree angle with the port facing upward can help remove bubbles from the flow-through-cell (see Appendix B Low-Flow Setup Diagram). Throughout the measurement process, the flow-through-cell must remain free of any gas bubbles. Otherwise, the monitoring probes may act erratically. When the pump is turned off or cycling on/off (when using a bladder pump), water in the cell must not drain out. Monitoring probes must remain submerged in water at all times.

F. Collect Water Samples

When samples are collected for laboratory analyses, the pump's tubing is disconnected from the "T" connector with a valve and the flow-through-cell. The samples are collected directly from the pump's tubing. Samples must not be collected from the flow-through-cell or from the "T" connector with a valve.

VOC samples are normally collected first and directly into pre-preserved sample containers. However, this may not be the case for all sampling locations; the SAP/QAPP should list the order in which the samples are to be collected based on the project's objective(s). Fill all sample containers by allowing the pump discharge to flow gently down the inside of the container with minimal turbulence.

If the pump's flow rate is too high to collect the VOC/dissolved gases samples, collect the other samples first. Lower the pump's flow rate to a reasonable rate and collect the VOC/dissolved gases samples and record the new flow rate.

During purging and sampling, the centrifugal/peristaltic pump tubing must remain filled with water to avoid aeration of the groundwater. It is recommended that 1/4 inch or 3/8 inch (inside diameter) tubing be used to help ensure that the sample tubing remains water filled. If the pump tubing is not completely filled to the sampling point, use the following procedure to collect samples: collect non-VOC/dissolved gases samples first, then increase flow rate slightly until the water completely fills the tubing, collect the VOC/dissolved gases samples, and record new drawdown depth and flow rate.

For bladder pumps that will be used to collect VOC or dissolved gas samples, it is recommended that the pump be set to deliver long pulses of water so that one pulse will fill a 40 mL VOC vial.

Use pre-preserved sample containers or add preservative, as required by analytical methods, to the samples immediately after they are collected. Check the analytical methods

(e.g. EPA SW-846, 40 CFR 136, water supply, etc.) for additional information on preservation.

If determination of filtered metal concentrations is a sampling objective, collect filtered water samples using the same low flow procedures. The use of an in-line filter (transparent housing preferred) is required, and the filter size (0.45 μm is commonly used) should be based on the sampling objective. Pre-rinse the filter with groundwater prior to sample collection. Make sure the filter is free of air bubbles before samples are collected. Preserve the filtered water sample immediately. Note: filtered water samples are not an acceptable substitute for unfiltered samples when the monitoring objective is to obtain chemical concentrations of total mobile contaminants in groundwater for human health or ecological risk calculations.

Label each sample as collected. Samples requiring cooling will be placed into a cooler with ice or refrigerant for delivery to the laboratory. Metal samples after acidification to a pH less than 2 do not need to be cooled.

G. Post Sampling Activities

If a recording pressure transducer is used to track drawdown, re-measure water level with tape.

After collection of samples, the pump tubing may be dedicated to the well for re-sampling (by hanging the tubing inside the well), decontaminated, or properly discarded.

Before securing the well, measure and record the well depth (to 0.1 ft.), if not measured the day before purging began. Note: measurement of total well depth annually is usually sufficient after the initial low stress sampling event. However, a greater frequency may be needed if the well has a “silting” problem or if confirmation of well identity is needed.

Secure the well.

11.0 DECONTAMINATION

Decontaminate sampling equipment prior to use in the first well, and then following sampling of each subsequent well. Pumps should not be removed between purging and sampling operations. The pump, tubing, support cable and electrical wires which were in contact with the well should be decontaminated by one of the procedures listed below.

The use of dedicated pumps and tubing will reduce the amount of time spent on decontamination of the equipment. If dedicated pumps and tubing are used, only the initial sampling event will require decontamination of the pump and tubing.

Note if the previous equipment blank data showed that contaminant(s) were present after using the below procedure or the one described in the SAP/QAPP, a more vigorous procedure may be needed.

Procedure 1

Decontaminating solutions can be pumped from either buckets or short PVC casing sections through the pump and tubing. The pump may be disassembled and flushed with the decontaminating solutions. It is recommended that detergent and alcohol be used sparingly in the decontamination process and water flushing steps be extended to ensure that any sediment trapped in the pump is removed. The pump exterior and electrical wires must be rinsed with the decontaminating solutions, as well. The procedure is as follows:

Flush the equipment/pump with potable water.

Flush with non-phosphate detergent solution. If the solution is recycled, the solution must be changed periodically.

Flush with potable or distilled/deionized water to remove all of the detergent solution. If the water is recycled, the water must be changed periodically.

Optional - flush with isopropyl alcohol (pesticide grade; must be free of ketones {e.g., acetone}) or with methanol. This step may be required if the well is highly contaminated or if the equipment blank data from the previous sampling event show that the level of contaminants is significant.

Flush with distilled/deionized water. This step must remove all traces of alcohol (if used) from the equipment. The final water rinse must not be recycled.

Procedure 2

Steam clean the outside of the submersible pump.

Pump hot potable water from the steam cleaner through the inside of the pump. This can be accomplished by placing the pump inside a three or four inch diameter PVC pipe with end cap. Hot water from the steam cleaner jet will be directed inside the PVC pipe and the pump exterior will be cleaned. The hot water from the steam cleaner will then be pumped from the PVC pipe through the pump and collected into another container. Note: additives or solutions should not be added to the steam cleaner.

Pump non-phosphate detergent solution through the inside of the pump. If the solution is recycled, the solution must be changed periodically.

Pump potable water through the inside of the pump to remove all of the detergent solution. If the solution is recycled, the solution must be changed periodically.

Pump distilled/deionized water through the pump. The final water rinse must not be recycled.

12.0 FIELD QUALITY CONTROL

Quality control samples are required to verify that the sample collection and handling process has not compromised the quality of the groundwater samples. All field quality control samples must be prepared the same as regular investigation samples with regard to sample volume, containers, and preservation. Quality control samples include field duplicates, equipment blanks, matrix spike/matrix spike duplicates, trip blanks (VOCs), and temperature blanks.

13.0 FIELD LOGBOOK

A field log shall be kept to document all groundwater field monitoring activities (see Appendix C, example table), and record the following for each well:

Site name, municipality, state.

Well identifier, latitude-longitude or state grid coordinates.

Measuring point description (e.g., north side of PVC pipe).

Well depth, and measurement technique.

Well screen length.

Pump depth.

Static water level depth, date, time and measurement technique.

Presence and thickness of immiscible liquid (NAPL) layers and detection method.

Pumping rate, drawdown, indicator parameters values, calculated or measured total volume pumped, and clock time of each set of measurements.

Type of tubing used and its length.

Type of pump used.

Clock time of start and end of purging and sampling activity.

Types of sample bottles used and sample identification numbers.

Preservatives used.

Parameters requested for analyses.

Field observations during sampling event.

Name of sample collector(s).

Weather conditions, including approximate ambient air temperature.

QA/QC data for field instruments.

Any problems encountered should be highlighted.

Description of all sampling/monitoring equipment used, including trade names, model number, instrument identification number, diameters, material composition, etc.

14.0 DATA REPORT

Data reports are to include laboratory analytical results, QA/QC information, field indicator parameters measured during purging, field instrument calibration information, and whatever other field logbook information is needed to allow for a full evaluation of data usability.

Note: the use of trade, product, or firm names in this sampling procedure is for descriptive purposes only and does not constitute endorsement by the U.S. EPA.

15.0 REFERENCES

Cohen, R.M. and J.W. Mercer, 1993, *DNAPL Site Evaluation*; C.K. Smoley (CRC Press), Boca Raton, Florida.

Robert W. Puls and Michael J. Barcelona, *Low-Flow (Minimal Drawdown) Ground-Water Sampling Procedures*, April 1996 (EPA/540/S-95/504).

U.S. Environmental Protection Agency, 1992, *RCRA Ground-Water Monitoring: Draft Technical Guidance*; Washington, DC (EPA/530-R-93-001).

U.S. Environmental Protection Agency, 1987, *A Compendium of Superfund Field Operations Methods*; Washington, DC (EPA/540/P-87/001).

U.S Environmental Protection Agency, Region 1, *Calibration of Field Instruments (temperature, pH, dissolved oxygen, conductivity/specific conductance, oxidation/reduction [ORP], and turbidity),* March 23, 2017 or latest version.

U.S Environmental Protection Agency, EPA SW-846.

U.S Environmental Protection Agency, 40 CFR 136.

U.S Environmental Protection Agency, 40 CFR 141.

Vroblesky, Don A., Clifton C. Casey, and Mark A. Lowery, Summer 2007, Influence of Dissolved Oxygen Convection on Well Sampling, *Ground Water Monitoring & Remediation* 27, no. 3: 49-58.

APPENDIX A

PERISTALTIC PUMPS

Before selecting a peristaltic pump to collect groundwater samples for VOCs and/or dissolved gases, (e.g., methane, carbon dioxide, etc.) consideration should be given to the following:

- The decision of whether or not to use a peristaltic pump is dependent on the intended use of the data.
- If the additional sampling error that may be introduced by this device is NOT of concern for the VOC/dissolved gases data's intended use, then this device may be acceptable.
- If minor differences in the groundwater concentrations could affect the decision, such as to continue or terminate groundwater cleanup or whether the cleanup goals have been reached, then this device should NOT be used for VOC/dissolved gases sampling. In these cases, centrifugal or bladder pumps are a better choice for more accurate results.

EPA and USGS have documented their concerns with the use of the peristaltic pumps to collect water sample in the below documents.

- "Suction Pumps are not recommended because they may cause degassing, pH modification, and loss of volatile compounds" *A Compendium of Superfund Field Operations Methods*, EPA/540/P-87/001, December 1987.
- "The agency does not recommend the use of peristaltic pumps to sample ground water particularly for volatile organic analytes" *RCRA Ground-Water Monitoring Draft Technical Guidance*, EPA Office of Solid Waste, November 1992.
- "The peristaltic pump is limited to shallow applications and can cause degassing resulting in alteration of pH, alkalinity, and volatiles loss", *Low-flow (Minimal drawdown) Ground-Water Sampling Procedures*, by Robert Puls & Michael Barcelona, April 1996, EPA/540/S-95/504.
- "Suction-lift pumps, such as peristaltic pumps, can operate at a very low pumping rate; however, using negative pressure to lift the sample can result in the loss of volatile analytes", USGS Book 9 Techniques of Water-Resources Investigation, Chapter A4. (Version 2.0, 9/2006).

APPENDIX B

SUMMARY OF SAMPLING INSTRUCTIONS

These instructions are for using an adjustable rate, submersible pump or a peristaltic pump with the pump's intake placed at the midpoint of a 10 foot or less well screen or an open interval. The water level in the monitoring well is above the top of the well screen or open interval, the ambient temperature is above 32°F, and the equipment is not dedicated. Field instruments are already calibrated. The equipment is setup according to the diagram at the end of these instructions.

1. Review well installation information. Record well depth, length of screen or open interval, and depth to top of the well screen. Determine the pump's intake depth (e.g., mid-point of screen/open interval).

2. On the day of sampling, check security of the well casing, perform any safety checks needed for the site, lay out a sheet of polyethylene around the well (if necessary), and setup the equipment. If necessary a canopy or an equivalent item can be setup to shade the pump's tubing and flow-through-cell from the sun light to prevent the sun light from heating the groundwater.

3. Check well casing for a reference mark. If missing, make a reference mark. Measure the water level (initial) to 0.01 ft. and record this information.

4. Install the pump's intake to the appropriate depth (e.g., midpoint) of the well screen or open interval. Do not turn-on the pump at this time.

5. Measure water level and record this information.

6. Turn-on the pump and discharge the groundwater into a graduated waste bucket. Slowly increase the flow rate until the water level starts to drop. Reduce the flow rate slightly so the water level stabilizes. Record the pump's settings. Calculate the flow rate using a graduated container and a stop watch. Record the flow rate. Do not let the water level drop below the top of the well screen.

If the groundwater is highly turbid or discolored, continue to discharge the water into the bucket until the water clears (visual observation); this usually takes a few minutes. The turbid or discolored water is usually from the well-being disturbed during the pump installation. If the water does not clear, then you need to make a choice whether to continue purging the well (hoping that it will clear after a reasonable time) or continue to

the next step. Note, it is sometimes helpful to install the pump the day before the sampling event so that the disturbed materials in the well can settle out.

If the water level drops to the top of the well screen during the purging of the well, stop purging the well, and do the following:

> Wait for the well to recharge to a sufficient volume so samples can be collected. This may take a while (pump may be removed from well, if turbidity is not a problem). The project manager will need to make the decision when samples should be collected and the reasons recorded in the site's log book. A water level measurement needs to be performed and recorded before samples are collected. When samples are being collected, the water level must not drop below the top of the screen or open interval. Collect the samples from the pump's tubing. Always collect the VOCs and dissolved gases samples first. Normally, the samples requiring a small volume are collected before the large volume samples are collected just in case there is not sufficient water in the well to fill all the sample containers. All samples must be collected, preserved, and stored according to the analytical method. Remove the pump from the well and decontaminate the sampling equipment.

If the water level has dropped 0.3 feet or less from the initial water level (water level measure before the pump was installed); proceed to Step 7. If the water level has dropped more than 0.3 feet, calculate the volume of water between the initial water level and the stabilized water level. Add the volume of the water which occupies the pump's tubing to this calculation. This combined volume of water needs to be purged from the well after the water level has stabilized before samples are be collected.

7. Attach the pump's tubing to the "T" connector with a valve (or a three-way stop cock). The pump's tubing from the well casing to the "T" connector must be as short as possible to prevent the groundwater in the tubing from heating up from the sun light or from the ambient air. Attach a short piece of tubing to the other end of the end of the "T" connector to serve as a sampling port for the turbidity samples. Attach the remaining end of the "T" connector to a short piece of tubing and connect the tubing to the flow-through-cell bottom port. To the top port, attach a small piece of tubing to direct the water into a calibrated waste bucket. Fill the cell with the groundwater and remove all gas bubbles from the cell. Position the flow-through-cell in such a way that if gas bubbles enter the cell they can easily exit the cell. If the ports are on the same side of the cell and the cell is cylindrical shape, the cell can be placed at a 45-degree angle with the ports facing upwards; this position should keep any gas bubbles entering the cell away from the monitoring probes and allow the gas bubbles to exit the cell easily (see Low-Flow Setup Diagram). Note:

make sure there are no gas bubbles caught in the probes' protective guard; you may need to shake the cell to remove these bubbles.

8. Turn-on the monitoring probes and turbidity meter.

9. Record the temperature, pH, dissolved oxygen, specific conductance, and oxidation/reduction potential measurements. Open the valve on the "T" connector to collect a sample for the turbidity measurement, close the valve, do the measurement, and record this measurement. Calculate the pump's flow rate from the water exiting the flow-through-cell using a graduated container and a stop watch, and record the measurement. Measure and record the water level. Check flow-through-cell for gas bubbles and sediment; if present, remove them.

10. Repeat Step 9 every 5 minutes or as appropriate until monitoring parameters stabilized. Note: at least one flow-through-cell volume must be exchanged between readings. If not, the time interval between readings will need to be increased. Stabilization is achieved when three consecutive measurements are within the following limits:

Turbidity (10% for values greater than 5 NTUs; if three Turbidity values are less than 5 NTUs, consider the values as stabilized),
Dissolved Oxygen (10% for values greater than 0.5 mg/L, if three Dissolved Oxygen values are less than 0.5 mg/L, consider the values as stabilized),
Specific Conductance (3%),
Temperature (3%),
pH (± 0.1 unit),
Oxidation/Reduction Potential (±10 millivolts).

If these stabilization requirements do not stabilize in a reasonable time, the probes may have been coated from the materials in the groundwater, from a buildup of sediment in the flow-through-cell, or a gas bubble is lodged in the probe. The cell and the probes will need to be cleaned. Turn-off the probes (not the pump), disconnect the cell from the "T" connector and continue to purge the well. Disassemble the cell, remove the sediment, and clean the probes according to the manufacturer's instructions. Reassemble the cell and connect the cell to the "T" connector. Remove all gas bubbles from the cell, turn-on the probes, and continue the measurements. Record the time the cell was cleaned.

11. When it is time to collect the groundwater samples, turn-off the monitoring probes, and disconnect the pump's tubing from the "T" connector. If you are using a centrifugal or peristaltic pump check the pump's tubing to determine if the tubing is completely filled with water (no air space).

All samples must be collected and preserved according to the analytical method. VOCs and dissolved gases samples are normally collected first and directly into pre-preserved sample containers. However, this may not be the case for all sampling locations; the SAP/QAPP should list the order in which the samples are to be collected based on the project's objective(s). Fill all sample containers by allowing the pump discharge to flow gently down the inside of the container with minimal turbulence.

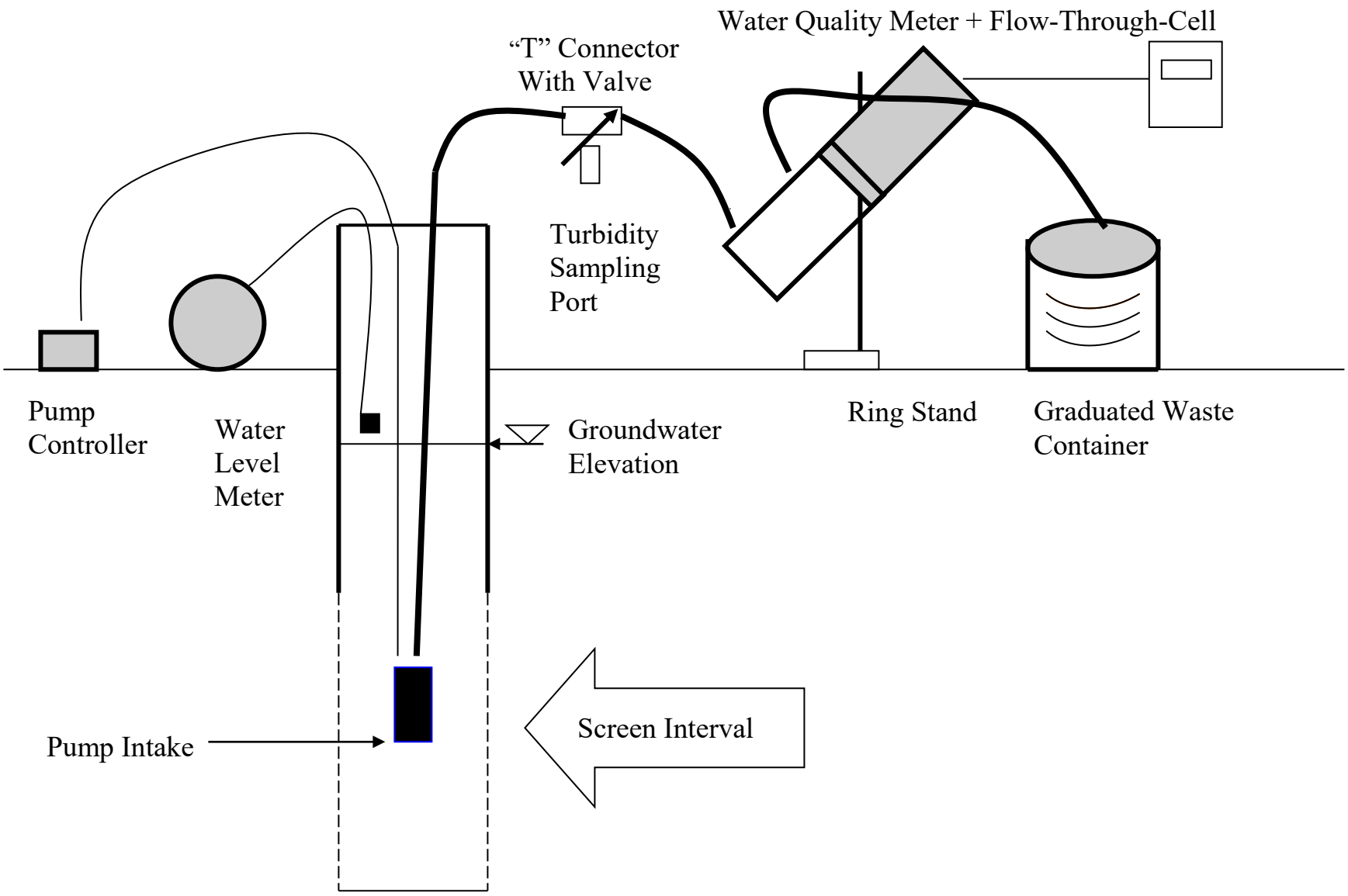
If the pump's tubing is not completely filled with water and the samples are being collected for VOCs and/or dissolved gases analyses using a centrifugal or peristaltic pump, do the following:

> All samples must be collected and preserved according to the analytical method. The VOCs and the dissolved gases (e.g., methane, ethane, ethene, and carbon dioxide) samples are collected last. When it becomes time to collect these samples increase the pump's flow rate until the tubing is completely filled. Collect the samples and record the new flow rate.

12. Store the samples according to the analytical method.

13. Record the total purged volume (graduated waste bucket). Remove the pump from the well and decontaminate the sampling equipment.

Low-Flow Setup Diagram



APPENDIX C

EXAMPLE (Minimum Requirements)

WELL PURGING-FIELD WATER QUALITY MEASUREMENTS FORM

Location (Site/Facility Name)_____ Depth to _____/_____ of screen
Well Number_____ Date_____ (below MP) top bottom
Field Personnel_____ Pump Intake at (ft. below MP)_____
Sampling Organization_____ Purging Device; (pump type)_____
Identify MP_____ Total Volume Purged _____

Clock Time 24 HR	Water Depth below MP ft	Pump Dial[1]	Purge Rate ml/min	Cum. Volume Purged liters	Temp. "C	Spec. Cond.[2] µS/cm	pH	ORP[3] mv	DO mg/L	Tur-bidity NTU	Comments
Stabilization Criteria					3%	3%	±0.1	±10 mv	10%	10%	

1. Pump dial setting (for example: hertz, cycles/min, etc).
2. µSiemens per cm(same as µmhos/cm)at 25°C.
3. Oxidation reduction potential (ORP)

Supplement C - NYSDOH Vapor and Air Sampling

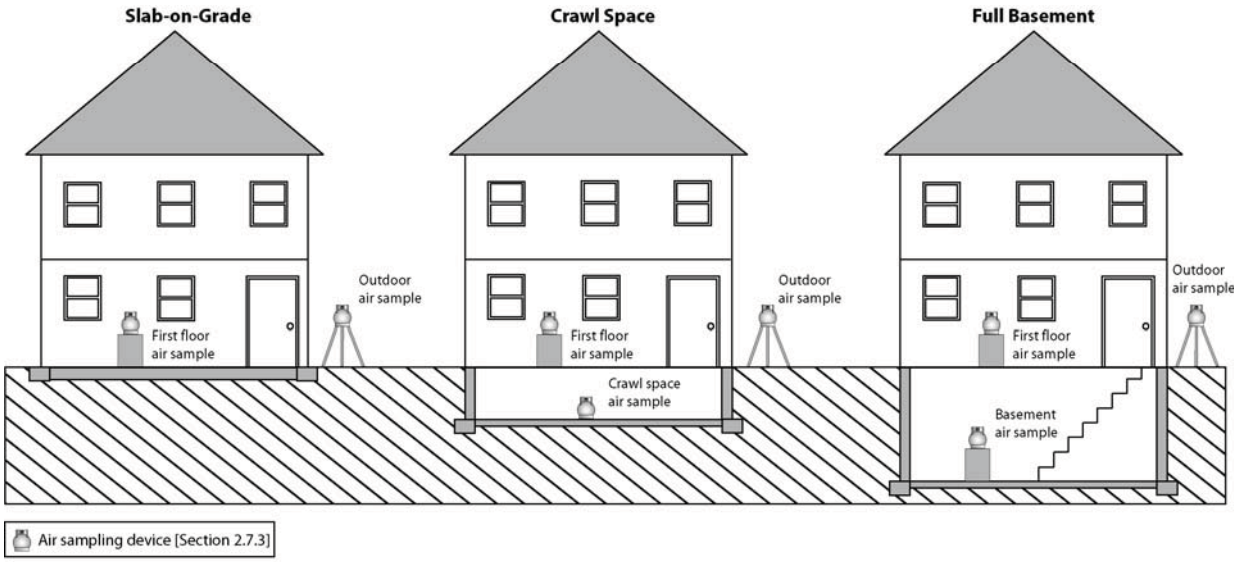


Figure 2.1
Schematic of indoor and outdoor air sampling locations

2.6.4 Outdoor air

Typically, an outdoor air sample is collected outside of each building where an indoor air sample is collected. However, if several buildings are being sampled within a localized area, representative outdoor air samples may be appropriate. For example, one outdoor air sample may be sufficient for three houses being sampled in a cul-de-sac. Outdoor air samples should be collected from a representative upwind location, away from wind obstructions (e.g., trees or bushes), and at a height above the ground to represent breathing zones (3 to 5 feet) [Figure 2.1]. A representative sample is one that is not biased toward obvious sources of volatile chemicals (e.g., automobiles, lawn mowers, oil storage tanks, gasoline stations, industrial facilities, etc.). For buildings with HVAC systems that draw outdoor air into the building, an outdoor air sample collected near the outdoor air intake may be appropriate.

2.7 Sampling protocols

The procedures recommended here may be modified depending on site-specific conditions, the sampling objectives, or emerging technologies and methodologies. Alternative sampling procedures should be described thoroughly and proposed in a work plan submitted for review by the State. The State will review and comment on the proposed procedure and consider the efficacy of the alternative sampling procedure based on the objectives of investigation. In all cases, work plans should thoroughly describe the proposed sampling procedure. Similarly, the procedures that were implemented in the field should be documented and included in the final report of the sampling results.

2.7.1 Soil vapor

Soil vapor probe installations [Figure 2.2] may be permanent, semi-permanent or temporary. In general, permanent or semi-permanent installations are preferred for data consistency reasons and to ensure outdoor air infiltration does not occur. Temporary probes should only be used if measures are taken to ensure that an adequate surface seal is created to prevent outdoor air infiltration and if tracer gas is used at every sampling location. [See Section 2.7.5 for additional information about the use of tracer gas when collecting soil vapor samples.] Soil vapor implants or probes should be constructed in the same manner at all sampling locations to minimize possible discrepancies. The following procedures should be included in any permanent construction protocol:

a. implants should be installed using an appropriate method based on site conditions (e.g., direct push, manually driven, auger — if necessary to attain the desired depth or if sidewall smearing is a concern, etc.);

b. porous, inert backfill material (e.g., glass beads, washed #1 crushed stone, etc.) should be used to create a sampling zone 1 to 2 feet in length;

c. implants should be fitted with inert tubing (e.g., polyethylene, stainless steel, nylon, Teflon®, etc.) of the appropriate size (typically 1/8 inch to 1/4 inch diameter) and of laboratory or food grade quality to the surface;

d. soil vapor probes should be sealed above the sampling zone with a bentonite slurry for a minimum distance of 3 feet to prevent outdoor air infiltration and the remainder of the borehole backfilled with clean material;

e. for multiple probe depths, the borehole should be grouted with bentonite between probes to create discrete sampling zones or separate nested probes should be installed [Figure 2.2]; and

f. steps should be taken to minimize infiltration of water or outdoor air and to prevent accidental damage (e.g., setting a protective casing around the top of the probe tubing and grouting in place to the top of bentonite, sloping the ground surface to direct water away from the borehole like a groundwater monitoring well, etc.).

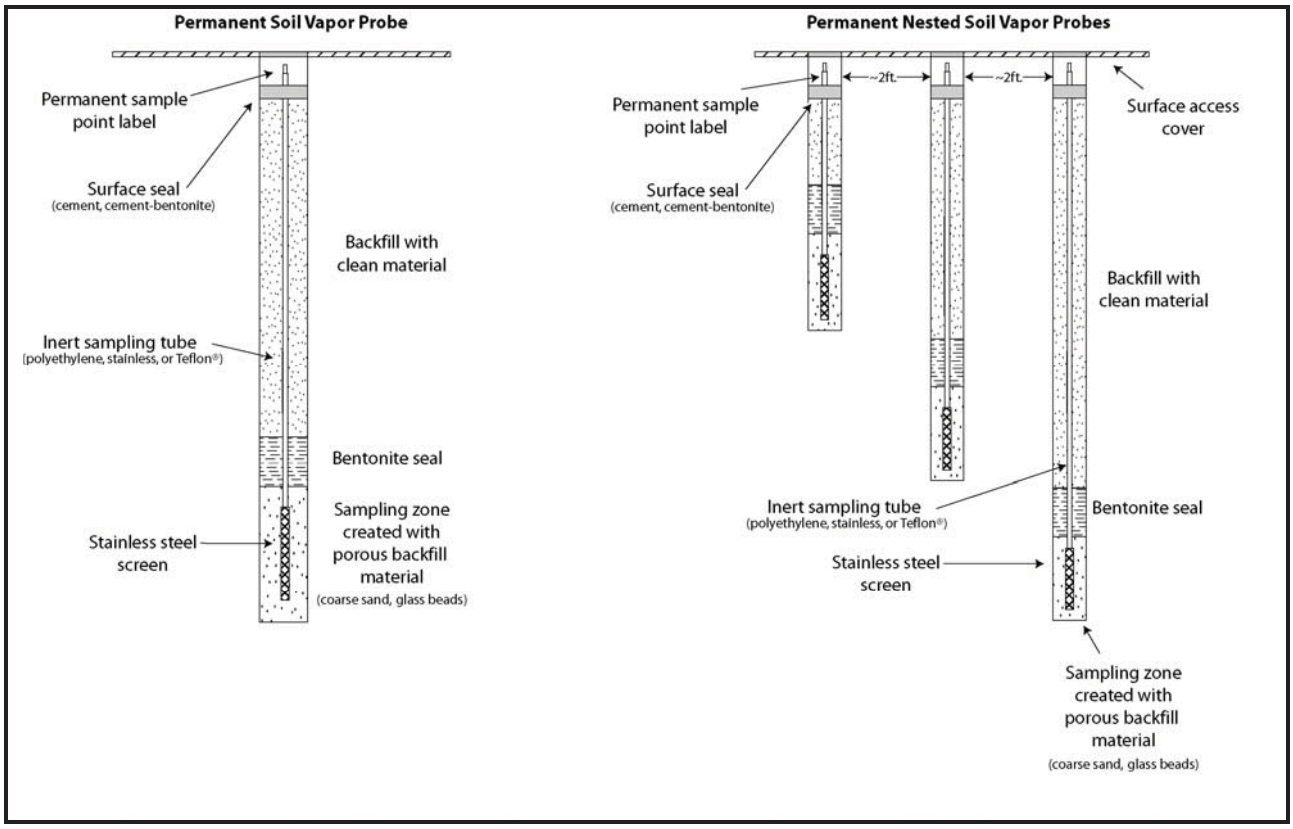


Figure 2.2

Schematics of a generic permanent soil vapor probe and permanent nested soil vapor probes

[Note: Many variations exist and may be proposed in a work plan. Proposed installations should meet the sampling objectives and requirements of the analytical methods.]

To obtain representative samples and to minimize possible discrepancies, soil vapor samples should be collected in the following manner at all locations:

a. at least 24 hours after the installation of permanent probes and shortly after the installation of temporary probes, one to three implant volumes (i.e., the volume of the sample probe and tube) should be purged prior to collecting the samples;

b. flow rates for both purging and collecting should not exceed 0.2 liters per minute to minimize outdoor air infiltration during sampling;

c. samples should be collected, using conventional sampling methods, in an appropriate container — one which

   i. meets the objectives of the sampling (e.g., investigation of areas where low or high concentrations of volatile chemicals are expected; to minimize losses of volatile chemicals that are susceptible to photodegradation),

   ii. is consistent with the sampling and analytical methods (e.g., low flow rate; Summa® canisters if analyzing by using EPA Method TO-15), and

   iii. is certified clean by the laboratory;

d. sample size depends upon the volume of that will achieve minimum reporting limits [Section 2.9]; and

e. a tracer gas (e.g., helium, butane, sulfur hexafluoride, etc.) should be used when collecting soil vapor samples to verify that adequate sampling techniques are being implemented (i.e., to verify infiltration of outdoor air is not occurring) [Section 2.7.5].

In some cases, weather conditions may present certain limitations on soil vapor sampling. For example, condensation in the sample tubing may be encountered during winter sampling due to low outdoor air temperatures. Devices, such as tube warmers, may be used to address these conditions. Anticipated limitations to the sampling should be discussed prior to the sampling event so appropriate measures can be taken to address these difficulties and produce representative and reliable data.

When soil vapor samples are collected, the following actions should be taken to document local conditions during sampling that may influence interpretation of the results:

a. if sampling near a commercial or industrial building, uses of volatile chemicals during normal operations of the facility should be identified;

b. outdoor plot sketches should be drawn that include the site, area streets, neighboring commercial or industrial facilities (with estimated distance to the site), outdoor air sampling locations (if applicable), and compass orientation (north);

c. weather conditions (e.g., precipitation and outdoor temperature) should be noted for the past 24 to 48 hours; and

d. any pertinent observations should be recorded, such as odors and readings from field instrumentation.

Additional information that could be gathered to assist in the interpretation of the results includes barometric pressure, wind speed and wind direction.

The field sampling team should maintain a sample log sheet summarizing the following:

a. sample identification,

b. date and time of sample collection,

c. sampling depth,

d. identity of samplers,

e. sampling methods and devices,

f. purge volumes,

g. volume of soil vapor extracted,

h. if canisters used, the vacuum before and after samples were collected,

i. apparent moisture content (dry, moist, saturated, etc.) of the sampling zone, and

j. chain of custody protocols and records used to track samples from sampling point to analysis.

2.7.2 Sub-slab vapor

During colder months, heating systems should be operating to maintain normal indoor air temperatures (i.e., 65 – 75 °F) for at least 24 hours prior to and during the scheduled sampling time. Prior to installation of the sub-slab vapor probe, the building floor should be inspected and any penetrations (cracks, floor drains, utility perforations, sumps, etc.) should be noted and recorded. Probes should be installed at locations where the potential for ambient air infiltration via floor penetrations is minimal.

Sub-slab vapor probe installations [Figure 2.3] may be permanent, semi-permanent or temporary. A vacuum should not be used to remove drilling debris from the sampling port. Sub-slab implants or probes should be constructed in the same manner at all sampling locations to minimize possible discrepancies. The following procedures should be included in any construction protocol:

a. permanent recessed probes should be constructed with brass or stainless steel tubing and fittings;

b. temporary probes should be constructed with inert tubing (e.g., polyethylene, stainless steel, nylon, Teflon®, etc.) of the appropriate size (typically 1/8 inch to 1/4 inch diameter), and of laboratory or food grade quality;

c. tubing should not extend further than 2 inches into the sub-slab material;

d. porous, inert backfill material (e.g., glass beads, washed #1 crushed stone, etc.) should be added to cover about 1 inch of the probe tip for permanent installations; and

e. the implant should be sealed to the surface with non-VOC-containing and non-shrinking products for temporary installations (e.g., permagum grout, melted beeswax, putty, etc.) or cement for permanent installations.

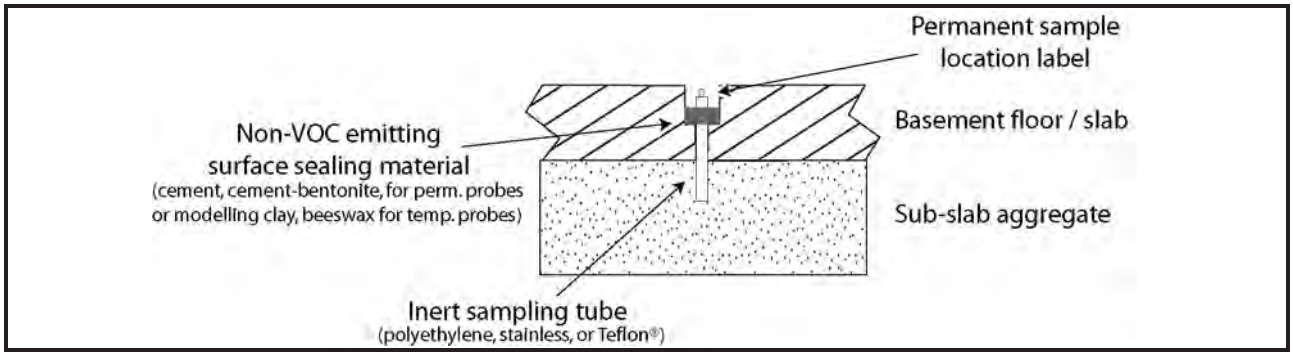


Figure 2.3

Schematic of a generic sub-slab vapor probe

[Note: Many variations exist and may be proposed in a work plan. Proposed installations should meet the sampling objectives and requirements of the analytical methods.]

To obtain representative samples that meet the data quality objectives, sub-slab vapor samples should be collected in the following manner:

a. after installation of the probes, one to three volumes (i.e., the volume of the sample probe and tube) must be purged prior to collecting the samples to ensure samples collected are representative;

b. flow rates for both purging and collecting must not exceed 0.2 liters per minute to minimize ambient air infiltration during sampling; and

c. samples should be collected, using conventional sampling methods, in an appropriate container — one which

    i. meets the objectives of the sampling (e.g., investigation of areas where low or high concentrations of volatile chemicals are expected; to minimize losses of volatile chemicals that are susceptible to photodegradation),

    ii. is consistent with the sampling and analytical methods (e.g., low flow rate; Summa® canisters if analyzing by using EPA Method TO-15), and

    iii. is certified clean by the laboratory;

d. sample size depends upon the volume of that will achieve minimum reporting limits [Section 2.9], the flow rate, and the sampling duration; and

e. ideally, samples should be collected over the same period of time as concurrent indoor and outdoor air samples.

When sub-slab vapor samples are collected, the following actions should be taken to document conditions during sampling and ultimately to aid in the interpretation of the sampling results [Section 3]:

a. historic and current storage and uses of volatile chemicals should be identified, especially if sampling within a commercial or industrial building (e.g., use of volatile chemicals in commercial or industrial processes and/or during building maintenance);

b. the use of heating or air conditioning systems during sampling should be noted;

c. floor plan sketches should be drawn that include the floor layout with sampling locations, chemical storage areas, garages, doorways, stairways, location of basement sumps or subsurface drains and utility perforations through building foundations, HVAC system air supply and return registers, compass orientation (north), footings that create separate foundation sections, and any other pertinent information should be completed;

d. outdoor plot sketches should be drawn that include the building site, area streets, outdoor air sampling locations (if applicable), compass orientation (north), and paved areas;

e. weather conditions (e.g., precipitation and indoor and outdoor temperature) and ventilation conditions (e.g., heating system active and windows closed) should be reported; and

f. any pertinent observations, such as spills, floor stains, smoke tube results, odors and readings from field instrumentation (e.g., vapors via PID, ppbRAE, Jerome Mercury Vapor Analyzer, etc.), should be recorded.

Additional documentation that could be gathered to assist in the interpretation of the results includes information about air flow patterns and pressure relationships obtained by using smoke tubes or other devices (especially between floor levels and between suspected

contaminant sources and other areas), the barometric pressure and photographs to accompany floor plan sketches.

The field sampling team should maintain a sample log sheet summarizing the following:

a. sample identification,
b. date and time of sample collection,
c. sampling depth,
d. identity of samplers,
e. sampling methods and devices,
f. soil vapor purge volumes,
g. volume of soil vapor extracted,
h. if canisters used, vacuum of canisters before and after samples collected,
i. apparent moisture content (dry, moist, saturated, etc.) of the sampling zone, and
j. chain of custody protocols and records used to track samples from sampling point to analysis.

2.7.3 Indoor air

[Reference: NYSDOH's *Indoor Air Sampling & Analysis Guidance (February 1, 2005)*]

During colder months, heating systems should be operating to maintain normal indoor air temperatures (i.e., 65 – 75 °F) for at least 24 hours prior to and during the scheduled sampling time. If possible, prior to collecting indoor samples, a pre-sampling inspection [Section 2.11.1] should be performed to evaluate the physical layout and conditions of the building being investigated, to identify conditions that may affect or interfere with the proposed sampling, and to prepare the building for sampling. This process is described in Section 2.11.1.

In general, indoor air samples should be collected in the following manner:

a. sampling duration should reflect the exposure scenario being evaluated without compromising the detection limit or sample collection flow rate (e.g., an 8 hour sample from a workplace with a single shift versus a 24 hour sample from a workplace with multiple shifts). To ensure that air is representative of the locations sampled and to avoid undue influence from sampling personnel, samples should be collected for at least 1 hour. If the goal of the sampling is to represent average concentrations over longer periods, then longer duration sampling periods may be appropriate. Typically, 24 hour samples are collected from residential settings;
b. personnel should avoid lingering in the immediate area of the sampling device while samples are being collected;
c. sample flow rates must conform to the specifications in the sample collection method and, if possible, should be consistent with the flow rates for concurrent outdoor air and sub-slab samples; and
d. samples must be collected, using conventional sampling methods, in an appropriate container — one which

i. meets the objectives of the sampling (e.g., investigation of areas where low or high concentrations of volatile chemicals are expected; to minimize losses of volatile chemicals that are susceptible to photodegradation),

ii. is consistent with the sampling and analytical methods (e.g., low flow rate; Summa® canisters if analyzing by using EPA Method TO-15), and

iii. is certified clean by the laboratory.

At sites with tetrachloroethene contamination, passive air monitors that are specifically analyzed for tetrachloroethene (i.e., "perc badges") are commonly used to collect indoor and outdoor air samples. If site characterization activities indicate that degradation products of tetrachloroethene also represent a vapor intrusion concern, perc badges may be used to indicate the likelihood of vapor intrusion (i.e., by using tetrachloroethene as a surrogate) followed, as appropriate, by more comprehensive sampling and laboratory analyses to quantify both tetrachloroethene and its degradation products. Perc badge samples ideally should be collected over a twenty-four hour period, but for no less than eight hours.

The following actions should be taken to document conditions during indoor air sampling and ultimately to aid in the interpretation of the sampling results [Section 3]:

a. historic and current uses and storage of volatile chemicals should be identified, especially if sampling within a commercial or industrial building (e.g., use of volatile chemicals in commercial or industrial processes and/or during building maintenance);

b. a product inventory survey documenting sources of volatile chemicals present in the building during the indoor air sampling that could potentially influence the sample results should be completed [Section 2.11.2];

c. the use of heating or air conditioning systems during sampling should be noted;

d. floor plan sketches should be drawn that include the floor layout with sampling locations, chemical storage areas, garages, doorways, stairways, location of basement sumps or subsurface drains and utility perforations through building foundations, HVAC system supply and return registers, compass orientation (north), footings that create separate foundation sections, and any other pertinent information should be completed;

e. outdoor plot sketches should be drawn that include the building site, area streets, outdoor air sampling locations (if applicable), compass orientation (north), and paved areas;

f. weather conditions (e.g., precipitation and indoor and outdoor temperature) and ventilation conditions (e.g., heating system active and windows closed) should be reported; and

g. any pertinent observations, such as spills, floor stains, smoke tube results, odors and readings from field instrumentation (e.g., vapors via PID, ppbRAE, Jerome Mercury Vapor Analyzer, etc.), should be recorded.

Additional documentation that could be gathered to assist in the interpretation of the results includes information about air flow patterns and pressure relationships obtained by using smoke tubes or other devices (especially between floor levels and between suspected contaminant sources and other areas), the barometric pressure and photographs to accompany floor plan sketches.

The field sampling team should maintain a sample log sheet summarizing the following:

a. sample identification,
b. date and time of sample collection,
c. sampling height,
d. identity of samplers,
e. sampling methods and devices,
f. depending upon the method, volume of air sampled,
g. if canisters are used, vacuum of canisters before and after samples collected, and
h. chain of custody protocols and records used to track samples from sampling point to analysis.

2.7.4 Outdoor air

Outdoor air samples should be collected simultaneously with indoor air samples to evaluate the potential influence, if any, of outdoor air on indoor air quality. They may also be collected simultaneously with soil vapor samples to identify potential outdoor air interferences associated with infiltration of outdoor air into the sampling apparatus while the soil vapor was collected. To obtain representative samples that meet the data quality objectives, outdoor air samples should be collected in a manner consistent with that for indoor air samples (described in Section 2.7.3).

The following actions should be taken to document conditions during outdoor air sampling and ultimately to aid in the interpretation of the sampling results [Section 3]:

a. outdoor plot sketches should be drawn that include the building site, area streets, outdoor air sampling locations, the location of potential interferences (e.g., gasoline stations, factories, lawn movers, etc.), compass orientation (north), and paved areas;
b. weather conditions (e.g., precipitation and outdoor temperature) should be reported; and
c. any pertinent observations, such as odors, readings from field instrumentation, and significant activities in the vicinity (e.g., operation of heavy equipment or dry cleaners) should be recorded.

2.7.5 Tracer gas

When collecting soil vapor samples as part of a vapor intrusion evaluation, a tracer gas serves as a quality assurance/quality control measure to verify the integrity of the soil vapor probe seal. Without the use of a tracer, there is no way to verify that a soil vapor sample has not been diluted by outdoor air.

Depending on the nature of the contaminants of concern, a number of different compounds can be used as a tracer. Typically, sulfur hexafluoride (SF_6) or helium are used as tracers because they are readily available, have low toxicity, and can be monitored with portable measurement devices. Butane and propane (or other gases) could also be used as a tracer in some situations. Compounds other than those mentioned here may be appropriate, provided they meet project-specific data quality objectives. Where applicable, steps should

be taken to ensure that the gas used by the laboratory to clean the air sampling container is different from the gas used as a tracer during sampling (e.g., helium).

The protocol for using a tracer gas is straightforward: simply enrich the atmosphere in the immediate vicinity of the area where the probe intersects the ground surface with the tracer gas, and measure a vapor sample from the probe for the presence of high concentrations (> 10%) of the tracer. A cardboard box, a plastic pail, or even a garbage bag can serve to keep the tracer gas in contact with the probe during the testing. If there are concerns about infiltration of ambient air through other parts of the sampling train (such as around the fittings, not just at the probe/ground interface), then consideration should be given to ensuring that the tracer gas is in contact with the entire sampling apparatus. In these cases, field personnel may prefer to use a liquid tracer — soaking paper towels with a liquid tracer and placing the towels around the probe/ground interface, around fittings, and/or in the corner of a shroud.

There are two basic approaches to testing for the tracer gas:

1. include the tracer gas in the list of target analytes reported by the laboratory; or
2. use a portable monitoring device to analyze a sample of soil vapor for the tracer prior to and after sampling for the compounds of concern. (Note that the tracer gas samples can be collected via syringe, Tedlar® bag etc. They need not be collected in Summa® canisters or minicans.)

The advantage of the second approach is that the real time tracer sampling results can be used to confirm the integrity of the probe seals prior to formal sample collection.

Figure 2.4 depicts common methods for using tracer gas. In examples a, b and c, the tracer gas is released in the enclosure prior to initially purging the sample point. Care should be taken to avoid excessive purging prior to sample collection. Care should also be taken to prevent pressure build-up in the enclosure during introduction of the tracer gas. Inspection of the installed sample probe, specifically noting the integrity of the surface seal and the porosity of the soil in which the probe is installed, will help to determine the tracer gas setup. Figure 2.4a may be most effective at preventing tracer gas infiltration, however, it may not be appropriate in some situations depending on site-specific conditions. Figures 2.4b and 2.4c may be sufficient for probes installed in tight soils with well-constructed surface seals. Figure 2d provides an example of using a liquid tracer. In all cases, the same tracer gas application should be used for all probes at any given site.

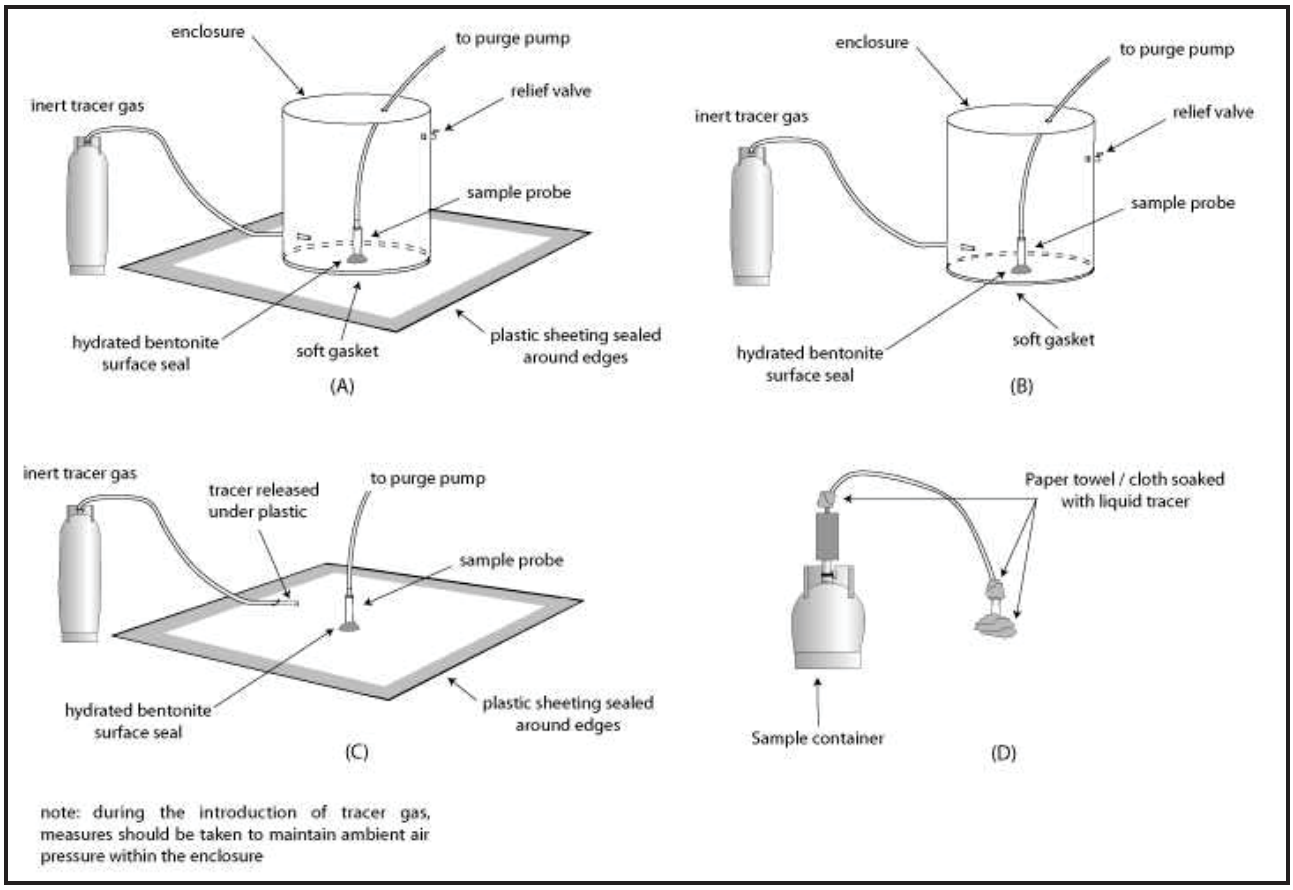


Figure 2.4
Schematics of generic tracer gas applications when collecting soil vapor samples

Because minor leakage around the probe seal should not materially affect the usability of the soil vapor sampling results, the mere presence of the tracer gas in the sample should not be a cause for alarm. Consequently, portable field monitoring devices with detection limits in the low ppm range are more than adequate for screening samples for the tracer. If high concentrations (> 10%) of tracer gas are observed in a sample, the probe seal should be enhanced to reduce the infiltration of outdoor air.

Where permanent or semi-permanent sampling probes are used, tracer gas samples should be collected at each of the sampling probes during the initial stages of a soil vapor sampling program. If the results of the initial samples indicate that the probe seals are adequate, reducing the number of locations at which tracer gas samples are employed may be considered. At a minimum, tracer gas samples should be collected with at least 10% of the soil vapor samples collected in subsequent sampling rounds. When using permanent soil vapor probes as part of a long-term monitoring program, annual testing of the probe integrity is recommended. Where temporary probes are used, tracer gas should be used at every sampling location, every time.

Supplement D - Decontamination

1.0 Purpose and Scope

This SOP supplement provides guidance to project personnel for the decontamination of field equipment, but does not specifically address all of the required procedures, and is intended to be used in conjunction with available operating manuals supplied by equipment manufacturers. Decontamination must be performed in accordance with other relevant project-specific documentation, including work plans, sampling and analysis plans, health and safety plans, quality assurance project plans, and additional SOPs, as appropriate.

2.0 General

Decontamination of sampling and heavy equipment, as well as personal protective equipment (PPE), is performed as a quality assurance measure and a safety precaution. Decontamination prevents cross-contamination between samples, minimizes contaminant transport (it is critical that equipment used in one area not serve as a source of contamination of another), and helps to maintain a clean working environment for the safety of field personnel. General decontamination requirements will be specified in project plans. Note: All decontamination procedures must comply with specific requirements when sampling for per- and polyfluoroalkyl substances (PFAS).

Field personnel will review and be familiar with required decontamination procedures, including those for cleaning field equipment, proper storage of cleaned field equipment, and for properly disposing of waste generated from decontamination procedures. Decontamination conducted on site will be performed in a designated, controlled location that will not impact collected samples. Decontamination activities will be appropriately documented in the field notes. Wastes generated in the field will be collected, stored, and properly disposed in accordance with applicable project requirements.

Decontamination consists of physically removing contaminants from the surface of equipment and/or materials potentially exposed to contaminants. A decontamination plan assumes that protective clothing and equipment that leave the exclusion zone are contaminated, and a system is established to wash and rinse non-disposable equipment and dispose of disposable equipment.

Decontamination procedures will vary depending on project-specific requirements as listed in the project-specific work plan, type of equipment, and the required analytical parameters. The effectiveness of the decontamination procedure is verified by collecting and analyzing equipment blank samples (as required).

To minimize or eliminate the need for decontamination, it is recommended that dedicated disposable equipment be used whenever possible.

Document all decontamination activities, and flag equipment with decontamination issues, in fieldwork log books and related fieldwork forms.

3.0 Responsibilities

3.1 Fieldwork Manager

The Fieldwork Manager (FM), in conjunction with the Project Manager (PM), is responsible for overall compliance with SOPs. The FM, or designee, is responsible for ensuring and verifying that all equipment and materials are decontaminated, as required.

3.2 Site Personnel

Site personnel are required to read SOP documentation before engaging in fieldwork activities. The FM will inform personnel who will be responsible for decontamination of specific equipment.

4.0 Procedures

These are standard (typically applicable) operating procedures, which may be varied or changed as required, dependent on site conditions, equipment limitations or limitations imposed by the procedure. In all instances, the ultimate procedures employed should be documented. All decontamination procedures are to be modified, as appropriate, when sampling for PFAS (see applicable sampling SOPs).

Decontaminate non-disposable sampling equipment used at the site both before activities begin and after each sample is collected. Decontaminate drilling and excavation equipment both before activities begin and between each investigation location. Take care that materials and solutions used for decontamination procedures are themselves not hazardous or could potentially contaminate samples (e.g., solvents, acids).

4.1 Decontamination Area

A localized decontamination area should be establish where decontamination fluids and soil wastes can be managed and controlled with minimal risk to the surrounding environment. Decontamination should be performed in a non-contaminated area (as possible), that is large enough to allow temporary storage of cleaned equipment and materials before use, as well as to stage drums of decontamination investigation-derived waste (IDW).

In the case of large decontamination areas (e.g., hollow-stem-auger decontamination), line each area with a heavy-gauge plastic sheeting and include a collection system designed to capture potential decontamination IDW. Decontamination areas will, in all cases, be laid out in such a way as to prevent overspray while performing equipment and personnel decontamination.

Smaller decontamination tasks, such as the cleaning of soil or water sampling equipment, and Geoprobe drive rods and barrels, may take place at the sampling location. In this case, all required decontamination supplies and equipment must be brought to the sampling location. This decontamination will use various containment systems to capture the decontamination IDW, which can then be transferred to larger containers as needed.

4.2 Health and Safety Precautions

Decontamination procedures may involve exposure to contaminants in site media and/or dangerous materials used during decontamination (e.g., solvents or acids), and physical hazards associated with the operation of the decontamination equipment. All work should be performed in accordance with the HASP, including decontamination of PPE. Safety Data Sheets for any solvents/chemical stored or used during fieldwork should be available at the site. At a minimum, eye protection, safety shoes, and gloves are to be worn. There are several types of gloves that may be worn, depending on equipment being cleaned, type and extent of equipment contamination, and cleaning solutions or solvents being used. Nitrile gloves (or similar) may be worn when the equipment to be decontaminated is not heavily coated with constituents such as tars/oils. In cases where heavy accumulations of tars/oils are present on the equipment, neoprene or similar chemically compatible gloves are recommended. If a potential for skin contact exists, protective clothing should be worn.

4.3 General Equipment Decontamination Procedures

All sampling equipment must be decontaminated before use to ensure that contaminants have not been introduced to the sample during the sampling process through contact with the sampling device. Monitoring well riser pipes, screens and drilling augers must also be decontaminated, as appropriate, to prevent the introduction of contaminants.

Unless the decontaminated sampling devices that will come in contact with samples are to be used immediately, they should be wrapped in aluminum foil, shiny side out, and stored in a designated “clean” area. Field equipment can also be stored in plastic bags to eliminate the potential for contamination. Larger size equipment, such drill rods, backhoe buckets, etc. need not be wrapped or covered, but must not be stored directly on the ground surface. Field equipment should be inspected and decontaminated prior to use if the equipment has been stored for long periods of time.

4.4 Decontamination Equipment

The following is a list equipment and materials typically needed to perform decontamination:

- Health and safety equipment, including appropriate PPE
- Plastic sheeting (to serve as secondary containment for liquids and protect equipment)
- Brushes and flat-bladed scrapers
- Garden-type water sprayers (without oil-lubricated, moving parts)
- High-pressure washer or portable steam cleaner
- Sump or collection system for contaminated liquid
- Wash basins and buckets
- Spray and rinse bottles
- Potable water, distilled/deionized water (DIW), and laboratory-grade detergent

- Isopropyl alcohol (free of ketones) or methanol (can be wipes or diluted with DIW)
- Airtight, sealable plastic baggies
- Plastic waste bags
- Leak-tight liquid waste containers (55-gallon drums or similar)
- Bulk solid waste containers (55-gallon drums, or similar)

4.5 Specific Decontamination Procedures

For all procedures, decontamination fluids and other wastes may be transferred from smaller to larger containers (e.g., 55-gallon drums or 5-gallon buckets, with tight fitting lids, and transported to the IDW storage facility.

4.5.1 Sampling Equipment

Conduct consistent decontamination of sampling equipment to ensure the quality of the samples collected. Decontaminate all sampling equipment that comes into contact with potentially contaminated samples. Disposable equipment intended for one-time use that is factory-wrapped generally does not need to be decontaminated before use, unless evidence of contamination is present.

Disposable equipment (e.g., water bailers, plastic scoops, VOC sampling syringes) is preferred over reusable equipment; use wherever appropriate. Decontaminate sampling equipment, including split-spoon samplers, Geoprobe Macro-Core cutting shoes, hand augers, reusable bailers, spoons, trowels, and shovels used to collect samples for chemical analyses before sampling at a new sampling location. All decontamination fluids will be captured in a containment system as appropriate.

Take the following steps to decontaminate non-dedicated, non-disposable sampling equipment:

1. Remove as much gross contamination (such as pieces of soil) as possible off equipment at the sampling site.
2. Wash water-resistant equipment thoroughly and vigorously with potable water containing non-phosphate laboratory-grade detergent such as Liquinox®, Alconox®, or equivalent, and using a bristle brush or similar utensil to remove any remaining residual contamination.
3. Rinse equipment thoroughly with potable water.
4. Repeat the first three steps as necessary until all residue is removed.
5. Rinse equipment thoroughly with DIW.
6. If metals are a constituent of interest, rinse with 10% nitric acid and then with DIW.
7. If organics are constituents of interest, rinse with methanol and allow to air dry on a clean surface.

8. Air dry at a location where dust or other fugitive contaminants may not contact the sample equipment. Alternatively, wet equipment maybe dried with a clean, disposable paper towel to assist the drying process. All equipment should be dry before reuse.
9. If the equipment is not used soon after decontamination, it should be covered or wrapped in new, oil-free aluminum foil or new, unused plastic bags to protect the decontaminated equipment from fugitive contaminants before reuse.
10. Store decontaminated equipment at a secure, unexposed location out of the weather and any potential contaminant exposure.

4.5.2 Groundwater Sampling Pumps

[Note: This procedure does not apply to dedicated submersible pumps which have been permanently installed in wells.] Proper decontamination between wells is essential to avoid introducing contaminants from the sampling equipment to another well. If peristaltic pumps are being used, it is necessary only to replace the pump head tubing after sampling each well. If sampling with submersible pumps that come into direct contact with groundwater, the equipment must be decontaminated. The following procedure will be used to decontaminate submersible pumps and non-dedicated tubing before and between sample collection points, as well as the end of each day of use.

Preparation

Pre-clean appropriately sized buckets and prepare cleaning solutions (detergent solution, tap water rinse, distilled/deionized water rinse) and field blank water.

Detergent wash and tap water rinse

a) Put on disposable, powderless gloves. Rest pump in a washbasin or pail partially filled with detergent solution and clean exterior of pump and tubing with a soft brush. Rinse thoroughly with tap water. (DIW can be used instead of tap water, but is less efficient in detergent removal and requires a greater volume of water than tap water).
b) Place pump into bucket, add detergent solution to level above pump intake, and route the intake and discharge ends of pump tubing into the bucket. Begin pumping. Circulate detergent solution for several minutes. If possible, pump detergent solution through tubing at alternating high and low speeds.
c) Change gloves. Manually rinse detergent from pump, tubing and bucket with tap water.
d) Place pump into bucket, add tap water to level above pump intake, and route the intake and discharge ends of pump tubing into the bucket. Begin pumping. Circulate tap water for several minutes. If possible, pump tap water through tubing at alternating high and low speeds. Replace water in bucket and repeat cycle until no sudsing is observed. Change gloves as needed.

DIW Rinse

If a pump will be used to collect inorganic samples, manually rinse pump and tubing with DIW, then place in clean bucket, add DIW to level above pump intake, and route the discharge end of pump tubing outside the bucket. Begin pumping to rinse DIW through the equipment without recirculating. Collect water for use as a field blank, as required, from the pump discharge.

Equipment Storage

1. Place pump into a clean, non-contaminating storage bag and tie the bag shut.
2. Cover the pump reel and tubing with plastic bags or sheeting for transport to the next site.
3. On reaching the next monitoring well, place the pump in the well casing and wipe dry the power and discharge lines with a chemical-free paper towel as the pump is lowered.
4. For long-term storage (longer than 3 days), the pump and exterior and interior of the tubing must be dry before being placed into plastic bags.

4.5.3 Measurement Devices & Monitoring Equipment

For water quality instruments, oil-water interface indicators, water level indicators, continuous water level data loggers, and other field instruments that have the potential to come into contact with site media, at a minimum, wash with dilute laboratory-grade detergent (e.g., Alconox) and double rinse with tap water and DIW before and after each use or by using a similar procedure as discussed in Section 4.4.1. All decontamination fluids will be captured in a containment system as appropriate.

4.5.4 Subsurface Drilling Equipment

Drilling equipment and associated materials (drill bits, augers, and drilling stems) will be decontaminated by the drilling contractor prior to any drilling operations and between borings. These decontamination activities should be performed in the defined decontamination area as described in Section 4.1.

All down-hole Geoprobe tools (drive rods, Macro-Core barrels, etc.) that come in direct contact with potentially contaminated soil or groundwater shall be decontaminated between each sampling location, and may take place at the sampling location using a mobile decontamination platform with a containment system or other means to capture the decontamination IDW.

Decontamination will be performed using the following basic sequence:

1. Remove as much gross contamination as possible off equipment at the sampling site.
2. Wash equipment thoroughly and vigorously with potable water using a high-pressure washer and/or steam cleaner. A bristle brush is also suggested to remove any persistent gross contamination.
3. Air dry at a location where dust or other contaminants may not contact the sample equipment. All equipment should be dry before reuse.
4. Store decontaminated equipment at a location away from any potential exposure from fugitive contamination.

4.5.5 Heavy Equipment

Wash earthwork equipment (such as excavators and back-hoes) with high-pressure potable water, if possible, before leaving a contaminated area using similar steps as outlined in Section 4.4.4, otherwise the equipment may be moved to the decontamination area discussed in Section 4.1. Hand washing with a brush and detergent, followed by a potable water rinse, can also be used. In some instances, tires and tracks of equipment maybe only need to be thoroughly brushed with a dry brush. Take particular care with the components in direct contact with contaminants, such as tires and backhoe buckets.

Any part of earthwork equipment that may come in direct contact with analytical samples (that is, sampling from the excavator bucket) must be thoroughly decontaminated before excavation activities and between sample locations.

4.6 Quality Assurance/Quality Control

To ensure that sampling equipment is cleaned properly and sample cross-contamination does not occur, field rinsate blanks may be collected if required by project plans. A rinsate blank will consist of pouring deionized organic-free water over the specific sampling device or pouring it through the device after it has been cleaned. The rinsate sample is collected in the field under the same conditions as occurred for the sampling activity, and is handled exactly like any other samples collected that day.

Generally, one rinsate blank is collected each day of sampling or at a rate of 1 per 20 for each parameter, whichever is less, for each matrix being sampled or for each type of sampling instrument decontaminated and reused per day. The rinsate samples are analyzed for the specific parameters of concern (for each matrix). Rinsate blanks should be labeled like a routine environmental sample, and laboratory analysis instructions should be included on the chain-of-custody form. Rinsate blanks are not required if dedicated sampling equipment is used. Additional quality assurance samples may be collected if deemed necessary by project specific requirements.

Supplement E - PFAS Sampling Guidance

NEW YORK STATE OF OPPORTUNITY.

Department of Environmental Conservation

SAMPLING, ANALYSIS, AND ASSESSMENT OF PER- AND POLYFLUOROALKYL SUBSTANCES (PFAS)

Under NYSDEC's Part 375 Remedial Programs

April 2023

www.dec.ny.gov

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ERRATA SHEET for

SAMPLING, ANALYSIS, AND ASSESSMENT OF PER- AND POLYFLUOROALKYL SUBSTANCES (PFAS) Under NYSDEC's Part 375 Remedial Programs Issued January 17, 2020

Citation and Page Number	Current Text	Corrected Text	Date
Title of Appendix I, page 32	Appendix H	Appendix I	2/25/2020
Document Cover, page 1	Guidelines for Sampling and Analysis of PFAS	Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (PFAS) Under NYSDEC's Part 375 Remedial Programs	9/15/2020
Data Assessment and Application to Site Cleanup Page 3	Until such time as Ambient Water Quality Standards (AWQS) and Soil Cleanup Objectives (SCOs) for PFOA and PFOS are published	Until such time as Soil Cleanup Objectives (SCOs) for PFOA and PFOS are published	3/28/2023
Water Sample Results Page 3	PFOA and PFOS should be further assessed and considered as potential contaminants of concern in groundwater or surface water if PFOA or PFOS is detected in any water sample at or above 10 ng/L (ppt) and is determined to be attributable to the site, either by a comparison of upgradient and downgradient levels, or the presence of soil source areas, as defined below.	NYSDEC has adopted ambient water quality guidance values for PFOA and PFOS. Groundwater samples should be compared to the human health criteria of 6.7 ng/l (ppt) for PFOA and 2.7 ng/l (ppt) for PFOS. These guidance values also include criteria for surface water for PFOS applicable for aquatic life, which may be applicable at some sites. Drinking water sample results should be compared to the NYS maximum contaminant level (MCL) of 10 ng/l (ppt).Analysis to determine if PFOA and PFOS concentrations are attributable to the site should include a comparison between upgradient and downgradient levels, and the presence of soil source areas, as defined below.	3/28/2023
Soil Sample Results Page 3	Soil cleanup objectives for PFOA and PFOS have been proposed in an upcoming revision to 6 NYCRR Part 375-6. Until SCOs are in effect, the following are to be used as guidance values:	NYSDEC will delay adding soil cleanup objectives for PFOA and PFOS to 6 NYCRR Part 375-6 until the PFAS rural soil background study has been completed. Until SCOs are in effect, the following are to be used as guidance values:	3/28/2023
Protection of Groundwater Page 3	PFOA (ppb) 1.1 PFOS (ppb) 3.7	PFOA (ppb) 0.8 PFOS (ppb) 1.0	3/28/2023

Citation and Page Number	Current Text	Corrected Text	Date
Footnote 2 Page 3	The movement of PFAS in the environment is being aggressively researched at this time; that research will eventually result in more accurate models for the behaviors of these chemicals. In the meantime, DEC has calculated the guidance value for the protection of groundwater using the same procedure used for all other chemicals, as described in Section 7.7 of the Technical Support Document (http://www.dec.ny.gov/docs/remediation_hudson_pdf/techsuppdoc.pdf).	The Protection of Groundwater values are based on the above referenced ambient groundwater guidance values. Details on that calculation are available in the following document, prepared for the February 2022 proposed changes to Part 375 (https://www.dec.ny.gov/docs/remediation_hudson_pdf/part375techsupport.pdf). The movement of PFAS in the environment is being aggressively researched at this time; that research will eventually result in more accurate models for the behaviors of these chemicals. In the meantime, DEC has calculated the guidance value for the protection of groundwater using the same procedure used for all other chemicals, as described in Section 7.7 of the Technical Support Document (http://www.dec.ny.gov/docs/remediation_hudson_pdf/techsuppdoc.pdf).	3/28/2023
Testing for Imported Soil Page 4	If the concentrations of PFOA and PFOS in leachate are at or above 10 ppt (the Maximum Contaminant Levels established for drinking water by the New York State Department of Health), then the soil is not acceptable.	If the concentrations of PFOA and PFOS in leachate are at or above the ambient water quality guidance values for groundwater, then the soil is not acceptable.	3/28/2023
Routine Analysis, page 9	"However, laboratories analyzing environmental samples…PFOA and PFOS in drinking water by EPA Method 537, 537.1 or ISO 25101."	"However, laboratories analyzing environmental samples…PFOA and PFOS in drinking water by EPA Method 537, 537.1, ISO 25101, or Method 533."	9/15/2020
Additional Analysis, page 9, new paragraph regarding soil parameters	None	"In cases where site-specific cleanup objectives for PFOA and PFOS are to be assessed, soil parameters, such as Total Organic Carbon (EPA Method 9060), soil pH (EPA Method 9045), clay content (percent), and cation exchange capacity (EPA Method 9081), should be included in the analysis to help evaluate factors affecting the leachability of PFAS in site soils."	9/15/2020

Citation and Page Number	Current Text	Corrected Text	Date
Data Assessment and Application to Site Cleanup Page 10	Until such time as Ambient Water Quality Standards (AWQS) and Soil Cleanup Objectives (SCOs) for PFAS are published, the extent of contaminated media potentially subject to remediation should be determined on a case-by-case basis using the procedures discussed below and the criteria in DER-10. Target levels for cleanup of PFAS in other media, including biota and sediment, have not yet been established by the DEC.	Until such time as Ambient Water Quality Standards (AWQS) and Soil Cleanup Objectives (SCOs) for PFOA and PFOS are published, the extent of contaminated media potentially subject to remediation should be determined on a case-by-case basis using the procedures discussed below and the criteria in DER-10. Preliminary target levels for cleanup of PFOA and PFOS in other media, including biota and sediment, have not yet been established by the DEC.	9/15/2020
Water Sample Results Page 10	PFAS should be further assessed and considered as a potential contaminant of concern in groundwater or surface water (…) If PFAS are identified as a contaminant of concern for a site, they should be assessed as part of the remedy selection process in accordance with Part 375 and DER-10.	PFOA and PFOS should be further assessed and considered as potential contaminants of concern in groundwater or surface water (…) If PFOA and/or PFOS are identified as contaminants of concern for a site, they should be assessed as part of the remedy selection process in accordance with Part 375 and DER-10.	9/15/2020

Citation and Page Number	Current Text	Corrected Text	Date
Soil Sample Results, page 10	"The extent of soil contamination for purposes of delineation and remedy selection should be determined by having certain soil samples tested by Synthetic Precipitation Leaching Procedure (SPLP) and the leachate analyzed for PFAS. Soil exhibiting SPLP results above 70 ppt for either PFOA or PFOS (individually or combined) are to be evaluated during the cleanup phase."	"Soil cleanup objectives for PFOA and PFOS will be proposed in an upcoming revision to 6 NYCRR Part 375-6. Until SCOs are in effect, the following are to be used as guidance values. " [Interim SCO Table] "PFOA and PFOS results for soil are to be compared against the guidance values listed above. These guidance values are to be used in determining whether PFOA and PFOS are contaminants of concern for the site and for determining remedial action objectives and cleanup requirements. Site-specific remedial objectives for protection of groundwater can also be presented for evaluation by DEC. Development of site-specific remedial objectives for protection of groundwater will require analysis of additional soil parameters relating to leachability. These additional analyses can include any or all the parameters listed above (soil pH, cation exchange capacity, etc.) and/or use of SPLP. As the understanding of PFAS transport improves, DEC welcomes proposals for site-specific remedial objectives for protection of groundwater. DEC will expect that those may be dependent on additional factors including soil pH, aqueous pH, % organic carbon, % Sand/Silt/Clay, soil cations: K, Ca, Mg, Na, Fe, Al, cation exchange capacity, and anion exchange capacity. Site-specific remedial objectives should also consider the dilution attenuation factor (DAF). The NJDEP publication on DAF can be used as a reference: https://www.nj.gov/dep/srp/guidance/rs/daf.pdf. "	9/15/2020

Citation and Page Number	Current Text	Corrected Text	Date
Testing for Imported Soil Page 11	Soil imported to a site for use in a soil cap, soil cover, or as backfill is to be tested for PFAS in general conformance with DER-10, Section 5.4(e) for the PFAS Analyte List (Appendix F) using the analytical procedures discussed below and the criteria in DER-10 associated with SVOCs. If PFOA or PFOS is detected in any sample at or above 1 µg/kg, then soil should be tested by SPLP and the leachate analyzed for PFAS. If the SPLP results exceed 10 ppt for either PFOA or PFOS (individually) then the source of backfill should be rejected, unless a site-specific exemption is provided by DER. SPLP leachate criteria is based on the Maximum Contaminant Levels proposed for drinking water by New York State's Department of Health, this value may be updated based on future Federal or State promulgated regulatory standards. Remedial parties have the option of analyzing samples concurrently for both PFAS in soil and in the SPLP leachate to minimize project delays. Category B deliverables should be submitted for backfill samples, though a DUSR is not required.	Testing for PFAS should be included any time a full TAL/TCL analyte list is required. Results for PFOA and PFOS should be compared to the applicable guidance values. If PFOA or PFOS is detected in any sample at or above the guidance values then the source of backfill should be rejected, unless a site-specific exemption is provided by DER based on SPLP testing, for example. If the concentrations of PFOA and PFOS in leachate are at or above 10 ppt (the Maximum Contaminant Levels established for drinking water by the New York State Department of Health), then the soil is not acceptable. PFOA, PFOS and 1,4-dioxane are all considered semi-volatile compounds, so composite samples are appropriate for these compounds when sampling in accordance with DER-10, Table 5.4(e)10. Category B deliverables should be submitted for backfill samples, though a DUSR is not required.	9/15/2020

Citation and Page Number	Current Text	Corrected Text	Date
Footnotes	None	[1] TOP Assay analysis of highly contaminated samples, such as those from an AFFF (aqueous film-forming foam) site, can result in incomplete oxidation of the samples and an underestimation of the total perfluoroalkyl substances. [2] The movement of PFAS in the environment is being aggressively researched at this time; that research will eventually result in more accurate models for the behaviors of these chemicals. In the meantime, DEC has calculated the soil cleanup objective for the protection of groundwater using the same procedure used for all other chemicals, as described in Section 7.7 of the Technical Support Document (http://www.dec.ny.gov/docs/remediation_hudson_pdf/techsuppdoc.pdf).	9/15/2020
Additional Analysis, page 9	In cases… soil parameters, such as Total Organic Carbon (EPA Method 9060), soil…	In cases… soil parameters, such as Total Organic Carbon (Lloyd Kahn), soil…	1/8/2021
Appendix A, General Guidelines, fourth bullet	List the ELAP-approved lab(s) to be used for analysis of samples	List the ELAP- certified lab(s) to be used for analysis of samples	1/8/2021
Appendix E, Laboratory Analysis and Containers	Drinking water samples collected using this protocol are intended to be analyzed for PFAS by ISO Method 25101.	Drinking water samples collected using this protocol are intended to be analyzed for PFAS by EPA Method 537, 537.1, 533, or ISO Method 25101	1/8/2021
Water Sample Results Page 9	"In addition, further assessment of water may be warranted if either of the following screening levels are met: a. any other individual PFAS (not PFOA or PFOS) is detected in water at or above 100 ng/L; or b. total concentration of PFAS (including PFOA and PFOS) is detected in water at or above 500 ng/L"	Deleted	6/15/2021

Citation and Page Number	Current Text	Corrected Text	Date
Routine Analysis, Page XX	Currently, New York State Department of Health's Environmental Laboratory Approval Program (ELAP)… criteria set forth in the DER's laboratory guidelines for PFAS in non-potable water and solids (Appendix H - Laboratory Guidelines for Analysis of PFAS in Non-Potable Water and Solids).	Deleted	5/31/2022
Analysis and Reporting, Page XX	As of October 2020, the United States Environmental Protection Agency (EPA) does not have a validated method for analysis of PFAS for media commonly analyzed under DER remedial programs (non-potable waters, solids). DER has developed the following guidelines to ensure consistency in analysis and reporting of PFAS.	Deleted	5/31/2022
Routine Analysis, Page XX	LC-MS/MS analysis for PFAS using methodologies based on EPA Method 537.1 is the procedure to use for environmental samples. Isotope dilution techniques should be utilized for the analysis of PFAS in all media.	EPA Method 1633 is the procedure to use for environmental samples.	
Soil Sample Results, Page XX	Soil cleanup objectives for PFOA and PFOS will be proposed in an upcoming revision to 6 NYCRR Part 375-6	Soil cleanup objectives for PFOA and PFOS have been proposed in an upcoming revision to 6 NYCRR Part 375-6	
Appendix A	"Include in the text… LC-MS/MS for PFAS using methodologies based on EPA Method 537.1"	"Include in the text ….EPA Method 1633"	
Appendix A	"Laboratory should have ELAP certification for PFOA and PFOS in drinking water by EPA Method 537, 537.1, EPA Method 533, or ISO 25101"	Deleted	
Appendix B	"Samples collected using this protocol are intended to be analyzed for PFAS using methodologies based on EPA Method 537.1"	"Samples collected using this protocol are intended to be analyzed for PFAS using EPA Method 1633"	

Citation and Page Number	Current Text	Corrected Text	Date
Appendix C	"Samples collected using this protocol are intended to be analyzed for PFAS using methodologies based on EPA Method 537.1"	"Samples collected using this protocol are intended to be analyzed for PFAS using EPA Method 1633"	
Appendix D	"Samples collected using this protocol are intended to be analyzed for PFAS using methodologies based on EPA Method 537.1"	"Samples collected using this protocol are intended to be analyzed for PFAS using EPA Method 1633"	
Appendix G		Updated to include all forty PFAS analytes in EPA Method 533	
Appendix H		Deleted	
Appendix I	Appendix I	Appendix H	
Appendix H	"These guidelines are intended to be used for the validation of PFAS analytical results for projects within the Division of Environmental Remediation (DER) as well as aid in the preparation of a data usability summary report."	"These guidelines are intended to be used for the validation of PFAS using EPA Method 1633 for projects within the Division of Environmental Remediation (DER)."	
Appendix H	"The holding time is 14 days…"	"The holding time is 28 days…"	
Appendix H, Initial Calibration	"The initial calibration should contain a minimum of five standards for linear fit…"	"The initial calibration should contain a minimum of six standards for linear fit…"	
Appendix H, Initial Calibration	Linear fit calibration curves should have an R^2 value greater than 0.990.	Deleted	
Appendix H, Initial Calibration Verification	Initial Calibration Verification Section	Deleted	
Appendix H	secondary Ion Monitoring Section	Deleted	
Appendix H	Branched and Linear Isomers Section	Deleted	

Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (PFAS) Under NYSDEC's Part 375 Remedial Programs

Objective

New York State Department of Environmental Conservation's Division of Environmental Remediation (DER) performs or oversees sampling of environmental media and subsequent analysis of PFAS as part of remedial programs implemented under 6 NYCRR Part 375. To ensure consistency in sampling, analysis, reporting, and assessment of PFAS, DER has developed this document which summarizes currently accepted procedures and updates previous DER technical guidance pertaining to PFAS.

Applicability

All work plans submitted to DEC pursuant to one of the remedial programs under Part 375 shall include PFAS sampling and analysis procedures that conform to the guidelines provided herein.

As part of a site investigation or remedial action compliance program, whenever samples of potentially affected media are collected and analyzed for the standard Target Analyte List/Target Compound List (TAL/TCL), PFAS analysis should also be performed. Potentially affected media can include soil, groundwater, surface water, and sediment. Based upon the potential for biota to be affected, biota sampling and analysis for PFAS may also be warranted as determined pursuant to a Fish and Wildlife Impact Analysis. Soil vapor sampling for PFAS is not required.

Field Sampling Procedures

DER-10 specifies technical guidance applicable to DER's remedial programs. Given the prevalence and use of PFAS, DER has developed "best management practices" specific to sampling for PFAS. As specified in DER-10 Chapter 2, quality assurance procedures are to be submitted with investigation work plans. Typically, these procedures are incorporated into a work plan, or submitted as a stand-alone document (e.g., a Quality Assurance Project Plan). Quality assurance guidelines for PFAS are listed in Appendix A - Quality Assurance Project Plan (QAPP) Guidelines for PFAS.

Field sampling for PFAS performed under DER remedial programs should follow the appropriate procedures outlined for soils, sediments, or other solids (Appendix B), non-potable groundwater (Appendix C), surface water (Appendix D), public or private water supply wells (Appendix E), and fish tissue (Appendix F).

QA/QC samples (e.g. duplicates, MS/MSD) should be collected as specified in DER-10, Section 2.3(c). For sampling equipment coming in contact with aqueous samples only, rinsate or equipment blanks should be collected. Equipment blanks should be collected at a minimum frequency of one per day per site or one per twenty samples, whichever is more frequent.

Analysis and Reporting

The investigation work plan should describe analysis and reporting procedures, including laboratory analytical procedures for the methods discussed below. As specified in DER-10 Section 2.2, laboratories should provide a full Category B deliverable. In addition, a Data Usability Summary Report (DUSR) should be prepared by an independent, third-party data validator. Electronic data submissions should meet the requirements provided at: https://www.dec.ny.gov/chemical/62440.html.

DER has developed a *PFAS Analyte List* (Appendix G) for remedial programs to understand the nature of contamination at sites. It is expected that reported results for PFAS will include, at a minimum, all the compounds listed. If lab and/or matrix specific issues are encountered for any analytes, the DER project manager, in consultation with the DER chemist, will make case-by-case decisions as to whether certain analytes may be temporarily or permanently discontinued from analysis at each site. As with other contaminants that are analyzed for at a site, the *PFAS Analyte List* may be refined for future sampling events based on investigative findings.

Routine Analysis

EPA Method 1633 is the procedure to use for environmental samples. Reporting limits for PFOA and PFOS in aqueous samples should not exceed 2 ng/L. Reporting limits for PFOA and PFOS in solid samples should not exceed 0.5 µg/kg. Reporting limits for all other PFAS in aqueous and solid media should be as close to these limits as possible. If laboratories indicate that they are not able to achieve these reporting limits for the entire *PFAS Analyte List*, site-specific decisions regarding acceptance of elevated reporting limits for specific PFAS can be made by the DER project manager in consultation with the DER chemist. Data review guidelines were developed by DER to ensure data comparability and usability (Appendix H - Data Review Guidelines for Analysis of PFAS in Non-Potable Water and Solids).

Additional Analysis

Additional laboratory methods for analysis of PFAS may be warranted at a site, such as the Synthetic Precipitation Leaching Procedure (SPLP) and Total Oxidizable Precursor Assay (TOP Assay).

In cases where site-specific cleanup objectives for PFOA and PFOS are to be assessed, soil parameters, such as Total Organic Carbon (Lloyd Kahn), soil pH (EPA Method 9045), clay content (percent), and cation exchange capacity (EPA Method 9081), should be included in the analysis to help evaluate factors affecting the leachability of PFAS in site soils.

SPLP is a technique used to determine the mobility of chemicals in liquids, soils and wastes, and may be useful in determining the need for addressing PFAS-containing material as part of the remedy. SPLP by EPA Method 1312 should be used unless otherwise specified by the DER project manager in consultation with the DER chemist.

Impacted materials can be made up of PFAS that are not analyzable by routine analytical methodology. A TOP Assay can be utilized to conceptualize the amount and type of oxidizable PFAS which could be liberated in the environment, which approximates the maximum concentration of perfluoroalkyl substances that could be generated if all polyfluoroalkyl substances were oxidized. For example, some polyfluoroalkyl substances may degrade or transform to form perfluoroalkyl substances (such as PFOA or PFOS), resulting in an increase in perfluoroalkyl substance concentrations as contaminated groundwater moves away from a source. The TOP Assay converts, through oxidation, polyfluoroalkyl substances (precursors) into perfluoroalkyl substances that can be detected by routine analytical methodology.[1]

[1] TOP Assay analysis of highly contaminated samples, such as those from an AFFF (aqueous film-forming foam) site, can result in incomplete oxidation of the samples and an underestimation of the total perfluoroalkyl substances.

Commercial laboratories have adopted methods which allow for the quantification of targeted PFAS in air and biota. The EPA's Office of Research and Development (ORD) is currently developing methods which allow for air emissions characterization of PFAS, including both targeted and non-targeted analysis of PFAS. Consult with the DER project manager and the DER chemist for assistance on analyzing biota/tissue and air samples.

Data Assessment and Application to Site Cleanup

Until such time as Soil Cleanup Objectives (SCOs) for PFOA and PFOS are published, the extent of contaminated media potentially subject to remediation should be determined on a case-by-case basis using the procedures discussed below and the criteria in DER-10. Preliminary target levels for cleanup of PFOA and PFOS in other media, including biota and sediment, have not yet been established by the DEC.

Water Sample Results

NYSDEC has adopted ambient water quality guidance values for PFOA and PFOS. Groundwater samples should be compared to the human health criteria of 6.7 ng/l (ppt) for PFOA and 2.7 ng/l (ppt) for PFOS. These human health criteria should also be applied to surface water that is used as a water supply. This guidance also includes criteria for surface water for PFOS applicable for aquatic life, which may be applicable at some sites. Drinking water sample results should be compared to the NYS maximum contaminant level (MCL) of 10 ng/l (ppt). Analysis to determine if PFOA and PFOS concentrations are attributable to the site should include a comparison between upgradient and downgradient levels, and the presence of soil source areas, as defined below.

If PFOA and/or PFOS are identified as contaminants of concern for a site, they should be assessed as part of the remedy selection process in accordance with Part 375 and DER-10.

Soil Sample Results

NYSDEC will delay adding soil cleanup objectives for PFOA and PFOS to 6 NYCRR Part 375-6 until the PFAS rural soil background study has been completed. Until SCOs are in effect, the following are to be used as guidance values:

Guidance Values for Anticipated Site Use	PFOA (ppb)	PFOS (ppb)
Unrestricted	0.66	0.88
Residential	6.6	8.8
Restricted Residential	33	44
Commercial	500	440
Industrial	600	440
Protection of Groundwater[2]	0.8	1.0

PFOA and PFOS results for soil are to be compared against the guidance values listed above. These guidance values are to be used in determining whether PFOA and PFOS are contaminants of concern for the site and for determining remedial action objectives and cleanup requirements. Site-specific remedial objectives for protection of groundwater can also be presented for evaluation by DEC. Development of site-specific remedial objectives for protection of groundwater will require analysis of additional soil parameters relating to leachability. These

[2] The Protection of Groundwater values are based on the above referenced ambient groundwater guidance values. Details on that calculation are available in the following document, prepared for the February 2022 proposed changes to Part 375 (https://www.dec.ny.gov/docs/remediation_hudson_pdf/part375techsupport.pdf). The movement of PFAS in the environment is being aggressively researched at this time; that research will eventually result in more accurate models for the behaviors of these chemicals. In the meantime, DEC has calculated the guidance value for the protection of groundwater using the same procedure used for all other chemicals, as described in Section 7.7 of the Technical Support Document (http://www.dec.ny.gov/docs/remediation_hudson_pdf/techsuppdoc.pdf).

additional analyses can include any or all the parameters listed above (soil pH, cation exchange capacity, etc.) and/or use of SPLP.

As the understanding of PFAS transport improves, DEC welcomes proposals for site-specific remedial objectives for protection of groundwater. DEC will expect that those may be dependent on additional factors including soil pH, aqueous pH, % organic carbon, % Sand/Silt/Clay, soil cations: K, Ca, Mg, Na, Fe, Al, cation exchange capacity, and anion exchange capacity. Site-specific remedial objectives should also consider the dilution attenuation factor (DAF). The NJDEP publication on DAF can be used as a reference: https://www.nj.gov/dep/srp/guidance/rs/daf.pdf.

Testing for Imported Soil

Testing for PFAS should be included any time a full TAL/TCL analyte list is required. Results for PFOA and PFOS should be compared to the applicable guidance values. If PFOA or PFOS is detected in any sample at or above the guidance values then the source of backfill should be rejected, unless a site-specific exemption is provided by DER based on SPLP testing, for example. If the concentrations of PFOA and PFOS in leachate are at or above the ambient water quality guidance values for groundwater, then the soil is not acceptable.

PFOA, PFOS and 1,4-dioxane are all considered semi-volatile compounds, so composite samples are appropriate for these compounds when sampling in accordance with DER-10, Table 5.4(e)10. Category B deliverables should be submitted for backfill samples, though a DUSR is not required.

Appendix A - Quality Assurance Project Plan (QAPP) Guidelines for PFAS

The following guidelines (general and PFAS-specific) can be used to assist with the development of a QAPP for projects within DER involving sampling and analysis of PFAS.

General Guidelines in Accordance with DER-10

- Document/work plan section title – Quality Assurance Project Plan
- Summarize project scope, goals, and objectives
- Provide project organization including names and resumes of the project manager, Quality Assurance Officer (QAO), field staff, and Data Validator
    - The QAO should not have another position on the project, such as project or task manager, that involves project productivity or profitability as a job performance criterion
- List the ELAP certified lab(s) to be used for analysis of samples
- Include a site map showing sample locations
- Provide detailed sampling procedures for each matrix
- Include Data Quality Usability Objectives
- List equipment decontamination procedures
- Include an "Analytical Methods/Quality Assurance Summary Table" specifying:
    - Matrix type
    - Number or frequency of samples to be collected per matrix
    - Number of field and trip blanks per matrix
    - Analytical parameters to be measured per matrix
    - Analytical methods to be used per matrix with minimum reporting limits
    - Number and type of matrix spike and matrix spike duplicate samples to be collected
    - Number and type of duplicate samples to be collected
    - Sample preservation to be used per analytical method and sample matrix
    - Sample container volume and type to be used per analytical method and sample matrix
    - Sample holding time to be used per analytical method and sample matrix
- Specify Category B laboratory data deliverables and preparation of a DUSR

Specific Guidelines for PFAS

- Include in the text that sampling for PFAS will take place
- Include in the text that PFAS will be analyzed by EPA Method 1633
- Include the list of PFAS compounds to be analyzed (*PFAS Analyte List*)
- Include the laboratory SOP for PFAS analysis
- List the minimum method-achievable Reporting Limits for PFAS
    - Reporting Limits should be less than or equal to:
        - Aqueous – 2 ng/L (ppt)
        - Solids – 0.5 µg/kg (ppb)
- Include the laboratory Method Detection Limits for the PFAS compounds to be analyzed
-
- Include detailed sampling procedures
    - Precautions to be taken
    - Pump and equipment types
    - Decontamination procedures
    - Approved materials only to be used
- Specify that regular ice only will be used for sample shipment
- Specify that equipment blanks should be collected at a minimum frequency of 1 per day per site for each matrix

Appendix B - Sampling Protocols for PFAS in Soils, Sediments and Solids

General

The objective of this protocol is to give general guidelines for the collection of soil, sediment and other solid samples for PFAS analysis. The sampling procedure used should be consistent with Sampling Guidelines and Protocols – Technological Background and Quality Control/Quality Assurance for NYS DEC Spill Response Program – March 1991 (http://www.dec.ny.gov/docs/remediation_hudson_pdf/sgpsect5.pdf), with the following limitations.

Laboratory Analysis and Containers

Samples collected using this protocol are intended to be analyzed for PFAS using EPA Method 1633.

The preferred material for containers is high density polyethylene (HDPE). Pre-cleaned sample containers, coolers, sample labels, and a chain of custody form will be provided by the laboratory.

Equipment

Acceptable materials for sampling include stainless steel, HDPE, PVC, silicone, acetate, and polypropylene. Additional materials may be acceptable if pre-approved by New York State Department of Environmental Conservation's Division of Environmental Remediation.

No sampling equipment components or sample containers should come in to contact with aluminum foil, low density polyethylene, glass, or polytetrafluoroethylene (PTFE, Teflon™) materials including sample bottle cap liners with a PTFE layer.

A list of acceptable equipment is provided below, but other equipment may be considered appropriate based on sampling conditions.

- stainless steel spoon
- stainless steel bowl
- steel hand auger or shovel without any coatings

Equipment Decontamination

Standard two step decontamination using detergent (Alconox is acceptable) and clean, PFAS-free water will be performed for sampling equipment. All sources of water used for equipment decontamination should be verified in advance to be PFAS-free through laboratory analysis or certification.

Sampling Techniques

Sampling is often conducted in areas where a vegetative turf has been established. In these cases, a pre-cleaned trowel or shovel should be used to carefully remove the turf so that it may be replaced at the conclusion of sampling. Surface soil samples (e.g. 0 to 6 inches below surface) should then be collected using a pre-cleaned, stainless steel spoon. Shallow subsurface soil samples (e.g. 6 to ~36 inches below surface) may be collected by digging a hole using a pre-cleaned hand auger or shovel. When the desired subsurface depth is reached, a pre-cleaned hand auger or spoon shall be used to obtain the sample.

When the sample is obtained, it should be deposited into a stainless steel bowl for mixing prior to filling the sample containers. The soil should be placed directly into the bowl and mixed thoroughly by rolling the material into the middle until the material is homogenized. At this point the material within the bowl can be placed into the laboratory provided container.

Sample Identification and Logging

A label shall be attached to each sample container with a unique identification. Each sample shall be included on the chain of custody (COC).

Quality Assurance/Quality Control

- Immediately place samples in a cooler maintained at 4 ± 2º Celsius using ice
- Collect one field duplicate for every sample batch, minimum 1 duplicate per 20 samples. The duplicate shall consist of an additional sample at a given location
- Collect one matrix spike / matrix spike duplicate (MS/MSD) for every sample batch, minimum 1 MS/MSD per 20 samples. The MS/MSD shall consist of an additional two samples at a given location and identified on the COC
- Request appropriate data deliverable (Category B) and an electronic data deliverable

Documentation

A soil log or sample log shall document the location of the sample/borehole, depth of the sample, sampling equipment, duplicate sample, visual description of the material, and any other observations or notes determined to be appropriate. Additionally, care should be performed to limit contact with PFAS containing materials (e.g. waterproof field books, food packaging) during the sampling process.

Personal Protection Equipment (PPE)

For most sampling Level D PPE is anticipated to be appropriate. The sampler should wear nitrile gloves while conducting field work and handling sample containers.

Field staff shall consider the clothing to be worn during sampling activities. Clothing that contains PTFE material (including GORE-TEX®) or that have been waterproofed with PFAS materials should be avoided. All clothing worn by sampling personnel should have been laundered multiple times.

Appropriate rain gear (PVC, polyurethane, or rubber rain gear are acceptable), bug spray, and sunscreen should be used that does not contain PFAS. Well washed cotton coveralls may be used as an alternative to bug spray and/or sunscreen.

PPE that contains PFAS is acceptable when site conditions warrant additional protection for the samplers and no other materials can be used to be protective. Documentation of such use should be provided in the field notes.

Appendix C - Sampling Protocols for PFAS in Monitoring Wells

General

The objective of this protocol is to give general guidelines for the collection of groundwater samples for PFAS analysis. The sampling procedure used should be consistent with Sampling Guidelines and Protocols – Technological Background and Quality Control/Quality Assurance for NYS DEC Spill Response Program – March 1991 (http://www.dec.ny.gov/docs/remediation_hudson_pdf/sgpsect5.pdf), with the following limitations.

Laboratory Analysis and Container

Samples collected using this protocol are intended to be analyzed for PFAS using EPA Method 1633.

The preferred material for containers is high density polyethylene (HDPE). Pre-cleaned sample containers, coolers, sample labels, and a chain of custody form will be provided by the laboratory.

Equipment

Acceptable materials for sampling include: stainless steel, HDPE, PVC, silicone, acetate, and polypropylene. Additional materials may be acceptable if pre-approved by New York State Department of Environmental Conservation's Division of Environmental Remediation.

No sampling equipment components or sample containers should come in contact with aluminum foil, low density polyethylene, glass, or polytetrafluoroethylene (PTFE, Teflon™) materials including plumbers tape and sample bottle cap liners with a PTFE layer.

A list of acceptable equipment is provided below, but other equipment may be considered appropriate based on sampling conditions.

- stainless steel inertia pump with HDPE tubing
- peristaltic pump equipped with HDPE tubing and silicone tubing
- stainless steel bailer with stainless steel ball
- bladder pump (identified as PFAS-free) with HDPE tubing

Equipment Decontamination

Standard two step decontamination using detergent (Alconox is acceptable) and clean, PFAS-free water will be performed for sampling equipment. All sources of water used for equipment decontamination should be verified in advance to be PFAS-free through laboratory analysis or certification.

Sampling Techniques

Monitoring wells should be purged in accordance with the sampling procedure (standard/volume purge or low flow purge) identified in the site work plan, which will determine the appropriate time to collect the sample. If sampling using standard purge techniques, additional purging may be needed to reduce turbidity levels, so samples contain a limited amount of sediment within the sample containers. Sample containers that contain sediment may cause issues at the laboratory, which may result in elevated reporting limits and other issues during the sample preparation that can compromise data usability. Sampling personnel should don new nitrile gloves prior to sample collection due to the potential to contact PFAS containing items (not related to the sampling equipment) during the purging activities.

Sample Identification and Logging

A label shall be attached to each sample container with a unique identification. Each sample shall be included on the chain of custody (COC).

Quality Assurance/Quality Control

- Immediately place samples in a cooler maintained at 4 ± 2º Celsius using ice
- Collect one field duplicate for every sample batch, minimum 1 duplicate per 20 samples. The duplicate shall consist of an additional sample at a given location
- Collect one matrix spike / matrix spike duplicate (MS/MSD) for every sample batch, minimum 1 MS/MSD per 20 samples. The MS/MSD shall consist of an additional two samples at a given location and identified on the COC
- Collect one equipment blank per day per site and minimum 1 equipment blank per 20 samples. The equipment blank shall test the new and decontaminated sampling equipment utilized to obtain a sample for residual PFAS contamination. This sample is obtained by using laboratory provided PFAS-free water and passing the water over or through the sampling device and into laboratory provided sample containers
- Additional equipment blank samples may be collected to assess other equipment that is utilized at the monitoring well
- Request appropriate data deliverable (Category B) and an electronic data deliverable

Documentation

A purge log shall document the location of the sample, sampling equipment, groundwater parameters, duplicate sample, visual description of the material, and any other observations or notes determined to be appropriate. Additionally, care should be performed to limit contact with PFAS containing materials (e.g. waterproof field books, food packaging) during the sampling process.

Personal Protection Equipment (PPE)

For most sampling Level D PPE is anticipated to be appropriate. The sampler should wear nitrile gloves while conducting field work and handling sample containers.

Field staff shall consider the clothing to be worn during sampling activities. Clothing that contains PTFE material (including GORE-TEX®) or that have been waterproofed with PFAS materials should be avoided. All clothing worn by sampling personnel should have been laundered multiple times.

Appropriate rain gear (PVC, polyurethane, or rubber rain gear are acceptable), bug spray, and sunscreen should be used that does not contain PFAS. Well washed cotton coveralls may be used as an alternative to bug spray and/or sunscreen.

PPE that contains PFAS is acceptable when site conditions warrant additional protection for the samplers and no other materials can be used to be protective. Documentation of such use should be provided in the field notes.

Appendix D - Sampling Protocols for PFAS in Surface Water

General

The objective of this protocol is to give general guidelines for the collection of surface water samples for PFAS analysis. The sampling procedure used should be consistent with Sampling Guidelines and Protocols – Technological Background and Quality Control/Quality Assurance for NYS DEC Spill Response Program – March 1991 (http://www.dec.ny.gov/docs/remediation_hudson_pdf/sgpsect5.pdf), with the following limitations.

Laboratory Analysis and Container

Samples collected using this protocol are intended to be analyzed for PFAS using EPA Method 1633.

The preferred material for containers is high density polyethylene (HDPE). Pre-cleaned sample containers, coolers, sample labels, and a chain of custody form will be provided by the laboratory.

Equipment

Acceptable materials for sampling include: stainless steel, HDPE, PVC, silicone, acetate, and polypropylene. Additional materials may be acceptable if pre-approved by New York State Department of Environmental Conservation's Division of Environmental Remediation.

No sampling equipment components or sample containers should come in contact with aluminum foil, low density polyethylene, glass, or polytetrafluoroethylene (PTFE, Teflon™) materials including sample bottle cap liners with a PTFE layer.

A list of acceptable equipment is provided below, but other equipment may be considered appropriate based on sampling conditions.

- stainless steel cup

Equipment Decontamination

Standard two step decontamination using detergent (Alconox is acceptable) and clean, PFAS-free water will be performed for sampling equipment. All sources of water used for equipment decontamination should be verified in advance to be PFAS-free through laboratory analysis or certification.

Sampling Techniques

Where conditions permit, (e.g. creek or pond) sampling devices (e.g. stainless steel cup) should be rinsed with site medium to be sampled prior to collection of the sample. At this point the sample can be collected and poured into the sample container.

If site conditions permit, samples can be collected directly into the laboratory container.

Sample Identification and Logging

A label shall be attached to each sample container with a unique identification. Each sample shall be included on the chain of custody (COC).

Quality Assurance/Quality Control

- Immediately place samples in a cooler maintained at 4 ± 2º Celsius using ice
- Collect one field duplicate for every sample batch, minimum 1 duplicate per 20 samples. The duplicate shall consist of an additional sample at a given location
- Collect one matrix spike / matrix spike duplicate (MS/MSD) for every sample batch, minimum 1 MS/MSD per 20 samples. The MS/MSD shall consist of an additional two samples at a given location and identified on the COC
- Collect one equipment blank per day per site and minimum 1 equipment blank per 20 samples. The equipment blank shall test the new and decontaminated sampling equipment utilized to obtain a sample for residual PFAS contamination. This sample is obtained by using laboratory provided PFAS-free water and passing the water over or through the sampling device and into laboratory provided sample containers
- Request appropriate data deliverable (Category B) and an electronic data deliverable

Documentation

A sample log shall document the location of the sample, sampling equipment, duplicate sample, visual description of the material, and any other observations or notes determined to be appropriate. Additionally, care should be performed to limit contact with PFAS containing materials (e.g. waterproof field books, food packaging) during the sampling process.

Personal Protection Equipment (PPE)

For most sampling Level D PPE is anticipated to be appropriate. The sampler should wear nitrile gloves while conducting field work and handling sample containers.

Field staff shall consider the clothing to be worn during sampling activities. Clothing that contains PTFE material (including GORE-TEX®) or that have been waterproofed with PFAS materials should be avoided. All clothing worn by sampling personnel should have been laundered multiple times.

Appropriate rain gear (PVC, polyurethane, or rubber rain gear are acceptable), bug spray, and sunscreen should be used that does not contain PFAS. Well washed cotton coveralls may be used as an alternative to bug spray and/or sunscreen.

PPE that contains PFAS is acceptable when site conditions warrant additional protection for the samplers and no other materials can be used to be protective. Documentation of such use should be provided in the field notes.

Appendix E - Sampling Protocols for PFAS in Private Water Supply Wells

General

The objective of this protocol is to give general guidelines for the collection of water samples from private water supply wells (with a functioning pump) for PFAS analysis. The sampling procedure used should be consistent with Sampling Guidelines and Protocols – Technological Background and Quality Control/Quality Assurance for NYS DEC Spill Response Program – March 1991 (http://www.dec.ny.gov/docs/remediation_hudson_pdf/sgpsect5.pdf), with the following limitations.

Laboratory Analysis and Container

Drinking water samples collected using this protocol are intended to be analyzed for PFAS by EPA Method 537, 537.1, 533, or ISO Method 25101. The preferred material for containers is high density polyethylene (HDPE). Pre-cleaned sample containers, coolers, sample labels, and a chain of custody form will be provided by the laboratory.

Equipment

Acceptable materials for sampling include stainless steel, HDPE, PVC, silicone, acetate, and polypropylene. Additional materials may be acceptable if pre-approved by New York State Department of Environmental Conservation's Division of Environmental Remediation.

No sampling equipment components or sample containers should come in contact with aluminum foil, low density polyethylene, glass, or polytetrafluoroethylene (PTFE, Teflon™) materials (e.g. plumbers tape), including sample bottle cap liners with a PTFE layer.

Equipment Decontamination

Standard two step decontamination using detergent (Alconox is acceptable) and clean, PFAS-free water will be performed for sampling equipment. All sources of water used for equipment decontamination should be verified in advance to be PFAS-free through laboratory analysis or certification.

Sampling Techniques

Locate and assess the pressure tank and determine if any filter units are present within the building. Establish the sample location as close to the well pump as possible, which is typically the spigot at the pressure tank. Ensure sampling equipment is kept clean during sampling as access to the pressure tank spigot, which is likely located close to the ground, may be obstructed and may hinder sample collection.

Prior to sampling, a faucet downstream of the pressure tank (e.g., washroom sink) should be run until the well pump comes on and a decrease in water temperature is noted which indicates that the water is coming from the well. If the homeowner is amenable, staff should run the water longer to purge the well (15+ minutes) to provide a sample representative of the water in the formation rather than standing water in the well and piping system including the pressure tank. At this point a new pair of nitrile gloves should be donned and the sample can be collected from the sample point at the pressure tank.

Sample Identification and Logging

A label shall be attached to each sample container with a unique identification. Each sample shall be included on the chain of custody (COC).

Quality Assurance/Quality Control

- Immediately place samples in a cooler maintained at 4 ± 2º Celsius using ice
- Collect one field duplicate for every sample batch, minimum 1 duplicate per 20 samples. The duplicate shall consist of an additional sample at a given location
- Collect one matrix spike / matrix spike duplicate (MS/MSD) for every sample batch, minimum 1 MS/MSD per 20 samples. The MS/MSD shall consist of an additional two samples at a given location and identified on the COC
- If equipment was used, collect one equipment blank per day per site and a minimum 1 equipment blank per 20 samples. The equipment blank shall test the new and decontaminated sampling equipment utilized to obtain a sample for residual PFAS contamination. This sample is obtained by using laboratory provided PFAS-free water and passing the water over or through the sampling device and into laboratory provided sample containers.
- A field reagent blank (FRB) should be collected at a rate of one per 20 samples. The lab will provide a FRB bottle containing PFAS free water and one empty FRB bottle. In the field, pour the water from the one bottle into the empty FRB bottle and label appropriately.
- Request appropriate data deliverable (Category B) and an electronic data deliverable
- For sampling events where multiple private wells (homes or sites) are to be sampled per day, it is acceptable to collect QC samples at a rate of one per 20 across multiple sites or days.

Documentation

A sample log shall document the location of the private well, sample point location, owner contact information, sampling equipment, purge duration, duplicate sample, visual description of the material, and any other observations or notes determined to be appropriate and available (e.g. well construction, pump type and location, yield, installation date). Additionally, care should be performed to limit contact with PFAS containing materials (e.g. waterproof field books, food packaging) during the sampling process.

Personal Protection Equipment (PPE)

For most sampling Level D PPE is anticipated to be appropriate. The sampler should wear nitrile gloves while conducting field work and handling sample containers.

Field staff shall consider the clothing to be worn during sampling activities. Clothing that contains PTFE material (including GORE-TEX®) or that have been waterproofed with PFAS materials should be avoided. All clothing worn by sampling personnel should have been laundered multiple times.

Appendix F - Sampling Protocols for PFAS in Fish

This appendix contains a copy of the current SOP developed by the Division of Fish and Wildlife (DFW) entitled "General Fish Handling Procedures for Contaminant Analysis" (Ver. 8). This SOP should be followed when collecting fish for contaminant analysis. Note, however, that the Bureau of Ecosystem Health will not be supplying bags or tags. All supplies are the responsibility of the collector

Procedure Name: General Fish Handling Procedures for Contaminant Analysis

Number: FW-005

Purpose: This procedure describes data collection, fish processing and delivery of fish collected for contaminant monitoring. It contains the chain of custody and collection record forms that should be used for the collections.

Organization: Environmental Monitoring Section
Bureau of Ecosystem Health
Division of Fish and Wildlife (DFW)
New York State Department of Environmental Conservation (NYSDEC)
625 Broadway
Albany, New York 12233-4756

Version: 8

Previous Version Date: 21 March 2018

Summary of Changes to this Version: Updated bureau name to Bureau of Ecosystem Health. Added direction to list the names of all field crew on the collection record. Minor formatting changes on chain of custody and collection records.

Originator or Revised by: Wayne Richter, Jesse Becker

Date: 26 April 2019

Quality Assurance Officer and Approval Date: Jesse Becker, 26 April 2019

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

GENERAL FISH HANDLING PROCEDURES FOR CONTAMINANT ANALYSES

A. Original copies of all continuity of evidence (i.e., Chain of Custody) and collection record forms must accompany delivery of fish to the lab. A copy shall be directed to the Project Leader or as appropriate, Wayne Richter. All necessary forms will be supplied by the Bureau of Ecosystem Health. Because some samples may be used in legal cases, it is critical that each section is filled out completely. Each Chain of Custody form has three main sections:

   1. The top box is to be filled out **and signed** by the person responsible for the fish collection (e.g., crew leader, field biologist, researcher). This person is responsible for delivery of the samples to DEC facilities or personnel (e.g., regional office or biologist).

   2. The second section is to be filled out **and signed** by the person responsible for the collections while being stored at DEC, before delivery to the analytical lab. This may be the same person as in (1), but it is still required that they complete the section. Also important is the **range of identification numbers** (i.e., tag numbers) included in the sample batch.

   3. Finally, the bottom box is to record any transfers between DEC personnel and facilities. Each subsequent transfer should be **identified, signed, and dated**, until laboratory personnel take possession of the fish.

B. The following data are required on each **Fish Collection Record** form:

   1. Project and Site Name.

   2. DEC Region.

   3. All personnel (and affiliation) involved in the collection.

   4. Method of collection (gill net, hook and line, etc.)

   5. Preservation Method.

C. The following data are to be taken on each fish collected and recorded on the **Fish Collection Record** form:

   1. Tag number - Each specimen is to be individually jaw tagged at time of collection with a unique number. Make sure the tag is turned out so that the number can be read without opening the bag. Use tags in sequential order. For small fish or composite samples place the tag inside the bag with the samples. The Bureau of Ecosystem Health can supply the tags.

   2. Species identification (please be explicit enough to enable assigning genus and species). Group fish by species when processing.

   3. Date collected.

   4. Sample location (waterway and nearest prominent identifiable landmark).

   5. Total length (nearest mm or smallest sub-unit on measuring instrument) and weight (nearest g or

smallest sub-unit of weight on weighing instrument). Take all measures as soon as possible with calibrated, protected instruments (e.g. from wind and upsets) and prior to freezing.

6. Sex - fish may be cut enough to allow sexing or other internal investigation, but do not eviscerate. Make any incision on the right side of the belly flap or exactly down the midline so that a left-side fillet can be removed.

D. General data collection recommendations:

1. It is helpful to use an ID or tag number that will be unique. It is best to use metal striped bass or other uniquely numbered metal tags. If uniquely numbered tags are unavailable, values based on the region, water body and year are likely to be unique: for example, R7CAY11001 for Region 7, Cayuga Lake, 2011, fish 1. If the fish are just numbered 1 through 20, we have to give them new numbers for our database, making it more difficult to trace your fish to their analytical results and creating an additional possibility for errors.

2. Process and record fish of the same species sequentially. Recording mistakes are less likely when all fish from a species are processed together. Starting with the bigger fish species helps avoid missing an individual.

3. If using Bureau of Ecosystem Health supplied tags or other numbered tags, use tags in sequence so that fish are recorded with sequential Tag Numbers. This makes data entry and login at the lab and use of the data in the future easier and reduces keypunch errors.

4. Record length and weight as soon as possible after collection and before freezing. Other data are recorded in the field upon collection. An age determination of each fish is optional, but if done, it is recorded in the appropriate "Age" column.

5. For composite samples of small fish, record the number of fish in the composite in the Remarks column. Record the length and weight of each individual in a composite. All fish in a composite sample should be of the same species and members of a composite should be visually matched for size.

6. Please submit photocopies of topographic maps or good quality navigation charts indicating sampling locations. GPS coordinates can be entered in the Location column of the collection record form in addition to or instead for providing a map. These records are of immense help to us (and hopefully you) in providing documented location records which are not dependent on memory and/or the same collection crew. In addition, they may be helpful for contaminant source trackdown and remediation/control efforts of the Department.

7. When recording data on fish measurements, it will help to ensure correct data recording for the data recorder to call back the numbers to the person making the measurements.

E. Each fish is to be placed in its own individual plastic bag. For small fish to be analyzed as a composite, put all of the fish for one composite in the same bag but use a separate bag for each composite. It is important to individually bag the fish to avoid difficulties or cross contamination when processing the fish for chemical analysis. Be sure to include the fish's tag number inside the bag, preferably attached to the fish with the tag number turned out so it can be read. Tie or otherwise secure the bag closed. **The Bureau of Ecosystem Health will supply the bags.** If necessary, food grade bags may be procured from a suitable vendor (e.g., grocery store). It is preferable to redundantly label each bag with a manila tag tied between the knot and the body of the bag. This tag should be labeled with the project name, collection location, tag number, collection date, and fish species. If scales are collected, the scale envelope should be labeled with

the same information.

F. Groups of fish, by species, are to be placed in one large plastic bag per sampling location. **The Bureau of Ecosystem Health will supply the larger bags.** Tie or otherwise secure the bag closed. Label the site bag with a manila tag tied between the knot and the body of the bag. The tag should contain: project, collection location, collection date, species and **tag number ranges**. Having this information on the manila tag enables lab staff to know what is in the bag without opening it.

G. Do not eviscerate, fillet or otherwise dissect the fish unless specifically asked to. If evisceration or dissection is specified, the fish must be cut along the exact midline or on the right side so that the left side fillet can be removed intact at the laboratory. If filleting is specified, the procedure for taking a standard fillet (SOP PREPLAB 4) must be followed, including removing scales.

H. Special procedures for PFAS: Unlike legacy contaminants such as PCBs, which are rarely found in day to day life, PFAS are widely used and frequently encountered. Practices that avoid sample contamination are therefore necessary. While no standard practices have been established for fish, procedures for water quality sampling can provide guidance. The following practices should be used for collections when fish are to be analyzed for PFAS:

No materials containing Teflon.
No Post-it notes.
No ice packs; only water ice or dry ice.
Any gloves worn must be powder free nitrile.
No Gore-Tex or similar materials (Gore-Tex is a PFC with PFOA used in its manufacture).
No stain repellent or waterproof treated clothing; these are likely to contain PFCs.
Avoid plastic materials, other than HDPE, including clipboards and waterproof notebooks.
Wash hands after handling any food containers or packages as these may contain PFCs.
Keep pre-wrapped food containers and wrappers isolated from fish handling.
Wear clothing washed at least six times since purchase.
Wear clothing washed without fabric softener.
Staff should avoid cosmetics, moisturizers, hand creams and similar products on the day of sampling as many of these products contain PFCs (Fujii et al. 2013). Sunscreen or insect repellent should not contain ingredients with “fluor” in their name. Apply any sunscreen or insect repellent well downwind from all materials. Hands must be washed after touching any of these products.

I. All fish must be kept at a temperature <45° F (<8° C) immediately following data processing. As soon as possible, freeze at -20° C ± 5° C. Due to occasional freezer failures, daily freezer temperature logs are required. The freezer should be locked or otherwise secured to maintain chain of custody.

J. In most cases, samples should be delivered to the Analytical Services Unit at the Hale Creek field station. Coordinate delivery with field station staff and send copies of the collection records, continuity of evidence forms and freezer temperature logs to the field station. For samples to be analyzed elsewhere, non-routine collections or other questions, contact Wayne Richter, Bureau of Ecosystem Health, NYSDEC, 625 Broadway, Albany, New York 12233-4756, 518-402-8974, or the project leader about sample transfer. Samples will then be directed to the analytical facility and personnel noted on specific project descriptions.

K. A recommended equipment list is at the end of this document.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF FISH AND WILDLIFE
FISH COLLECTION RECORD

Project and Site Name _____ DEC Region _____

Collections made by (include all crew) _____

Sampling Method: Electrofishing Gill netting Trap netting Trawling Seining Angling Other _____

Preservation Method: Freezing Other _____ Notes (SWFDB survey number): _____

FOR LAB USE ONLY- LAB ENTRY NO.	COLLECTION OR TAG NO.	SPECIES	DATE TAKEN	LOCATION	AGE	SEX &/OR REPROD. CONDIT	LENGTH ( )	WEIGHT ( )	REMARKS

richter: revised 2011, 5/7/15, 10/4/16, 3/20/17; becker: 3/23/17, 4/26/19

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CHAIN OF CUSTODY

I, _____, of _____ collected the
(Print Name) (Print Business Address)

following on _____, 20____ from _____
(Date) (Water Body)

in the vicinity of _____
(Landmark, Village, Road, etc.)

Town of _____, in _____ County.

Item(s) _____

_____

Said sample(s) were in my possession and handled according to standard procedures provided to me prior to collection. The sample(s) were placed in the custody of a representative of the New York State Department of Environmental Conservation on _____, 20_____.

_____ _____
Signature Date

I, _____, received the above mentioned sample(s) on the date specified and assigned identification number(s) _____ to the sample(s). I have recorded pertinent data for the sample(s) on the attached collection records. The sample(s) remained in my custody until subsequently transferred, prepared or shipped at times and on dates as attested to below.

_____ _____
Signature Date

SECOND RECIPIENT (Print Name)	TIME & DATE	PURPOSE OF TRANSFER
SIGNATURE	UNIT	
THIRD RECIPIENT (Print Name)	TIME & DATE	PURPOSE OF TRANSFER
SIGNATURE	UNIT	
FOURTH RECIPIENT (Print Name)	TIME & DATE	PURPOSE OF TRANSFER
SIGNATURE	UNIT	
RECEIVED IN LABORATORY BY (Print Name)	TIME & DATE	REMARKS
SIGNATURE	UNIT	
LOGGED IN BY (Print Name)	TIME & DATE	ACCESSION NUMBERS
SIGNATURE	UNIT	

richter: revised 21 April 2014; becker: 23 March 2017, 26 April, 2019

NOTICE OF WARRANTY

By signature to the chain of custody (reverse), the signatory warrants that the information provided is truthful and accurate to the best of his/her ability. The signatory affirms that he/she is willing to testify to those facts provided and the circumstances surrounding the same. Nothing in this warranty or chain of custody negates responsibility nor liability of the signatories for the truthfulness and accuracy of the statements provided.

HANDLING INSTRUCTIONS

On day of collection, collector(s) name(s), address(es), date, geographic location of capture (attach a copy of topographic map or navigation chart), species, number kept of each species, and description of capture vicinity (proper noun, if possible) along with name of Town and County must be indicated on reverse.

Retain organisms in manila tagged plastic bags to avoid mixing capture locations. Note appropriate information on each bag tag.

Keep samples as cool as possible. Put on ice if fish cannot be frozen within 12 hours. If fish are held more than 24 hours without freezing, they will not be retained or analyzed.

Initial recipient (either DEC or designated agent) of samples from collector(s) is responsible for obtaining and recording information on the collection record forms which will accompany the chain of custody. This person will seal the container using packing tape and writing his signature, the time and the date across the tape onto the container with indelible marker. Any time a seal is broken, for whatever purpose, the incident must be recorded on the Chain of Custody (reason, time, and date) in the purpose of transfer block. Container then is resealed using new tape and rewriting signature, with time and date.

EQUIPMENT LIST

Scale or balance of appropriate capacity for the fish to be collected.

Fish measuring board.

Plastic bags of an appropriate size for the fish to be collected and for site bags.

Individually numbered metal tags for fish.

Manila tags to label bags.

Small envelops, approximately 2” x 3.5”, if fish scales are to be collected.

Knife for removing scales.

Chain of custody and fish collection forms.

Clipboard.

Pens or markers.

Paper towels.

Dish soap and brush.

Bucket.

Cooler.

Ice.

Duct tape.

Appendix G – PFAS Analyte List

Group	Chemical Name	Abbreviation	CAS Number
Perfluoroalkyl sulfonic acids	Perfluorobutanesulfonic acid	PFBS	375-73-5
	Perfluoropentanesulfonic acid	PFPeS	2706-91-4
	Perfluorohexanesulfonic acid	PFHxS	355-46-4
	Perfluoroheptanesulfonic acid	PFHpS	375-92-8
	Perfluorooctanesulfonic acid	PFOS	1763-23-1
	Perfluorononanesulfonic acid	PFNS	68259-12-1
	Perfluorodecanesulfonic acid	PFDS	335-77-3
	Perfluorododecanesulfonic acid	PFDoS	79780-39-5
Perfluoroalkyl carboxylic acids	Perfluorobutanoic acid	PFBA	375-22-4
	Perfluoropentanoic acid	PFPeA	2706-90-3
	Perfluorohexanoic acid	PFHxA	307-24-4
	Perfluoroheptanoic acid	PFHpA	375-85-9
	Perfluorooctanoic acid	PFOA	335-67-1
	Perfluorononanoic acid	PFNA	375-95-1
	Perfluorodecanoic acid	PFDA	335-76-2
	Perfluoroundecanoic acid	PFUnA	2058-94-8
	Perfluorododecanoic acid	PFDoA	307-55-1
	Perfluorotridecanoic acid	PFTrDA	72629-94-8
	Perfluorotetradecanoic acid	PFTeDA	376-06-7
Per- and Polyfluoroether carboxylic acids	Hexafluoropropylene oxide dimer acid	HFPO-DA	13252-13-6
	4,8-Dioxa-3H-perfluorononanoic acid	ADONA	919005-14-4
	Perfluoro-3-methoxypropanoic acid	PFMPA	377-73-1
	Perfluoro-4-methoxybutanoic acid	PFMBA	863090-89-5
	Nonafluoro-3,6-dioxaheptanoic acid	NFDHA	151772-58-6
Fluorotelomer sulfonic acids	4:2 Fluorotelomer sulfonic acid	4:2-FTS	757124-72-4
	6:2 Fluorotelomer sulfonic acid	6:2-FTS	27619-97-2
	8:2 Fluorotelomer sulfonic acid	8:2-FTS	39108-34-4
Fluorotelomer carboxylic acids	3:3 Fluorotelomer carboxylic acid	3:3 FTCA	356-02-5
	5:3 Fluorotelomer carboxylic acid	5:3 FTCA	914637-49-3
	7:3 Fluorotelomer carboxylic acid	7:3 FTCA	812-70-4
Perfluorooctane sulfonamides	Perfluorooctane sulfonamide	PFOSA	754-91-6
	N-methylperfluorooctane sulfonamide	NMeFOSA	31506-32-8
	N-ethylperfluorooctane sulfonamide	NEtFOSA	4151-50-2
Perfluorooctane sulfonamidoacetic acids	N-methylperfluorooctane sulfonamidoacetic acid	N-MeFOSAA	2355-31-9
	N-ethylperfluorooctane sulfonamidoacetic acid	N-EtFOSAA	2991-50-6
Perfluorooctane sulfonamide ethanols	N-methylperfluorooctane sulfonamidoethanol	MeFOSE	24448-09-7
	N-ethylperfluorooctane sulfonamidoethanol	EtFOSE	1691-99-2

Group	Chemical Name	Abbreviation	CAS Number
Ether sulfonic acids	9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (F-53B Major)	9Cl-PF3ONS	756426-58-1
	11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (F-53B Minor)	11Cl-PF3OUdS	763051-92-9
	Perfluoro(2-ethoxyethane) sulfonic acid	PFEESA	113507-82-7

Appendix H - Data Review Guidelines for Analysis of PFAS in Non-Potable Water and Solids

General

These guidelines are intended to be used for the validation of PFAS using EPA Method 1633 for projects within the Division of Environmental Remediation (DER). Data reviewers should understand the methodology and techniques utilized in the analysis. Consultation with the end user of the data may be necessary to assist in determining data usability based on the data quality objectives in the Quality Assurance Project Plan. A familiarity with the laboratory's Standard Operating Procedure may also be needed to fully evaluate the data. If you have any questions, please contact DER's Quality Assurance Officer, Dana Barbarossa, at dana.barbarossa@dec.ny.gov.

Preservation and Holding Time

Samples should be preserved with ice to a temperature of less than 6°C upon arrival at the lab. The holding time is 28 days to extraction for aqueous and solid samples. The time from extraction to analysis for aqueous samples is 28 days and 40 days for solids.

Temperature greatly exceeds 6ºC upon arrival at the lab*	Use professional judgement to qualify detects and non-detects as estimated or rejected
Holding time exceeding 28 days to extraction	Use professional judgement to qualify detects and non-detects as estimated or rejected if holding time is grossly exceeded

*Samples that are delivered to the lab immediately after sampling may not meet the thermal preservation guidelines. Samples are considered acceptable if they arrive on ice or an attempt to chill the samples is observed.

Initial Calibration

The initial calibration should contain a minimum of six standards for linear fit and six standards for a quadratic fit. The relative standard deviation (RSD) for a quadratic fit calibration should be less than 20%.

The low-level calibration standard should be within 50% - 150% of the true value, and the mid-level calibration standard within 70% - 130% of the true value.

%RSD >20%	J flag detects and UJ non detects

Continuing Calibration Verification

Continuing calibration verification (CCV) checks should be analyzed at a frequency of one per ten field samples. If CCV recovery is very low, where detection of the analyte could be in question, ensure a low level CCV was analyzed and use to determine data quality.

CCV recovery <70 or >130%	J flag results

Blanks

There should be no detections in the method blanks above the reporting limits. Equipment blanks, field blanks, rinse blanks etc. should be evaluated in the same manner as method blanks. Use the most contaminated blank to evaluate the sample results.

Blank Result	Sample Result	Qualification
Any detection	<Reporting limit	Qualify as ND at reporting limit
Any detection	>Reporting Limit and >10x the blank result	No qualification
>Reporting limit	>Reporting limit and <10x blank result	J+ biased high

Field Duplicates

A blind field duplicate should be collected at rate of one per twenty samples. The relative percent difference (RPD) should be less than 30% for analyte concentrations greater than two times the reporting limit. Use the higher result for final reporting.

RPD >30%	Apply J qualifier to parent sample

Lab Control Spike

Lab control spikes should be analyzed with each extraction batch or one for every twenty samples. In the absence of lab derived criteria, use 70% - 130% recovery criteria to evaluate the data.

Recovery <70% or >130% (lab derived criteria can also be used)	Apply J qualifier to detects and UJ qualifier to non detects

Matrix Spike/Matrix Spike Duplicate

One matrix spike and matrix spike duplicate should be collected at a rate of one per twenty samples. Use professional judgement to reject results based on out of control MS/MSD recoveries.

Recovery <70% or >130% (lab derived criteria can also be used)	Apply J qualifier to detects and UJ qualifier to non detects of parent sample only
RPD >30%	Apply J qualifier to detects and UJ qualifier to non detects of parent sample only

Extracted Internal Standards (Isotope Dilution Analytes)

Problematic analytes (e.g. PFBA, PFPeA, fluorotelomer sulfonates) can have wider recoveries without qualification. Qualify corresponding native compounds with a J flag if outside of the range.

Recovery <50% or >150%	Apply J qualifier
Recovery <25% or >150% for poor responding analytes	Apply J qualifier
Isotope Dilution Analyte (IDA) Recovery <10%	Reject results

Signal to Noise Ratio

The signal to noise ratio for the quantifier ion should be at least 3:1. If the ratio is less than 3:1, the peak is discernable from the baseline noise and symmetrical, the result can be reported. If the peak appears to be baseline noise and/or the shape is irregular, qualify the result as tentatively identified.

Reporting Limits

If project-specific reporting limits were not met, please indicate that in the report along with the reason (e.g. over dilution, dilution for non-target analytes, high sediment in aqueous samples).

Peak Integrations

Target analyte peaks should be integrated properly and consistently when compared to standards. Ensure branched isomer peaks are included for PFAS where standards are available. Inconsistencies should be brought to the attention of the laboratory or identified in the data review summary report.

EGLE Michigan Department of Environment, Great Lakes, and Energy

EGLE PFAS Sampling Quick Reference Field Guide[1]

All Items Used During Sampling Event

● Prohibited
• Items or materials that contain fluoropolymers such as o Polytetrafluoroethylene (PTFE), that includes the trademarks Teflon® and Hostaflon® o Polyvinylidene fluoride (PVDF), that includes the trademark Kynar® o Polycholotrifluoroethylene (PCTFE), that includes the trademark Neoflon ® o Ethylene-tetrafluoro-ethylene (ETFE), that includes the trademark Tefzel® o Fluorinated ethylene propylene (FEP), that includes the trademarks Teflon® FEP and Hostaflon® FEP • Items or materials that contain any other fluoropolymer

Pumps, Tubing, and Sampling Equipment

● Prohibited	■ Allowable	▲Needs Screening[2]
• Items or materials containing any fluoropolymer (potential items include tubing, valves, or pipe thread seal tape)	• High-density polyethylene (HDPE) • Low-density polyethylene (LDPE) tubing • Polypropylene • Silicone • Stainless-steel • Any items used to secure sampling bottles made from: o Natural rubber o Nylon (cable ties) o Uncoated metal springs o Polyethylene	• Any items or materials that will come into direct contact with the sample that have **not** been verified to be PFAS-free o Do not assume that any sampling items or materials are PFAS-free based on composition alone

Sample Storage and Preservation

● Prohibited	■ Allowable	▲Needs Screening[2]
• Polytetrafluoroethylene (PTFE): Teflon® lined bottles or caps	• Glass jars[4] • Laboratory-provided PFAS-Free bottles: o HDPE or polypropylene • Regular wet ice • Thin HDPE sheeting • LDPE resealable storage bags (i.e. Ziploc®) that will not contact the sample media[6]	• Aluminium foil[4] • Chemical or blue ice[5] • Plastic storage bags other than those listed as ■ Allowable • Low-density polyethylene (LDPE) bottles

Field Documentation

● Prohibited	■ Allowable	▲Needs Screening[2]
• Clipboards coated with PFAS • Notebooks made with PFAS treated paper • PFAS treated loose paper • PFAS treated adhesive paper products	• Loose paper (non-waterproof, non-recycled) • Rite in the Rain® notebooks • Aluminium, polypropylene, or Masonite field clipboards • Ballpoint pens, pencils, and Fine or Ultra-Fine Point Sharpie® markers	• Plastic clipboards, binders, or spiral hard cover notebooks • All markers not listed as ■ Allowable • Post-It® Notes or other adhesive paper products • Waterproof field books

Decontamination

● Prohibited	■ Allowable	▲Needs Screening[2]
• Decon 90® • PFAS treated paper towel	• Alconox®, Liquinox®, or Citranox® • Triple rinse with PFAS-free deionized water • Cotton cloth or untreated paper towel	• Municipal water • Recycled paper towels or chemically treated paper towels

Clothing, Boots, Rain Gear, and PPE

● Prohibited	■ Allowable	▲Needs Screening[2]
• New or unwashed clothing • Anything made of or with: o Gore-Tex™ or other water-resistant synthetics • Anything applied with or recently washed with: o Fabric softeners o Fabric protectors, including UV protection o Insect resistant chemicals o Water, dirt, and/or stain resistant chemicals	• Powderless nitrile gloves • Well-laundered synthetic or 100% cotton clothing, with most recent launderings not using fabric softeners • Made of or with: o Polyurethane o Polyvinyl chloride (PVC) o Wax coated fabrics o Rubber / Neoprene o Uncoated Tyvek®	• Latex gloves • Water and/or dirt resistant leather gloves • Any special gloves required by a HASP • Tyvek® suits, clothing that contains Tyvek®, or coated Tyvek®

Food and Beverages

● Prohibited	■ Allowable
• No food should be consumed in the staging or sampling areas, including pre-packaged food or snacks. ■ If consuming food on-site becomes necessary, move to the staging area and remove PPE. After eating, wash hands thoroughly and put on new PPE.	• Brought and consumed only outside the vicinity of the sampling area: o Bottled water o Hydration drinks (i.e. Gatorade®, Powerade®)

Personal Care Products (PCPs) - for day of sample collection[6]

● Prohibited	■ Allowable	▲Needs Screening[2]
• Any PCPs[6], sunscreen, and insect repellent applied in the sampling area.	PCPs[6], sunscreens, and insect repellents applied in the staging area, away from sampling bottles and equipment followed by thoroughly washing hands: **PCPs[6]:** • Cosmetics, deodorants/antiperspirants, moisturizers, hand creams, and other PCPs[6] **Sunscreens:** • Banana Boat® for Men Triple Defense Continuous Spray Sunscreen SPF 30 • Banana Boat® Sport Performance Coolzone Broad Spectrum SPF 30 • Banana Boat® Sport Performance Sunscreen Lotion Broad Spectrum SPF 30 • Banana Boat® Sport Performance Sunscreen Stick SPF 50 • Coppertone® Sunscreen Lotion Ultra Guard Broad Spectrum SPF 50 • Coppertone® Sport High Performance AccuSpray Sunscreen SPF 30 • Coppertone® Sunscreen Stick Kids SPF 55 • L'Oréal® Silky Sheer Face Lotion 50 • Meijer® Clear Zinc Sunscreen Lotion Broad Spectrum SPF 50 • Meijer® Sunscreen Continuous Spray Broad Spectrum SPF 30 • Meijer® Clear Zinc Sunscreen Lotion Broad Spectrum SPF 15, 30 and 50 • Meijer® Wet Skin Kids Sunscreen Continuous Spray Broad Spectrum SPF 70 • Neutrogena® Beach Defense Water+Sun Barrier Lotion SPF 70 • Neutrogena® Beach Defense Water+Sun Barrier Spray Broad Spectrum SPF 30 • Neutrogena® Pure & Free Baby Sunscreen Broad Spectrum SPF 60+ • Neutrogena® UltraSheer Dry-Touch Sunscreen Broad Spectrum SPF 30 **Insect Repellents:** • OFF® Deep Woods • Sawyer® Permethrin	• Products other than those listed as ■Allowable

[1] This table is not considered to be a complete listing of prohibited or allowable materials. All materials should be evaluated prior to use during sampling. The manufacturers of various products should be contacted in order to determine if PFAS was used in the production of any particular product.

[2] Equipment blank samples should be taken to verify these products are PFAS-free prior to use during sampling.

[3] **For surface water foam samples:** LDPE storage bags may be used in the sampling of foam on surface waters. In this instance, it is allowable for the LDPE bag to come into direct contact with the sample media.

[4] **For fish and other wildlife samples:** Depending on the project objectives, glass jars and aluminum foil might be used for PFAS sampling. PFAS has been found to bind to glass and if the sample is stored in a glass jar, a rinse of the jar is required during the sample analysis. PFAS are sometimes used as a protective layer for some aluminum foils. An equipment blank sample should be collected prior to any aluminum foil use.

[5] Regular ice is recommended as there are concerns that chemical and blue ice may not cool and maintain the sample at or below 42.8˚F (6°C) (as determined by EPA 40 CFR 136 – NPDES) during collection and through transit to the laboratory.

[6] Based on evidence, avoidance of PCPs is considered to be precautionary because none have been documented as having cross-contaminated samples due to their use. However, if used, application of PCPs must be done at the staging area and away from sampling bottles and equipment, and hands must be thoroughly washed after the use of any PCPs prior to sampling.

●- Prohibited ■- Allowable ▲- Needs Screening

Attachment C: Soil Cleanup Objectives

Department of Environmental Conservation

Division of Environmental Remediation

6 NYCRR PART 375

Environmental Remediation Programs

Effective December 31, 2025

New York State Department of Environmental Conservation

Subpart 375-6 Remedial Program Soil Cleanup Objectives

375-6.1 Purpose; applicability.
375-6.2 Definitions.
375-6.3 Unrestricted use soil cleanup objectives.
375-6.4 Restricted use soil cleanup objectives for the protection of public health.
375-6.5 Soil cleanup objectives for the protection of groundwater.
375-6.6 Soil cleanup objectives for the protection of ecological resources.
375-6.7 Other considerations and media.
375-6.8 Soil cleanup objective tables.
375-6.9 Development or modification of soil cleanup objectives.

375-6.1 Purpose; applicability.

(a) This Subpart applies to the development and implementation of the remedial programs for soil and other media set forth in Subparts 375-2 through 375-4 of this Part.

(b) This Subpart includes the soil cleanup objective tables developed pursuant to ECL 27-1415(6).

375-6.2 Definitions.

(a) *Contract required quantitation limit* or *CRQL* means the minimum level of quantitation acceptable for department analytical services contracts. The value represents minimum quantitation limits, not absolute detection limits. The minimum quantitation limit is the lowest level at which the analytical instrument can determine the concentration of a chemical that exists in the sample. The detection limit is the minimum level at which the analytical instrument can confirm the presence of the chemical in the sample. At the detection limit, the analytical instrument can confirm that there is some amount of the chemical in the sample but cannot determine the concentration that exists with certainty.

(b) *Technical support document* means the *New York State Brownfield Cleanup Program Development of Soil Cleanup Objectives Technical Support Document* dated September 2006, as amended by the *2019 Soil Cleanup Objective Technical Support Document Update* which is the document that presents the assumptions, rationale, algorithms and calculations utilized by the department and the New York State Department of Health to develop the soil cleanup objectives in ECL 27-1415(6).

375-6.3 Unrestricted use soil cleanup objectives.

(a) Applicability. The unrestricted use soil cleanup objectives represent the concentration of a contaminant in soil which, when achieved at a site, will require no use restrictions on the site for the protection of public health, groundwater and ecological resources due to the presence of contaminants in the soil.

(b) Soil cleanup objectives.

(1) The calculated values for the protection of groundwater, ecological resources and public health were considered in developing the unrestricted use soil cleanup

objectives. The unrestricted soil cleanup objectives in Table 375-6.8(a) of this Subpart represent the lowest of the three values for protection of groundwater, ecological resources and public health developed as set forth in ECL 27-1415(6).

(2) Unrestricted use, as set forth in section 375-1.8(g)(1)(i) of this Part, is achieved when a remedial program for soil meets the unrestricted use soil cleanup objectives in Table 375-6.8(a) of this Subpart.

375-6.4 Restricted use soil cleanup objectives for the protection of public health.

(a) Applicability. A protection of public health soil cleanup objective is applicable for the protection of public health at every restricted use site where contamination has been identified in soil above the residential use soil cleanup objectives for a compound included in Table 375-6.8(b) of this Subpart, and the department has determined that remediation is required to protect public health.

(b) Soil cleanup objectives. Protection of public health soil cleanup objectives have been developed for:

(1) Residential use, as set forth in section 375-1.8(g)(2)(i) of this Part. The residential use soil cleanup objectives are presented in the protection of public health-residential use column of Table 375-6.8(b) of this Subpart.

(2) Restricted-residential use, as set forth in section 375-1.8(g)(2)(ii) of this Part. The restricted-residential use soil cleanup objectives are presented in the protection of public health, restricted-residential use column of Table 375-6.8(b) of this Subpart.

(3) Commercial use, as set forth in section 375-1.8(g)(2)(iii) of this Part. The commercial use soil cleanup objectives are presented in the protection of public health-commercial use column of Table 375-6.8(b) of this Subpart.

(4) Industrial use, as set forth in section 375-1.8(g)(2)(iv) of this Part. The industrial use soil cleanup objectives are presented in the protection of public health-industrial use column of Table 375-6.8(b) of this Subpart.

(c) Selection of the restricted use soil cleanup objectives. In addition to the protection of public health soil cleanup objective for the identified use of the site, protection of groundwater and ecological resources soil cleanup objectives shall be considered where applicable. The contaminant-specific soil cleanup objectives for the soil cleanup component of the remedial program shall be the lowest of the applicable contaminant-specific soil cleanup objectives which are identified for the site as set forth in paragraphs (1) through (3) of this subdivision.

(1) The protection of groundwater soil cleanup objectives in Table 375-6.8(b) of this Subpart will be applicable to the site and evaluated in determining the soil cleanup objectives for a site as set forth in section 375-6.5 of this Title.

(2) The protection of ecological resources soil cleanup objectives in Table 375-6.8(b) of this Subpart will be applicable to the site and evaluated in determining the soil cleanup objectives in section 375-6.6 of this Subpart.

(3) The protection of public health soil cleanup objective for the current, intended and reasonably anticipated future use of the site in Table 375-6.8(b) of this Subpart will

be applicable and evaluated in determining the soil cleanup objectives for every site, unless a site-specific soil cleanup objective is proposed.

375-6.5 Soil cleanup objectives for the protection of groundwater.

(a) Applicability. Except as provided in paragraphs (1) and (2) of this subdivision, the protection of groundwater soil cleanup objectives are applicable at restricted use sites where contamination has been identified in on-site soil by the remedial investigation and groundwater standards are, or are threatened to be, contravened by the presence of soil contamination at concentrations above the protection of groundwater soil cleanup objectives.

(1) The protection of groundwater soil cleanup objectives may not be applicable where:

(i) the groundwater standard contravention is the result of an on-site source which is addressed by the remedial program;

(ii) an environmental easement will be put in place which provides for a groundwater use restriction on the site as set forth in section 375-1.8(h)(2) of this Part;

(iii) the department determines that contaminated groundwater at the site:

(*a*) is not migrating, or likely to migrate, off-site; or

(*b*) is migrating, or is likely to migrate, off-site, however, the remedy includes controls or treatment to address off-site migration; and

(iv) the department determines the groundwater quality will improve over time.

(2) The protection of groundwater soil cleanup objectives are not applicable if the contravention of groundwater standards at the site is determined to be solely the result of an off-site source, as set forth in section 375-1.8(d)(2) of this Part.

(b) Soil cleanup objectives. The protection of groundwater soil cleanup objectives are in Table 375-6.8(b) of this Subpart in the protection of groundwater column.

375-6.6 Soil cleanup objectives for the protection of ecological resources.

(a) Applicability. The soil cleanup objectives for protection of ecological resources must be considered and applied as set forth in this section for the upland soils at sites where terrestrial flora and fauna and the habitats that support them are identified.

(1) Protection of ecological resources soil cleanup objectives apply to sites or portions of sites where the department determines:

(i) ecological resources are present at or adjacent to the site, or will be present under the reasonably anticipated future use of the site, as set forth in subdivision (b) of this section which constitute an important component of the environment

(ii) an impact or threat to the ecological resource has been identified as set forth in subdivision 375-6.6(c) of this section; and

(iii) soil contaminant concentrations exceed the protection of ecological resources soil cleanup objectives, as set forth in subdivision 375-6.6(d) of this section.

(2) Protection of ecological resources soil cleanup objectives do not and/or will not apply to:

(i) sites or portions of sites where the condition of the land (e.g., paved, covered by impervious surfaces, buildings and other structures) precludes the existence of an ecological resource which constitutes an important component of the environment;

(ii) protection of the aquatic environment; or

(iii) such non-wild biota as:

(*a*) pets or livestock;

(*b*) agricultural or horticultural crops; and

(*c*) landscaping in developed areas.

(b) Identification of ecological resources. The presence of ecological resources shall be determined during the investigation of a site.

(1) The remedial party for a remedial program undertaken pursuant to either Subpart 375-2 or 375-4 of this Part shall conduct an ecological resource characterization as part of a fish and wildlife impact analysis according to department guidance to document the presence of fish, wildlife, plants and habitats both on and adjacent to the site.

(2) The remedial party for a remedial program undertaken pursuant to Subpart 375-3 of this Part shall conduct a resource characterization as part of the qualitative exposure assessment required by ECL 27-1415(2)(b) and in accordance with department guidance to document the presence of fish, wildlife, plants and habitats both on and adjacent to the site.

(3) The department shall determine whether the characterization conducted as set forth in paragraphs (1) and (2) of this subdivision:

(i) has identified ecological resources to be present at or adjacent to a site, or a portion thereof; and

(ii) if such ecological resources constitute an important component of the environment at, or in the vicinity of, the site.

(c) Consideration of impact or threat of impact. If ecological resources that constitute an important component of the environment at, or adjacent to, the site are determined to be present the protection of ecological resources soil cleanup objectives must be considered in the remedial program for the site. An impact or threat of impact exists when:

(1) a threat to the environment exists, as set forth in sections 375-2.7(a)(1)(i) to (iv) of this Part, as a result of contaminants in the soil of the site, unless the department determines that a more stringent cleanup is necessary to meet the requirements of sections 375-2.8(a) and 375-2.8(b)(1) of this Part; or

(2) an ecological resource is, or is potentially, impacted by contaminants in the soil of the site.

(d) Soil cleanup objectives. The protection of ecological resources soil cleanup objectives are the same for both unrestricted and restricted use and are incorporated in the soil cleanup objective tables.

(1) For an unrestricted use site, Table 375-6.8(a) of this Subpart presents the lower of the protection of groundwater, ecological resources and unrestricted public health soil cleanup objectives, as calculated and presented in the technical support document.

(2) For a restricted use site, Table 375-6.8(b) of this Subpart includes a protection of ecological resources column, which is applicable to a site regardless of the identified use, as set forth in subdivision (a) of this section.

(3) Protection of ecological resources soil cleanup objectives were not developed for contaminants identified in Table 375-6.8(b) of this Subpart as *NS*. For such contaminants, the applicant may be required to calculate a protection of ecological resources soil cleanup objective for any site, as set forth in section 375-6.9 of this Subpart.

375-6.7 Other considerations and media.

(a) Soil vapor and vapor intrusion.

(1) The soil cleanup objectives presented in this Subpart do not account for the impact of concentrations of contaminants in soil relative to soil vapor or vapor intrusion attributable to a remedial site.

(2) The nature and extent of any contamination of the soil vapor media, if present at the site, will be evaluated by the remedial investigation.

(3) The remedy will be protective for soil vapor and vapor intrusion and shall address through appropriate removal or engineering controls the migration of contaminants in soil and groundwater at levels which could impact the indoor air of buildings.

(b) Surface water and sediments.

(1) The soil cleanup objectives presented in this Subpart do not account for the impact of contaminants in soil relative to surface water and surface water sediments attributable to a remedial site.

(2) The nature and extent of any contamination of the surface water and sediment, if present at the site, will be evaluated by the remedial investigation.

(3) The remedy for a site will eliminate or mitigate the threat to public health and the environment from contaminated surface water and surface water sediments and shall, to the extent feasible:

(i) remove, contain or treat the source of a discharge of contaminants from the site to the surface water and sediments;

(ii) address through appropriate removal or engineering controls the migration of contaminants in soil and groundwater at levels which could impact the water quality or adversely impact the sediments of a surface water body on or adjacent to the site; and

(iii) remove, contain or treat the impacted surface water and surface water sediments based upon the cleanup objectives developed for the remedial program.

(c) Adjacent residential properties.

(1) The soil cleanup objectives presented for commercial or industrial use in this Subpart do not directly account for the impact of concentrations of contaminants in soil relative to adjacent residential properties attributable to a remedial site.

(2) The remedy for a site using the commercial or industrial soil cleanup objectives will be protective of adjacent residential properties and shall address, through appropriate removal or engineering controls, the migration of contaminants in soil which could impact residential properties adjacent to the site.

(d) Soil covers and backfill.

(1) Soil brought to the site for use as a soil cover or backfill must not exceed the applicable soil cleanup objectives for the use of the site, as set forth in Table 375-6.8(a) or (b) of this Subpart, as follows:

(i) for unrestricted use sites, as set forth in Table 375-6.8(a) of this Subpart;

(ii) for residential, restricted-residential, and commercial use sites use the lower of the protection of groundwater or the protection of public health soil cleanup objectives, for the identified use of the site as set forth in Table 375-6.8(b) of this Subpart;

(iii) for industrial use sites, use the lower of the protection of groundwater or the protection of public health soil cleanup objectives for commercial use as set forth in Table 375-6.8(b) of this Subpart;

(iv) for restricted use sites where an ecological resource that constitutes an important component of the environment is determined to be present, the protection of ecological resources soil cleanup objective must also be considered, so as not to preclude the growth and development of plants and soil dwelling organisms nor inhibit the activity of burrowing organisms; or

(v) a site-specific modification to a soil cleanup objective, as set forth in section 375-6.9(e) of this Subpart, may also be utilized in compliance with clauses (ii)(*a*) through (*d*) of this subparagraph.

(2) Analytical data is required to demonstrate that the material complies with the requirements of paragraph (1) of this subdivision. The number of samples required to confirm compliance will be approved in the work plan. The department may issue a site-specific exemption for the analytical testing requirements, based upon documentation of the origin and composition of the material.

(3) The department may issue a site-specific exemption for one or more of the requirements set forth in paragraph (1) of this subdivision, based upon site-specific conditions, including but not limited to, the following:

(i) the use and redevelopment of the site;

(ii) the depth of placement of the backfill material;

(iii) the depth of placement of the backfill material relative to groundwater;
(iv) the volume of backfill material;
(v) the potential for odor from the backfill material;
(vi) a department issued beneficial use determination, pursuant to Part 360 of this Title; or
(vii) background levels of contamination in areas surrounding the site.

375-6.8 Soil cleanup objective tables.

Table 375-6.8(a). Unrestricted use soil cleanup objectives

Table 375-6.8(a). Unrestricted use soil cleanup objectives.

Contaminant	CAS Number	Unrestricted Use
Metals		
Arsenic	7440-38-2	13 [c]
Barium	7440-39-3	410 [c]
Beryllium	7440-41-7	4.4
Cadmium	7440-43-9	2.5 [c]
Chromium, hexavalent [e]	18540-29-9	1 [b]
Chromium, trivalent [e]	16065-83-1	30 [c]
Copper	7440-50-8	50
Total Cyanide [e, f]		2.3 [c]
Lead	7439-92-1	63 [c]
Manganese	7439-96-5	1600 [c]
Mercury (Total)		0.18 [c]
Nickel	7440-02-0	30
Selenium	7782-49-2	3.9 [c]
Silver	7440-22-4	2
Zinc	7440-66-6	109 [c]
PCBs/Pesticides		
4,4’-DDE	72-55-9	0.0033 [b]
4,4’-DDT	50-29-3	0.0033 [b]
4,4’-DDD	72-54-8	0.0033 [b]

Table 375-6.8(a). Unrestricted use soil cleanup objectives.

Contaminant	**CAS Number**	**Unrestricted Use**
Aldrin	309-00-2	0.0048 [c]
alpha-BHC	319-84-6	0.02
beta-BHC	319-85-7	0.021
Chlordane (alpha)	5103-71-9	0.014
delta-BHC [g]	319-86-8	0.04
Dieldrin	60-57-1	0.005 [c]
Endosulfan I [d, f]	959-98-8	4.3
Endosulfan II [d, f]	33213-65-9	4.3
Endosulfan sulfate [d, f]	1031-07-8	4.3
Endrin	72-20-8	0.014
Heptachlor	76-44-8	0.013
Lindane	58-89-9	0.025
Polychlorinated biphenyls	1336-36-3	0.1
Semivolatile organic compounds		
1,4 Dioxane	123-91-1	0.1 [b]
Acenaphthene	83-32-9	20
Acenaphthylene [f]	208-96-8	100 [a]
Anthracene [f]	120-12-7	100 [a]
Benz(a)anthracene [f]	56-55-3	1 [c]
Benzo(a)pyrene	50-32-8	1 [c]
Benzo(b)fluoranthene [f]	205-99-2	1 [c]

Table 375-6.8(a). Unrestricted use soil cleanup objectives.

Contaminant	**CAS Number**	**Unrestricted Use**
Benzo(g,h,i)perylene [f]	191-24-2	0.64
Benzo(k)fluoranthene [f]	207-08-9	0.8 [c]
Chrysene [f]	218-01-9	1 [c]
Dibenz(a,h)anthracene [f]	53-70-3	0.33 [b]
Dibenzofuran [f]	132-64-9	2.1
Fluoranthene [f]	206-44-0	85
Fluorene	86-73-7	30
Indeno(1,2,3-cd)pyrene [f]	193-39-5	0.5 [c]
m-Cresol [f]	108-39-4	0.33 [b]
Naphthalene [f]	91-20-3	12
o-Cresol [f]	95-48-7	0.33 [b]
p-Cresol [f]	106-44-5	0.33 [b]
Pentachlorophenol	87-86-5	0.8 [b]
Phenanthrene [f]	85-01-8	1.1 [c]
Phenol	108-95-2	0.33 [b]
Pyrene [f]	129-00-0	64
Volatile organic compounds		
1,1,1-Trichloroethane [f]	71-55-6	0.68
1,1-Dichloroethane [f]	75-34-3	0.27
1,1-Dichloroethene [f]	75-35-4	0.24
1,2-Dichlorobenzene [f]	95-50-1	1.1

Table 375-6.8(a). Unrestricted use soil cleanup objectives.

Contaminant	CAS Number	Unrestricted Use
1,2-Dichloroethane	107-06-2	0.02 [c]
cis -1,2-Dichloroethene [f]	156-59-2	0.19
trans-1,2-Dichloroethene [f]	156-60-5	0.19
1,3-Dichlorobenzene [f]	541-73-1	2.6
1,4-Dichlorobenzene	106-46-7	1.8
Acetone	67-64-1	0.03
Aniline	62-53-3	0.04
Benzene	71-43-2	0.06
n-Butylbenzene [f]	104-51-8	18
Carbon tetrachloride [f]	56-23-5	0.76
Chlorobenzene	108-90-7	4.5
Chloroform	67-66-3	0.37
Ethylbenzene [f]	100-41-4	1
Hexachlorobenzene [f]	118-74-1	0.33 [b]
Methyl ethyl ketone	78-93-3	0.10
Methyl tert-butyl ether [f]	1634-04-4	0.1
Methylene chloride	75-09-2	0.05
Nitrobenzene	98-95-3	0.08[c]
n – Propylbenzene [f]	103-65-1	5
sec-Butylbenzene [f]	135-98-8	25
tert-Butylbenzene [f]	98-06-6	11

Table 375-6.8(a). Unrestricted use soil cleanup objectives.

Contaminant	CAS Number	Unrestricted Use
Tetrachloroethene	127-18-4	1.3
Toluene	108-88-3	0.7
Trichloroethene	79-01-6	0.47
1,2,4-Trimethylbenzene [f]	95-63-6	5.9
1,3,5-Trimethylbenzene [f]	108-67-8	3.1
Vinyl chloride [f]	75-01-4	0.03
Xylene (mixed)	1330-20-7	0.26
All soil cleanup objectives are in parts per million (ppm).		

[a.] The soil cleanup objectives for unrestricted use were capped at a maximum value of 100 ppm. See the New York State Department of Environmental Conservation Technical Support Document (2006), section 9.3.
[b.] For constituents where the calculated soil cleanup objective was lower than the contract required quantitation limit, the contract required quantitation limit is used as the Track 1 soil cleanup objective value.
[c.] For constituents where the calculated soil cleanup objective was lower than the rural soil background concentration, the rural soil background concentration is used as the Track 1 soil cleanup objective value for this use of the site. See the New York State Department of Environmental Conservation Technical Support Document (2006), Section 9 and Appendix D.
[d.] The soil cleanup objective is the sum of endosulfan I, endosulfan II, and endosulfan sulfate.
[e.] The soil cleanup objective for this specific compound (or family of compounds) is met if the analysis for the total species of this contaminant is below the specific soil cleanup objective.
[f.] Protection of ecological resources soil cleanup objectives were not developed for contaminants identified in Table 375-6.8(b) with “NS”. Where such contaminants appear in Table 375-6.8(a), the applicant may be required by the department to calculate a protection of ecological resources soil cleanup objective according to the New York State Department of Environmental Conservation Technical Support Document (2006).
[g] This soil cleanup objective is derived from data on mixed isomers of BHC.

Table 375-6.8(b). Restricted use soil cleanup objectives.

Table 375-6.8(b) Restricted use soil cleanup objectives.

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted Residential	Commercial	Industrial		
Metals							
Arsenic	7440-38-2	16 [f]	16 [f]	16 [f]	16 [f]	13 [f]	16 [f]
Barium	7440-39-3	410	410	410	10,000 [d]	433	820
Beryllium	7440-41-7	8.8	43	670	750	10	47
Cadmium	7440-43-9	2.5 [f]	2.5 [f]	3.7	4.4	4	7.5
Chromium, hexavalent [h]	18540-29-9	1 [e]	1 [e]	11	11	20	19
Chromium, trivalent [h]	16065-83-1	30 [f]	110	1,700	2,000	160	NS
Copper	7440-50-8	280	280	280	10,000 [d]	50	1720
Total Cyanide [h]		2.6	13	28	240	NS	40
Lead	7439-92-1	400	400	1,000	3,900	63 [f]	450
Manganese	7439-96-5	2,000 [f]	2,000 [f]	10,000 [d]	10,000 [d]	1600 [f]	2,000 [f]
Mercury (Total)		0.30 [j]	0.30 [j]	1.1 [j]	1.1 [j]	0.18 [f]	0.73
Nickel	7440-02-0	87	320	320	5,900	30	130
Selenium	7782-49-2	22	110	1,700	2,000	3.9 [f]	4 [f]
Silver	7440-22-4	22	110	1,700	2,000	2	8.3
Zinc	7440-66-6	1,300	6,600	10,000 [d]	10,000 [d]	109 [f]	2,480
PCBs/Pesticides							
4,4'-DDE	72-55-9	0.78	3.4	22	22	0.0033 [e]	9.3

Table 375-6.8(b) Restricted use soil cleanup objectives.

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted Residential	Commercial	Industrial		
4,4'-DDT	50-29-3	0.78	3.8	27	27	0.0033 [e]	135
4,4'- DDD	72-54-8	1.2	5	33	33	0.0033 [e]	14
Aldrin	309-00-2	0.0088	0.044	0.33	0.33	0.14	0.19
alpha-BHC	319-84-6	0.042	0.18	1.2	1.2	0.04 [g]	0.02
beta-BHC	319-85-7	0.042	0.18	1.8	2.9	0.6	0.09
Chlordane (alpha)	5103-71-9	0.14	0.65	8.2	11	1.3	4.5
delta-BHC	319-86-8	100	100 [a]	500 [b]	1,000 [c]	0.04 [g]	0.1
Dieldrin	60-57-1	0.017	0.075	0.48	0.48	0.006	0.1
Endosulfan I	959-98-8	8.4 [i]	35 [i]	360 [i]	580 [i]	NS	65
Endosulfan II	33213-65-9	8.4 [i]	35 [i]	360 [i]	580 [i]	NS	44
Endosulfan sulfate	1031-07-8	8.4 [i]	35 [i]	360 [i]	580 [i]	NS	47 [c]
Endrin	72-20-8	1.2	5.3	55	87	0.014	0.06
Heptachlor	76-44-8	0.12	0.53	5.1	5.1	0.14	0.38
Lindane	58-89-9	0.05	0.21	0.21	3.4	6	0.05
Polychlorinated biphenyls	1336-36-3	1	1	1	25	1	3.2
Semivolatiles							
1,4-Dioxane	123-91-1	1.4	5.7	36	36	0.1 [e]	0.1 [e]
Acenaphthene	83-32-9	100 [a]	100 [a]	500 [b]	1,000 [c]	20	98

Table 375-6.8(b) Restricted use soil cleanup objectives.

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted Residential	Commercial	Industrial		
Acenaphthylene	208-96-8	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	365
Anthracene	120-12-7	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	1,000 [c]
Benz(a)anthracene	56-55-3	1 [f]	1.4	37	37	NS	1 [f]
Benzo(a)pyrene	50-32-8	1 [f]	1 [f]	3.7	3.7	2.6	22
Benzo(b)fluoranthene	205-99-2	1 [f]	1.4	37	37	NS	2.1
Benzo(g,h,i)perylene	191-24-2	1.2	4.9	47	78	NS	1,000 [c]
Benzo(k)fluoranthene	207-08-9	1.2	4.9	47	78	NS	2
Chrysene	218-01-9	1.2	4.9	47	78	NS	1 [f]
Dibenz(a,h) anthracene	53-70-3	0.33 [e]	0.33 [e]	3.7	3.7	NS	1,000 [c]
Dibenzofuran	132-64-9	4.2	18	180	290	NS	110
Fluoranthene	206-44-0	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	1,000 [c]
Fluorene	86-73-7	100 [a]	100 [a]	500 [b]	1,000 [c]	30	386
Indeno(1,2,3-cd) pyrene	193-39-5	0.5 [f]	1.4	37	37	NS	6.6
m-Cresol	108-39-4	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	0.33 [e]
Naphthalene	91-20-3	84 [a]	100 [a]	500 [b]	1,000 [c]	NS	12
o-Cresol	95-48-7	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	0.33 [e]
p-Cresol	106-44-5	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	0.33 [e]
Pentachlorophenol	87-86-5	0.8 [e]	1.3	6.9	7	0.8 [e]	0.8 [e]

Table 375-6.8(b) Restricted use soil cleanup objectives.

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted Residential	Commercial	Industrial		
Phenanthrene	85-01-8	1.2	4.9	47	78	NS	1,000 [c]
Phenol	108-95-2	100 [a]	100 [a]	500 [b]	1,000 [c]	30	0.33 [e]
Pyrene	129-00-0	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	1,000 [c]
Volatiles							
1,1,1-Trichloroethane	71-55-6	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	0.68
1,1-Dichloroethane	75-34-3	19	47	240	240	NS	0.27
1,1-Dichloroethene	75-35-4	0.41	0.98	5.1	5.1	NS	0.33
1,2-Dichlorobenzene	95-50-1	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	1.1
1,2-Dichloroethane	107-06-2	2.4	5.8	30	30	10	0.02
cis-1,2-Dichloroethene	156-59-2	8.7	41	500 [b]	590	NS	0.19
trans-1,2-Dichloroethene	156-60-5	75	100 [a]	500 [b]	1,000 [c]	NS	0.19
1,3-Dichlorobenzene	541-73-1	11	38	280	280	NS	2.6
1,4-Dichlorobenzene	106-46-7	10	24	130	130	20	1.8
Acetone	67-64-1	100 [a]	100 [b]	500 [b]	1,000 [c]	2.2	0.03
Aniline	62-53-3	6.7	8.1	36	36	32	0.04
Benzene	71-43-2	1.2	3.7	20	20	70	0.06
n-Butylbenzene	104-51-8	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	18
Carbon tetrachloride	56-23-5	1.9	7.1	41	41	NS	0.76

Table 375-6.8(b) Restricted use soil cleanup objectives.

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted Residential	Commercial	Industrial		
Chlorobenzene	108-90-7	73	100 [a]	500 [b]	1,000 [c]	40	4.5
Chloroform	67-66-3	4.8	24	180	180	12	0.37
Ethylbenzene	100-41-4	32	76	390	390	NS	1
Hexachlorobenzene	118-74-1	0.33 [e]	0.33 [e]	1.8	2.9	NS	3.2
Methyl ethyl ketone	78-93-3	100 [a]	100 [a]	500 [b]	1,000 [c]	100 [a]	0.10
Methyl tert-butyl ether	1634-04-4	40	100 [a]	500 [b]	890	NS	0.1
Methylene chloride	75-09-2	17	81	500 [b]	1,000 [c]	12	0.05
Nitrobenzene	98-95-3	0.77	1.8	8.9	8.9	2	0.08[f]
n-Propylbenzene	103-65-1	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	5
sec-Butylbenzene	135-98-8	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	25
tert-Butylbenzene	98-06-6	100 [a]	100 [a]	500 [b]	1,000 [c]	NS	11
Tetrachloroethene	127-18-4	15	18	81	81	2	1.3
Toluene	108-88-3	100 [a]	100 [a]	500 [b]	1,000 [c]	36	0.7
Trichloroethene	79-01-6	1.7	6.4	54	54	2	0.47
1,2,4-Trimethylbenzene	95-63-6	41	100 [a]	500 [b]	1,000 [c]	NS	5.9
1,3,5-Trimethylbenzene	108-67-8	41	100 [a]	500 [b]	1,000 [c]	NS	3.1
Vinyl chloride	75-01-4	0.099	0.48	7.1	7.1	NS	0.03
Xylene (mixed)	1330-20-7	100 [a]	100 [a]	500 [b]	1,000 [c]	0.26	1.2

Table 375-6.8(b) Restricted use soil cleanup objectives.

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted Residential	Commercial	Industrial		
All soil cleanup objectives are in parts per million (ppm).							
NS = Not specified. See New York State Department of Environmental Conservation Technical Support Document (2006).							

[a.] The soil cleanup objectives for residential, restricted-residential, and ecological resources use were capped at a maximum value of 100 ppm. See New York State Department of Environmental Conservation Technical Support Document (2006) section 9.3.
[b.] The soil cleanup objectives for commercial use were capped at a maximum value of 500 ppm. See New York State Department of Environmental Conservation Technical Support Document (2006) section 9.3.
[c.] The soil cleanup objectives for industrial use and the protection of groundwater were capped at a maximum value of 1000 ppm. See New York State Department of Environmental Conservation Technical Support Document (2006) section 9.3.
[d.] The soil cleanup objectives for metals were capped at a maximum value of 10,000 ppm. See New York State Department of Environmental Conservation Technical Support Document (2006) section 9.3.
[e.] For constituents where the calculated soil cleanup objective was lower than the contract required quantitation limit, the contract required quantitation limit is used as the soil cleanup objective value.
[f.] For constituents where the calculated soil cleanup objective was lower than the rural soil background concentration, the rural soil background concentration is used as the Track 2 soil cleanup objective value for this use of the site. See the New York State Department of Environmental Conservation Technical Support Document (2006), Section 9 and Appendix D.
[g.] This soil cleanup objective is derived from data on mixed isomers of BHC.
[h.] The soil cleanup objective for this specific compound (or family of compounds) is considered to be met if the analysis for the total species of this contaminant is below the specific soil cleanup objective.
[i.] This soil cleanup objective is for the sum of endosulfan I, endosulfan II, and endosulfan sulfate.
[j.] Protection of public health soil cleanup objectives for total mercury are based on either the rural soil background concentration for total mercury (0.3 ppm or 0.18 ppm for habitat) or the most toxic mercury form that may be present in soil samples. If total mercury is found in soil

above the published soil cleanup objective, then subsequent analysis of the separate species of mercury can be taken into consideration during the remedy selection process.

375-6.9 Development or modification of soil cleanup objectives.

(a) Applicability. This section identifies when and the procedures under which a contaminant-specific soil cleanup objective may be developed or modified.

(1) Soil cleanup objectives for contaminants not included in Tables 375-6.8(a) and (b) of this Subpart may be developed by the remedial party or required by the department.

(2) Soil cleanup objectives for contaminants included in Tables 375-6.8(a) and (b) of this Subpart, may be modified based on site-specific data if desired by the remedial party; as set forth in:

(i) Subpart 375-3 for Tracks 3 or 4, as set forth in section 375-3.8(e)(3) or (4), respectively of this Part; or

(ii) Subparts 375-2 and 375-4 of this Part, as set forth in sections 375-2.8(b)(1)(iii) and 375-4.8(c)(1)(iii) of this Part.

(3) Protection of ecological resources soil cleanup objectives were not developed for certain contaminants, which are identified in Table 375-6.8(b) of this Subpart as *NS*. Where such contaminants:

(i) appear in Table 375-6.8(a) of this Subpart, the applicant may be required by the department to calculate a protection of ecological resources soil cleanup objective for the contaminant for use in Track 1 and apply such soil cleanup objective where it is lower than the soil cleanup objective set forth in Table 375-6.8(a) of this Subpart; or

(ii) are identified as impacting or threatening an ecological resource for a restricted use remedial program the department may require a protection of ecological resources soil cleanup objective be developed.

(b) New soil cleanup objectives must:

(1) Be developed utilizing the same methodologies that were used by the department to develop the respective soil cleanup objective, as provided in the technical support document.

(2) Apply the following caps, as set forth in section 9.3 of the technical support document, on any soil cleanup objective included in Tables 375-6.8(a) and (b) of this Subpart, with the exception of metals, as set forth in paragraph (3) of this subdivision, developed for:

(i) unrestricted use, residential use, restricted-residential use and the protection of ecological resources, a maximum value of 100 ppm;

(ii) commercial use, a maximum value of 500 ppm; and

(iii) industrial use and the protection of groundwater a maximum value of 1,000 ppm, and

(3) Apply a cap for metals at a maximum value of 10,000 ppm. This cap does not apply to metals which may naturally occur in some areas above that level including aluminum, calcium, iron, magnesium and potassium.

(c) Development of unrestricted use soil cleanup objectives. The unrestricted use soil cleanup objective for a compound will be the lowest of the soil cleanup values, calculated as set forth in appendix E of the technical support document, for the protection of groundwater, protection of ecological resources and protection of public health.

(d) Development of restricted use soil cleanup objectives. The protection of:

(1) Groundwater soil cleanup objective will be the values calculated for the protection of groundwater as set forth in appendix E of the technical support document;

(2) Ecological resources soil cleanup objectives will be the values calculated for the protection of ecological resources as set forth in appendix E of the technical support document; and

(3) Public health cleanup objective will be the values calculated for the protection of public health for the identified use of the site, as set forth in appendix E of the technical support document.

(e) Modification of soil cleanup objectives. The contaminant specific soil cleanup objectives set forth at Tables 375-6.8(a) and (b) of this Subpart may be modified by site-specific data as set forth in this subdivision.

(1) Contaminant specific soil cleanup objectives modified in accordance with this subdivision may be utilized by the remedial party for a site remedial program undertaken pursuant to:

(i) Subpart 375-3 in Tracks 3 or 4, as set forth in section 375-3.8(e)(3) or (4), respectively of this Part; or

(ii) Subparts 375-2 and 375-4 of this Part, as set forth in sections 375-2.8(b)(1)(ii) and 375-4.8(c)(1)(ii) of this Part.

(2) For the calculation of a protection of groundwater or ecological resources contaminant specific soil cleanup objective, the site-specific percentage of total organic carbon in the soil at the site may be substituted in the algorithms provided in appendix E of the technical support document.

(3) For the calculation of a protection of public health contaminant specific soil cleanup objective, site-specific data may be used to modify two of the five exposure pathways, as follows:

(i) for the particulate inhalation pathway six parameters rely on site-specific data; and

(ii) for the volatile inhalation pathway, four parameters rely on site-specific data.

(4) The algorithms to be used for each protection of public health pathway and details on the parameters which can be substituted are included in appendix E of the technical support document.

(f) Use of soil cleanup objectives developed or modified. Once approved by the department, contaminant specific soil cleanup objectives developed or modified as set forth in

this section may be utilized by the department at other sites consistent with paragraphs (1) and (2) of this subdivision.

(1) Contaminant specific soil cleanup objectives developed for contaminants not included in Tables 375-6.8(a) and (b) of this Subpart, as set forth in subdivision 375-6.9(b) of this section, will be used as guidance and shall be considered by the department for inclusion in the Tables in this Subpart during any subsequent reevaluation of the soil cleanup objectives, as set forth by ECL 27-1415.

(2) Contaminant specific soil cleanup objectives modified for site-specific parameters, as set forth in subdivision 375-6.9(e) of this section, may be utilized at sites manifesting similar parameters, if approved by the department.

CP-51 / Soil Cleanup Guidance

New York State Department of Environmental Conservation

DEC Policy

Issuing Authority: Alexander B. Grannis, Commissioner

Date Issued: October 21, 2010	**Latest Date Revised:**

I. Summary

This policy provides the framework and procedures for the selection of soil cleanup levels appropriate for each of the remedial programs in the New York State Department of Environmental Conservation (DEC) Division of Environmental Remediation (DER). This policy applies to the Inactive Hazardous Waste Disposal Site Remedial Program, known as the State Superfund Program (SSF); Brownfield Cleanup Program (BCP); Voluntary Cleanup Program (VCP); Environmental Restoration Program (ERP); Spill Response Program - Navigation Law (NL) section 176 (SRP); and the Resource Conservation and Recovery Act (RCRA) Corrective Action Program. It replaces *Technical and Administrative Guidance Memorandum (TAGM) 4046: Determination of Soil Cleanup Objectives and Cleanup Levels* (January 24, 1994); the *Petroleum Site Inactivation and Closure Memorandum* (February 23, 1998); and Sections III and IV of *Spill Technology and Remediation Series (STARS) #1* (August 1992).

This document is used in conjunction with the applicable statutes, regulations and guidance. Site-specific soil cleanup levels, determined in accordance with this guidance, are only applied after:

- the site, or area of concern, is fully investigated to determine the nature and extent of contamination;
- all sources of contamination are addressed consistent with the hierarchy provided in 6 NYCRR 375-1.8(c) or consistent with the RCRA Corrective Action Program (as appropriate);
- groundwater, if contaminated, has been evaluated for appropriate remedial actions consistent with 6 NYCRR 375-1.8(d) or consistent with the RCRA Corrective Action Program (as appropriate); and
- impacts on adjacent residential properties, surface water, aquatic ecological resources are evaluated, as well as indoor air, soil vapor, vapor intrusion and other appropriate media.

II. Policy

It is DEC's policy, consistent with applicable statutes and regulations, that all remedies will be protective of public health and the environment. DEC's preference is that remedial programs, including the selection of soil cleanup levels, be designed such that the performance standard results in the implementation of a permanent remedy resulting in no future land use restrictions. However, some of

DEC's remedial programs are predicated on future site use. Further, it is not always feasible to return to a condition where no restrictions are required.

The procedures set forth herein are intended for the use and guidance of both DEC and remedial parties to provide a uniform and consistent process for the determination of soil cleanup levels. This guidance is not intended to create any substantive or procedural rights, enforceable by any party in administrative or judicial litigation with DEC. DEC reserves the right to act at variance with these procedures to address site-specific circumstances and to change the procedures in this guidance at any time.

Please note that this guidance focuses only on soil cleanup levels. All remedies must be fully protective of public health and the environment and must prevent further off-site migration to the extent feasible, with special emphasis on preventing or minimizing migration onto adjacent residential properties. A remedial party is required to evaluate and investigate, if necessary, all environmental media including soil, groundwater, surface water, sediments, soil vapor, ambient air, and biota. [See 6 NYCRR 375-1.8(a)(6) or RCRA Corrective Action Program (as appropriate)]. This investigation will determine if any of the referenced media are, or may be, impacted by site contamination. Applicable guidance should be consulted for media other than soil.

Nothing contained in this guidance, in itself, forms the basis for changes to previously selected remedies. However, a change in the site remedy may be considered consistent with *DER-2: Making Changes to Selected Remedies* (April 1, 2008). [See Section VI, Related References.] To the extent that a change to a selected remedy at a site in one of DER's remedial programs is necessary as provided in DER-2, as applicable, the Soil Cleanup Objectives (SCOs) may be considered in the evaluation of appropriate changes to the selected remedy. For sites in other programs, applicable regulations and guidance must be used.

III. Purpose and Background

DEC has a number of different remedial programs that were developed over time based on separate and distinct authorities. These programs use different procedures to determine the extent of soil cleanup necessary to satisfy the remedial program goals. The purpose of this document is to set forth how soil cleanup levels are selected for the different programs.

Legislation establishing New York State's Brownfield Cleanup Program (Article 27, Title 14 of the Environmental Conservation Law [ECL]) required DEC, in consultation with the New York State Department of Health (NYSDOH), to develop an approach for the remediation of contamination at brownfield sites. The resulting regulation includes seven sets of SCOs. Four sets provide for the protection of public health for different land uses (residential, restricted residential, commercial, and industrial); two sets provide for the protection of other resources (groundwater and ecological resources); and one set includes SCOs for protection of public health and the environment for all uses (unrestricted use).

With the promulgation of the SCOs, it is necessary to discuss how the SCOs, and soil cleanup levels generally, are arrived at for a specific site. Some key definitions in understanding how cleanup levels for soil are arrived at follow.

Feasible, which means suitable to site conditions, capable of being successfully carried out with available technology, implementable and cost effective [see 6 NYCRR 375-1.2(s)].

Presumptive remedy, which means a technology or technique where experience has shown the remedy to be a proven solution for specific types of sites and/or contaminant classes [See *DER-15: Presumptive/Proven Remedial Technologies* February 27, 2007. Refer to Section VI, Related References.]

Soil cleanup level, which means the concentration of a given contaminant for a specific site that must be achieved under a remedial program for soil. Depending on the regulatory program, a soil cleanup level may be based on the regulation [6 NYCRR 375-6.8(a) or (b)], modified from the regulatory value based on site-specific differences, or based on other information, including background levels or feasibility. Soil cleanup levels may include:

- SCOs promulgated at 6 NYCRR 375-6;
- Supplemental Soil Cleanup Objectives (SSCOs);
- a "totals" approach for a family of contaminants known as Polycyclic Aromatic Hydrocarbons (PAHs);
- Presumptive remedy for Polychlorinated Biphenyls (PCBs); and
- Nuisance Condition.

Soil Cleanup Objective (SCO), which means the chemical concentrations for soil cleanup of individual chemicals contained in 6 NYCRR 375-6.8(a) or (b). The SCOs were developed using the process outlined in the Technical Support Document (TSD). The SCOs and the SSCOs defined below are applicable statewide and do not account for many site-specific considerations which could potentially result in higher levels. Soil concentrations that are higher than the SCOs and SSCOs are not necessarily a health or environmental concern. When an SCO (or SSCO) is exceeded, the degree of public health or environmental concern depends on several factors, including the magnitude of the exceedance, the accuracy of the exposure estimates, other sources of exposure to the contaminant, and the strength and quality of the available toxicological information on the contaminant.

Supplemental Soil Cleanup Objective (SSCO), which means a) an existing soil cleanup level for a contaminant which had been included in former TAGM 4046 and was not included in 6 NYCRR 375-6; b) has been developed using the same process used for development of the SCOs; and c) new cleanup levels for soil developed by the remedial party following the approach detailed in Appendix E of the TSD. The TSD provides information relative to the development of cleanup objectives for soil that are not set forth in 6 NYCRR 375-6. Cleanup objectives that have been established at the direction of DEC or the election of remedial parties are included in Table 1.

Technical Support Document (TSD), which refers to the document dated December 2006 detailing the development of the SCOs that were promulgated in 6 NYCRR 375-6. It provides the technical background and provides a detailed discussion of the considerations for development of the SCOs for the different land uses and exposure pathways. The TSD is available on DEC's website [see Section VI, Related References].

The purpose of this guidance is NOT to focus on media other than soil. Accordingly, the remedial program may require remedial activities to address media other than soil (e.g., groundwater, surface

water, sediment, and vapor). Applicable guidance should be consulted for media other than soil. This guidance is to be used in conjunction with the applicable statutes, regulations and guidance. Site-specific soil cleanup levels, determined in accordance with this guidance, are only applied after:

- the site, or area of concern, is fully investigated to determine the nature and extent of contamination;
- all sources of contamination are addressed consistent with the hierarchy provided in 6 NYCRR 375-1.8(c) or consistent with the RCRA Corrective Action Program (as appropriate);
- groundwater, if contaminated, has been evaluated for appropriate remedial actions consistent with 6 NYCRR 375-1.8(d) or consistent with the RCRA Corrective Action Program (as appropriate); and
- an evaluation of impacts on adjacent residential properties, surface water, aquatic ecological resources, as well as indoor air, soil vapor, vapor intrusion and other appropriate media.

IV. Responsibility

The responsibility for maintaining and updating this policy lies with DER. DEC staff are responsible for implementing this policy, with input (as applicable) from NYSDOH.

V. Procedures

A. General Approaches to the Selection of Soil Cleanup Levels

The determination of soil cleanup levels for a site is dependent on:

1. The regulatory program pursuant to which the site is being addressed;
2. Whether the groundwater beneath or down gradient of the site is, or may become contaminated with site-related contaminants;
3. Whether ecological resources constitute an important component of the environment at or adjacent to a site, and which are, or may be, impacted by site-related contaminants; and
4. Other impacted environmental media such as surface water, sediment, and soil vapor.

After fully evaluating the nature and extent of soil contamination associated with a site, the soil cleanup levels will be based on one, or a combination of, the following four approaches.

Approach 1: **Utilize the Unrestricted Use Soil Cleanup Objectives** [see 6 NYCRR Table 375-6.8(a)]. Under this approach, the soil cleanup levels will be established consistent with the SCOs set forth in 6 NYCRR Table 375-6.8(a). For contaminants of concern which are not included in the rule, DEC may direct development of a soil cleanup level which is protective of public health and the environment without restrictions following the procedure outlined in Appendix E of the TSD. Under this approach, the unrestricted SCOs are applied throughout the soil matrix to the top of bedrock (including the saturated zone).

Approach 2: **Utilize the Restricted Use Soil Cleanup Objectives** [see 6 NYCRR Table 375-6.8(b)]. Under this approach, soil cleanup levels will be established consistent with the SCOs set forth in 6 NYCRR Table 375-6.8(b) selecting the lowest SCO in the categories described in A

through C below. Generally, after source removal, the soil cleanup levels do not need to be achieved to more than 15 feet below ground surface or to the top of bedrock, whichever is shallower.

A. Select the applicable land use category for the protection of public health (residential, restricted residential, commercial or industrial);

B. Determine if the SCOs for the protection of groundwater are applicable (see Section V.D); and

C. Determine if the SCOs for the protection of ecological resources are applicable (see Section V.C).

Approach 3: **Limited Site-Specific Modifications to Soil Cleanup Objectives.** This approach allows for consideration of site-specific information to modify the SCOs promulgated in 6 NYCRR Tables 375-6.8 (a) and (b) following the approach detailed in Appendix E of the TSD. The equations and basic methodology specified for calculating the 6 NYCRR 375-6.8 (a) and (b) values may not be modified under this approach. However, in instances where site-specific parameters were used in the calculation of the SCOs, site data different from the assumptions used to calculate the SCOs may be used to modify the soil cleanup levels for a specific site. These instances are very limited and occur only in certain pathways that are listed below.

- Protection of groundwater pathway
- Particulate inhalation pathway
- Volatile inhalation pathway
- Protection of ecological resources pathway

It should be noted that even if site-specific data modifies these pathways, it may not result in modifying the SCOs because the lowest value from all applicable pathways is used to determine each SCO. The inhalation pathway is very seldom the controlling pathway in the determination of the protection of public health. The specific parameters that can be modified are identified in Appendix E of the TSD (e.g., inhalation dispersion terms, fraction of organic carbon in soil, etc.).

The remedial party should consider the cost of collecting the data necessary to support a request to modify the SCOs with the potential for deriving a higher SCO that provides an appropriate level of protection. The remedial party may be required to submit additional data to support the use of modified SCOs. Once DEC approves one or more modified SCOs, they are applied in the manner described under Approach 2.

Approach 4: **Site-Specific Soil Cleanup Objectives.** Under this approach, the remedial party may propose site-specific cleanup levels or approaches for soil which are protective of public health and the environment based on other information. This approach sets forth a flexible framework to develop soil cleanup levels by allowing the remedial party to conduct a more detailed evaluation of site information in an effort to calculate protective soil cleanup levels or approaches unique to a site. Under this approach, the remedial party may propose a remedy that does not include specific soil cleanup levels (e.g., excavate the top 6 feet in an area extending 75 feet in all directions from boring B12); modify the input parameters used in the SCO calculations; use site data to improve or confirm predictions of exposures to receptors to contaminants of concern; analyze site-specific risks using

risk assessments; use toxicological information available from alternate sources; or consider site background and historic fill. Data supporting these site-specific adjustments or use of alternate methodologies must also be provided to DEC for review and approval to ensure that the resulting soil cleanup levels are protective.

The Approach 4 framework leaves DEC with discretion to determine whether a different approach is appropriate for the site and, if a different approach is to be used, the proper method of implementation. The remedial party should consider the cost of collecting the data necessary to develop site-specific soil cleanup levels (or approaches) with the potential for deriving a soil cleanup level which is higher than a particular SCO and which provides an appropriate level of protection. The remedial party may also be required to submit additional data to support the use of methodologies in the calculation of site-specific soil cleanup levels or to support the proposed approach.

B. Application of Soil Cleanup Levels for the Specific Remedial Programs: Soil cleanup levels are determined on a site-specific basis depending on the program under which the site is being remediated. In some cases (e.g., BCP Track 1 or Track 2), the soil cleanup levels are the SCOs taken directly from 6 NYCRR 375-6. In other cases, soil cleanup levels may be derived from the Part 375 SCOs but modified based on other information. In yet other cases, the soil cleanup levels may have no relationship or connection to the SCOs, but rather be developed in accordance with DEC-approved methodologies or approaches.

1. <u>Inactive Hazardous Waste Disposal Site Remedial Program (State Superfund Program)</u>: The goal of the remedial program for a specific site is to restore that site to pre-disposal conditions, to the extent feasible. The unrestricted use SCOs are considered to be representative of pre-disposal conditions unless an impact to ecological resources has been identified (see 6 NYCRR 375-2.8(b)(2)). However, it must be recognized that achievement of this goal may not be feasible in every case. At a minimum, all remedies must be protective of public health and the environment. The following procedure is used to determine the most feasible remedy.

(a) The remedial party shall evaluate, and if feasible, implement a cleanup utilizing Approach 1 (application of unrestricted SCOs).

(b) Where DEC determines that achieving unrestricted SCOs is not feasible as documented in a feasibility study, the remedial party may evaluate alternatives to remediate the site to the greatest extent feasible (see *DER-10: Technical Guidance for Site Investigation and Remediation*, Chapter 4.3). [See Section VI, Related References.] In this event, the remedial party may propose soil cleanup levels in accordance with any of the general approaches. However, when considering restricted use soil cleanup levels, the remedial party should apply the least restrictive use category feasible. For purposes of this discussion, residential use is the least restrictive use and industrial use is the most restrictive category. This process starts with consideration of residential use, followed by restricted residential use, commercial use, and then industrial use. The evaluation proceeds through the different land uses until a feasible remedy is found. This evaluation is not bound to the SCOs in regulation or SSCOs set forth in this guidance but may result in a site-specific soil cleanup level that is between the SCOs or soil cleanup level for two different land uses (e.g., above the restricted residential SCO and below the commercial SCO).

2. <u>Brownfield Cleanup Program</u> The remedy shall be fully protective of public health and the environment, including, but not limited to, groundwater according to its classification pursuant to ECL 17-0301, drinking water, surface water, air (including indoor air), sensitive populations (including children), and ecological resources (including fish and wildlife). Soil cleanup levels corresponding to the cleanup track under which the site is being remediated are required to be met. The four cleanup tracks are:

<u>Track 1</u>: Cleanups pursuant to this track must achieve unrestricted use of the site. This track requires that the remedial party implement a cleanup utilizing Approach 1. Institutional and engineering controls are allowed only for periods of less than five years (defined as short-term controls) except in the limited instance where a volunteer has conducted remedial activities resulting in a bulk reduction in groundwater contamination to asymptotic levels.

<u>Track 2</u> : Cleanups pursuant to this track may consider the current, intended, or reasonably anticipated future use in determining the appropriate cleanup levels for soil. This track requires that the remedial party implement a cleanup that achieves the SCOs in the tables in 6 NYCRR 375-6.7(b) for the top 15 feet of soil (or bedrock if less than 15 feet). This track follows approach 2. Institutional and engineering controls are allowed for soil (for the top 15 feet of soil or bedrock if less than 15 feet) for less than five years (defined as short-term controls). Institutional and engineering controls which limit site use and the use of onsite groundwater can be used without regard to duration. Track 2 cleanups at restricted residential, commercial or industrial use sites require site management plans to ensure that material removed from the site (post remedial action) is managed appropriately and to ensure that any buffer zone protecting adjacent residential use sites or ecological resources is maintained.

<u>Track 3</u>: Cleanups pursuant to this track may consider the current, intended, or reasonably anticipated use in determining the appropriate cleanup levels for soil. This track requires that the remedial party implement a cleanup utilizing Approach 3 for those SCOs which the remedial party seeks to modify an established SCO. Institutional and engineering controls are allowed for soil (for the top 15 feet of soil or bedrock if less than 15 feet) for less than 5 years (defined as short-term controls). Institutional and engineering controls which limit site use and the use of on-site groundwater can be used without regard to duration. Track 3 cleanups at restricted residential, commercial or industrial use sites require site management plans to ensure that material removed from the site (post remedial action)is managed appropriately and to ensure that any buffer zone protecting adjacent residential use sites or ecological resources is maintained.

<u>Track 4</u>: Cleanups pursuant to this track may consider the current, intended, or reasonably anticipated use in determining the appropriate cleanup levels for soil. This track allows for the development of site-specific soil cleanup levels below the cover system in accordance with Approach 4. Track 4 remedies must address all sources as a component of the remedy. Short- and long-term institutional and engineering controls are allowed to achieve protection of public health and the environment. The remedy under Track 4 must provide a cover system over exposed residual soil contamination. Soils which are not otherwise covered by structures such as buildings, sidewalks or pavement (i.e., exposed surface soils) must be covered with soil that complies with the use-based SCOs in 6 NYCRR Table 375-6.8(b) levels for the top one foot (non-residential uses) or top two feet (restricted residential use).

3. Environmental Restoration Program: The goal of the program for a specific site is to select a remedy that is protective of public health and the environment, including, but not limited to, groundwater according to its classification pursuant to ECL 17-0301, drinking water, surface water and air (including indoor air), sensitive populations (including children) and ecological resources (including fish and wildlife). At a minimum, the remedy selected shall eliminate or mitigate all significant threats to public health and to the environment presented by contaminants disposed at the site through the proper application of scientific and engineering principles. Soil cleanup levels may be developed in accordance with Approaches 1 – 4 without restriction.

4. Voluntary Cleanup Program: The goal of the program for a specific site is to select a remedy that is protective of public health and the environment for the contemplated use. The soil cleanup levels may be developed in accordance with Approaches 1 – 4 without restriction.

5. Petroleum Spill Response Program: The goal of the Petroleum Spill Response Program is to achieve pre-spill conditions [6 NYCRR 611.6(a)(4)]. Remedial activities under this program shall be undertaken relative to the petroleum contamination that was released along with any co-mingled contamination from other sources. The remedial party shall achieve, to the extent feasible, the unrestricted SCOs for petroleum-related contaminants listed in 6 NYCRR Table 375-6.8(a). For petroleum contaminants not included in 6 NYCRR Table 375-6.8(a) (discussed in Section E below), the remedial party shall apply, to the extent feasible, the soil cleanup levels provided in Table 1. For ease of implementation, two lists of petroleum contaminants (Gasoline and Fuel Oil, Tables 2 and 3) are attached. The tables combine the applicable petroleum-related SCOs from 6 NYCRR 375-6.8(a) and the applicable petroleum related SSCOs from Table 1. Where DEC determines that it is not feasible to achieve the soil cleanup levels as set forth in this paragraph, the remedial party may propose soil cleanup levels in accordance with any of the general approaches. However, when considering restricted use soil cleanup levels, the remedial party should apply the least restrictive use category feasible.

For purposes of this discussion, residential use is the least restrictive use, and industrial use is the most restrictive category. This process starts with consideration of residential use, followed by restricted residential use, commercial use, and then industrial use. The evaluation proceeds through the different land uses until a feasible remedy is found. If the protection of groundwater or ecological SCOs apply, the lower of the applicable protection of the public health SCO or the applicable protection of groundwater or ecological SCO should be achieved to the extent feasible. This evaluation is not bound to the SCOs in regulation or the SSCOs set forth in this guidance but may result in a site-specific soil cleanup level that is between the SCOs or soil cleanup level for two different land uses (e.g., above the restricted residential SCO and below the commercial SCO).

6. RCRA Corrective Action Program: The RCRA program was promulgated to regulate facilities that actively manage hazardous waste. DER administers the RCRA Corrective Action Program, with a goal of achieving soil cleanup levels at Solid Waste Management Units (SWMUs) and Areas of Concern (AOCs) that eliminate risks to public health and the environment (i.e., clean the site to unrestricted use) or control said risks (i.e., clean the site or unit(s) to the lowest possible soil cleanup objective, regardless of site use), to the extent feasible. This goal takes into account that certain units at the facility may be permitted to manage hazardous waste under New York State's Hazardous Waste Management (HWM) regulations (6 NYCRR Part 373). The requirements of active HWM facilities, as well as the site's history, will be considered when soil cleanup levels are determined. Selected remedies must be protective of public health and the environment. Soil cleanup levels will be selected using the following procedure.

(a) The remedial party shall evaluate, and if feasible, implement a cleanup utilizing Approach 1. Under this approach, the unrestricted SCOs apply to the entire soil matrix to the top of bedrock. For contaminants not listed in 6 NYCRR 375-6, a new or existing SSCO may be used.

(b) If DEC determines that achieving unrestricted SCOs is not feasible, the remedial party may evaluate other alternatives to remediate the site. In this event, the remedial party may propose soil cleanup levels in accordance with any of the general approaches. However, when considering restricted use soil cleanup levels, the remedial party shall apply the use category which is both feasible and least restricted. For purposes of this discussion, residential use is the least restricted category and industrial use is the most restricted category. A soil cleanup level between two different land uses (e.g., residential and restricted residential) may be determined to be feasible, and if selected, must be achieved.

Any soil cleanup levels specified in regulation (i.e., 6 NYCRR 373-2.6(b)-(k) for "regulated units" as defined in 6 NYCRR 373-2.6 (a)(1)(ii)) or in a DEC enforceable document (Part 373 permits, Consent Orders, etc.) shall take precedence over the soil cleanup levels which could be established through use of this document.

C. Determination of Whether Ecological Resources SCOs Apply to a Site: SCOs developed to protect ecological resources (ESCOs) are incorporated in the Unrestricted Use SCO in 6 NYCRR Table 375-6.8(a) and are included as a separate category in 6 NYCRR Table 375-6.8(b). For contaminants of concern which do not have a calculated ESCO in regulation, DEC may direct the remedial party to develop a soil cleanup level which is protective of ecological resources where appropriate, based on the process outlined in Appendix E of the TSD.

The presence of ecological resources and any impact to those resources will be assessed during the remedial investigation. For sites where there is the potential for an ecological resource impact to be present, or where it is likely to be present, an assessment of fish and wildlife resource impacts will be performed. For sites in DER's SSF, BCP, VCP and ERP, the assessment will be performed in accordance with DEC's guidance, *Fish and Wildlife Impact Analysis for Inactive Hazardous Waste Sites*, October, 1994, as described in DER-10, Section 3.10. For sites in the RCRA Corrective Action Program, the assessment will be performed using the above referenced fish and wildlife impact analysis document as guidance, and by consulting with appropriate personnel in DEC's Division of Fish, Wildlife and Marine Resources.

Soil cleanup levels which are protective of ecological resources must be considered and applied, as appropriate, for the upland soils (not sediment) at sites where DEC determines, based on the foregoing analysis, that:

- ecological resources are present, or will be present, under the reasonably anticipated future use of the site, and such resources constitute an important component of the environment at, or adjacent to, the site;

- an impact or threat of impact to the ecological resource has been identified; and

- contaminant concentrations in soil exceed the ESCOs as set forth in 6 NYCRR 375-6.8(b) or the Protection of Ecological Resources SSCOs contained in this document.

Sites or portions thereof that will be covered by buildings, structures or pavement are not subject to the ESCOs. Further, ecological resources do not include pets, livestock, agricultural or horticultural crops, or landscaping in developed areas. (See 6 NYCRR 375-6.6 for more detail.)

D. Determination of Whether Protection of Groundwater SCOs Apply: SCOs developed to protect groundwater are incorporated in the Unrestricted Use SCOs in 6 NYCRR Table 375-6.8(a) and are included as a separate category in 6 NYCRR Table 375-6.8(b). For contaminants of concern which do not have a protection of groundwater SCO, DEC may direct the remedial party to develop a soil cleanup level which is protective of groundwater using the process in Appendix E of the TSD.

1. Except as provided for in (2) below, the protection of groundwater SCOs will be applicable where:

   (i) contamination has been identified in on-site soil by the remedial investigation; and
   (ii) groundwater standards are, or are threatened to be, contravened by the presence of soil contamination at concentrations above the protection of groundwater SCOs.

2. DEC may provide an exception to the applicability of the protection of groundwater SCOs, as set forth in 6 NYCRR 375-6.5(a)(1), when (i), (ii), and (iii) exist and either (iv) or (v) also apply, as described below.

   (i) The groundwater standard contravention is the result of an on-site source which is addressed by the remedial program.
   (ii) An environmental easement or other institutional control will be put in place which provides for a groundwater use restriction.
   (iii) DEC determines that contaminated groundwater at the site:
      (a) is not migrating, nor is likely to migrate, off-site; or
      (b) is migrating, or is likely to migrate, off-site; however, the remedy includes active groundwater management to address off-site migration.
   (iv) DEC determines the groundwater quality will improve over time.
   (v) The groundwater contamination migrating from the site is the result of an off-site source of contamination, and site contaminants are not contributing consequential amounts to the groundwater contamination.

3. In determining whether to provide the exemption set forth in subparagraph 2 above, DEC will consider:

   (i) all of the remedy selection criteria at 6 NYCRR 375-1.8(h) or in the RCRA Corrective Action program;
   (ii) the amount of time that the groundwater will need to be actively managed for the protection of public health and the environment; and
   (iii) the potential impact that groundwater contamination may have on media not specifically addressed by the SCOs (e.g., vapor intrusion, protection of surface water, and protection of aquatic ecological resources).

E. Supplemental Soil Cleanup Objectives: SSCOs are either existing cleanup levels in Table 1 or are new soil cleanup levels developed by the remedial party as part of its remedial program. These SSCOs are in addition to the SCOs that are included in Part 375.

Existing SSCOs: The Table 1 list of SSCOs includes contaminants from former TAGM 4046 that were not included in 6 NYCRR 375-6.8 and soil cleanup levels developed using the process detailed in Appendix E of the TSD but not promulgated. For those contaminants which were part of the former TAGM 4046, soil cleanup levels exist for the protection of public health (based on ingestion) and for the protection of groundwater. In some cases, to be determined on a site-by-site basis, evaluation of other factors is likely needed for the protection of public health, especially when the use of a site includes residential use.

These other factors include other exposure pathways (e.g., homegrown vegetable ingestion, inhalation and dermal contact), potential non-site exposures to the contaminant and current toxicological data on the contaminant. In these instances, DEC (in consultation with NYSDOH) will determine if the additional factors have been adequately addressed. The SSCOs identified in Table 1 (subject to the limitation described above) may be used as if they were included in Part 375. A remedial party is not required to use the SSCOs set forth in Table 1. In lieu of applying an SSCO, the remedial party may elect to develop a soil cleanup level (using the process described in Appendix E of the TSD and discussed below.) Table 1 also includes SSCOs that were developed for some pathways using the same process detailed in the TSD. A remedial party may elect to use those SSCOs directly or confirm that the calculated value for that pathway is correct.

New SSCOs: The remedial party may elect to, or DEC may direct a remedial party to, develop a contaminant-specific SCO for any contaminant not included in 6 NYCRR Tables 375-6.8(a) or (b). Generally, DEC will request that an SCO be developed only where the contaminant is a predominant contaminant of concern (COC) at the site and is not otherwise being addressed to DEC's satisfaction as part of the proposed remedy. This could happen, for example, when a remedial party is seeking a Track 1 cleanup and non-SCO/SSCO contaminants are present and may not be satisfactorily addressed by the remedial activities addressing the SCOs or SSCOs. Guidance on the process for developing new SCOs is provided in Appendix E of the TSD. DEC will include all newly developed soil cleanup levels, developed and approved pursuant to this paragraph in a revised Table 1. The developed SSCO must:

1. be developed utilizing the same methodologies that were used by DEC to develop SCOs that are set forth in Part 375; and

2. apply the maximum acceptable soil concentrations (caps), as set forth in section 9.3 of the TSD.

F. Use of SCOs and SSCOs as a Screening Tool: The SCOs and SSCOs may be used to identify areas of soil contamination and to determine the extent of soil contamination. As noted in Section V.K, consideration of other media is required to determine if remedial action is needed.

1. At sites or areas of concern where contaminant concentrations are equal to or below the unrestricted SCOs in 6 NYCRR Table 375-6.8(a), no action or study is warranted because of soil contamination.

2. The exceedance of one or more applicable SCOs or SSCOs, (which is the lower of protection of public health, protection of groundwater, or protection of ecological resources soil cleanup objectives as described in Section III below), alone does not trigger the need for remedial action, define "unacceptable" levels of contaminants in soil, or indicates that a site qualifies for any DEC remedial program (e.g., BCP, SSF). As noted in the definition of SCO above, SCOs and SSCOs are applicable statewide and do not account for many site-specific considerations which could potentially result in higher levels. Therefore, soil concentrations that are higher than the applicable SCOs or SSCOs are not necessarily health or environmental concerns.

3. When an applicable SCO or SSCO is exceeded, the degree of public health or environmental concern depends on several factors, including:

    - magnitude of the exceedance;
    - accuracy of the exposure estimates;
    - other sources of exposure to the contaminant; and
    - strength and quality of the available toxicological information on the contaminant.

G. Soil Cleanup Levels for Nuisance Conditions: Experience has shown that contaminants in soil that meets the DEC-approved soil cleanup levels can exhibit a distinct odor or other type of nuisance (e.g., staining). This is true even though the contaminants will not leach from the soil (e.g., certain soils with more insoluble substances at higher concentrations). When DEC determines that soil remaining after the remedial action will result in the continuation of a nuisance (e.g., odors, staining, etc), DEC will require that additional remedial measures be evaluated, and may require additional remedial actions be taken to address the nuisance condition.

H. Subsurface Soil Cleanup for Total Polycyclic Aromatic Hydrocarbons: For non-residential use sites (i.e., commercial or industrial use sites) where the ESCOs are not applicable, DEC may approve a remedial program which achieves a soil cleanup level of 500 parts per million (ppm) for total PAHs for all subsurface soil. The 500 ppm soil cleanup level is in lieu of achieving all of the PAH-specific SCOs in 6 NYCRR 375-6. For purposes of this provision, subsurface soil shall mean the soil beneath permanent structures, pavement, or similar cover systems; or at least one foot of soil cover (which must meet the applicable SCOs). Institutional controls (e.g., an environmental easement) along with a site management plan will be required when this soil cleanup level is employed at a site. This cleanup level is determined to be feasible and protective based on DEC's experience in its various remedial programs. This approach has existed in TAGM 4046 since it was first issued in 1992.

I. Soil Cleanup for PCBs: DEC may approve a remedial program which achieves a soil cleanup level for PCBs as set forth herein:

1. **For Non-BCP sites:** An acceptable presumptive remedy for soil where neither the unrestricted SCOs nor the ESCOs are applied in the remedial program may include a soil cleanup level for PCBs of 1 ppm in the surface soils and 10 ppm in subsurface soils.

2. **For BCP sites:** An acceptable presumptive remedy for soil may include a soil cleanup level for PCBs of 1 ppm (the applicable SCO) in the surface soils and 10 ppm in subsurface in limited circumstances as follows:

- cleanup track is Track 4;
- site use will be restricted residential, commercial or industrial; and
- ESCOs do not apply.

3. **At industrial use sites,** a level of 25 ppm for PCBs provided that access is limited and individual occupancy is restricted to less than an average of 6.7 hours per week.

For purposes of this provision, subsurface soil shall mean:

- soil beneath permanent structures, pavement, or similar cover systems;
- soil beneath 1 foot of soil cover for commercial and industrial uses; or
- soil beneath 2 feet of soil cover for residential and restricted residential uses.

Institutional controls (i.e., an environmental easement), along with a site management plan, will be required when this soil cleanup level is employed at a site. As with all presumptive remedies, just because a remedy is presumptive does not mean that it will work at every site. For example, this presumptive remedy for PCBs in soil is not applicable at most landfills. This cleanup level is determined to be feasible and protective based on DEC's experience in its various remedial programs. Further, this approach has existed in TAGM 4046 since it was first issued in 1992.

J. Sampling and Compliance with Soil Cleanup Levels: The number of samples to determine if the SCOs have been achieved should be sufficient to be representative of the area being sampled. See attached Table 4 for suggested sampling frequency and subdivision 5.4(e) of DER-10 for details. This frequency can be used for confirmatory samples or for backfill. It is DEC's goal that all confirmatory samples demonstrate that the remedy has achieved the DEC-approved soil cleanup levels. However, recognizing the heterogeneity of contaminated sites and the uncertainty of sampling and analysis, DEC project manager has limited discretion to determine that remediation is complete where some discrete samples do not meet the soil cleanup levels established for a site. See DER-10 for more information regarding the determination that remediation is complete.

K. Other Considerations: All remedies must be fully protective of public health and the environment and prevent off-site migration to the extent feasible with special emphasis for the prevention or minimization of migration onto adjacent residential properties or into ecological resources. A remedial party is required to investigate all environmental media including soil, groundwater, surface water, sediments, soil vapor, indoor air, and biota. (See 6 NYCRR 375-1.8(a)(6) or RCRA Corrective Action Program). This investigation will determine if any of the referenced media are, or may be, impacted by site contamination. However, the SCOs do not directly address these other media. DEC may require remedial actions to address such media and impacts, including but not limited to the application of lower soil cleanup levels or buffer zones where it determines, based on the investigation, that any of these media are, or may be, impacted by site contamination.

VI. Related References:

- Environmental Conservation Law, Article 27 Titles 3, 5, 9, 13 and 14.
- Article 12 of the Navigation Law, Section 178.

- 6 NYCRR Part 375, Environmental Remediation Programs. December 14, 2006.
- 6 NYCRR Subparts 373-1, 373-2 and 373-3, Requirements for Hazardous Waste Management Facilities. September 6, 2006.
- 6 NYCRR Part 611, Environmental Priorities and Procedures in Petroleum Cleanup and Removal. November 5, 1984 (amended).
- Development of Soil Cleanup Objectives: Technical Support Document. New York State Department of Environmental Conservation. December 14, 2006.
- Supplemental Guidance to RAGS: Calculating the Concentration Term. United States Environmental Protection Agency. Publication 9285.7-081. May 1992.
- New York State Guidelines for Urban Erosion and Sediment Control. 1997.
- Fish and Wildlife Impact Analysis for Inactive Hazardous Waste Sites. New York State Department of Environmental Conservation. October 1994.
- Program Policy DER-2, *Making Changes to Selected Remedies*. New York State Department of Environmental Conservation. April 1, 2008.
- Program Policy DER-10, *Technical Guidance for Site Investigation and Remediation*. New York State Department of Environmental Conservation. May 3, 2010.
- Program Policy DER-15, *Presumptive/Proven Remedial Technologies*. New York State Department of Environmental Conservation. February 27, 2007.

TABLES

1 - Supplemental Soil Cleanup Objectives
2 - Soil Cleanup Levels for Gasoline Contaminated Soils
3 - Soil Cleanup Levels for Fuel Oil Contaminated Soils
4 - Recommended Number of Soil Samples for Soil Imported to or Exported From a Site

Table 1

Supplemental Soil Cleanup Objectives

(ppm)

Contaminant	CAS Number	Residential	Restricted Residential	Commercial	Industrial	Protection of Ecological Resources	Protection of Ground-water
METALS							
Aluminum	7429-90-5					10,000 [a,b]	
Antimony	7440–36-0					12[c]	
Boron	7440-42-8					0.5	
Calcium	7440-70-2					10,000 [a,b]	
Cobalt	7440-48-4	30				20	
Iron	7439-89-6	2,000					
Lithium	7439-93-2					2	
Molybdenum	7439-98-7					2	
Technetium	7440-26-8					0.2	
Thallium	7440-28-0					5 [c]	
Tin	7440-31-5					50	
Uranium	7440-61-1					5	
Vanadium	7440-62-2	100 [a]				39[b]	
PESTICIDES							
Biphenyl	92-52-4					60	
Chlordecone (Kepone)	143-50-0					0.06	
Dibenzofuran	132-64-9						6.2
2,4-D (2,4-Dichloro-phenoxyacetic acid)	94-75-7	100 [a]					0.5
Furan	110-00-9					600	
Gamma Chlordane	5103-74-2	0.54					14
Heptachlor Epoxide	1024-57-3	0.077					0.02
Methoxychlor	72-43-5	100 [a]				1.2	900

Contaminant	CAS Number	Residential	Restricted Residential	Commercial	Industrial	Protection of Ecological Resources	Protection of Ground-water
Parathion	56-38-2	100 [a]					1.2
2,4,5-T	93-76-5	100 [a]					1.9
2,3,7,8-TCDD	1746-01-6					0.000001	
2,3,7,8-TCDF	51207-31-9					0.000001	
SEMIVOLATILE ORGANIC COMPOUNDS							
Aniline	62-53-3	48	100[a]	500[a]	1000[a]		0.33[b]
Bis(2-ethylhexyl) phthalate	117-81-7	50				239	435
Benzoic Acid	65-85-0	100[a]					2.7
Butylbenzyl-phthalate	85-68-7	100 [a]					122
4-Chloroaniline	106-47-8	100 [a]					0.22
Chloroethane	75-00-3						1.9
2-Chlorophenol	95-57-8	100 [a]				0.8	
3-Chloroaniline	108-42-9					20	
3-Chlorophenol	108-43-0					7	
Di-n-butyl-phthalate	84-74-2	100 [a]				0.014	8.1
2,4-Dichlorophenol	120-83-2	100 [a]				20	0.40
3,4-Dichlorophenol	95-77-2					20	
Diethylphthalate	84-66-2	100 [a]				100	7.1
Di-*n*-hexyl-phthalate	84-75-3					0.91	
2,4-Dinitrophenol	51-28-5	100 [a]				20	0.2
Dimethylphthlate	131-11-3	100 [a]				200	27
Di-n-octylphthlate	117-84-0	100 [a]					120
1,2,3,6,7,8-HCDF	57117-44-9					0.00021	
Hexachloro-benzene	118-74-1	0.41					1.4
2,6-Dinitrotoluene	606-20-2	1.03					1.0
Isophorone	78-59-1	100 [a]					4.4

Contaminant	CAS Number	Residential	Restricted Residential	Commercial	Industrial	Protection of Ecological Resources	Protection of Ground-water
4-methyl-2-pentanone	108-10-1						1.0
2-methyl-naphthalene	91-57-6	0.41					36.4
2-Nitroaniline	88-74-4						0.4
3-Nitroaniline	99-09-2						0.5
Nitrobenzene	98-95-3	3.7	15	69	140	40	0.17[b]
2-Nitrophenol	88-75-5					7	0.3
4-Nitrophenol	100-02-7					7	0.1
Pentachloroaniline	527-20-8					100	
2,3,5,6-Tetrachloroaniline	3481-20-7					20	
2,3,4,5-Tetrachlorophenol	4901-51-3					20	
2,4,5-Trichloroaniline	636-30-6					20	
2,4,5-Trichlorophenol	95-95-4	100 [a]				4	0.1
2,4,6-Trichlorophenol	88-06-2					10	
VOLATILE ORGANIC COMPOUNDS							
2-Butanone	78-93-3	100 [a]					0.3
Carbon Disulfide	75-15-0	100 [a]					2.7
Chloroacetamide	79-07-2					2	
Dibromochloro-methane	124-48-1					10	
2,4-Dichloro aniline	554-00-7					100	
3,4-Dichloroaniline	95-76-1					20	
1,2-Dichloropropane	78-87-5					700	
1,3-Dichloropropane	142-28-9						0.3
2,6-Dinitrotoluene	606-20-2	1.03					0.17[b]
Ethylacetate	141-78-6					48	

Contaminant	CAS Number	Residential	Restricted Residential	Commercial	Industrial	Protection of Ecological Resources	Protection of Ground-water
4-methyl-2-pentanone	108-10-1						1.0
113 Freon (1,1,2- TFE)	76-13-1	100 [a]					6
isopropylbenzene	98-82-8	100 [a]					2.3
p-isopropyltoluene	99-87-6						10
Hexachlorocyclo-pentadiene	77-47-4					10	
Methanol	67-56-1					6.5	
N-nitrosodiphenyl-amine	86-30-6					20	
Pentachloro-benzene	608-93-5					20	
Pentachloronitro-benzene	82-68-8					10	
Styrene	100-42-5					300	
1,2,3,4-Tetrachlorobenzene	634-66-2					10	
1,1,2,2-Tetrachloroethane	79-34-5	35					0.6
1,1,2,2-Tetrachloroethylene	127-18-4					2	
1,2,3-Trichlorobenzene	87-61-6					20	
1,2,4-Trichlorobenzene	120-82-1					20	3.4
1,2,3-Trichloropropane	96-18-4	80					0.34

[a] SCOs for organic contaminants (volatile organic compounds, semivolatile organic compounds, and pesticides) are capped at 100 ppm for residential use, 500 ppm for commercial use, 1000 ppm for industrial use. SCOs for metals are capped at 10,000 ppm.

[b] Based on rural background study

[c] SCO limited by contract required quantitation limit.

Table 2

Soil Cleanup Levels for Gasoline Contaminated Soils

Contaminant	CAS Registry Number	Soil Cleanup Level (ppm)
Benzene	71-43-2	0.06
n-Butylbenzene	104-51-8	12.0
sec-Butylbenzene	135-98-8	11.0
Ethylbenzene	100-41-4	1.0
Isopropylbenzene	98-82-8	2.3
p-Isopropyltoluene	99-87-6	10.0
Methyl-Tert-Butyl-Ether	1634-04-4	0.93
Naphthalene	91-20-3	12.0
n-Propylbenzene	103-65-1	3.9
Tert-Butylbenzene	98-06-6	5.9
Toluene	108-88-3	0.7
1,2,4-Trimethylbenzene	95-63-6	3.6
1,3,5-Trimethylbenzene	108-67-8	8.4
Xylene (Mixed)	1330-20-7	0.26

Table 3

Soil Cleanup Levels for Fuel Oil Contaminated Soil

Contaminant	CAS Registry Number	Soil Cleanup Level (ppm)
Acenaphthene	83-32-9	20
Acenaphthylene	208-96-8	100
Anthracene	120-12-7	100
Benz(a)Anthracene	56-55-3	1.0
Dibenzo(a,h)Anthracene	53-70-3	0.33
Benzene	71-43-2	0.06
n-Butylbenzene	104-51-8	12.0
sec-Butylbenzene	135-98-8	11.0
Tert-Butylbenzene	98-06-6	5.9
Chrysene	218-01-9	1.0
Ethylbenzene	100-41-4	1.0
Fluoranthene	206-44-0	100
Benzo(b)Fluoranthene	205-99-2	1.0
Benzo(k)Fluoranthene	207-08-9	0.8
Fluorene	86-73-7	30
Isopropylbenzene	98-82-8	2.3
p-Isopropyltoluene	99-87-6	10.0
Naphthalene	91-20-3	12.0
n-Propylbenzene	103-65-1	3.9
Benzo(g,h,i)Perylene	191-24-2	100
Phenanthrene	85-01-8	100
Pyrene	129-00-0	100
Benzo(a)Pyrene	50-32-8	1.0
Indeno(1,2,3-cd)Pyrene	193-39-5	0.5
1,2,4-Trimethylbenzene	95-63-6	3.6
1,3,5-Trimethylbenzene	108-67-8	8.4
Toluene	108-88-3	0.7
Xylene (Mixed)	1330-20-7	0.26

Table 4

Recommended Number of Soil Samples for Soil Imported To or Exported From a Site

Contaminant	VOCs[a]	SVOCs, Inorganics & PCBs/Pesticides	
Soil Quantity (cubic yards)	**Discrete Samples**	**Composite**	**Discrete Samples/Composite**
0-50	1	1	Each composite sample for analysis is created from 3-5 discrete samples from representative locations in the fill.
50-100	2	1	
100-200	3	1	
200-300	4	1	
300-400	4	2	
400-500	5	2	
500-800	6	2	
800-1000	7	2	
➢ 1000	Add an additional 2 VOC and 1 composite for each additional 1000 Cubic yards or consult with DER.[b]		

[a] VOC samples cannot be composited. Discrete samples must be taken to maximize the representativeness of the results.

[b] For example, a 3,000 cubic yard soil pile to be sampled and analyzed for VOCs would require 11 discrete representative samples. The same pile to be sampled for SVOCs would require 4 composite samples with each composite sample consisting of 3-5 discrete samples.

Attachment D: Resumes

ERICK SALAZAR

GALLAGHER BASSETT

CURRENT POSITION: SENIOR PROJECT MANAGER

PROFESSIONAL SUMMARY

Erick Salazar serves as Senior Project Manager for environmental site assessments and Phase II technical environmental investigations. His responsibilities include: investigating site histories, conducting facility inspections, reviewing regulatory agency records, documenting facility compliance with relevant State and Federal regulations, and preparing reports. He assists with Phase II technical environmental investigations and fieldwork including implementation of community air monitoring plans (CAMP), collecting soil and water samples and tank removal oversight.

Mr. Salazar has experience in the implementation of CAMP monitoring, personal sampling for lead and dust of workers, coordinating pre-demolition C&D waste inventory as part of Sandy relief work on Staten Island, and providing oversight of site remedial activities on rural properties.

PROFESSIONAL EXPERIENCE

Mr. Salazar has experience in the implementation of CAMP monitoring, personal sampling for lead and dust of workers, coordinating pre-demolition C&D waste inventory as part of Sandy relief work on Staten Island, and providing oversight of site remedial activities on rural properties.
Mr. Salazar's experience with Health and Safety services include:

- Complete OSHA training and three years' experience of Sites handling regulated materials as well as hazardous and non-hazardous wastes.
- Preparation of Environmental Health & Safety Plan for (EHASP) for debris removal and soil sampling project in Ulster County, New York.
- Assistance in the preparation of EHASPs for NYSDEC sites in Dutchess and Westchester Counties.
- Implementation of CAMP at sites in Dutchess, Ulster, Bronx and Queens Counties, including preparation of status reports, preparation of incident reports, and communication with involved regulatory agencies.
- Collection/analysis of media samples (air, water and soil) per requirements of the EHASP and/or remedial work plans.

EDUCATION:

- BS, Biology, State University at New Paltz, NY

REGISTRATIONS / CERTIFICATIONS:

- OSHA, 40-hr Hazardous Waste Operations & Emergency Response Health & Safety Certification
- OSHA, 10-hr General Construction Industry Training & Certification

RICHARD HOOKER, PH.D.

GALLAGHER BASSETT

CURRENT POSITION: MANAGER, ENVIRONMENTAL CONSULTING

PROFESSIONAL SUMMARY

Richard Hooker serves as Manager of Environmental Consulting for investigative and remedial projects including NYSDEC and OER Brownfields sites, Phase II investigations, and environmental management of construction projects. He also prepares and evaluates interdisciplinary, comprehensive environmental impact assessment reviews (NEPA, SEQR and CEQR) and has a particular expertise in noise issues. Mr. Hooker develops investigative and remedial work plans, health and safety plans, performs fieldwork, and prepares technical reports. He works with regulatory authorities and subcontractors including construction personnel, waste repositories and haulage contractors, laboratories and drillers. His responsibilities include: designing noise studies, investigating site histories, and document reviews, cost benefit analysis of remedial alternatives, overseeing excavations and in situ remediation, sampling, sample data evaluation, report preparation, and obtaining regulatory closure. He has extensive experience of sampling and sample collection protocols for soil, vapor, indoor air, sediment, and groundwater and has worked to remediate a wide range of environmental contaminants including petroleum, heavy metals, PCBs, and solvents.

Mr. Hooker holds a Ph.D. from the University of St. Andrews, St. Andrews, Scotland and a BA from Staffordshire University, Stoke-on-Trent, England. Prior to relocating to the Hudson Valley, he served as an Assistant Professor at the University of Glasgow, Scotland.

PROFESSIONAL EXPERIENCE

3475 Third Avenue, Bronx, NY—Investigated and remediated this former manufacturing facility to NYSDEC Brownfields to Track 1 cleanup standards. This site was the first project in the OER Jumpstart program established to assist cleanup on government supported affordable and supportive housing projects in NYC. Under this program OER sponsored enrollment in the NYS Brownfield Cleanup Program. Work on this trailblazing project required liaising with OER and NYSDEC Region 2 to ensure documentation met the requirements of both agencies. Certificate of Completion secured in 2016.

Former A.C. Dutton Lumber Yard, Dutchess County, NY—Documented hazardous concentrations of arsenic and chromium in soils and concrete surfaces at this NYSDEC Brownfields site contaminated by the historical pressure treatment of lumber. Developed a Workplan for site remediation and directed environmental restoration activities, including: characterization, excavation and removal of hazardous soils, scarification concrete warehouse floors, removal aboveground and underground chemical and petroleum storage tanks.

Crannell Square, Dutchess County, NY —oversaw the investigation and remediation of this Track 1 BCP site.

EDUCATION:

- Ph.D., University of St. Andrews, Scotland
- BA, Staffordshire University, England

SCOTT SPITZER

GALLAGHER BASSETT | TECHNICAL SERVICES

CURRENT POSITION: DIRECTOR OF ENVIRONMENTAL INVESTIGATIONS

PROFESSIONAL SUMMARY

Scott Spitzer serves as Director of Environmental Investigations, overseeing the technical elements of Phase I and Phase II technical environmental investigations and remedial projects, including Brownfield sites. Mr. Spitzer supervises all GBTS field staff and reviews all documents prepared by GBTS to ensure consistency and technical accuracy.

His responsibilities associated with the preparation of site assessments include: investigating site histories, conducting facility inspections, reviewing regulatory agency records, documenting facility compliance with relevant State and Federal regulations, and preparing reports. As project manager for complex technical environmental investigations (including sites currently on the NYSDEC Registry of Inactive Hazardous Waste Sites), Mr. Spitzer is involved with: coordinating subcontractors; overseeing fieldwork; designing and implementing material, soil, and water sampling plans, preparing technical reports and interfacing with regulatory agency personnel.

Mr. Spitzer has 15 years' experience in the preparation of Phase I, Phase II and Brownfields investigations and in the management of complex remediation projects. He is knowledgeable in both New York State and Federal environmental regulations and has an understanding of a broad range of remedial technologies. Mr. Spitzer studied environmental science at SUNY Purchase and holds a BS in Biology from SUNY at Stony Brook, Stony Brook, New York.

PROFESSIONAL EXPERIENCE

Former NuHart Plastics Manufacturing Site, Brooklyn, NY: GBTS conducted a complex remedial investigation of a NYSDEC Class 2 Inactive Hazardous Waste Disposal ("Superfund") site, where a plume of liquid phthalates and chlorinated solvents had impacted groundwater. Extensive sampling was conducted of both on- and off-site soil, soil vapor and groundwater, and phthalates were removed from recovery wells as an interim remedial measure. A Remedial Investigation Report was completed, allowing the site owner to move create a Remedial Design Document.

Sakmann Restaurant Corporation Site, Fort Montgomery, NY: Conducted Phase I Environmental Site Assessment and Phase II Subsurface Investigations for former filling station and automotive repair garage contaminated by solvent and waste-oil discharges to an on-site drywell. Designed and implemented a sampling plan for soils impacted by chlorinated hydrocarbons, petroleum, and metals. Created Work Plan (in coordination with the NYSDEC Voluntary Cleanup Program) for remediation of on-site contamination and long-term sampling of on-site groundwater monitoring wells.

EDUCATION:

- BS, Biology, SUNY at Stony Brook, NY

APPENDIX G: Site Management Forms and EC/IC Certification Form

GALLAGHER BASSETT | TECHNICAL SERVICES

Vapor Extraction System and Barrier Layer Inspection/Monitoring Checklist
BCP Site C203014
Parkview Commons Site

Vapor Extraction System Component	Condition	No	Yes	N/A	Describe Deficiency	Describe Corrective Action
HVAC System	Operational and maintained?					See Note 1 Below
Building Floor Slab	Holes, cracks or other physical deficiencies?					
Riser Pipes (above roofline)	Holes, cracks, or other physical deficiencies?					
Fan #1 (See attached map for fan location)	Operational?					
	Physical Damage?					
	Excessive Noise?					
Fan#2 (See attached map for fan location)	Operational?					
	Physical Damage?					
	Excessive Noise?					
Fan#3 (See attached map for fan location)	Operational?					
	Physical Damage?					
	Excessive Noise?					
Barrier Layer - asphalt parking areas	Is asphalt intact?					
	Substantial cracks?					
Barrier Layer - sidewalk/walkways (on-site only)	Are sidewalks intact?					
	Substantial cracks?					
Barrier layer - landscaped area	Any subsidence?					
	Substantial cracks?					
Note 1: Each residential unit has its own HVAC system. These units have no effect on the Site's VES.						

Name of Inspector (Print)

Date of Inspection

Signature of Inspector

GALLAGHER BASSETT | TECHNICAL SERVICES

VES Inspection Log Sheet

Site Name: Parkview Commons Site
NYSDEC BCP Site No.: C203014

Instructions:
Record visual gauge readings biweekly (i.e. every other week) as displayed on the GBR-25 units in trash compactor room (VP-1 and VP-2) and the magnehelic gauge mounted directly on the riser at 4th floor roof (VP-3).
If you have questions on how to read the manometer please contact Gallagher Bassett Technical Services (GBTS) at (845) 867-4716.
Test alarm functionality by cycling blowers off or disconnecting tubing and verifying audible alert and red-light indicator.
If visual gauge readings are 0.00 or if audible alarms are triggered (or not triggering upon testing), contact GBTS within 48 hours.

Date	Inspector Name	Inspector Signature	Visual Gauge Readings (inches of water column)			Additional Notes (Do alarms function properly? Note any issues here)
			VP-1 (Refuse Room)	VP-2 (Refuse Room)	VP-3 (Roof Top)	

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. C203014

Site Name Parkview Commons

Site Address: 871 Elton Avenue Zip Code: 10451
City/Town: Bronx
County: Bronx
Site Acreage: 0.670

Reporting Period: September 30, [year] to September 30, [year]

	YES	NO
1. Is the information above correct?	☐	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☐
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☐
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☐
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☐

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	☐	☐
7. Are all ICs in place and functioning as designed?	☐	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____
Signature of Owner, Remedial Party or Designated Representative Date

Box 2A

	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☐

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☐	☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C203014 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
9-2382-16	BX Parkview Associates, LLC	Soil Management Plan Landuse Restriction Ground Water Use Restriction Site Management Plan O&M Plan IC/EC Plan

Institution Control Components:

• Vegetable gardens are prohibited;
• The use of the groundwater underlying the Site is prohibited without treatment rendering it safe for intended purpose;
• Groundwater and other environmental or public health monitoring, and reporting of information thus obtained, will be performed in a manner specified in the NYSDECapproved Site Management Plan;
• If there is a proposed change of use, the NYSDEC will be notified;

Box 4

Description of Engineering Controls

Parcel	Engineering Control
9-2382-16	Vapor Mitigation Cover System

Engineering Control Components:

All future soil disturbance activities, including building renovation/expansion, subgrade utility line repair/relocation, and new construction must be conducted in accordance with the NYSDEC approved Soil Management Plan to ensure contaminated media will be properly maintained.

Sub-slab depressurization system will be operated and maintained in a manner specified in the NYSDEC-approved Operation and Maintenance Plan. Annual inspection and reporting, including operational and monitoring data, will be performed in a manner specified in the NYSDEC-approved Site Management Plan. The purpose of the active VES system is to intercept vapors containing petroleum hydrocarbons that may accumulate under the building.

The barrier layer consisting of the asphalt in the parking area, impervious sidewalks/walkways, the soil cover in the courtyard area, and the building structures, must be maintained in accordance with the NYSDEC-approved Operation and Maintenance Plan. The purpose of the barrier layer is to provide sufficient distance between known contaminated soil and future users of the property.
Description of physical components of engineering controls are included on the Environmental

Parcel Remediation Map.	Engineering Control

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
☐	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☐	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____

Signature of Owner, Remedial Party or Designated Representative Date

IC CERTIFICATIONS
SITE NO. C203014

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as _____(Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

_____ _____
Signature of Owner, Remedial Party, or Designated Representative Date
Rendering Certification

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

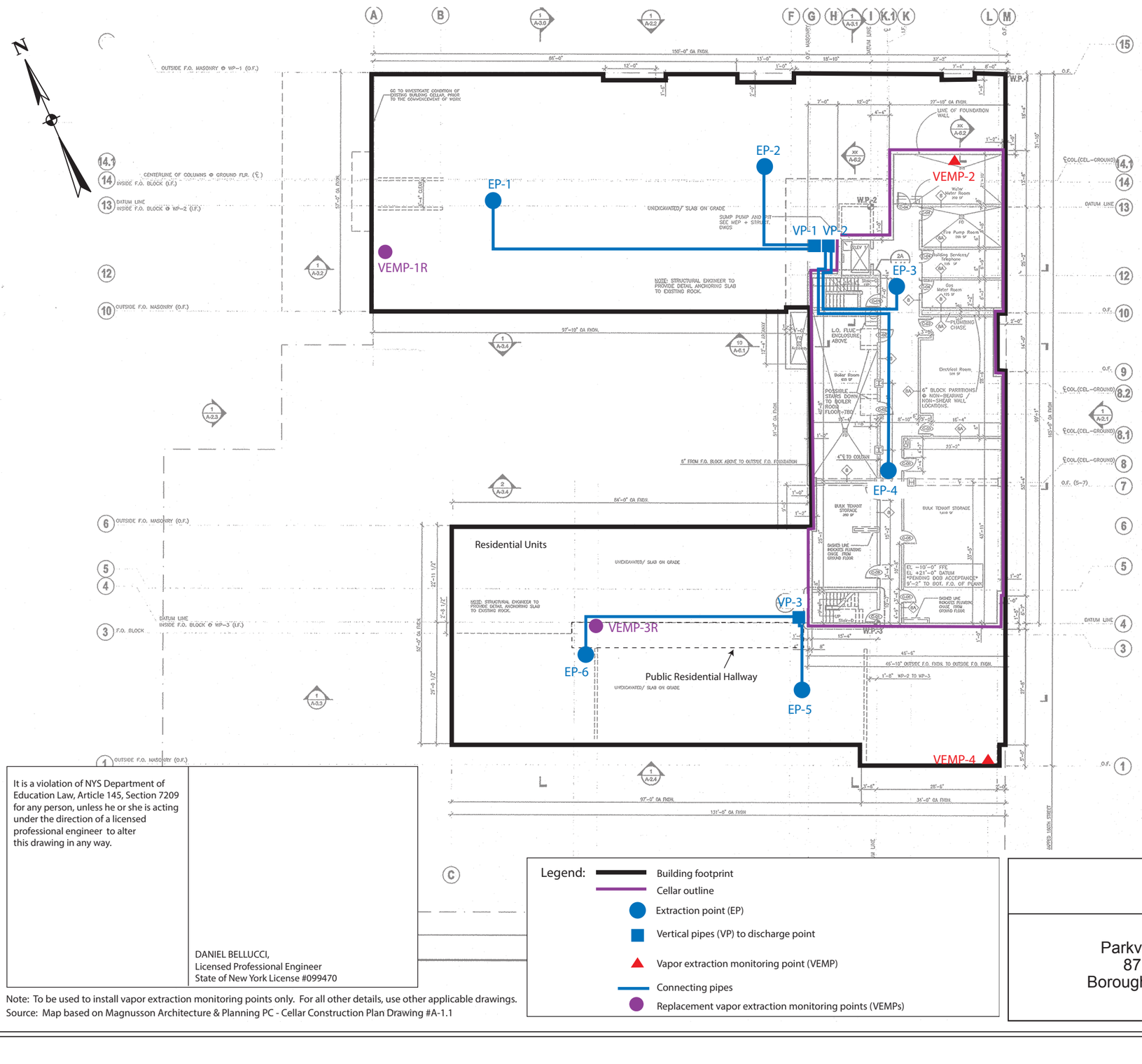
I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as a Professional Engineer for the _____
(Owner or Remedial Party)

_____	_____	_____
Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date

APPENDIX H: VES As-Built Drawings and Manufacturer Specifications



Notes:

1. Visible expansion joints and slab cracks or openings greater than 1/16" throughout the building footprint were properly sealed with Sikasil®-728 NS sealant or approved equivalent.
2. Piping materials above and below ground comply with materials specified in NYC DOB Mechanical Code, Section 512, latest edition. All exterior pipes are Schedule 40 PVC and all interior pipes are cast iron, unless otherwise noted.
3. All PVC joints were sealed with plumber's cement (or similar product) applied according to the manufacturer's specifications. Cast iron no-hub couplers at all cast iron pipe unions.
4. Horizontal piping is pitched down at 1/8" per foot (1% slope) to facilitate condensation drainage.
5. Appropriate fire stop details were installed at any location in which piping penetrates a fire rated wall.
6. Piping inside and outside the building is mounted to the nearest building column, beam or supporting structure with hangers, clamps, or brackets in accordance with all applicable code and/or manufacturer's recommendations.
7. All overhead piping maintains a minimum distance of 6'-8" to floor.
8. Discharge points (DPs) extend a minimum of 20" above the roof. DPs are at least 10' from other buildings, HVAC intakes, windows or doors.
9. Powered fans have been installed at each riser pipe, following construction details, by a licensed electrical contractor in accordance with NYC DOB construction code and any other applicable code and regulations utilizing a hard-wired electrical connection with a dedicated power switch and breaker.
10. Sub-slab monitoring points (SSMPs) were installed for field testing and monitoring purposes in accordance with design document specification. Adequate negative pressure at the SSMPs are defined as equal to or less than -0.004 in. w.c.
11. Combination visual gauges and audible alarm units (GBR25) were installed at each VES riser at visible locations as indicators of negative pressure and to indicate blower failure.
12. All VES components in the exterior and interior portions of the building, and powered blowers are clearly labeled as "Sub-Slab Venting System" by means of stickers, stencil or other approved marking directly on each item.

It is a violation of NYS Department of Education Law, Article 145, Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer to alter this drawing in any way.

DANIEL BELLUCCI,
Licensed Professional Engineer
State of New York License #099470

Note: To be used to install vapor extraction monitoring points only. For all other details, use other applicable drawings.
Source: Map based on Magnusson Architecture & Planning PC - Cellar Construction Plan Drawing #A-1.1

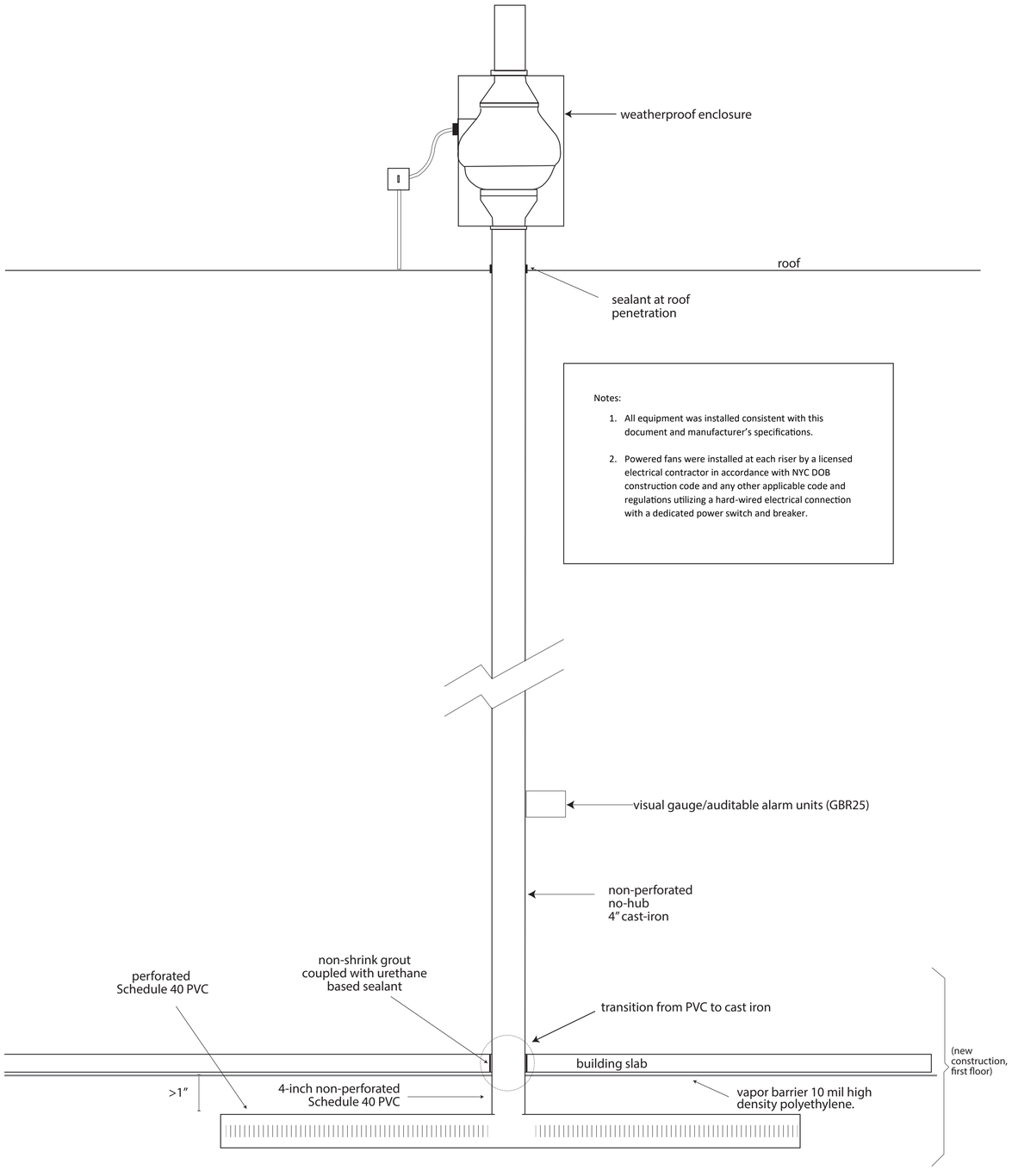
Legend:
- Building footprint
- Cellar outline
- Extraction point (EP)
- Vertical pipes (VP) to discharge point
- Vapor extraction monitoring point (VEMP)
- Connecting pipes
- Replacement vapor extraction monitoring points (VEMPs)

Vapor Extraction System As-built Design

Parkview Commons Site
871 Elton Avenue
Borough of Bronx, New York

File: 21003-0155
Not to scale
May 2026 | Sheet 1

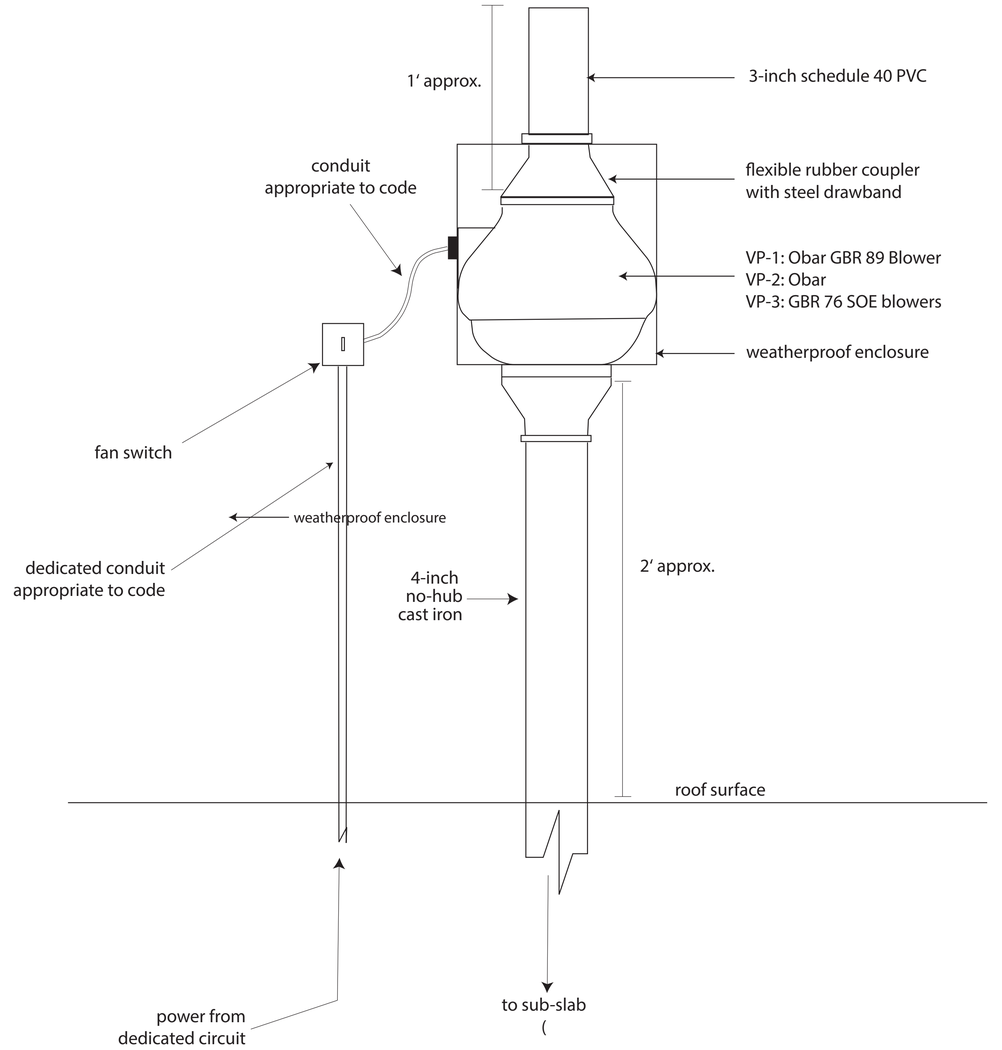
DETAIL 1 - SYSTEM CONFIGURATION - NEW CONSTRUCTION FIRST FLOOR



Notes:

1. All equipment was installed consistent with this document and manufacturer's specifications.
2. Powered fans were installed at each riser by a licensed electrical contractor in accordance with NYC DOB construction code and any other applicable code and regulations utilizing a hard-wired electrical connection with a dedicated power switch and breaker.

DETAIL 2 - ROOF TOP CONFIGURATION - APPLICABLE TO ALL SYSTEM CONFIGURATIONS



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

It is a violation of NYS Department of Education Law, Article 145, Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer to alter this drawing in any way.

DANIEL BELLUCCI,
Licensed Professional Engineer
State of New York License #099470

As-Built Vapor Extraction System Schematic Details 1 and 2

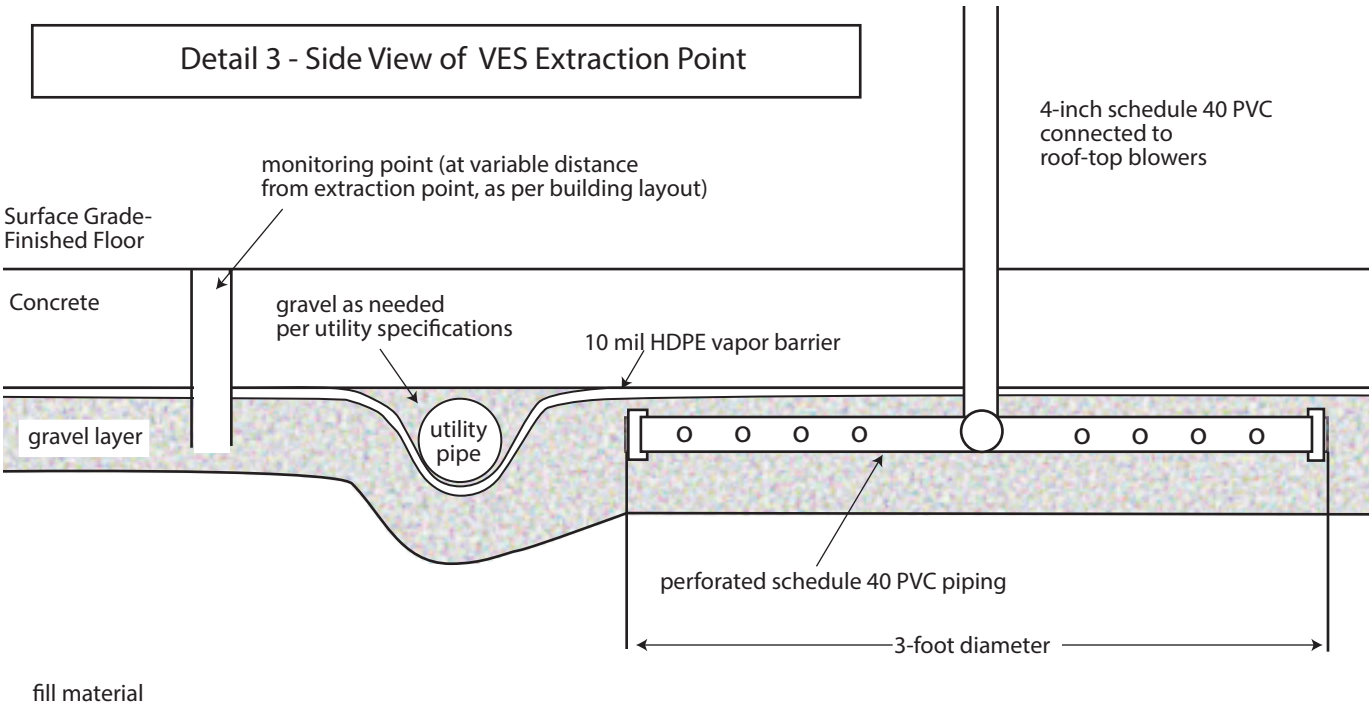
Parkview Commons Site
871 Elton Avenue
Borough of Bronx, New York

File: 21003-0155

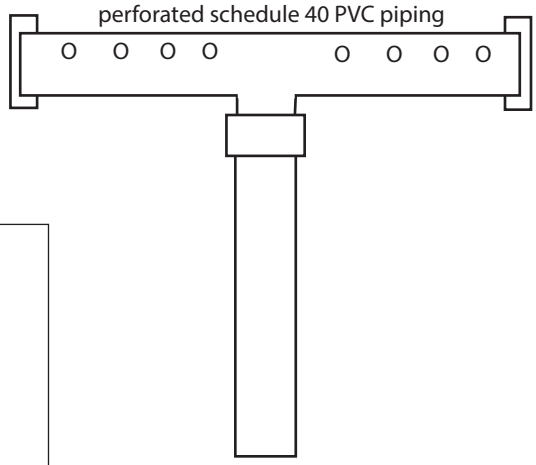
May 2026

Sheet 2

Detail 3 - Side View of VES Extraction Point



Detail 4 - Top-down View of VES Extraction Point



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DANIEL BELLUCCI,
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As-Built Vapor Extraction System Schematic Details 3 and 4

Parkview Commons Site
871 Elton Avenue
Borough of Bronx, New York

File: 21003-0155
May 2026
Not to scale
Sheet 3

APPENDIX I: Operations and Maintenance Manual for VES

GALLAGHER BASSETT | TECHNICAL SERVICES

Appendix I

Operation and Maintenance Manual for Active Vapor Extraction System

Introduction

This Operation and Maintenance (O&M) Manual provides a description of the measures necessary to operate, monitor and maintain the mechanical components of the active vapor extraction system (VES) installed in the Parkview Commons building located at 871 Elton Avenue, Bronx, New York. The building is equipped with three (3) active VES subsystems (VP-1 through VP-3), which are designed to intercept any soil vapor accumulating under the foundations and discharge it above the roofline. This document describes requirements and procedures to ensure the proper operation of the VES.

System Components

The VES subsystems were constructed with a series of horizontal, connected sub-slab PVC perforated piping, plumbed to non-perforated vertical risers extending through the building slab. Horizontal sub-slab piping was installed beneath a vapor barrier, within a gas permeable layer (crushed stone), which allows for the accumulation of any sub-slab vapors and collection into the piping network. The risers extend vertically through the building, with discharge points located on the roof at least 10 feet away from any air intakes, operable doors or windows. Each subsystem utilizes electrically powered blowers (Obar GBR 89 blower at VP-1; Obar GBR76 SOE blowers at VP-2 and VP-3) to create negative pressure in the sub-slab pipping network and risers. Combination visual gauges and audible alarm units (Obar GBR25) have been installed for regular inspection purposes, and to alert on-site personnel of blower failures. Four (4) permanent sub-slab monitoring points (SSMPs) were installed for the collection of pressure measurements beneath the building slab and for sampling vapor, as needed.

All elements are considered necessary to ensure that any vapors accumulating beneath the structures do not enter occupied spaces.

Copies of manufacturer operating manuals for fans, visual pressure gauges, audible alarms and permanent monitoring points are provided in Attachment A.

SSD System Effectiveness

SSD System effectiveness was evaluated by collecting pressure measurements from the SSMPs with a digital micro manometer capable of measuring pressure to a thousandth of an inch of water column (IWC). Pressure measurements less than -0.004 IWC are demonstrative of adequate negative pressure beneath the slabs. The pressure measurements that were recorded at SSMPs on August 7, 2025 are presented in the table, below:

Pressure Measurements at Permanent Sub-Slab Monitoring Points

SSMP	Recorded Pressure (IWC)
VEMP-1R (Slab on Grade – North Wing)	-0.017
VEMP-2 (Cellar)	-0.023
VEMP-3R (Slab on Grade – South Wing)	-0.073
VEMP-4 (Slab on Grade – Community Room)	-0.015

A Site map showing the locations of the SSMPs is provided in Attachment B.

Routine SSDS Operation and Maintenance

The routine operation and maintenance of the VES subsystems consists of biweekly visual inspections of accessible VES components and yearly evaluations of pressure measurements beneath the slab, as follows:

Biweekly Inspections

- Inspect blower units for signs of abnormal operations, and repair or replace as needed per manufacturer's recommendations;
- Inspect discharge locations and ensure there are no blockages by leaves or snow;
- Inspect accessible portions of concrete slab for evidence of cracks and/or holes and repair as needed using a non-shrink grout;
- Record all visual gauge readings in the monthly inspection log; and,
- Verify that audible alarms are functional by cycling fans off (or disconnecting tubing to alarms) and confirming an audible tone and a red light come on.

Yearly Inspections

- Complete the monthly inspection requirements and verify that inspection records are up to date;
- Examine the building for structural or HVAC system changes, or other changes that may affect the performance of the VES systems; and,
- Verify building depressurization by collecting pressure measurements from SSMPs utilizing a digital micro manometer capable of reading a thousandth of an inch of water column. Measurements less than or equal to -0.004" IWC are considered adequate.

A copy of the monthly inspection checklist is provided as Attachment C.

Non-routine Maintenance

Non-routine maintenance typically occurs when audible and/or visual fail-safe devices indicate the system is not working properly, the system becomes damaged, or if the building's HVAC has undergone modifications that may reduce the effectiveness of the VES subsystems. The scope of non-routine

maintenance will vary based on the situation. In general, the following actions will be taken as part of non-routine maintenance:

- Examine the building for structural or HVAC system changes, or other changes that may affect the performance of the SSD systems;
- Examine and address the operation of the audible alarms and/or visual gauges and the unit(s) generating sub-slab vacuum, and measure the sub-slab pressure at SSMPs via a digital manometer; and,
- Repair or adjust the VES subsystems as appropriate.

Reporting Requirements

An annual VES Inspection Report should be produced or the findings of annual inspections should be incorporated into a Periodic Review Report (PRR), prepared by a qualified environmental professional to document the continued operation and efficacy of the VES subsystems at the Site. The findings should include;

- Results of the required biweekly site inspections;
- Pressure measurements from each SSMP confirming adequate building depressurization;
- The overall performance and effectiveness of the VES subsystems; and,
- All applicable site management forms and other records generated for the site during the year.

List of Attachments

Attachment A VES Component Manufacturer Operating Manuals and Instructions

Attachment B Permanent SSMP Locations

Attachment C VES Inspection Checklist

GBR 25 Mini Digital Differential Pressure Gauge With Alarm

System alarms and monitoring made simple and affordable.

Finally a product that has what you need and can be easily installed.
The GBR 25 is a compact stand alone system gauge with an audible and visual alarm that works for VOC and Radon systems operating at system pressures greater than 2" wc. Included is a second relay that can be used to trigger additional alarms.
Includes Power supply
Optional 4-20 MA or 0-10 outputs can be used to monitor system pressure.

Contact OBAR for a quote to build custom alarm panels for your needs.

Applications and features

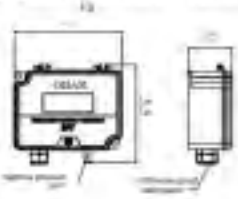
- Scale 0-40 inches WC eliminates need for multiple gauges.
- Visual and audible alarm included and factory set at 1" WC The alarm set point can be changed in the field.
- Second adjustable relay for triggering additional alarms.
- Optional 4-20 MA or 0-10 output for data.
- Accuracy is up to ±1% FS, with large LCD display.
- Function keys: zero reset, units select, display update time, automatic sleep time, alarm, etc.

Specifications

Medium: Non-combustible, non-corrosive air, insensitive to moisture, dust, condensation and oil
Working Temp.: 20~70°C
Medium Temp.: 0~60°C
Temp. Compensation: 0~50°C
Working Pressure: overload 10xFS, burst 15xFS
Display: 5 bits LCD, with engineering unit & backlight
Output: 0-10V / 4-20mA (3 wires)
Output load: ≤500Ω (current), ≥2KΩ (voltage)
Relay Output: 2×SPST, 3A/30VDC, 3A/250VAC or 1xBuzzer
Accuracy: up to ±1.0%FS(±2.0%FS@25Pa range)
Long term stability: ±0.5%FS /Year
Thermal effect: <0.05%FS/°C (zero), <0.08%FS/°C(FS)
Power type 16~28VDC/AC
24V Power Supply included
Process Connection: 5mm ID tubing, two pairs (left/back)
Keys: 3 touch buttons
Protection: IP54
Approval: CE
Display update time: selectable for 0.5/1/5/10s (default 1s)

Other OBAR products you may be interested in.

DPT(DPT-F Flush Mount) Differential Pressure Transmitter



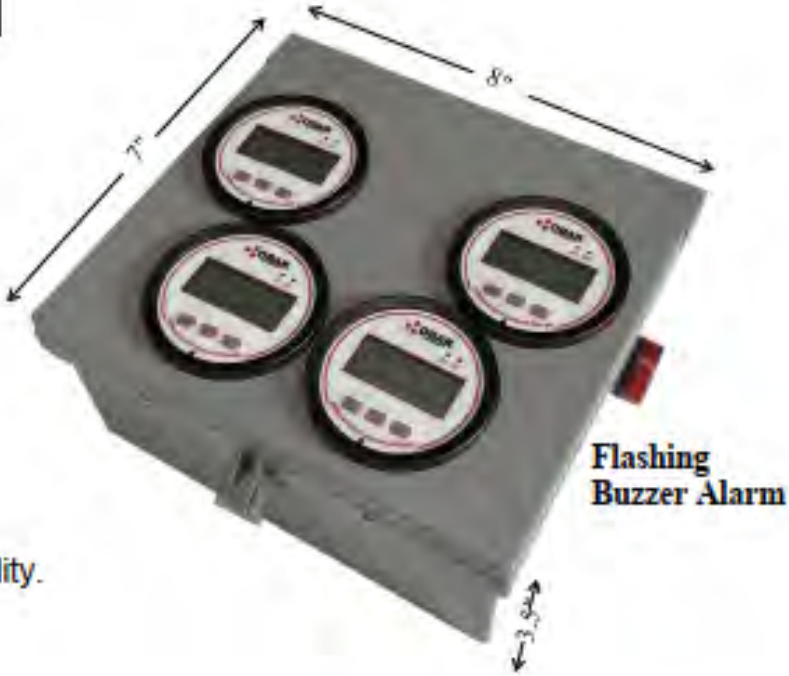
Pricing: $125 per unit

Add $20 for 4-20 mA / 0-10V version

Custom options and bulk order pricing available. Call or email for details.

OBAR Systems, Inc. **800-949-OBAR** **wholesale@obarsystems.com**

Low Profile Custom Alarm Panel



Features

Pre-wired solution for SSDS systems.

Vacuum tube connections pre-labeled to corresponding gauge.

Hinge orientation can be customized.

Secondary relay can be used for secondary alarm/MarCell Pro monitor or upgrade to a 4-20 mA/0-10v output for remote monitoring capability.

Low profile, wall mountable design.

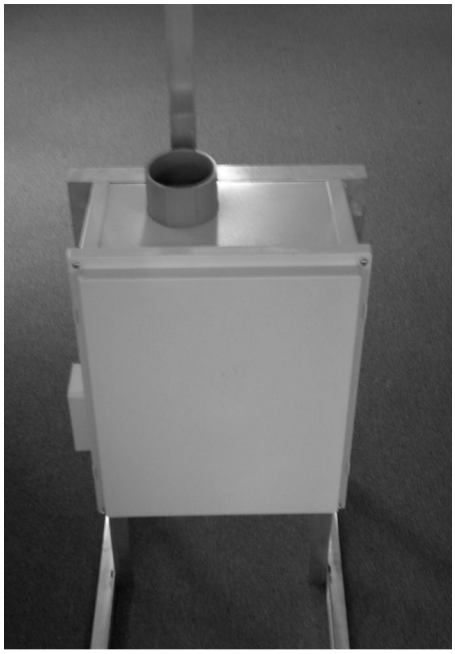
Power supply included.

Custom labeling available.

THE OBAR GBR89

COMPACT RADIAL BLOWER

Based on 25 years of experience and 2 years of research and development, the patent pending GBR series of compact radial blowers provide the perfect combination of performance and design.



GBR89 WITH ROOF MOUNT

PERFORMANCE

- GBR89 HA 14" WC at 100CFM max flow 500 CFM.
- Built in speed control to customize performance.
- Condensate bypass built in.
- 12 month warranty 40,000 hr sealed bearings.

DESIGN

- Our modular design means the blower and manifold assembly can be removed and replaced as a unit. This makes repairs cost effective and easy and allows contractors to upgrade systems simply by swapping assemblies.
- The GBR series is based on a bypass blower designed to handle combustible materials.
- The housing is not required to be air tight so you can add gauges and alarms without compromising the system.
- Built in condensate bypass.
- Built in speed control.
- Quick disconnect electrical harness.
- All UL listed components including UL listed enclosure for outside use.
- Wall fastening lugs included.
- GBR series roof and wall mounts available to quickly configure the blowers for your installation while providing a custom built look.
- Compact design 18"x 16"x 10" weighing only 18 lbs.
- 4" schedule 40 inlet and 6" schedule 40 exhaust.

1. COST	GBR89 HA
COMPLETE UNIT	**$1,789.00**
3 YEAR WARRANTY	**$650.00**

Enclosure Specifications
Rating:

Ingress Protection (EN 60529): 66/67

Electrical insulation: Totally insulated

Halogen free (DIN/VDE 0472, Part 815): yes

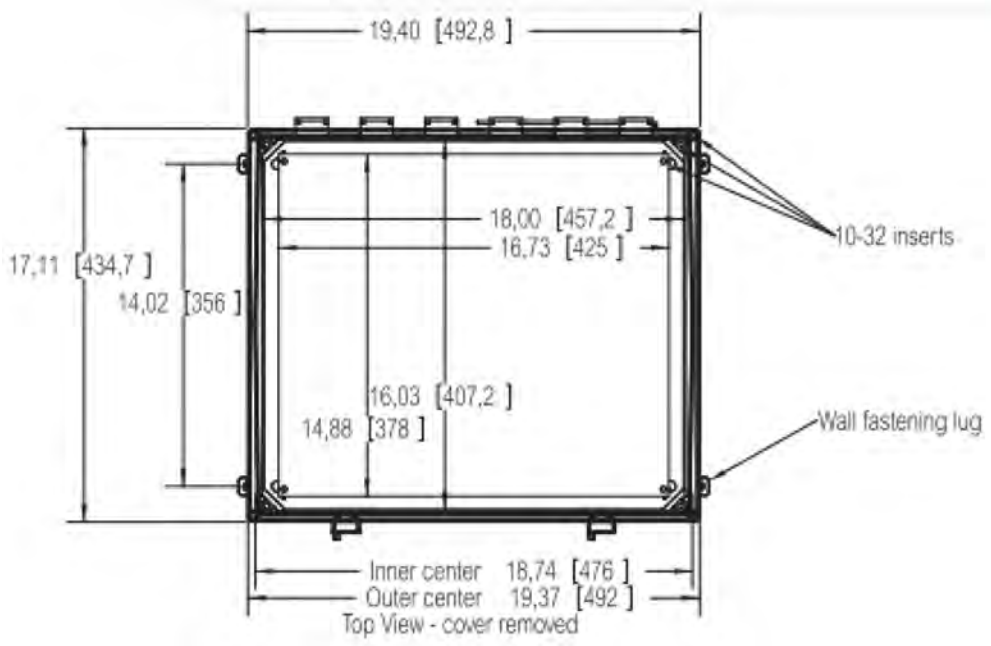
UV resistance: UL 508

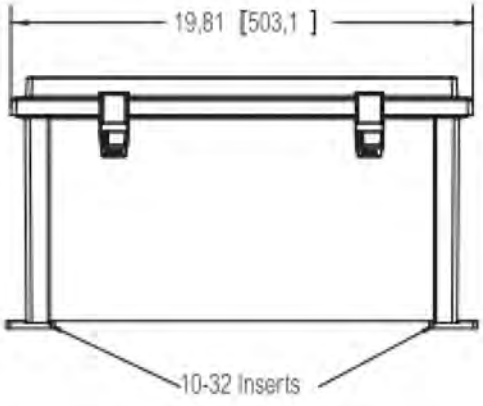
Flammability Rating (UL 746 C 5): complies with UL 508

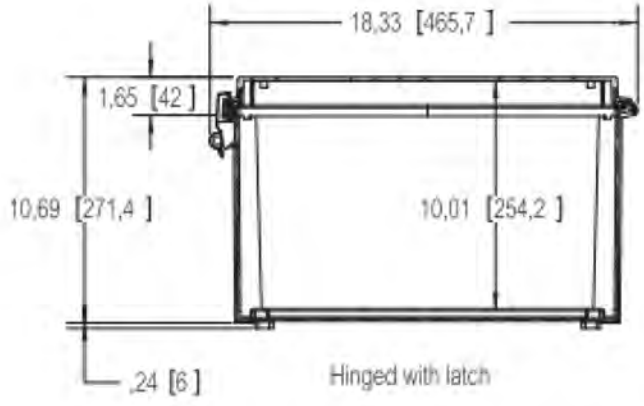
Glow Wire Test (IEC 695-2-1) °C: 960

NEMA Class: UL Type 4, 4X, 6, 6P, 12 and 13

Certificates: Underwriters Laboratories



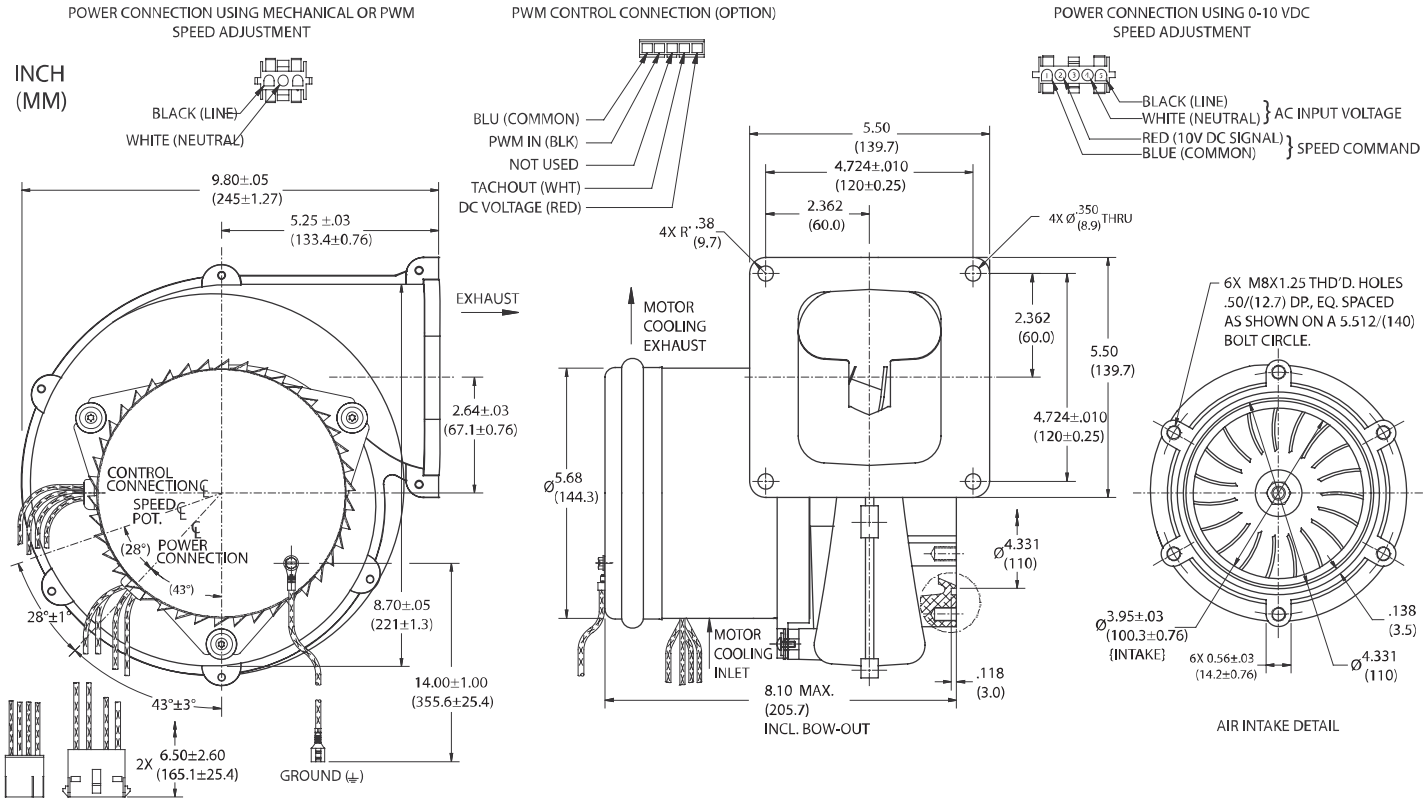




High Voltage Brushless DC Blowers

Nautilair (TM) 8.9" (226mm) Variable Speed Blower

240 Volt AC Input, Single Phase, High Output



		Part/ Model Number		
Specification	Units	150240	150241	150242
Speed Control	-	Mechanical	0-10 VDC	PWM

Notes:

- **Input Voltage Range:** 216 - 264 Volts AC RMS, 50/60 Hz, single phase.
- **Input Current:** 10 amps AC RMS
- **Operating Temperature (Ambient Air and Working Air):** 0°C to 50°C
- **Storage Temperature:** -40°C to 85°C
- **Dielectric Testing:** 1800 Volts AC RMS 60 Hz applied for one second between input pins and ground, 3mA leakage maximum.
- **Speed Control Methods:** PWM (Pulse Width Modulation). Speed control input signal of 15 - 45 VDC @ 500 Hz - 10 kHz, and tachometer output (2 Pulses / Revolution). Optional tachometer output (3 Pulses / Revolution).
  0 to 10 VDC with a speed control input current of 5 mA to 20 mA at 10 VDC Input with multi-turn potentiometer set to minimum resistance (fully clockwise).
  Mechanical: A potentiometer is available for speed control of the blower. The potentiometer can be preset for a specific speed. Access for speed adjustment located in motor housing.
  4-20mA speed control available.
- **Approximate Weight:** 9.3 Lbs. / 4.2 Kg.
- **Option Card available for Customization**
- **Regulatory Agency Certification:** Underwriters Laboratories Inc. UL507 Recognized under File E94403 and CSA C22.2#133 under File LR43448
- **Design Features:** Designed to provide variable airflow for low NOx & CO emission in high efficiency gas fired combustion systems. Built with non-sparking materials. Blower housing assembly constructed of die cast aluminum. Impeller constructed from hardened aluminum. Rubber isolation mounts built into blower construction to dampen vibration within the motor. Two piece blower housing assembly sealed with O-ring gasket for combustion applications. Customer is responsible to check for any leakage once the blower is installed into the final application.
- **Miscellaneous:** Blower inlet, discharge, and all motor cooling inlet and discharge vents must not be obstructed. Motor ventilation air to be free of oils and other foreign particles, (i.e. breathing quality air). Blower is to be mounted so ventilation air cannot be re-circulated.
  POWER CONNECTION (3 CAVITY): Blower connector, AMP Universal MATE-N-LOK, part no. 1-480701-0.
  POWER CONNECTION (5 CAVITY): Blower connector, AMP Universal MATE-N-LOK, part no. 350810-1.
  SPEED CONNECTION (5 CAVITY): Blower connector, Molex Mini-Fit Jr., part no. 39-01-4057.
  Mating harnesses available upon request.

This document is for informational purposes only and should not be considered as a binding description of the products or their performance in all applications. The performance data on this page depicts typical performance under controlled laboratory conditions. AMETEK is not responsible for blowers driven beyond factory specified speed, temperature, pressure, flow or without proper alignment. Actual performance will vary depending on the operating environment and application. AMETEK products are not designed for and should not be used in medical life support applications. AMETEK reserves the right to revise its products without notification. The above characteristics represent standard products. For product designed to meet specific applications, contact AMETEK Technical & Industrial Products Sales department.

AMETEK TECHNICAL & INDUSTRIAL PRODUCTS
627 Lake Street, Kent OH 44240
USA: +1 215-256-6601 - Europe: +44 (0) 845 366 9664 - Asia: +86 21 5763 1258
www.ametektip.com

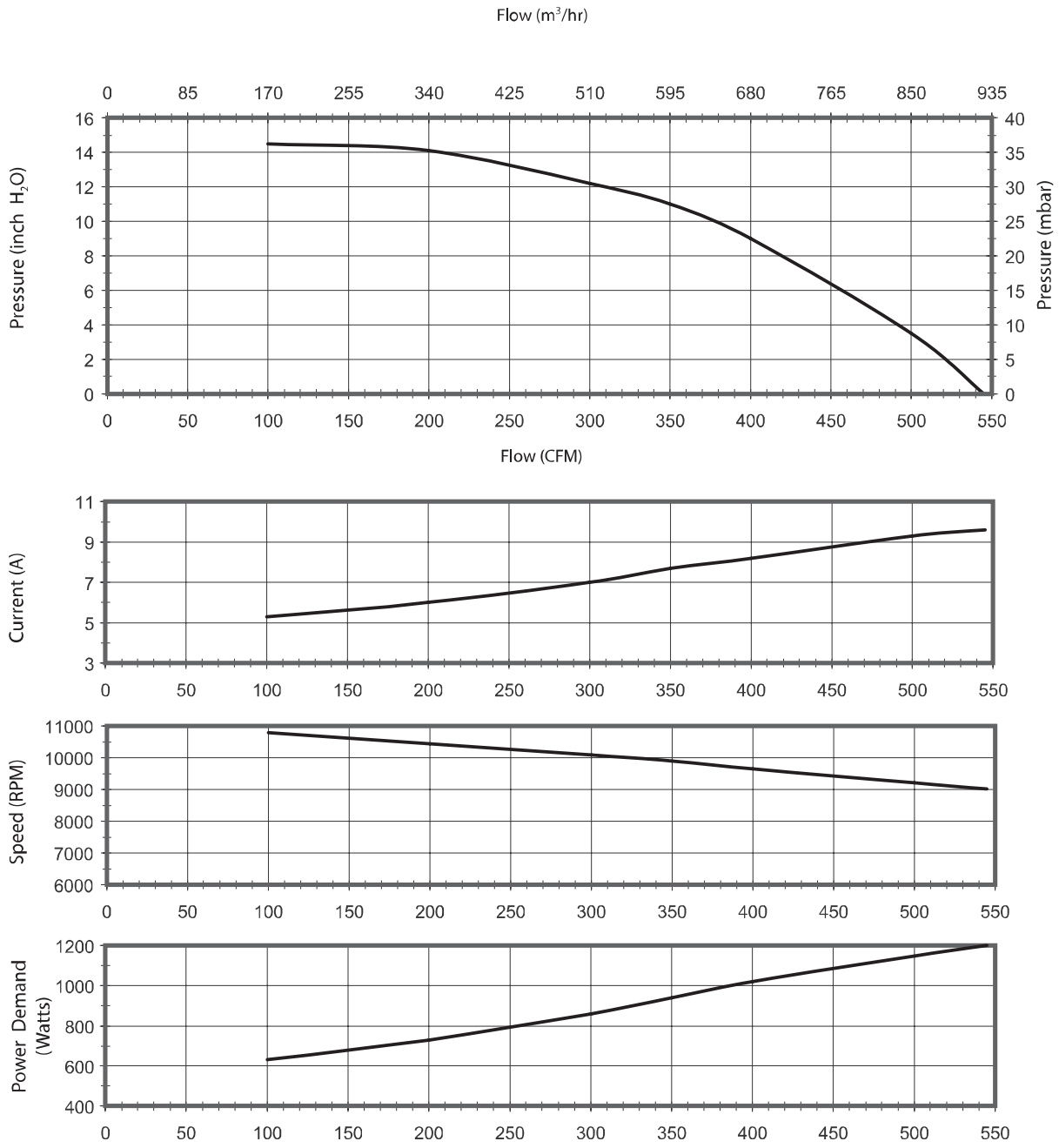
AMETEK
PRECISION MOTION CONTROL

Nautilair (TM) 8.9" (226mm) Variable Speed Blower

Nautilair

240 Volt AC Input, Single Phase, High Output

Typical Performance



Data presented represents blower performance at STANDARD AIR DENSITY, .075 lb/ft^3 (29.92" Hg, Sea Level, 68° F)
Vacuum performance available upon request.

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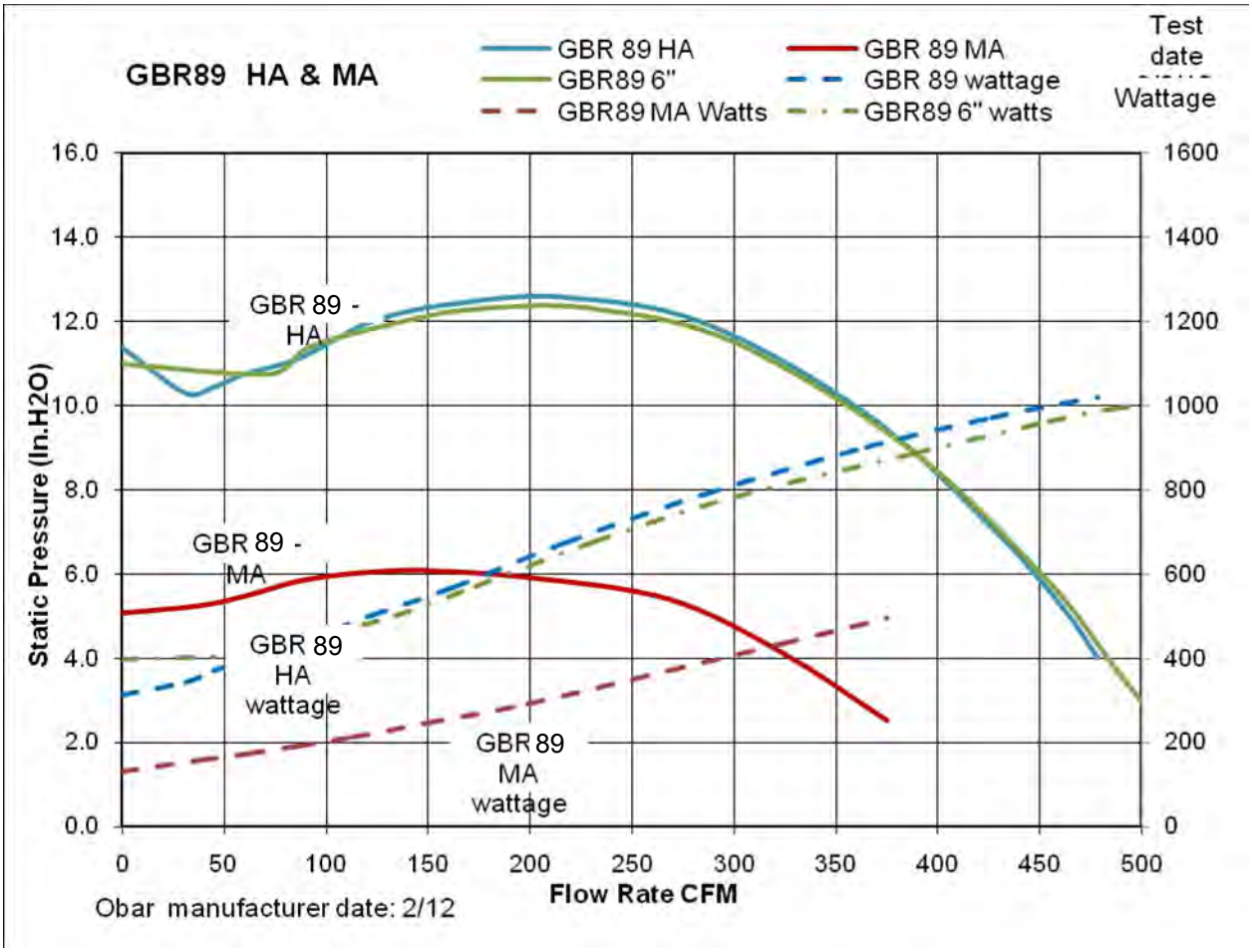
www.ametektip.com

AMETEK
PRECISION MOTION CONTROL

GBR89 HA tested at full voltage with 8 feet of 4" inlet (Blue Lines) and 6" Inlet (Green lines)

Maximum airflow with no exhaust piping and 8' of 6" piping is 529 CFM

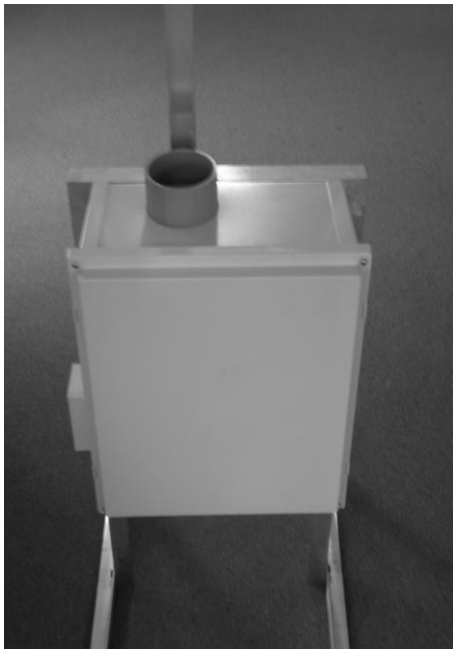
GBR89 MA tested with speed control set to half the wattage consumption (Red Line)



THE OBAR GBR76

COMPACT RADIAL BLOWER

Based on 25 years of experience and 2 years of research and development, the patent pending GBR series of compact radial blowers provide the perfect combination of performance and design.



GBR76 WITH ROOF MOUNT

PERFORMANCE

- GBR76 SOE 16" WC @ 0 Max flow 155 CFM.
- GBR76 UD 40" WC @ 0 Max flow 195 CFM.
- Built in speed control to customize performance.
- Condensate bypass built in.
- 12 month warranty - 40,000 hr sealed bearings.

DESIGN

- Our modular design means the blower and manifold assembly can be removed and replaced as a unit. This makes repairs cost effective and easy and allows contractors to upgrade systems simply by swapping assemblies.
- The GBR series is based on a bypass blower designed to handle combustible materials.
- The housing is not required to be air tight, so you can add gauges and alarms without compromising the system.
- Built in condensate bypass.
- Built in speed control.
- Quick disconnect electrical harness.
- All UL listed components including UL listed enclosure for outside use.
- Wall fastening lugs included.
- GBR series roof and wall mounts available to quickly configure the blowers for your installation while providing a custom built look.
- Compact design 16"x 14"x 8" weighing only 18 lbs.
- 3" schedule 40 inlet and exhaust.
- Universal Drive model accepts voltage from 120-240V without alteration

COST	GBR76 SOE	GBR76 UD
COMPLETE UNIT	**$1289.00**	**$1489.00**
3 YEAR WARRANTY	**$450.00**	**$550.00**

OBAR SYSTEMS INC 2969 ROUTE 23 SOUTH NEWFOUNDLAND NJ 07435 800 949 6227

GBR76 SOE	0”	2”	4”	6”	8”	10”	12”	16”	Wattage
SOE 16	150	140	129	118	105	90	75	35	150-320
SOE 12	125	115	100	83	62	39	0		110-200
SOE 8	105	90	70	42	0				60-120
SOE 4	75	50	0						37-50

GBR SOE performance using built in potentiometer set at sealed vacuums of 16, 12, 8, and 4” WC

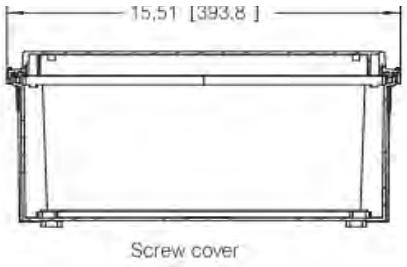
GBR76 UD	0”	10”	20”	30”	37”	Wattage
110V	195	158	118	63	20	700-870
220V	197	162	130	89	50	800-1100

Blower Specifications

Notes:

- **Input Voltage Range:** 108-132 Volts AC RMS, 50/60 Hz, single phase.
- **Input Current:** 6 amps AC RMS
- **Operating Temperature (Ambient Air and Working Air):** 0°C to 50°C
- **Storage Temperature:** -40°C to 85°C
- **Dielectric Testing:** 1500 Volts AC RMS 60 Hz applied for one second between input pins and ground, 3mA leakage maximum.
- **Speed Control Methods:** PWM (Pulse Width Modulation) (1 kHz to 10 kHz)
  0 to 10 VDC speed control.
  Mechanical: A potentiometer is available for speed control of the blower. The potentiometer can be preset for a specific speed. Access for speed adjustment located in motor housing.
- **Approximate Weight:** 4.8 Lbs. / 2.2 Kg
- **Regulatory Agency Certification:** Underwriters Laboratories Inc. UL507 Recognized under File E94403 and compliant under the CE Low Voltage Directive 2006/95/EC.
- **Design Features:** Designed to provide variable airflow for low NOx & CO emission in high efficiency gas fired combustion systems. Built with non-sparking materials. Blower housing assembly constructed of die cast aluminum. Impeller constructed from hardened aluminum. Rubber isolation mounts built into blower construction to dampen vibration within the motor. Two piece blower housing assembly sealed with O-ring gasket for combustion applications. Customer is responsible to check for any leakage once the blower is installed into the final application.
- **Miscellaneous:** Blower inlet, discharge, and all motor cooling inlet and discharge vents must not be obstructed. Motor ventilation air to be free of oils and other foreign particles, (i.e. breathing quality air). Blower is to be mounted so ventilation air cannot be re-circulated.
  POWER CONNECTION: Blower connector, AMP Universal MATE-N-LOK, part no. 1-350943-0.
  SPEED CONNECTION: Blower connector, Molex Mini-Fit Jr., part no. 39-30-3056.
  Mating harnesses available upon request.

Enclosure Specifications



Ratings:

Ingress Protection (EN 60529): 66/67

Electrical insulation: Totally insulated

Halogen free (DIN/VDE 0472, Part 815): yes

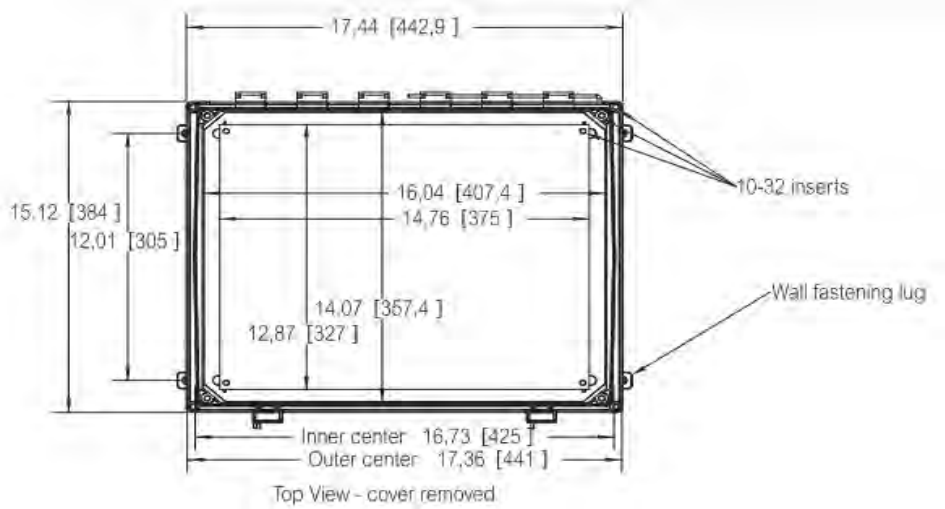
UV resistance: UL 508

Flammability Rating (UL 746 C 5): complies with UL 508

Glow Wire Test (IEC 695-2-1) °C: 960

NEMA Class: UL Type 4, 4X, 6, 6P, 12 and 13

Certificates: Underwriters Laboratories



OBAR INSTRUMENTS

EDG Environmental Data Gateway

Environmental System and Site Monitoring Sensor Platform

1,000 Foot Range with 10+ Year Battery Life

Superior Wireless Range
1,000 + ft. line of sight up to 10-12 walls*

Long Battery Life
10+ Years when Powered by 2 AA batteries*

Onboard Data Memory
Stores up to 512 readings per sensor.***

Future Proof
Over-the -air updates allow products to be updated remotely.

Low Cost Monthly Fees
Plans begin at $13.25 per month for up to 6 sensors

0VER 50 DIFFERENT SENSORS
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Standard Operating Procedure Installation and Extraction of the Vapor Pin®

Updated March 16, 2018

Scope:

This standard operating procedure describes the installation and extraction of the VAPOR PIN® for use in sub-slab soil-gas sampling.

Purpose:

The purpose of this procedure is to assure good quality control in field operations and uniformity between field personnel in the use of the VAPOR PIN® for the collection of sub-slab soil-gas samples or pressure readings.

Equipment Needed:

- Assembled VAPOR PIN® [VAPOR PIN® and silicone sleeve(Figure 1)]; Because of sharp edges, gloves are recommended for sleeve installation;
- Hammer drill;
- 5/8-inch (16mm) diameter hammer bit (hole **must** be 5/8-inch (16mm) diameter to ensure seal. It is recommended that you use the drill guide). (Hilti™ TE-YX 5/8" x 22" (400 mm) #00206514 or equivalent);
- 1½-inch (38mm) diameter hammer bit (Hilti™ TE-YX 1½" x 23" #00293032 or equivalent) for flush mount applications;
- ¾-inch (19mm) diameter bottle brush;
- Wet/Dry vacuum with HEPA filter (optional);
- VAPOR PIN® installation/extraction tool;
- Dead blow hammer;
- VAPOR PIN® flush mount cover, if desired;
- VAPOR PIN® drilling guide, if desired;
- VAPOR PIN® protective cap; and
- VOC-free hole patching material (hydraulic cement) and putty knife or trowel for repairing the hole following the extraction of the VAPOR PIN®.

Figure 1. Assembled VAPOR PIN®

Installation Procedure:

1) Check for buried obstacles (pipes, electrical lines, etc.) prior to proceeding.

2) Set up wet/dry vacuum to collect drill cuttings.

3) If a flush mount installation is required, drill a 1½-inch (38mm) diameter hole at least 1¾-inches (45mm) into the slab. Use of a VAPOR PIN® drilling guide is recommended.

4) Drill a 5/8-inch (16mm) diameter hole through the slab and approximately 1-inch (25mm) into the underlying soil to form a void. Hole **must** be 5/8-inch (16mm) in diameter to ensure seal. It is recommended that you use the drill guide.

VAPOR PIN® protected under US Patent # 8,220,347 B2, US 9,291,531 B2 and other patents pending

5) Remove the drill bit, brush the hole with the bottle brush, and remove the loose cuttings with the vacuum.

6) Place the lower end of VAPOR PIN® assembly into the drilled hole. Place the small hole located in the handle of the installation/extraction tool over the vapor pin to protect the barb fitting, and tap the vapor pin into place using a dead blow hammer (Figure 2). Make sure the installation/extraction tool is aligned parallel to the vapor pin to avoid damaging the barb fitting.

Figure 2. Installing the VAPOR PIN®

During installation, the silicone sleeve will form a slight bulge between the slab and the VAPOR PIN® shoulder. Place the protective cap on VAPOR PIN® to prevent vapor loss prior to sampling (Figure 3).

Figure 3. Installed VAPOR PIN®

7) For flush mount installations, cover the vapor pin with a flush mount cover, using either the plastic cover or the optional stainless-steel Secure Cover (Figure 4).

Figure 4. Secure Cover Installed

8) Allow 20 minutes or more (consult applicable guidance for your situation) for the sub-slab soil-gas conditions to re-equilibrate prior to sampling.

9) Remove protective cap and connect sample tubing to the barb fitting of the VAPOR PIN®. This connection can be made using a short piece of Tygon™ tubing to join the VAPOR PIN® with the

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Nylaflow tubing (Figure 5). Put the Nylaflow tubing as close to the VAPOR PIN® as possible to minimize contact between soil gas and Tygon™ tubing.

Figure 5. VAPOR PIN® sample connection

10) Conduct leak tests in accordance with applicable guidance. If the method of leak testing is not specified, an alternative can be the use of a water dam and vacuum pump, as described in SOP Leak Testing the VAPOR PIN® via Mechanical Means (Figure 6). For flush-mount installations, distilled water can be poured directly into the 1 1/2 inch (38mm) hole.

Figure 6. Water dam used for leak detection

11) Collect sub-slab soil gas sample or pressure reading. When finished, replace the protective cap and flush mount cover until the next event. If the sampling is complete, extract the VAPOR PIN®.

Extraction Procedure:

1) Remove the protective cap, and thread the installation/extraction tool onto the barrel of the VAPOR PIN® (Figure 7). Turn the tool clockwise continuously, don't stop turning, the VAPOR PIN® will feed into the bottom of the installation/extraction tool and will extract from the hole like a wine cork, DO NOT PULL.

2) Fill the void with hydraulic cement and smooth with a trowel or putty knife.

Figure 7. Removing the VAPOR PIN®

- Prior to reuse, remove the silicone sleeve and protective cap and discard. Decontaminate the VAPOR PIN® in a hot water and Alconox® wash, then heat in an oven to a temperature of 265° F (130° C) for 15 to 30 minutes. For both steps, **STAINLESS – ½ hour, BRASS 8 minutes**

3) Replacement parts and supplies are available online.

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GALLAGHER BASSETT | TECHNICAL SERVICES

VES Inspection Log Sheet

Site Name: Parkview Commons Site
NYSDEC BCP Site No.: C203014

Instructions:
Record visual gauge readings biweekly (i.e. every other week) as displayed on the GBR-25 units in trash compactor room (VP-1 and VP-2) and the magnehelic gauge mounted directly on the riser at 4th floor roof (VP-3).
If you have questions on how to read the manometer please contact Gallagher Bassett Technical Services (GBTS) at (845) 867-4716.
Test alarm functionality by cycling blowers off or disconnecting tubing and verifying audible alert and red-light indicator.
If visual gauge readings are 0.00 or if audible alarms are triggered (or not triggering upon testing), contact GBTS within 48 hours.

Date	Inspector Name	Inspector Signature	Visual Gauge Readings (inches of water column)			Additional Notes (Do alarms function properly? Note any issues here)
			VP-1 (Refuse Room)	VP-2 (Refuse Room)	VP-3 (Roof Top)	

GALLAGHER BASSETT | TECHNICAL SERVICES

Vapor Extraction System and Barrier Layer Inspection/Monitoring Checklist
BCP Site C203014
Parkview Commons Site

Vapor Extraction System Component	Condition	No	Yes	N/A	Describe Deficiency	Describe Corrective Action
HVAC System	Operational and maintained?					See Note 1 Below
Building Floor Slab	Holes, cracks or other physical deficiencies?					
Riser Pipes (above roofline)	Holes, cracks, or other physical deficiencies?					
Fan #1 (See attached map for fan location)	Operational?					
	Physical Damage?					
	Excessive Noise?					
Fan#2 (See attached map for fan location)	Operational?					
	Physical Damage?					
	Excessive Noise?					
Fan#3 (See attached map for fan location)	Operational?					
	Physical Damage?					
	Excessive Noise?					
Barrier Layer - asphalt parking areas	Is asphalt intact?					
	Substantial cracks?					
Barrier Layer - sidewalk/walkways (on-site only)	Are sidewalks intact?					
	Substantial cracks?					
Barrier layer - landscaped area	Any subsidence?					
	Substantial cracks?					
Note 1: Each residential unit has its own HVAC system. These units have no effect on the Site's VES.						

Name of Inspector (Print)

Date of Inspection

Signature of Inspector