

DECISION DOCUMENT

Sonero Metro City Auto Site
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203148
March 2023



**Department of
Environmental
Conservation**

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

Sonero Metro City Auto Site
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203148
March 2023

Statement of Purpose and Basis

This document presents the remedy for the Sonero Metro City Auto Site a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Sonero Metro City Auto Site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on

the foundation to improve energy efficiency as an element of construction.

2. Excavation

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8 to depths ranging from 2 feet below grade (ftbg) to 16 ftbg. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy. Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that unrestricted SCOs for the site have been achieved. If confirmation sampling indicates that unrestricted SCOs were not achieved at the stated remedial depth, the Applicant must notify the Department, submit the sample results and, in consultation with the Department, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that unrestricted SCOs for the site have been achieved. Approximately 19,000 cubic yards of contaminated soil will be removed from the site.

Any underground storage tanks (USTs), underground piping or other structures associated with a source of contamination will be excavated and removed for proper off-site disposal.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil or complete the backfilling of the excavation and establish the designed grades at the site, as necessary.

4. Soil Vapor Extraction (SVE)

Soil vapor extraction (SVE) will be implemented along the western site boundary to remove volatile organic compounds (VOCs) from the subsurface and prevent off-site migration. VOCs will be physically removed from the soil by applying a vacuum to wells that have been installed into the vadose zone (the area below the ground but above the water table). The vacuum draws air through the soil matrix which carries the VOCs from the soil to the SVE well. The air extracted from the SVE wells is then treated as necessary prior to being discharged to the atmosphere. The remedial design details of the SVE system (number of wells, screen length, discharge control) will be developed and submitted for Department approval.

5. Vapor Intrusion Evaluation

As part of the Track 1 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

6. Local Institutional Controls

If no Environmental Easement (EE) or Site Management Plan (SMP) is needed to achieve soil,

groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Article 141 of the NYCDOH code, which prohibits potable use of groundwater without prior approval.

Conditional Track 1

The intent of the remedy is to achieve Track 1 unrestricted use; therefore, no environmental easement or site management plan is anticipated. If the soil vapor intrusion (SVI) evaluation is not completed prior to completion of the Final Engineering Report, a Site Management Plan (SMP) and Environmental Easement (EE) will be required to address the SVI evaluation and implement actions as needed. If a mitigation or monitoring action is needed, including continued operation of the SVE in remedial element 4, a Track 1 cleanup can only be achieved if the mitigation system or other required action is no longer needed within 5 years of the date of the Certificate of Completion

In the event that Track 1 unrestricted use is not achieved, including achievement of groundwater and soil vapor remedial objectives, the following contingent remedial elements will be required and the remedy will achieve a Track 2 restricted residential cleanup.

Conditional Remedial Elements

7. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- require compliance with the Department approved Site Management Plan.

8. Site Management Plan

A Site Management Plan is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 7 above.

Engineering Controls: The soil vapor extraction system discussed in Paragraph 4 above and a sub slab depressurization system, if determined necessary by soil vapor intrusion evaluation .

This plan includes, but may not be limited to:

- descriptions of the provisions of the environmental easement including any land

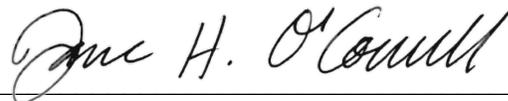
- use, and groundwater use restrictions;
 - a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
 - provisions for the management and inspection of the identified engineering controls;
 - maintaining site access controls and Department notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- monitoring of indoor air and soil vapor to assess the performance and effectiveness of the remedy;
 - a schedule of monitoring and frequency of submittals to the Department;
 - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.
- c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical or physical components of the remedy. The plan includes, but is not limited to:
- procedures for operating and maintaining the remedy;
 - compliance monitoring of treatment systems to ensure proper O&M as well as providing the data for any necessary permit or permit equivalent reporting;
 - maintaining site access controls and Department notification; and
 - providing the Department access to the site and O&M records.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

March 29, 2023

Date



Jane H. O'Connell
Regional Remediation Engineer, Region 2

DECISION DOCUMENT

Sonero Metro City Auto Site
Bronx, Bronx County
Site No. C203148
March 2023

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

Hunts Point Library
877 Southern Boulevard
Bronx, NY 10459
Phone: 718-617-0338

Bronx Community Board 2
1029 E. 163rd Street, Suite 202
Bronx, NY 10459
Phone: 718-328-9125

Receive Site Citizen Participation Information by Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The 0.788-acre site is located at 1001 Whitlock Avenue in the Bronx and is presently vacant. It occupies part of Lot 85 in Block 2756. The site is bounded to the east by Whitlock Avenue, to the west by residential buildings, to the north by a vacant former industrial building (North America/Pulse Plastics BCP Site C203144) and 165th Street, and to the south by the intersection of Aldus Street and Whitlock Avenue. Located to the east, beyond Whitlock Avenue, is an at-grade subway (No. 6 line), the Sheridan Expressway (Route 895), Metro North tracks and the Bronx River.

Site Features: The site is currently vacant and covered by broken-up asphalt and overgrown vegetation.

Current Zoning and Land Use: The site is zoned R8A which allows for residential apartment buildings with a C2-4 commercial overlay.

Past Use of the Site: From the 1950s to 1977, uses of the site consisted of automobile-related activities including auto sales, garages and a service station. The site was identified as Sonero Auto Repair from 1999 to 2012. Four 1,000-gallon gasoline underground storage tanks (USTs) were closed in place at the site in December 1999.

Site Geology and Hydrogeology: Surface soil/fill consists of black fine to coarse sand, with traces of gravel, silt, bricks and crushed concrete at depths ranging 2 to 13 ft bgs. Beneath the fill layer is dense brown coarse to fine sands, silt, and gravel from 20 to 29 ft bgs and weathered schist ranging from 20 to 33 ft-bgs. Depth to bedrock ranges from 2.5 to more than 20 ft-bgs with shallower bedrock in the southern tip of the site. Bedrock slopes easterly toward the Bronx River.

Groundwater is approximately 18 to 21 ft bgs. Expected regional flow is east towards the Bronx River although site investigations indicate a northerly flow.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation.

For this site, alternatives (or an alternative) that restrict(s) the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) against unrestricted use standards, criteria, and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. The Department has determined that this site poses a significant threat to public health or the environment and there may be off-site impacts that require remedial activities; accordingly, enforcement actions are necessary.

The Department will seek to identify any parties (other than the Volunteer) known or suspected to be responsible for contamination at or emanating from the site, referred to as Potentially Responsible Parties (PRPs). The Department will bring an enforcement action against the PRPs. If an enforcement action cannot be brought, or does not result in the initiation of a remedial program by any PRPs, the Department will evaluate the off-site contamination for action under the State Superfund. The PRPs are subject to legal actions by the State for recovery of all response costs the State incurs or has incurred.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected

in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site are:

tetrachloroethene (PCE)	mercury
trichloroethene (TCE)	nickel
barium	zinc
lead	

The contaminants of concern exceed the applicable SCGs for:

- soil
- groundwater

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination:

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), pesticides, and per- and polyfluoroalkyl substances (PFAS). Soil vapor was analyzed for VOCs. The primary contaminants of concern are metals and SVOCs in soil, SVOCs in groundwater and chlorinated VOCs in soil vapor.

Soil

Five metals were detected at concentrations exceeding their respective unrestricted use soil cleanup objectives (UUSCOs) as follows: barium up to 1,040 parts per million (ppm) (UUSCO is 350 ppm), lead up to 499 ppm (UUSCO is 63 ppm), mercury up to 6.54 ppm (UUSCO is 0.18), nickel up to 301 ppm (UUSCO is 30) and zinc up to 699 ppm (UUSCO is 109).

One SVOC, indeno(1,2,3-cd)pyrene, was detected at 0.573 ppm in one soil sample above its UUSCO of 0.5 ppm.

For PFAS, perfluorooctanesulfonic acid (PFOS) was detected up to 10.9 parts per billion (ppb), above its unrestricted use guidance value of 0.88 ppb. Perfluorooctanoic acid (PFOA) was not detected above its unrestricted use guidance value of 0.66 ppb.

No VOCs, PCBs, pesticides, or 1,4-dioxane were detected above their respective UUSCOs.

The data do not indicate any off-site impacts in soil related to this site.

Groundwater

The SVOC benzo(a)pyrene was detected at 1.2 ppb, above its Class GA Ambient Water Quality Standard (AWQS) of 0.002 ppb.

PFOS was detected at concentrations up to 52.8 parts per trillion (ppt) compared to the ambient water quality guidance value (AWQGV) of 2.7 ppt. PFOA was detected at concentrations up to 46.7 ppt compared to the AWQGV of 6.7 ppt. There are no public water supply wells within a half a mile and there is a municipal prohibition for use of groundwater at the site.

No VOCs, metals pesticides, PCBs, or 1,4-dioxane were detected above AWQS/GVs in site groundwater.

The data do not indicate any off-site impacts in groundwater related to this site.

Soil Vapor

The following chlorinated VOCs were detected in on-site soil vapor: tetrachloroethene (PCE) up to 1,200 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), trichloroethene (TCE) up to 390 $\mu\text{g}/\text{m}^3$, and methylene chloride, a common laboratory contaminant, up to 200 $\mu\text{g}/\text{m}^3$.

Data indicates there is the potential for off-site impacts in soil vapor possibly related to this site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

The site is currently unoccupied, however people who enter the site may come into contact with site-related soil and groundwater contamination if they dig below the surface. Groundwater in the area is not used for drinking or other purposes because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into structures and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of structures, is referred to as soil vapor intrusion. Because the site is vacant, inhalation of site-related contaminants due to soil vapor intrusion does not represent a current concern on-site; however, soil vapor intrusion represents a potential concern for any future on-site redevelopment / occupancy. Environmental sampling indicates that soil vapor intrusion from site contaminants is a potential concern for off-site structures.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Conditional Track 1 remedy.

The selected remedy is referred to as the Excavation, Soil Vapor Extraction and Soil Vapor Intrusion Evaluation remedy.

The elements of the selected remedy, as shown in Figure 2, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8 to depths ranging from 2 feet below grade (ftbg) to 16 ftbg. If a

Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy. Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that unrestricted SCOs for the site have been achieved. If confirmation sampling indicates that unrestricted SCOs were not achieved at the stated remedial depth, the Applicant must notify the Department, submit the sample results and, in consultation with the Department, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that unrestricted SCOs for the site have been achieved. Approximately 19,000 cubic yards of contaminated soil will be removed from the site.

Any underground storage tanks (USTs), underground piping or other structures associated with a source of contamination will be excavated and removed for proper off-site disposal.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil or complete the backfilling of the excavation and establish the designed grades at the site, as necessary.

4. Soil Vapor Extraction (SVE)

Soil vapor extraction (SVE) will be implemented along the western site boundary to remove volatile organic compounds (VOCs) from the subsurface and prevent off-site migration. VOCs will be physically removed from the soil by applying a vacuum to wells that have been installed into the vadose zone (the area below the ground but above the water table). The vacuum draws air through the soil matrix which carries the VOCs from the soil to the SVE well. The air extracted from the SVE wells is then treated as necessary prior to being discharged to the atmosphere. The remedial design details of the SVE system (number of wells, screen length, discharge control) will be developed and submitted for Department approval.

5. Vapor Intrusion Evaluation

As part of the Track 1 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

6. Local Institutional Controls

If no Environmental Easement (EE) or Site Management Plan (SMP) is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Article 141 of the NYCDOH code, which prohibits potable use of groundwater without prior approval.

Conditional Track 1

The intent of the remedy is to achieve Track 1 unrestricted use; therefore, no environmental

easement or site management plan is anticipated. If the soil vapor intrusion (SVI) evaluation is not completed prior to completion of the Final Engineering Report, a Site Management Plan (SMP) and Environmental Easement (EE) will be required to address the SVI evaluation and implement actions as needed. If a mitigation or monitoring action is needed, including continued operation of the SVE in remedial element 4, a Track 1 cleanup can only be achieved if the mitigation system or other required action is no longer needed within 5 years of the date of the Certificate of Completion

In the event that Track 1 unrestricted use is not achieved, including achievement of groundwater and soil vapor remedial objectives, the following contingent remedial elements will be required and the remedy will achieve a Track 2 restricted residential cleanup.

Conditional Remedial Elements

7. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and
- require compliance with the Department approved Site Management Plan.

8. Site Management Plan

A Site Management Plan is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 7 above.

Engineering Controls: The soil vapor extraction system discussed in Paragraph 4 above and a sub slab depressurization system, if determined necessary by soil vapor intrusion evaluation .

This plan includes, but may not be limited to:

- descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;

- maintaining site access controls and Department notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- monitoring of indoor air and soil vapor to assess the performance and effectiveness of the remedy;
 - a schedule of monitoring and frequency of submittals to the Department;
 - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.
- c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical or physical components of the remedy. The plan includes, but is not limited to:
- procedures for operating and maintaining the remedy;
 - compliance monitoring of treatment systems to ensure proper O&M as well as providing the data for any necessary permit or permit equivalent reporting;
 - maintaining site access controls and Department notification; and
 - providing the Department access to the site and O&M records.

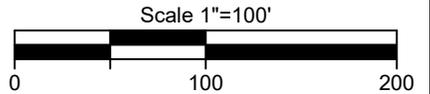
N:\ACAD\11819\CAD\11819 - FIG-2 SITE PLAN.DWG 02/07/22 02:21:59PM, jelena.zolotova, LAYOUT:FIG-2



LEGEND:

--- SITE AND PROPERTY BOUNDARY

REFERENCE:
ALL INFORMATION TAKEN FROM GOOGLE EARTH AERIAL, DATED 1/24/2021.



Sonero Metro City Auto Site
C203148

**Location and
Site Plan**

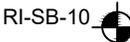
Figure 1



N:\ACAD\11819\CAD\RAWP\11819 - FIG-3.1 - PROPOSED EXCAVATION PLAN.DWG 05/04/22 03:41:40PM, yelena.zolotova, LAYOUT:FIG-3.1

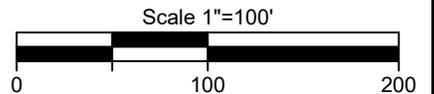


LEGEND:

-  - SITE AND PROPERTY BOUNDARY
-  - RI SOIL BORING NUMBER & APPROX. LOCATION
-  - PROPOSED EXCAVATION DEPTH

REFERENCE:

ALL INFORMATION TAKEN FROM GOOGLE EARTH AERIAL, DATED 1/24/2021.

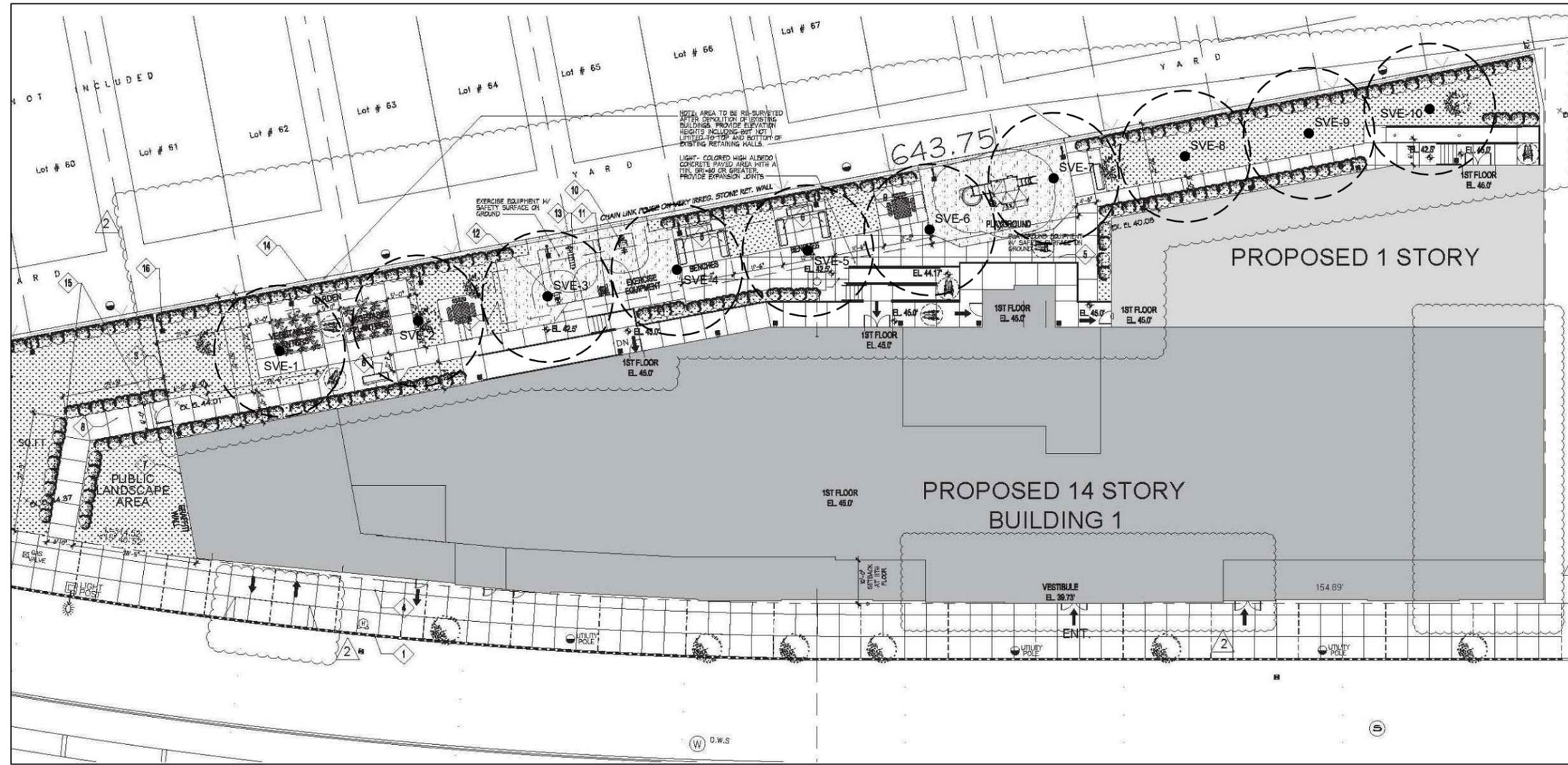


Sonero Metro
City Auto Site
C203148

**Proposed
Excavation Plan**

Figure 2

N:\ACAD\11819\CAD\11819.DWG.SOIL VAPOR EXTRACTION PLAN.DWG 11/22/22 03:15:08PM, pinnacle, LAYOUT:FIG 3.2



- LEGEND:**
- SVE-1 - PROPOSED SOIL VAPOR EXTRACTION (SVE) WELL
 - - RADIUS OF INFLUENCE (ROI) = 30 FT

© SESI CONSULTING ENGINEERS 2022
 This drawing and all information contained here on is proprietary information of SESI CONSULTING ENGINEERS and may not be copied or reproduced, either in whole or in part, by any method, without written permission of SESI CONSULTING ENGINEERS.

REFERENCE
 1. EXIST CONDITIONS & BOUNDARY ARE TAKEN FROM ARCHITECTURAL SITE PLAN PREPARED BY NEWMAN DESIGN, DATED JULY. 14, 2017, REV. 5/6/22

dwg by: EC
 chk by: JM
 scale: AS NOTED
 date: 11/22/22

CERT. OF AUTH. # 24GA27934700
SESI
 CONSULTING ENGINEERS
 SOILS / FOUNDATIONS
 SITE DESIGN
 ENVIRONMENTAL
 989 ROUTE 46E, 3RD FLOOR, PARSIPPANY, N.J. 07054 PH: 973-808-9050

project:
 1001 WHITLOCK AVENUE
 BRONX, NEW YORK 10459

title:
**SOIL VAPOR EXTRACTION
 CONCEPTUAL PLAN**

job no: 11819
 drawing no:

FIG 3.2