



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

March 12, 2019

CERTIFIED MAIL—7018 0040 0000 4889 0744
RETURN RECEIPT REQUESTED

Mr. Scott Nelson
Quick-Sav Food Stores Ltd
6285 Taylor Drive
Flint, Michigan 48507

Dear Mr. Nelson:

SUBJECT: Final Assessment Report Approved with Conditions
Report Receipt Date: July 23, 2018
Beacon & Bridge Market #8, 110 East Broad Street, Linden,
Genesee County, Michigan; Facility ID No.: 0-0002778;
Confirmed Release No.: C-0162-14

The Department of Environmental Quality (DEQ), Remediation and Redevelopment Division (RRD), has conducted an audit of the Final Assessment Report (FAR), dated July 23, 2018, including the information contained in the Supplemental Information submittal dated January 30, 2019, submitted to address a release from an underground storage tank system at the subject site. This audit was performed pursuant to Section 21315 of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

Based on this audit, the FAR is approved with conditions. This approval of the FAR is contingent upon receipt of documentation demonstrating completion of the following conditions:

1. A liquid boot vapor barrier with passive vent will be installed as an interim corrective action to prevent vapor intrusion into the building located at 106 South Bridge Street as part of the Corrective Action Plan (CAP). The corrective actions associated with 106 South Bridge Street shall be included in the schedule for implementation of the CAP.
2. Site-specific volatilization to indoor air criteria provided in the DEQ correspondence dated December 12, 2017, include criteria for soil gas. Cleanup goals utilized for the site shall include the soil gas site-specific criteria.
3. Light non-aqueous phase liquid monitoring identified under the fourth bullet of Section 3.1.2 shall include MW-23, MW-24, and MW-25.
4. Soil gas monitoring points identified in Section 3.1.2 shall include SG-20 and SG-32 (to be installed inside 117 North Bridge Street) and should include the additional installation of a monitoring point, either a sub-slab vapor pin inside the lowest level of 100 South Bridge Street, or a soil gas well near SG-20 completed at the same depth as the basement floor of 100 South Bridge Street.

5. For soil gas and indoor air monitoring included in Section 3.1.2, contingencies shall include evaluation of interim measures including but not limited to the installation of carbon filtration air scrubbers or presumptive mitigation should sample results exceed recommended or time-sensitive recommended interim action screening levels and/or site-specific volatilization to indoor air criteria (VIAC).
6. Resampling under Section 3.1.2, fifth bullet, should be conducted within five (5) business days instead of ten (10).
7. Section 3.7 identifies SG-101 as a monitoring point associated with 101 North Bridge Street; however, this location is depicted on site maps east of North Bridge Street on the northwestern portion of the Union Block property. As requested above, the additional installation of a monitoring point, either a sub-slab vapor pin inside the lowest level of 100 South Bridge Street or a soil gas well near SG-20 completed at the same depth as the basement floor of 100 South Bridge Street, shall be included as a monitoring point under Section 3.7 and 3.9.
8. Primary laboratory analytes for soil, groundwater, and soil gas shall include butylbenzene, hexane, heptane, n-propylbenzene, and 2,2,4-trimethyl pentane. Site-specific VIAC have been provided for these analytes, and they have been detected within the contaminant plume; therefore, they should be included in the site monitoring.
9. SG-7D shall be included as a monitoring point under Section 3.7.1 and 3.9. SG-20 and SG-32 (vapor pin inside 117 North Bridge Street) shall be included in monitoring under Section 3.9.
10. Any proposed sampling or monitoring point destroyed during construction and/or demolition will be replaced with a representative monitoring point for continued sampling/monitoring.

If you have any questions regarding this matter or wish to discuss the findings of this audit, please contact me.

Sincerely,



David LaBrecque
Assistant District Supervisor
Lansing District Office
Remediation and Redevelopment Division
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cc: Mr. Clifford A. Knaggs, Knaggs, Harter, Brake & Schneider, P.C.
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Ms. Danielle Cusson, Mayor, City of Linden
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Ms. Cyndi Mollenhour, DEQ
Ms. Jaclyn Merchant, DEQ
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