From: Warfel, Michael (ECY)
To: Kucharski, Margaret
Cc: Meg Strong; Boyd, Robyn; Funis, Chelsey (Consultant)
Subject: RE: 520 Program - Montlake Gas Station (VCP NW3242) - Tech Assistance Request
Date: Wednesday, October 18, 2023 9:06:00 AM

Hello Margaret:

Ecology reviewed your request and provides the following as VCP Technical Assistance:

- Ecology concurs with discontinuing quarterly sampling of monitoring wells MW-2-19 and MW-6-22, and continuation of quarterly monitoring of well MW-3-19.

- Ecology recommends sampling of monitoring wells MW-8-22 and MW-9-22 during the next quarterly event in November 2023, to confirm continuation of the downward concentration trends for these two wells. Documentation of the downward trends will support consideration of a Property NFA without an environmental covenant by Ecology.

Ecology appreciates the efforts of your team in continuing progress towards Site cleanup under the VCP.

Mike

Michael R. (Mike) Warfel, LG, LHG, RG
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From: Kucharski, Margaret <KucharM@wsdot.wa.gov>
Sent: Tuesday, October 17, 2023 2:15 PM
To: Warfel, Michael (ECY) <MWAR461@ECY.WA.GOV>
Cc: Meg Strong <Meg.Strong@shanwil.com>; Boyd, Robyn <BoydRL@wsdot.wa.gov>; Funis, Chelsey (Consultant) <FunisCh@consultant.wsdot.wa.gov>
Subject: 520 Program - Montlake Gas Station (VCP NW3242) - Tech Assistance Request

Hi Mike – I hope you are doing well!

I'm emailing you with a technical assistance request related to the Montlake Market/Gas Station site (VCP NW3242).

We have completed six quarters of groundwater sampling post remediation of property and upgradient monitoring wells at the former Montlake Gas station. The analytical results for the groundwater samples collected from on-property wells have been below the site cleanup levels for at least four quarters. In quarter 1, one well (MW-6-22) had the combined diesel/lube-range organics concentration above the cleanup level and in quarter 2, one well (MW-9-22) had a diesel-range organic concentration above the cleanup level. The groundwater samples from the other property monitoring wells have been below the cleanup levels for six quarters. The analytical results are provided in the attached Exhibit 3 and trends are shown on Exhibits 4, 5, and 6.

The groundwater data for the off property monitoring well MW-3-19 continues to be above the cleanup level.

We write to request technical assistance regarding continued monitoring requirements. As detailed above, since the property remediation work has been completed, groundwater samples have been collected quarterly over a period of one and a half years that include two wet and dry seasons. The analytical data and trends demonstrate that the concentrations in the groundwater on the property have declined and have been consistently below the cleanup levels for the last four quarters. For this reason, we propose to continue quarterly monitoring only at MW-3-19. Since the next monitoring event is slated for November 2023, we would like you input on whether ceasing to sample the property monitoring wells would be acceptable to Ecology.

Please let me know if you have any questions or would want to discuss with us.
Thanks much! Margaret

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