



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • 3190 160th Avenue SE • Bellevue, WA 98008-5452 • 425-649-7000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

October 25, 2022

Jerry-Alan Murakami
WCK Rainier Properties LLC
12424 83rd Avenue
Seattle, Washington 98178
(jerryskii@yahoo.com)

Re: Application Acceptance – Voluntary Cleanup Program

- **Site name:** Morningside Acres Tracts South
- **Site address:** 5021 Rainier Avenue South, Seattle, Washington 98118
- **Facility/Site ID:** 4321
- **Cleanup Site ID:** 12408
- **VCP Project ID:** NW3345

Dear Jerry-Alan Murakami:

The Department of Ecology (Ecology) accepted your application to the Standard process of the Voluntary Cleanup Program (VCP) for the Morningside Acres Tracts South facility (Site). We applaud your initiative and welcome your interest in the VCP. This letter provides important information on how we will review your VCP cleanup project (Project) at the Site.

Agreement

We completed and signed your Standard VCP agreement for the project on October 25, 2022. This date is the effective date of the agreement. Enclosure A includes a copy of your signed agreement.

Identification Numbers

We have assigned a unique name and number to your Site. We have also assigned a unique number to your Project at the Site. This information is at the bottom of the first page of the VCP agreement (Enclosure A). When contacting us, please reference this information to identify your Project.

Communications

For the duration of the Project, Ecology will communicate directly with your designated project manager. Please direct your communications to the site manager we assigned to your Project. Both contacts are identified below.

Ecology's Site Manager

We assigned the following site manager as our point of contact for your Project:

David Unruh
Toxics Cleanup Program, Northwest Regional Office (NWRO)
Department of Ecology
PO Box 330316,
Shoreline, WA 98133
206-459-6287
Email: david.unruh@ecy.wa.gov

Customer's Project Manager

Unless otherwise requested, we will communicate with only you, the project manager you listed on your VCP application form. If you replace your project manager, or their contact information changes, please submit a completed [Change of Contact form](#).¹

Request for Written Opinion

In your application, you requested a written opinion on the sufficiency of your documents. We will review the document you submitted and expect to provide a written response within approximately 90 days.

Reporting Requirements

When requesting written opinions on planned or completed remedial actions, you must comply with the following reporting requirements to avoid unnecessary delays in the VCP process:

- **Licensing.** You must submit documents containing geologic, hydrogeologic, or engineering work under the seal of an appropriately licensed professional, as required by chapters [18.220](#)² and [18.43](#)³ RCW.

¹ <http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>

² <https://apps.leg.wa.gov/RCW/default.aspx?cite=18.220>

³ <https://apps.leg.wa.gov/RCW/default.aspx?cite=18.43>

- **Data Submittal.** You must submit environmental data to our [Environmental Information Management](#) (EIM) system.⁴ [Enclosure B](#) includes a copy of the [Toxics Cleanup Program Policy 840](#),⁵ which describes data submittal requirements. Visit the [EIM Submit Data webpage](#) for submittal instructions.

Payment

Ecology will send monthly invoices to the billing contact listed in your VCP application form. Payment is due within 30 calendar days of the invoice date. Our invoice will include a summary of costs incurred, payments received, names of staff billing to the project, and the time spent on the project during the previous month.

If you replace your billing contact or their contact information changes, you must submit a completed change of contact form.

⁴ <https://ecology.wa.gov/eim>

⁵ <https://fortress.wa.gov/ecy/publications/SummaryPages/1609050.html>

Contact Information

We are committed to working with you to reach the prompt and effective cleanup of your Site. If you have any questions, please contact David Unruh at 206-459-6287 or david.unruh@ecy.wa.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sonia Fernández', is written over a faint, light blue rectangular stamp.

Sonia Fernández
VCP Coordinator
Toxics Cleanup Program, NWRO

SF/sf

Enclosures (2):

A – Copy of signed Standard VCP Agreement

cc:

Branislav Jurista, Farallon Consulting (bjurista@farallonconsulting.com)
Ecology Fiscal Office – VCP Budget Analyst (ecyrevcp@ecy.wa.gov)

Enclosure A

Copy of Signed Standard VCP Agreement

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for double-sided copying.



Voluntary Cleanup Program Agreement

Washington State Department of Ecology Toxics Cleanup Program

For completion by Ecology only	Facility/Site Name: Morningside Acres Tracts South
	Facility/Site No.: 4321
	VCP Project No.: NW3345

Instructions

Submit this Agreement (original) to Ecology as part of your Application. Before submitting, enter the Customer's name and the Site's address on the first page, and sign the Agreement on the second page. If your Application is accepted, then Ecology will do the following: 1) identify the Site and VCP project in the box below; 2) sign the Agreement; and 3) send you a copy of the completed Agreement.

This document constitutes an Agreement between the State of Washington Department of Ecology (Ecology) and Washin Murakami (Customer) to provide informal site-specific technical consultations under the Voluntary Cleanup Program (VCP) for the Site identified below and associated with the following address: 5001 and 5021 Rainier Avenue South, Seattle, WA 98118.

The purpose of this Agreement is to facilitate independent remedial action at the Site. Ecology is entering into this Agreement under the authority of the Model Toxics Control Act (MTCA), chapter 70A.305 RCW, and its implementing regulations, chapter 173-340 WAC. If a term in this Agreement is defined in MTCA or chapter 173-340 WAC, then that definition shall govern.

Services Provided by Ecology

Upon request, Ecology agrees to provide the Customer informal site-specific technical consultations on the independent remedial actions proposed for or performed at the Site consistent with WAC 173-340-515(5). Those consultations may include assistance in identifying applicable regulatory requirements and opinions on whether the remedial actions proposed for or conducted at the Site meet those requirements.

Ecology may use any appropriate resource to provide the Customer with the requested consultative services. Those resources may include, but shall not be limited to, those of Ecology and the Office of the Attorney General. However, Ecology shall not use independent contractors unless the Customer provides Ecology with prior written authorization.

In accordance with RCW 70A.305.170, any opinions provided by Ecology under this Agreement are advisory only and not binding on Ecology. Ecology, the state, and officers and employees of the state are immune from all liability. Furthermore, no cause of action of any nature may arise from any act or omission in providing, or failing to provide, informal advice and assistance under the VCP.

Payment for Services by Customer

The Customer agrees to pay all costs incurred by Ecology in providing the informal site-specific technical consultations requested by the Customer consistent with WAC 173-340-515(6) and 173-340-550(6). Those costs may include the costs incurred by attorneys or independent contractors used by Ecology to provide the requested consultative services. Ecology's hourly costs shall be determined based on the method in WAC 173-340-550(2).

Ecology shall mail the Customer a monthly itemized statement of costs (invoice) by the tenth day of each month (invoice date) that there is a balance on the account. The invoice shall include a summary of the costs incurred, payments received, identity of staff involved, and amount of time staff spent on the project.

The Customer shall pay the required amount by the due date, which shall be thirty (30) calendar days after the invoice date. If payment has not been received by the due date, then Ecology shall withhold any requested opinions and notify the Customer by certified mail that the debt is past due.

If payment has not been received within sixty (60) calendar days of the invoice date, then Ecology shall stop all work under the Agreement and may, as appropriate, assign the debt to a collection agency under chapter 19.16 RCW. The Customer agrees to pay the collection agency fee incurred by Ecology in the course of debt collection.

Reservation of Rights / No Settlement

This Agreement does not constitute a settlement of liability to the state under MTCA. This Agreement also does not protect a liable person from contribution claims by third parties for matters addressed by the Agreement. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70A.305.040(4). Ecology's signature on this Agreement in no way constitutes a covenant not to sue or a compromise of any Ecology rights or authority.

Ecology reserves all rights under MTCA, including the right to require additional or different remedial actions at the Site should it deem such actions necessary to protect human health and the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of natural resources resulting from the release or threatened release of hazardous substances at the Site.

Effective Date, Modifications, and Severability

The effective date of this Agreement shall be the date on which this Agreement is signed by the Toxics Cleanup Program's Section Manager or delegated representative. This Agreement may be amended by mutual agreement of Ecology and the Customer. Amendments shall be in writing and shall be effective when signed by the Toxics Cleanup Program's Section Manager or delegated representative. If any provision of this Agreement proves to be void, it shall in no way invalidate any other provision of this Agreement.

Termination of Agreement

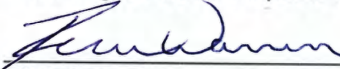
Either party may terminate this Agreement without cause by sending written notice by U.S. mail to the other party. The effective date of termination shall be the date Ecology sends notice to the Customer or the date Ecology receives notice from the Customer, whichever occurs first. Unless otherwise directed, issuance of a No Further Action opinion, either for the Site as a whole or for a portion of the real property located within the Site, shall constitute notice of termination by Ecology.

Under this Agreement, the Customer is only responsible for costs incurred by Ecology before the effective date of termination. However, termination of this Agreement shall not affect any right Ecology may have to recover its costs under MTCA or any other provision of law.

Representations and Signatures

The undersigned representative of the Customer hereby certifies that he or she is fully authorized to enter into this Agreement and to execute and legally bind the Customer to comply with the Agreement.

Washington State Department of Ecology


Signature

Robert W. Warren

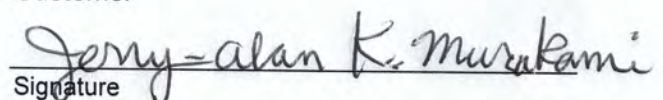
Printed Name

Section Manager,
Toxics Cleanup Program, NWRO

October 25, 2022

Date

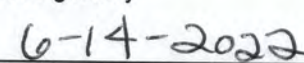
Customer


Signature

Jerry-Alan K. Murakami
Printed Name of Signatory

Co-Attorney-in-Fact for Chisato Kathleen
Murakami

Title of Signatory


Date

If you need this publication in an alternative format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing impairment can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

ECY 070-324 (revised December 2020)



Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

June 22, 2022

Sonia Fernandez
Voluntary Cleanup Program
Washington State Department of Ecology
Northwest Regional Office
15700 Dayton Avenue North
Shoreline, Washington 98133

**RE: VOLUNTARY CLEANUP PROGRAM REQUEST FOR ASSISTANCE
MORNINGSIDE ACRES TRACTS NORTH AND MORNINGSIDE ACRES
TRACTS SOUTH
5001 AND 5021 RAINIER AVENUE SOUTH
SEATTLE, WASHINGTON
FARALLON PN: 1355-001**

Dear Sonia Fernandez:

Farallon Consulting, L.L.C. (Farallon) has prepared the enclosed Voluntary Cleanup Program (VCP) application and Remedial Investigation/Feasibility Study (RI/FS) Report on behalf of Washin and Kathleen Murakami for the Morningside Acres Tracts North and Morningside Acres Tracts South site at 5001 and 5021 Rainier Avenue South Street in Seattle, Washington (herein referred to as the Site).

The applicant is requesting the Washington State Department of Ecology's (Ecology) assistance and written opinion confirming that the RI/FS Report and the two preferred cleanup alternatives meet the substantive requirements of the Washington State Model Toxics Control Act Cleanup Regulation (MTCA) (Attachment A). The RI/FS Report presents the results from a field characterization program, a technical evaluation of cleanup alternatives, and a disproportionate cost analysis of remedial alternatives for cleanup of chlorinated volatile organic compounds, petroleum hydrocarbons as oil- and gasoline-range organics, and benzene in soil and/or groundwater at concentrations exceeding MTCA cleanup levels, as established in Chapter 173-340 of the Washington Administrative Code.

In addition to the RI/FS Report, this submittal contains the applicant's signed VCP Application (Attachment B), the VCP Agreement (Attachment C), the VCP Agency Determination Checklist (Attachment D), and the VCP Request for Opinion Form (Attachment E) for the Site. Farallon requests that Ecology provide a written opinion that either of the preferred Alternatives identified in Section 7.4 of the RI/FS Report be selected as a final cleanup action for the Site, and that implementation of either Alternative likely will result in issuance of a No Further Action determination for the Site by Ecology.

Farallon trusts that the enclosed documents provide sufficient information for Ecology to prepare an Opinion Letter stating that the RI/FS Report is sufficient to characterize the nature and extent of contamination at the Site and to identify the preferred cleanup action alternatives for the Site as meeting the substantive requirements of MTCA. Entry of data collected at the Site into the Ecology Environmental Information Management System database was completed on January 19 and 20, 2022.

Please contact either of the undersigned at (425) 295-0800 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.



Russell Luiten, P.E.
Associate Engineer



Brani Jurista, P.G., L.G.
Principal Geologist

Attachments: Attachment A, Remedial Investigation/Feasibility Study Report
Attachment B, VCP Application
Attachment C, VCP Agreement
Attachment D, VCP Agency Determination Checklist
Attachment E, VCP Request for Opinion Form

cc: Jerry Murakami
Allan Bakalian, Bakalian & Associates PS

RL/BJ:mbg

ATTACHMENT A
REMEDIAL INVESTIGATION/FEASIBILITY STUDY REPORT
(Report PDF Provided Separately)

VOLUNTARY CLEANUP PROGRAM REQUEST FOR ASSISTANCE
Morningside Acres Tracts North and Morningside Acres Tracts South
5001 and 5021 Rainier Avenue South
Seattle, Washington

Farallon PN: 1355-001

**ATTACHMENT B
VCP APPLICATION**

**VOLUNTARY CLEANUP PROGRAM REQUEST FOR ASSISTANCE
Morningside Acres Tracts North and Morningside Acres Tracts South
5001 and 5021 Rainier Avenue South
Seattle, Washington**

Farallon PN: 1355-001



VCP Application Standard and Expedited Processes

Washington State Department of Ecology
Toxics Cleanup Program

Application Form

The Department of Ecology (Ecology) may provide informal, site-specific, technical consultations to persons conducting independent remedial actions at contaminated sites under the [Voluntary Cleanup Program](#) (VCP).¹ Ecology may provide the consultations under either the **Standard VCP** process or the **Expedited VCP** process.

Check the box of the process you are applying for:	
<input checked="" type="checkbox"/>	Standard VCP
<input type="checkbox"/>	Expedited VCP

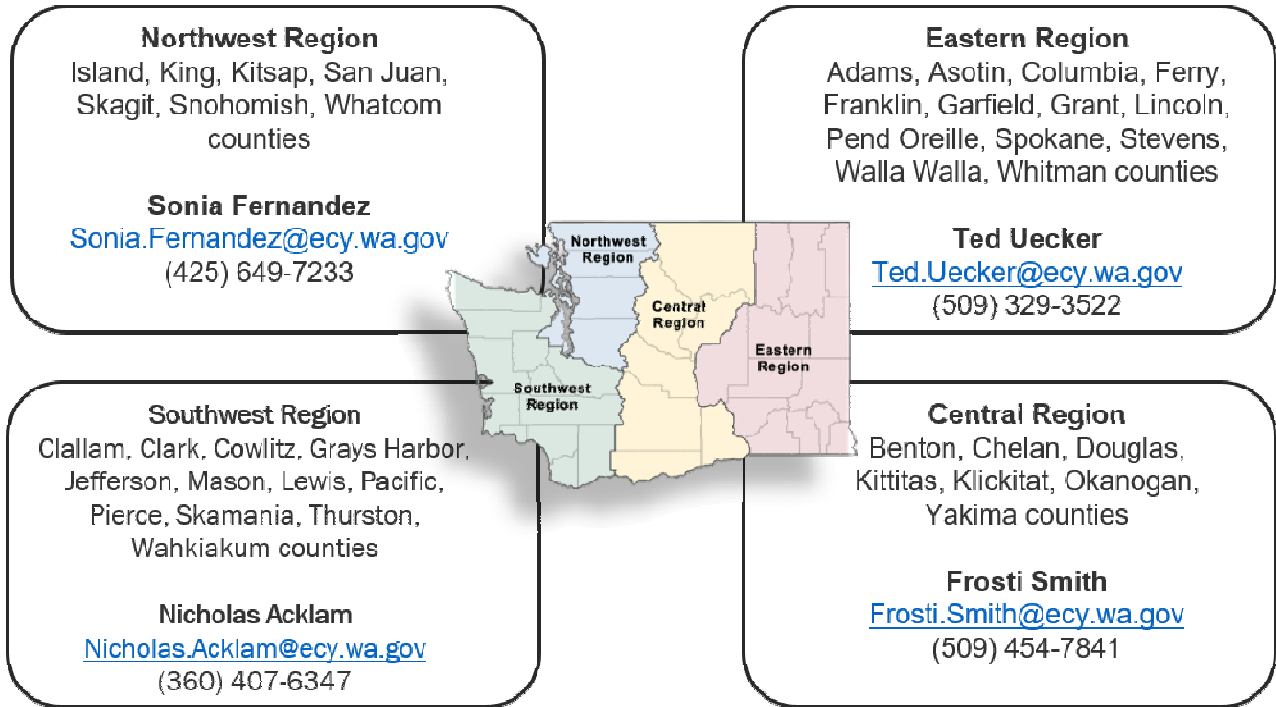
Apply to the Standard VCP process

To apply for the **Standard VCP** process, you **must** submit to Ecology all the following:

- VCP application form, completed and signed ← **this form**
- [VCP agreement](#) form,² signed by applicant
- [Agency determination checklist](#),³ completed.

To request an opinion on a planned or completed remedial action, you **must** complete **Part 1.F** in this form. Submit with this application one searchable pdf file and one hard copy of each report you want us to review. See our report requirements on our [Working with the Voluntary Cleanup Program webpage](#).⁴

Send your completed application to our regional contact listed, based on your site's county.



¹ <https://www.ecy.wa.gov/VCP>

² <https://fortress.wa.gov/ecy/publications/SummaryPages/ecy070324.html>

³ <http://ecyapfpass/Biblio2/SummaryPages/ECY070620.html>

⁴ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/Working-with-VCP>

Apply to the Expedited VCP process

You may apply for the **Expedited VCP** process only during periods specified by Ecology. To see when Ecology is accepting **Expedited VCP** applications, see the [Expedited VCP process webpage](#)⁵ or subscribe to our **Expedited VCP email list**.

To apply for the **Expedited VCP** process, you **must** submit to Ecology all the following:

- VCP application form, completed and signed ← **this form**
- [Voluntary Cleanup Program Expedited Process agreement](#),⁶ signed by applicant
- [Agency determination checklist](#), completed
- Remedial investigation report or equivalent, meeting the elements of our [remedial investigation checklist](#), and other reports you want us to review (one searchable pdf file and one hard copy each)
 - Electronic environmental data submitted to the [Environmental Information Management](#) (EIM) system,⁷ which provides automatically generated email as confirmation
- Project schedule.

See the [Voluntary Cleanup Program \(VCP\): Guidance for the Expedited VCP Process](#)⁸ for additional information.

To submit your **Expedited VCP** application to Ecology, upload electronic files to [Box.com](#),⁹ after creating your online account:

Sarah Wollwage, Expedited VCP Planner
Toxics Cleanup Program
Department of Ecology
PO Box 47600 Lacey, WA 98504-7600

Do not send your **Expedited VCP** application materials to an Ecology regional office.

You **must pay** the **nonrefundable application fee** within seven calendar days of receiving our invoice, or we may reject your **Expedited VCP** application. After receiving the complete application, we will send the invoice to the email listed for the project billing contact in **Part 1.C** of this form. We will not process your application until we have received payment. Contact Sarah Wollwage at Sarah.Wollwage@ecy.wa.gov or (360) 407-7141 for additional information.

Part 1 – Administration

1.A Applicant. The applicant is the person or organization requesting services from Ecology, and is responsible for paying Ecology's incurred costs incurred. The agreement explains the applicant's authority and duty.

Name of applicant: Washin and Kathleen Murakami

What type of entity is the applicant?

- Person A **person** applicant **must** serve as the project billing contact. Identify this person and their contact information in both **Parts 1.B and 1.C**.
- Organization An **organization** applicant **must** identify the project manager in **Part 1.B** and the project billing contact in **Part 1.C**. The organization **must** employ both persons.

⁵ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/VCP-Expedited>

⁶ <http://ecyapfaff/Biblio2/SummaryPages/ECY070633.html>

⁷ <https://ecology.wa.gov/Research-Data/Data-resources/Environmental-Information-Management-database/EIM-submit-data>

⁸ <https://fortress.wa.gov/ecy/publications/summarypages/2009053.html>

⁹ <https://account.box.com/login>

Part 1 – Administration

What is the applicant's involvement at the site? Check **all that apply**.

- | | | |
|---|--|--|
| <input type="checkbox"/> property owner | <input type="checkbox"/> business owner (operator) | <input type="checkbox"/> agent of property owner |
| <input checked="" type="checkbox"/> past property owner | <input type="checkbox"/> mortgage holder | <input type="checkbox"/> private person / organization |
| <input type="checkbox"/> future property owner | <input type="checkbox"/> consultant | <input type="checkbox"/> public agency / organization |
| <input type="checkbox"/> property lessee | <input type="checkbox"/> attorney | |
| <input checked="" type="checkbox"/> other – specify: <small>Insured</small> _____ | | |

Expedited VCP note: The **Expedited VCP** applicant **must** have an ownership interest in or operate the facility or have a contractual right to purchase, redevelop, or reuse the facility. Agents for the property owner, such as a consultant, **may not apply** for the **Expedited VCP process**.

If not the current property owner, is the applicant authorized to grant property access? yes no

1.B Project manager. We will send the project manager all official correspondence. The project manager **must** be either the applicant or employed by the applicant. The project manager may not be an independent contractor hired by the applicant. Enter the required information.

Name: Jerry-Alan K. Murakami Title: Power of Attorney for Applicant

Mailing address: 12424 83rd Avenue South

City: Seattle State: Washington Zip: 98178

Phone: (425) 761-8816 & (425) 802-1626 Email: jerryskii@yahoo.com & rjmurakami@comcast.net Fax:

1.C Project billing contact. We will send the project billing contact monthly invoices. The project billing contact **must** be either the applicant or employed by the applicant. The project billing contact may not be an independent contractor hired by the applicant. Enter the required information.

Name: Jerry-Alan K. Murakami Title: Power of Attorney for Applicant

Mailing address: 12424 83rd Avenue South

City: Seattle State: Washington Zip: 98178

Phone: (425) 761-8816 & (425) 802-1626 Email: jerryskii@yahoo.com & rjmurakami@comcast.net Fax:

1.D Project consultant.

Is the applicant a consultant? yes no

If "yes", skip to **Part 1.E**.

If "no", **and** the applicant hired a consultant to conduct the independent remedial action, enter the required information.

Name: Brani Jurista Title: Principal Geologist

Organization: Farallon Consulting L.L.C.

Mailing address: 975 5th Avenue Northwest

City: Issaquah State: WA Zip: 98027

Phone: 425-295-0805 Email: bjurista@farallonconsulting.com Fax: (425) 295-0850

Do you want us to contact the project consultant? yes no

Part 1 – Administration

1.E Property owner.		
Is the applicant the owner of the property where independent remedial action is being conducted?		
<input type="checkbox"/> yes If “ yes ”, enter the type of entity and skip to Part 1.F . <input checked="" type="checkbox"/> no If “ no ”, enter below all of the required information.		
Name: Jerry-Alan K. Murakami		Title: Manager
Organization: WCK Rainier Properties LLC		
Mailing address: 12424 83rd Avenue South		
City: Seattle	State: WA	Zip: 98178
Phone: (425) 761-8816 & (425) 802-1626	Email: jerryskii@yahoo.com & rjmurakami@comcast.net	Fax:
What type of entity is the property owner? Check one .		
<input checked="" type="checkbox"/> private <input type="checkbox"/> tribal <input type="checkbox"/> federal <input type="checkbox"/> state <input type="checkbox"/> county <input type="checkbox"/> municipal <input type="checkbox"/> public school <input type="checkbox"/> mixed <input type="checkbox"/> other – specify: _____		
1.F Request for written opinion.		
Are you requesting a written opinion at this time? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		
If “ yes ”, list the report(s) or plan(s) below you are requesting a written opinion for. Note: Your reports must meet the requirements on our Working with the Voluntary Cleanup Program webpage . ¹⁰		
Remedial Investigation and Feasibility Study Report, Morningside Acres Tracts, 5001, 5015, and 5021 Rainier Avenue South, dated <u>June 20</u> , 2022		
Attach to this application additional remedial action reports or plans you want us to review. We will base our opinion on the information in the site file, including information attached to this application.		
1.G Reporting requirements. Comply with the following two reporting requirements when requesting written opinions on planned or completed remedial actions.		
1.G.1 Professional licensing. Documents submitted containing geologic, hydrogeologic, or engineering work must be stamped by of an appropriately licensed professional, as required by Chapters 18.220 and 18.43 RCW.		

¹⁰ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/Working-with-VCP>

Part 1 – Administration

1.G.2 Data submittal to EIM. You **must** submit all site environmental sampling and analysis data in an electronic format that meets our requirements for transfer into our [EIM](#) system. Refer to our [EIM webpage](#) for instructions on how to apply for an account and submit your data. Failure to comply with these requirements may result in unnecessary delays.

For **Expedited VCP** applications **only**, the study ID and CSV file name **must** both begin with “XVC” in the title. **Do not** use spaces or hyphens in either the study ID or CSV file name.

Have you submitted all the site’s environmental data to EIM? yes no

yes If “**yes**”, enter the study ID and CSV file name below.

no If “**no**”, and data need to be submitted, submit your data to EIM first, and then complete the required information below.

We will not accept your **Expedited VCP** application unless you have satisfied these requirements.

We will not issue a no further action (NFA) opinion, unless you have satisfied these requirements.

Study ID	CSV File name	Submitted to EIM? (y/n)
Ex: XVCNW9999	Ex: XVCnw9999_June20_results.csv	yes
Study ID: FS4321	CSV File name: FS4321_Air_Results_2022-01-19	yes
Study ID: FS4321	CSV File name: FS4321_GW_Results_2022-01-19	yes
Study ID: FS4321	CSV File name: FS4321_Locations_2022-01-19	yes
Study ID: FS4321	CSV File name: FS4321_Soil_Results_2022-01-19	yes
Study ID: FS4321	CSV File name: FS4321_Well_Levels_2022-01-19	yes
Study ID: FS8101	CSV File name: FS8101_GW_Results_2022-01-20	yes
Study ID: FS8101	CSV File name: FS8101_Locations_2022-01-19	yes
Study ID: FS8101	CSV File name: FS8101_Soil_Results_2022-01-19	yes

Study ID: FS8101 CSV File name: FS8101_Well_Levels_2022-01-19 yes

Part 2 – Site description

2.A Site name. If we have already identified the site, enter the site name we provided. Otherwise, enter a suggested name for the site. You may also include an alternative name.

Name: Morningside Acres Tracts North and Morningside Acres Tracts South

Alternative name:

Part 2 – Site description

2.B Source property. The source property is the property where hazardous substances were released into the environment. For example, for an underground storage tank (UST) release, the source property is where the underground storage tank is located that caused the release.				
Do you know on which property the releases occurred? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no If “yes” , refer to the source property when identifying the physical address and geographic position below. If “no” , refer to the property addressed by your cleanup when identifying the physical address and geographic position below.				
2.B.1 Physical address. Enter the property’s physical address.				
Street address: 5001 and 5021 Rainier Avenue South				
City: Seattle		State: WA		Zip: 98118
2.B.2 Geographic position. Enter the property’s geographic position.				
Coordinates	Latitude: 47.556807	Degrees:	Minutes:	Seconds:
	Longitude: -122.284793	Degrees:	Minutes:	Seconds:
Location on property (e.g., point of release or center of parcel)		NW and southern portions of APN 5649600133, southern portion of APN 5649600130		
Collection method (e.g., GPS or address matching)		Address matching		
Collection source (i.e., map scale)		Google Maps		
Horizontal datum (i.e., base reference for coordinate system)				
Accuracy level (i.e., +/- feet or meters)				
Legal descriptions MORNINGSIDE ACRE TRACTS S 71.37 FT OF 14 & N 0.10 FT OF 30, MORNINGSIDE ACRE TRACTS E 38.5 FT OF 15 & N 100 FT OF 14 LESS ST				
TRS data	Township: 24N	Range: 4E	Section: 22	Quarter-quarter: SE-NW
Tax parcels	5649600135 and 5649600130			
2.C Affected properties. An affected property is a property affected by the hazardous substances released on the source property. For example, a leaking UST release on one property (source property) may migrate through the soil or groundwater to an adjacent property (affected property).				
Do any of the releases affect any properties adjacent to the source property? <input checked="" type="checkbox"/> yes If “yes” , identify below each property you know has been affected by the releases on the source property. If you need to add more information, go to 2.C in the additional information pages at the end of this form. <input type="checkbox"/> no If “no” , skip to Part 2.D . <input type="checkbox"/> unknown If “unknown” , skip to Part 2.D .				
1	Address: 5015 Rainier Avenue South, Seattle, WA			
	Tax parcels: 5649600133			
2	Address:			
	Tax parcels:			
3	Address:			
	Tax parcels:			

Part 2 – Site description

4	Address:
	Tax parcels:
2.D Public rights-of-way affected by the releases.	
Do any of the releases affect a public right-of-way (e.g., roadways)? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown	
If “yes”, specify below. Otherwise, skip to Part 2.E . If you need to add more information, go to 2.D in the additional information pages at the end of this form.	
2.E Extent of the site.	
What is the approximate areal extent of the site? Check only one .	
<input type="checkbox"/> < 5,000 square feet	<input checked="" type="checkbox"/> > 5,000 square feet, < 1 acre
<input type="checkbox"/> > 1 acre, < 10 acres	<input type="checkbox"/> > 10 acres <input type="checkbox"/> unknown
2.F Description of site release(s).	
2.F.1 Release source(s).	
What are the source(s) of the release(s) at the site? Check all that apply .	
<input type="checkbox"/> area-wide lead and arsenic soil contamination (see “Area-wide soil contamination” below)	
<input type="checkbox"/> non-point source (e.g., contaminated soil used as fill)	
<input checked="" type="checkbox"/> point source (e.g., leaking tank)	
<input checked="" type="checkbox"/> unknown	
<input checked="" type="checkbox"/> other – specify: <u>sump</u>	
Describe below the release source(s). If you need to add more information, go to 2.F.1 in the additional information pages at the end of this form.	
The likely sources of petroleum hydrocarbon contamination in soil and groundwater include releases of petroleum products from underground storage tanks (e.g., diesel, gasoline, fuel oil), and lubricants (e.g., motor oil) associated with the former automotive fueling, repair and service station on the north parcel; and operation of an oil-fired heating furnace on the south parcel. The likely sources of the chlorinated solvent contamination in soil and groundwater are historical releases associated with the former automotive repair and maintenance facility operations in the building on the south parcel.	
The likely sources of petroleum hydrocarbon contamination in soil and groundwater include releases of petroleum products from underground storage tanks (e.g., diesel, gasoline, fuel oil), and lubricants (e.g., motor oil) associated with the former automotive fueling, repair and service station on the north parcel; and operation of an oil-fired heating furnace on the south parcel. The likely sources of the chlorinated solvent contamination in soil and groundwater are historical releases associated with the former automotive repair and maintenance facility operations in the building on the south parcel.	
2.F.2 Release circumstances. Describe the release circumstances. If you need to add more information, go to 2.F.2 in the additional information pages at the end of this form.	
Releases of petroleum products likely originated from leaking underground storage tanks or historical spills or releases of petroleum products during automotive fueling and maintenance activities at the north property. Releases of chlorinated solvents likely originated from spills and releases of degreasing and cleaning chemicals used at the former automotive maintenance and repair shop at the south parcel.	

Part 2 – Site description

2.F.3 Release discover circumstances. Describe the release discovery circumstances. If you need to add more information, go to [2.F.3](#) in the additional information pages at the end of this form.

The potential for releases of hazardous substances as a result of current and/or historical property operations was identified during a Phase I Environmental Site Assessment conducted at the Property in 2005. Analytical data collected during subsurface investigations conducted from 2006 to 2021 identified hazardous substances in soil and groundwater beneath the property.

2.F.4 Area-wide soil contamination. Visit the [Dirt Alert Program webpage](#)¹¹ or see the Management Plan for the [Tacoma Smelter Plume project](#)¹² for information about the area-wide soil contamination projects.

Is the site in an area affected by smelter emissions, such as from the Tacoma Smelter Plume area?

yes no unknown

See if the site is within the mapped [Tacoma Smelter Plume area](#).

Is the site located in a former fruit orchard in operation before 1947? yes no unknown

Is the site affected by area-wide arsenic or lead soil contamination? yes no unknown

2.G Nature and extent of contamination. The following refers to conditions after the release but before cleanup.

Hazardous substances and affected media. Identify hazardous substances released and media (e.g., soil) affected by those substances to the extent known. Use the codes at the end of the table.

Hazardous substance	Check affected media				
	Soil	Ground-water	Surface water	Sediment	Air
Ex: benzene	C	S	N/A	N/A	B
Trichloroethene	C	C			C
cis-1,2-Dichloroethene	B	C			N/A
1,2-Dichloroethane	B	C			O
Vinyl Chloride	C	C			O
1,2-Dichloropropane	B	C			O
Total petroleum hydrocarbons as diesel-range organics	C	C			

¹¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Dirt-Alert-program>

¹² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Toxic-cleanup-sites/Tacoma-smelter>

Part 2 – Site description

Total petroleum hydrocarbons as oil-range organics	C	C			
Total petroleum hydrocarbons as gasoline-range organics	C	C			
Benzene	C	C			N/A
Total petroleum hydrocarbons					B

C = confirmed, greater than cleanup level O = confirmed, not present N/A = not suspected
 B = confirmed, less than cleanup level S = suspected U = unknown

2.G.1 Drinking water.

Does site contamination pose a threat or potential threat to an existing drinking water source (groundwater or surface water)? yes no unknown

If “**yes**”, what type of drinking water system is threatened by the contamination? Check **all that apply**.
 single family public

If “**public drinking water supply**” is selected, is the contamination located within or upstream of a 10-year wellhead protection area? yes no unknown

If “**yes**”, or help is needed, see the [Source Water Assessment Program \(SWAP\) Mapping Tool](#)¹³ or call the Department of Health at (800) 521-0323 for information.

2.G.2 Indoor air.

Are contaminant odors noted in any buildings, underground utilities conduits, or other confined spaces?
 yes no unknown

If “**yes**”, specify below. If you need to add more information, go to [2.G.2](#) in the additional information pages at the end of this form.

2.H Site maps.

Attach to this application maps that identify:

- site location
- affected properties and public rights-of-way
- source(s) of release(s)
- nature and extent of contamination
- impacted human or ecological receptors (e.g., through drinking water supplies)
- site physical characteristics (e.g., property lines, building and roadway outlines, surface water bodies, water supply wells, groundwater flow direction, and utility rights-of-way)
- adjacent properties and their uses (e.g., gas station, dry cleaner, residential).

¹³ <https://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/SourceWater/GISMappingTool>

Part 3 – Operational History

3.A Current use of source property. The following refers to only the source property and **not** other properties affected by the site contamination. Add information to the best of your ability.

3.A.1 Current property owners. Identify the current owner of the source property.

Name: Jerry-Alan K. Murakami Title: Manager

Organization: WCK Rainier Properties LLC

Mailing address: 12424 83rd Avenue South

City: Seattle State: Washington Zip: 98178

Phone: (425) 761-8816 & (425) 802-1626

3.A.2 Current business owner (operator). Identify the current business owner operating on the source property.

Name: Title:

Organization: 1) Diamond Parking (northern parcel); 2) L.E.M.S. Bookstore (southern parcel)

Mailing address: 1) 605 First Ave., Ste. 600; 2) 5023 Rainier Ave. S.

City: Seattle State: WA Zip:

Phone:

3.A.3 Current business operations. Identify the current business operations on the source property.

What is the current land use of the source property? Check **all that apply**.

residential commercial industrial agricultural childcare facility
 school park other – specify:

Does a commercial or industrial business currently operate on the source property?

yes no unknown

If “yes”, identify in the following table the current business operations using the North American Industry Classification System (NAICS) codes and specifying the operations.

NAICS Code	Operations Description
Ex: 447110	Gasoline stations with convenience stores
812930	Parking Lot (northern parcel)
451211	Book Store (southern parcel)

Is a solid waste handling facility located on the source property?

yes no unknown

If “yes”, identify below. If you need to add more information, go to [3.A.3](#) in the additional information at the end of this form.

Part 3 – Operational History

Is a dangerous waste treatment, storage, or disposal facility located on the source property?

yes no unknown

If “yes”, identify here: _____

If you need to add more information, go to [3.A.3](#) in the additional information pages at the end of this form.

3.A.4 Regulation of current business operations.

Does the business operate under any federal, state, or local permits (e.g., NPDES) related to the release of hazardous substances into the environment? yes no unknown

If “yes”, specify below the regulated operation, the name of the permit, and the date it was issued.

Regulated operation	Permit	Date issued
Ex: wastewater discharge	NPDES permit	02/02/02

Has a state or federal notice of enforcement action (e.g., notice of violation) ever been issued related to the release of hazardous substances at the business? yes no unknown

If “yes”, specify notice and year issued: _____

Have business operations resulted in any other spills or other unpermitted releases on the source property? yes no unknown If “yes”, list in the following table.

Release	Date of release	Status of release

3.A.5 Storage tank information. Identify all aboveground storage tanks (ASTs) and USTs that have been used to store hazardous substances on the source property, regardless of whether the tanks are still in service or in place. Enter “U” where unknown.

Identification				Status and Closure				Releases	
Hazardous substance	AST or UST	Size (gal.)	Tank ID	Date installed	In use (y/n)	Date closed	Closure method (*)	Past (y/n)	Current (y/n)
Ex: diesel	UST	10,000	4	02/87	N	5/98	removed	Y	N
Gasoline (northern parcel)	UST	Unknown	Unknown	1927?	N	1953	Unknown	Unknown	N
Gasoline (northern parcel)	UST	2,000	1	1954	N	1972?	Closed in Place	Unknown	N
Gasoline (northern parcel)	UST	6,000	2	1954	N	1972?	Closed in Place	Unknown	N
Gasoline (northern parcel)	UST	Unknown	3	1954	N	1972?	Closed in Place	Unknown	N
Heating Oil (southern parcel)	UST	Unknown	Unknown	1964?	N	2012?	Closed in Place	Unknown	N
Cleaning Solvents (southern parcel)	AST	Unknown	Unknown	Unknown	N	Unknown	Removed	Unknown	N
Used Oil (southern parcel)	AST	Unknown	Unknown	Unknown	N	Unknown	Removed	Unknown	N
Hydraulic Oil (southern parcel)	AST	Unknown	Unknown	Unknown	N	Unknown	Unknown	Unknown	N

(*) Options = removed or closed in place.

Part 3 – Operational History

3.B Past use of source property. The following refers to only the source property, not other properties affected by the site.

3.B.1 Past property owners. Identify the owner of the source property when the release occurred.

Name: Washin Murakami; Standard Oil Co., as described in the RIFS and prior reports		Title:
Organization:		
Mailing address:		
City:	State:	Zip:
Phone:	Fax:	Email:

3.B.2 Past business owners (operators). Identify the site business owner (operator) when the release occurred.

Name: Washin Murakami; Standard Oil Co., as described in the RIFS and prior reports		Title:
Organization:		
Mailing address:		
City:	State:	Zip:
Phone:	Fax:	Email:

3.B.3 Identification of past business operations. Identify the past operations of businesses on the source property using the NAICS codes and/or specifying the operations.

NAICS Code	Operations description
Ex: 447110	Gasoline stations with convenience stores
4471	Gasoline Stations (northern parcel)
8111	Automotive Repair and Maintenance (southern parcel)
441222	Boat Dealership (southern parcel)
441110	Car Dealership (southern parcel)

3.C Future use of source and affected properties. The following refers to both source and affected properties.

Will any ownership interest in the source property or affected properties be conveyed before or upon cleanup completion? yes no unknown

If “yes”, specify below. If you need to add more information, go to [3.C](#) in the additional information pages at the end of this form.

Part 3 – Operational History

3.D Redevelopment plans as part of cleanup.
Will any of the source or affected properties, or portions of those properties, be redeveloped as part of the cleanup? <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> unknown
If “ yes ”, specify below the proposed land use. Check all that apply .
<input type="checkbox"/> residential <input type="checkbox"/> school <input type="checkbox"/> commercial <input type="checkbox"/> industrial <input type="checkbox"/> childcare facility
<input type="checkbox"/> agricultural <input type="checkbox"/> park <input type="checkbox"/> other – specify:
Also, specify below the activities proposed for that land use. If you need to add more information, go to 3.D in the additional information pages at the end of this form.

Part 4 – Administrative history

Have you previously reported the release(s) of hazardous substances? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown If “ yes ”, when? <u>2013</u>
Has cleanup of the site, or any portion of the site, ever been managed under the Standard VCP or Expedited VCP ? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown
If “ yes ”, specify Standard VCP or Expedited VCP project number: _____
Has the site cleanup, or any portion, ever been managed under a federal or state order or decree? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown If “ yes ”, specify type and docket number: _____

Part 5 – Independent remedial actions

5.A Scope of remedial actions.
Do you plan to characterize and investigate all site contamination, including contamination on affected adjacent properties, as part of your cleanup project? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown
If “ no ”, describe below the scope of the cleanup project, including the contamination (properties, portions of a property, media and/or hazardous substances) that you do not plan on characterizing or investigation as part of the Standard VCP or Expedited VCP project. If you need to add more information, go to 5.A in the additional information pages at the end of this form.

Part 5 – Independent remedial actions

5.B Status of remedial actions.

What is the current status of remedial actions at the site? Check **all that apply** in table.

Remedial action	Planned	Ongoing	Completed	Not applicable
Initial response (UST only)			X	
Interim action				
Remedial investigation			X	
Feasibility study			X	
Cleanup action				

5.C Documentation of remedial actions.

List all known remedial action plans or reports produced for the site, including:

- title
- preparer
- date produced
- whether submitted to us
- date submitted to us

If you need to add more information, go to [5.C](#) in the additional information pages at the end of this form.

	Title	Preparer	Date	Submitted to Ecology	
				yes/no	date
Ex:	Jane Doe site: Remedial Investigation Work Plan	Freedom Consulting	02/20/19	no	n/a
1	Phase I Environmental Site Assessment, Morningside Acres Tracts	Wolfe Environmental Consulting, Inc.	09/09/05	No	
2	Geophysical Investigation Services, Proposed Building Development, 5001, 5015, & 5021 Rainier Avenue South	Kleinfelder	05/02/06	No	
3	Limited Phase II Environmental Site Assessment, 5001, 5015, and 5021 Rainier Avenue South	Kleinfelder	06/26/06	No	
4	Supplemental Phase II Environmental Site Assessment, 5001, 5015, and 5021 Rainier Avenue South	Kleinfelder	08/28/06	No	
5	Additional Site Exploration, Murakami-Morningside Acre Tracts, 5001, 5015, and 5021 Rainier Avenue South, Seattle, WA	G-Logics, Inc.	4/19/07	No	
6	First Quarter 2013 Groundwater Sampling Report, Morningside Acres Tracts	The Riley Group, Inc.	04/19/13	Yes	Unknown
7	Hazardous Building Materials Survey, 5015, 5021, and 5023 Rainier Avenue South	Med-Tox Northwest	09/2019	No	
8	Letter Regarding Vapor Intrusion Assessment, Morningside Acres Tracts, 5001, 5015, and 5021 Rainier Avenue South	Farallon Consulting LLC	09/05/19	Yes	9/2019
9					
10					

Part 6 – Statement and signature

<p>6.A Statement and signature. The undersigned affirms that the information provided in this application is true and accurate to the best of the applicant's knowledge. Someone other than the applicant may sign this application form.</p>			
Name: Jerry-Alan K. Murakami		Title: Co-Attorney-in-Fact for Chisato Kathleen Murakami	
Signature: <i>Jerry-Alan K. Murakami</i>		Date: 6-14-22	
Organization:			
Mailing address: 12424 83rd Avenue South			
City: Seattle		State: WA	Zip: 98178
Phone: (425) 761-8816	Email: jerryskii@yahoo.com	Fax:	
<p>6.B Affiliation.</p> <p>What is the signatory's involvement at the site? Check all that apply.</p> <p> <input checked="" type="checkbox"/> applicant <input type="checkbox"/> property owner <input type="checkbox"/> consultant <input type="checkbox"/> attorney <input type="checkbox"/> other - specify: </p> <p>Expedited VCP note: While anyone may sign the application form, only certain types of applicants are eligible to join Expedited VCP process and sign the Expedited VCP agreement. To sign the agreement, the applicant must have an ownership interest in or operate the facility or have a contractual right to purchase, redevelop, or reuse the facility. If the applicant is a corporation, a representative authorized to bind the corporation must sign the Expedited VCP agreement.</p>			

If you need this publication in an alternative format, please call the Toxics Cleanup Program at 360-407-7170 or visit our [Toxics Cleanup Program webpage](https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Toxics-Cleanup).¹⁴ Persons with hearing impairment can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

¹⁴ <https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Toxics-Cleanup>

Additional Information Pages

Insert information here that does not fit into the application format above.

<u>2.C</u> Affected properties (continued)	
5	Address:
	Tax parcels:
6	Address:
	Tax parcels:
7	Address:
	Tax parcels:
8	Address:
	Tax parcels:
9	Address:
	Tax parcels:
10	Address:
	Tax parcels:

<u>2.D</u> Public rights-of-way affected by the releases (continued)	

<u>2.F.1</u> Release source(s) (continued)	

<u>2.F.2</u> Release circumstances (continued)	

<u>2.F.3</u> Release discovery circumstances (continued)

<u>2.G.2</u> Indoor air (continued)

<u>3.A.3</u> Current business operations (continued)

<u>3.C</u> Future use of source and affected properties (continued)

3.C Future use of source and affected properties (continued)

3.D Redevelopment plans (continued)

5.A Scope of remedial actions (continued)

5.C Documentation of remedial actions (continued)

**ATTACHMENT C
VCP AGREEMENT**

**VOLUNTARY CLEANUP PROGRAM REQUEST FOR ASSISTANCE
Morningside Acres Tracts North and Morningside Acres Tracts South
5001 and 5021 Rainier Avenue South
Seattle, Washington**

Farallon PN: 1355-001

ATTACHMENT D
VCP AGENCY DETERMINATION CHECKLIST

VOLUNTARY CLEANUP PROGRAM REQUEST FOR ASSISTANCE
Morningside Acres Tracts North and Morningside Acres Tracts South
5001 and 5021 Rainier Avenue South
Seattle, Washington

Farallon PN: 1355-001



Voluntary Cleanup Program

Washington State Department of Ecology Toxics Cleanup Program

Agency Determination Checklist

How to use this checklist

This checklist helps you determine which Washington State technical assistance program to apply for:

- **Department of Ecology** (Ecology)
 - Voluntary Cleanup Program (VCP)

- **Pollution Liability Insurance Agency** (PLIA)
 - Petroleum Technical Assistance Program (PTAP)
 - Heating Oil Technical Assistance Program (HOTAP).

<p>Determination verification (for use by Ecology)</p> <p><input type="checkbox"/> correct</p> <p><input type="checkbox"/> incorrect</p>

Ecology will not accept VCP applications for independent cleanup projects eligible for a PLIA program. PLIA provides technical assistance for releases of petroleum or heating oil from tank systems. PLIA is a separate agency and not an Ecology program.

This determination does not guarantee acceptance into the VCP. Ecology may decide to supervise remedial action at the site under an order or decree, based on site-specific conditions.

What these programs provide

Ecology and PLIA may provide informal, site-specific, technical consultations for independent cleanup actions. Each can provide such consultations under the Model Toxics Control Act (MTCOA), chapter 70A.305 RCW, and its implementing regulations chapter 173-340 WAC and RCW 70A.330.040(9).

Applying to Ecology's VCP

You can apply for one of two VCP processes: Standard VCP process and Expedited VCP process. The eligibility requirements for the Standard VCP process and Expedited VCP process are listed on the [Standard VCP webpage](#)¹ and the [Expedited VCP webpage](#),² respectively.

1. **Standard VCP process:** Complete your Standard VCP application, which **must** include all required materials listed in the VCP application form, following its instructions. Submit your completed application to the appropriate Ecology regional office, based on your site's [county](#).³

2. **Expedited VCP process:** Complete your Expedited VCP application, which **must** include all required materials listed in the VCP application form, following its instructions. Subscribe to the Expedited VCP [email list](#) to receive notices and updates of when Ecology opens or closes its application periods.

¹ <https://ecology.wa.gov/VCP>

² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/VCP-Expedited>

³ <https://ecology.wa.gov/About-us/Get-to-know-us/Contact-us/Regional-contacts>

Applying to PLIA's HOTAP or PTAP

Follow PLIA's application instructions on the [PLIA website](#)⁴ when applying for HOTAP or PTAP.

Part 1 - Administration

1.A. Fill in the applicant name and application submission date:

Applicant name: Washin and Kathleen Murakami

Application submission date: 06/22/2022

1.B. Final agency determination of eligibility

Complete this [Part 1.B](#), after reviewing site eligibility in **Parts 2 through 6** in this form:

- Apply for Ecology's VCP
- Apply for PLIA's PTAP or HOTAP

Part 2 – Non-heating oil petroleum tank release sites

PLIA has responsibility for some non-heating-oil petroleum tank release sites (i.e., storage tank systems that contain petroleum or a mixture of petroleum with de minimus quantities of other substances) meeting inclusionary/exclusionary factors developed jointly by Ecology and PLIA, in accordance with RCW 70A.330.040(9).

Non-heating-oil petroleum includes, but is not limited to, petroleum and petroleum-based substances comprised of a complex blend of hydrocarbons, such as motor fuels, jet fuels, distillate fuel oils, residual fuel oils, lubricants, petroleum solvents, and used/waste oils.

Non-heating-oil petroleum does **not** include propane, asphalt, or other petroleum products that are not liquid at standard conditions of temperature and pressure.

- Site is a non-heating-oil petroleum storage tank release site.

If you checked this box, move to [Part 4](#). Otherwise, **STOP**. Apply for Ecology's VCP.

Part 3 – Heating oil tank release sites

As of July 23, 2017, Ecology and PLIA policies dictate that independent remedial actions at heating oil tank release sites can best serve Washington residents, and provide greater flexibility and capacity for cleanup of contaminated sites, when conducted under PLIA's HOTAP.

Heating oil includes petroleum products used for space heating in oil-fired furnaces, heaters, and boilers, and includes stove oil, diesel fuel, or kerosene.

Heating oil does **not** include petroleum products used as fuels in motor vehicles, marine vessels, trains, buses, aircraft, or any off-highway equipment not used for space heating, or for industrial processing, or generating electrical energy.

⁴ plia.wa.gov

3.A. Heating oil tank release sites

PLIA is responsible for heating oil tank release sites, with the exception of sites that meet both requirements in [Part 3.B](#).

- This site is an abandoned, active, or decommissioned heating oil tank release site (including tanks above ground, below ground, or in a basement).

If you checked this box, move to [Part 3.B](#). Otherwise, skip to [Part 4](#).

3.B. Comingled contamination

If comingled contamination exists at your site, your site is no longer considered a heating oil tank release site, but you may apply for Ecology's VCP or PLIA's PTAP.

- Comingled contamination exists at your site.

If you checked this box, move to [Part 4](#). Otherwise, skip to [Part 3.C](#).

3.C. Heating oil tank release site exemptions

Ecology and PLIA may agree to allow Ecology to make heating oil tank release site determinations for releases that involve sites already being cleaned up under Ecology's authority.

- The heating oil tank release occurred at a site already being cleaned up under Ecology's authority.
- Ecology and PLIA have agreed that Ecology can make a heating oil tank release site determination for this site.

If you checked either box, **STOP**. Apply for Ecology's VCP.

If you did **not** check either box, **STOP**. Visit [PLIA's website](#) to apply for HOTAP.

Part 4 – Inclusionary factors

Ecology and PLIA have jointly developed inclusionary factors for non-heating-oil petroleum tank release sites. If a non-heating-oil petroleum tank release site meets any of the factors in [Parts 4.A](#) and [4.B](#), you may apply for PLIA's PTAP (depending on results from completing [Part 5](#)).

4.A. Ranking and inclusionary factors

The following inclusionary factors are based on the [Washington Ranking Method \(WARM\) Scoring Manual](#).⁵

- The site has been ranked a 3, 4, or 5, based on a WARM Site Hazard Assessment.
- The site has been ranked a 1 or 2, based on a WARM Site Hazard Assessment but does not include complete surface water or sediment contamination pathways.

If you checked either box, move to [Part 5](#).

If you did not check either box (site has not been ranked), move to [Part 4.B](#).

⁵ **Error! Hyperlink reference not valid.** <https://fortress.wa.gov/ecy/publications/SummaryPages/90014.html>
<https://fortress.wa.gov/ecy/publications/SummaryPages/90014.html>

4.B. Funding and site type factors

The following inclusionary factors represent applicable factors that may apply, regardless of a site's WARM ranking.

1. Funding factors – the site is:

- covered by PLIA insurance
- a recipient of a PLIA grant or loan.

2. Site type factor

- The site involves a release from non-heating-oil petroleum storage tank system(s) and does not include surface water or sediment contamination pathways.

If you checked any of these boxes, move to [Part 5](#).

If you did **not** check any of these boxes, **STOP**. Apply for Ecology's VCP.

Part 5 – Exclusionary factors

Ecology and PLIA have jointly developed exclusionary factors for non-heating-oil petroleum release tank sites. If a non-heating-oil petroleum release tank site meets any of the exclusionary factors in [Part 5](#), apply for Ecology's VCP. Your project may not be eligible for PLIA's PTAP, unless the conditions stated in [Part 5.B](#) are met.

5.A. Location, legal, funding, VCP, and site type factors

1. Location factors – the site is within the bounds of or impacting:

- a U.S. Environmental Protection Agency Superfund site
- an Ecology Nuclear Waste Program-managed site
- an Ecology Industrial Section site
- an Ecology Hazardous Waste Toxics Reduction Program Dangerous Waste site.

2. Legal factors

- A potentially liable party (PLP) dispute about liability is in progress.
- Other litigation regarding your site, such as court supervision or agreed order, is in progress.
- The site is being remediated under an active control between Ecology and the PLP.

3. Funding factors

- Site remediation is funded, with Ecology as the sole or leading funding agency.
- The applicant is a local government planning to apply for an Independent Remedial Action Grant from Ecology. For information about the grant program, including cultural resource consultation requirements, visit our [Independent remedial action grants webpage](#)⁶.

⁶ <https://ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Independent-remedial-action-grants>

- Other litigation regarding your site, such as court supervision or agreed order, is in progress.
- The site is being remediated under an active control between Ecology and the PLP.

4. Site type factors

- The site has known impacts to surface water or sediment.
- The site consists of comingled non-petroleum and non-incidentally related contaminants not related to the operations of the site (including contaminant migration from off site).

If you checked any of these boxes, move to [Part 5.B](#).

If you did **not** check any of these boxes, **STOP**. Visit [PLIA's website](#) to apply for PTAP.

5.B. Site characterization exemption

Ecology and PLIA may jointly override other exclusionary factors, based on the results of site characterization, in accordance with MTCA.

- Exclusionary factors identified in [Part 5.A](#) have been overridden by a joint decision between Ecology and PLIA, based on the results of a site characterization, in accordance with MTCA. **If applicable, include supporting documentation.**

If you checked this box, **STOP**. Visit [PLIA's website](#) to apply for PTAP.

If you did not check this box, **STOP**. Apply for Ecology's VCP. This determination does not guarantee acceptance into the VCP. Based on site-specific information, we may decide to supervise remedial action at the site under an order or decree.

Part 6 – Check that box

After completing all the required parts of this form, go back to the top of the form, and **check** the appropriate eligibility box in [Part 1.B](#).

Accommodation Requests

If you need this publication in an alternative format, please call the Toxics Cleanup Program at (360) 407-7170 or visit our [Toxics Cleanup Program webpage](#).⁷ Persons with hearing impairment can call 711 for Washington Relay Service. Persons with a speech disability can call (877) 833-6341.

⁷ <https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Toxics-Cleanup>

ATTACHMENT E
VCP REQUEST FOR OPINION FORM

VOLUNTARY CLEANUP PROGRAM REQUEST FOR ASSISTANCE
Morningside Acres Tracts North and Morningside Acres Tracts South
5001 and 5021 Rainier Avenue South
Seattle, Washington

Farallon PN: 1355-001



Voluntary Cleanup Program

Washington State Department of Ecology
Toxics Cleanup Program

REQUEST FOR OPINION FORM

Use this form to request a written opinion on your planned or completed independent remedial action under the Voluntary Cleanup Program (VCP). Attach to this form the plans or reports documenting the remedial action. Please submit only one form for each request.

Step 1: IDENTIFY HAZARDOUS WASTE SITE

Please identify below the hazardous waste site for which you are requesting a written opinion under the VCP. This information may be found on the VCP Agreement.

Facility/Site Name:

Facility/Site Address:

Facility/Site No:

VCP Project No.:

Step 2: REQUEST WRITTEN OPINION ON PLAN OR REPORT

What type of independent remedial action plan or report are you submitting to Ecology for review under the VCP? Please check all that apply.

- Remedial investigation plan
- Remedial investigation report
- Feasibility study report
- Property cleanup* plan (* cleanup of one or more parcels located within the Site)
- Property cleanup* report
- Site cleanup plan
- Site cleanup report
- Other – please specify:

Do you want Ecology to provide you with a written opinion on the planned or completed independent remedial action?

- Yes No

Please note that Ecology's opinion will be limited to:

- Whether the planned or completed remedial action at the site meets the substantive requirements of the Model Toxics Control Act (MTCA), and/or
- Whether further remedial action is necessary at the site under MTCA.

Step 3: REPRESENTATIONS AND SIGNATURE

The undersigned representative of the Customer hereby certifies that he or she is fully authorized to request services from Ecology under the Agreement for this VCP Project.

Name: Jerry-Alan K. Murakami Title: Co-Attorney-in-Fact for Chisato Kathleen Murkami

Signature: *Jerry-Alan K. Murakami* Date: *6-18-2022*

Organization:

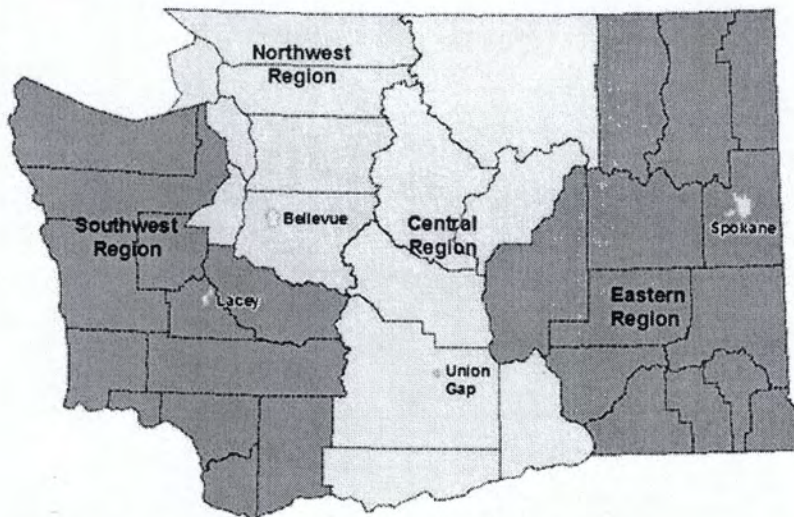
Mailing address: 12424 83rd Avenue South

City: Seattle State: WA Zip code: 98178

Phone: (425) 761-8816 Fax: E-mail: Jerryskii@yahoo.com

Step 4: SUBMITTAL

Please mail your completed form and the independent remedial action plan or report that you are requesting Ecology review to the site manager Ecology assigned to your Site. If a site manager has not yet been assigned, please mail your completed form to the Ecology regional office for the County in which your Site is located.



<p>Northwest Region: Attn: VCP Coordinator 3190 160th Ave. SE Bellevue, WA 98008-5452</p>	<p>Central Region: Attn: VCP Coordinator 1250 West Alder St. Union Gap, WA 98903-0009</p>
<p>Southwest Region: Attn: VCP Coordinator P.O. Box 47775 Olympia, WA 98504-7775</p>	<p>Eastern Region: Attn: VCP Coordinator N. 4601 Monroe Spokane WA 99205-1295</p>

If you need this publication in an alternate format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.