From: Unruh, David (ECY)
To: "Branislav Jurista"
Subject: RE: NW3345—Morningside Acres Tracts South Letter
Date: Thursday, January 26, 2023 16:51:14

Hi Brani,

Thank you for providing detailed description of Ecology's recommended additional characterization work. Ecology's comments on your proposed scope of work are as follows:

1. **CVOC vertical soil delineation at warehouse** – Ecology concurs that vertical characterization of soils contaminated with CVOCs may be completed following demolition of existing structures.
2. **CVOC Groundwater delineation (downgradient/off Property)** – Ecology concurs with the proposed location of permanent groundwater monitoring wells, shown in the map and cross section attached to your email, in the southwest corner of the 5001 Rainier Ave S Parcel. Please note that if contamination is present in this location, additional downgradient explorations may be necessary to fully delineate the extent of CVOCs in groundwater and/or TPH in soil.
3. **CVOC groundwater delineation (up-gradient)** – Soil and groundwater sampling conducted at the location described in point 4 of your email may stand in for delineation of the upgradient extent of the CVOC plume at this time. Ecology recommends collecting groundwater elevation data from Site monitoring wells in addition the temporary well in order to further define groundwater flow directions in this portion of the Site. As with the point above, further characterization of the up-gradient extent of contamination may be necessary in this part of the Site if groundwater samples contain CVOCs above the Method A cleanup level.
4. **CVOC and petroleum plume interaction/ commingling** – Ecology concurs with the location of your proposed boring for soil sampling and reconnaissance groundwater sampling, shown in the map and cross section attached to your email. As discussed in Ecology's December 2022 Opinion, if CVOC and petroleum groundwater plumes are not commingled, a separate VCP application for the Morningside Acres Tracts North Site (5001 Rainier Ave S) will necessary.

Thank you again for the discussion and providing details of the proposed additional characterization work at the Site. Please let me know if you have any additional questions or concerns.

Thank you,
David

David Unruh, LG (he/him) | Department of Ecology | Toxics Cleanup Program | Site Manager
Cell: 206.459.6287 | Fax: 206.366.7810 | david.unruh@ecy.wa.gov
PO Box 330316, Shoreline, WA, 98133-9716

From: Branislav Jurista <bjurista@farallonconsulting.com>
Sent: Thursday, January 26, 2023 10:15
To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Subject: RE: NW3345—Morningside Acres Tracts South Letter

Hi David,

I wanted to send you this email to summarize the scope of work Ecology and Farallon agreed to during the virtual meeting held on January 12, 2023 to address the RI data gaps. The scope of work to address each data gaps is as follows:

1. **CVOC vertical soil delineation at warehouse:** No additional soil sampling under the warehouse will be required at this time. Ecology agreed that it can be deferred until the building is demolished and soil sampling in conjunction with excavation for new development occurs.
2. **CVOC groundwater delineation (down-gradient/off Property):** One new nested groundwater monitoring well pair will be installed at the southwest corner of the north parcel (parking lot), to sample both the shallow and deep groundwater for petroleum and solvent constituents (Figure 4A). This will be used to determine whether the contamination is potentially migrating off the Property to the west-southwest. The monitoring wells will be screened from approximately 8 to 18 and 38 to 48 feet below ground surface (Figure 6).
3. **CVOC groundwater delineation (up-gradient):** Ecology agreed that that no up-gradient (east) groundwater characterization of the CVOC contamination will be required.
4. **CVOC and petroleum plume interaction/commingling:** Ecology requested additional groundwater characterization at the north end of the solvent groundwater plume which is located at the boundary between the north and middle parcels to determine the extent of the solvent plume and any potential commingling with petroleum contamination at the north parcel, and potential need to submit a separate VCP application if the petroleum contamination is not commingled. A boring will be advanced at this location for collection of reconnaissance groundwater samples from 10 to 15, 25 to 30, 40 to 45, and 55 to 60 feet below ground surface (Figure 6).

Please let me know if Ecology concurs with this summary. Farallon understands that Ecology would like to perform a site visit in the near future. Farallon is coordinating with the driller and property owner for access to conduct the scope of work presented above. Once the work has been scheduled, Farallon will notify Ecology of the work dates to coordinate for Ecology site visit.

Thank you,

Brani Jurista, L.G., P.G., Principal Geologist
D: 425-295-0805 | C: 425-691-7570

From: Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Sent: Monday, January 9, 2023 3:56 PM
To: Branislav Jurista <bjurista@farallonconsulting.com>
Subject: RE: NW3345—Morningside Acres Tracts South Letter

Sounds good Brani. I'll look for your invite.

Thanks,

David

David Unruh, LG (he/him) | Department of Ecology | Toxics Cleanup Program | Site Manager
Cell: 206.459.6287 | Fax: 206.366.7810 | david.unruh@ecy.wa.gov
PO Box 330316, Shoreline, WA, 98133-9716

From: Branislav Jurista <bjurista@farallonconsulting.com>
Sent: Monday, January 9, 2023 15:52
To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Subject: RE: NW3345—Morningside Acres Tracts South Letter

Thursday 1/12 at 1:00 works well for me. It would be just me representing the client. I will send you a Teams invite so we can review the figures during the call, if you are okay with that.
Thanks,

Brani Jurista, L.G., P.G., Principal Geologist
D: 425-295-0805 | C: 425-691-7570

From: Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Sent: Monday, January 9, 2023 3:47 PM
To: Branislav Jurista <bjurista@farallonconsulting.com>
Subject: RE: NW3345—Morningside Acres Tracts South Letter

Hi Brani,

I'd be happy to discuss those aspects of our letter with you. Here's a quick summary of my availability this week and next:

- Tuesday 10th and Wednesday 11th: 8:00 am to 2:00 pm
- Thursday 12th: 12:30 to 5:30 pm
- Tuesday 17th: 12:30 to 5:30 pm
- Wednesday 18th: 8:00 am to 12:00 pm

Let me know which time works best for you. My schedule is generally pretty flexible.

Thank you,
David

David Unruh, LG (he/him) | Department of Ecology | Toxics Cleanup Program | Site Manager
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From: Branislav Jurista <bjurista@farallonconsulting.com>
Sent: Monday, January 9, 2023 15:31
To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Subject: RE: NW3345—Morningside Acres Tracts South Letter

Hi David,
I hope you had wonderful holidays and that the new year is off to a great start.
I have discussed the Ecology opinion letter with our client and his insurers, and they have asked me to give you a call to discuss and confirm the scope of work to fill data gaps Ecology identified in the letter. More specifically, Farallon would like to discuss our approach to address:

- CVOC vertical soil delineation at warehouse;
- CVOC groundwater delineation (upgradient/downgradient/offsite);
- Petroleum delineation at north parcel; and
- CVOC and petroleum plume interaction/commingling.

Could you please let me know what is your availability for a call this week or next?
Thank you,

Brani Jurista, L.G., P.G., Principal Geologist
D: 425-295-0805 | C: 425-691-7570

From: Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Sent: Monday, December 12, 2022 5:02 PM
To: Branislav Jurista <bjurista@farallonconsulting.com>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>
Subject: RE: NW3345—Morningside Acres Tracts South Letter

Hello Brani,

I wanted to follow up with you after the issuance of our Opinion Letter for your Morningside Acres Tracts South Site. We corresponded in October about the potential comingling relationship between the North and South Tracts Sites. As discussed in the letter, we are unsure at this point whether TPH and CVOC contamination at 5001, 5015, and 5021 Rainier Avenue S can be considered part of the same Site under MTCA. We have outlined some data gaps which should help address question in the letter.

To reiterate our last correspondence, if the data indicate that TPH and CVOC contamination are comingled, we can treat the two releases as one Site and include further analysis of the 5001 parcel in future letters. If TPH and CVOC are not comingled, we will need to treat the 5001 parcel as a separate Site and issue Opinions independently of the 5015 and 5021 parcels. At this point we're hoping you can complete additional Site characterization as recommended in the Opinion Letter so we can determine the relationship between these two releases. This should simplify things on our end and keep us moving toward cleanup.

As we discussed in earlier emails, I will be your Site Manager for these parcels one way or another. If the 5001 parcel needs to be treated as a different Site, you will need to submit a separate application, but you will not need to re-enter the VCP waitlist for an opinion since it is so closely related to the existing VCP account for the 5015 and 5021 parcels. Please let me know if you have any questions or would like to schedule a time to discuss this email or the contents of our Opinion Letter.

Thank you,
David

David Unruh, LG (he/him) | Department of Ecology | Toxics Cleanup Program | Site Manager
Cell: 206.459.6287 | Fax: 206.366.7810 | david.unruh@ecy.wa.gov
PO Box 330316, Shoreline, WA, 98133-9716

From: Clark, Maria (ECY) <MCLA461@ECY.WA.GOV>
Sent: Monday, December 12, 2022 16:43
To: jerryskii@yahoo.com
Cc: bjurista@farallonconsulting.com; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>; Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Subject: NW3345—Morningside Acres Tracts South Letter

Good Afternoon:

Ecology's staff is currently working remotely. In an attempt to continue to provide timely service, we are issuing the attached letter via email.

Please reply directly to this email to let us know you received it and were able to open the attachment, or if you need assistance to do so.

If you have any questions about the content of the attachment, please contact the signatory of the letter directly.

Thank you,

Maria Clark on behalf of David Unruh

Maria Rose Clark (she/her)|
| Section Secretary |
| Toxics Cleanup Program | Northwest Regional Office|
|TEL: (206) 594-0096 CELL: 425-457-3146 |maria.clark@ecy.wa.gov |