

From: [Rankin, Drew C.](#)
To: [Unruh, David \(ECY\)](#); [Welty, Tamara \(ECY\)](#); [Chepel, Andrey](#); kevin.hood@pbsusa.com
Cc: [Clarke, David](#); [Fernandez, Sonia \(ECY\)](#); [Barber, Eva \(ECY\)](#); [Cantu, Stephanie](#); [Kucharski, Margaret](#)
Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status
Date: Thursday, September 1, 2022 11:40:22

Thank you, David. We will update as information is made available.

Best,

Drew Rankin

SR 509 & AWV Projects

Environmental Manager (he, him, his)

Mobile: (206) 948-5618

WSDOT-PSG SR 509 Construction Office

18000 International Blvd, Suite 950

SeaTac, WA 98188

WSDOT mail stop: NB-82-510

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From: Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Sent: Thursday, September 1, 2022 11:38 AM
To: Rankin, Drew C. <RankinD@wsdot.wa.gov>; Welty, Tamara (ECY) <TAW461@ECY.WA.GOV>; Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com
Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>; Barber, Eva (ECY) <evba461@ECY.WA.GOV>; Cantu, Stephanie <CantuS@wsdot.wa.gov>; Kucharski, Margaret <KucharM@wsdot.wa.gov>
Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

Drew,

Ecology concurs with your revision to the sampling area. Thank you and your team for your time and effort accommodating our requests for lead and arsenic sampling. We'll look forward to the results of your investigation and TPH remedial excavation.

Best,
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

From: Rankin, Drew C. <RankinD@wsdot.wa.gov>

Sent: Thursday, September 1, 2022 11:32

To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>; Welty, Tamara (ECY) <TAW461@ECY.WA.GOV>;
Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com

Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>;
Barber, Eva (ECY) <evba461@ECY.WA.GOV>; Cantu, Stephanie <CantuS@WSDOT.WA.GOV>;
Kucharski, Margaret <KucharM@wsdot.wa.gov>

Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

Good morning, David-

Is this more of what you had in mind?

Let me know if you have any questions,

Drew Rankin

SR 509 & AWW Projects

Environmental Manager (he, him, his)

Mobile: (206) 948-5618

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SeaTac, WA 98188

WSDOT mail stop: NB-82-510

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From: Unruh, David (ECY) <dunr461@ECY.WA.GOV>

Sent: Thursday, September 1, 2022 10:52 AM

To: Rankin, Drew C. <RankinD@wsdot.wa.gov>; Welty, Tamara (ECY) <TAW461@ECY.WA.GOV>;
Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com

Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>;
Barber, Eva (ECY) <evba461@ECY.WA.GOV>; Cantu, Stephanie <CantuS@wsdot.wa.gov>; Kucharski,
Margaret <KucharM@wsdot.wa.gov>

Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

Hi Drew,

Thank you for sending the Poulsbo RV Shallow Soil Sampling Plan. Ecology concurs with the sample collection and analysis plan. We have one comment regarding the extent of the sampling area. If possible, Ecology recommends expanding the sampling area to include all areas disturbed during roadway construction. Ecology understands that sampling the entirety of King County tax parcel no. 1522049027, as required by the *Tacoma Smelter Plume Model Remedies Guidance*, is not feasible at this time due to access limitations at the property. Expanding the sampling area to include the areas

which will be disturbed during roadway construction as well as the area of remedial excavation for TPHs will provide a spatially larger data set which will aid in characterizing the entire parcel as required by the guidance. Please see the attached annotated map for Ecology's recommended expanded sampling area. The number of soil samples should also be increased based on the total acreage of the expanded sampling area as described in Chapter 1 of the guidance. The expanded soil sampling area will provide additional Site characterization data necessary for final removal of the restrictive covenant as Tamara discussed in her earlier email.

Please let me know if you have further questions or would like to schedule a call with the team to discuss.

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

From: Unruh, David (ECY)

Sent: Wednesday, August 31, 2022 10:28

To: Rankin, Drew C. <RankinD@wsdot.wa.gov>; Welty, Tamara (ECY) <TAFE461@ECY.WA.GOV>;
Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com

Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>;
Barber, Eva (ECY) <evba461@ECY.WA.GOV>; Cantu, Stephanie <CantuS@wsdot.wa.gov>; Kucharski,
Margaret <KucharM@wsdot.wa.gov>

Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

Hi Drew,

Thank you for the sampling plan. Eva and I will review it and get our comments back to you as quickly as we can.

Best,
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

From: Rankin, Drew C. <RankinD@wsdot.wa.gov>

Sent: Wednesday, August 31, 2022 09:57

To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>; Welty, Tamara (ECY) <TAFE461@ECY.WA.GOV>;
Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com

Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>;
Barber, Eva (ECY) <evba461@ECY.WA.GOV>; Cantu, Stephanie <CantuS@WSDOT.WA.GOV>;
Kucharski, Margaret <KucharM@wsdot.wa.gov>

Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

David-

Please find enclosed the TSP sampling plan.

Please let me know if you need more information or have comments.

Best,

Drew Rankin

SR 509 & AWW Projects

Environmental Manager (he, him, his)

Mobile: (206) 948-5618

WSDOT-PSG SR 509 Construction Office

18000 International Blvd, Suite 950

SeaTac, WA 98188

WSDOT mail stop: NB-82-510

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From: Rankin, Drew C.

Sent: Thursday, August 18, 2022 9:03 AM

To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>; Welty, Tamara (ECY) <TAWF461@ECY.WA.GOV>;
Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com

Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>;
Barber, Eva (ECY) <evba461@ECY.WA.GOV>; Cantu, Stephanie <CantuS@WSDOT.WA.GOV>;
Kucharski, Margaret <KucharM@wsdot.wa.gov>

Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

Thank you, David.

TSP sampling plan for our area of impact will be drafted and reviewed by WSDOT then sent to Eva with a CC to you.

Best,

Drew Rankin

SR 509 & AWW Projects

Environmental Manager (he, him, his)

Mobile: (206) 948-5618

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SeaTac, WA 98188

WSDOT mail stop: NB-82-510

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SR 509, I-5 to 24th Avenue S. – New Expressway Project

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From: Unruh, David (ECY) <dunr461@ECY.WA.GOV>

Sent: Thursday, August 18, 2022 8:25 AM

To: Welty, Tamara (ECY) <TAW461@ECY.WA.GOV>; Rankin, Drew C. <RankinD@wsdot.wa.gov>;
Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com

Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>;
Barber, Eva (ECY) <evba461@ECY.WA.GOV>; Cantu, Stephanie <CantuS@wsdot.wa.gov>; Kucharski,
Margaret <KucharM@wsdot.wa.gov>

Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

Drew,

Ecology has had time to discuss your comments and concerns with additional soil sampling at the Valley I5 Poulsbo RV Site. Ecology concurs with your proposal to limit lead and arsenic shallow soil sample collection to within the project area for this investigation. Please prepare a brief soil sampling plan in accordance with the Tacoma Smelter Plume Model Remedy Guidance document linked in my earlier email and submit it to Eva Barber (CC'd above) and myself for comment. The results of the shallow soil sampling activities may be included in an independent report or as part of the final Cleanup Action Report for the Site.

As Tamara mentioned in her email, at this time we cannot recommend removal of the restrictive covenant on the property until we receive further data that indicate that the Site is not contaminated with arsenic and lead from the Tacoma Smelter Plume according to Section 3 of the Restrictive Covenant, attached here. Removal of the Restrictive Covenant will be contingent on a demonstration that lead and arsenic are not currently present in shallow soils at the Property above the cleanup levels.

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

From: Welty, Tamara (ECY) <TAW461@ECY.WA.GOV>

Sent: Wednesday, August 17, 2022 17:16

To: Rankin, Drew C. <RankinD@WSDOT.WA.GOV>; Unruh, David (ECY) <dunr461@ECY.WA.GOV>;
Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com

Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>;

Barber, Eva (ECY) <evba461@ECY.WA.GOV>; Cantu, Stephanie <CantuS@WSDOT.WA.GOV>;
Kucharski, Margaret <KucharM@wsdot.wa.gov>

Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

Hi Drew,

I'm chiming in to give some general information and clarifications on covenants that hopefully will help clear up the confusion.

There are two goals you have been working towards: 1) getting approval from Ecology to dig (due to the covenant restrictions) and 2) getting a No Further Action (NFA) opinion saying the site has been cleaned up and institutional controls (a covenant) are no longer necessary.

Approval for activities that are restricted by the covenant: David indicated that you have submitted a sufficient work plan, so you are approved to move forward with your project as proposed. This approval is regarding the covenant restrictions only. Of course follow any other applicable regulations as well.

Removing the covenant: Ecology typically only removes a covenant if the site is completely cleaned up and receives an NFA opinion with no institutional controls needed. If confirmed or suspected contamination remains at the site, institutional controls (a covenant) would still be needed to be protective of human health and the environment under MTCA. We do not generally give NFAs for select contaminants, while excluding other contaminants. VCP opinion letters give helpful guidance on the path to an NFA (although an NFA is not guaranteed).

I hope this information helps clear up the confusion. We realize there are a lot of unusual issues to work through on this one, and we appreciate your efforts. I'll leave it to David to answer specific technical questions about sampling and cleanup plans since he is the site manager and is most familiar with the site.

Regards,

Tamara Welty, LG, LHG

Periodic Reviewer & Site Manager

Washington Department of Ecology | Toxics Cleanup Program | Northwest Region Office
Office (206) 594-0090 | Cell (425) 256-1449

tamara.welty@ecy.wa.gov

We have moved!

Ecology's Northwest Region Office has moved to Shoreline:

- Mailing address: PO Box 330316, Shoreline, WA 98133-9716
- 24-hour reception line: 206-594-0000

From: Rankin, Drew C. <RankinD@wsdot.wa.gov>

Sent: Tuesday, August 16, 2022 4:50 PM

To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>; Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com

Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>; Barber, Eva (ECY) <evba461@ECY.WA.GOV>; Welty, Tamara (ECY) <TAFE461@ECY.WA.GOV>; Cantu, Stephanie <CantuS@WSDOT.WA.GOV>; Kucharski, Margaret <KucharM@wsdot.wa.gov>

Subject: Re: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

Thank you David.

Please call with any questions of that would be helpful.

Drew Rankin

SR 509 & AWW Projects

Environmental Manager (he, him, his)

Mobile: 206-947-5618

WSDOT-PSG SR 509 Construction Office

18000 International Blvd, Suite 950

SeaTac, WA 98188

WSDOT mail stop: NB-82-510

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From: Unruh, David (ECY) <dunr461@ECY.WA.GOV>

Sent: Tuesday, August 16, 2022 3:56:23 PM

To: Rankin, Drew C. <RankinD@wsdot.wa.gov>; Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com <kevin.hood@pbsusa.com>

Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>; Barber, Eva (ECY) <evba461@ECY.WA.GOV>; Welty, Tamara (ECY) <TAFE461@ECY.WA.GOV>; Cantu, Stephanie <CantuS@wsdot.wa.gov>; Kucharski, Margaret <KucharM@wsdot.wa.gov>

Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

Hello Drew,

Thank you for the comments and the discussion yesterday. I will continue to work with my team here at Ecology so we can quickly come to an agreement about the additional shallow soil arsenic and lead sampling requested in our Opinion letter. I'll update you as soon as we've had a chance to

discuss your comments.

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

From: Rankin, Drew C. <RankinD@wsdot.wa.gov>

Sent: Tuesday, August 16, 2022 15:49

To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>; Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com

Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>; Barber, Eva (ECY) <evba461@ECY.WA.GOV>; Welty, Tamara (ECY) <TAWF461@ECY.WA.GOV>; Bardy, Louise (ECY) <LBAR461@ECY.WA.GOV>; Cantu, Stephanie <CantuS@WSDOT.WA.GOV>; Kucharski, Margaret <KucharM@wsdot.wa.gov>

Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

David-

Thank you for your comments.

I have included Tamara Welty and Louise Bardy on this round of discussion. Tamara and Louise have been engaged in discussions regarding the Poulsbo property and the Restrictive Covenant for a few years prior to the formal VCP process it seemed appropriate to reengage them at this point. Below response is consistent with WSDOT notes from our previous meetings with Tamara and Louise, which did not indicate any requirement for additional testing or remediation beyond the Restrictive Covenant.

As we discussed on the phone yesterday 8/15/22, WSDOT has comments to your email from 7/21/22:

Shallow Soil Arsenic and Lead Characterization:

WSDOT will perform testing per the Tacoma Smelter Plume Model Remedies guidance in areas only where we have ground disturbing activities. This data will be provided as an informational only document.

WSDOT asserts that this additional testing should not be directly related to the removal of the Restrictive Covenant. The Restrictive Covenant was ordered for the remediation of the petrochemical contamination only and when that is remediated, the restrictive Covenant should be lifted. There are no other clean-up conditions on the site that this Covenant requires for removal from the property title.

We would greatly appreciate your immediate attention to this matter. Our contractor is ready to

perform this work. The remainder of August and September would be sufficient to perform all of the testing that will be needed. Please let us know soon if additional discussion is warranted to resolve this matter

Thank you,

From: Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Sent: Thursday, July 21, 2022 1:13 PM
To: Rankin, Drew C. <RankinD@wsdot.wa.gov>; Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com
Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>; Barber, Eva (ECY) <evba461@ECY.WA.GOV>
Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

Hi Drew,

Thank you for the comments and clarifications in your letter. In the VCP program, we try to stay away from formal comments and responses, so I'm sending this email with the requested clarifications.

Groundwater Sampling and Monitoring Well Network

Ecology does not require the replacement or addition of any monitoring wells to the existing monitoring well network. Replacement of any Site monitoring wells is only necessary in the case that they are damaged during the remedial action or construction.

Shallow Soil Arsenic and Lead Characterization

As discussed in Ecology's Opinion Letter, your Site lies within the predicted boundary of the Tacoma Smelter Plume (TSP). I spoke with Eva Barber, the technical assistance coordinator for the TSP Site, to address your concerns regarding arsenic and lead sampling at the Site. Additional mass hardscape demolition at the Site is not necessary at this time. However, shallow soil sampling is needed across the Site to demonstrate compliance with cleanup standards and for issuance of a No Further Action opinion. Please refer to Ecology's [web page](#) for TSP technical assistance and to the *Tacoma Smelter Plume Model Remedies Guidance*, attached here, for information on the number and location of soil characterization samples needed for Site characterization.

Based on the location and timing of development at the Site, the number of samples locations recommended in Table 1 of the guidance may be reduced by 1/3. The northern and southern parcels are in use as commercial space, total approximately 3.5 acres in size, and are within the projected 20-40 ppm concentration area. One third of the recommended sample locations for parcels of this size and use totals 17. As discussed in the guidance, one out of every four sampling locations should include a sample collected from the 6-12 inch depth interval in addition to the 0-6 inch interval. I understand this is an increase in the number of samples I had estimated for the Site, but these data

are needed for closure of the Site. Eva and I are hopeful that, based on the location of the Site and the timing of development, we won't see elevated concentrations of arsenic or lead.

Once soil arsenic and lead data have been collected, they may either be compiled in a separate report or included with the final Cleanup Action Report. Eva will review the results of arsenic and lead sampling and issue a response from the TSP group regarding the status of the Site.

Thank you again for your comments, I look forward to working together to bring this site to closure. Please let me know if you have any further questions.

Best,
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

From: Rankin, Drew C. <RankinD@wsdot.wa.gov>
Sent: Monday, July 18, 2022 08:49
To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>; Chepel, Andrey <ChepelA@wsdot.wa.gov>; kevin.hood@pbsusa.com
Cc: Clarke, David <ClarkDH@wsdot.wa.gov>; Fernandez, Sonia (ECY) <sofe461@ECY.WA.GOV>; Mohamed, Nancy (ECY) <nmoh461@ECY.WA.GOV>
Subject: RE: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

David-

Attached is the response from WSDOT's contractors' sub, PBS Engineering.

As we discussed during our office and field visit on 7/6/22, we will wait for your review of this response and move the process forward at that time.

Best,

Drew Rankin

SR 509 & AWW Projects

Environmental Manager (he, him, his)

Mobile: (206) 948-5618

WSDOT-PSG SR 509 Construction Office

18000 International Blvd, Suite 950

SeaTac, WA 98188

WSDOT mail stop: NB-82-510

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From: Unruh, David (ECY) <dunr461@ECY.WA.GOV>

Sent: Thursday, May 26, 2022 3:05 PM

To: Chepel, Andrey <ChepelA@wsdot.wa.gov>; Rankin, Drew C. <RankinD@wsdot.wa.gov>;
kevin.hood@pbsusa.com

Subject: VCP NW3335 - Valley I-5 Poulsbo RV Opinion Letter Status

Hi All,

I just wanted to let you all know we're in the final stages of preparing the opinion letter on your proposed interim cleanup action for the Valley I-5 Poulsbo RV cleanup site. We have just a few small additional recommendations for soil sampling during the excavation, but no major changes to the planned cleanup. I'm happy to meet to discuss the contents of the letter once we have the production draft ready in the next week or two if that's helpful. Please let me know if you have any additional questions.

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