From:	Unruh, David (ECY)
To:	"Branislav Jurista"; Song, Jing (ECY)
Cc:	Allan Bakalian; rjmurakami@comcast.net; Stuart Brown
Subject:	RE: Work Plan for Additional Investigation - Morningside Acres Tracts VCP Project No.: NW3345
Date:	Monday, July 10, 2023 09:46:30
Attachments:	image002.png image003.png

Hi Brani,

Thank you for submitting the Remedial Investigation Data Gap Work Plan (Work Plan) for Ecology's comment. Ecology concurs with the scope of the Work Plan including exploration locations and soil and groundwater analyses. Light non-aqueous phase liquid (LNAPL) has been observed in MW-10 since 2007. To date, thickness of LNAPL in MW-10 has not been reported. Ecology recommends measuring LNAPL thickness in MW-10 during groundwater sampling discussed in the Work Plan.

Ecology appreciates your continued effort in characterizing the Site. Please feel free to reach out if questions arise as the scope of the Work Plan is completed. Just to let you know, I will be out of the office from the 13th to 17th of July.

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, July 6, 2023 13:37
To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>; Song, Jing (ECY) <JISO461@ECY.WA.GOV>
Cc: Allan Bakalian <allan@bakalianlaw.com>; rjmurakami@comcast.net; Stuart Brown <sbrown@farallonconsulting.com>
Subject: Work Plan for Additional Investigation - Morningside Acres Tracts VCP Project No.: NW3345

Hi David,
Attached for Ecology review is a Work Plan to perform additional characterization at the Morningside Acres Tracts site. The scope of work provided in the Work Plan is consistent with the outcome of the discussions and follow up emails between Ecology and Farallon. Due to the short time frame associated with the property transaction, Farallon has scheduled the drilling work for July 17-19, without waiting for Ecology approval of the Work Plan. This is not ideal, and we would much rather perform the work after Ecology provides concurrence with the Work Plan; however, the Work Plan was carefully drafted to include all work elements that Ecology requested during our communications regarding the remaining data gaps that need to be addressed to complete the remedial investigation. Farallon would greatly appreciate if Ecology is able to provide verbal or email concurrence with the Work Plan prior to the drilling date.
Farallon expects the newly acquired subsurface investigation data to be summarized in a Second Addendum to the RI/FS Report, and provided for Ecology review on or before August 15, at which time we would kindly request from Ecology to provide an expedited opinion on the sufficiency of characterization and selection of the preferred cleanup alternative. Farallon will be in touch in regard to the deadlines imposed by the potential property transaction.
Please don't hesitate to contact me with any questions on the Work Plan or upcoming scheduled characterization work.
We appreciate Ecology's willingness to accommodate the occasional expedited requests for feedback for this

Site.
Thank you,

Brani Jurista, L.G., P.G.
Principal Geologist
Phone 425-691-7570

From: Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Sent: Wednesday, June 14, 2023 8:41 AM
To: Branislav Jurista <bjurista@farallonconsulting.com>; Song, Jing (ECY) <JISO461@ECY.WA.GOV>
Cc: Allan Bakalian <allan@bakalianlaw.com>; rjmurakami@comcast.net; Stuart Brown <sbrown@farallonconsulting.com>
Subject: RE: Morningside Acres Additional Investigation

Hi Brani,

Thank you for the suggestion. Ecology concurs with the location of your planned boring as it may aid in delineating the southwestern extent of TPH in soils on the 5001 Parcel. Data from this exploration should be used in conjunction with the data points we discussed during our meeting, including analysis of TPH-D with silica gel cleanup and potential use of an empirical demonstration for the leaching pathway. We appreciate you working to find solutions to gather additional data in this portion of the Site.

I also wanted to bring up soil sampling east of MW-17 since I'm not sure we discussed it specifically during our meeting yesterday. Soil at 15 feet bgs in MW-17 contained vinyl chloride above the Method B cleanup level. Ecology recommends collecting soil samples from one of the proposed boring locations east of MW-17 to aid in delineating the extent of vinyl chloride in soil in this area of the Site.

Thank you again for your suggestions and effort in further characterizing this site. Please don't hesitate to let me know if you have any other questions.

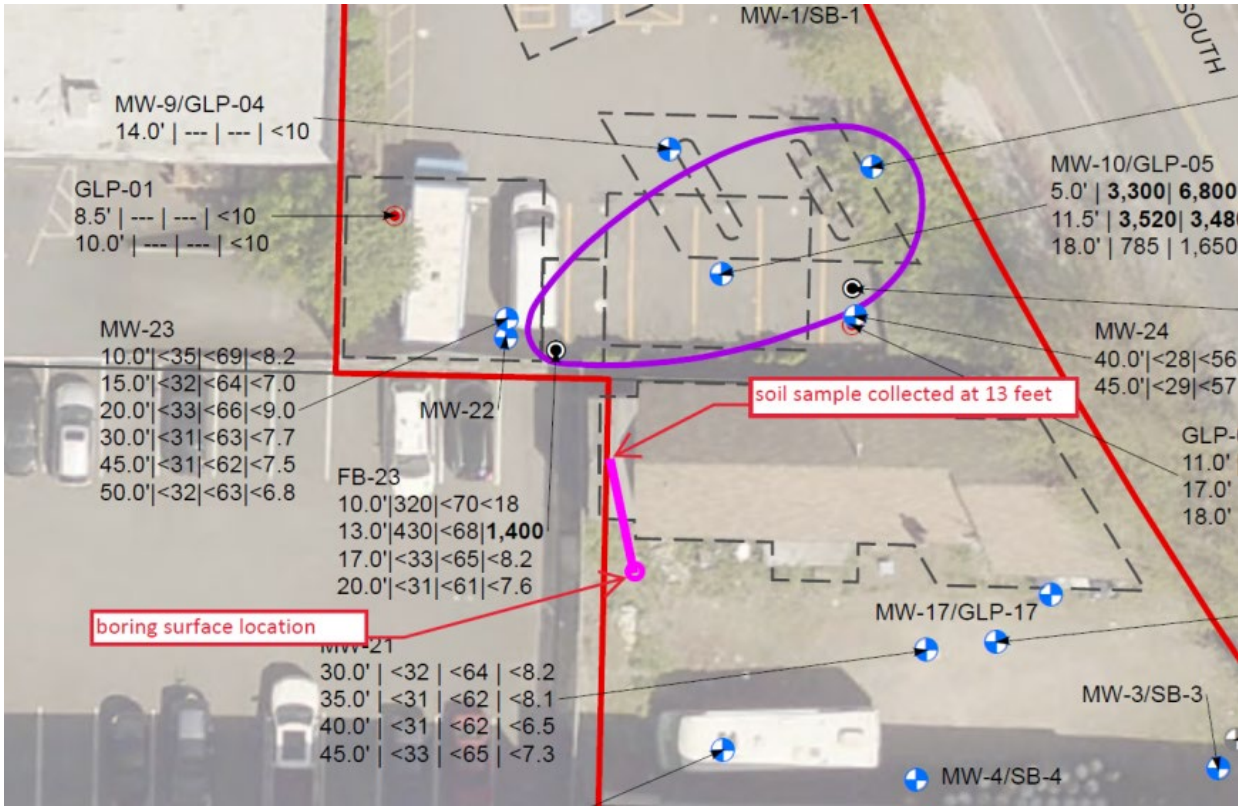
Best,
David

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
PO Box 330316, Shoreline, WA, 98133-9716

From: Branislav Jurista <bjurista@farallonconsulting.com>
Sent: Tuesday, June 13, 2023 15:16
To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>; Song, Jing (ECY) <JISO461@ECY.WA.GOV>
Cc: Allan Bakalian <allan@bakalianlaw.com>; rjmurakami@comcast.net; Stuart Brown <sbrown@farallonconsulting.com>
Subject: RE: Morningside Acres Additional Investigation

Hi David and Jing,
Thank you for the call and providing the assistance with this project. Just after completing the call, we thought of a potential solution to obtaining soil data south of boring FB-23 by advancing an angled boring from the surface

location near the southwest corner of the smoke shop and drilling to the north towards FB-23 to obtain a soil sample at 13 feet bgs. The 13-foot deep soil sample would be collected beneath the shed west of the approximate roof line of the smoke shop (see below) on the property line.
Would that be acceptable to Ecology to provide sufficient soil delineation to the south of boring FB-23, assuming that the soil sample ends up being clean? Would the boring adjacent to FB-23 still be required to confirm the prior results? Thanks,



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

-----Original Appointment-----
From: Branislav Jurista
Sent: Wednesday, June 7, 2023 8:37 AM
To: Branislav Jurista; Unruh, David (ECY); Jing Song; Stuart Brown
Cc: Allan Bakalian; Rick Murakami
Subject: Morningside Acres Additional Investigation
When: Tuesday, June 13, 2023 1:30 PM-2:00 PM (UTC-08:00) Pacific Time (US & Canada).
Where: Microsoft Teams Meeting

Meeting Agenda
Purpose: Discuss and agree on the sampling locations prior to preparing a Work Plan for Ecology review.

1. Review utility locations
2. Review feasible boring locations
3. Review feasible monitoring well locations
4. Groundwater monitoring plan
5. Schedule for completion

Thank you,
Brani Jurista
Farallon Consulting

Microsoft Teams meeting

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