

From: [Winslow, Frank \(ECY\)](#)
To: ["John Foxwell"](#)
Cc: ["jeff@alterraproperty.com"](mailto:jeff@alterraproperty.com)
Subject: RE: Dagmars Marina - XN0039 - Expedited VCP Intake Meeting Follow Up
Date: Friday, September 22, 2023 9:39:17 AM
Attachments: [1009057_Remediation of Petroleum Contaminated Sites.pdf](#)
[1609006_RI_Checklist.pdf](#)

Hi John,

I did not find Anders Utter's email address, so please forward this email and copy me.

Thank you for the intake meeting on September 18, 2023. As discussed during the meeting, Ecology's preparation of an opinion letter will be deferred until we have received a FS/CAP, interim action completion report, or other submittal that includes cleanup plans or cleanup actions. During that Teams call, we also discussed keeping the Site sediments and upland (petroleum in soil and groundwater) concerns on separate tracks.

Potential Excavation Interim Action

If an interim action will be done consisting of excavation and offsite disposal at a permitted facility, Ecology recommends first submitting a confirmation soil and water sampling plan for our review and comment. Since excavation and offsite disposal is considered by Ecology to be a permanent solution under MTCA, Ecology does not ask for a disproportionate cost analysis for that option. Of primary importance for this option is sufficient confirmation soil and water sampling and documentation of proper offsite disposal.

Since the groundwater levels at the Site are shallow, we anticipate that dewatering may be required for excavation work. Any dewatering should be done consistent with all local and state requirements. Use of a vacuum truck to collect contaminated excavation water may be appropriate.

Excavation confirmation soil sampling includes sidewall and floor samples, consistent with our guidance (attached). Use of dewatering sumps is one method to allow for collection of excavation floor samples when the groundwater level is quite shallow. If excavation floor soil samples cannot be collected due to excessive pit water, Ecology may accept excavation water samples to document sufficiency of excavation depth.

Groundwater Level Data

Please provide a table with all monitoring well depth to water and water level elevation data. Please include monitoring well screened intervals in this table. Note that Ecology expects such a table within any RI report (see attached RI checklist). Potentiometric surface maps are generally also expected; however, based on the site setting and limited extent of groundwater contamination, Ecology may defer requesting potentiometric surface map(s), depending on the cleanup actions that are taken.

Arsenic in Groundwater at MW-1

Ecology has completed an initial review of the data associated with arsenic in groundwater cleanup

level exceedances in MW-1. Ecology notes that dissolved arsenic in groundwater above the Snohomish Basin regional background concentration of 11.8 µg/L can be caused by natural or anthropogenic (human) activities or a combination of the two. Natural mobilization of arsenic is not MTCA-regulated whereas arsenic mobilized by human activities are. Arsenic mobilization commonly involved carbon sources resulting in reducing conditions in groundwater.

In order to complete our review of the arsenic in groundwater concern, Ecology requests the following:

--Please provide any available Phase 1 Environmental Site Assessments (ESAs) prepared for the Property. Of particular importance is discussion of current and historical activities in the vicinity of MW-1. A summary of current and historical human activities at this location would be helpful. The rationale for the investigation conducted in 2004 at this location in 2004 would also be helpful.

--Please provide a copy of the 2004 investigation report that found 50 µg/L arsenic in groundwater at this location.

--Ecology did not find the boring log/well completion diagram for MW-1. Please provide.

--Please describe the "organic odor" from ARS-4 (from the boring log). Was this believed to be a natural organic odor?

Please provide responses to the above questions via email, as appropriate. Depending on file size, forwarding other existing reports may necessitate sending via dropfile or equivalent.

Please let me know if you have any questions regarding the above requests.

Thanks, Frank

Frank P. Winslow, LHG

WA Expedited VCP Site Manager
Department of Ecology – Toxics Cleanup Program
1250 W. Alder Street, Union Gap, WA 98903
(509) 424-0543 (cell)

Frank.Winslow@ecy.wa.gov

From: Winslow, Frank (ECY)

Sent: Thursday, August 31, 2023 4:13 PM

To: 'jeff@alterraproperty.com' <jeff@alterraproperty.com>; 'John Foxwell' <John.Foxwell@ApexCos.com>

Cc: Mitchell, Treasure (ECY) <trmi461@ECY.WA.GOV>

Subject: RE: Dagmars Marina - XN0039 - Expedited VCP Acceptance (DSARS 128988)

Hi Jeff and John,

Just a reminder that we need to schedule this intake meeting. Please let me know some date/time options that work for you.

Thanks, Frank

From: Winslow, Frank (ECY)
Sent: Friday, August 25, 2023 8:45 AM
To: jeff@alterraproperty.com; John Foxwell <John.Foxwell@ApexCos.com>
Cc: Mitchell, Treasure (ECY) <trmi461@ECY.WA.GOV>
Subject: RE: Dagmars Marina - XN0039 - Expedited VCP Acceptance (DSARS 128988)

Hi,

Now that the Site is enrolled in the expedited VCP process, a next step is an Intake Meeting. Please let me know a date/time option that works for you and I will send a Teams invite.

I am currently open next Monday, Tuesday (except 10-2), Thursday and Friday.

Please feel free to invite other attendees. Note that for all calls, if legal counsel are invited, Ecology's counsel will need to also be invited and this could delay scheduling.

The elements of an Intake Meeting from our guidance are:

- Introduction to the Expedited VCP process and expectations to remain enrolled.
- Desired outcome of the cleanup, including Restricting Future Property Use.
- Site history; including past land use, chemical storage or usage, remedial efforts to date.
- Anticipated future land use at the Site.
- Expectations of deliverables, timelines, and conduct.

Many of these elements may have already been discussed, and the meeting will be as long or short as needed.

We look forward to working with you on this project.

Thanks, Frank

Frank P. Winslow, LHG

WA Expedited VCP Site Manager
Department of Ecology – Toxics Cleanup Program
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From: Mitchell, Treasure (ECY) <trmi461@ECY.WA.GOV>
Sent: Thursday, August 24, 2023 4:48 PM

To: jeff@alterraproperty.com

Cc: vicwithsatocorporation@comcast.net; John Foxwell <John.Foxwell@ApexCos.com>; Winslow, Frank (ECY) <fwin461@ECY.WA.GOV>; Thai, Tra (ECY) <ttha461@ECY.WA.GOV>; ECY RE VCP (FSD) <ecyrevcp@ECY.WA.GOV>

Subject: Dagmars Marina - XN0039 - Expedited VCP Acceptance (DSARS 128988)

Importance: High

Greetings,

Thank you for your interest in the Expedited VCP process. We have accepted your application and are looking forward to working with you. Attached you will find the application acceptance letter which includes the signed Expedited VCP agreement. *The letter is also available at [this link](#).*

- This letter is being sent to you via email only. Please reply to this email to let us know you received it and can open the attachments. —

Frank Winslow, LHG, is the Expedited VCP Cleanup Project Manager, and he will schedule an intake meeting with you within the next few days.

Also attached is the \$20,000 prepayment invoice. For questions on payment, please refer to the attached invoice.

If you have any questions, please contact Frank Winslow, LHG at frank.winslow@ecy.wa.gov.

Thanks,

Treasure



Treasure A. Mitchell (she/her)
Expedited VCP Coordinator
Toxics Cleanup Program
Headquarters Office



360-870-6450



treasure.mitchell@ecy.wa.gov (preferred)



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