

January 13, 2023

Dale Myers
State of Washington Department of Ecology
Northwest Regional Office
15700 Dayton Avenue N
Shoreline, Washington 98133-9716
Sent via email

Re: Quarterly Progress Report: Fourth Quarter 2022
Carson Cleaners Site, Cleanup Site ID: 14878
State of Washington Department of Ecology Agreed Order No. DE 19805

Dear Mr. Myers:

This quarterly progress report is being submitted on behalf of Tahn Associates, LLC, summarizing the activities performed from October 1, 2022, through December 31, 2022, as required by the State of Washington Department of Ecology (Ecology) Agreed Order (AO) No. DE 19805. This quarterly report has been prepared in accordance with the requirements of the AO, Section VII.F, and describes the following:

1. Actions that have been taken to comply with the AO
2. Sampling and testing reports and other data reports received by the Potentially Liable Party
3. Deviations from approved Work Plans
4. Contacts with representatives of the local community, public interest groups, press, and federal, state, or tribal governments
5. Problems or anticipated problems in meeting the schedule or objectives set forth in the Scope of Work and Work Plan
6. Solutions developed and implemented or planned to address any actual or anticipated problems or delays
7. Changes in key personnel
8. Work planned for the next reporting period

Actions During the Fourth Quarter 2022

Actions Performed

- Implementation of the Remedial Investigation Work Plan (RIWP) at the Carson Cleaners Site (Site) (Figure 1) including the following:
 - On November 10, 2022, soil borings CC-SB-01 and CC-SB-02 were completed (Figure 2). Soil samples were collected and submitted for laboratory analysis.

- From November 14, 2022, through November 18, 2022, the proposed monitoring wells CC-MW-2S/D, CC-MW-3, CC-MW-4D, and CC-MW-6 were installed (Figure 2). All of the monitoring wells were installed to the target depths.
- On November 21, 2022, the newly installed monitoring wells were developed.
- On December 5, 2022, through December 9, 2022, a full round of groundwater monitoring, including samples from the newly installed monitoring wells and existing monitoring wells associated with neighboring properties, were collected (Figure 2).
- On December 7, 2022, and December 9, 2022, the quarterly indoor air and ambient air monitoring was conducted.
- All investigation derived waste was removed from Site at the conclusion of the quarterly monitoring events. The regulated soil was disposed of at a subtitle C landfill at Chemical Waste Management in Arlington, Oregon, ORD089452353. The non-regulated water was treated and discharged to sanitary sewer at Marine Vacuum WAD980974521.

Sampling and Testing Reports

- No sampling and testing or other data reports were received during this reporting period. Laboratory results from the fourth quarter 2022 monitoring event and well installations will be included in the next quarterly report.

Deviations from Approved Work Plans

- The Bank of America property owners have denied access to their property for installation of approved monitoring well CC-MW-05. Therefore, well CC-MW-05 was not installed and a data gap will remain in this area.
- Well BP-MW29 was not monitored during the fourth quarter 2022 quarterly monitoring event. Damage to the well lid prevented access. Anchor QEA is working to repair the lid and will plan to monitor the well during the next quarterly monitoring event.

Contacts with Local, State, Federal, or Tribal Representatives

- July, August, September, and October monthly project updates were submitted via email to Ecology.
- Weekly project updates were submitted via email to Ecology during the installation and monitoring of the groundwater wells, installation and monitoring of the soil borings, and the air monitoring events.
- Ecology was notified a minimum of 7 days in advance of field work, per the AO.
- Seattle Department of Transportation (SDOT) was notified of work in the right-of-way, as required by the Street Use Permit. Communications and coordination with the City of Seattle were ongoing throughout the field work.

Summary of Problems

Problems Encountered

- During mobilization of the drilling rig to monitoring well location CC-MW-03, the drill rig damaged the sidewalk curb on the south side of 47th Street. SDOT was notified and the damage was inspected. The dimensions for repairs were identified by the SDOT inspector and Anchor QEA is coordinating with the subcontractors to schedule the repairs.
- Monitoring well location BP-MW29 was not accessible due to damage of the well lid.
- We experienced difficulties at sub-slab location CC-SS-02 at the Mixed-Use Building during the 8-hour sampling process. It is suspected that temperature differences between the sub-slab air and the ambient air inside the building caused condensation in the sampling train tubing and regulators, restricting flow to the sampling canister. The sampling was terminated early, which may lead to an insufficient volume for laboratory analysis.
- We experienced difficulties at sub-slab location CC-SS-03 at the former Carson Cleaners building (currently the Meraki Tea Bar) during the 8-hour sampling process. It is suspected that temperature differences between the sub-slab air and the ambient air inside the building caused condensation in the sampling train tubing and regulators, restricting flow to the sampling canister. The sampling was terminated early, which may lead to an insufficient volume for laboratory analysis. Additionally, kitchen equipment and supplies interfered with the sampling process and sampling inconvenienced the tenants.
- Pending construction along the western sidewalk of the Christ Episcopal Church (south of 47th street, on the east side of Brooklyn Avenue) has potential to impact the installed top of casing of the monitoring well location CC-MW-06. Anchor QEA has coordinated with the construction contractor and will be notified when construction occurs to ensure impacts to the monitoring well are mitigated and the surface completion of the wells is properly installed.

Anticipated Problems

- Condensation in the sampling train tubing and regulators may continue to be an issue at the sub-slab monitoring locations if utilizing the 8-hour sampling process.

Solutions to Address Problems

- The required sidewalk curb repair on the south side of 47th Street is being coordinated with SDOT and the subcontractors. Repairs are anticipated to be completed during the first quarter of 2023.
- Anchor QEA will repair the BP-MW29 monitoring well lid to facilitate access for Q1 groundwater sampling in 2023.

- On December 28, 2022, Anchor QEA submitted to Ecology a request for deviation from the RIWP to alleviate the issues with condensation buildup during the 8-hour sub-slab sampling. Anchor QEA proposes collecting grab samples at the sub-slab locations, as this will reduce the chance of condensation buildup restricting the flow of gas during sample collection, as grab samples maintain a higher flow rate.
- Anchor QEA will coordinate with the tenants at the former Carson Cleaners building to relocate and re-install the sub-slab vapor pin location to another area in an effort to minimize disruption of tenant operations.
- Anchor QEA will coordinate any required adjustments to the monitoring well casing height and surface completion at CC-MW-06 as a result of the pending sidewalk construction.

Changes in Key Personnel

- There were no changes to key personnel during this reporting period.

First Quarter 2023 Planned Work

- Implement the RIWP including the following:
 - Reinstall sub-slab vapor pins at the former Carson Cleaners building.
 - Repair the well lid to provide access to BP-MW29.
 - Perform the quarterly indoor air and ambient air monitoring event.
 - Perform the quarterly groundwater monitoring event.
 - Complete final survey of all monitoring well locations.

If you have any questions about the Quarterly Progress Report, please call me at (206) 903-3303 or (206) 462-9572.

Best regards,




Halah Voges, PE
Principal Engineer, Anchor QEA, LLC

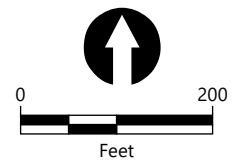
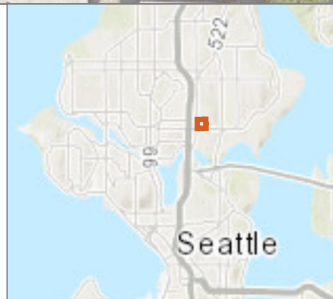
cc: Nathan Soccorsy and Gavin Casson, Anchor QEA, LLC

Figures



LEGEND:

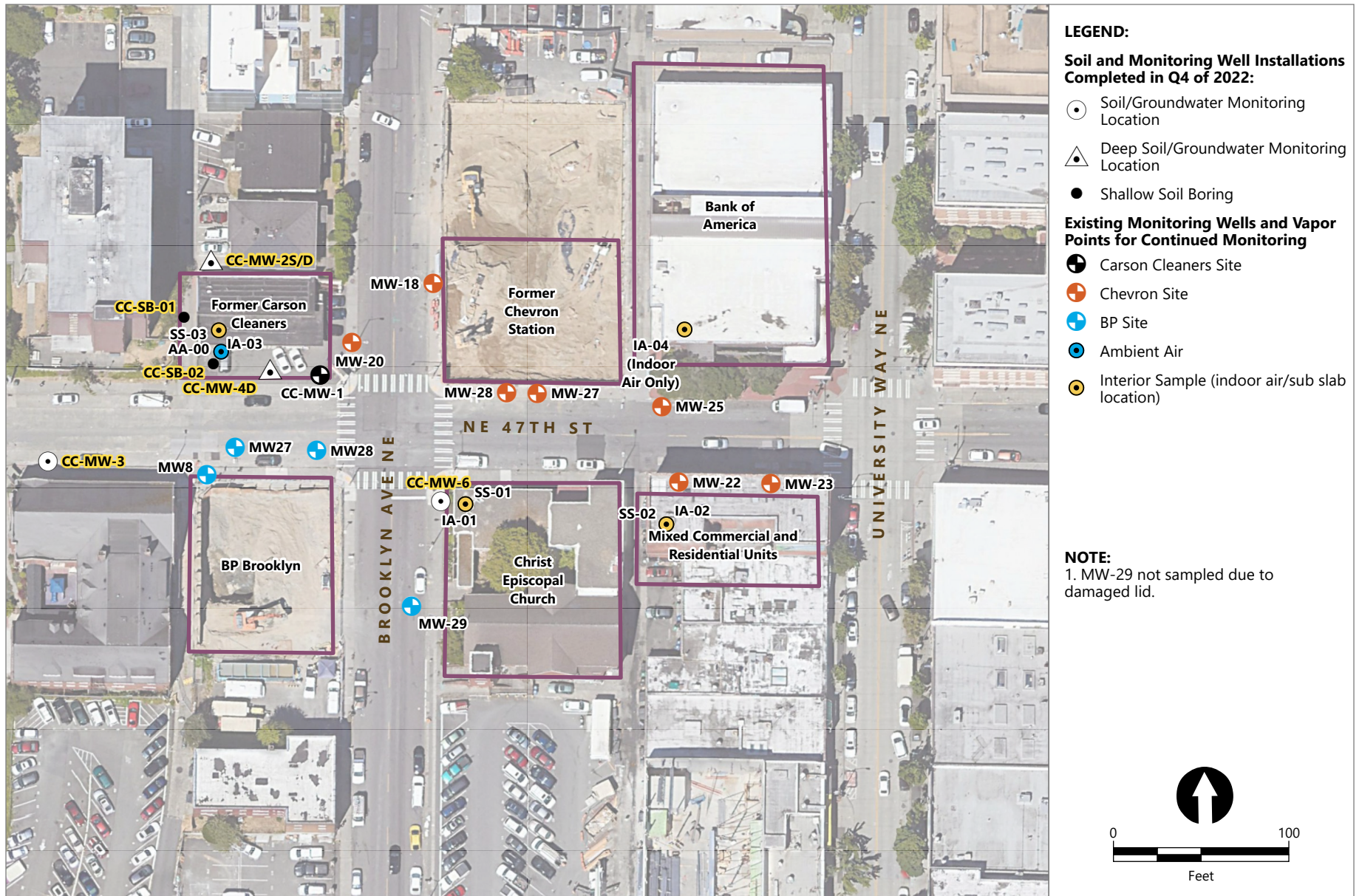
 Former Carson Cleaners Facility



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Figure 1
Vicinity Map
 Quarterly Progress Report: Fourth Quarter 2022
 Carson Cleaners Site



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Figure 2
Soil, Vapor, and Groundwater Sample Locations

Quarterly Progress Report: Fourth Quarter 2022
 Carson Cleaners Site