



November 30, 2023

Michael R. Warfel, Site Manager
Toxics Cleanup Program – Northwest Regional Office
Washington State Department of Ecology
P.O. Box 330316
Shoreline, Washington 98133-9716

**RE: 2023 ANNUAL GROUNDWATER MONITORING REPORT
OLD STONEWAY RENTON
1915 SOUTHEAST MAPLE VALLEY HIGHWAY
RENTON, WASHINGTON
VCP PROJECT NO. NW1702
FARALLON PN: 266-008**

Dear Michael Warfel:

Farallon Consulting, L.L.C. (Farallon) has prepared this letter on behalf of Maple Valley, LLC to provide the Washington State Department of Ecology (Ecology) documentation of the annual confirmational groundwater monitoring event conducted on October 5, 2023 at the Old Stoneway Renton property at 1915 Southeast Maple Valley Highway in Renton, Washington (herein referred to as the Property) (Figure 1).

The “Site” as defined under the Washington State Model Toxics Control Act Cleanup Regulation (MTCA), Chapter 173-340 of the Washington Administrative Code (WAC 173-340), comprises an approximately 1.7-acre area of land on the central portion of the Property, where hazardous substances have come to be located at concentrations exceeding applicable MTCA cleanup levels. The Site is identified by Ecology as Stoneway Concrete Renton Voluntary Cleanup Program Project No. NW1702.

Ecology issued a No Further Action determination for the Site in October 2019. The No Further Action determination included an Environmental Covenant, which limits and restricts activities at the Site that may interfere with the integrity of the cleanup action or that could result in adverse exposure to hazardous substances at the Site. The Environmental Covenant included provisions for annual groundwater monitoring to confirm the long-term effectiveness of the cleanup action until completion of the Ecology 5-year review in 2024.



CONFIRMATIONAL GROUNDWATER MONITORING

A confirmational groundwater monitoring event was conducted on October 5, 2023 in accordance with Ecology requirements detailed in Exhibit D, Confirmational Groundwater Monitoring Plan, of the Environmental Covenant for the Site (Attachment A). The groundwater monitoring event included measuring depth to groundwater and collecting groundwater samples from monitoring wells MW-1, MW-11, EPI-MW-1, EPI-MW-7, and EPI-MW-10 (Figure 2).

The monitoring wells were opened, and groundwater levels were permitted to equilibrate with atmospheric pressure before groundwater-level measurements were obtained. Prior to sampling, groundwater was purged from the monitoring wells in accordance with U.S. Environmental Protection Agency low-flow sampling protocols. The well purging and sampling was performed using a peristaltic pump and tubing at flow rates ranging from 100 to 300 milliliters per minute. The tubing intake was placed at the approximate middle portion of the water column in each monitoring well. Water quality was monitored during purging using a water-quality meter equipped with a flow-through cell. The water-quality parameters monitored and recorded included temperature, pH, specific conductance, oxidation-reduction potential, turbidity, and dissolved oxygen. The monitoring wells were purged until all parameters stabilized. Following purging, groundwater samples were collected directly from the pump outlet tubing upstream of the flow-through cell and placed into laboratory-prepared sample containers. Groundwater samples analyzed for dissolved arsenic were field filtered prior to sample collection.

Groundwater samples were placed on ice in a cooler and transported to OnSite Environmental Inc. in Redmond, Washington, under standard chain-of-custody protocols. The groundwater samples were submitted for analysis of dissolved arsenic by U.S. Environmental Protection Agency Method 200.8 and pH by Standard Method 4500-HB.

RESULTS

A summary of the analytical results for confirmational groundwater sampling is presented below. Groundwater elevations are presented in Table 1. Groundwater elevation contours for the October 2023 monitoring event are shown on Figure 2. The laboratory analytical results for groundwater samples are provided in Table 2 and on Figure 3. The laboratory analytical report for groundwater samples are provided in Attachment B.

Based on the depth-to-water measurements collected on October 5, 2022, calculated groundwater elevations ranged from 27.84 to 31.06 feet North American Vertical Datum of



1988 (Table 1). The groundwater flow direction was to the northwest, away from the Cedar River toward Southeast Maple Valley Highway (Figure 2).

Arsenic was previously compared to MTCA Method A cleanup levels. However, in 2022, Ecology published an updated study on natural background groundwater arsenic concentrations in Washington. According to Ecology's *Natural Background Groundwater Arsenic Concentrations in Washington State* dated January 2022, the natural background concentration for arsenic in groundwater is 8 micrograms per liter for the Puget Sound region. Concentrations of arsenic have been less than the Puget Sound natural background concentration in all groundwater samples analyzed since 2012 (Table 2).

During the October 2023 groundwater monitoring event, arsenic was detected at concentrations less than the MTCA Method A cleanup level and the Puget Sound natural background concentration in the groundwater sample collected from MW-10. Arsenic was not detected at concentrations exceeding the laboratory practical quantitation limit in samples collected from EPI-MW-1, EPI-MW-7, MW-11, or MW-1 (Figure 3; Table 2). The pH readings ranged from 6.9 at MW-1 to 11.4 at MW-10. These readings are below the Resource Conservation and Recovery Act characteristic dangerous waste threshold of pH 12.5 (Figure 3; Table 2).

SCHEDULED WORK

The next annual confirmational groundwater monitoring event will be conducted in October 2024.



CLOSING

Farallon appreciates the opportunity to provide environmental consulting services for this project. Please contact Pete Kingston at (425) 295-0800 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.

Courtney van Stolk, L.G.
Staff Geologist

Pete Kingston, L.G.
Principal Geologist



Peter J. Kingston

Attachments: Figure 1, *Property Vicinity Map*
Figure 2, *Groundwater Elevation Contour Map – October 5, 2023*
Figure 3, *Groundwater Analytical Results*
Table 1, *Summary of Groundwater Elevation Data*
Table 2, *Groundwater Analytical Results Through October 2023*
Attachment A, *Laboratory Analytical Report*

cc: Jimmy Blais, Maple Valley, LLC
Abdoul Gafour, City of Renton Water Utility

CVS/PK:cm

LIMITATIONS

The conclusions contained in this report/assessment are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location. The conclusions contained herein are subject to the following inherent limitations:

- **Accuracy of Information.** Farallon reviewed certain information used in this report/assessment from sources that were believed to be reliable. Farallon's conclusions, opinions, and recommendations are based in part on such information. Farallon's services did not include verification of its accuracy. Should the information upon which Farallon relied prove to be inaccurate, Farallon may revise its conclusions, opinions, and/or recommendations.
- **Reconnaissance and/or Characterization.** Farallon performed a reconnaissance and/or characterization of the Site that is the subject of this report/assessment to document current conditions. Farallon focused on areas deemed more likely to exhibit hazardous materials conditions. Contamination may exist in other areas of the Site that were not investigated or were inaccessible. Site activities beyond Farallon's control could change at any time after the completion of this report/assessment.

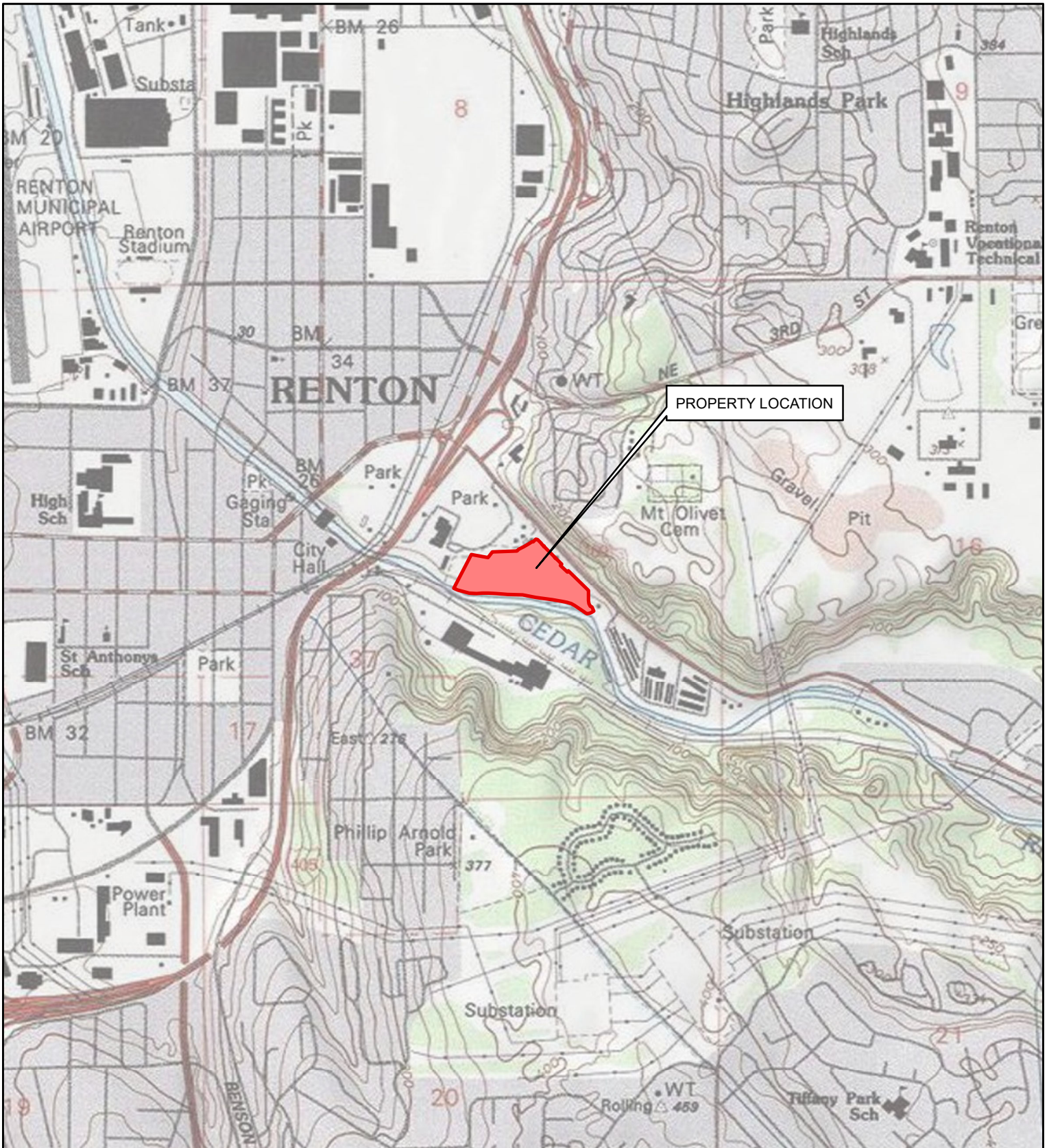
Farallon does not guarantee that the Site is free of hazardous or potentially hazardous substances or conditions, or that latent or undiscovered conditions will not become evident in the future. Farallon's observations, findings, and opinions are as of the date of the report.

This report/assessment has been prepared in accordance with the contract for services between Farallon and Maple Valley LLC. No other warranties, representations, or certifications are made.

FIGURES

2023 ANNUAL GROUNDWATER MONITORING REPORT
Old Stoneway Renton
1915 Southeast Maple Valley Highway
Renton, Washington

Farallon PN: 266-008



REFERENCE: 7.5 MINUTE USGS QUADRANGLE RENTON, WASHINGTON, DATED 2011



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FIGURE 1

PROPERTY VICINITY MAP
OLD STONEWAY RENTON
1915 SOUTHEAST MAPLE VALLEY HIGHWAY
RENTON, WASHINGTON

FARALLON PN: 266-008

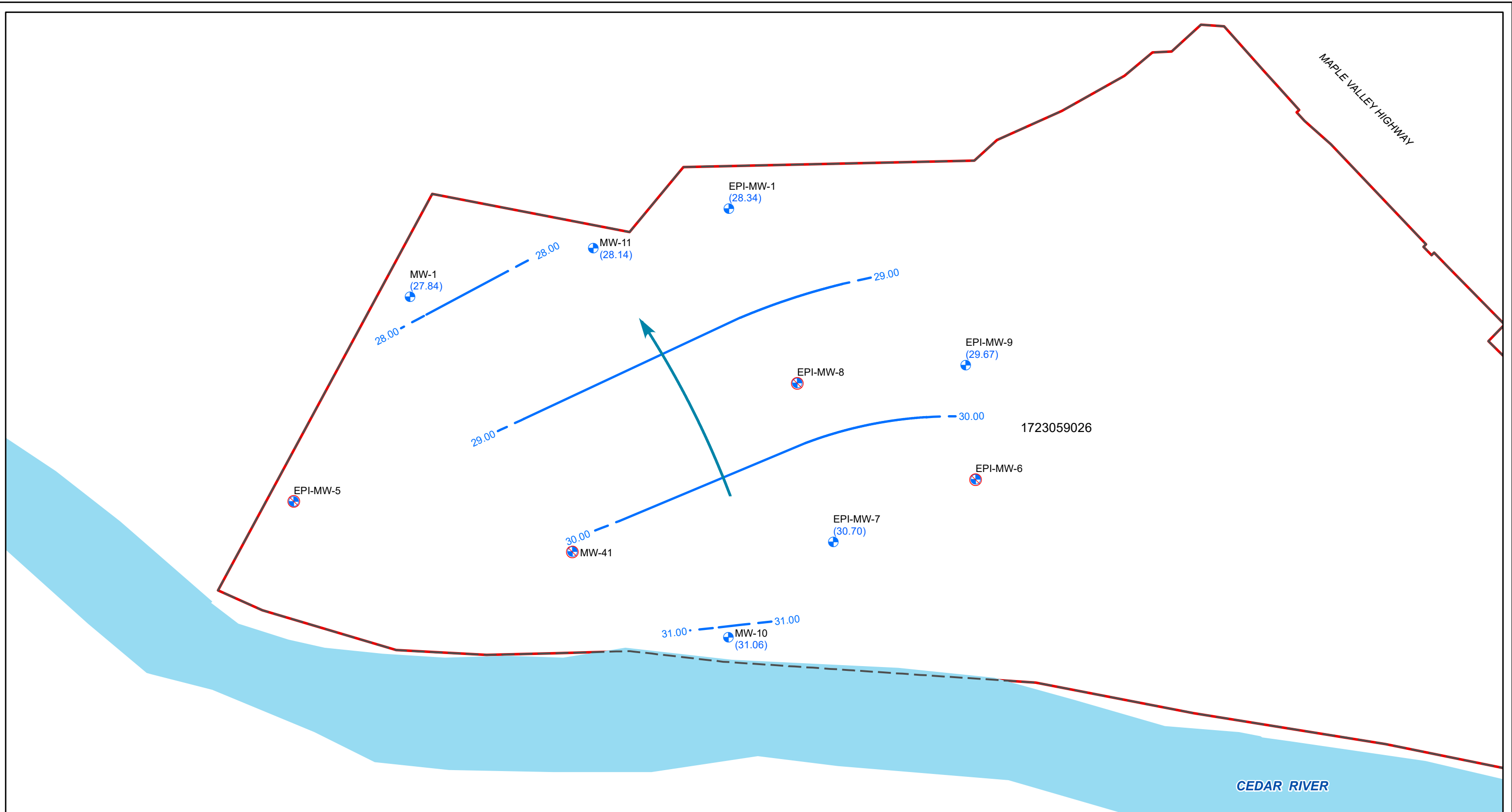
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Checked By: PK





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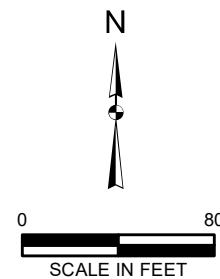
Document Path: Q:\Projects\266 Gary Merlino\008 Old Stoneyay\Mapfiles\08B\FIGURE 1 SITE VICINITY MAP.mxd



LEGEND

-  MONITORING WELL
-  ABANDONED MONITORING WELL
-  APPROXIMATE PROPERTY BOUNDARY
-  KING COUNTY PARCEL BOUNDARY AND IDENTIFIER NUMBER

-  31.00 — GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)
-  INFERRED GROUNDWATER FLOW DIRECTION
-  (31.06) GROUNDWATER ELEVATION (10/05/2023)




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FIGURE 3
 GROUNDWATER ELEVATION CONTOUR MAP
 OCTOBER 5, 2023
 OLD STONEWAY RENTON
 1915 SOUTHEAST MAPLE VALLEY HIGHWAY
 RENTON, WASHINGTON

FARALLON PN: 266-008

Drawn By: Imurock

Checked By: CVS

Date: 10/30/2023

Disc Reference:

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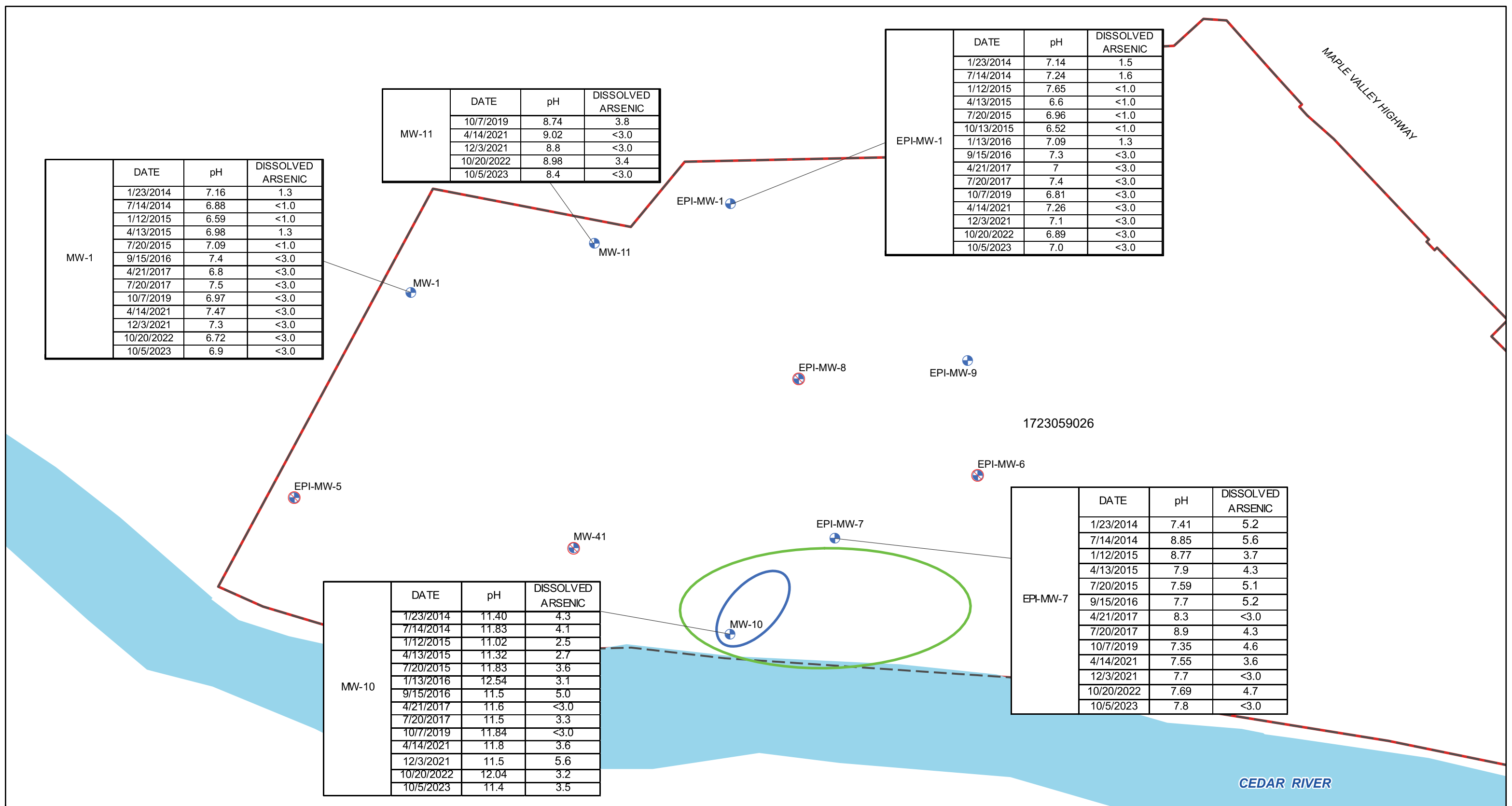
MW-1	DATE	pH	DISSOLVED ARSENIC
	1/23/2014	7.16	1.3
	7/14/2014	6.88	<1.0
	1/12/2015	6.59	<1.0
	4/13/2015	6.98	1.3
	7/20/2015	7.09	<1.0
	9/15/2016	7.4	<3.0
	4/21/2017	6.8	<3.0
	7/20/2017	7.5	<3.0
	10/7/2019	6.97	<3.0
	4/14/2021	7.47	<3.0
	12/3/2021	7.3	<3.0
	10/20/2022	6.72	<3.0
	10/5/2023	6.9	<3.0

MW-11	DATE	pH	DISSOLVED ARSENIC
	10/7/2019	8.74	3.8
	4/14/2021	9.02	<3.0
	12/3/2021	8.8	<3.0
	10/20/2022	8.98	3.4
	10/5/2023	8.4	<3.0

EPI-MW-1	DATE	pH	DISSOLVED ARSENIC
	1/23/2014	7.14	1.5
	7/14/2014	7.24	1.6
	1/12/2015	7.65	<1.0
	4/13/2015	6.6	<1.0
	7/20/2015	6.96	<1.0
	10/13/2015	6.52	<1.0
	1/13/2016	7.09	1.3
	9/15/2016	7.3	<3.0
	4/21/2017	7	<3.0
	7/20/2017	7.4	<3.0
	10/7/2019	6.81	<3.0
	4/14/2021	7.26	<3.0
	12/3/2021	7.1	<3.0
	10/20/2022	6.89	<3.0
	10/5/2023	7.0	<3.0

MW-10	DATE	pH	DISSOLVED ARSENIC
	1/23/2014	11.40	4.3
	7/14/2014	11.83	4.1
	1/12/2015	11.02	2.5
	4/13/2015	11.32	2.7
	7/20/2015	11.83	3.6
	1/13/2016	12.54	3.1
	9/15/2016	11.5	5.0
	4/21/2017	11.6	<3.0
	7/20/2017	11.5	3.3
	10/7/2019	11.84	<3.0
	4/14/2021	11.8	3.6
	12/3/2021	11.5	5.6
	10/20/2022	12.04	3.2
	10/5/2023	11.4	3.5

EPI-MW-7	DATE	pH	DISSOLVED ARSENIC
	1/23/2014	7.41	5.2
	7/14/2014	8.85	5.6
	1/12/2015	8.77	3.7
	4/13/2015	7.9	4.3
	7/20/2015	7.59	5.1
	9/15/2016	7.7	5.2
	4/21/2017	8.3	<3.0
	7/20/2017	8.9	4.3
	10/7/2019	7.35	4.6
	4/14/2021	7.55	3.6
	12/3/2021	7.7	<3.0
	10/20/2022	7.69	4.7
	10/5/2023	7.8	<3.0



LEGEND

- Monitoring Well (Blue circle with cross)
- Abandoned Monitoring Well (Red circle with cross)
- Estimated Area of Residual Elevated pH in Soil (Green outline)
- Estimated Area of Groundwater Exceeding 11.5 (Blue outline)
- Approximate Property Boundary (Red outline)
- King County Parcel Boundary and Identifier Number (Dashed line)

NOTES:
 DISSOLVED ARSENIC AND FORMALDEHYDE UNITS ARE IN MICROGRAMS PER LITER (µg/l)
 pH AT 25 DEGREES CELSIUS
 < = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE REPORTED LIMIT LISTED
 NA = NOT ANALYZED
 NS = NOT SAMPLED

North Arrow
 Scale in Feet: 0 to 80

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FIGURE 3
 GROUNDWATER ANALYTICAL RESULTS
 OLD STONEWAY RENTON
 1915 SOUTHEAST MAPLE VALLEY HIGHWAY
 RENTON, WASHINGTON

TABLES

2023 ANNUAL GROUNDWATER MONITORING REPORT
Old Stoneway Renton
1915 Southeast Maple Valley Highway
Renton, Washington

Farallon PN: 266-008

Table 1
Summary of Groundwater Elevation Data
Old Stoneway Renton Property
Renton, Washington
Farallon PN: 266-008

Well Identification	Monitoring Date	Depth of Monitoring Well (feet)	Monitoring well Screened Interval (feet bgs)	Wellhead Elevation ¹ (feet)	Depth to Water (below TOC)	Groundwater Elevation (feet)
MW-1	6/8/2009	NA	NA	47.93	18.63	29.30
	9/29/2016				19.62	28.31
	12/14/2009				19.10	28.83
	3/3/2010				18.58	29.35
	6/1/2010				17.58	30.35
	8/10/2010				20.78	27.15
	9/14/2010				19.57	28.36
	9/15/2016				19.91	28.02
	4/21/2017				17.55	30.38
	7/20/2017				20.62	27.31
	10/7/2019				19.22	28.71
	4/14/2021				18.87	29.06
	12/3/2021				16.98	30.95
	10/20/2022				20.03	27.90
10/5/2023	20.09	27.84				
EPI-MW-1	6/8/2009	NA	NA	52.09	22.58	29.51
	9/29/2016				23.48	28.61
	12/14/2009				22.95	29.14
	3/3/2010				22.53	29.56
	6/1/2010				21.59	30.50
	8/10/2010				24.45	27.64
	9/14/2010				23.39	28.70
	9/15/2016				23.71	28.38
	4/21/2017				21.53	30.56
	7/20/2017				24.37	27.72
	10/7/2019				22.95	29.14
	4/14/2021				22.79	29.30
	12/3/2021				19.96	32.13
	10/20/2022				23.80	28.29
10/5/2023	23.75	28.34				
EPI-MW-5	6/8/2009	NA	NA	43.65	13.68	29.97
	9/29/2009				15.75	27.90
	12/14/2009				14.20	29.45
	3/3/2010				13.80	29.85
	6/1/2010				12.68	30.97
	8/10/2010				15.56	28.09
	9/14/2010				14.72	28.93
EPI-MW-6	6/8/2009	NA	NA	46.18	14.29	31.89
	9/29/2009				15.23	30.95
	12/14/2009				14.77	31.41
	3/3/2010				14.48	31.70
	6/1/2010				13.25	32.93
	8/10/2010				15.59	30.59
9/14/2010	15.13	31.05				

Table 1
Summary of Groundwater Elevation Data
Old Stoneway Renton Property
Renton, Washington
Farallon PN: 266-008

Well Identification	Monitoring Date	Depth of Monitoring Well (feet)	Monitoring well Screened Interval (feet bgs)	Wellhead Elevation ¹ (feet)	Depth to Water (below TOC)	Groundwater Elevation (feet)
EPI-MW-7	6/8/2009	17.0	5.0-17.0	44.05	12.11	31.94
	9/29/2016				13.03	31.02
	12/14/2009				12.69	31.36
	3/3/2010				12.25	31.80
	6/1/2010				11.10	32.95
	8/10/2010				13.44	30.61
	9/14/2010				13.06	30.99
	9/15/2016				13.23	30.82
	4/21/2017				11.13	32.92
	7/20/2017				13.25	30.80
	10/7/2019				12.73	31.32
	4/14/2021				12.64	31.41
	12/3/2021				10.84	33.21
	10/20/2022				13.34	30.71
10/5/2023	13.35	30.70				
EPI-MW-8	6/8/2009	NA	NA	45.82	15.35	30.47
	9/29/2009				16.70	29.12
	12/14/2009				15.81	30.01
	3/3/2010				15.45	30.37
	6/1/2010				14.40	31.42
	8/10/2010				17.00	28.82
9/14/2010	16.22	29.60				
EPI-MW-9	6/8/2009	19.0	7.0-19.0	48.25	16.84	31.41
	9/29/2016				17.95	30.30
	12/14/2009				17.39	30.86
	3/3/2010				17.08	31.17
	6/1/2010				15.94	32.31
	8/10/2010				18.31	29.94
	9/14/2010				17.76	30.49
	9/15/2016				18.32	29.93
	4/21/2017				16.32	31.93
	7/20/2017				18.50	29.75
	4/14/2021				17.65	30.60
	12/3/2021				15.86	32.39
	10/20/2022				18.46	29.79
	10/5/2023				18.58	29.67
MW-10	7/20/2015	NA	NA	42.59	NA	30.72
	1/13/2016				NA	32.53
	9/15/2016				11.51	31.08
	4/21/2017				9.49	33.10
	7/20/2017				11.40	31.19
	10/7/2019				30.05	12.54
	4/14/2021				10.90	31.69
	12/3/2021				9.04	33.55
	10/20/2022				11.65	30.94
	10/5/2023				11.53	31.06
MW-11	10/7/2019	30.0	15.0-30.0	50.16	21.25	28.91
	4/14/2021				21.01	29.15
	12/3/2021				19.19	30.97
	10/20/2022				22.03	28.13
	10/5/2023				22.02	28.14

Table 1
Summary of Groundwater Elevation Data
Old Stoneway Renton Property
Renton, Washington
Farallon PN: 266-008

Well Identification	Monitoring Date	Depth of Monitoring Well (feet)	Monitoring well Screened Interval (feet bgs)	Wellhead Elevation ¹ (feet)	Depth to Water (below TOC)	Groundwater Elevation (feet)
MW-41	6/8/2009	NA	NA	41.41	10.61	30.80
	9/29/2009				12.40	29.01
	12/14/2009				11.16	30.25
	3/3/2010				10.80	30.61
	6/1/2010				9.64	31.77
	8/10/2010				12.24	29.17
	9/14/2010				11.60	29.81

NOTES

¹In feet at top of well casing. Monitoring well survey data obtained from *Interim Action Report, Volume 1, Former Stoneway Batch Plant, 1915 SE Maple Valley Highway, Renton, Washington* dated February 7, 2011, prepared by Environmental Partners, Inc.

bgs = below ground surface
 NA = not available
 TOC = top of casing

Table 2
Groundwater Analytical Results through October 2023
Old Stoneway Renton Property
Renton, Washington
Farallon PN: 266-008

Sample Location	Sample Date	Sample Identification	Analytical Results		
			pH (pH @ 25 degrees celsius) ¹	(micrograms per liter)	
				Dissolved Arsenic ²	Formaldehyde ³
MW-1	3/18/2009	MW-1	7.29	< 5	< 5
	6/8/2009	MW-1	7.13	< 5	< 5
	9/29/2009	MW-1	7.06	< 1	6
	12/14/2009	MW-1	7.74	1.1	< 5
	3/3/2010	MW-1	8.04	< 1.8	< 5
	6/1/2010	MW-1	7.48	< 1.8	< 5
	9/14/2010	MW-1	7.09	< 1.8	< 5
	12/14/2010	Not Available	7.80	< 1.8	< 5
	3/2/2011		6.65	< 1.8	< 5
	5/15/2012		6.60	< 1.0	NA
	10/9/2012		6.27	1.0	NA
	4/23/2013		7.36	< 1.0	< 5
	10/21/2013		6.95	< 1.0	NA
	1/23/2014		7.16	1.3	NA
	7/14/2014		6.88	< 1.0	< 1
	1/12/2015		6.59	< 1.0	NA
	4/13/2015		6.98	1.3	< 4
	7/20/2015		7.09	< 1.0	< 2
	10/13/2015		6.55	< 1.0	< 100
	1/13/2015		7.19	< 1.0	< 100
	9/15/2016		MW-1-091516	7.4	< 3.0
	4/21/2017	MW-1-042117	6.8	< 3.0	< 100
	7/20/2017	MW-1-072017	7.5	< 3.0	< 100
	10/7/2019	MW-1-100719	6.97	< 3.0	NA
	4/14/2021	MW-1-041421	7.47	< 3.0	NA
	12/3/2021	MW-1-120321	7.3	< 3.0	NA
10/20/2022	MW-1-102022	6.72	< 3.0	NA	
10/5/2023	MW-1-100523	6.9	< 3.0	NA	
MTCA Cleanup Levels for Groundwater			NA	5⁴/8⁵	1,600⁶

Table 2
Groundwater Analytical Results through October 2023
Old Stoneway Renton Property
Renton, Washington
Farallon PN: 266-008

Sample Location	Sample Date	Sample Identification	Analytical Results			
			pH (pH @ 25 degrees celsius) ¹	(micrograms per liter)		
				Dissolved Arsenic ²	Formaldehyde ³	
EPI-MW-1	3/18/2009	EPI MW-1	7.28	< 5	< 5	
	6/8/2009	EPI-MW-1	6.96	< 5	< 5	
	9/29/2009	EPI-MW-1	7.24	1.7	< 5	
	12/14/2009	EPI-MW-1	7.42	1.6	< 5	
	3/3/2010	EPI-MW-1	7.86	2.4	< 5	
	6/1/2010	EPI-MW-1	7.66	< 1.8	< 5	
	9/14/2010	EPI-MW-1	7.14	2.1	< 5	
	12/14/2010	Not Available	7.58	< 1.8	< 5	
	3/2/2011		7.11	2.5	< 5	
	5/15/2012		6.94	1.1	NA	
	10/9/2012		6.43	1.4	NA	
	4/23/2013		7.64	< 1.0	< 5	
	10/21/2013		7.10	1.5	NA	
	1/23/2014		7.14	1.5	NA	
	7/14/2014		7.24	1.6	< 1	
	1/12/2015		7.65	< 1.0	NA	
	4/13/2015		6.60	< 1.0	< 4	
	7/20/2015		6.96	< 1.0	< 2	
	10/13/2015		6.52	< 1.0	< 100	
	1/13/2016		7.09	1.3	< 100	
	9/15/2016		EPI-MW-1-091516	7.3	< 3.0	< 100
	4/21/2017		EPI-MW-1-042117	7.0	< 3.0	< 100
	7/20/2017	EPI-MW-1-072017	7.4	< 3.0	< 100	
	10/7/2019	EPI-MW-1-100719	6.81	< 3.0	NA	
	4/14/2021	EPI-MW-1-041421	7.26	< 3.0	NA	
	12/3/2021	EPI-MW-1-120321	7.1	< 3.0	NA	
10/20/2022	EPI-MW-1-102022	6.89	< 3.0	NA		
10/5/2023	EPI-MW-1-100523	7.0	< 3.0	NA		
MTCA Cleanup Levels for Groundwater			NA	5⁴/8⁵	1,600⁶	

Table 2
Groundwater Analytical Results through October 2023
Old Stoneway Renton Property
Renton, Washington
Farallon PN: 266-008

Sample Location	Sample Date	Sample Identification	Analytical Results		
			pH (pH @ 25 degrees celsius) ¹	(micrograms per liter)	
				Dissolved Arsenic ²	Formaldehyde ³
EPI-MW-5	3/18/2009	EPI MW-5	6.46	< 5	< 5
	6/8/2009	EPI-MW-5	6.31	< 5	< 5
	9/29/2009	EPI-MW-5	6.47	< 1	< 5
	12/14/2009	EPI-MW-5	6.34	< 1	< 5
	3/3/2010	EPI-MW-5	7.72	< 1	< 5
	6/1/2010	EPI-MW-5	6.63	< 1.8	< 5
	9/14/2010	EPI-MW-5	6.75	< 1.8	< 5
EPI-MW-6	3/18/2009	NS	NS	NS	NS
	6/8/2009	EPI-MW-6	8.18	< 5	< 5
	9/29/2009	EPI-MW-6	8.30	3.8	< 5
	12/14/2009	EPI-MW-6	8.22	3.9	< 5
	3/3/2010	EPI-MW-6	8.16	3.9	< 5
	6/1/2010	EPI-MW-6	8.19	2.8	< 5
	9/14/2010	EPI-MW-6	7.96	4.4	< 5
MTCA Cleanup Levels for Groundwater			NA	5⁴/8⁵	1,600⁶

Table 2
Groundwater Analytical Results through October 2023
Old Stoneway Renton Property
Renton, Washington
Farallon PN: 266-008

Sample Location	Sample Date	Sample Identification	Analytical Results		
			pH (pH @ 25 degrees celsius) ¹	(micrograms per liter)	
				Dissolved Arsenic ²	Formaldehyde ³
EPI-MW-7	3/18/2009	NS	NS	NS	NS
	6/8/2009	EPI-MW-7	10.82	7	< 5
	9/29/2009	EPI-MW-7	11.43	5.8	< 5
	12/14/2009	EPI-MW-7	10.34	7.7	< 5
	3/3/2010	EPI-MW-7	8.58	5.7	< 5
	6/1/2010	EPI-MW-7	11.41	4.9	16
	9/14/2010	EPI-MW-7	9.35	7.3	< 5
	12/14/2010	Not Available	9.33	4.8	< 5
	3/2/2011		8.31	5.2	< 5
	1/27/2012		9.40	5.9	NA
	5/15/2012		8.45	5.7	< 6
	10/9/2012		8.52	9.7	< 5
	1/17/2013		7.65	6.5	NA
	4/23/2013		9.05	4.2	< 5
	7/30/2013		7.70	7.3	NA
	10/21/2013		8.39	4.7	< 1
	1/23/2014		7.41	5.2	NA
	7/14/2014		8.85	5.6	< 1
	1/12/2015		8.77	3.7	< 2
	4/13/2015		7.90	4.3	6
	7/20/2015		7.59	5.1	< 2
	10/13/2015		8.85	4.2	< 100
	1/13/2016		7.73	3.9	< 100
	9/15/2016		EPI-MW-7-091516	7.7	5.2
	4/21/2017	EPI-MW-7-042117	8.3	< 3.0	< 100
	7/20/2017	EPI-MW-7-072017	8.9	4.3	< 100
	10/7/2019	EPI-MW-7-100719	7.35	4.6	NA
	4/14/2021	EPI-MW-7-041421	7.55	3.6	NA
12/3/2021	EPI-MW-7-120321	7.7	< 3.0	NA	
10/20/2022	EPI-MW-7-102022	7.69	4.7	NA	
10/5/2023	EPI-MW-7-100523	7.8	< 3.0	NA	
MTCA Cleanup Levels for Groundwater			NA	5⁴/8⁵	1,600⁶

Table 2
Groundwater Analytical Results through October 2023
Old Stoneway Renton Property
Renton, Washington
Farallon PN: 266-008

Sample Location	Sample Date	Sample Identification	Analytical Results		
			pH (pH @ 25 degrees celsius) ¹	(micrograms per liter)	
				Dissolved Arsenic ²	Formaldehyde ³
EPI-MW-8	3/18/2009	NS	NS	NS	NS
	6/8/2009	EPI-MW-8	8.15	< 5	< 5
	9/29/2009	EPI-MW-8	8.36	3.9	5
	12/14/2009	EPI-MW-8	8.58	4.2	< 5
	3/3/2010	EPI-MW-8	8.25	4.7	< 5
	6/1/2010	EPI-MW-8	8.93	3.1	< 5
	9/14/2010	EPI-MW-8	7.98	4.7	< 5
MTCA Cleanup Levels for Groundwater			NA	5⁴/8⁵	1,600⁶

Table 2
Groundwater Analytical Results through October 2023
Old Stoneway Renton Property
Renton, Washington
Farallon PN: 266-008

Sample Location	Sample Date	Sample Identification	Analytical Results		
			pH (pH @ 25 degrees celsius) ¹	(micrograms per liter)	
				Dissolved Arsenic ²	Formaldehyde ³
EPI-MW-9	3/18/2009	NS	NS	NS	NS
	6/8/2009	EPI-MW-9	7.98	7	< 5
	9/29/2009	EPI-MW-9	7.95	5.7	< 5
	12/14/2009	EPI-MW-9	8.26	5.8	< 5
	3/3/2010	EPI-MW-9	8.00	6.6	< 5
	6/1/2010	EPI-MW-9	8.58	6.4	5
	9/14/2010	EPI-MW-9	8.12	6.6	< 5
	12/14/2010	Not Available	8.23	6.3	< 5
	3/2/2011		7.99	7.8	< 5
	1/27/2012		9.25	6.6	NA
	5/15/2012		7.22	8.1	NA
	10/9/2012		7.47	7.6	< 5
	1/17/2013		8.83	6.6	NA
	4/23/2013		8.53	5.9	< 5
	7/30/2013		8.42	7.5	NA
	10/21/2013		8.18	6.6	< 1
	1/23/2014		7.30	5.9	NA
	7/14/2014		8.06	6.0	< 1
	1/12/2015		8.26	3.9	< 2
	4/13/2015		6.16	3.9	< 4
	7/20/2015		7.09	4.2	< 2
	10/13/2016		7.26	4.2	< 100
	1/13/2016		7.24	3.1	< 100
	9/15/2016		EPI-MW-9-091516	7.8	4.7
	4/21/2017	EPI-MW-9-042117	7.0	3.3	< 100
	7/20/2017	EPI-MW-9-072017	7.8	5.7	< 100
4/14/2021	EPI-MW-9-041421	7.08	4.5	NA	
MTCA Cleanup Levels for Groundwater			NA	5⁴/8⁵	1,600⁶

Table 2
Groundwater Analytical Results through October 2023
Old Stoneway Renton Property
Renton, Washington
Farallon PN: 266-008

Sample Location	Sample Date	Sample Identification	Analytical Results		
			pH (pH @ 25 degrees celsius) ¹	(micrograms per liter)	
				Dissolved Arsenic ²	Formaldehyde ³
MW-10	9/29/2009	EPI-MW-10	NA	6.2	< 5
	12/14/2009	EPI-MW-10	NA	7.7	< 5
	3/3/2010	EPI-MW-10	NA	4.0	< 5
	6/1/2010	EPI-MW-10	NA	4.8	18
	9/14/2010	EPI-MW-10	NA	7.1	< 5
	1/9/2012	Not Available	10.27	17	< 5
	1/17/2013		11.94	6.8	NA
	4/23/2013		11.44	3.8	< 5
	7/30/2013		11.36	5.9	NA
	10/21/2013		11.69	6.0	< 1
	1/23/2014		11.40	4.3	NA
	7/14/2014		11.83	4.1	< 1
	1/12/2015		11.02	2.5	< 2
	4/13/2015		11.32	2.7	8
	7/20/2015		11.83	3.6	< 2,000
	1/13/2016	12.54	3.1	< 100	
	9/15/2016	MW-10-091516	11.5	5.0	< 100
	4/21/2017	EPI-MW-10-042117	11.6	< 3.0	< 100
	7/20/2017	MW-10-072017	11.5	3.3	< 100
	10/7/2019	MW-10-100719	11.84	< 3.0	NA
	4/14/2021	MW-10-041421	11.80	3.6	NA
12/3/2021	MW-10-120321	11.5	5.6	NA	
10/20/2022	MW-10-102022	12.04	3.2	NA	
10/5/2023	MW-10-100523	11.4	3.5	NA	
MW-11	10/7/2019	MW-11-100719	8.74	3.8	NA
	4/14/2021	MW-11-041421	9.02	< 3.0	NA
	12/3/2021	MW-11-120321	8.8	< 3.0	NA
	10/20/2022	MW-11-120321	8.98	3.4	NA
	10/5/2023	MW-11-100523	8.4	< 3.0	NA
MTCA Cleanup Levels for Groundwater			NA	5⁴/8⁵	1,600⁶

Table 2
Groundwater Analytical Results through October 2023
Old Stoneway Renton Property
Renton, Washington
Farallon PN: 266-008

Sample Location	Sample Date	Sample Identification	Analytical Results		
			pH (pH @ 25 degrees celsius) ¹	(micrograms per liter)	
				Dissolved Arsenic ²	Formaldehyde ³
MW-41	3/18/2009	NS	NS	NS	NS
	6/8/2009	MW-41	5.87	< 5	< 5
	9/29/2009	MW-41	6.65	< 1	< 5
	12/14/2009	MW-41	6.58	< 1	< 5
	3/3/2010	MW-41	7.77	< 1.8	< 5
	6/1/2010	MW-41	6.65	< 1.8	< 5
	9/14/2010	MW-41	7.11	< 1.8	< 5
MTCA Cleanup Levels for Groundwater			NA	5⁴/8⁵	1,600⁶

NOTES:

Results in **bold** denote concentrations exceeding applicable cleanup levels and natural background concentrations.

< denotes analyte not detected at or exceeding the laboratory practical quantitation limit listed.

NA = not analyzed

NS = not sampled

¹Analyzed by Standard Method 4500-H B.

²Analyzed by U.S. Environmental Protection Agency Method 200.8 or 7060.

³Analyzed by U.S. Environmental Protection Agency Method 8315A.

⁴Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method A Cleanup Levels for Groundwater, Table 720-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as revised 2013, unless otherwise noted.

⁵Natural background threshold value for the Puget Sound Basin as provided in *Natural Background Groundwater Arsenic Concentrations in Washington State, Study Results*, Washington State Department of Ecology, Publication No. 14-09-044, dated January 2022.

⁶Washington State Model Toxics Control Act Cleanup Regulation Cleanup Levels and Risk Calculations, Standard Method B Values for Groundwater, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Contamination-clean-up-tools/CLARC>

**ATTACHMENT A
LABORATORY ANALYTICAL REPORT**

2023 ANNUAL GROUNDWATER MONITORING REPORT
Old Stoneway Renton
1915 Southeast Maple Valley Highway
Renton, Washington

Farallon PN: 266-008



14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

October 18, 2023

Pete Kingston
Farallon Consulting
1809 7th Avenue, Suite 1111
Seattle, WA 98101

Re: Analytical Data for Project 266-008
Laboratory Reference No. 2310-064

Dear Pete:

Enclosed are the analytical results and associated quality control data for samples submitted on October 5, 2023.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "DB", with a long horizontal flourish extending to the right.

David Baumeister
Project Manager

Enclosures



OnSite Environmental, Inc. 14648 NE 95th Street, Redmond, WA 98052 (425) 883-3881

This report pertains to the samples analyzed in accordance with the chain of custody, and is intended only for the use of the individual or company to whom it is addressed.

Date of Report: October 18, 2023
Samples Submitted: October 5, 2023
Laboratory Reference: 2310-064
Project: 266-008

Case Narrative

Samples were collected on October 5, 2023 and received by the laboratory on October 5, 2023. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below. However the soil results for the QA/QC samples are reported on a wet-weight basis.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.



Date of Report: October 18, 2023
 Samples Submitted: October 5, 2023
 Laboratory Reference: 2310-064
 Project: 266-008

pH
SM 4500-H B

Matrix: Water
 Units: pH (@ 25°C)

Analyte	Result	Method	Date Prepared	Date Analyzed	Flags
Client ID:	EPI-MW-1-100523				
Laboratory ID:	10-064-01				
pH	7.0	SM 4500-H B	10-6-23	10-6-23	

Client ID:	MW-11-100523				
Laboratory ID:	10-064-02				
pH	8.4	SM 4500-H B	10-6-23	10-6-23	

Client ID:	MW-1-100523				
Laboratory ID:	10-064-03				
pH	6.9	SM 4500-H B	10-6-23	10-6-23	

Client ID:	EPI-MW-7-100523				
Laboratory ID:	10-064-04				
pH	7.8	SM 4500-H B	10-6-23	10-6-23	

Client ID:	MW-10-100523				
Laboratory ID:	10-064-05				
pH	11.4	SM 4500-H B	10-6-23	10-6-23	



Date of Report: October 18, 2023
 Samples Submitted: October 5, 2023
 Laboratory Reference: 2310-064
 Project: 266-008

**DISSOLVED ARSENIC
 EPA 200.8**

Matrix: Water
 Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	EPI-MW-1-100523					
Laboratory ID:	10-064-01					
Arsenic	ND	3.0	EPA 200.8		10-12-23	
Client ID:	MW-11-100523					
Laboratory ID:	10-064-02					
Arsenic	ND	3.0	EPA 200.8		10-12-23	
Client ID:	MW-1-100523					
Laboratory ID:	10-064-03					
Arsenic	ND	3.0	EPA 200.8		10-12-23	
Client ID:	EPI-MW-7-100523					
Laboratory ID:	10-064-04					
Arsenic	ND	3.0	EPA 200.8		10-12-23	
Client ID:	MW-10-100523					
Laboratory ID:	10-064-05					
Arsenic	3.5	3.0	EPA 200.8		10-12-23	



Date of Report: October 18, 2023
 Samples Submitted: October 5, 2023
 Laboratory Reference: 2310-064
 Project: 266-008

**DISSOLVED ARSENIC
 EPA 200.8
 QUALITY CONTROL**

Matrix: Water
 Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB1010F1					
Arsenic	ND	3.0	EPA 200.8	10-10-23	10-12-23	

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	10-101-01							
	ORIG	DUP						
Arsenic	ND	ND	NA	NA	NA	NA	NA	20

MATRIX SPIKES

Laboratory ID:	10-101-01									
	MS	MSD	MS	MSD		MS	MSD			
Arsenic	78.0	78.4	80.0	80.0	ND	98	98	75-125	1	20





Data Qualifiers and Abbreviations

- A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.
 - B - The analyte indicated was also found in the blank sample.
 - C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.
 - E - The value reported exceeds the quantitation range and is an estimate.
 - F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.
 - H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.
 - I - Compound recovery is outside of the control limits.
 - J - The value reported was below the practical quantitation limit. The value is an estimate.
 - K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.
 - L - The RPD is outside of the control limits.
 - M - Hydrocarbons in the gasoline range are impacting the diesel range result.
 - M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.
 - N - Hydrocarbons in the lube oil range are impacting the diesel range result.
 - N1 - Hydrocarbons in diesel range are impacting lube oil range results.
 - O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.
 - P - The RPD of the detected concentrations between the two columns is greater than 40.
 - Q - Surrogate recovery is outside of the control limits.
 - S - Surrogate recovery data is not available due to the necessary dilution of the sample.
 - T - The sample chromatogram is not similar to a typical _____.
 - U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.
 - U1 - The practical quantitation limit is elevated due to interferences present in the sample.
 - V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.
 - W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.
 - X - Sample extract treated with a mercury cleanup procedure.
 - X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.
 - X2 - Sample extract treated with a silica gel cleanup procedure.
 - Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.
 - Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.
 - Z -
- ND - Not Detected at PQL
 PQL - Practical Quantitation Limit
 RPD - Relative Percent Difference



