

**From:** [Song, Jing \(ECY\)](#)  
**To:** [lcarrroll@pcenv.com](mailto:lcarrroll@pcenv.com)  
**Subject:** RE: CSID 2994 Aoki Property  
**Date:** Friday, December 29, 2023 8:45:44 AM

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Lauren,

Thank you for submitting the *Cleanup Action Progress Report (CAPR)*, dated November 8, 2023, for Aoki Site located at 1314 East Pike Street in Seattle.

Section 6.0 (Progress Summary and Recommendations) lists your recommendations for the next steps. After a review, Ecology has the following comments:

1. **Well Decommission Request.**

The *CAPR* requests to decommission wells MW-4, MW-6 through MW-8, MW-13 through MW-17, VSVE-1, IW-1 and IW-2.

Ecology recommends properly decommissioning wells MW-7, MW-8, MW-15, MW-17, VSVE-1 and IW-2, and keeping wells MW-4, MW-6, MW-13, MW-14, MW-16, and IW-1.

The recommendation is based on the following analysis:

- Wells MW-4, MW-13, and MW-14 are located near the eastern Property boundary, and historically contained concentrations of halogenated volatile organic compounds (HVOCs) above the MTCA cleanup levels. In-situ chemical reduction (ISCR) treatments were conducted on these wells from November 2018 to August 2020. After the ISCR events, these wells were only sampled twice (August 2020 and March 2021). These wells should be kept on Site to determine the long-term effectiveness of the ISCR treatment and provide groundwater quality data near the eastern Property boundary.
- Wells MW-6 and MW-16 are located west and east of the contaminated groundwater plume, respectively. These two wells historically contained HVOC concentrations above the MTCA cleanup levels (until 2018). In addition, well MW-16 is located west of Royal Cleaner Seattle site (Cleanup site 13074, address 1406 E Pike Street). This well is useful on determining the potential offsite impact or co-mingling plumes. Ecology recommends keeping these wells in place to delineate the western and eastern boundaries of the contaminated groundwater plume.
- Intermediate well IW-1 is located near contaminated well MW-12, and historically contained HVOC concentrations above the MTCA cleanup levels. Ecology recommends keeping this well in place to provide groundwater quality data in the intermediate zone near the source area.
- Shallow wells MW-15 and MW-17, intermediate wells MW-7 and MW-8, and deep well IW-2 have contained HVOC concentrations below the MTCA cleanup levels since installation (or since 2011 for IW-2). These wells appear to be located outside of the current contaminated plume and can be properly decommissioned.
- Well VSVE-1 is located within the contaminated plume and is equipped with a 30-foot-long screen from 5 to 35 feet below ground surface (bgs). Ecology concurs with decommissioning this well to reduce potential vertical transport of contamination.

2. **Work Plan Submittal**

The *CAPR* recommends submitting a Work Plan to Ecology to address residual contamination near western and southern Property boundaries. Ecology is happy to

review the work plan once it is submitted. The work plan should include additional characterization of groundwater plume in this area, including vertical delineation of the groundwater plume.

### 3. Quarterly Groundwater Monitoring

The CAPR recommends continuous quarterly groundwater monitoring. Current quarterly groundwater monitoring includes wells MW-1, MW-2, MW-3, MW-5, MW-11, and MW-12, as recommended in Ecology's *Opinion Letter*, dated September 20, 2021.

Ecology recommends inclusion of all remaining monitoring wells (after well decommissioning) in at least one of the quarterly groundwater monitoring events to determine the current groundwater quality across the Site and evaluate the groundwater flow direction.

Well MW-2 is referred to as "Intermediate Zone" well in the CAPR and previous reports. Well MW-2 is screened from 40 to 45 feet bgs, and should be considered "Water-Table Zone" well. The groundwater elevation measured in well MW-2 should be contoured with other "Water-Table Zone" wells.

Thank you again for submitting the CAPR. Please let me know if you have any questions and want to discuss further on Ecology's comments.

### Jing Song, LG, LHG

Voluntary Cleanup Program Site Manager | Toxics Cleanup Program | WA Department of Ecology,  
Northwest Region

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**From:** lcarroll@pcenv.com <lcarroll@pcenv.com>

**Sent:** Wednesday, December 20, 2023 11:56 AM

**To:** Song, Jing (ECY) <JISO461@ECY.WA.GOV>

**Subject:** RE: CSID 2994 Aoki Property

Hi Jing,

A technical assistance email will be fine.

Thank you,  
Lauren

Lauren G Carroll | Principal Hydrogeologist  
Pacific Crest Environmental, LLC  
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**From:** Song, Jing (ECY) <[JISO461@ECY.WA.GOV](mailto:JISO461@ECY.WA.GOV)>  
**Sent:** Wednesday, December 20, 2023 11:10 AM  
**To:** [lcarroll@pcenv.com](mailto:lcarroll@pcenv.com)  
**Subject:** RE: CSID 2994 Aoki Property

Hi Lauren,

Do you need an opinion letter from Ecology? Is a technical assistance email ok with you? Please note that an opinion letter may take a while considering the current workload and review process. Please let me know!

Jing

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**From:** [lcarroll@pcenv.com](mailto:lcarroll@pcenv.com) <[lcarroll@pcenv.com](mailto:lcarroll@pcenv.com)>  
**Sent:** Tuesday, December 12, 2023 1:46 PM  
**To:** Song, Jing (ECY) <[JISO461@ECY.WA.GOV](mailto:JISO461@ECY.WA.GOV)>  
**Subject:** RE: CSID 2994 Aoki Property

Thank you! I look forward to discussing this with you.

Best - Lauren

Lauren G Carroll | Principal Hydrogeologist  
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**From:** Song, Jing (ECY) <[JISO461@ECY.WA.GOV](mailto:JISO461@ECY.WA.GOV)>  
**Sent:** Thursday, December 7, 2023 10:38 AM  
**To:** [lcarroll@pcenv.com](mailto:lcarroll@pcenv.com)  
**Subject:** RE: CSID 2994 Aoki Property

Lauren,

Thank you. I can download and open the report. I will get in touch when I start reviewing the report.

## Jing Song, LG, LHG

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**From:** [lcarroll@pcenv.com](mailto:lcarroll@pcenv.com) <[lcarroll@pcenv.com](mailto:lcarroll@pcenv.com)>

**Sent:** Thursday, December 7, 2023 10:20 AM

**To:** Song, Jing (ECY) <[JISO461@ECY.WA.GOV](mailto:JISO461@ECY.WA.GOV)>

**Subject:** CSID 2994 Aoki Property

Dear Jing,

A Cleanup Action Progress Report for the Aoki Site is provided for review in the attached DropBox link: <https://www.dropbox.com/scl/fi/6ipq4x3i7pcwbwhi4gsat/104-001-FNL-Cleanup-Action-Progress-Report-11-8-23.pdf?rlkey=d3nss6jydndrl6shqdu7wc3al&dl=0>

Please let me know if you have any questions.

Kind Regards,  
Lauren

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