



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

January 11, 2024

Jerry-Alan Murakami
12424 83rd St Avenue South
Seattle, WA 98178
(jerryskii@yahoo.com)

Re: Technical Assistance for Property NFA Likely Letter issued December 19, 2023:

- **Property Address:** 5001, 2015, and 5021 Rainier Avenue S, Seattle, WA 98118
- **Facility/Site No.:** 4321
- **Cleanup Site ID No.:** 12408
- **VCP Project No.:** NW3345

Dear Jerry-Alan Murakami:

The Washington State Department of Ecology (Ecology) issued *Re: Opinion on Proposed Cleanup of a Property associated with a Site: 5001, 5015, and 5021 Rainier Avenue S, Seattle, WA 98118* on December 19, 2023 (*December 2023 Property NFA Likely*) for the Morningside Acres facility (Site). This opinion was issued in response to your request on the sufficiency of your *Final Remedial Investigation and Feasibility Study and Draft Cleanup Action Plan, Morningside Acres Tracts, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington*, Dated November 14, 2023 (*November 2023 RI/FS/dCAP*). This report was prepared based on Ecology's recommendations following a virtual meeting we held with you on August 24, 2023.

Ecology issued the *December 2023 Property NFA Likely* letter based on the current characterization of contamination at the Site. The eastern extent of contaminated soil and groundwater beneath Rainier Avenue S right-of-way (ROW) has not been fully defined in two locations. Diesel- and oil-range total petroleum hydrocarbons have not been defined in soil east of MW-25 (see attached figure). Additionally, the extent of soil and groundwater contaminated with trichloroethylene; cis-1,2-dichloroethene; and vinyl chloride has not been fully defined east of MW-27.

Ecology understands that the purchase and sale agreement for the Site requires a No Further Action Likely opinion for the entire Site prior to sale of the property. The remedial actions



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described in the *November 2023 RI/FS/dCAP* **will** constitute a final cleanup action if the following conditions are met:

- The complete eastern extent of Site contaminants in soil and groundwater is defined below the Rainier Avenue S ROW;
- Contamination does not extend east of the centerline of Rainier Avenue S ROW;
- Performance monitoring of remedial actions shows soil and groundwater across the **entire** site meet the cleanup standards defined in the *November 2023 RI/FS/dCAP*; and
- If cleanup standards are not met, institutional and/or engineering controls are recorded to protect any remaining contamination below 5001, 5015, and 5021 Rainer Ave S and/or Rainier Avenue S ROW.

Ecology appreciates your efforts to date in characterizing the Site and designing cleanup alternatives. If the conditions described above **and** in Ecology's *December 2023 Property NFA Likely* letter are met, the Site will qualify for a No Further Action opinion. If you have any questions about this technical assistance, please contact me by phone at (206) 459-6287 or by e-mail at david.unruh@ecy.wa.gov.

Sincerely,



David Unruh

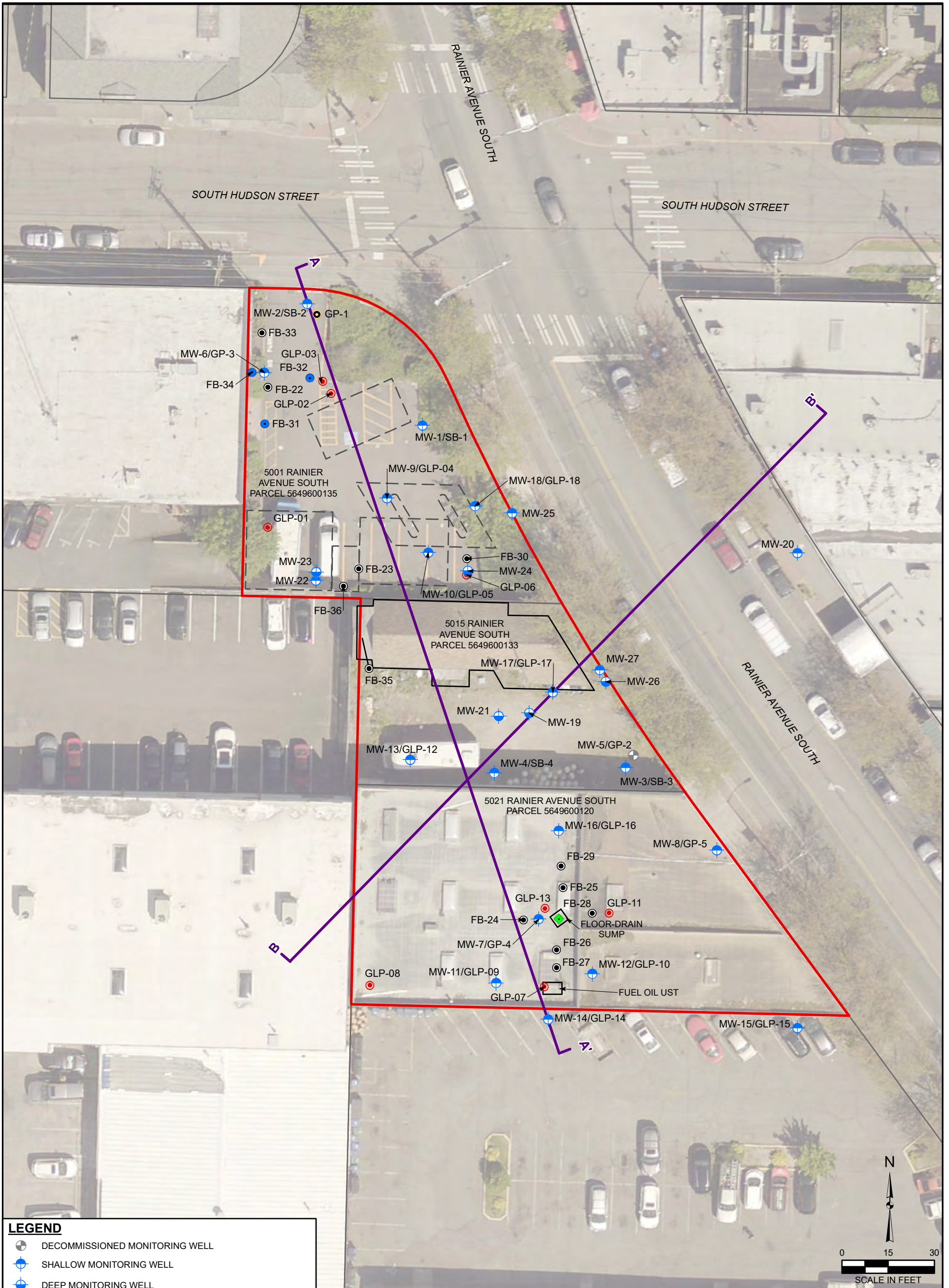
Site Manager

Toxics Cleanup Program, Northwest Regional Office

cc: Branislav Jurista, Farallon Consulting, LLC (bjurista@farallonconsulting.com)

Allan Bakalian, Bakalian and Associates, P.S. (allan@bakalianlaw.com)





LEGEND

- DECOMMISSIONED MONITORING WELL
- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- BORING WITH RECONNAISSANCE GROUNDWATER SAMPLE (FARALLON)
- ANGLED BORING (FARALLON)
- BORING (FARALLON)
- BORING (G-LOGICS)
- BORING (KLEINFELDER)
- SUMP SEDIMENT SAMPLE
- LINE OF CROSS SECTION
- HISTORICAL GAS STATION FEATURE
- PROPERTY FEATURE
- PROPERTY BOUNDARY
- KING COUNTY PARCEL BOUNDARY

UST = UNDERGROUND STORAGE TANK
 NOTES:
 1. ALL LOCATIONS ARE APPROXIMATE.
 2. FIGURE WAS PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

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FIGURE 3

SAMPLING LOCATIONS
MORNINGSIDE ACRES TRACTS
5001, 5015, AND 5021
RAINIER AVENUE SOUTH
SEATTLE, WASHINGTON

FARALLON PN: 1355-001

Drawn By: aguse

Checked By: SB

Date: 10/18/2023

Disc Reference:

Document Path: Q:\Projects\1355 Morningside\001 RainierAveS\Mapfiles\018\Figure-03_SamplingLocations.mxd