



January 11, 2024

Transmitted via email to: [vatk461@ecy.wa.gov](mailto:vatk461@ecy.wa.gov)

Washington State Department of Ecology  
15700 Dayton Avenue North  
Shoreline, Washington 98133

Attn: Mr. Vance Atkins

**Re: Quarterly Progress Report—October Through December 2023  
SeaTac Development Site  
16025 International Boulevard, SeaTac, Washington  
Project No. 2218001.010**

Dear Mr. Atkins:

In accordance with the requirements of the Consent Decree for the SeaTac Development Site, dated June 21, 2012, Landau Associates, Inc. (Landau), on behalf of SeaTac Investments, LLC (SeaTac Investments) and Scarsella Bros., Inc. (Scarsella), has prepared this quarterly progress report for the SeaTac Development Site (the Site). This report summarizes the work performed from October through December 2023 by describing the results of that work, identifying any problems or delays encountered or anticipated, and listing the planned activities for January through March 2024.

## **Work Conducted from October Through December 2023**

From October through December 2023, the following activities were completed:

- Landau conducted a quarterly confirmational groundwater monitoring event on October 24, 2023.
- Representatives from the Washington State Department of Ecology (Ecology), SeaTac Investments, Scarsella, and Landau participated in a Site status meeting at Ecology's Northwest Regional Office on November 20, 2023.
- Landau prepared a letter that requested Ecology's approval on modifications to the groundwater monitoring program at the Site, and for the proposed removal of the inactive air sparging and soil vapor extraction system equipment. The letter was submitted to Ecology on December 7, 2023.
- Landau prepared a Confirmational Groundwater Monitoring Report for the October sampling event and submitted it to Ecology on December 7, 2023.
- Landau conducted the annual asphalt cap inspection on December 13, 2023. An email summarizing the results of the inspection was provided to Ecology on December 28, 2023.

## Results of Sampling, Tests, and Other Data Received

The results of the October 2023 groundwater monitoring event showed that the sample from monitoring well MW-12 contained a benzene concentration (0.24 micrograms per liter [µg/L]) that was below the Model Toxics Control Act Method A cleanup level. Other constituents of concern were not detected in the sample above the laboratory reporting limits. MW-12 was the only well sampled, in accordance with Ecology's requirement.

The results of the December 2023 asphalt cap monitoring showed that the cap is in good condition. Several linear cracks were recently sealed with tar, and there are currently no significant cracks or unusual depressions in the cap. No cracks extending all the way through the asphalt were observed. Future asphalt cap monitoring events will be completed in the dry season to more easily facilitate any repairs that are needed.

## Community Relations

During the reporting period, there was no contact with representatives of the local community, public interest groups, press, or federal, state, or tribal governments.

## Problems Encountered, Anticipated Delays, and Solutions

During the reporting period, there were no deviations from the approved scope of work or schedule.

## Work Planned for January Through March 2024

Landau anticipates that the following activities will occur from January through March 2024 to meet the requirements of the Consent Decree:

- Conduct a quarterly confirmational groundwater monitoring event in January. Groundwater samples would be collected from well MW-12 for analysis of the Site groundwater contaminants of concern (COCs). Additionally, groundwater samples would be collected from four selected wells (MW-07, MW-12, MW-17A, and MW-19) for natural attenuation analyses.
- Prepare a Confirmational Groundwater Monitoring Report for the January sampling event and submit it to Ecology.

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If you have any questions or need any additional information, please contact me at (206) 707-5199 or [mstaton@landauinc.com](mailto:mstaton@landauinc.com).

**LANDAU ASSOCIATES, INC.**



Katie Gauglitz, LG  
Senior Geologist



Michael D. Staton, LG  
Senior Principal

KMG/MDS/ijl  
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cc: Roger McCracken, SeaTac Investments, LLC  
Tamarah Knapp Hancock, Scarsella Bros., Inc.  
Nick Scarsella, Scarsella Bros., Inc.