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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office

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

June 25, 2024

Eric Buer
Farallon Consulting
1809 7th Avenue, Suite 1111
Seattle, WA 98101-1313
(ebuer@farallonconsulting.com)

Re: No Further Action opinion for the following contaminated Site

Site name: 45th Ave SW Apartments
Site address: 9212 45th Ave SW, Seattle WA 98136
Facility/Site ID: 71883959
Cleanup Site ID: 10264
VCP Project No.: NW2809

Dear Eric Buer:

The Washington State Department of Ecology (Ecology) received your request for an opinion regarding the sufficiency of your independent cleanup of the 45th Ave SW Apartments facility (Site) under the [Voluntary Cleanup Program \(VCP\)](#).¹ This letter provides our opinion and analysis. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), [Chapter 70A.305 RCW](#).²

Opinion

Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

Ecology bases this opinion on an analysis of whether the remedial action meets the substantive requirements of MTCA and its implementing regulations, which are specified in Chapter 70A.305 RCW and [Chapter 173-340 WAC](#)³ (collectively called "MTCA").

¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program>

² <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305>

³ <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

Site Description

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following release(s):

- Gasoline-range petroleum hydrocarbons (TPH-G) and benzene in soil and groundwater.

Enclosure A includes Site description, history, and diagrams.

Please note the parcel of real property associated with this Site are also located within the projected boundaries of the Tacoma Smelter Plume King County facility (# 66948686). At this time, Ecology has no information indicating that contamination from the Tacoma Smelter Plume King County facility affects this parcel. This opinion does not apply to any contamination associated with the Tacoma Smelter Plume King County facility.

Basis for the Opinion

Ecology bases this opinion on information in the documents listed in Enclosure B. You can request these documents by filing a [records request](#).⁴ For help making a request, contact the Public Records Officer at recordsofficer@ecy.wa.gov or call (360) 407-6040. Before making a request, check if the documents are available on the [Site webpage](#).⁵

This opinion is void if information in any of the listed documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that no further remedial action is necessary to clean up contamination at the Site. Ecology bases its conclusion on the following analysis:

Characterizing the Site

Ecology has determined your completed Site characterization is sufficient for setting cleanup standards and selecting a cleanup action. The definition of the lateral and vertical extent of Site impacts to soil and groundwater was completed in accordance with MTCA by Site investigations conducted from July 1989 through January 2023. Enclosure A describes the Site.

Setting cleanup standards

Ecology has determined the cleanup levels and points of compliance you set for the Site meet the substantive requirements of MTCA.

⁴ <https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests>

⁵ <https://apps.ecology.wa.gov/cleanupsearch/site/10264>

Cleanup Levels

Soil

Method A soil cleanup levels suitable for unrestricted land use and protection of groundwater are typically appropriate. However, an [empirical demonstration](#)⁶ documented the applicability of Method B direct-contact soil cleanup levels at the Site, including the [generic TPH soil cleanup level of 1,500 milligrams per kilogram \(mg/kg\)](#)⁷. Residual TPH and benzene soil concentrations above Method A cleanup levels were present below the groundwater table and subject to potential leaching. Maintenance of a cap over this soil (such as pavement) to prevent future leaching, through an environmental covenant, is not necessary.

The Site qualified for a simplified Terrestrial Ecological Evaluation (TEE), per [WAC 173-340-7492](#)⁸. The area of soil contamination at the Site is less than 350 square feet. Therefore, soil cleanup levels protective of terrestrial species are not needed at this Site.

Groundwater

The highest beneficial use for groundwater under MTCA is considered to be as a drinking water source, unless it can be demonstrated that the groundwater is not potable. MTCA Method A groundwater cleanup levels are protective of potable use and are therefore the default.

Air

Air cleanup levels are considered necessary to protect against vapor intrusion (VI) into existing buildings. Method B VI screening levels for groundwater and sub-slab vapor are appropriate to assess the VI and air pathways.

Points of Compliance

Soil

The point of compliance for soil direct contact is ground surface to a depth of 15 feet below ground surface throughout the Site.

Groundwater

The point of compliance for groundwater is throughout the Site, from the uppermost level of the saturated zone extending vertically and horizontally to the lowest depth that could potentially be affected.

⁶ <https://apps.ecology.wa.gov/publications/SummaryPages/1609047.html>

⁷ <https://apps.ecology.wa.gov/publications/SummaryPages/1509043.html>

⁸ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-7492>

Air

The point of compliance for air is ambient air throughout the Site.

Selecting the cleanup action

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA. The cleanup action included the following elements:

- Removal of underground storage tanks (USTs) and contaminated soil;
- Treatment of contaminated soil and groundwater with oxygen-release compound (ORC); and
- Confirmation soil and groundwater sampling to confirm compliance with MTCA cleanup levels.

Implementing the cleanup action

Ecology has determined your cleanup meets the standards set for the Site. The cleanup action consisted of the following activities:

- Decommissioning of six USTs, including four gasoline USTs and two heating oil USTs by removal;
- Off-Site disposal of approximately 5 cubic yards of petroleum-contaminated soil at a permitted facility;
- Subsurface application of approximately 60 to 80 pounds of ORC at 17 injection points in the vicinity of the former USTs, to treat petroleum-contaminated soil and groundwater;
- Placement of down-well ORC packets in monitoring well FWM-5 from August 2019 through February 2020, to enhance treatment of petroleum-contaminated groundwater; and
- Collection of confirmation soil and groundwater samples to document compliance with MTCA cleanup levels, and documentation that the vapor intrusion exposure pathway is incomplete.

The Site cleanup meets the requirement for Groundwater Model Remedy 5, in accordance with [*Model Remedies for Sites with Petroleum Impacts to Groundwater, Ecology Publication No. 16-09-057, Revised December 2017*](#)⁹. Therefore, a Feasibility Study and Disproportionate Cost Analysis are not required to document the remedy selection. The requirements of Groundwater Model Remedy are:

- A release of petroleum has been confirmed and Ecology notification of the release has been completed.
- Petroleum hydrocarbons consisting of gasoline, middle distillates/oils, or heavy fuels/oils and their constituents are the only contaminants present in soil and groundwater.

⁹ <https://apps.ecology.wa.gov/publications/SummaryPages/1609057.html>

- An adequate Site characterization has been completed to confirm surface water or sediments have not been impacted by the petroleum release.
- Emergency or interim actions are not required due to the lower risk nature of the Site.
- The Site meets the criteria for a simplified TEE.
- The primary remedy consists of source removal, including contaminated soil, to the greatest extent practicable.
- The Site has not caused impacts above the practical quantitation limit (PQL) to any water supply well used for drinking water purposes.
- An empirical demonstration has been used to document the applicability of Method B direct-contact soil cleanup levels, including the 1,500 mg/kg generic TPH soil cleanup level.
- Groundwater meets Method A cleanup levels throughout the Site.
- Conditional points of compliance are not used at the Site.
- The vapor intrusion pathway is not present and an environmental covenant is not needed on the Property.

Resource protection wells

You must decommission [resource protection wells](#)¹⁰ installed as part of the remedial action that are not needed for any other purpose at the Site. Wells must be decommissioned in accordance with [WAC 173-160-460](#).¹¹

Listing of the Site

Based on this opinion, Ecology will initiate the process of removing the Site from the Contaminated Sites List and the Leaking Underground Storage Tank (LUST) List. The Site will be added to the No Further Action Sites list.

Limitations of the Opinion

Opinion does not settle liability with the state

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion does not:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

¹⁰ <https://app.leg.wa.gov/WAC/default.aspx?cite=173-160-410>

¹¹ <https://app.leg.wa.gov/WAC/default.aspx?cite=173-160-460>

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under [RCW 70A.305.040\(4\)](#).¹²

Opinion does not constitute a determination of substantial equivalence

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine if the action you performed is substantially equivalent. Courts make that determination. See [RCW 70A.305.080](#)¹³ and [WAC 173-340-545](#).¹⁴

State is immune from liability

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. See [RCW 70A.305.170\(6\)](#).¹⁵

Termination of Agreement

Thank you for cleaning up the Site under the VCP. This opinion terminates the VCP Agreement governing VCP Project No. NW2809.

Questions

If you have any questions about this opinion or the termination of the Agreement, please contact me at 425-324-1892 or michael.warfel@ecy.wa.gov.

Sincerely,



Michael R. Warfel
VCP Site Manager
NWRO, Toxics Cleanup Program

Enclosures (2): A – Site Description, History, and Diagrams
 B – Basis for the Opinion: List of Documents

cc: Steve Lazoff, Property Owner (slazoff99@gmail.com)
 Sonia Fernández, VCP Coordinator (sonia.fernandez@ecy.wa.gov)
 VCP Fiscal Analyst (ecyrevcp@ecy.wa.gov)

¹² <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.040>

¹³ <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.080>

¹⁴ <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340-545>

¹⁵ <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.170>

Enclosure A

Site Description, History, and Diagrams

Site Description

Site: The Site is defined by releases of TPH-G and benzene to soil and groundwater. The Site is located on the northeastern corner of 45th Avenue SW and SW Wildwood Place in southwestern Seattle (Figure 1). The Property that includes the Site consists of King County tax parcel 2346700000, which covers 0.22 acres at 9212 45th Avenue SW, Seattle, Washington 98136.

Area and Property Description: The Property is located in an area of predominantly residential and commercial properties. The Property's City of Seattle zoning designation is NC1-40, which is neighborhood commercial for small retail services in residential neighborhoods. The Property is bordered to the north and west by apartment buildings, to the east by residences, and to the south by commercial businesses (Figure 2).

Site History and Current Use: A gasoline station and automotive repair shop operated on the Site from prior to 1940 until 1989, when the Property was redeveloped with the apartment building that currently occupies the Site. The Remedial Action Report dated March 7, 2024, identified six USTs (Figure 3) that were removed from the Property during redevelopment:

Former Underground Storage Tanks				
Identification	Previous Contents	Date of Removal	Estimated Capacity (gallons)	Estimated Bottom Depth (feet)
UST 1	Heating Oil	7/17/1989	150	6
UST 2	Heating Oil	7/17/1989	330	6
UST 3	Gasoline	7/19/1989	5,000	12
UST 4	Gasoline	7/19/1989	5,000	12
UST 5	Gasoline	8/18/1989	1,000	8
UST 6	Gasoline	8/18/1989	1,000	8

The locations of the UST excavations on the Site are shown on Figure 2.

The Site is currently occupied by the building containing the Endolyne Garden Apartments (two story building with 15 residential units and ground-level parking) and the Wildwood Market at street level.

Sources of Contamination: The potential sources of contamination at the Site are the former USTs and associated piping. No indications of contamination from the automotive repair operation were detected.

Physiographic Setting: The Site is located within the Puget Lowland physiographic province, a broad, low-lying region situated between the Cascade Range to the east and the Olympic Mountains and the Willapa Hills to the west. The Site is located approximately 95 feet above mean sea level with a surface topography that slopes to the west towards the Puget Sound.

Surface Water: The Property is located adjacent to Fautleroy Creek (Figures 1 and 2), which discharges to Puget Sound approximately 1,300 feet northwest of the Site. Storm water runoff is routed to City catch basins located along SW Wildwood Place.

Water Supply: Potable water is supplied by the City of Seattle and is sourced from the Cedar and Tolt Rivers in the Cascade Mountains east of Seattle. Washington State Department of Health maps indicate that no public water supply wells are located within 1 mile of the Site.

Ecological Setting: The Property is located in a developed area and is surrounded by roadways and commercial and residential properties. Land surfaces are primarily covered by buildings and concrete or asphalt pavement. The Fautleroy Creek riparian corridor is located on the northern boundary of the Site.

Geology: Borings and monitoring wells completed at the Site encountered silty sand and silt to 20 feet below ground surface (bgs), the maximum depth explored (Figure 4; line of section shown on Figure 7). The [geologic map of Seattle](#)¹ shows artificial fill in the vicinity of Fautleroy Creek, overlying recessional glacial outwash (sand and gravel).

Groundwater: Groundwater is present beneath the Site at depths ranging from 6 to 13 feet bgs, and flows to the north towards Fautleroy Creek and west towards Puget Sound (Figure 5). Groundwater elevations have been measured during sampling events from Site groundwater monitoring wells since 2016.

Release, Extent of Soil and Groundwater Contamination, and Remediation:

Ecology received notification of a UST release at the Site in September 1989, in a report documenting removal of the six USTs in July and August of that year. Soil sampling data collected from UST excavations indicated that residual petroleum hydrocarbons remained after UST removal.

Subsurface Site investigations completed in 2015 and 2016 included collection of 26 soil samples. TPH-G was detected 63 milligrams per kilogram (mg/kg) 11.5 bgs in boring B3 adjacent

¹ <https://pubs.usgs.gov/of/2005/1252/>

to former UST 3 (Figure 6), which was above the MTCA Method A soil cleanup level of 30 mg/kg. No other exceedances of MTCA cleanup levels were reported in soil samples, including the following additional petroleum-related chemicals required by MTCA for gasoline and heating oil releases: methyl tertiary butyl ether (MTBE); 1,2-dibromomethane (EDB); 1,2-dichloroethane (EDC); naphthalene; lead, carcinogenic polycyclic aromatic hydrocarbons (cPAHs); polychlorinated biphenyls (PCBs); and halogenated volatile organic compounds (HVOCs).

Reconnaissance groundwater samples were also collected from borings drilled at the Site in 2015 (B2, B3, B4, and B6) and tested for the same comprehensive set of analytes as the soil samples. The following exceedances of Method A cleanup levels were reported in borings B3 and B4, respectively: TPH-G at 15,000 micrograms per liter ($\mu\text{g/L}$) and 1,900 $\mu\text{g/L}$ (cleanup level 800 $\mu\text{g/L}$), and benzene at 18 $\mu\text{g/L}$ and 5.9 $\mu\text{g/L}$ (cleanup level 5 $\mu\text{g/L}$).

Six monitoring wells (FMW-01 through FMW-06) were subsequently installed at the Site in October 2016 and April 2018 to further assess groundwater quality. TPH-G and benzene were detected above MTCA Method A cleanup levels in soil samples at 11.5 feet bgs in well FMW-05 and 13 feet bgs at well FMW-06.

Remediation of residual petroleum hydrocarbons in soil and groundwater was accomplished in July and August 2018 by injection of liquid oxygen-release compound (ORC) in the vicinity of UST 3, through 17 subsurface injection points (Figure 7). Down-well ORC treatment packets were also placed in monitoring well FMW-5 to encourage further degradation of contaminants.

An empirical demonstration completed per [Ecology Implementation Memorandum No. 15](#)² documented the following:

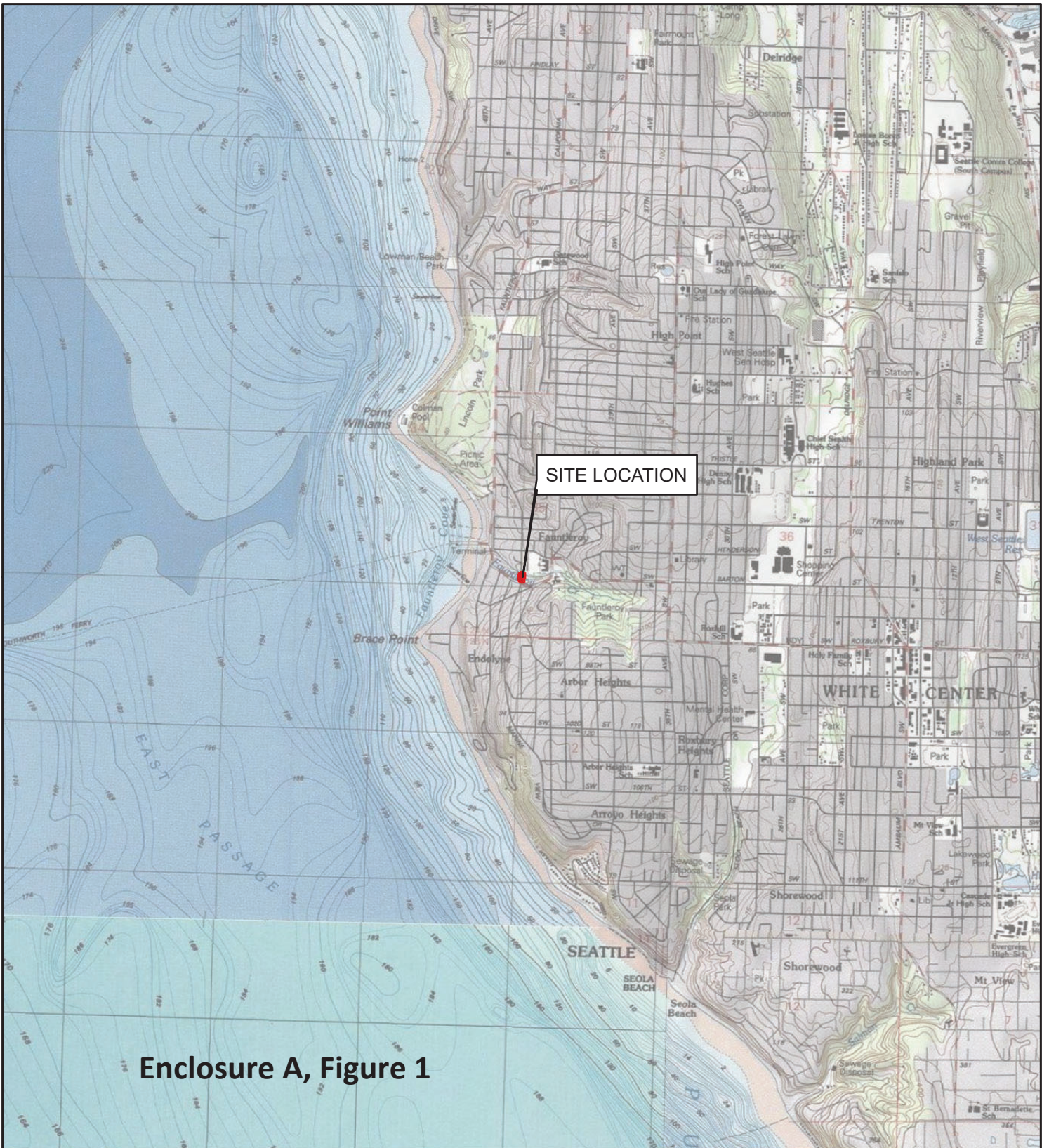
- Soil with detectable concentrations of TPH-G and benzene was present below the fluctuation range of seasonal depth to groundwater.
- Sufficient time has passed since the release of contamination for TPH-G and benzene to be detected by Site monitoring wells and for contaminant rebound to have occurred after remedial treatment with ORC (subsurface injections and down-well treatment packets).
- Concentrations of TPH-G and benzene have been below Method A groundwater cleanup levels in all Site monitoring wells for five consecutive monitoring events (March 2020 through January 2023), most notably in well FMW-05 where the highest historical impacts had been reported (Figure 8).

Therefore, the leaching pathway to groundwater is no longer present and direct-contact Method B soil cleanup levels can be applied at the Site. These cleanup levels are the generic

² <https://apps.ecology.wa.gov/publications/SummaryPages/1609047.html>

1,500 mg/kg cleanup level for TPH and 18 mg/kg for benzene. None of the Site confirmation soil samples exceeded these cleanup levels.

No Site contaminants were present in groundwater at concentrations exceeding Method B vapor intrusion screening levels. Therefore, the vapor intrusion exposure pathway is incomplete at the Site.



Enclosure A, Figure 1

REFERENCE: 7.5 MINUTE USGS QUADRANGLE DUWAMISH HEAD, WASHINGTON, DATED 2013



SEATTLE



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Oregon
Portland | Baker City

California
Oakland | Irvine

Drawn By: TPerrin

Checked By: LN

Date: 5/4/2021

Disc Reference:

FIGURE 1
SITE VICINITY MAP
ENDOLYNE GARDEN APARTMENTS
9212 45th AVENUE SOUTHWEST
SEATTLE, WASHINGTON

FARALLON PN: 1295-001

Path: Q:\Projects\1295_Endolyne\Mapfiles\Figure-01_VicinityMap_WA.mxd



Enclosure A, Figure 2

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> APPROXIMATE PROPERTY BOUNDARY WATER LINE SANITARY SEWER STORM DRAIN GAS LINE UTILITY LOCATION UNKNOWN WATER METER GAS METER HYDRANT WATER MANHOLE SANITARY SEWER MANHOLE UNKNOWN UTILITY VAULT OR MANHOLE | <p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> FMW-1 MONITORING WELL LOCATION B3 BORING LOCATION WITH RECONNAISSANCE GROUNDWATER SAMPLE B1 BORING LOCATION | <ul style="list-style-type: none"> FORMER UNDERGROUND STORAGE TANK (UST) SLOPE ASPECT INDICATOR WITH "V" OPENING IN UPHILL DIRECTION |
|--|---|--|

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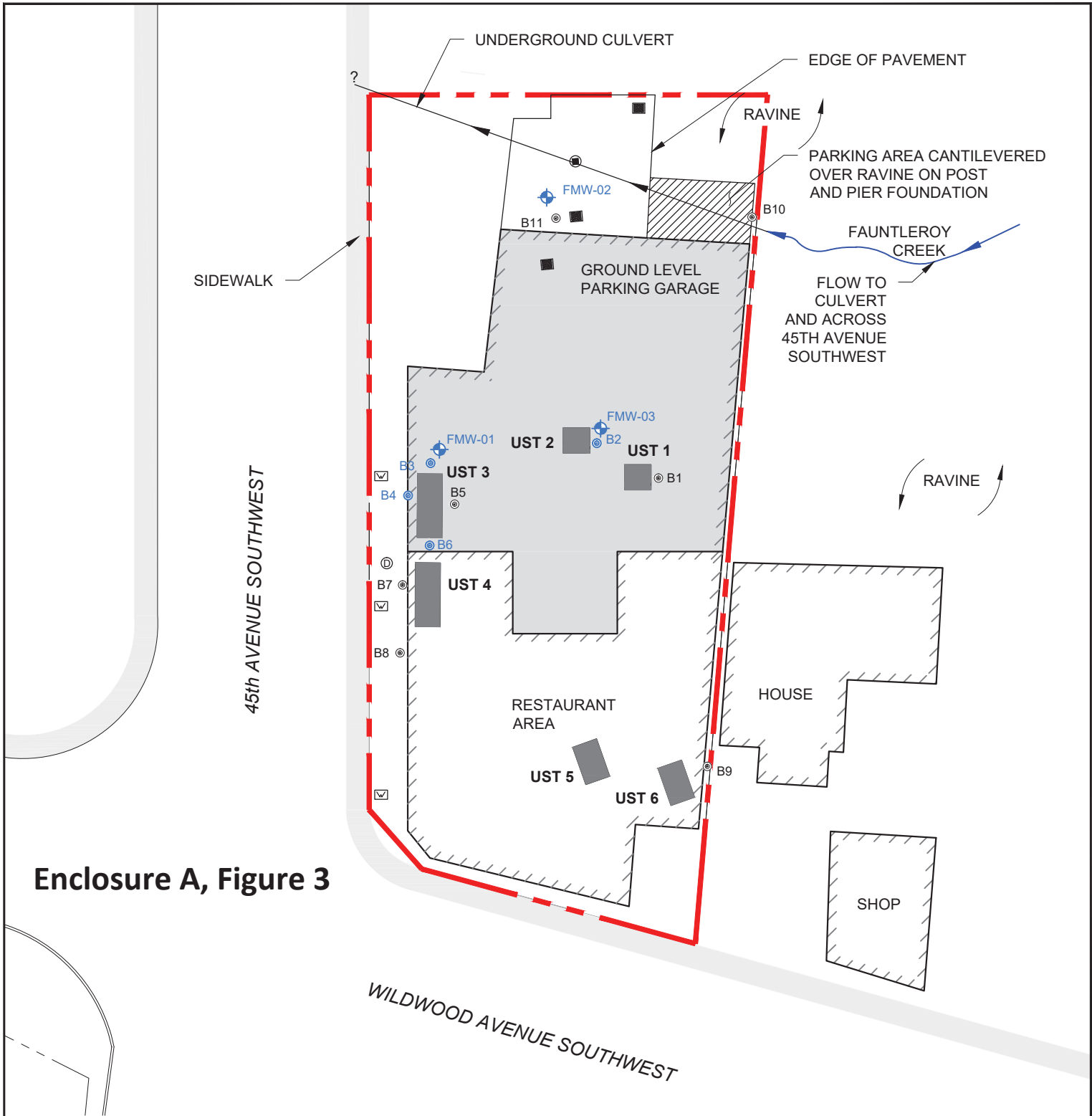
Washington
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FIGURE 2

SITE MAP
 ENDOLYNE GARDEN APARTMENTS
 9212 45TH AVENUE SOUTHWEST
 SEATTLE, WASHINGTON

FARALLON PN: 1295-001

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Enclosure A, Figure 3

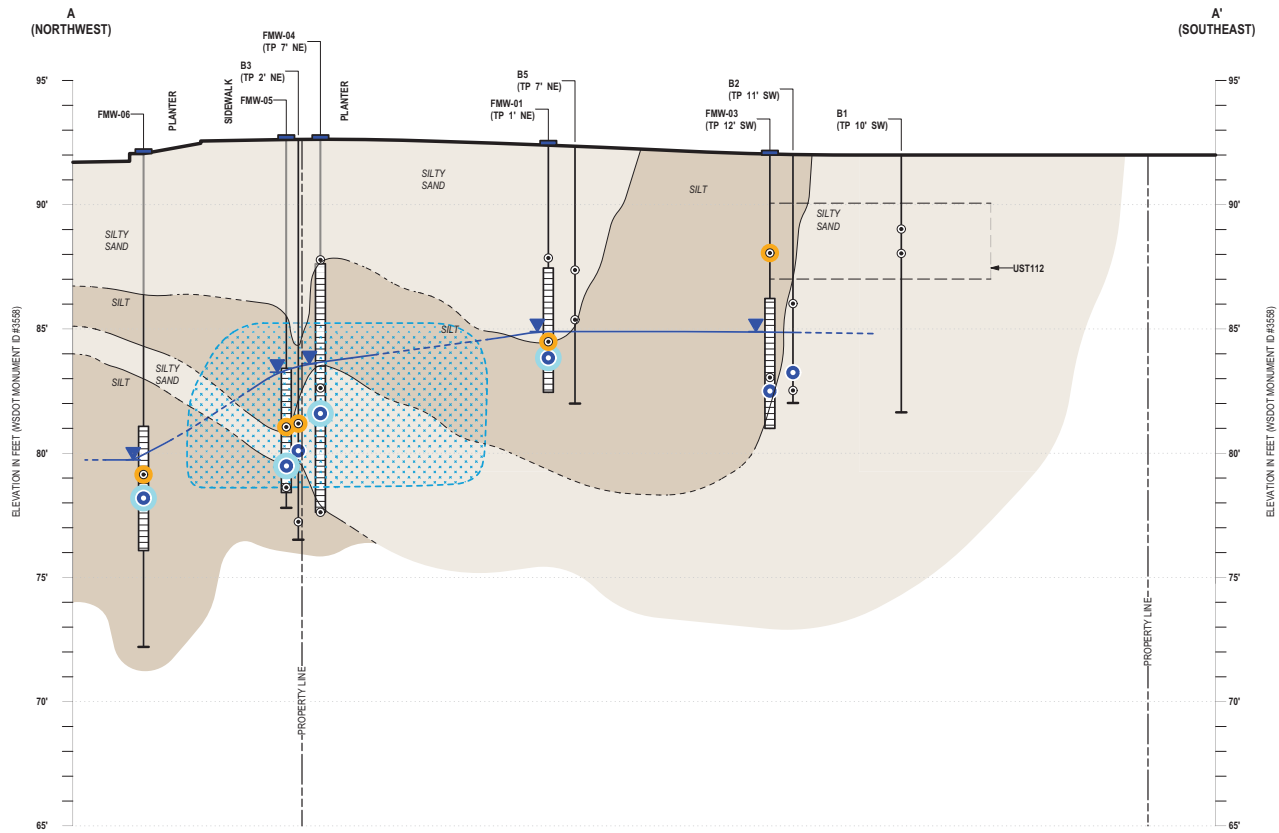
LEGEND

- PROPERTY BOUNDARY
 - BUILDING FOOTPRINT
 - + FMW-01 MONITORING WELL LOCATION
 - CATCH BASIN
 - MANHOLE
 - WATER METER
 - DRAIN
 - B3 BORING LOCATION WITH RECONNAISSANCE GROUNDWATER SAMPLE
 - B11 SOIL BORING LOCATION
 - FORMER UNDERGROUND STORAGE TANK
 - PARKING GARAGE
- ALL LOCATIONS ARE APPROXIMATE

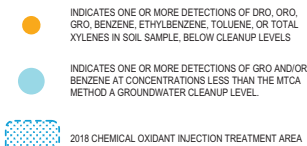
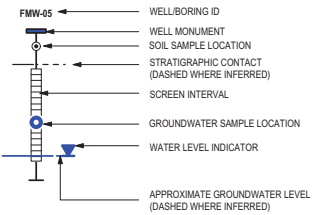



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FIGURE 1
 PROPERTY PLAN
 ENDOLYNE GARDEN APARTMENTS
 9212 45TH AVENUE SOUTHWEST
 SEATTLE, WASHINGTON



LEGEND

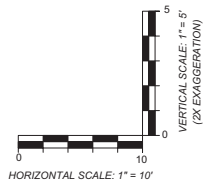


GRO TPH AS GASOLINE-RANGE ORGANICS

MTCA-A MODEL TOXICS CONTROL ACT (METHOD A)

SOIL ANALYTICAL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)

DETECTABLE CONCENTRATIONS SHOWN AS **BOLD BLACK** TEXT WITH A PALE YELLOW BACKGROUND



<p>FARALLON CONSULTING</p> <p>Quality Service for Environmental Solutions far_allonconsulting.com</p>	<p>Washington Issaquah Bellingham Seattle</p> <p>Oregon Portland Baker City</p> <p>California Oakland Irvine</p>	<p>FIGURE 9 CROSS SECTION A-A' WITH SOIL ANALYTICAL RESULTS</p> <p>ENDOLYNE APARTMENTS 9212 45TH AVE SW SEATTLE, WASHINGTON FARALLON PN: 1295-001</p>
	<p>Drawn By: vbachmann Checked By: BP Date: 1/22/2024</p> <p>Disc Reference: R:\Projects\1295-001\CAD\Cross Sections\1295-001_Fig 09_XS_A-A_vwx</p>	

Enclosure A, Figure 4



Enclosure A, Figure 5

LEGEND

- - - APPROXIMATE PROPERTY BOUNDARY
- W — WATER LINE
- SS — SS — SANITARY SEWER
- SD — STORM DRAIN
- GAS — GAS — GAS LINE
- ? — GAS — UTILITY LOCATION UNKNOWN
- W WATER METER
- G GAS METER
- H HYDRANT
- W WATER MANHOLE
- S SANITARY SEWER MANHOLE
- V UNKNOWN UTILITY VAULT OR MANHOLE
- FMW-01 + MONITORING WELL LOCATION
- B3 + BORING LOCATION WITH RECONNAISSANCE GROUNDWATER SAMPLE
- B1 ● SOIL BORING LOCATION
- (85.27) GROUNDWATER ELEVATION IN FEET
- 84.00 — — — GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)
- ← APPROXIMATE DIRECTION OF GROUNDWATER FLOW
- / / / / FORMER UNDERGROUND STORAGE TANK
- / / / / SLOPE ASPECT INDICATOR WITH "V" OPENING IN UPHILL DIRECTION

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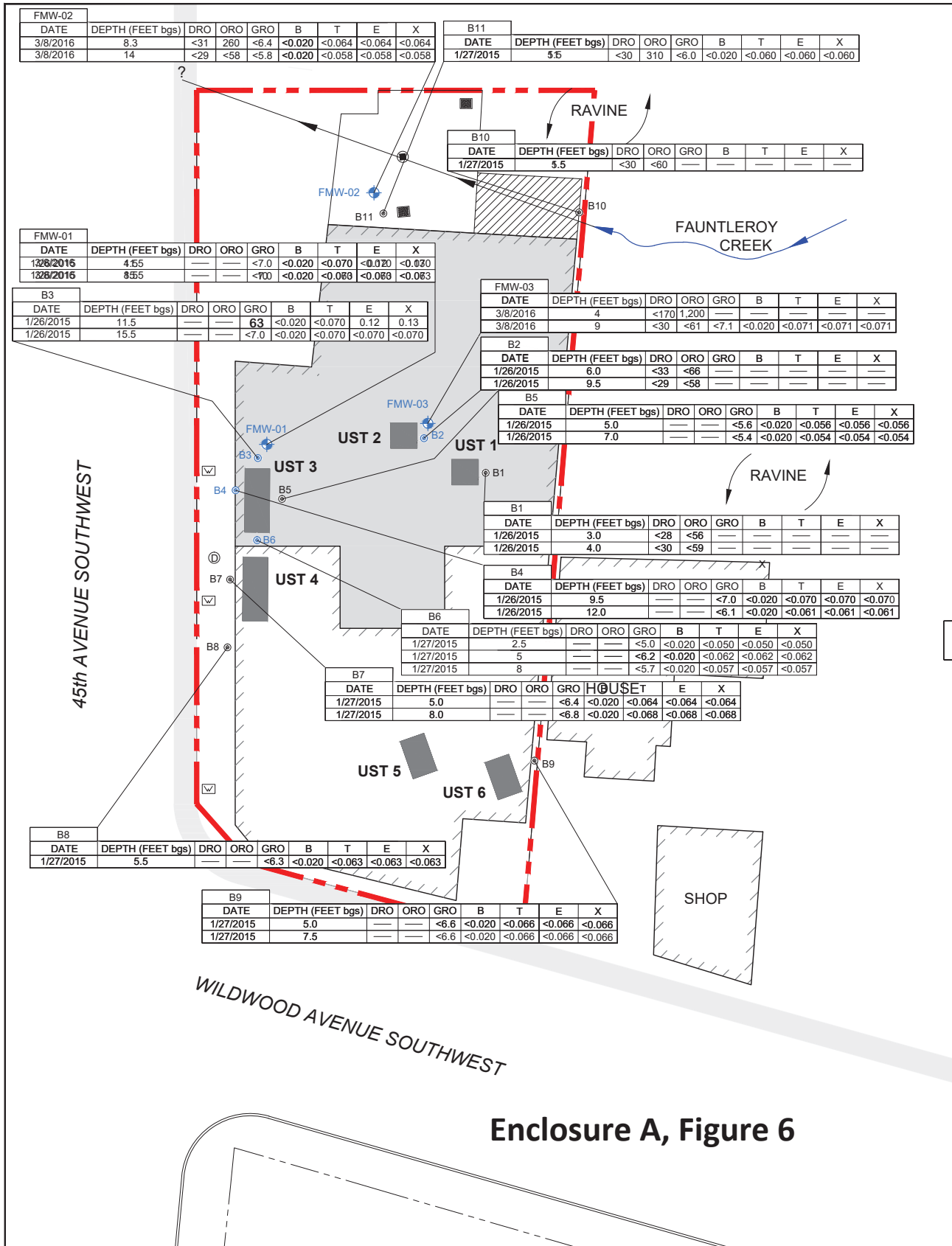
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FIGURE 6

GROUNDWATER ELEVATION CONTOUR MAP
 DECEMBER 15, 2020
 ENDOLYNE GARDEN APARTMENTS
 9212 45TH AVENUE SOUTHWEST
 SEATTLE, WASHINGTON
 FARALLON PN: 1295-001



Enclosure A, Figure 6

LEGEND

- PROPERTY BOUNDARY
- BUILDING FOOTPRINT
- BORING LOCATION WITH RECONNAISSANCE GROUNDWATER SAMPLE
- ⊕ SOIL BORING LOCATION
- ⊕ MONITORING WELL
- CATCH BASIN
- MANHOLE
- WATER METER
- FORMER UNDERGROUND STORAGE TANK
- DRAIN
- PARKING GARAGE

ALL SOIL ANALYTICAL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)

DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
 ORO = TPH AS OIL-RANGE ORGANICS
 GRO = TPH AS GASOLINE-RANGE ORGANICS
 B = BENZENE
 T = TOLUENE
 E = ETHYLBENZENE
 X = XYLENES
 bgs = BELOW GROUND SURFACE

< = ANALYTE NOT DETECTED AT OR ABOVE THE LABORATORY PRACTICAL QUANTITATION LIMIT
 --- = NOT ANALYZED
BOLD = INDICATES CONCENTRATION EXCEEDS MODEL TOXICS CONTROL ACT METHOD A CLEANUP LEVEL

ALL LOCATIONS ARE APPROXIMATE

SCALE IN FEET

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Bend | Baker City

California
Oakland | Sacramento | Irvine

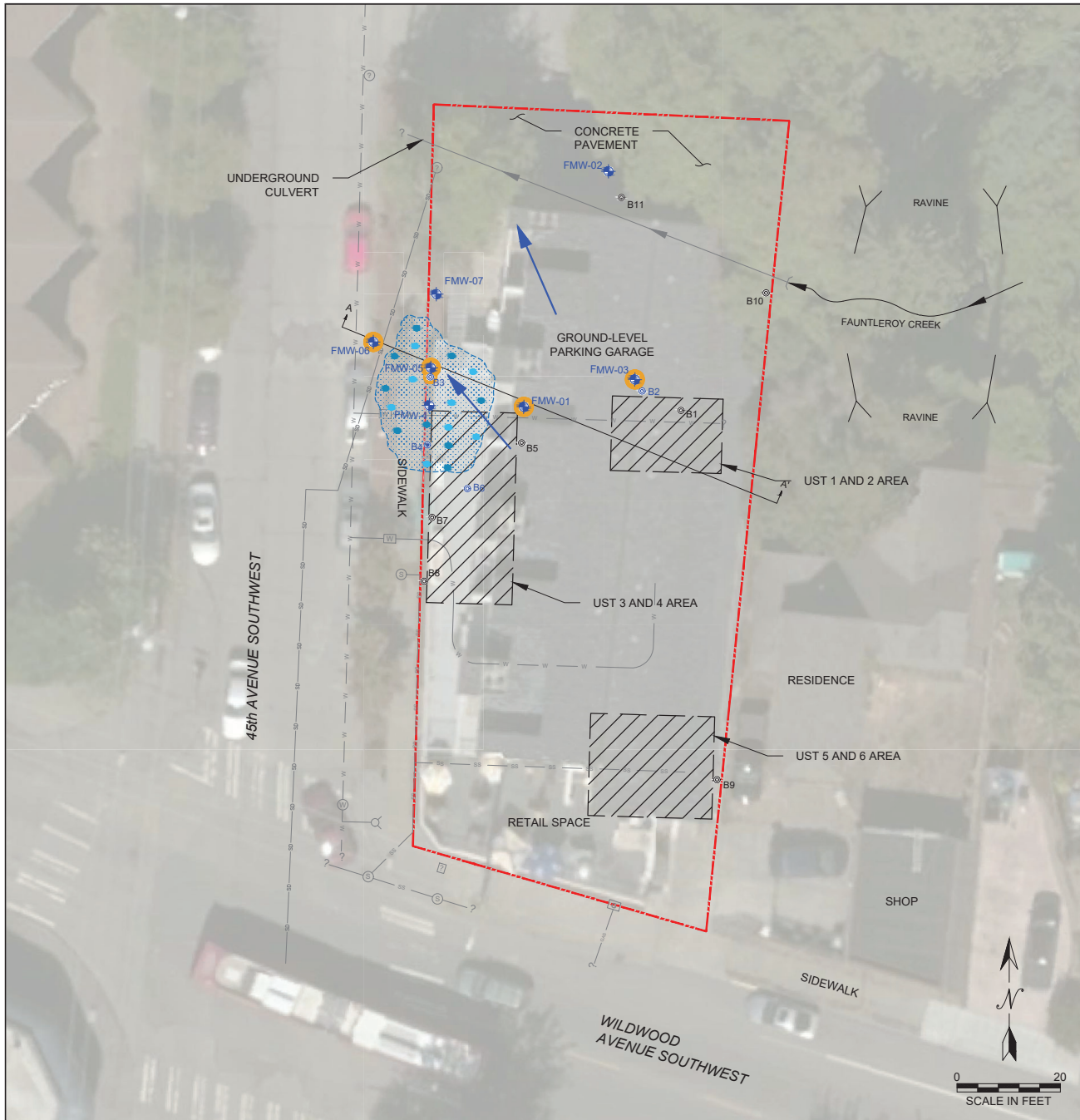
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FIGURE 3

PETROLEUM CONCENTRATIONS IN SOIL SAMPLES
 ENDOLYNE GARDEN APARTMENTS
 9212 45TH AVENUE SOUTHWEST
 SEATTLE, WASHINGTON

FARALLON PN: 1295-001

Drawn By: DJR Checked By: EB Date: 4/28/2016 Disk Reference: 1295-001.dwg



LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- WATER LINE
- SANITARY SEWER
- STORM DRAIN
- GAS LINE
- UTILITY LOCATION UNKNOWN
- WATER METER
- GAS METER
- HYDRANT
- WATER MANHOLE
- SANITARY SEWER MANHOLE
- UNKNOWN UTILITY VAULT OR MANHOLE
- FORMER UNDERGROUND STORAGE TANK (UST)
- SLOPE ASPECT INDICATOR WITH "V" OPENING IN UPHILL DIRECTION
- CROSS SECTION INDICATOR AND ORIENTATION
- APPROXIMATE GROUNDWATER FLOW DIRECTION JANUARY 2023

- FMW-1** MONITORING WELL LOCATION
- B3** BORING LOCATION WITH RECONNAISSANCE GROUNDWATER SAMPLE
- B1** SOIL BORING LOCATION
- JULY 2018 CHEMICAL OXIDANT INJECTION POINT
- AUGUST 2018 CHEMICAL OXIDANT INJECTION POINT
- 2018 CHEMICAL OXIDANT TREATMENT AREA
- INDICATES ONE OR MORE DETECTIONS OF DRO, ORO, GRO, BENZENE, ETHYLBENZENE, TOLUENE, OR TOTAL XYLENES IN SOIL SAMPLE, BELOW CLEANUP LEVELS

EMPIRICAL DEMONSTRATION CONFIRMS PROTECTION OF GROUNDWATER

ALL SOIL ANALYTICAL RESULTS ARE LESS THAN MTCA METHOD B CLEANUP LEVELS FOR DIRECT CONTACT

Enclosure A, Figure 7

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FIGURE 8

PLAN VIEW PROPERTY REPRESENTATION WITH SUMMARY SOIL ANALYTICAL RESULTS AND LINE OF CROSS SECTION

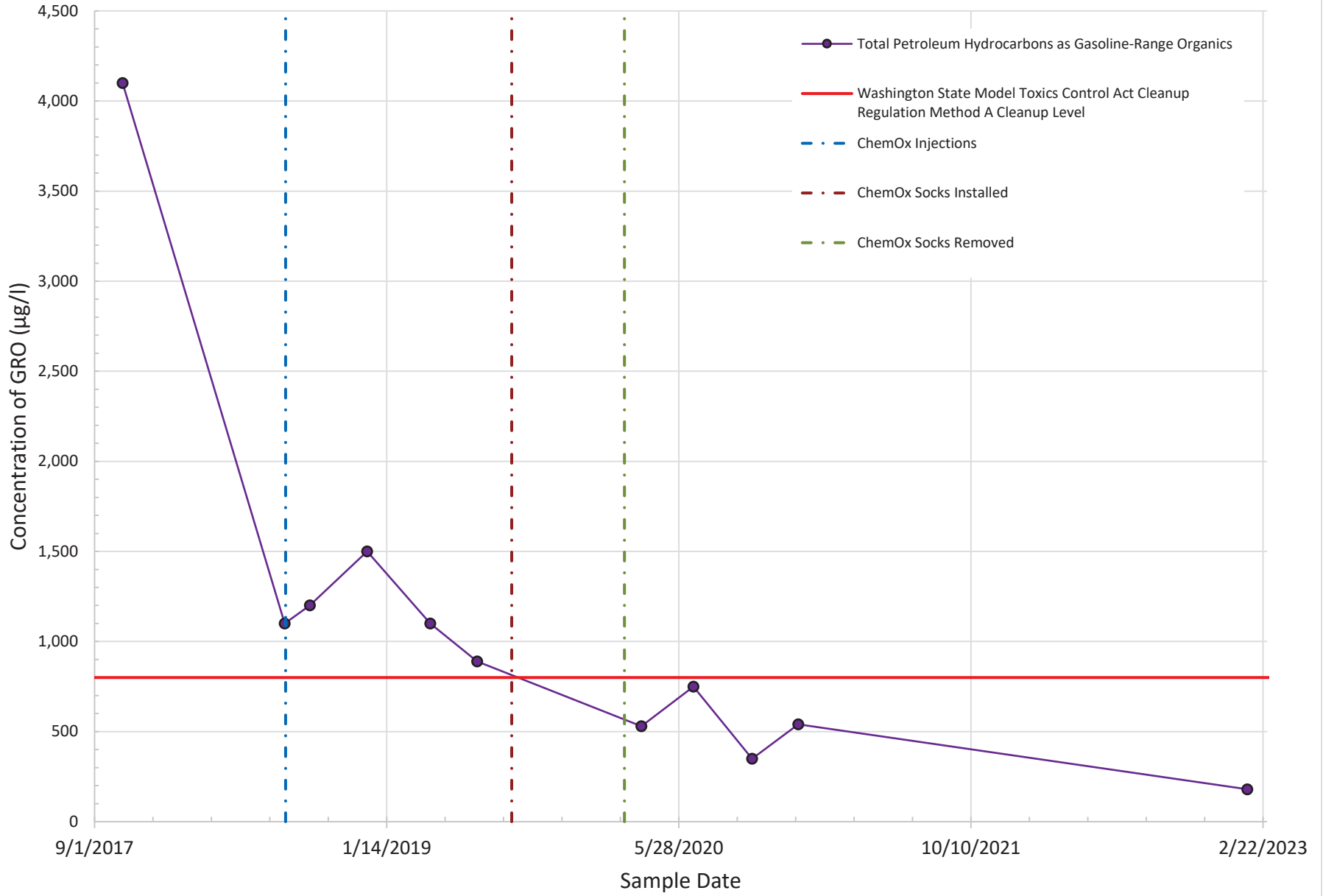
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FARALLON PN: 1295-001

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FMW-05 Time Series of GRO Concentrations in Groundwater



Enclosure A, Figure 8

Enclosure B

Basis for the Opinion: List of Documents

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1. GeoTech Consultants (GeoTech), *Removal of Underground Storage Tanks, 14-Unit Apartment Building, 9212 45th Avenue SW, Permit No. 645073, Seattle, WA, September 5, 1989.*
2. GeoTech, *Closure Report: Underground Storage Tanks, 14-Unit Apartment Building, 9212-45th Avenue SW, Seattle, WA, December 5, 1989.*
3. Terracon, *Phase I Environmental Site Assessment Report, Endolyne Garden, 9212 and 9214 45th Avenue SW, King County Parcel No. 234670-0000, Seattle, King County, WA, December 9, 2013.*
4. Department of Ecology (Ecology), *Opinion on Proposed Remedial Action, 45th Avenue SW Apartments, VCP NW2809, March 11, 2014.*
5. Farallon Consulting, L.L.C. (Farallon), *Scope of Work Limited Soil Investigation, Endolyne Garden Apartments, July 21, 2014.*
6. Ecology, *Opinion on Proposed Remedial Action, 45th Avenue SW Apartments, VCP NW2809, October 10, 2014.*
7. Farallon, *Limited Subsurface Investigation – Summary of Results, Endolyne Garden Apartments, May 1, 2015.*
8. Farallon, *Summary Work Plan, Endolyne Garden Apartments, May 19, 2015.*
9. Ecology, *Opinion on Proposed Remedial Action, 45th Avenue SW Apartments, VCP NW2809, August 18, 2015.*
10. Farallon, *Limited Subsurface Investigation – Summary of Results, Endolyne Garden Apartments, June 6, 2016.*
11. Farallon, *Monitoring Well Installation and Sampling Report, Endolyne Garden Apartments, June 11, 2021.*
12. Farallon, *Remedial Action Report, Endolyne Garden Apartments, August 19, 2021.*
13. Ecology, *Opinion on Remedial Action, 45th Avenue SW Apartments, VCP NW2809, January 20, 2022.*
14. Farallon, *Draft Groundwater Sample Results and Time Series Plot through January 26, 2023, April 7, 2023.*
15. Ecology, *VCP Technical Assistance Regarding Groundwater Monitoring, April 10, 2023.*
16. Farallon, *Remedial Action Report, Endolyne Garden Apartments, March 7, 2024.*