

From: [Winslow, Frank \(ECY\)](#)
To: ["George Iftner"](#)
Cc: [Terry Wise](#); [Paul Lymberis](#); [Kyle Johnson](#); [Matt Fidler](#)
Subject: XS0007 - Elk Plain County Shop - Ecology Feedback on CSMP
Date: Tuesday, June 25, 2024 11:12:02 AM
Attachments: [image001.png](#)

Hi George,

Ecology has reviewed the draft Contaminated Soil Management Plan (CSMP) dated June 2024. This document was found to be generally thorough and complete. Ecology offers the following clarifications:

--In addition to debris, soil staining and odors, another finding of concern, although apparently unlikely, would be the finding of tanks, drums, or other containers.

--Ecology should be promptly notified (e.g. within 48 hours) of the finding of any new environmental concerns at the Site.

Ecology is not requesting reissue of this document, but rather, the incorporation of the above feedback during the execution of this plan.

Thanks, Frank

Frank P. Winslow, LHG

WA Expedited VCP Site Manager
Department of Ecology – Toxics Cleanup Program
1250 W. Alder Street, Union Gap, WA 98903
(509) 424-0543 (cell)

Frank.Winslow@ecy.wa.gov

From: George Iftner <giftner@herrerainc.com>
Sent: Tuesday, June 18, 2024 10:43 AM
To: Winslow, Frank (ECY) <fwin461@ECY.WA.GOV>
Cc: Terry Wise <Terry@TerryWiseRE.com>; Paul Lymberis <paul.lymberis@lgihomes.com>; Heather Burgess <hburgess@dfpblaw.com>; Kyle Johnson <kjohnson@herrerainc.com>; Matt Fidler <mfidler@herrerainc.com>
Subject: 6/18/24 Documents for Ecology Review XS0007 - Former Elk Plain Roads Maintenance Shop

External Email

Hi Frank,

Attached are the following 4 documents for your review.

1. Rough draft Environmental Covenant (text only) that has been reviewed by Heather Burgess, a new member of the team. We acknowledge that there's more work to do on

this document – consider this a preview and we welcome your feedback.

2. Surveyed Contaminated Soil and Soil Cap As-built by AHBL.
3. Draft Cap Inspection Plan.
4. Draft Contaminated Soil Management Plan

(NOTE: photos of the completed cap area are pending in July – not included herein).

We look forward to your review comments.

Cheers,

George



GEORGE IFTNER

Associate Scientist, LG, CPESC

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From: George Iftner

Sent: Friday, May 31, 2024 4:10 PM

To: Winslow, Frank (ECY) <fwin461@ECY.WA.GOV>

Cc: Mitchell, Treasure (ECY) <trmi461@ECY.WA.GOV>; Terry Wise <Terry@TerryWiseRE.com>; Paul Lymberis <paul.lymberis@lgihomes.com>; Heather Burgess <hburgess@dfpblaw.com>

Subject: Expedited VCP Quarterly Progress Report for XS0007 - Former Elk Plain Roads Maintenance Shop

Hi Frank,

I'm writing to provide a quarterly progress report for the Elk Plain Site. Terry Wise is working with Pierce County on parcel segregation down to 20 acres and then down to 5 acres. We've gotten the as-built survey nailed down, planning to take photos soon, draft EC is under review on our side, and Contaminated Soils Management Plan and Cap Inspection Plan are nearly done drafting.

- Description and status of Site characterization or cleanup work (completed during past quarter or ongoing work).
 - No further site characterization or cleanup work has been done.
- A list of pending opinion requests to Ecology and expected date for next request for Ecology opinion.

- None
- Summary of dates and titles of documents submitted to Ecology for review in the last quarter.
 - Technical Memo – Interim Action for Former Elk Plain Roads Maintenance Facility, Area of Concern 14-SE and NW Berm Area (April 4, 2024).
- Type of documents and opinion requests planned for submittal to Ecology during the next quarter.
 - Draft Environmental Covenant based on Ecology template (under review by owner’s legal team) - June or July
 - Contaminated Soils Management Plan – June
 - As-built survey data for top of contaminated soils and top of clean soil cap - June
 - Cap Inspection Plan – June
 - Photos of the soil consolidation and capping area/future park at AOC 14 – June
- Any updates to the project schedule showing the previously mentioned activities and milestones.
 - No updates.
- A description of schedule delays or changes from the prior quarter and reasons for those changes.
 - None.
- Changes in key project team personnel.
 - None.
- Anticipated changes at the Site, such as property ownership, changes to potential future use, new or obsolete access restrictions, or anything that could affect the cleanup.
 - None since last quarter – LGI Homes is still the prospective buyer/developer.

As always, feel free to email or call me with questions.

Best Regards,

George



GEORGE IFTNER

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