

From: [Winslow, Frank \(ECY\)](#)
To: [Clare Tochilin](#)
Cc: [Tom Cammarata](#)
Subject: FW: Plantation Building - XN0045 - Next Steps toward NFA
Date: Friday, September 6, 2024 8:22:00 AM
Attachments: [Toxics Cleanup Program Procedure 440A Establishing Environmental Covenants under the Model Toxics Control Act.docx](#)

From: Winslow, Frank (ECY)
Sent: Friday, May 3, 2024 11:51 AM
To: Mindy Graddon <MGraddon@soundearthinc.com>; 'Diane Jacobsen' <dijacobsen246@gmail.com>
Cc: Tom Cammarata <TCammarata@soundearthinc.com>; dmullavey@comcast.net
Subject: FW: Plantation Building - XN0045 - Next Steps toward NFA

Hi Mindy and Diane,

This email is in follow up to the email the other day in which Diane was asking for greater clarity on the timeline to achieve a No Further Action (NFA) determination at this site.

Prior to issue of a NFA letter, Ecology's expectations include that the vapor intrusion pathway has been addressed for the Ballard Blossom building and recording of an Ecology-signed environmental covenant (EC). Two additional indoor air sampling rounds are evidently the pathway to close the vapor intrusion pathway for the Ballard Blossom building, presuming the results are well below cleanup levels.

Ecology could potentially prepare a NFA Likely letter following closing of the vapor intrusion pathway at the Ballard Blossom property and before recording of the EC. However, given that some time will likely be needed between indoor air sampling rounds, the recording of the EC could potentially be completed first. Ecology is waiting to hear when a proposed third indoor air sampling could be done at the Ballard Blossom property (the second round is reportedly planned for this May). One possible scenario could be issue of a NFA likely letter based on the May sampling round, with a stipulation of a third sampling round would be needed prior to NFA issue (and based on an assumed result of no vapor intrusion concerns at that property).

Therefore, there are a few potential options with respect to Ecology's preparation of an opinion letter. We would suggest with your proceeding with the drafting of the EC (boilerplate attached) and the planned May 2024 indoor air sampling, and you can assess what opinion letter will be requested at what time.

Please let me know if you would like to have a Teams call to discuss the above.

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