

**From:** [Yusuf Pehlivan](#)  
**To:** [Winslow, Frank \(ECY\)](#)  
**Cc:** [Sarah Hazani](#); [Francesca Bennett](#); [Brady Thomson](#); [Ryan Dunlap](#); [Peter Kingston](#)  
**Subject:** Quarterly Progress Report - Washington Cold Storage, Expedited VCP ID XS0012  
**Date:** Thursday, December 5, 2024 11:13:36 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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External Email

Frank,

Farallon and CREF3 Puyallup Owner LLC have been conducting cleanup activities at the Washington Cold Storage Property at 240 15<sup>th</sup> Street Southeast in Puyallup, Washington (expedited VCP ID XS0012). Please see below for a status update on the items listed in the expedited VCP guidance:

- Description and status of Site characterization or cleanup work (completed during past quarter or ongoing work).
  - Remedial injection activities were conducted in April 2024, and the first post-injection groundwater monitoring event was conducted in August 2024. Results of the first post-injection groundwater monitoring event indicated that the remedial injections have been effective in preventing downgradient migration of COCs in groundwater. Off-Property subsurface investigation activities conducted on the north-adjacent property in August 2024 also indicated that petroleum hydrocarbons and halogenated volatile organic compounds (HVOCs) are not migrating onto the north-adjoining property in groundwater and soil gas. Farallon currently is coordinating source removal excavation activities to remove petroleum- and HVOC-contaminated soil on the Property.
- A list of pending opinion requests to Ecology and expected date for next request for Ecology opinion.
  - Farallon currently is not awaiting any opinions from Ecology. Ecology issued a No Further Action Likely letter for the Property in July 2023.
- Summary of dates and titles of documents submitted to Ecology for review in the last quarter.
  - Farallon submitted an Off-Property Subsurface Investigation Summary letter to Ecology on October 15, 2024 which summarized the results of the off-Property subsurface investigation and post-injection groundwater monitoring activities conducted in August 2024.
- Type of documents and opinion requests planned for submittal to Ecology during the next quarter.
  - No documents or opinion requests are planned for submittal to Ecology during the next quarter. Farallon anticipates providing results of the second post-injection performance groundwater monitoring event conducted in November 2024 to Ecology by email during the next quarter.
- Any updates to the project schedule showing the previously mentioned activities and

milestones.

- Property redevelopment activities are currently on hold. Remaining portions of the cleanup action, such as source removal excavation activities are anticipated to be conducted in late December 2024 or early 2025 pending issuance of a grading permit by the City of Puyallup.
- A description of schedule delays or changes from the prior quarter and reasons for those changes.
  - Development activities have been delayed due current market conditions. Remedial injections were conducted in April 2024, and remaining components of the cleanup action likely will be conducted in advance of Property redevelopment.
- Changes in key project team personnel.
  - There have been no changes to key project team personnel.
- 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.
  - There are no anticipated changes to the Property that would affect the planned cleanup action.

Farallon will submit the next quarterly progress report by March 10, 2025. Feel free to reach out if you have any questions.

Thank you



Yusuf Pehlivan, L.G.

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