State of Washington
POLLUTION LIABILITY INSURANCE AGENCY
PO Box 40930 • Olympia, Washington 98504-0930
(360) 407-0520 • (800) 822-3905
www.plia.wa.gov

April 21, 2025

Stuart Faris
RW Phinney Property, LLC
14360 Southwest Walton Street
Beaverton, OR 97006

Re: No Further Action with Environmental Covenant for the Following Site:

- **Facility/Site Name:** The Auto Technician
- **Facility/Site Address:** 7418 Greenwood Avenue North, Seattle, 98103
- **Facility Site ID:** 49454698
- **Cleanup Site ID:** 17029
- **Technical Assistance Program No.:** P-NW2831

Dear Stuart Faris:

The Washington State Pollution Liability Insurance Agency (PLIA) received your request for an opinion on the independent cleanup located at 7418 Greenwood Avenue North, Seattle, 98103 (Site). This letter provides PLIA's opinion made under the authority of Chapter 70A.330 RCW and Chapter 374-80 WAC. PLIA appreciates your initiative in pursuing this administrative option for cleaning up a contaminated site under the Model Toxics Control Act (MTCA), Chapter 70A.305 RCW.

Opinion on Cleanup

PLIA has determined that **no further remedial action is necessary** to cleanup petroleum contamination at the Site. The Site has ongoing institutional control and monitoring requirements to remain in compliance with MTCA. These requirements are listed in this letter.

This opinion is based on the remedial action meeting the substantive requirements of MTCA, Chapter 70A.305 RCW, and its implementing

regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). Our analysis is provided below.

Description of the Site

This opinion applies only to the petroleum release at the Site located at 7418 Greenwood Avenue North, Seattle, WA 98103 and includes King County tax parcel 270810-0005 and portions of the south-adjacent unnamed alley. This opinion does not apply to any other hazardous substance release(s) that may affect the Property (parcel).

The Site is defined by the nature and extent of contamination associated with the following release(s):

- Total petroleum hydrocarbons (TPH) as gasoline-range organics (GRO); and benzene, toluene, ethylbenzene, and xylenes (BTEX) into the soil.
- TPH into the air.

Basis of the Opinion

This opinion is based on the information contained in the following documents:

1. *Soil Gas Assessment Summary Report Greenwood Avenue Property*. Prepared by Farallon Consulting LLC. October 23, 2024.
2. *Remedial Investigation and Feasibility Study Report.* Prepared by Farallon Consulting LLC. May 8, 2024
3. *Phase I & II Environmental Site Assessment*. Prepared by Whitman Environmental Sciences. March 17, 2017.

These reports are available for download at: **The Auto Technician Public Files**

Documents submitted to PLIA are subject to the Public Records Act (Chapter 42.56 RCW). To make a request for public records, please email **pliamail@plia.wa.gov**.

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

Establishment of Cleanup Standards and Points of Compliance

The cleanup levels (CULs) for the Site will be established in accordance with WAC 173-340-700(5) and WAC 173-340-700(6).

The points of compliance (POCs) for the Site will be established in accordance with WAC 173-340-720(8) for groundwater, WAC 173-340-740(6) for soil, and WAC 173-340-750(6) for air.

Analysis of the Cleanup

PLIA has concluded that **no further remedial action** is necessary at the Site. Our conclusion is based on the following analysis:

Cleanup of the Site:

Operations on the Site from the 1930s to 2017 reportedly included use as a fueling and service station as well as an auto repair facility. Site soil sample data collected in 2017 demonstrate that a release from the former petroleum underground storage tank (UST) system exceeded the levels allowable under MTCA. This opinion only addresses the contaminants of concern (COCs) as detailed in the *Description of the Site* section of this letter. The Site history is detailed in the documents cited above.

PLIA has determined that the cleanup actions performed meet cleanup standards established for the Site. The following cleanup actions have been performed at the Site:

i. Soil:

- The areal and vertical extent of petroleum contaminated soil (PCS) remaining at the Site is shown on Figures 2. It has been adequately demonstrated that removal and/or treatment of PCS is not technically feasible or practicable.
- Institutional and engineering controls will limit direct contact with residual PCS and soil leaching to groundwater at the Site. An impervious surface is in place over the remaining PCS with concentrations of COCs exceeding CULs.
    - Environmental Covenant: The impacted area, and any necessary safety protocols to address concerns with the soil direct contact exposure pathway, are detailed in Environmental Covenant No. 20250415000555 dated April 15, 2025 with King County.

- Engineering Controls: An impervious surface cap consisting of asphalt and concrete are placed over the remaining PCS to mitigate the risk from the soil direct contact and soil leaching to groundwater exposure pathways.
- Inspection: Annual inspection of engineering controls as outlined in the PLIA-approved Site Inspection Form (Enclosure B) is required to evaluate compliance with the institutional controls in the Environmental Covenant.

Result: **The data indicate the soil direct contact and soil leaching to groundwater exposure pathways are adequately mitigated at the Site.** The remedial actions and institutional and engineering controls effectively limit the potential for soil with concentrations of COCs exceeding CULs to come into contact with humans or ecological receptors or leach into groundwater.

ii. Groundwater:

- Groundwater was not encountered at the maximum depth explored of 90’ below ground surface (bgs).

Result: The data indicate the groundwater exposure pathway is incomplete at this Site. This means that, based on current data, petroleum contamination has not impacted groundwater. The institutional and engineering controls effectively limit the potential for precipitation infiltration and leaching of contamination to groundwater.

iii. Air (Soil or Groundwater to Vapor):

- PCS remains on-Site within the lateral inclusion zone and vertical separation distance of on-Site buildings, and the building on the southern-adjacent property.
- COC concentrations in soil gas samples collected from the property-adjacent unnamed alley were less than the Method B screening levels. Concentrations of COCs in soil gas samples collected from the property exceeded Method B screening levels; however, they were less than the commercial worker screening levels.
- Institutional and engineering controls will limit the risk of exposure to petroleum vapor intrusion in the on-Site building. A concrete slab floor in the Site building contains the remaining PCS. Additionally, as part of planned building renovations, a

contaminant-resistant vapor barrier will be installed on existing foundations.

- Environmental Covenant: The impacted area, and any necessary safety protocols to address concerns with the air/vapor exposure pathway are detailed in Environmental Covenant No. 20250415000555 dated April 15, 2025 with King County.
- Inspections: Annual inspection of engineering controls as outlined in the PLIA-approved Site Inspection Form (Enclosure B) is required to evaluate compliance with the institutional controls in the Environmental Covenant.

Result: The data indicate the vapor intrusion exposure pathway is adequately mitigated at this Site. The remedial action and institutional and engineering controls effectively limit the potential for PCS to give off harmful vapors that could enter nearby commercial or residential structures.

iv. Surface Water:

- Not applicable for the Site. The nearest surface water, Green Lake, is approximately 2,800' to the southeast of the Site.

Result: The surface water exposure pathway is incomplete at this Site. This means that, based on current data, petroleum contamination has not impacted surface water.

Post-Cleanup Controls and Monitoring

Post-cleanup controls and monitoring are remedial actions performed after the cleanup to maintain compliance with cleanup standards. **The opinion presented in this opinion letter is dependent on the continued performance and effectiveness of the following**:

1. Compliance with Institutional Controls:

Institutional controls prohibit or limit activities that may interfere with the integrity of engineered controls or result in exposure to hazardous substances. The following institutional controls are necessary at the Site:

- No digging or drilling in the location of soil restrictions.
- No construction of buildings or other enclosed structures without

approval from PLIA.
- Inspection of engineering controls as outlined in the Compliance Monitoring and Contingency Plan (CMCP) (Enclosure C) and the PLIA-approved Site Inspection Form (Enclosure B).
- Conduct monitoring as outlined in the CMCP (Enclosure C). At PLIA's determination, Enclosure C may be amended pending the results of periodic reviews. PLIA will inform the Property owner of any changes to the CMCP.

To implement the controls, an Environmental Covenant No. 20250415000555 dated April 15, 2025 with King County was recorded on the following parcel(s) of real property at the Site:

- King tax parcel 270810-0005

2. Ongoing Operation & Maintenance:

Engineered controls prevent or limit movement of, or exposure to, hazardous substances. The following engineered control is necessary at the Property:

- Engineering controls in the form of a concrete cap are in place over the remaining PCS at the Site.
  - Periodic inspections to ensure the integrity of the concrete cap that contains the residual PCS and vapors at this Site as part of the cleanup action.
  - If changes to the concrete cap that may expose the subsurface are observed during inspection, repairs will be completed and documented in accordance with the CMCP.

3. Conducting Compliance Monitoring & Contingency Plan:

Compliance monitoring is necessary at the Site to confirm the long-term effectiveness of the cleanup action. PLIA will use the monitoring data for periodic reviews of post-cleanup conditions.

PLIA has approved the CMCP as detailed in the Compliance Monitoring Plan prepared by Farallon Consulting. Enclosure C also contains Compliance Monitoring Frequency Table(s) for any applicable exposure pathway at the Site.

4. Contingency Plan:

Periodic monitoring of the concrete cap will be conducted if any of the following are observed: cracking or ruts, intersecting cracks, spalling of surface, buckling, vegetation in cracks, erosion damage, and excessive or uneven settlement. The feature will be noted in the appropriate periodic monitoring form, and the area with the observed feature will be regarded as deterioration potentially requiring maintenance. The Property owner or designee may conduct the inspections. If a breach in the integrity of the concrete cap is identified PLIA must be notified and repairs promptly initiated.

PLEASE NOTE: If a contingency action becomes necessary, under the provisions specified in the CMCP, PLIA may rescind the NFA determination pending results of such actions taken at the Site.

Reporting and Record Keeping

All records associated with monitoring, inspections, and repairs, etc. associated with this Operation and Maintenance (O&M) Program under these institutional controls must be sent to PLIA according to the timelines established in the CMCP. The CMCP is available for viewing on PLIA's website at **www.plia.wa.gov** or upon request.

Periodic Review of Environmental Covenant

PLIA will conduct periodic reviews of post-cleanup conditions at the Site to ensure the environmental covenant has been recorded and the conditions are being followed and continue to be effective in accordance with RCW 70A.330.040(14). If PLIA determines that the environmental conditions are not being met, then we will withdraw any No Further Action determination made at this Site.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Under MTCA, liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release(s) of hazardous substances at the Site. This opinion **does not:**

- Change the boundaries of the Site.

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

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with the Office of the Attorney General and the Department of Ecology (Ecology) under RCW 70A.305.040(4).

2. 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 whether the action you performed is equivalent. Courts make that determination (RCW 70A.305.080 and WAC 173-340-545).

3. State is immune from liability.

The state, PLIA, 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.

Continuation of Technical Assistance Program Agreement

This opinion sets forth the work that must continue to be submitted to PLIA to meet the requirements of the NFA opinion. Enrollment in the TAP does not expire with the issuance of this opinion.

Contact Information

Thank you for choosing to clean up your Site under the PLIA Technical Assistance Program (TAP). If you have any questions about this opinion, please contact me by phone at 1-800-822-3905, or by email at **pliamail@plia.wa.gov**.

Sincerely,

Signed by:
Willa Chambers
D637ED55FE324AF...
Willa Chambers
Hydrogeologist

DocuSigned by:
Amanda H. Meuginot
D50D816A31E34C8...
Amanda Meuginot, L.G.
Hydrogeologist

Enclosure A: Figure 1: Site Vicinity Map
Figure 2: Property Map and Extent of Petroleum Contaminated Soil
Enclosure B: Site Inspection Form
Enclosure C: Compliance Monitoring and Contingency Plan

cc: Greg Peters, Farallon Consulting, LLC (by email)
Branislav Jurista, Farallon Consulting, LLC (by email)

Enclosure A:

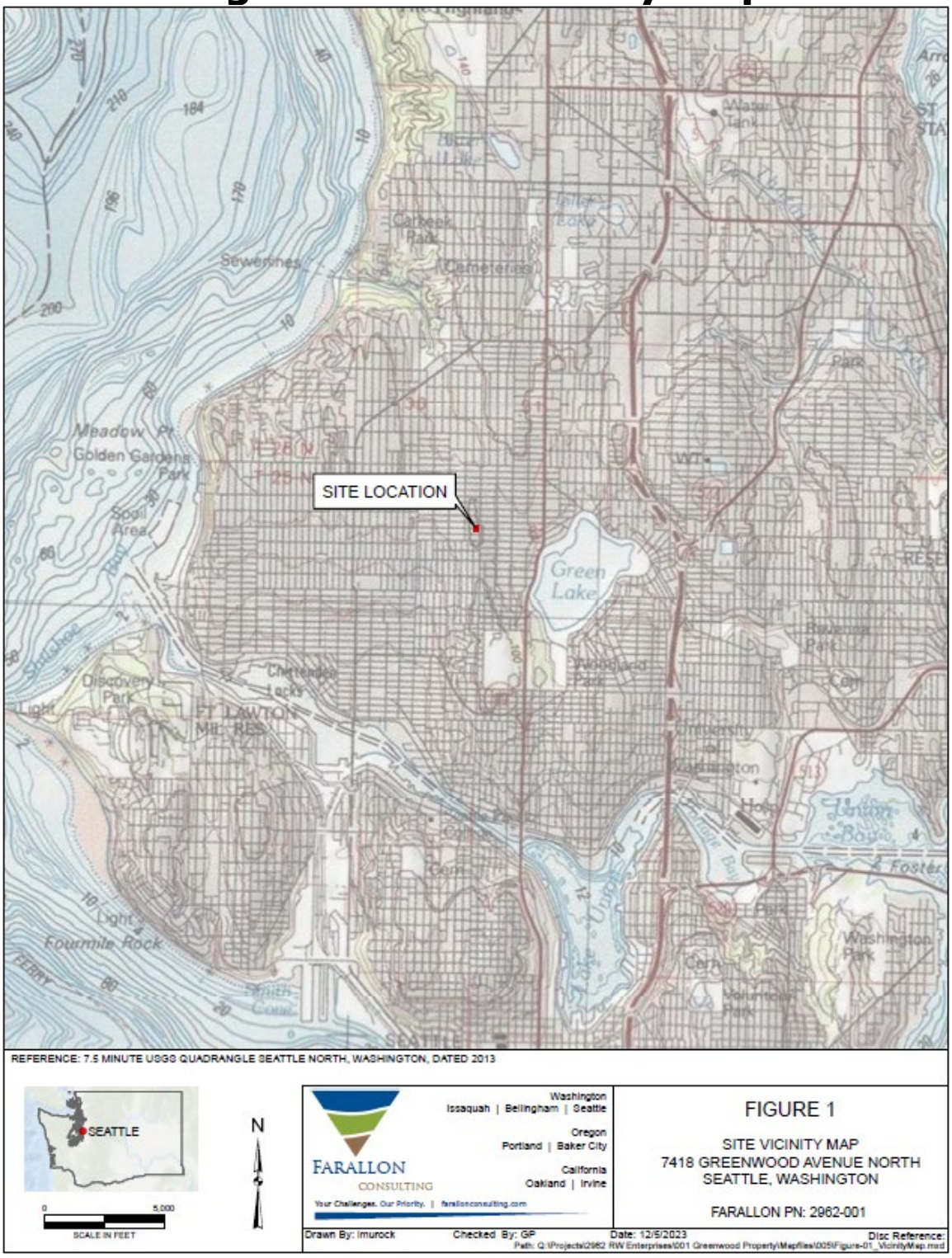
TAP Project No. P-NW2831
7418 Greenwood Avenue North, Seattle, WA (98103)

Legal Description:
Lots 1, 2 and 3, Block 1, Garland's First Addition to the City of Seattle, according to the plat thereof recorded in Volume 15 of Plats, page 42, in King County, Washington;

Except the West 10 feet of Said Lot 1, condemned in King County Superior Court Cause No. 65489 for widening of Greenwood Avenue, as provided for in Ordinance No. 19334 of the City of Seattle.

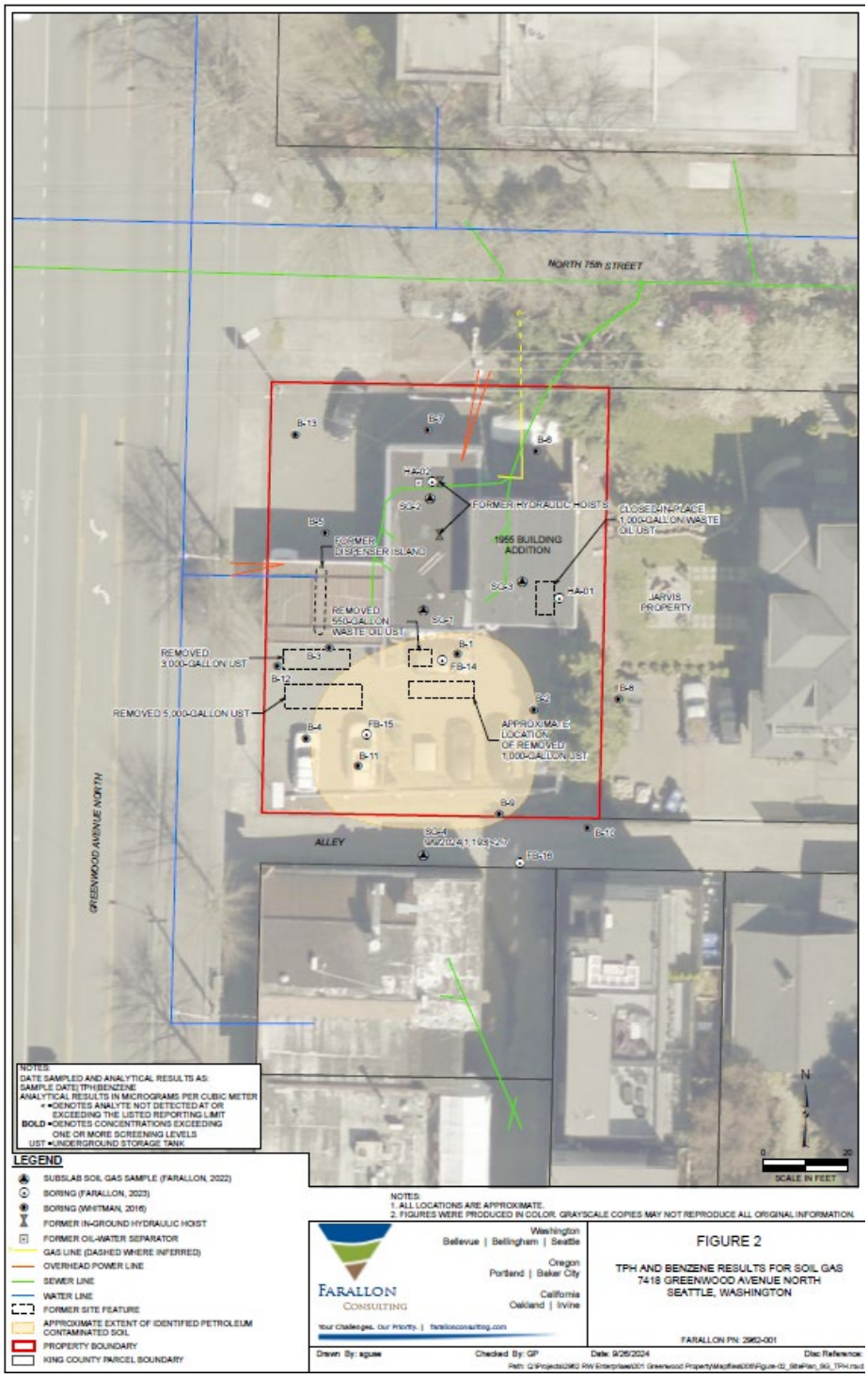
Situated in the County of King, State of Washington.

Figure 1: Site Vicinity Map



Source: *Soil Gas Assessment Summary Report Greenwood Avenue Property*. Prepared by Farallon Consulting LLC. October 23, 2024.

Figure 2: Property Map and Extent of Petroleum Contaminated Soil



Source: *Soil Gas Assessment Summary Report,* Farallon Consulting LLC., October 23, 2024.

Enclosure B:
Site Inspection Form

Site Inspection Form

Site name:		**Date:**	
Address:		**Time in:**	**Time out:**
F/S ID:	**TAP ID:**	**Weather:**	

Institutional/Engineering Controls
(Check all that apply):

- ☐ Site access controls
- ☐ Surface cover/containment
- ☐ Groundwater monitoring
- ☐ Soil vapor monitoring
- ☐ Indoor air monitoring
- ☐ Groundwater extraction and treatment
- ☐ Other treatment system:

Site Access Controls

☐ Applicable ☐ N/A

Fencing damaged

☐ Gates secured ☐ N/A

Comments:

Signs and other security measures

☐ Required signage present ☐ N/A

Comments:

Surface Cover/Containment

☐ Applicable ☐ N/A

Surface Cover Type: (check all that apply)

- ☐ Hard Cover (e.g. concrete, asphalt, indoor)
- ☐ Gravel/soil
- ☐ Landscaping

Settlement

☐ Settlement observed (indicate location on map, provide details below) ☐ Settlement not evident

Areal extent:

Depth:

Comments:

Cracks

☐ Cracks observed (indicate location on map, provide details below)

☐ Cracks not evident

Areal Extent:

Depth:

Comments:

Erosion

☐ Erosion observed (indicate location on map, provide details below)

☐ Erosion not evident

Areal extent:

Depth:

Comments:

Holes

☐ Holes observed (indicate location on map, provide details below)

☐ Holes not evident

Areal extent:

Depth:

Comments:

Distressed vegetation

☐ Distressed vegetation observed (indicate location on map, provide details below)

☐ Distressed vegetation not evident

Areal extent:

Comments:

Surface disruption

☐ Surface disruption observed (indicate location on map, provide details below)

☐ Surface disruption not evident

Areal extent:

Comments:

Groundwater Monitoring Wells

☐ Applicable ☐ N/A

Monitoring well condition (check all that apply):

☐ All required wells located
☐ Ponded water observed in/around monument(s)
☐ Monument(s) in good condition (e.g. no evidence of damage)
☐ Monument(s) properly secured/locked
☐ Well cap(s) present with locks
☐ Well cap(s) provide good seal
☐ Well casing(s) in good condition
☐ Well ID tag(s) present (record well ID numbers)

Comments:

Soil Vapor Probes

☐ Applicable ☐ N/A

Soil vapor probe condition (check all that apply):

☐ All required probes located
☐ Ponded water observed in/around monument(s)
☐ Monument(s) in good condition (e.g. no evidence of damage)
☐ Monument(s) properly secured/locked

Comments:

Enclosure C:

Compliance Monitoring and Contingency Plan

FARALLON CONSULTING

Draft—Issued for Client Review

June 4, 2024

Amanda Meugniot
Washington State Pollution Liability Insurance Agency
500 Columbia St. NW, Suite #103
Olympia, Washington 98501

RE: COMPLIANCE MONITORING PLAN
GREENWOOD AVENUE PROPERTY
7418 GREENWOOD AVENUE NORTH
SEATTLE, WASHINGTON
FARALLON PN: 2962-001

Dear Amanda Meugniot:

Farallon Consulting, L.L.C. (Farallon) has prepared this Compliance Monitoring Plan on behalf of RW Phinney Property LLC to provide procedures for compliance monitoring of the cap and vapor intrusion vapor barrier at the portion of the property at 7418 Greenwood Avenue North in Seattle, Washington (herein referred to as the Property) (Figure 1).

The Site, as defined under Washington State Model Toxics Control Act Cleanup Regulation (MTCA) and its implementing regulations in Chapter 173-340 of the Washington Administrative Code, comprises the area where hazardous substances have come to be located at concentrations exceeding applicable cleanup levels. Based on the results from the remedial investigation work completed by Farallon, the Site, as it is referenced herein, consists of the portions of the Property and adjacent alley to the south. The Site is identified by the Washington State Department of Ecology (Ecology) as The Auto Technician Inc, Facility Site ID 49454698 and Cleanup Site ID 17029.

A Remedial Investigation and Feasibility Study Report[1] was prepared for the Site in 2024 to document the previous environmental investigations conducted on the Site by Farallon and others and to evaluate cleanup action alternatives to facilitate the selection of a preferred cleanup action for the Site. Based on Site-specific conditions, the selected cleanup alternative for the Site includes engineered and institutional controls to mitigate exposure to contaminants of concerns (COCs) in soil and soil vapor to potential receptors. A contaminant-resistant vapor barrier was installed in the existing building foundation as a

[1] Farallon. 2024. *Remedial Investigation and Feasibility Study Report, Greenwood Avenue Property, 7418 Greenwood Avenue North, Seattle, Washington.* May 8.

part of the Property building renovations and will be required for future buildings to act as an engineered control to prevent vapor migration to indoor air. A surface cap of an impermeable material (i.e., asphalt or concrete) currently exists across the entire Site and will be maintained at the affected portion of the Property to limit direct contact with impacted soil. Institutional controls include an environmental covenant to be recorded on the Property deed referencing the location of the contaminated soil, provisions for installation and/or maintenance of the vapor barrier, and surface cap inspections and maintenance (Figure 2).

Periodic monitoring and maintenance of the cap will be required to confirm that the direct contact pathway for the residual contaminated soil in the easement remains incomplete. The scope of work and methodology for the periodic monitoring and maintenance of the cap are described below.

PERIODIC MONITORING OF THE CAP AND VAPOR BARRIER

To ensure the integrity of the Site surface capping system that consists of impervious asphalt and concrete paved surfaces, periodic inspection of asphalt paved parking lot in the southern portion of the Property and the concrete portion of the alleyway south of the Property will be conducted. In addition, Site building floor will be inspected to assure the integrity of the floor and vapor barrier.

MONITORING FREQUENCY

Monitoring will be conducted annually, beginning approximately one year after recording of the environmental covenant, for at least 5 years. Monitoring will continue on an annual basis until the first 5-year periodic review by Ecology, which is anticipated to be in 2029. Five monitoring events will be completed before the first 5-year periodic review.

REPORTING

A 5-Year Periodic Monitoring Report will be submitted to the Pollution Liability Insurance Agency (PLIA) prior to the 5-year periodic review. Following the 5-year periodic review, periodic monitoring will continue annually unless written approval of a reduction in frequency is received from PLIA. Inspections will be conducted by a qualified professional.

MONITORING PROCEDURES

The monitoring of the cap will consist of an inspection conducted via a walking survey of the parking lot and alleyway along the southern portion of the Site where COCs exceeded MTCA Method A cleanup levels in soil. The monitoring will be documented on the Periodic

Monitoring Form provided in Attachment A. If any of the following features are present, that feature will be noted on the Periodic Monitoring Form and in photographs:

- Cracking or ruts;
- Intersecting cracks;
- Spalling of surface;
- Buckling;
- Vegetation in cracks;
- Erosion damage; and
- Excessive or uneven settlement.

The Periodic Monitoring Form may include sketches and photographs to further document the inspection and will include a summary of repairs recommended and implemented.

Areas with numerous intersecting cracks, alligatored areas, or buckling will be regarded as deterioration requiring maintenance. Cracks will be repaired and conform to current Washington State Department of Transportation Standard Specifications 5-03.3. Alligatored areas greater than 100 square feet will be removed and replaced with 3 inches of new asphalt; areas smaller than 100 square feet may be repaired as cracks. Buckling of the asphalt cap with cracks will be regarded as requiring maintenance and that section of asphalt will be removed and replaced.

If a breach in the integrity of the asphalt cap is identified, the Property owner will notify PLIA and promptly initiate repairs. Repairs will be implemented by personnel and/or subcontractor(s) qualified to make the repairs.

Similar to monitoring of the cap, monitoring of the vapor barrier will include a walking survey of the building foundation for the evidence of excessive cracks, spalling of surface, and damage. If any of such features are present, that feature will be noted on the Periodic Monitoring Form and in photographs, and the repairs will be recommended and implemented after receiving approval from PLIA.

CLOSING

Farallon appreciates the opportunity to provide environmental consulting services for this project. Please contact either of the undersigned at (425) 295-0800 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.

Greg Peters Associate Scientist	Brani Jurista, L.G., P.G. Principal Geologist

Attachments: Figure 1, *Site Vicinity Map*
Figure 2*, Property Plan*
Attachment A, Periodic Monitoring Form

GP/BJ:cm

LIMITATIONS

The conclusions contained in this report/assessment are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location. The conclusions contained herein are subject to the following inherent limitations:

- Accuracy of Information. Farallon reviewed certain information used in this report/assessment from sources that were believed to be reliable. Farallon's conclusions, opinions, and recommendations are based in part on such information. Farallon's services did not include verification of its accuracy. Should the information upon which Farallon relied prove to be inaccurate, Farallon may revise its conclusions, opinions, and/or recommendations.
- Reconnaissance and/or Characterization. Farallon performed a reconnaissance and/or characterization of the Site that is the subject of this report/assessment to document current conditions. Farallon focused on areas deemed more likely to exhibit hazardous materials conditions. Contamination may exist in other areas of the Site that were not investigated or were inaccessible. Site activities beyond Farallon's control could change at any time after the completion of this report/assessment.

Farallon does not guarantee that the Site is free of hazardous or potentially hazardous substances or conditions, or that latent or undiscovered conditions will not become evident in the future. Farallon's observations, findings, and opinions are as of the date of the report.

This report/assessment has been prepared in accordance with the contract for services between Farallon and RW Phinney Property LLC. No other warranties, representations, or certifications are made.

FIGURES

COMPLIANCE MONITORING PLAN
GREENWOOD AVENUE PROPERTY
7418 GREENWOOD AVENUE NORTH
SEATTLE, WASHINGTON

FARALLON PN: 2962-001

REFERENCE: 7.5 MINUTE USGS QUADRANGLE SEATTLE NORTH, WASHINGTON, DATED 2013

0 5,000
SCALE IN FEET

N

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Oregon
Portland | Baker City

California
Oakland | Irvine

FIGURE 1

SITE VICINITY MAP
7418 GREENWOOD AVENUE NORTH
SEATTLE, WASHINGTON

FARALLON PN: 2962-001

Drawn By: lmurock | Checked By: GP | Date: 12/5/2023 | Disc Reference:

Path: Q:\Projects\2962 RW Enterprises\001 Greenwood Property\Mapfiles\005\Figure-01_VicinityMap.mxd

LEGEND

- SUBSLAB SOIL GAS SAMPLE (FARALLON, 2022)
- BORING (FARALLON, 2023)
- BORING (WHITMAN, 2016)
- FORMER IN-GROUND HYDRAULIC HOIST
- FORMER OIL-WATER SEPARATOR
- GAS LINE (DASHED WHERE INFERRED)
- OVERHEAD POWER LINE
- SEWER LINE
- WATER LINE
- VAPOR BARRIER EXTENT
- FORMER SITE FEATURE
- PETROLEUM CONTAMINATION/SURFACE CAP MAINTENANCE EXTENT AND EXISTING VAPOR BARRIER EXTENT
- PROPERTY BOUNDARY
- KING COUNTY PARCEL BOUNDARY

UST = UNDERGROUND STORAGE TANK

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

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FIGURE 2
PROPERTY PLAN

7418 GREENWOOD AVENUE NORTH
SEATTLE, WASHINGTON

FARALLON PN: 2962-001

Drawn By: aguse | Checked By: GP | Date: 5/14/2024 | Disc Reference:

Path: \\192.168.0.248\gis\Projects\2962 RW Enterprises\001 Greenwood Property\Mapfiles\006\ExhibitB_bw_2024.05.14.mxd

ATTACHMENT A
PERIODIC MONITORING FORM

COMPLIANCE MONITORING PLAN
GREENWOOD AVENUE PROPERTY
7418 GREENWOOD AVENUE NORTH
SEATTLE, WASHINGTON

FARALLON PN: 2962-001

Site Inspection Form

Site name:		**Date:**	
Address:		**Time in:**	**Time out:**
F/S ID:	**TAP ID:**	**Weather:**	

Institutional/Engineering Controls
(Check all that apply):

- ☐ Site access controls
- ☐ Surface cover/containment
- ☐ Groundwater monitoring
- ☐ Soil vapor monitoring
- ☐ Indoor air monitoring
- ☐ Groundwater extraction and treatment
- ☐ Other treatment system:

Site Access Controls

☐ Applicable ☐ N/A

Fencing damaged

☐ Gates secured ☐ N/A

Comments:

Signs and other security measures

☐ Required signage present ☐ N/A

Comments:

Surface Cover/Containment

☐ Applicable ☐ N/A

Surface Cover Type: (check all that apply)

- ☐ Hard Cover (e.g. concrete, asphalt, indoor)
- ☐ Gravel/soil
- ☐ Landscaping

Settlement

☐ Settlement observed (indicate location on map, provide details below) ☐ Settlement not evident

Areal extent:

Depth:

Comments:

Cracks

☐ Cracks observed (indicate location on map, provide details below)

☐ Cracks not evident

Areal Extent:

Depth:

Comments:

Erosion

☐ Erosion observed (indicate location on map, provide details below)

☐ Erosion not evident

Areal extent:

Depth:

Comments:

Holes

☐ Holes observed (indicate location on map, provide details below)

☐ Holes not evident

Areal extent:

Depth:

Comments:

Distressed vegetation

☐ Distressed vegetation observed (indicate location on map, provide details below)

☐ Distressed vegetation not evident

Areal extent:

Comments:

Surface disruption

☐ Surface disruption observed (indicate location on map, provide details below)

☐ Surface disruption not evident

Areal extent:

Comments:

Groundwater Monitoring Wells

☐ Applicable ☐ N/A

Monitoring well condition (check all that apply):

☐ All required wells located
☐ Ponded water observed in/around monument(s)
☐ Monument(s) in good condition (e.g. no evidence of damage)
☐ Monument(s) properly secured/locked
☐ Well cap(s) present with locks
☐ Well cap(s) provide good seal
☐ Well casing(s) in good condition
☐ Well ID tag(s) present (record well ID numbers)

Comments:

Soil Vapor Probes

☐ Applicable ☐ N/A

Soil vapor probe condition (check all that apply):

☐ All required probes located
☐ Ponded water observed in/around monument(s)
☐ Monument(s) in good condition (e.g. no evidence of damage)
☐ Monument(s) properly secured/locked

Comments: