From: Unruh, David (ECY)
To: "Nathan Schachtman"
Cc: Kristin Anderson; Geoff Lakman; Maddie Steenis
Subject: RE: NW3395 - Former Panda Dry Cleaners
Date: Friday, October 17, 2025 8:42:00 AM

Hi Nathan,

Great, thank you. Please feel free to collect the indoor air sample as your schedule allows. If possible, we recommend you collect the indoor air sample during a period of falling barometric pressure. We understand this may not be feasible given constraints around scheduling field staff and business operations.

Again, thank you for your understanding and willingness to complete VI evaluation per the guidance.

Best,
David

David Unruh, LHG (he/him) | Department of Ecology | Northwest Region Office | Toxics Cleanup Program | Acting VCP Coordinator, Cleanup Project Manager
Cell: 206.459.6287 | Fax: 206.366.7810 | david.unruh@ecy.wa.gov
PO Box 330316, Shoreline, WA, 98133-9716

From: Nathan Schachtman <Nathan.Schachtman@floydsnider.com>
Sent: Thursday, October 16, 2025 4:37 PM
To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Cc: Kristin Anderson <Kristin.Anderson@floydsnider.com>; Geoff Lakman <geoff@lakeshorecorp.com>; Maddie Steenis <maddie.steenis@floydsnider.com>
Subject: RE: NW3395 - Former Panda Dry Cleaners

External Email

Hi David,

Thank you for checking in with the rest of your team and for the follow up email. Although we believe Ecology had the opportunity to request these data during review of our Site Characterization Work Plan, we will collect the one additional indoor air sample given the assurance in your email below that if CVOC results that do not exceed the applicable cleanup levels, Ecology will not require further investigation. And that an updated covenant will result in Ecology maintaining the Site's NFA determination.

As you are only requiring one additional 8-hour indoor air sample, we wanted to confirm that collecting this sample in the next 1-2 months (fall weather transitioning to winter) is acceptable?

Thanks,

Nathan Schachtman, LG
FLOYD | SNIDER
tel: 206.292.2078 | cell: 314.456.8058

From: Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Sent: Wednesday, October 15, 2025 12:57 PM
To: Nathan Schachtman <Nathan.Schachtman@floydsnider.com>
Cc: Kristin Anderson <Kristin.Anderson@floydsnider.com>; Geoff Lakman <geoff@lakeshorecorp.com>; Maddie Steenis <maddie.steenis@floydsnider.com>
Subject: RE: NW3395 - Former Panda Dry Cleaners

Hi All,

Geoff and I spoke on the phone last week regarding our request for additional vapor intrusion (VI) evaluation at the site. We discussed the requests we've had to date and the necessity for additional sampling at the Site. I met again with our toxicologist and regional Toxics Cleanup Program Section Manager to confirm that additional VI evaluation is needed at the Site.

Per our understanding of the site, the tenant space adjacent to the former dry cleaner was not treated with floor sealant to limit VI. The 2023 Periodic Review and 2024 Opinion letter identified the potential need for further evaluation of VI at adjoining tenant spaces. Even though sampling completed over the last year was successful in demonstrating that soils and groundwater to the northwest and southeast of the former dry cleaner were not affected by releases, limited additional investigation is still needed to ensure that adjacent tenant spaces are not affected by soil contamination which remains in place below the former dry cleaner.

At this time, we are recommending you collect **one** additional 8-hr indoor air sample from the tenant space to the southwest of the former dry cleaner. Since the sampling we are recommending is limited, you may provide us with a brief email summarizing the results of additional sampling. An additional technical memo is not necessary.

Please refer to Chapter 3.5 of the Guidance for Evaluating Vapor Intrusion in Washington State and WAC 173-340-740(3)(b)(iii)(C)(III) for our rationale in requesting additional indoor air sampling.

Provided that concentrations of chlorinated solvents in the requested indoor air sample do not exceed cleanup levels for commercial use, Ecology **will not require further investigation at the Site** prior to revising the covenant. If you have any questions, please don't hesitate to call the cell listed in my signature. I am in meetings for the rest of the afternoon, but I'll be available tomorrow and Friday. I'm also happy to set up a call with our toxicologist and the VCP Unit Supervisor if that would be helpful for you all. Again, thank you for your diligence in investigating the site and understanding of our recommendation for limited additional sampling.

Thanks again,
David

David Unruh, LHG (he/him) | Department of Ecology | Northwest Region Office | Toxics Cleanup Program | Acting VCP Coordinator, Cleanup Project Manager
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From: Unruh, David (ECY)
Sent: Wednesday, October 8, 2025 3:21 PM
To: Nathan Schachtman <Nathan.Schachtman@floydsnider.com>
Cc: Kristin Anderson <Kristin.Anderson@floydsnider.com>; Geoff Lakman <geoff@lakeshorecorp.com>; Maddie Steenis <maddie.steenis@floydsnider.com>
Subject: RE: NW3395 - Former Panda Dry Cleaners

Hi Nathan,

Thank you again for submitting the Site Characterization Data Summary memo. After reviewing the results of this investigation, Ecology has the following comments:

- Ecology concurs that the extent of tetrachloroethene (PCE) contamination has been sufficiently delineated in soil. We recognize that additional soil sampling northeast and southwest of the former dry cleaner tenant space is not possible currently due to limited access inside buildings.
- Ecology concurs that groundwater has not been impacted by PCE at the Site. Groundwater samples were collected from temporary wells installed in borings northwest and southeast of the former dry cleaner tenant space.
- Indoor air samples collected from inside the former dry cleaner in November 2024 and July 2025 did not contain contamination above the Method B cleanup levels for unrestricted use. The sample collected in July 2025 contained PCE above the laboratory reporting limit, but below the Method B cleanup level for unrestricted use.
    - In our comments in the December 2023 Periodic Review, Ecology identified the need for additional vapor intrusion (VI) evaluation at adjacent tenant spaces. Based on the results from the July 2025 indoor air sampling event, Ecology recommends conducting additional VI evaluation at the tenant space to the southwest of the former dry cleaner space.

        Ecology understands that the grocery store to the northeast is owned by a different party and that access is difficult. Since only the former dry cleaner space was treated with floor sealant in 2005, **additional VI evaluation is needed in the southwest-adjacent tenant space** to ensure VI is not occurring across the untreated slab. Ecology recommends collecting sub-slab vapor samples in addition to indoor air samples to gather further information about the potential extent of PCE below the existing structures.

Please let me know if you have any questions about the recommendations above. I'd be happy to set up a call to discuss the Site and steps needed to address Ecology's concerns from the Periodic

Review.

Thank you,
David

David Unruh, LHG (he/him) | Department of Ecology | Northwest Region Office | Toxics Cleanup Program | Acting VCP Coordinator, Cleanup Project Manager
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From: Unruh, David (ECY)
Sent: Monday, September 29, 2025 11:22 AM
To: 'Nathan Schachtman' <Nathan.Schachtman@floydsnider.com>
Cc: Kristin Anderson <Kristin.Anderson@floydsnider.com>; Geoff Lakman <geoff@lakeshorecorp.com>; Maddie Steenis <maddie.steenis@floydsnider.com>
Subject: RE: NW3395 - Former Panda Dry Cleaners

Hi Nathan,

Received, thank you! I should have some time this week to review the memo, I'll be in touch after I have a chance to look it over.

Thanks again,
David

David Unruh, LHG (he/him) | Department of Ecology | Northwest Region Office | Toxics Cleanup Program | Acting VCP Coordinator, Cleanup Project Manager
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From: Nathan Schachtman <Nathan.Schachtman@floydsnider.com>
Sent: Monday, September 29, 2025 9:31 AM
To: Unruh, David (ECY) <dunr461@ECY.WA.GOV>
Cc: Kristin Anderson <Kristin.Anderson@floydsnider.com>; Geoff Lakman <geoff@lakeshorecorp.com>; Maddie Steenis <maddie.steenis@floydsnider.com>
Subject: NW3395 - Former Panda Dry Cleaners

External Email

Hi David,

I hope this email finds you well and that you had a great summer! Attached is a memorandum summarizing the additional Site Characterization activities that Lakeshore conducted at the former

Panda Dry Cleaner's Site between November 2024 and July 2025, per the Ecology approved work plan. Based on the investigation results, we are recommending that the Site maintain its NFA status with a minor update to the restrictive covenant.

We'd like to request a formal Ecology opinion on this document and investigation findings.

Please let us know if you have any questions or would like to meet to discuss.

Thank you!

Nathan Schachtman, LG (he/him), Geologist

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