



Electronic Copy

STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

Northwest Region Office  
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September 10, 2026

Erik Hanson  
Murakami Building LLC  
5415 Rainier Ave S  
([erikh@jazznightschool.org](mailto:erikh@jazznightschool.org))

**Re: No Further Action Likely opinion for the planned cleanup of the following contaminated Site:**

**Site name:** Morningside Acres  
**Site address:** 5001, 5015, 5021 Rainier Avenue S, Seattle, WA 98118  
**Facility/Site ID:** 4321  
**Cleanup Site ID:** 12408  
**VCP Project ID:** NW3411

Dear Erik Hanson:

On June 22, 2026, the [Washington State Department of Ecology](https://ecology.wa.gov/)<sup>1</sup> (Ecology) received your request for an opinion on the sufficiency of the independent cleanup of the Morningside Acres facility (Site) under the [Voluntary Cleanup Program](https://ecology.wa.gov/vcp)<sup>2</sup> (VCP). We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), chapter [70A.305](https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305)<sup>3</sup> RCW.

## Opinion

Ecology has determined that, upon completion of the proposed cleanup, no further remedial action will likely be necessary to clean up contamination at the Site.

Ecology bases this opinion on an analysis of whether the proposed remedial action is likely to meet the substantive requirements of MTCA and its implementing regulations specified in

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<sup>1</sup> <https://ecology.wa.gov/>

<sup>2</sup> <https://ecology.wa.gov/vcp>

<sup>3</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305>

chapter 70A.305 RCW and chapter [173-340](#)<sup>4</sup> WAC (together called “MTCA”).

## Site description

This opinion applies only to the Site described in this section. The Site is defined by the nature and extent of contamination associated with releases of the following contaminants to soil, groundwater, and air.

- Total Petroleum Hydrocarbons as Gasoline (TPH-G), Diesel (TPH-D), and Oil (TPH-O); benzene; trichloroethylene (TCE); cis-1,2-dichloroethelyne (cis-1,2-DCE); dichloroethylene (EDC); 1,2-dichloropropane (1,2-DCP); and vinyl chloride into the Soil.
- TPH-G; TPH-D; TPH-O; benzene; toluene; xylenes; TCE; cis-1,2-DCE; EDC; 1,1,2-trichloroethane (1,1,2-TCA); and vinyl chloride into the Groundwater.
- TCE; cis-1,2-DCE; and vinyl chloride into the Air.

Appendix A includes a Site description, history, and figures.

Ecology has no information that other sites affect the Site.

## Basis for the opinion

Ecology bases this opinion on the information contained in the following documents listed in Appendix B. Each of these documents are available online on the Morningside Acres webpage.<sup>5</sup> You can request any documents not found online by filing a [records request](#).<sup>6</sup> For assistance, contact the Public Records Officer at [recordsofficer@ecy.wa.gov](mailto:recordsofficer@ecy.wa.gov) or call (360) 407-6040. Please check the Morningside Acres webpage before making a request.

This opinion is void if any information submitted to Ecology is materially false or misleading.

## Analysis of the cleanup

Ecology has determined that, after completion of the planned cleanup, no further remedial action will likely be necessary to clean up contamination associated with the Site. Ecology bases this determination on the following analysis.

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<sup>4</sup> <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

<sup>5</sup> <https://apps.ecology.wa.gov/cleanupsearch/site/12408>

<sup>6</sup> <https://ecology.wa.gov/footer-pages/public-records-requests>

### Characterizing the Site

Ecology issued a *Property No Further Action Likely letter* on December 19, 2023 (*December 2023 Property NFA Likely Letter*), and a Technical Assistance Letter on January 11, 2024 (*January 2024 Technical Assistance Letter*). As stated in these two letters, the results of the Site characterization are sufficient for setting cleanup standards and selecting a cleanup action for the Site. Ecology also noted in these two letters that a site-wide NFA Likely opinion could not be issued at the time because of the following data gaps:

- The extent of soil contaminated with petroleum hydrocarbons had not been defined east of MW-25 (**Appendix A, Figure 7**).
- The extent of soil and groundwater contaminated with chlorinated volatile organic compounds (CVOCs), including TCE; cis-1,2-DCE; and vinyl chloride, had not been fully defined east of MW-27 (**Appendix A, Figure 6**).

To address these data gaps, two soil borings MW-28 and MW-29 were advanced. Based on the analytical results, the extents of petroleum hydrocarbons and CVOC contamination in soil have been fully defined.

Groundwater monitoring wells could not be completed in these two boring locations due to conflicts with utilities. The hydraulic gradient and groundwater flow directions, along with the spatial contaminant distribution, have been evaluated to determine the extent of CVOC contamination in groundwater. Considering the distribution of CVOCs in groundwater along a north-trending plume line from source area, and the groundwater flow direction within the Rainier Avenue South right-of-way (ROW) toward the Property, Ecology determined that the CVOC plume is unlikely to extend east beyond the Rainier Avenue South ROW centerline.

### Setting cleanup standards

Cleanup standards include cleanup levels, points of compliance, and other requirements. Ecology has determined the cleanup levels and points of compliance set for the Site meet the substantive requirements of MTCA. These cleanup standards are included in our *December 2023 Property NFA Likely Letter*.

### Selecting the cleanup action

The planned cleanup action for the Site has been detailed in the *Final Remedial Investigation And Feasibility Study Report And Draft Cleanup Action Plan*, dated November 14, 2023 (*November 2023 RI/FS/dCAP*). The planned cleanup action includes source area excavation during Property redevelopment, in-situ chemical reduction, in-situ enhanced bioremediation, and post-cleanup monitoring.

Ecology has determined that the cleanup action selected for the Site will likely constitute the final cleanup action if the following conditions are met:

- Performance monitoring of remedial actions shows soil and groundwater across the entire Site meet the cleanup standards defined in the *December 2023 Property NFA Likely Letter*.
- If cleanup standards are not met, institutional and/or engineering controls are recorded to protect from contamination remaining below 5001, 5015, and 5021 Rainier Ave S and/or the Rainier Ave S ROW.

As discussed in the *November 2023 RI/FS/dCAP*, a pilot test to confirm the design of the in-situ groundwater treatment system will be performed prior to full implementation of this remedial action. Prior to the start of this pilot test, Ecology maintains its existing recommendation that you submit a work plan to ensure that sufficient data will be collected to verify the effectiveness of in-situ treatments.

Ecology also maintains its existing recommendation to submit a Supplemental Data Gap Investigation Work Plan after the building demolition, to ensure lateral and vertical extents of the petroleum and CVOC contamination at the Site are adequately delineated before initiation of excavation. Ecology continues recommending the submission of a sampling and analysis plan and quality assurance project plan (SAP/QAPP) before initiation of excavation activities to ensure appropriate soil and groundwater performance monitoring samples are collected to document cleanup actions at the Property.

## **Limitations of the opinion**

### **Opinion does not settle liability with the state**

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion doesn't resolve or alter a person's liability to the state or 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 Ecology under RCW [70A.305.040](https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.040)<sup>7</sup>(4).

### **Opinion does not constitute a determination of substantial equivalence**

To recover remedial action costs from other liable persons under MTCA, one must demonstrate

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<sup>7</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.040>

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 substantially equivalent. Courts make that determination. See RCW [70A.305.080](#)<sup>8</sup> and WAC [173-340-545](#).<sup>9</sup>

### **Opinion is limited to the planned cleanup**

This letter does not provide an opinion on whether further remedial action will actually be necessary at the Site upon completion of the planned cleanup. To obtain such an opinion, a report must be submitted to Ecology upon completion of the cleanup and an opinion requested under the VCP.

### **State is immune from liability**

The state, Ecology, 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. See RCW [70A.305.170](#)<sup>10</sup>(6).

### **Contact information**

Thank you for choosing to clean up the Site under the VCP. If you have any questions about this opinion, please contact me at 425-758-5231 or [zak.wall@ecy.wa.gov](mailto:zak.wall@ecy.wa.gov).

Sincerely,



Zak Wall  
Cleanup Project Manager  
Toxics Cleanup Program, NWRO

Enclosures (2):      Appendix A – Site description, history, and diagrams  
                             Appendix B – Basis for the opinion: Reviewed documents list

cc:      Peter Kingston, Farallon Consulting LLC ([pkingston@farallonconsulting.com](mailto:pkingston@farallonconsulting.com))  
            Jill Macik, Seattle Department of Transportation ([jill.macik@seattle.gov](mailto:jill.macik@seattle.gov))  
            David Unruh, VCP Coordinator ([david.unruh@ecy.wa.gov](mailto:david.unruh@ecy.wa.gov))

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<sup>8</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.080>

<sup>9</sup> <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340-545>

<sup>10</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.170>

## Appendix A

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Site description, history, and diagrams

*This section provides Ecology's understanding and interpretation of Site conditions, and is the basis for the opinions expressed in the body of the letter.*

## **Site**

The Site is defined by releases of the following at 5001, 5015, and 5021 Rainier Avenue South in Seattle, King County, Washington (Property; **Figure 1, Figure 2**):

- TPH-G; TPH-D; TPH-O; benzene; TCE; cis-1,2-DCE; EDC; 1,2-DCP; and vinyl chloride into the Soil.
- TPH-G; TPH-D; TPH-O; benzene; toluene; xylenes; TCE; cis-1,2-DCE; EDC; 1,1,2-TCA; and vinyl chloride into the Groundwater.
- TCE; cis-1,2-DCE; and vinyl chloride into the Air.

The Site is located on the west side of Rainier Avenue South at Hudson Street, and consists of three irregularly-shaped King County tax parcels totaling 0.51 acres in area with the following King County parcel numbers:

- 564960-0135 (5001 Rainier Avenue S; 5001 Parcel)
- 564960-0133 (5015 Rainier Avenue S; 5015 Parcel)
- 564960-0130 (5021 Rainier Avenue S; 5021 Parcel)

According to MTCA, the Site is defined as all areas where contamination has come to be located. Based on the currently available site characterization data, the eastern boundary of the Site extends into the Rainier Ave S right-of-way (ROW) and is not fully delineated.

## **Area and Property Description**

The Site is located in a mixed commercial and residential area in Seattle. The Property is currently developed with two single-story commercial buildings occupied by retail businesses. The Property is bounded by the following (**Figure 2**):

- North: S Hudson Street, with community organizations and restaurants beyond.
- East: Rainier Avenue S, with restaurants and an event venue beyond.
- South: Restaurants, retail stores, and office buildings, with S Dawson Street beyond.
- West: Warehouses, fitness facilities, and apartments, with 37th Avenue S beyond.

## **Property History and Current Use**

The Property was developed with a service station on the 5001 Parcel in 1927 including underground storage tanks (USTs) used for storage of gasoline and diesel and pump islands

(**Figure 2**). Two generations of service stations occupied this parcel from the 1920s until the late 1970s, when it was converted to a parking lot. Gasoline and diesel USTs were closed in place and service station infrastructure was removed at that time. The 5001 Parcel remains in operation as a parking lot.

A single-story retail building was constructed on the 5015 Parcel in approximately 1926 (5015 Building; **Figure 2**). The parcel was in use as a lumberyard from 1926 to approximately 1965. It was used as an office building from approximately 1966 to 1980. From 1980 to the present, the 5015 Building has been occupied by a convenience store.

A single-story warehouse building with a basement was constructed on the 5021 Parcel in the 1920s (5021 Building; **Figure 2**). Historical uses of the 5021 Building have included plumbing supply, social club, fitness center, and auto and boat dealerships. A “fuel oil” UST is located on the southern side of the building (**Figure 2**). From 1964 until 2012, the building was used for auto maintenance. Aboveground storage tanks (ASTs) used for storage of solvents, waste oil, and hydraulic oil for auto maintenance operations were located in the basement of the 5021 Building. The building is currently partially occupied by a bookstore and community space on the first floor. The basement of the building was primarily used for auto maintenance in the past, but is currently unoccupied.

## Sources of Contamination

The source of TCE; cis-1,2-DCE; 1,2-DCP; EDC; and vinyl chloride (collectively CVOCs) contamination at the Site is associated with historical use of the Property for auto maintenance. A sediment sample collected in January 2007 from a sump drain in the 5021 Parcel contained tetrachloroethene (PCE) and TCE (**Figure 3**). Soil and groundwater samples collected from the subsurface in the vicinity of the floor drain contained the highest concentration of CVOCs (**Figure 5, Figure 6**). The distribution of CVOCs in soil and groundwater at the Site indicates that the floor drain is the major source of contamination for these compounds.

Concentrations of EDC and 1,1,2 TCA exceeding the Method B cleanup level are present in groundwater in the northwestern portion of the 5001 Parcel (FB-32; **Figure 6**). Based on historical use of this portion of the Site, this release is inferred to have occurred during the first generation of service station use at the Site.

The source of petroleum contamination at the Site is likely associated with former service station operations on the 5001 Parcel. Soil and groundwater samples collected from GP-3/MW-6, GLP-04/MW-4, and GLP-05/MW-10 contained TPH-G, TPH-D, TPH-O, and benzene above the Method A cleanup level (**Figure 7, Figure 8**). The highest concentrations of these contaminants are oriented around the location of the first-generation service station and the second-generation service station pump islands (**Figure 2**).

A groundwater sample collected from a temporary well installed near or potentially through the fuel oil UST on the 5021 Parcel contained TPH-D above the Method A cleanup level (GLP-07; **Figure 8**). During the collection of the groundwater sample, light non-aqueous phase liquid (LNAPL) was noted in groundwater purged from the well. Soil samples were not collected from this boring. Groundwater samples collected from nearby monitoring wells were also contaminated with petroleum hydrocarbons.

## **Physiographic Setting**

The Seattle area sits on a complex and incomplete succession of glacial and nonglacial deposits that overlie an irregular bedrock surface. The City straddles the Seattle uplift, the Seattle fault zone, and the Seattle basin, three major bedrock structures that reflect north-south crustal shortening in the Puget Sound Lowland. The landforms and near-surface deposits that cover much of the Seattle area include the upland glacial till that in many areas was cut into channels during glaciation by recessional meltwater.

The glacial till can display north-south axes oriented in the former ice-flow direction. Glacially overridden deposits underlie most of the uplands, whereas loosely consolidated postglacial deposits fill deep valleys and recessional meltwater channels. Soft organic-rich deposits have filled former lakes, bogs, and sloughs.

The Property is situated in the Rainier Valley, located between two uplands to the east and west. The Property is on roughly level ground at an elevation of approximately 115 feet above mean sea level (amsl; **Figure 1**).

## **Surface/Storm Water System**

Stormwater runoff on and in the vicinity of the Property disperses via sheet flow to catch basins connected to the City of Seattle stormwater system located on Rainier Avenue S. The nearest surface water body is Lake Washington, located approximately 0.9 miles northeast of the Property.

## **Ecological Setting**

The Site is zoned for mixed commercial and residential use. Adjoining properties to the north, south, east, and west are also zoned for mixed commercial and residential use. Land surfaces on the Property and adjacent parcels are primarily covered by buildings, asphalt, and concrete pavement with some small landscaped areas.

## Geology

The [geologic map of the area](#)<sup>11</sup> indicates that the Site is underlain by Vashon-Age recessional lacustrine deposits, a series of finely bedded to laminated sands, silts and clays. Boring logs for explorations completed at the Site indicate that the Property is underlain by fill materials to a maximum depth of 12 feet below ground surface (bgs). Fill materials are underlain by clays, silts, sandy silts, and silty sands to the maximum explored depth of 48 feet bgs, interpreted to be recessional lacustrine deposits.

## Groundwater

From 2006 to 2023, 27 wells were installed on the Property (MW-1 to MW-27; **Figure 3, Figure 4**). Wells were installed to total depths ranging from 3 to 48 feet bgs with 4 to 10-foot screened intervals.

Groundwater is present at the Site at depths ranging from 0.48 to 13.37 feet bgs with the exception of MW-23. MW-23 is screened from 38 to 48 feet bgs. Since its installation in February 2023, depth-to-water measurements have ranged from 30 to 42 feet bgs.

Groundwater flow at the Site is generally oriented northwest. Due to the location of the Site in a valley, groundwater flow is oriented to the north to northwest on the west side of the Site, and to the southwest on the east side of the Site (**Figure 4**).

## Water Supply

Drinking water is supplied to the Property by water mains operated by the City of Seattle. Water for the City is sourced from the Cedar and Tolt River watersheds, located approximately 27 miles southeast and 29 miles northeast of the Site, respectively. The Site is located approximately 3.75 miles northwest of the closest 10-year wellhead protection zone for a municipal supply well.

## Release and Extent of Contamination

### Soil

A Phase II Environmental Site Assessment (ESA) was conducted on the Site in May and June 2006 based on historical uses of the Property identified in a Phase I ESA conducted in 2005. Six borings were advanced on the 5001 and 5015 Parcels to a maximum depth of 29 feet bgs (SB-1/MW-1, SB-2/MW-2, SB-3/MW-3, SB-4/MW-4, GP-1, GP-2/MW-5; **Figure 3**). Soil samples collected from GP-1/MW-4 and GP-2/MW-5 did not contain CVOCs or TPH above laboratory detection limits. Soil samples were not collected from SB-1 to SB-4.

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<sup>11</sup> <https://pubs.usgs.gov/of/2005/1252/>

Three additional borings were advanced on the Property in August 2006 to a maximum depth of 14.5 feet bgs (GP-3/MW-6, GP-4/MW-7, GP-5/MW-8; **Figure 3**). Soil samples collected from GP-3 at 10 feet bgs contained TPH-G and benzene above the Method A cleanup level (**Figure 7**). A soil sample collected from 8 feet bgs in GP-4/MW-7 contained TCE above the Method A cleanup level (**Figure 5**). Soil samples collected from GP-5/MW-8 did not contain CVOCs or TPH above their respective Method A or B cleanup levels.

Additional subsurface investigation occurred on the Property in January and February 2007. A total of 11 borings were installed to a maximum depth of 26 feet bgs (GLP-01 to GLP-03, GLP-04/MW-9, GLP-05/MW-10, GLP-06 to GLP-08, GLP-09/MW-11, GLP-10/MW-12, GLP-11, GLP-12/MW-13, GLP-13, GLP-14/MW-14, GLP-15/MW-15, GLP-16/MW-16, GLP-17/MW-17, and GLP-18/MW-18; **Figure 3**). Soil samples collected from GLP-05/MW-10 and GLP-18/MW-18 contained TPH-G, TPH-D, TPH-O, and/or benzene above their respective Method A cleanup levels at depths from 5 to 18 feet bgs (**Figure 7**). Soil samples collected from 4 feet to 12 feet bgs in GLP-13 and from 15 feet bgs in GLP-17/MW-17 contained vinyl chloride above the Method B cleanup level for protection of groundwater (**Figure 5**). CVOCs and TPH were not detected above Method A or Method B cleanup levels in other soil samples.

From 2017 through 2023, a total of 23 borings were advanced on the Property (MW-19, MW-21 to MW-27; FB-22 through FB-36) and one boring was completed on the east side of Rainier Ave S to the east of the Site (MW-20, **Figure 3**). Soil samples collected from MW-19, MW-26, FB-25, FB-26, and FB-28 contained TCE, cis-1,2-DCE, EDC, 1,2-DCP, and/or vinyl chloride above the applicable Method A and B cleanup levels at depths ranging from 6 to 25 feet bgs (**Figure 5**). Soil samples collected from MW-25, FB-23, FB-30, FB-32, and FB-33 contained TPH-G, TPH-D, and/or benzene above the Method A cleanup level at depths ranging from 5 to 13 feet bgs (**Figure 7**).

In April 2026, borings MW-28 and MW-29 were advanced to 10 feet bgs to define the lateral extent of contamination in soil to the east of monitoring wells MW-25 and MW-26. Site contaminants were not detected at concentrations exceeding the laboratory practical quantitation limits (PQLs) in the soil samples collected from borings MW-28 and MW-29 at 5 and 10 feet bgs (**Figure 5, Figure 7**).

## **Groundwater**

Monitoring wells MW-1 through MW-8 were installed during the Phase II ESA in 2006. MW-9 through MW-18 were installed in January and February 2007. And wells MW-19 through MW-27 were installed from 2017 to 2026 (**Figure 4**).

Historically, groundwater samples collected from monitoring well MW-10, screened from 9 to 19 feet bgs, contained TPH-G, TPH-D, and TPH-O above the Method A cleanup levels. Light non-aqueous phase liquid (LNAPL) has been encountered intermittently in well MW-10 (**Figure 8**).

LNAPL thickness in well MW-10 has ranged from trace to 0.82 feet. During the most recent gauging at well MW-10, LNAPL was observed to be present.

In addition, boring GLP-07 was advanced in the vicinity of a former “fuel oil” UST of unknown size on the 5021 Parcel (**Figure 3**). A groundwater sample was collected from a temporary well installed in the boring. Purge water was noted to contain globules of brown LNAPL. Analytical results for the groundwater sample indicated that it contained TPH-D above the Method A cleanup level.

Groundwater samples collected from MW-6, MW-9, MW-11, MW-12, MW-22, and temporary wells installed in borings FB-22, FB-30, FB-31, and FB-32 from 2017 to 2023 contained TPH-D+O above the Method A cleanup level (**Figure 8**). The groundwater sample collected from FB-32 also contained TPH-G above the Method A cleanup level. Groundwater samples collected from MW-19 in October 2018 contained benzene above the Method A cleanup level.

Vinyl chloride was detected above the Method A cleanup level in MW-4, MW-7, MW-12, MW-16, MW-17, MW-19, MW-21, and MW-27 (**Figure 6**). Vinyl chloride was also detected above the Method A cleanup level in groundwater samples collected from temporary wells installed in FB-22 and FB-32 in August 2018 and July 2023, respectively. Groundwater samples collected from MW-7, MW-12, MW-17, and MW-19 also contained TCE and cis-1,2-DCE above their Method A and Method B cleanup levels (**Figure 6**). 1,2-DCP was also detected above the Method B cleanup level in groundwater samples collected from MW-7. The TCE and vinyl chloride were detected above their Method A cleanup levels in a groundwater sample collected from well MW-27 in 2026. Groundwater samples collected from the remaining wells at the Site did not contain CVOCs above Method A or Method B cleanup levels.

Borings MW-28 and MW-29 were intended to be completed as monitoring wells to bound the northeastern extent of CVOC contaminants groundwater at the Site, but could not be completed due to conflicts with subsurface and overhead utilities (**Figure 3**). As a result, the northeast extent of the CVOC groundwater plume has not been fully characterized. Farallon met with Ecology on May 14, 2026 to discuss other acceptable methods for delineating the extent of groundwater contamination at the Site. Ecology concurred that an evaluation of hydraulic gradient and groundwater flow directions, along with an analysis of spatial contaminant distribution, would sufficiently characterize the Site.

The highest concentrations of CVOCs in shallow groundwater have been detected in monitoring wells MW-12, MW-7, MW-16, and MW-17, which are generally located in a straight-line trending north from the source area. The leading edge of the plume is defined by analytical data from MW-10, MW-18, MW-25, and FB-30, all of which have had no detectable concentrations of CVOCs in shallow groundwater samples analyzed. Concentrations of CVOCs decrease significantly to the east and west of the plume core (**Figure 6**).

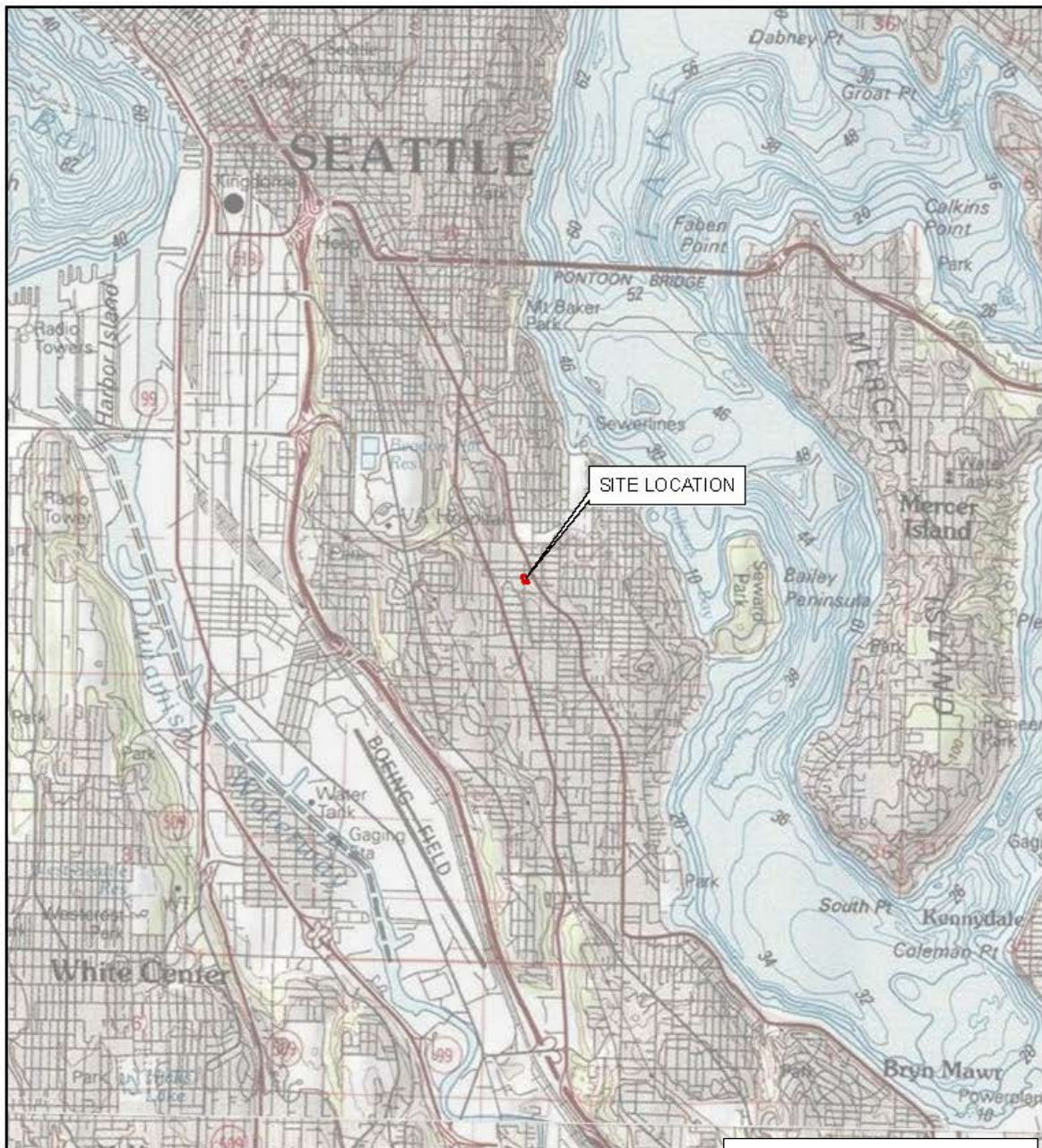
Considering the known distribution of CVOCs in groundwater, the groundwater flow directions, including the westerly flow within the Rainier Avenue South ROW toward the Property, and the plume mechanics, the CVOC plume does not extend far into the Rainier Avenue South ROW (**Figure 6**).

### **Air**

Based on the analytical results of groundwater sampling, groundwater under the Property contained TCE and vinyl chloride above the Method B screening levels for vapor intrusion. Air sampling was conducted on the Property in July 2019 to evaluate the potential risk for CVOCs to be present in indoor air in buildings. One indoor air sample was collected from the 5015 Building and five from the 5021 Building. One ambient air sample was collected from the open space between the two buildings (OA-1; **Figure 9**).

Air samples IA-1, IA-2, and IA-6, collected from the 5015 Building and the first floor of the 5021 Building contained 1,2-DCE above the Method B cleanup level for unrestricted use (**Figure 9**). Air samples IA-3 through IA-5, collected from the basement of the 5021 Building, contained TCE above the Method B cleanup level for unrestricted use. Sample IA-4 also contained vinyl chloride above the Method B cleanup level for unrestricted use.

## Site Diagrams



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

**Enclosure A Figure 1**



0 5000  
SCALE IN FEET



You. Challenge. Our. Priority. | farallonconsulting.com

Drawn By: abedell

Checked By: GP

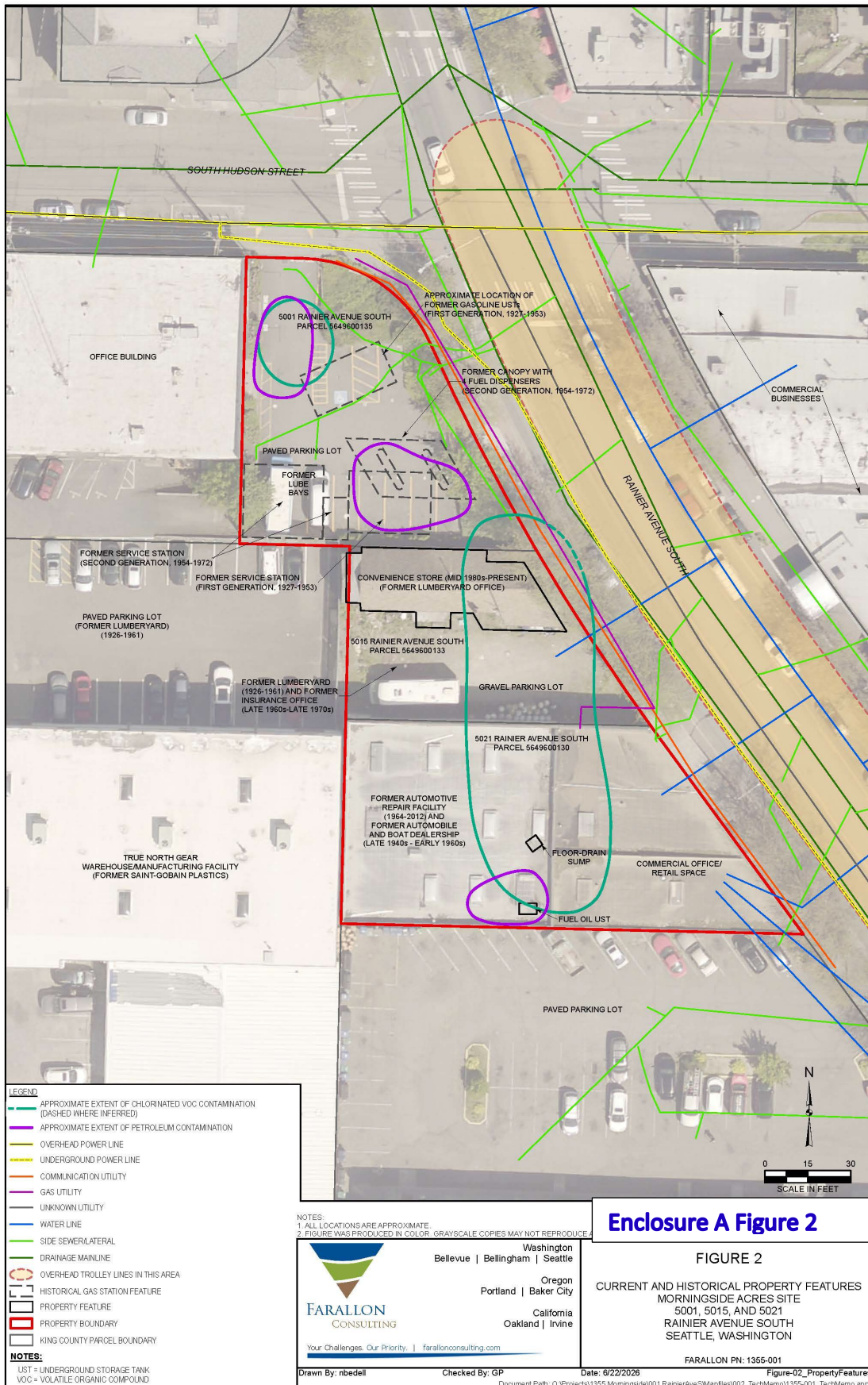
Date: 6/22/2026

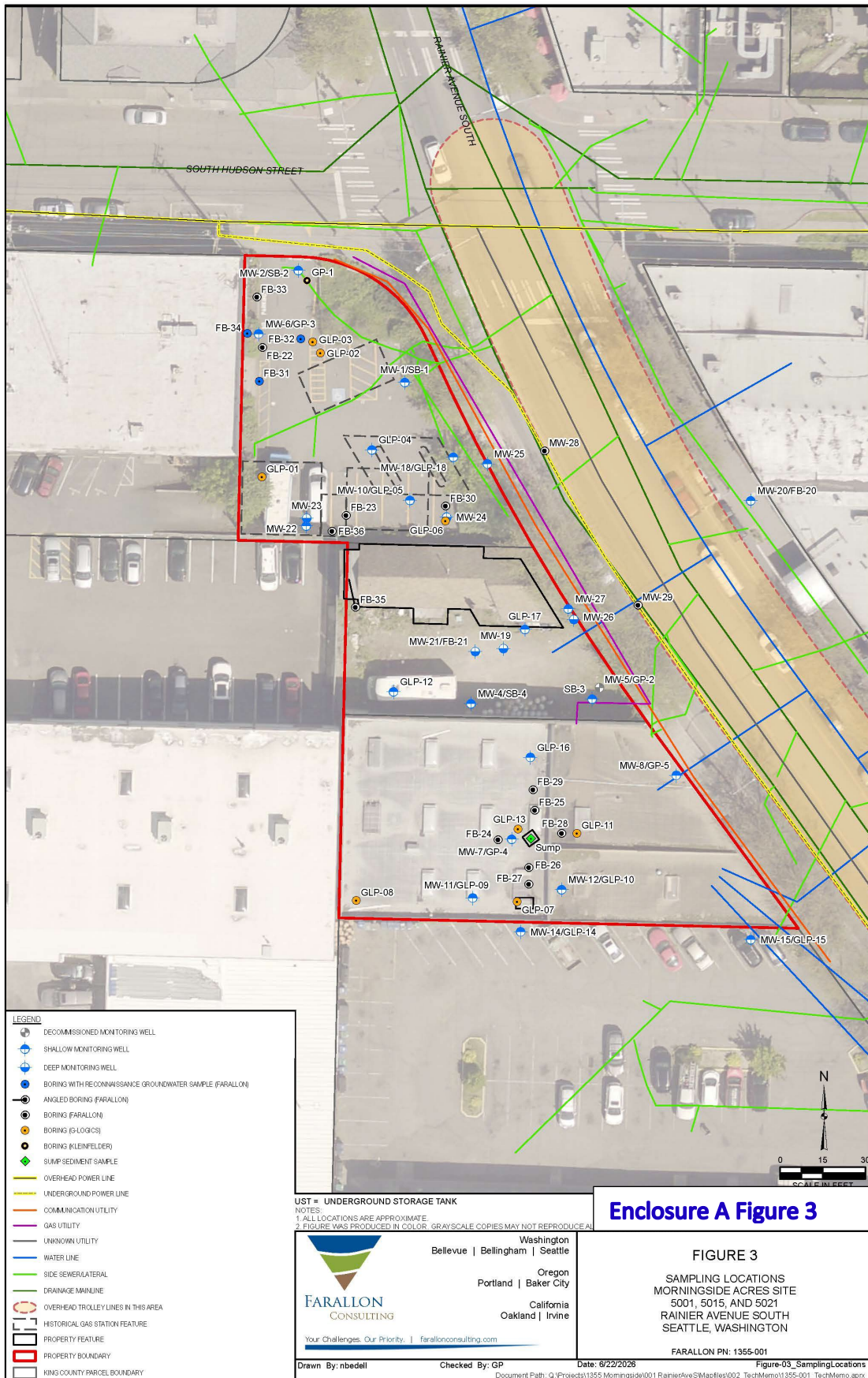
Fig # 01, Site Vicinity Map

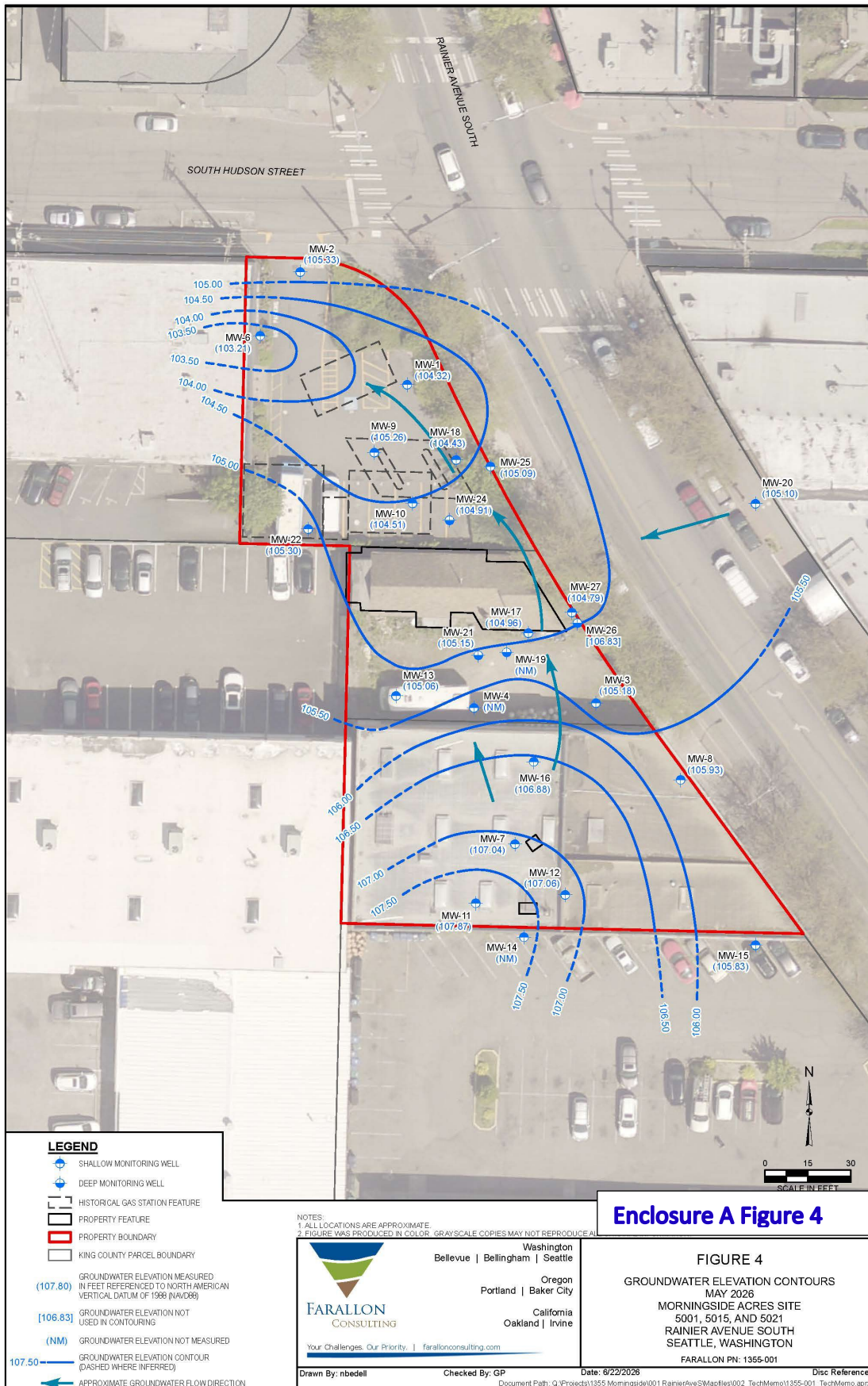
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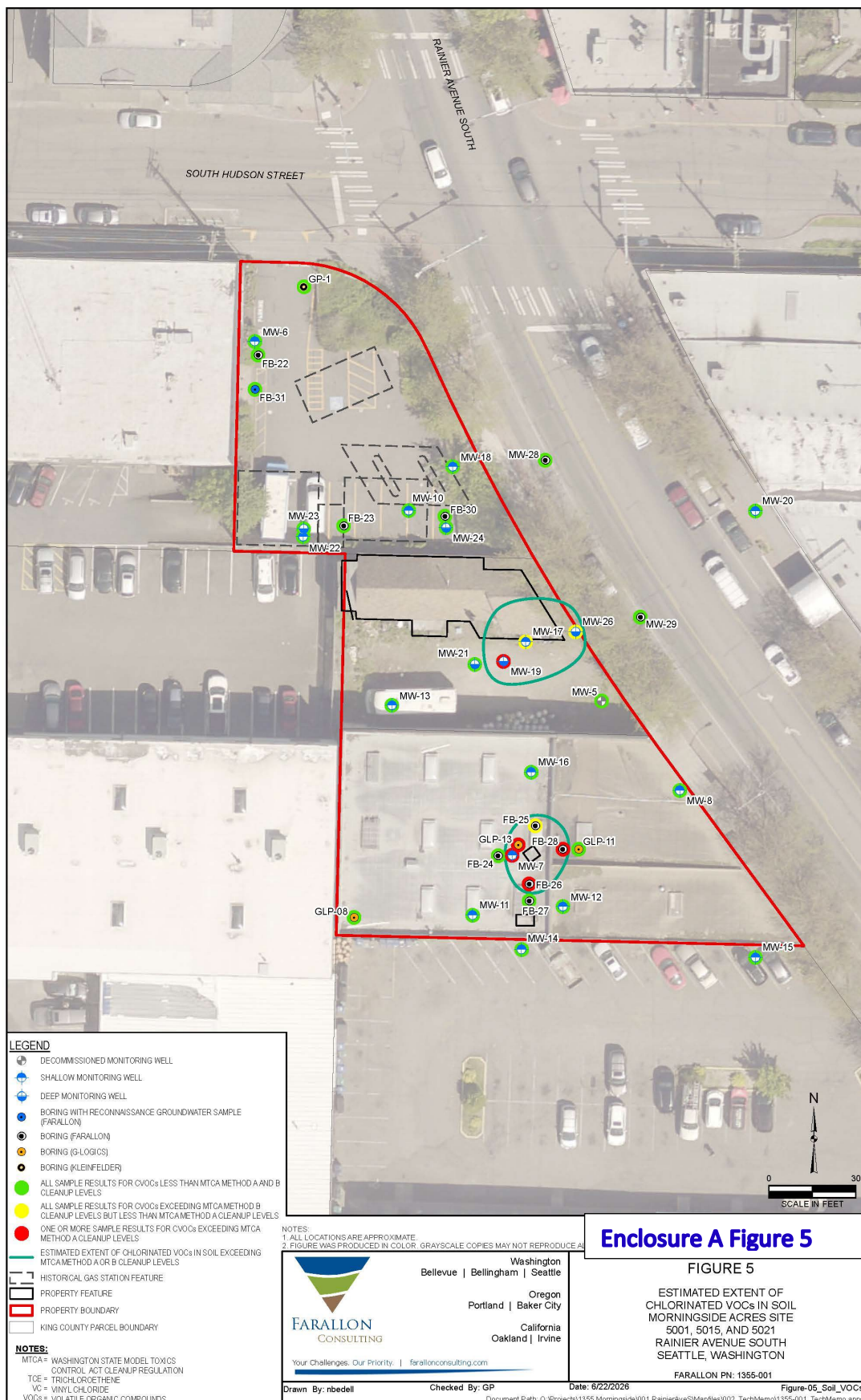
## FIGURE 1

SITE VICINITY MAP  
MORNINGSIDE ACRES SITE  
5001, 5015, AND 5021  
RAINIER AVENUE SOUTH  
SEATTLE, WASHINGTON  
FARALLON PN: 1355-001

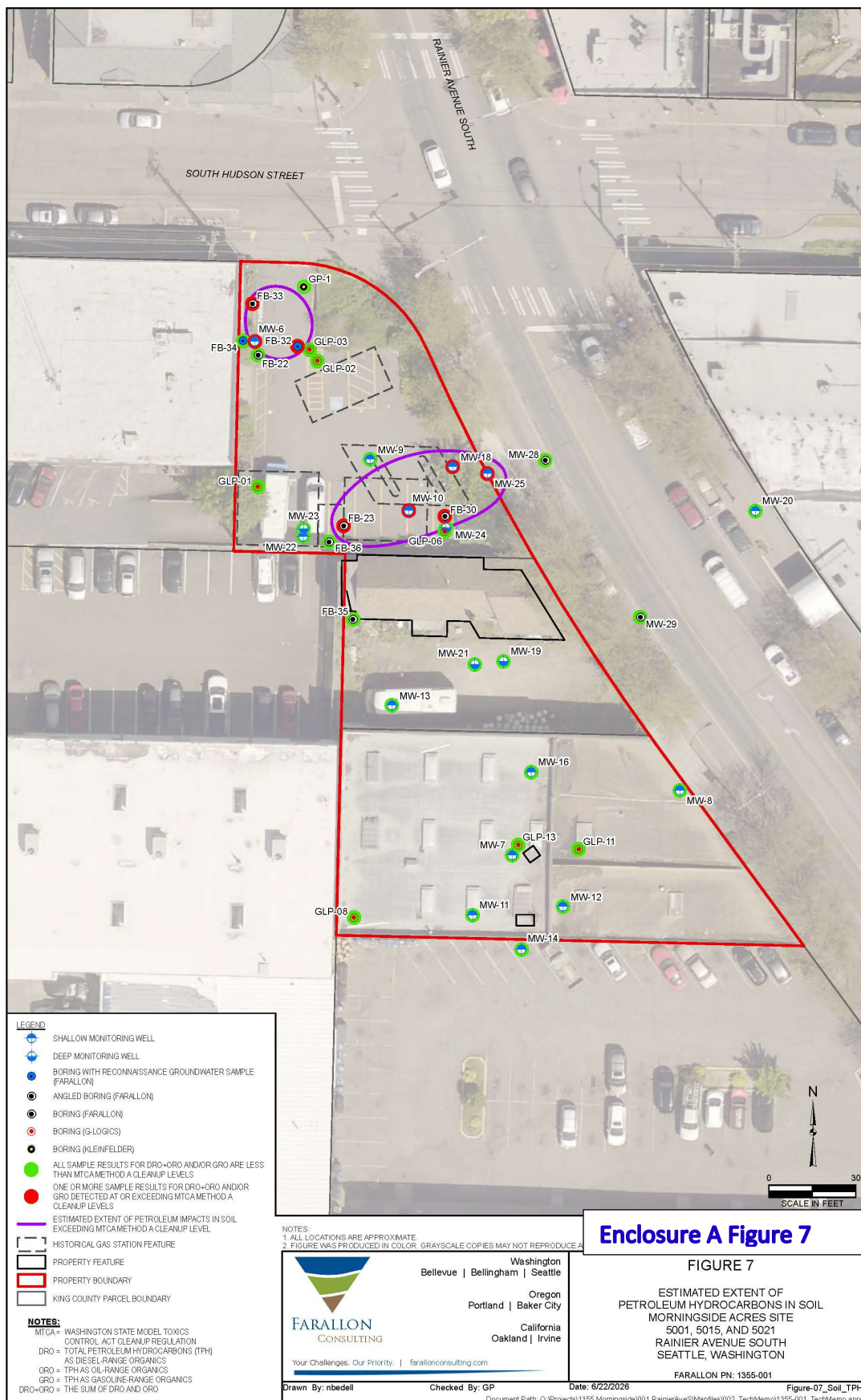


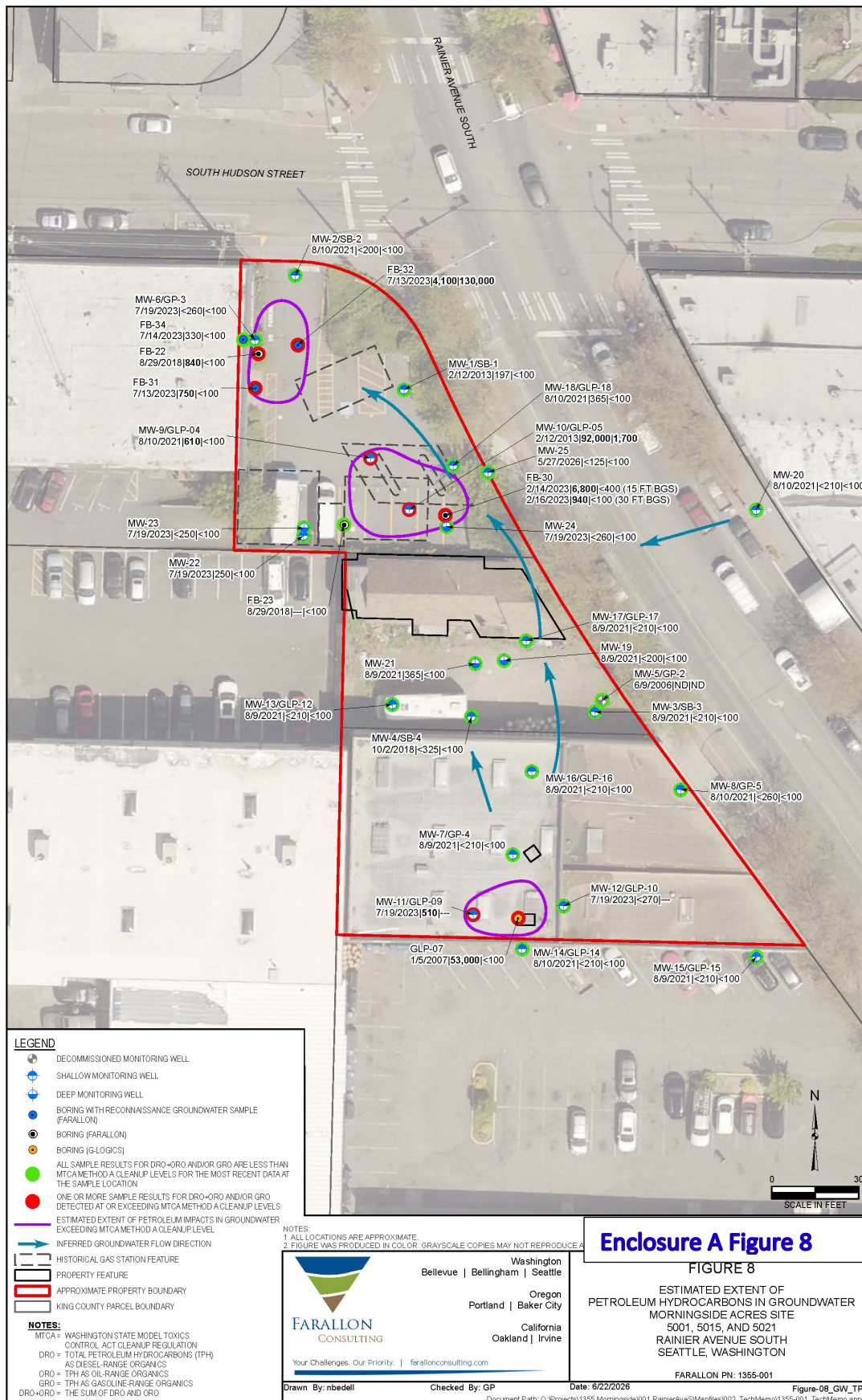














#### LEGEND

- ▲ BASEMENT INDOOR AIR SAMPLING LOCATION
- ▲ FIRST FLOOR INDOOR AIR SAMPLING LOCATION
- ▲ OUTDOOR AIR SAMPLING LOCATION
- MONITORING WELL
- BORING (FARALLON)
- BORING (G-LOGICS)
- BORING (KLEINFELDER)
- ◆ SUMP SEDIMENT SAMPLE
- ▭ PROPERTY BOUNDARY
- ▭ KING COUNTY PARCEL BOUNDARY
- UST = UNDERGROUND STORAGE TANK

#### NOTES:

1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURE WAS PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.



Quality Service for Environmental Solutions | farallonconsulting.com

Drawn By: jones

Checked By: JR

Date: 8/8/2019

Washington  
Issaquah | Bellingham | Seattle  
  
Oregon  
Portland | Baker City  
  
California  
Oakland | Folsom | Irvine

#### FIGURE 2

SAMPLING LOCATIONS  
MORNINGSIDE ACRES TRACTS  
5001, 5015, AND 5021  
RAINIER AVENUE SOUTH  
SEATTLE, WASHINGTON

FARALLON PN: 1355-001

Disc Reference:

Document Path: Q:\Projects\1355 Morningside\001 RainierAve\Mapfiles\008\_VI\_Assessment\Figure-01\_SamplingLocations.mxd

Enclosure A Figure 9

## Appendix B

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Basis for the opinion: Reviewed documents list

Ecology reviewed the following documents for this opinion:

1. Farallon Consulting LLC, *Technical Memorandum Re: Nature and Extent of Contamination – Morningside Acres Tracts VCP Project No.: NW3411*, June 22, 2026.
2. Farallon Consulting LLC, *Work Plan for Additional Remedial Investigation – Morningside Acres Tracts VCP Project No.: NW3345*, April 22, 2024.
3. Ecology, *Technical Assistance for Property NFA Likely Letter*, January 11, 2024.
4. Ecology, *Opinion on Proposed Cleanup, Property NFA Likely*, December 19, 2023.
5. Farallon Consulting LLC, *Remedial Investigation and Feasibility Study Report and Draft Cleanup Action Plan, Morningside Acres Tracts, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington*, November 14, 2023.
6. Farallon Consulting LLC, *Second Addendum to Remedial Investigation and Feasibility Study Report, Morningside Acres Tracts, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington*, August 8, 2023.
7. Ecology, *Technical Assistance: RE: Work Plan for Additional Investigation – Morningside Acres Tracts VCP Project No.: NW3345*, July 10, 2023.
8. Farallon Consulting, LLC, *Remedial Investigation Data Gaps Work Plan, Morningside Acres Tracts, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington*, July 6, 2023.
9. Ecology, *Technical Assistance: RE: Morningside Acres Additional Investigation*, June 14, 2023.
10. Ecology, *Re: Opinion Pursuant to WAC 173-340-515(5) on Remedial Action for the following Hazardous Waste Site: Morningside Acres, 5021 Rainier Avenue S, Seattle, WA*, May 23, 2023.
11. Farallon Consulting LLC, *Remedial Investigation and Feasibility Study Addendum, Morningside Acres Tracts, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington*, April 5, 2023.
12. Ecology, *Technical Assistance: RE: NW3345 – Morningside Acres Tracts South Letter*, January 26, 2023.
13. Ecology, *Re: Opinion Pursuant to WAC 173-340-515(5) on Remedial Action for the Following Hazardous Waste Site: Morningside Acres Tracts South, 5021 Rainier Avenue S, Seattle, Washington*, December 12, 2022.
14. Farallon Consulting LLC, *Remedial Investigation and Feasibility Study Report, Morningside Acres Tracts, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington*, June 20, 2022.

15. Ecology, *Re: Response to Ecology's Request for Evaluation of Trichloroethylene Risks at the Following Site: Morningside Acres Tracts South, 5021 Rainier Avenue S, Seattle, WA 98119*, September 24, 2019.
16. Farallon Consulting, LLC *Vapor Intrusion Assessment, Morningside Acres Tracts, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington*, September 5, 2019.
17. Ecology, *Re: Request for Evaluation of Trichloroethylene Risks at the following Site: Morningside Acres Tracts South, 5021 Rainier Avenue S, Seattle, WA 98118*, June 18, 2019.
18. Ecology, *Initial Investigation Field Report, Life Enrichment Bookstore, 5023 Rainier Avenue S, Seattle, WA 98118*, May 6, 2019.
19. Ecology, *Site Hazard Assessment, Morningside Acres Tracts South, 5021 Rainier Ave S, Seattle, King County, WA 98118*, August 19, 2015.
20. Ecology, *Initial Investigation Field Report, Morningside Acres Tracts North, 5001 Rainier Ave S, Seattle 98118, Morningside Acres Tracts South, 5015 & 5021 Rainier Ave S, Seattle 98118*, October 31, 2013.
21. The Riley Group, Inc., *Re: First Quarter 2013 Groundwater Sampling Report, Morningside Acres Tracts, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington 98118*, April 19, 2013.
22. G-Logics, Inc., *Additional Site Exploration, Murakami-Morningside Acre Tracts, 5001, 5015, and 5021 Rainier Avenue South, Seattle, WA*, April 19, 2007.
23. Kleinfelder, Inc., *Re: Draft Supplemental Phase II Environmental Site Assessment, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington*, August 28, 2006.
24. Kleinfelder, Inc., *Re: Limited Phase II Environmental Site Assessment, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington*, June 26, 2006.
25. Kleinfelder, Inc., *Re: Letter Report, Geophysical Investigation Services, Proposed building Development, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington*, May 1, 2006.