



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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April 2, 2014

Mr. Rory Galloway
G-Logics, Inc.
40 Second Avenue SE
Issaquah, WA 98027

**Re: Opinion Pursuant to WAC 173-340-515(5) on Environmental Assessment Reports
for the Following Hazardous Waste Site:**

- **Name:** Gilman Square
- **Address:** 675 NW Gilman Boulevard, Issaquah, WA 98027
- **Facility/Site No.:** 15541
- **CS ID:** 12286
- **VCP No.:** NW2823

Dear Mr. Galloway:

Thank you for submitting documentation regarding your ongoing assessment for the **Gilman Square facility** (Site) for review by the Washington State Department of Ecology (Ecology) under the Voluntary Cleanup Program (VCP). Ecology appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

This letter constitutes an advisory opinion regarding a review of the submitted reports pursuant to requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the following release at the Site:

- Tetrachloroethylene (PCE) into the Soil.
- Vinyl Chloride into the Ground water.

Ecology is providing this advisory opinion under the specific authority of RCW 70.105D.030(1)(i) and WAC 173-340-515(5).

This opinion does not resolve a person's liability to the state under MTCA or protect a person from contribution claims by third parties for matters addressed by the opinion. The state does not have the authority to settle with any person potentially liable under MTCA except in



Mr. Rory Galloway
April 2, 2014
Page 2

accordance with RCW 70.105D.040(4). The opinion is advisory only and not binding on Ecology.

Ecology's Toxics Cleanup Program has reviewed the following information regarding your proposed remedial action:

1. G-Logics, *Phase I Environmental Site Assessment Report, 675 NW Gilman Boulevard, Issaquah, WA; VCP No. NW2823*, dated June 18, 2013.
2. G-Logics, *Phase II Environmental Site Assessment Report, 675 NW Gilman Boulevard, Issaquah, WA; VCP No. NW2823*, dated October 25, 2013.
3. G-Logics, *Additional Site Exploration Report, 675 NW Gilman Boulevard, Issaquah, WA; VCP No. NW2823*, dated January 6, 2014.

The report listed above will be kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. Appointments can be made by calling the NWRO resource contact at (425) 649-7235, or via email at NWRO_public_request@ecy.wa.gov.

The Site is defined by the extent of contamination caused by the following releases:

- Tetrachloroethylene (PCE); TPH-Oil, naphthalene, arsenic, chromium and lead into the Soil.
- Vinyl Chloride, arsenic, chromium, lead, chloromethane, and cis-1,2-dichloroethane into the Ground water.

Based on a review of supporting documentation listed above, pursuant to **requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the following releases at the Site, Ecology has determined:**

- Your characterization of the Site determined that impacts to soil and ground water beneath the site had occurred as a result of releases from a former dry cleaner located on the Site. PCE contamination is present in the soil above MTCA Method A cleanup levels, and appears confined to the footprint of the former dry cleaner building, to a depth of approximately five feet. Vinyl chloride contamination is present in the ground water above MTCA Method A cleanup levels, within 60 feet (north and east) of the former dry cleaner footprint.
- In the *Additional Site Exploration - Former Drycleaner Area Gilman Square Report, Conclusion Summary*, the statement is made that upon completion of redevelopment

activities, it is possible that shallow ground water will no longer be present on the Site. Please note that ground water monitoring wells should be left in place at the Site to determine the presence and quality of ground water for periodic review (if so determined through the Feasibility Study evaluation of cleanup alternatives). A confirmation of the current status of the ground water will also need to be provided.

- If ground water wells are destroyed or abandoned, then well abandonment logs must be included for the VCP project file, and for Ecology's well log database. Criteria for replacement wells should also be provided.
- A discussion of area geology and hydrogeology concerning the Site needs to be incorporated in the project reports. Site maps, boring logs, geologic cross-sections, and figures would aid in describing the Site conceptual model and understanding the Site conditions. Summary tables should include all compounds that have been detected in each media throughout the history of the Site, and the proposed cleanup level for each compound. An annotated outline of an RI/FS Report is presented in **Enclosure A** to provide an understanding of Ecology's expectations for conducting and documenting the RI/FS.
- The next step would be to complete a Feasibility Study which would present the nature and extent of Site soil and ground water contamination sufficiently to consider and evaluate remedial cleanup alternatives. The intent would be to evaluate the potential alternatives against MTCA remedy selection criteria and select a preferred alternative. The selection will be documented in a Cleanup Action Plan (CAP) for Ecology's review and formal opinion.
- MTCA Method A cleanup levels for groundwater (Table 720-1) at the standard point of compliance (throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest depth which could potentially be affected) are appropriate.
- MTCA Method A soil cleanup levels for unrestricted uses are appropriate (Table 740-1) with the standard point of compliance throughout the Site to a depth of 15 feet below the ground surface (reference WAC 173-340-740(6)(d)).
- Contaminated soil is to be excavated and removed from the Site. The disposal facility needs to be documented in future submittals. Site maps and figures are needed to clearly depict the area and location of the excavations, which would further aid in understanding and describing the Site conditions. In addition, the locations and results of confirmation soil samples collected following the excavation should be shown on a figure.
- It has been determined that the Site qualifies for the Terrestrial Ecological Evaluation (TEE) exclusion. The TEE decision-making process must be documented per WAC

Mr. Rory Galloway
April 2, 2014
Page 4

173-340-7490. Cleanup levels protective of terrestrial ecological receptors are not necessary because the Site meets the initial TEE exclusion criteria (MTCA WAC 173-340-7491(1)(c)(i)). There are less than 1.5 acres of contiguous undeveloped land within 500 feet of any part of the Site.

- Under Washington State Law (reference Chapters 18.43 and 18.220 RCW), hydrogeologic and engineering work must be conducted by or under the supervision of a licensed geologist, hydrogeologist, or professional engineer (PE) qualified to conduct the work. Any document containing geologic or engineering work must be submitted under the seal of such an appropriately licensed professional. The previously submitted reports for this Site lack evidence of this certification, possibly due to the fact they were submitted via a CD, which did not include signatures. Subsequent reports submitted for this Site need to meet this requirement.
- Electronic submittal of all sampling data into Ecology's electronic Environmental Information Management (EIM) database is a requirement in order to receive a final Ecology opinion for this Site. At the appropriate time, Jenna Durkee (email jedu461@ecy.wa.gov, or via telephone at 509-454-7865) is Ecology's contact and resource on entering data into EIM.

This opinion does not represent a determination by Ecology that a proposed remedial action will be sufficient to characterize and address the specified contamination at the Site or that no further remedial action will be required at the Site upon completion of the proposed remedial action. To obtain either of these opinions, you must submit appropriate documentation to Ecology and request such an opinion under the VCP. **This letter also does not provide an opinion regarding the sufficiency of any other remedial action proposed for or conducted at the Site.**

Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void.

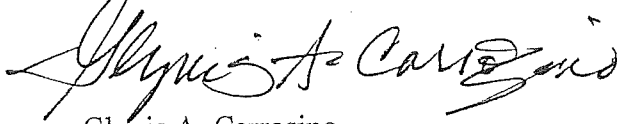
The state, Ecology, and its officers and employees make no guarantees or assurances by providing this opinion, and no cause of action against the state, Ecology, its officers or employees may arise from any act or omission in providing this opinion.

Again, Ecology appreciates your initiative in conducting independent remedial action and requesting technical consultation under the VCP. As the cleanup of the Site progresses, you may request additional consultative services under the VCP, including assistance in identifying applicable regulatory requirements and opinions regarding whether remedial actions proposed for or conducted at the Site meet those requirements.

Mr. Rory Galloway
April 2, 2014
Page 5

If you have any questions regarding this opinion, please contact me at (425) 649-4422 or by email at gcar461@ecy.wa.gov.

Sincerely,

A handwritten signature in black ink that reads "Glynis A. Carrosino". The signature is written in a cursive style with a large, stylized initial "G".

Glynis A. Carrosino
Project Manager
Toxics Cleanup Program

By Certified Mail [7011 0470 0003 3682 5049]

cc: Brad Reisinger, Lennar Multifamily Investors
Sonia Fernandez, VCP Coordinator, Ecology