



Shaping the Future

August 28, 2014

Mr. Dale Myers
Site Manager
Toxics Cleanup Program
Washington State Department of Ecology – Northwest Regional Office
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Bellevue, WA 98008-5452

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RE: **Sampling Events and Approximate Scheduling
Yarrow Bay Yacht Basin And Marina
5207 Lake Washington Boulevard NE
Kirkland, Washington 98033
Washington Department of Ecology VCP Project No: NW1791**

Dear Mr. Myers:

Cardno ATC is pleased to submit this letter to document project deliverables and provide an anticipated schedule on behalf of Mr. and Mrs. Bortko in response to the Washington State Department of Ecology (Ecology) letter dated July 21, 2014, regarding the Yarrow Bay Marina, located at 5207 Lake Washington Boulevard Northeast in Kirkland, Washington (Property).

Project Description

The subject property is located in a mixed-use commercial and residential area in Kirkland, Washington, and comprises approximately 45,000 square feet. The Site is developed with the Yarrow Bay Marina which includes a marina, boat repair and fueling facility.

Soil contamination has been identified at the property as documented by Farallon Consulting LLC in a January 8, 2010 (Farallon 2010) report. Approximately 200 tons of soil was excavated from the area proximate to the fuel dispenser in March 2008. Petroleum impacted soil at the fuel dock was left in place due to structural limitations associated with undermining the bulkhead.

In 2010 all associated remedial actions were presented to Ecology in an application to their Voluntary Cleanup Program (VCP) in order to obtain a No Further Action (NFA) determination for the Site. The Site is identified as VCP Site No. NW1791. A November 3, 2010 Opinion Letter from Ecology indicated that the cPAH impacts to soil had been addressed. Though as a result of the remaining petroleum hydrocarbon impacted soil, Ecology requested quarterly groundwater sampling from an onsite groundwater monitoring well (MW-1) located adjacent to the bulkhead, and sediment sampling at three locations along the marina.

Subsequent to entering the Property into the VCP, four rounds of quarterly groundwater sampling and three annual sediment sampling events were conducted from 2010 to 2012. Results of the sampling indicated exceedances of petroleum products as heavy oil in the groundwater and sediment. These exceedances were above the MTCA cleanup values and, therefore, it was determined that additional sampling of the sediment and groundwater would be necessary to meet the requirements for the NFA determination for the Property.

Planned Sampling Events and Approximate Schedule

Based on the 2010 Opinion Letter from Ecology and the results of the sampling that occurred from 2010 to 2012, four additional quarters of groundwater sampling of the existing monitoring well, MW-1, are planned at the Property. The initial sampling event will be conducted during the third quarter of 2014 and three remaining sampling events will be conducted during the next three consecutive quarters.

In addition to the groundwater sampling, one round of sediment sampling will also be conducted during the third quarter of 2014 in conjunction with the groundwater sampling event. Three sediment samples will be conducted during the sampling event from three separate locations along the marina and bulkhead.

At the completion of the four groundwater sampling events and the sediment sampling event, a single report will be prepared that will summarize the field events and laboratory data. We anticipate this report will be completed in approximately June of 2015. If the analytical results of the groundwater and sediment sampling are below regulatory cleanup values, a Feasibility Study/Disproportionate Cost Analysis will be completed and submitted to Ecology with the goal of obtaining an NFA, without further remedial work due to the inordinate associated cost.

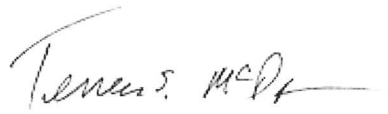
We appreciate the opportunity to be of service in this matter. If you have questions regarding this project, please contact us at 206-781-1449.

Sincerely,

Cardno ATC



Nasrin Bastami
Project Manager



Terrence S. McDunne
Branch Manager

CC: Mr. & Mrs. Bortko
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