

Bardy, Louise (ECY)

From: Bardy, Louise (ECY)
Sent: Thursday, September 01, 2016 4:38 PM
To: 'Cliff Schmitt'
Subject: Cleaning Center of Redmond

Hi Cliff,

You requested that Ecology remove this site from the Hazardous Sites List and change the status to No Further Action. We spent many hours reviewing the old files and piecing together agency decisions on this site and the two others nearby to respond to this request. Here is a summary of what we found:

Ecology issued a Property No Further Action (NFA) letter for the Cleaning Center of Redmond (VCP Project NW1324) on April 1, 2011.

In an email Michael Kuntz (former Ecology site manager) wrote to Cliff Schmitt on January 11, 2011, Michael stated that the reason for a Property NFA instead of a Site NFA was because the entire site was not adequately characterized. Point number one in Michael's email: "There is no groundwater compliance monitoring well identified that is beyond MW-8 along the northwesterly groundwater flow path to delineate the extent of the plume. In summary, MW-8 does not represent the extent of the plume and a critical data gap for groundwater quality down gradient of MW-8 exists. Additional groundwater characterization is needed beyond the location of MW-8 along a northwest flow path towards the Sammamish River to address the critical data gap for a NFA for the site. In the absence of the additional characterization, Ecology could grant a Property Specific NFA..." Point number three further clarifies: "Addressing the critical data gap as identified in comment No. 1 above to Ecology's satisfaction would lead to a NFA determination for the site for the Tetrachloroethene release(s) associated with the former dry cleaners on the subject property of the VCP application."

Additionally, in response to Michael Kuntz's email of 1/11/11, Cliff Schmitt stated, "At the time, Nelgroup Properties, LLC is not planning to perform further characterization of groundwater conditions at or down-gradient of monitoring well MW-8." Ecology is not aware of any further characterization of the data gap for groundwater quality down gradient of MW-8.

The site status of the Cleaning Center of Redmond will remain "Cleanup Started" until such time as the down gradient characterization has been conducted. When this has been completed and the results show the groundwater to be clean, the property owner is encouraged to apply to Ecology's VCP and submit a request for a Site NFA Opinion. Ecology cannot delist the Cleaning Center of Redmond until the entire site meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC.

We are preparing a memo to file in case this question arises again in the future. There isn't anything else we can change at this time.

Best Regards,

Louise

From: Cliff Schmitt [mailto:cschmitt@farallonconsulting.com]
Sent: Thursday, August 18, 2016 11:02 AM
To: Bardy, Louise (ECY) <LBAR461@ECY.WA.GOV>
Subject: RE: Redmond Sites

Thanks Louise for the response. The lead representative (Tom Markl) for the Redmond Center property owner and their outside counsel (Bill Joyce) are putting a lot of pressure on us to get this matter resolved in a timely manner.

We'll check in on Ecology's progress in two weeks.

Thanks for your attention to this matter.

Clifford T. Schmitt, Principal

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From: Bardy, Louise (ECY) [<mailto:LBAR461@ECY.WA.GOV>]

Sent: Thursday, August 18, 2016 10:46 AM

To: Cliff Schmitt <cschmitt@farallonconsulting.com>

Subject: Redmond Sites

Hi Cliff,

We pulled the files and are reviewing all three related sites – what's in the letters and databases. We're not done yet but working on it and will surely be back in touch when done.

Best Regards,

Louise