



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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September 24, 2019

Washin Murakami
12424 83rd Ave S
Seattle, WA 98178

Re: Response to Ecology's Request for Evaluation of Trichloroethylene Risks at the following Site:

Site Name: Morningside Acres Tracts South
Site Address: 5021 Rainier Ave S, Seattle, WA 98118
Facility/Site No.: 4321
CSID No.: 12408

Dear Washin Murakami:

Ecology appreciates your responsiveness to our letter to you, dated June 18, 2019. In this letter, we requested an evaluation of potential risks of short-term trichloroethylene (TCE) toxicity at the Morningside Acres Tracts South cleanup site (Site). We received a Vapor Intrusion Assessment report dated September 5, 2019 from your consultant (Farallon Consulting). This report documents the actions you took and the results of your evaluation.

Your report included an assessment of TCE vapor intrusion in the tenant spaces at 5015, 5021, and 5023 Rainier Ave S, as we requested. The maximum concentration of TCE in indoor air was $0.69 \mu\text{g}/\text{m}^3$, in a sample collected in the basement below the bookstore tenant space. This concentration is below $2.0 \mu\text{g}/\text{m}^3$ action level for short-term TCE toxicity, as established in draft Implementation Memo No. 22. Concentrations of TCE in currently occupied first floor tenant spaces were even lower, with none exceeding the laboratory reporting limit of $0.27 \mu\text{g}/\text{m}^3$.

Air samples discussed in your report were analyzed for other chemicals in addition to TCE. While the results of those analyses will not be specifically discussed in this letter, we acknowledge that this is important information that should be considered in the overall characterization of this Site and the adjacent Morningside Acres Tracts North cleanup site (FSID 8101/CSID 12406). We understand that characterization work is ongoing, with the goal of producing a Remedial Investigation/Feasibility Study for submission to Ecology.



Washin Murakami
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Next Steps:

From the results in your report, it does not appear that there is a current risk of short-term TCE toxicity at this Site. No further assessment will be needed from you at this time in regards to short-term TCE toxicity. Please note that additional work may be needed to complete the overall vapor intrusion assessment for the Site.

If, in the future, new information indicates a change in the Site conditions (for example, a change in the usage of the Site or discovery of contamination in a new area), we may request a re-evaluation of short-term TCE toxicity.

Again, we appreciate your prompt and thorough response to our request. If you have any questions regarding this letter, please contact me at (425) 649-7040 or kim.wooten@ecy.wa.gov.

Sincerely,



Kim Wooten
Toxicologist
Toxics Cleanup Program, Northwest Regional Office

By certified mail: 9171 9690 0935 0204 6830 68

cc: Allan Bakalian, Bakalian & Associates P.S.
Joe Rounds, Farallon Consulting



October 2, 2019

Dear Donna Musa:

The following is in response to your request for proof of delivery on your item with the tracking number:
9171 9690 0935 0204 6830 68.

Item Details

Status:	Delivered, Left with Individual
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