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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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November 17, 2020

Pete Kingston
Farallon Consulting, L.L.C.
1809 7th Ave, Suite 1111
Seattle, WA 98101
(pkingston@farallonconsulting.com)

**Re: Schedule Extension for Submittal of Draft Remedial Investigation Work Plan
Agreed Order No. DE 16659
Emerald Gateway CSID: 6584**

Dear Pete Kingston,

The Department of Ecology (Ecology) received and reviewed your November 4, 2020 request for an extension for the submittal of the draft Remedial Investigation Work Plan (RIWP) for the Emerald Gateway Site. As you stated in your letter, several underground storage tanks and previously unidentified contamination have been encountered during the interim action/site redevelopment activities. Ecology understands that it is not uncommon to encounter previously unidentified contamination during site redevelopment and it is possible that additional contamination will be encountered during the remaining redevelopment activities. Additional sampling will need to be conducted to adequately delineate the extent of newly encountered contamination or confirm that it has been removed. Please notify Ecology anytime when additional contamination is encountered and indicate how you plan to manage it. Additional data collected must be incorporated into the RIWP.

Ecology approves an extension request for the submittal of the RIWP. However, this deadline will be established as 90 days following your receipt of the last set of environmental data results from the laboratory for the interim action/site redevelopment activities. It is expected that 90 days will allow adequate time to incorporate that data into the draft RIWP for the Site. The Schedule of Deliverables in Exhibit C of Agreed Order No. DE 16659 is therefore modified by setting a new deadline for the submittal of the draft RIWP to 90 days following the receipt of the last set of data. The modified Exhibit C is enclosed with this letter. Feel free to contact me if you have any questions in meeting this timeline.

Sincerely,

Jing Liu
Site Manager
Toxics Cleanup Program, NWRO

ecc: Brett Richer, Prologis, Inc., (bricher@prologis.com)
William Joyce, Joyce Ziker Partners, PLLC, (wjoyce@jzplaw.com)
Derek Threet, AAG, (derek.threet@atg.wa.gov)
Tamara Cardona-Marek, Ecology, (tamara.cardona-marek@ecy.wa.gov)

AGREED ORDER NO. DE 16659
EMERALD GATEWAY, CSID: 6584
EXHIBIT C: SCHEDULE OF DELIVERABLES (Modified November 17, 2020)

Deliverable	Due Date
Monthly Progress Reports	Due on the 15 th each month, beginning after the first full month following the effective date of this AO
Agency Review Draft Interim Action Design Report	Within 30 days of receipt of validated analytical data from Pre-Interim Action Design Investigation
Final Interim Action Design Report	15 days after receipt of Ecology comments
Implement Interim Action Work Plan	No later than 90 days after the Final Interim Action Design Report and issuance of relevant Site permits (e.g., grading and development permits).
Agency Review Draft Interim Action Report	60 days following the Ecology approved completion schedule included in the Final Interim Action Design Report.
Final Interim Action Report	30 days after receipt of Ecology comments
Agency Review Draft Remedial Investigation Work Plan	No later than 90 days following receipt of the last set of environmental data results from the laboratory for the interim action/site redevelopment activities
Final Remedial Investigation Work Plan	30 days after receipt of Ecology comments
Remedial Investigation Field Investigations Completed	180 days after Final Remedial Investigation Work Plan
Agency Review Draft Remedial Investigation Report (or combined Agency Review Draft RI/FS Report*)	90 days following receipt of remedial investigation validated data
Public Review Draft Remedial Investigation Report (or combined Public Review Draft RI/FS Report*)	30 days after receipt of Ecology comments
Final Remedial Investigation Report (or combined Final RI/FS Report*)	30 days after receipt of Ecology comments, subsequent to public comment
Agency Review Draft Feasibility Study Report (if separate from Remedial Investigation report)	90 days following Ecology's letter to proceed with the feasibility study
Public Review Draft Feasibility Study Report (if separate from Remedial Investigation report)	30 days following Ecology's comments on the Agency Review Draft Feasibility Study Report
Final Feasibility Study Report (if separate from Remedial Investigation report)	30 days after receipt of Ecology comments, subsequent to public comment
Agency Review preliminary Draft Cleanup Action Plan (DCAP)	90 days following approval of Final Feasibility Study

* Subject to advance approval by Ecology. Prologis may submit a combined Agency Review Draft RI/FS Report. If Ecology does not approve combining the Agency Review Draft RI and Agency Review Draft FS Report, Prologis may submit a combined Public Review Draft RI/FS Report, after incorporating Ecology's comments on separately prepared Agency Review Draft RI and Agency Review Draft FS.