



April 20, 2006

RECEIVED

MAY 02 2006

Washington State
Department of Ecology

Mr. Bob Warren
Toxics Cleanup - Southwest Regional Office
Department of Ecology
PO Box 47775
Olympia, Washington 98504-7775

RE: Petroleum Assessment Work Plan
Safeway Store # 1436 – Fueling Center
7201 Portland Avenue
Tacoma, Washington
EPI Project No. 08268.4

Dear Mr. Warren:

Environmental Partners, Inc. (EPI) has prepared, on behalf of Safeway Inc. (Safeway), the following Petroleum Assessment Work Plan to assess the potential presence of off-site impacts to soil and shallow ground water immediately north and west of the above referenced fueling center. The location of the property is depicted on Figure 1 – General Vicinity Map. This plan was developed in response to discussions and a meeting between Safeway, the Washington Department of Ecology (Ecology), and the Tacoma-Pierce County Health Department (TPCHD).

HISTORY

The above-referenced property was the subject of an Interim Remedial Action (IRA) during construction of the current Safeway fueling center in the spring of 2002. The subject property had been a gasoline fuel center and/or service station since the mid-1950s. The IRA included the excavation of about 5,300 tons of petroleum contaminated soil (PCS) from the property and was fully disclosed in a document titled "UST Removal and Interim Remedial Measure Report" dated May 7, 2002. One of the findings of the report was that PCS likely existed beyond the northern and western property boundaries as a result of historic on-site releases. Possible off-site petroleum impacts were suggested by analytical results from soil samples collected from the final northern and western limits of the remedial excavation sidewalls.

A meeting between Safeway, EPI, Ecology, and TPCHD was held in March 2004 to establish criteria to be met during the assessment work. The initial scope agreed upon during this meeting focused on shallow soil and ground water (if present) in the northern and eastern rights-of-way. In particular, it was agreed that eight shallow borings were to be advanced into the center turn-lanes at the intersection of 72nd Street and Portland Avenue.

Ecology's and TPCHD's primary concern was that, although there was no ground water encountered during the remedial excavation, transient shallow ground water could come into contact with residual contamination in off-site soils. The relatively dry winter of 2004/2005 precluded sample collection since, in conversations with Ecology, it was indicated that failure to observe water in the planned borings during dry years would not

necessarily be sufficient to demonstrate a lack of impacts. Given the relatively wet winter of 2005/2006, now appears to be the best opportunity to assess whether ground water is present and whether that ground water is impacted.

PROPOSED WORK PLAN

EPI shall secure a 'Street-Use Permit' from the city of Tacoma, Washington prior to commencing any assessment work in the rights-of-way of either 72nd Street or Portland Avenue. TPCHD shall also be notified of the intended work plan and schedule. EPI will next notify the one-call center at least one week prior to scheduled field assessment activities. Upon confirmation that the locations of subsurface utilities have been marked, EPI will contract with a private utility locator to ensure, to the extent possible, that no subsurface utilities will be encountered during assessment activities.

EPI proposes to advance eight soil borings via direct push technology (DPT). Four soil borings will be advanced in the 72nd Street right-of-way while four soil borings will be advanced in the Portland Avenue right-of-way. Proposed locations for each boring is depicted on Figure 2 – Proposed Boring Locations.

Soil samples will be collected on vertical intervals of 2 feet. Each soil boring will terminate at 15 feet below ground surface (bgs) unless refusal is encountered. Environmental Protection Agency (EPA) SW-846 Method 5035 will be followed for the collection of soil samples prepared for laboratory analysis. Additionally, a representative sample will be collected in a sealable bag for field screening analysis. Soil samples from each borehole will be selected for laboratory analysis based upon field screening including, but not limited to, photo-ionization detector (PID) screening, visual/olfactory field screening, and sheen testing. If field screening does not indicate possible petroleum impacts to soil, samples collected at 6 feet and 15 feet bgs will be submitted for laboratory analysis. A maximum of three soil samples per boring shall be submitted for analysis.

For purposes of quality control/quality assurance, one blind duplicate soil sample shall be collected for analysis per day of soil boring activities.

If ground water is encountered, EPI will collect representative ground water samples using standard DPT methods. Ground water samples will be collected from within the drill stem of the DPT via peristaltic pump.

ANALYSIS

Soil and ground water (if present) samples will be analyzed for the presence of benzene, toluene, ethylbenzene, and xylenes (BTEX) using Method 8021B, and total petroleum gasoline range organics (GRO) using Northwest Total Petroleum Hydrocarbons as Gasoline – Extended (NWTPH-Gx Method). Each sample collected during this assessment shall be submitted to an approved laboratory. However, initially a total of up to 26 soil samples and eight ground water samples will be submitted for analysis. Additional samples submitted to the laboratory shall be preserved and archived for future analysis, if necessary.

REPORTING

EPI shall prepare a report documenting assessment activities upon receipt of laboratory analytical results. The report shall include site figures documenting boring locations, boring logs depicting subsurface conditions, summary tables depicting analytical results, and conclusions regarding the assessment of possible off-site petroleum impacts.

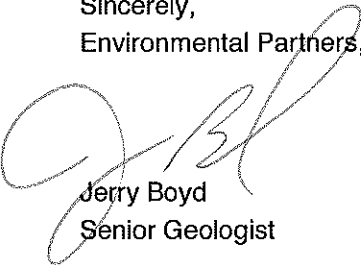
The report shall be submitted to Safeway, Ecology, and TPCHD.

SCHEDULE

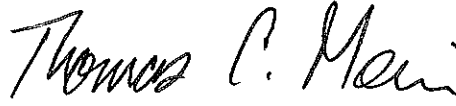
Upon agreement of this Petroleum Assessment Work Plan, EPI anticipates an 8-week schedule to complete the tasks outlined in this work plan. Additional time may be necessary to obtain permits for conducting assessment activities within the rights-of-way.

EPI respectfully submits this proposed work plan and welcomes your comments. Please feel free to contact either Thom Morin or Jerry Boyd at 425.395.0010.

Sincerely,
Environmental Partners, Inc.



Jerry Boyd
Senior Geologist

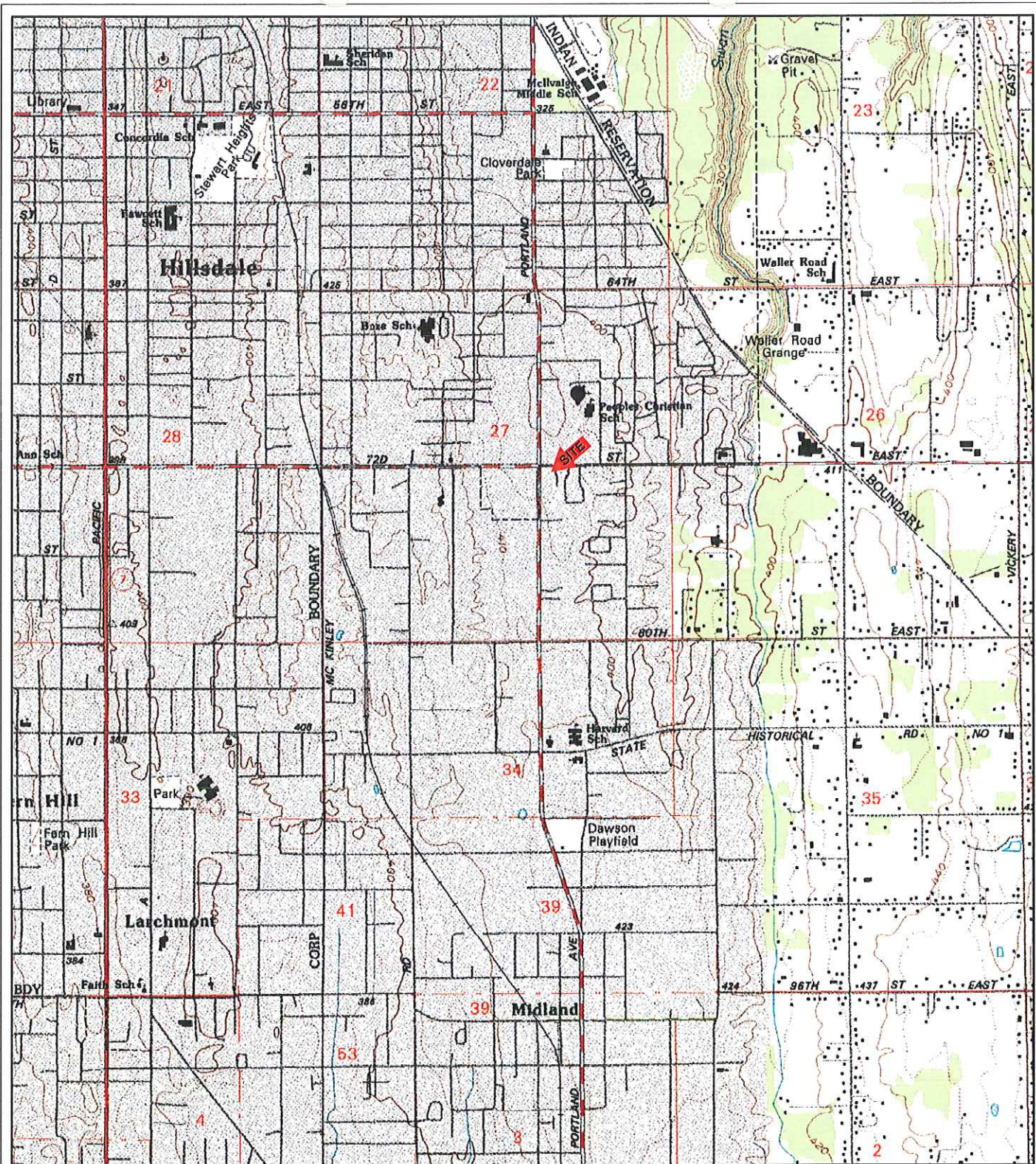


Thomas C. Morin, L.G.
Principal

Cc Mr. Shane Erickson – Safeway, Inc.
Mr. Rob Olsen - TPCHD
Mr. Marcel Szyszkowski - Ecology

QR 

TR 



KEY:



SOURCE: USGS 7.5 MINUTE QUADRANGLE
(TOPOGRAPHIC)

TACOMA SOUTH, WA
1961

REVISED 1994

SCALE = 1:24,000



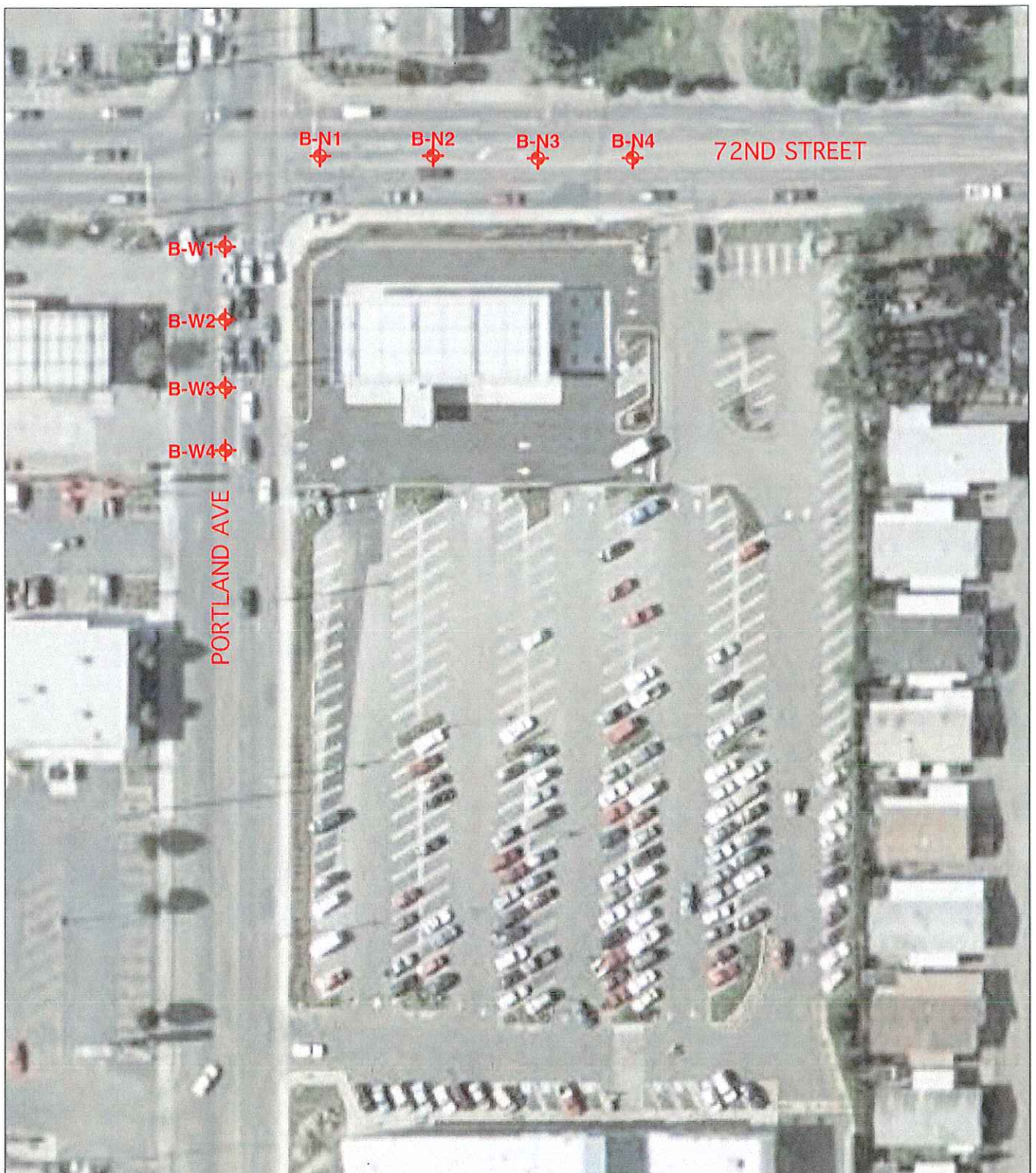
**ENVIRONMENTAL
PARTNERS INC**

295 NE Gilman Boulevard, Suite 201
Issaquah, Washington 98027

FIGURE 1


GENERAL VICINITY MAP

PROJECT	08268.4		
PREPARED FOR	SAFEWAY, INC.		
LOCATION	7201 PORTLAND AVENUE EAST TACOMA, WASHINGTON		
SHEET	DRAWN BY	REVIEWED BY	DATE
1 of 1	TJA	JLB	04/18/06



KEY: SOURCE: BASE MAP COPIED FROM:
GOOGLE EARTH



 APPROXIMATE LOCATION OF
PROPOSED SOIL BORING



**ENVIRONMENTAL
PARTNERS INC**

295 NE Gilman Boulevard, Suite 201
Issaquah, Washington 98027

FIGURE 2

PROPOSED SOIL
BORING LOCATIONS

PROJECT	08268.4		
PREPARED FOR	SAFEWAY INC.		
LOCATION	7201 PORTLAND AVENUE E. TACOMA, WA 98404		
SHEET 1 of 1	DRAWN BY JLB	REVIEWED BY TCM	DATE 4/18/06

Szyszkowski, Marcel

From: Szyszkowski, Marcel
Sent: Tuesday, April 18, 2006 1:55 PM
To: 'Jerry Boyd'
Cc: 'Thom Morin'; 'Rob Olsen'; 'shane.erickson@safeway.com'; Cline, Chuck
Subject: FW: Safeway Store # 1436 - Fueling Center

Jerry,

following on my yesterday's message I am coming to conclusion that you need to talk to the person who signed the April 7, 2006 letter. Please keep me and other parties in the loop, but please call Mr. Warren at your earliest convenience. His telephone number is 360-407-6361.
Thank you.

Marcel Szyszkowski, P.E.

Ecology Site Manager

(360) 407-6363

From: Szyszkowski, Marcel
Sent: Monday, April 17, 2006 4:37 PM
To: 'Jerry Boyd'
Cc: 'shane.erickson@safeway.com'; 'Thom Morin'; Warren, Bob (ECY); 'Rob Olsen'
Subject: RE: Safeway Store # 1436 - Fueling Center

Hello, Jerry:

I am writing this short e-mail to document that we had a short conversation this morning over the phone. I understand that you are attempting to produce a work plan for further site characterization work to be done at this site. You stated that you will be trying to get this work plan distributed to interested parties by the end of this week.

I need to make you aware that although I am happy to review any documentation, this is a voluntary cleanup, and that the applicant is a driving force behind the actions on the site. In addition, this site, as you may know, falls into jurisdiction of TPCHD, and they have much to say about how the cleanup is done and what is adequate and what is not. Ecology and TPCHD cooperate in this matter, I am sure you realize that.

Jerry, it was nice to have talked to you and I look forward to working with you on this very important environmental project.

Marcel Szyszkowski, P.E.

Ecology Site Manager

(360) 407-6363

8/31/2006

From: Jerry Boyd [mailto:jerryb@epi-wa.com]
Sent: Friday, April 14, 2006 4:17 PM
To: Szyszkowski, Marcel
Cc: Thomas Morin, L.G.; Shane Erickson
Subject: Safeway Store # 1436 - Fueling Center

Mr. Szyszkowski:

I wanted to establish contact with you concerning the above mentioned facility that is currently in the DOE voluntary cleanup program. I am new to this project and have been given the task of preparing a work plan addressing the possibility of off-site petroleum impacts near the facility. However, I have recently been informed that due to inactivity the site may be withdrawn from the VCP. At this time, I request on behalf of Safeway that this property remain under the authority of the VCP.

I look forward to discussing the details of this project at your earliest convenience.

Best Regards,

Jerry Boyd
Environmental Partners, Inc.
295 NE Gilman Blvd., Ste 201
Issaquah, WA 98027
425.395.0046
425.395.0011 fax

Szyszkowski, Marcel

From: Szyszkowski, Marcel
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Cc: 'shane.erickson@safeway.com'; 'Thom Morin'; Warren, Bob (ECY); 'Rob Olsen'
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Jerry Boyd

8/31/2006

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Issaquah, WA 98027
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Warren, Bob (ECY)

From: Szyszkowski, Marcel
Sent: Monday, April 17, 2006 7:37 AM
To: Warren, Bob (ECY)
Cc: Cline, Chuck
Subject: FW: Safeway Store # 1436 - Fueling Center

FYI

From: Jerry Boyd [mailto:jerryb@epi-wa.com]
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4/18/2006