STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (206) 649-7000

September 6, 1994

Mr. Kirk J. Thomson
The Boeing Company
P.O. Box 3707
MS 7E-HF
Seattle, WA 98124-2207

Dear Mr. Thomson:

On behalf of Boeing, Mr. Harbach has submitted the results of an independent remedial action for Department of Ecology (Ecology) review. Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act.

Ecology's Toxics Cleanup Program has reviewed the following documents addressing the Garden Plaza and Fifth and Park property located at North Sixth Street and Park Avenue in Renton, Washington:

1. Environmental Evaluation, dated May 10, 1989, prepared by RZA AGRA.

2. Final Report - Property Assessments, dated July 24, 1989, prepared by Landau Associates

3. Report - Groundwater Sampling, dated February 24, 1992, prepared by Landau Associates

4. Subsurface Exploration and Testing, dated November 5, 1993, prepared by Geotech Consultants

5. Supplemental Subsurface Exploration and Testing, dated December 10, 1993, prepared by Geotech Consultants

6. Independent Cleanup Report, dated April 8, 1994, prepared by Geotech Consultants.

7. Miscellaneous correspondence and related information.

Based upon the above listed information Ecology has determined that, at this time, the release of total petroleum hydrocarbons (TPH) into the soil and groundwater at the site no longer poses a threat to human health or the environment.

Some of the analytical data presented in the above reports suggests the existence of elevated concentrations of vinyl chloride in groundwater beneath the site. No on-site source for the vinyl chloride was identified in the above reports. Any vinyl chloride detected in groundwater more than likely migrated onto the site from the adjacent PACCAR Superfund site.

Therefore, Ecology is issuing this determination that no further action is necessary by Boeing at this site under the Model Toxics Control Act (MTCA), Ch. 70.105D RCW. However, please be aware that because your actions were not conducted under a consent decree with Ecology, this letter is not a settlement by the state under RCW 70.105D.040(4).

This determination of no further action by the Boeing Company is made only with respect to the release of TPH and vinyl chloride identified in the reports listed above. This no further action determination applies only to the areas of the Garden Plaza and Fifth and Park property at North Sixth Street and Park Avenue in Renton affected by the TPH and vinyl chloride identified in the reports. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties held by the Boeing Company.

This no further action determination is contingent on your compliance with the following actions:

1. Record a restrictive covenant with the property deed at the office of the King County Clerk. This deed restriction shall provide notice of the presence of total petroleum hydrocarbons (TPH) in groundwater and/or soil at the location of Geotech Consultants' borings B-2 and B-12, and monitoring well MW-4; at Landau Associates monitoring well LMW-6; at RZA AGRA's monitoring well RMW-1; and at a location identified by Earth Consultants underneath and near the center of the Garden Plaza building. The deed restriction shall also specify long-term groundwater monitoring requirements as summarized in item 2, below.

2. Conduct semi-annual sampling of existing Geotech Consultants' monitoring wells MW-4, MW-13 and MW-14 over a five year period. Analyze the collected samples for TPH using Method WTPH-D extended.

Ecology does not assume any liability for any release, threatened release or other conditions at the site, or for any actions taken or omitted by any person or his/her agents or employees with regard to the release, threatened release, or other conditions at

the site. Ecology reserves the right to require further action at the site if new or different information other than that presented in the above reports becomes known or available.

Please contact me at (206) 649-7042 if you have any questions regarding this review.

Sincerely,

Elaine P. Atkinson

Elaine P. Atkinson
Environmental Scientist

EPA:ea:gm