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April 30, 2008

Ms. Julie Alexander  
Sr. Contract Specialist  
Staubach Global Services - RR, Inc.  
3017 Lou Menk Drive, Suite 100  
Fort Worth Texas 76131-2800

Subject: Permitting for Monitoring Well Installation  
BNSF Property  
Near Roy St. and Elliott Ave W Intersection  
Seattle, Washington

Dear Ms. Alexander:

Camp Dresser & McKee Inc. (CDM) is requesting approval to install three monitoring wells on Burlington Northern Santa Fe property in Seattle, Washington (**Figure 1**). The proposed wells will be located on King County Parcel #7666201903. This is a long, thin parcel that essentially acts as a service road to the adjacent BNSF railroad lines. The proposed well locations are near the intersection of Roy Street and Elliott Avenue W.

## Background

CDM is conducting this work on behalf of LeatherCare Inc. LeatherCare occupies the facility located at 901 Elliott Avenue W. LeatherCare also leases a portion of the adjacent vacated Roy Street on the south side and owns the property to the north (921 Elliott Avenue, W). The 901/921 Elliott Ave. W and Roy Street properties are collectively referred to as the "Site." The extent of chlorinated volatile organic compounds (cVOCs) in groundwater is being investigated, specifically tetrachloroethene (PCE) and its degradation products (i.e. trichloroethene and vinyl chloride). LeatherCare is conducting this work under the Washington State Department of Ecology's (Ecology) voluntary cleanup program (VCP). In accordance with the Model Toxics Control Act (MTCA), the extent of the cVOC plume must be delineated. The north-south extent of the plume has been delineated; however, Ecology requires determination of the westerly bounds of the plume, despite of the low contaminant concentrations at the property boundary.

A series of BNSF railroad lines bound the westerly side of the Site and CDM recognizes the impracticability of attempting any access to this area. However, a BNSF-owned gravel access road bounds the westerly side of the railroad tracks (Parcel #7666201903). CDM is requesting permission to install three monitoring wells on this parcel, as shown on the attached **Figure 2**. Unfortunately, exact locations and accurate measurements cannot be shown on **Figure 2** because CDM could not trespass on the property, in advance of the permission to access the property. Note that the locations can be moved slightly at the discretion of BNSF to ensure personnel safety during well installation and sampling. The following sections describe the proposed work that will be involved with installing and sampling these wells.



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## **Field Investigation Methods**

### **Approach**

CDM proposes to conduct the investigation using a drill rig to install three monitoring wells at the approximate proposed locations shown on **Figure 2**. Groundwater samples will be collected from each installed monitoring well. Prior to conducting site work, CDM will contact the Roadmaster five days prior to beginning work, prepare a site health and safety plan (HASP) and arrange for utility locate. All site personnel who will work on the site will complete BNSF's safety training program (<http://www.contractororientation.com>).

### **Exploration and Well Installation**

Drilling and well installation will be accomplished using a drill rig equipped with 8-inch-diameter hollow-stem augers. During drilling, soil will be sampled at 2.5 to 5-foot intervals by driving a 2-inch-diameter split-barrel sampler 18 inches into undisturbed soil ahead of the borehole bottom. Soil samples collected during drilling will be logged, examined for evidence of contamination, and field screened for volatile organic compounds (VOCs) using an organic vapor meter equipped with a photo-ionization detector (OVM-PID). Some soil samples may be retained for analysis, depending upon field observations.

Groundwater monitoring wells will be constructed of 2-inch-diameter, flush-threaded PVC screen and riser pipe. The maximum anticipated depth of each well is estimated at 15 feet, the bottom 10 feet of which will be screened. A tamper-resistant, traffic-rated flush-mount, protective casing will be set over the upper end of the PVC riser. Each well will be developed by the driller after well installation.

### **Survey/Water Levels**

The top of each well casing will be surveyed by a licensed surveyor to the nearest 0.01 foot using an arbitrary datum. Prior to beginning sampling activities, water levels will then be measured in each well using an electronic sounder. These data will be used to determine groundwater flow direction across the site.

### **Sampling**

Monitoring wells will be purged and sampled using low flow sampling methods (i.e., a peristaltic pump). Groundwater samples will be collected in appropriate laboratory supplied containers.

Sample containers will be labeled, stored in a chilled container and shipped under chain-of-custody and to the analytical laboratory.



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## Chemical Analysis

Soil samples and groundwater samples will be submitted for analysis of cVOCs by EPA Method 8260B.

## Soil and Decontamination Water Disposal

Drill cuttings and decontamination water will be collected and stored in 55-gallon drums. The drums will be labeled as to the contents, date of collection, and site location. These drums will be transported to Roy Street where they will be temporarily stored adjacent to the LeatherCare facility pending profiling and appropriate disposal. No drums will be left on the BNSF property.

## Schedule

The work will be scheduled to occur during normal working hours (i.e., between 7 am and 7pm Monday through Friday). CDM will schedule the drilling within 30 days of obtaining the Environmental Access permit from BNSF. If requested, CDM can also work around specific BNSF scheduling requirements. The initial round of groundwater sampling will occur within a week after the well installation. Depending upon the findings, the wells may need to be sampled regularly (i.e., quarterly, semi annually, annually) for a year or several years. However, considering the low cVOC concentrations at the edge of the Site, CDM does not anticipate the need to sample the wells beyond a year. The wells will be appropriately abandoned by a licensed well driller at such time as they are no longer required.

CDM sincerely appreciates the opportunity to work with you on this project. If you have any questions or comments, please do not hesitate to contact me at (425) 453-8383.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Pamela J. Morrill'.

Pamela J. Morrill, LHG  
Project Manager  
Camp Dresser & McKee Inc.

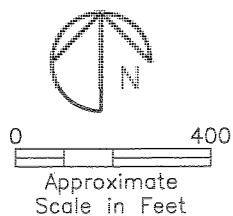
## Attachments

cc: Ms. Jo Flannery, Ryan, Swanson & Cleveland PLLC  
Mr. Steve Ritt, Leathercare Inc..  
Mr. Dale Myers, Washington Department of Ecology

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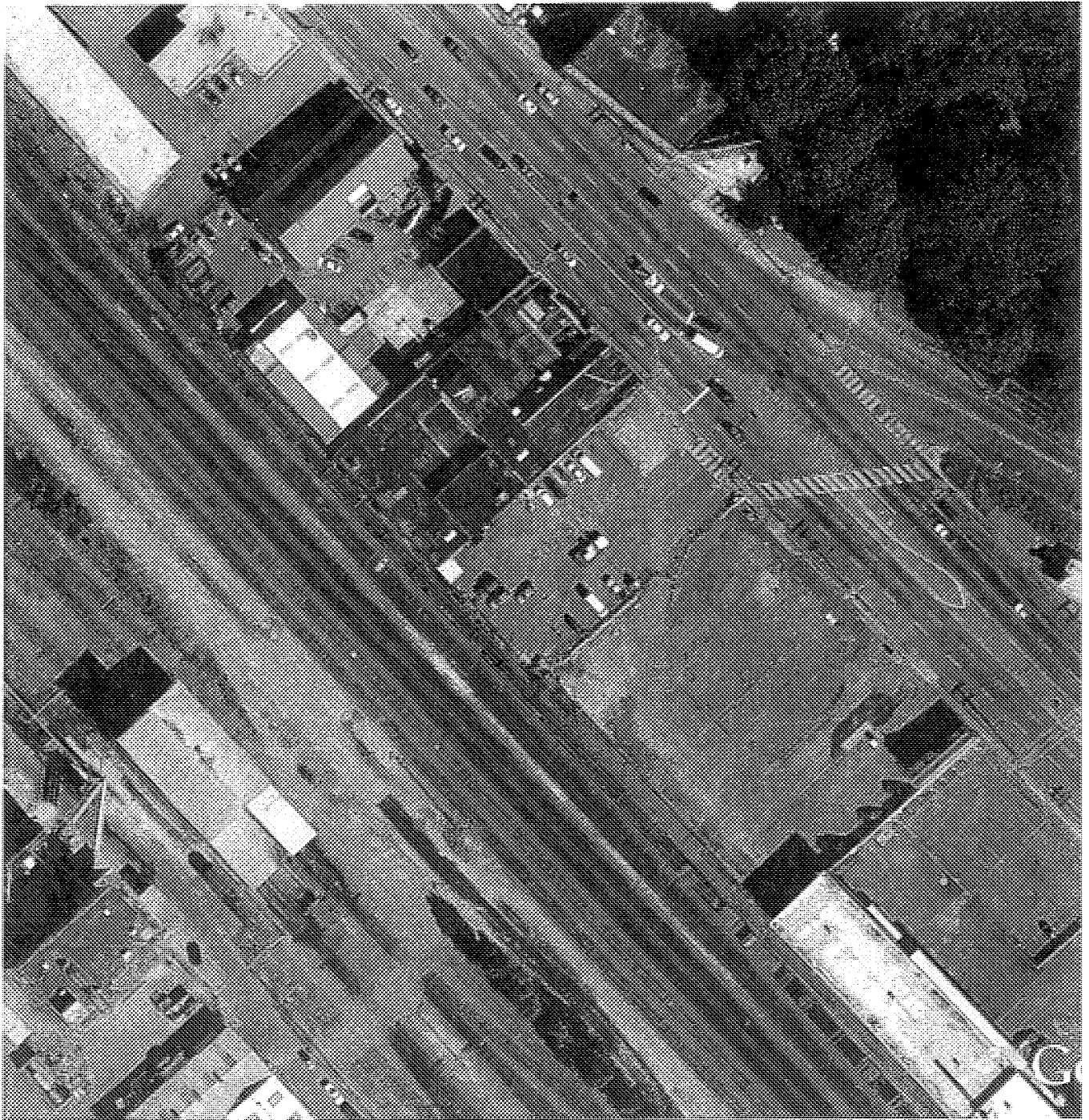
Source: GOOGLE EARTH PRO, 2008



LEATHERCARE  
OFFSITE INVESTIGATION  
SEATTLE, WASHINGTON

Figure No. 1  
Vicinity Map

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Source: GOOGLE EARTH PRO, 2008

LEGEND:



APPROXIMATE PROPOSED MONITORING  
WELL LOCATION

1" = 100'  
50 0 100



LEATHERCARE  
OFFSITE INVESTIGATION  
SEATTLE, WASHINGTON

Figure No. 2  
Proposed Monitoring  
Well Locations