



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

P.O. Box 47600 • Olympia, Washington 98504-7600
(206) 407-6000 • TDD Only (Hearing Impaired) (206) 407-6006

February 3, 2003

Mr. Sean W. Donnan, P.G.
Zipper Zeman Associates, Inc.
Geotechnical and Environmental Consulting
18905 33rd Avenue West, Suite 117
Lynnwood WA 98036

Dear Mr. Donnan:

Re: Request for Review and Opinion Letter, VCP, Proposed Wal-Mart Stores,
Puget Sound Energy –Grady Way Complex, 915 South Grady Way (Former
Parcels 1, 2, and 3 also Known as 620 South Grady Way) Renton, WA.
98055. TCP I.D. #NW1029.

Thank you for submitting your letter of January 28, 2003 and request for Ecology's review and advice. The Department of Ecology (Ecology) appreciates your initiative in pursuing a voluntary cleanup under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the, Proposed Wal-Mart Site, Puget Sound Energy – Grady Way Complex, 915 South Grady Way (Parcels 1, 2, and 3 also Known as 620 South Grady Way) Renton, WA. 98055:

1. Letter and Contingency Response Outline from Zipper Zeman Associates (Sean Donnan) to Ecology (Nnamdi Madakor) of January 28, 2003

Based upon the information listed above, Ecology has determined that, at this time:

1. Ecology wishes to confirm that the groundwater compliance monitoring at the above named site has ceased due to the historical favorable groundwater quality monitoring results. Ecology believes that the residual contaminants left in the soil has stabilized and is no longer partitioning into the groundwater above the state standards to constitute a threat to either human health or the environment.
2. Because of the favorable groundwater quality condition at this time, it is appropriate that the existing groundwater quality monitoring wells that will impede the intended site development be properly abandoned.

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3. Upon completion of the construction work, it is Ecology's expectation that you shall install new post construction groundwater quality monitoring wells to establish the post construction groundwater quality baseline conditions. This is to ensure the continued protection of the human health and the environment. This is necessary because construction related activities may disturb the impacted residual soils contained at the site and disrupt the apparent state of equilibrium reached between the contaminated soils contained on site and the groundwater. The post construction groundwater quality baseline for the site must cover at a minimum four consecutive quarterly samplings. This will form the basis to evaluate any future groundwater compliance needs for the site, if necessary.
4. The nature (deep and shallow) post construction compliance monitoring wells and their locations shall be based on the extent the construction disturbed the contaminated soils contained on site, and the post construction soil sampling results that will show the locations of impacted soils left on site after the construction, if any, and the extent of intrusive site activities like driven piles that may introduce contaminated soils into the deeper aquifer. If the post construction soil data shows that no residual soils are left behind, as a result of the construction activities, then the conditions will also be favorable to remove the deed restrictions currently on site. Otherwise the deed restriction will be modified to reflect the current post construction conditions.
5. It is Ecology's expectation that the yet to be submitted Construction Plan for this site will address the wetland issues, surface storm run-off and the drainage management at the site.
6. The Environmental Contingency outlined in your letter on page 5 seems prudent and is tailored to the site's specific needs.

Please note that because your actions were not, or will not be conducted under a consent decree with Ecology, this letter is not a settlement by the state under RCW 70.105D.040 (4) and is not binding on the agency. Further action could be required at your site regardless of how strictly you follow Ecology's advice.

The opinions presented by Ecology in this letter are made only with respect to the information provided in the report and document(s) listed above. This opinion is only

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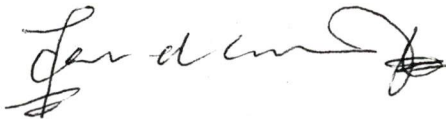
applicable to the specified site (or area of site) and may not be used to justify action at another site (or area of the site).

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.

Again, thank you for taking the initiative to voluntarily address the contamination at your site. Your efforts are recognized by Ecology as a positive step in our work to protect human health and the environment in Washington State.

If you have any questions regarding this letter, please contact me at (360) 407-7244.

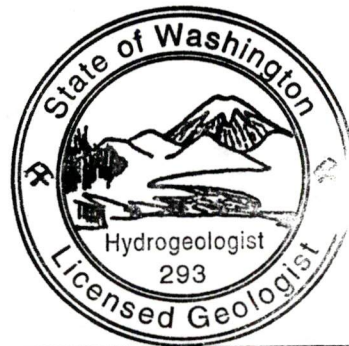
Sincerely,



Nnamdi Madakor, P.G., P.H.G.
Senior Hydrogeologist
Toxics Cleanup Program, HQ

NM: It

cc: Joe Hickey, VCP Coordinator, TCP/NWRO



NNAMDI I. MADAKOR