



FINAL CLEANUP REPORT

Fred Meyer Stores Property (aka Bethel Texaco, Facility Site ID #2614)

Port Orchard, Washington

Cleanup ID #5165, Agreed Order No. DE 9040

Submitted to:

Washington State Department of Ecology

Northwest Regional Office - Voluntary Cleanup Program

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Bellevue, Washington 98008

Prepared for:

Fred Meyer Stores, Inc.

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Prepared by:

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April 24, 2015

Project No. 9-61M-102820

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Subject: Final Cleanup Report
Fred Meyer Property (aka Bethel Texaco, Facility Site ID #2614)
1900 SE Sedgwick Road, Port Orchard, Washington
Cleanup ID #5165, Agreed Order No. DE 9040

Dear Sirs:

On behalf of Fred Meyer Stores, Inc., Amec Foster Wheeler Environment & Infrastructure, Inc. has prepared this Final Cleanup Report for the above referenced Site. This report documents investigation, remediation, and post-confirmation sampling activities completed at the Site in satisfaction of the requirements of Agreed Order No. DE 9040 for site closure. It also documents that the criteria for removing the Site from the Hazardous Sites List have been met. If you have any questions or comments regarding this report, please contact the undersigned at (503) 639-3400.

Sincerely,

**Amec Foster Wheeler
Environment & Infrastructure, Inc.**


Joel Eledge, CHMM
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Attachments: Final Cleanup Report

JE/KH/lp

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TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	1
1.1 Purpose.....	1
1.2 General Site Information	2
1.3 Report Organization	3
2.0 SITE IDENTIFICATION AND DESCRIPTION	3
2.1 Site Discovery and Regulatory History	3
2.2 Subject Property and Site Description	4
2.3 Site Setting.....	5
2.4 Site Vicinity Physiography and Topography	5
3.0 NATURAL CONDITIONS.....	5
3.1 Geology.....	5
3.1.1 Regional Geology	5
3.1.2 Site Geology and Soils	6
3.2 Hydrogeology	7
3.2.1 Regional Hydrogeology	7
3.2.2 Local Hydrogeology.....	8
3.3 Surface Water	8
3.4 Natural Resources and Ecological Receptors.....	8
4.0 PROPERTY DEVELOPMENT AND HISTORY	9
4.1 Past Site Uses and Facilities	9
4.2 Current Site Use and Facilities	9
4.3 Potential Future Site Use	10
4.4 Site Utilities	10
4.5 Potential Sources of Site Contamination	10
5.0 ENVIRONMENTAL INVESTIGATIONS AND REMEDIAL ACTIONS	11
5.1 Groundwater Contamination Assessment (Ecology, 1991).....	11
5.2 Product Recovery and Initial AS/SVE Remediation System (Ecology, 1998).....	12
5.3 Phase II Environmental Site Assessment (GN Northern, 1999a).....	13
5.4 Subsurface Exploration and Remediation System Installation (AMEC, 2000a)..	14
5.5 Restoration of Groundwater Monitoring Well Network and Remediation System (AMEC, 2009b)	15
5.6 Remedial Investigation Report (AMEC, 2010c; Ecology 2011a)	16
5.7 Cleanup Action Plan (AMEC, 2010d; Ecology 2011b)	17
5.8 Groundwater Monitoring.....	17
5.9 Sedgwick Road Right-of-Way Subsurface Investigation (AMEC, 2014c).....	18
5.9.1 Background	18
5.9.2 Findings and Conclusions.....	20
6.0 NATURE AND EXTENT OF CONTAMINATION	21
6.1 Initial Plume Extent: 1990-1993.....	21
6.2 Remedial Activities and Groundwater Monitoring: 1995 - 2013	22
6.3 Post-Remediation Confirmation Extent (2014).....	23

7.0 CONCEPTUAL SITE MODEL..... 23
 7.1 Potentially Complete Exposure Pathways 24
 7.2 Soil..... 24
 7.2.1 Cleanup Levels:..... 24
 7.2.2 Points of Compliance:..... 24
 7.3 Groundwater 24
 7.3.1 Cleanup Levels:..... 24
 7.3.2 Point of Compliance: 24
 8.0 CLEANUP ACTION IMPLEMENTATION 25
 8.1 Cleanup Requirements..... 25
 8.1.1 Human Health and Environmental Concerns 25
 8.1.2 Indicator Hazardous Substances 25
 8.1.3 Cleanup Levels and Points of Compliance..... 26
 8.2 Remedial Action Measures..... 27
 8.2.1 Ecology AS/SVE System and LNAPL Recovery (1995 – 1998) 27
 8.2.2 AMEC AS/SVE Remediation System (2000 – 2013)..... 27
 8.3 Compliance Monitoring..... 30
 8.3.1 Protection Monitoring..... 30
 8.3.2 Performance Monitoring 30
 8.3.3 Confirmation (Post-Remediation) Monitoring 32
 9.0 CONCLUSIONS 32
 REFERENCES..... 34
 LIMITATIONS..... 43

TABLES

Table 1 Well Construction Summary
 Table 2 Summary of Soil Analytical Results
 Table 3 Summary of Groundwater Elevations and Analytical Results
 Table 4 Soil Vapor Extraction System Monitoring Data
 Table 5 Air Sparging System Performance Monitoring Data

FIGURES

- Figure 1 Site Location Map
- Figure 2 Subject Property Site Plan and Features
- Figure 3 Approximate Groundwater Plume Extent 1990 – 1993
- Figure 4 GRO and BTEX Concentrations in Soil 1990 – 1991
- Figure 5 Approximate Groundwater Plume Extent 1998 – 2001
- Figure 6 GRO and BTEX Concentrations in Soil 1999
- Figure 7 Approximate Groundwater Plume Extent 2008 – 2009
- Figure 8 GRO and BTEX Concentrations in Soil 2008
- Figure 9 Upgradient Groundwater Sample Results 2014
- Figure 10 Post-Remediation Groundwater Sample Results 2014
- Figure 11 Groundwater Elevations November 2014

APPENDICES

- Appendix A Agreed Order No. DE 9040 for Final Cleanup Action and Compliance Monitoring

FINAL CLEANUP REPORT

Fred Meyer Property (aka Bethel Texaco, Facility Site ID #2614)
1900 SE Sedgwick Road, Port Orchard, Washington
Cleanup ID #5165, Agreed Order No. DE 9040

1.0 INTRODUCTION

Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler) – formerly known as AMEC Environment & Infrastructure, Inc. - has prepared this Final Cleanup Report on behalf of Fred Meyer Stores, Inc. (Fred Meyer) for the above-referenced Fred Meyer fueling station located at 1900 SE Sedgwick Road Port Orchard, Washington (Figure 1) – hereinafter referred to as the “subject property”.

A gasoline release from an underground storage tank (UST) system at a former Texaco-branded service station which operated at the subject property until 1988 is reportedly responsible for petroleum hydrocarbon impacts to soil and groundwater at the subject property and adjacent parcels located to the southwest (collectively referred to as the “Site”).

Fred Meyer and the Washington State Department of Ecology (Ecology) entered into an Agreed Order for Final Cleanup Action and Compliance Monitoring on May 10, 2012 (Order No. DE 9040) (Agreed Order) that establishes the remedial action requirements for Site (Ecology, 2012). Exhibit C to the Agreed Order is Ecology’s Remedial Investigation Report (RI) for the Site (Ecology, 2011a), and Exhibit D is Ecology’s Feasibility Study and Cleanup Action Plan (FS/CAP) for the Site (Ecology, 2011b).

1.1 PURPOSE

The purpose of this report is to summarize investigation activities, remedial actions, and post-confirmation sampling completed at the Site. This report fulfills the final cleanup reporting requirements of Section VII, Part D of the Agreed Order. This report documents that Fred Meyer has completed all of the remedial actions required at the Site, as described in the FS/CAP and in satisfaction of the Agreed Order. This report also documents that cleanup standards have been achieved at the Site. Accordingly, this report documents that the criteria for removing the Site from the Hazardous Sites List (WAC 173-340-330(7)(a)) have been met. This document has been prepared in general accordance with Model Toxics Control Act (MTCA) Cleanup Regulations Chapter 173-340 of the Washington Administrative Codes (WAC).

1.2 GENERAL SITE INFORMATION

Table 1.2: General Site Information

Site Name	Fred Meyer Stores, Inc. - Port Orchard (also known as Bethel Texaco, Fred Meyer, Fred Meyer Stores Inc., Tripp Well)
Site Address	1900 SE Sedgwick Road Port Orchard, Washington 98366
Facility Site ID	2614
Cleanup Site ID	5165
Agreed Order for Final Cleanup Action and Compliance Monitoring	No. DE 9040
Current Owner and Operator	Fred Meyer Stores, Inc.
Ecology Project Coordinator	Dale R. Myers Washington State Department of Ecology Toxics Cleanup Program 3190 160th Ave., SE Bellevue, Washington 98008 (425) 649-4446 dale.myers@ecy.wa.gov
Owner's Project Coordinator	Daniel Hermann Fred Meyer Stores Inc. NW Region Environmental P.O. Box 42121 Portland, Oregon 97242 (503) 797-3512 daniel.hermann@fredmeyer.com

1.3 REPORT ORGANIZATION

This report is organized by section:

- Section 1 – Introduction
- Section 2 – Site Identification and Description
- Section 3 – Natural Conditions
- Section 4 – Property Development and History
- Section 5 – Environmental Investigations and Remedial Actions
- Section 6 – Nature and Extent of Contamination
- Section 7 – Conceptual Site Model
- Section 8 – Cleanup Action Implementation
- Section 9 – Conclusions

Sections 2 through 7 summarize information previously reported in the RI and FS/CAP (Ecology, 2011a and Ecology, 2011b, respectively) updated with new information where available. They are presented here for ease of reference. Section 8 describes the remedial action selected by Ecology in the CAP for the Site (Ecology, 2011b) and documents Fred Meyer's implementation of the remedial action as well as achievement of the cleanup standards at the Site.

2.0 SITE IDENTIFICATION AND DESCRIPTION

2.1 SITE DISCOVERY AND REGULATORY HISTORY

In May 31, 1990, a complaint was received by the Kitsap County Health Department concerning possible petroleum contamination in a domestic water supply well at the residence located at 4940 Bethel Road SE, west of the subject property. The initial investigation led by Ecology in June 1990 identified the source of the petroleum contamination in groundwater as a historical release from a gasoline UST system associated with the Texaco service station formerly located on the subject property.

Assessment results indicated benzene, toluene, ethylbenzene, and total xylenes (BTEX) and gasoline-range organics (GRO) in soil and groundwater at concentrations above MTCA Method A or B cleanup levels. Benzene and total xylenes were also detected at elevated concentrations in two nearby domestic drinking water wells. Ecology reported the presence of light non-aqueous phase liquid (LNAPL) (i.e., free product gasoline) in one on-Site monitoring well located near the

former USTs and suspected release source area. The release was assigned Leaking Underground Storage Tank (LUST) file number 96424236, Facility Site ID 2614, and Cleanup ID 5165 by Ecology.

In 1992, Ecology entered into a Consent Decree (Kitsap County Superior Court Case No. 92-2-015040) with the then-owner of the subject property, B. and C.B. Enterprises, Inc., to remediate the release. Remediation work at the Site was to be performed under Ecology's direction. However, Ecology's obligation to implement remedial action at the Site was contingent upon the availability of sufficient funds. Ecology installed and operated a treatment system at the subject property under the Consent Decree from 1995 to 1998.

In 1999, after providing prior notice to Ecology of its intent to continue remediation of the Site under a proposed work plan, and after receiving Ecology's determination that the proposed work plan satisfied the Consent Decree's transfer provisions, Fred Meyer purchased the subject property from B. and C.B. Enterprises, Inc. In 1999 and 2000 Fred Meyer built a new gas station on the property and installed and began operating a new soil and groundwater remediation system on the subject property.

In April 2011, Ecology notified B. and C.B. Enterprises, Inc. that neither it nor Ecology had any further obligation under the 1992 Consent Decree. The Kitsap County Superior Court granted Ecology's motion to dismiss the Consent Decree on September 15, 2011. On May 10, 2012, Fred Meyer and Ecology entered into Agreed Order No. DE 9040 for final cleanup of the Site and compliance monitoring. Since then, the release associated with the former Texaco-branded service station has been remediated in accordance with the cleanup plan selected by Ecology in the Feasibility Study and Cleanup Action Plan for the Site (FS/CAP) (Ecology, 2011b).

2.2 SUBJECT PROPERTY AND SITE DESCRIPTION

The subject property is located at 1900 SE Sedgwick Road, in the southeast corner of the intersection of SE Sedgwick Road (Washington State Route 160) and Bethel Road SE in Port Orchard, Washington (Figure 1). For the purposes of this report, the "subject property" consists of an approximately 0.58-acre portion (designated "Pad C" by Fred Meyer) of the northwest corner of a larger Fred Meyer Store property. The subject property is located in the N.W. 1/4 of the N.W. 1/4 of Section 12, Township 23 North, Range 1 East of the Willamette Meridian. A legal description of the subject property is provided as Exhibit B of the Agreed Order (Appendix A).

The subject property is currently occupied by a Fred Meyer-branded gasoline station and is bounded by the Fred Meyer Store, driveways, and parking areas to the south and east and by the Bethel Road SE and SE Sedgwick Road rights-of-way (ROWS) to the west and north (Figure 2).

The subject property and full lateral extent of historical petroleum hydrocarbon impacts to soil and groundwater encountered at the property and adjacent parcels located to the southwest are collectively referred to as the Site. The full extent of the Site, based on the approximate groundwater plume at the time of discovery during 1990, was estimated to occupy an area of approximately three acres. The approximate historical extent of the groundwater plume defining the Site at the time of the initial release discovery in the early 1990's is shown in Figure 3.

2.3 SITE SETTING

The Site vicinity is characterized by residential and commercial properties, open fields, and wooded areas. Currently, a Chevron-branded gasoline station is located to the north of the subject property across SE Sedgwick Road and a Shell-branded service station is located to the northwest of the subject property, in the northwest corner of the SE Sedgwick Road/Bethel Road SE intersection.

2.4 SITE VICINITY PHYSIOGRAPHY AND TOPOGRAPHY

Port Orchard is located in Kitsap County on the Sinclair Inlet of the Puget Sound and within the Kitsap Peninsula. Physiographic conditions throughout the county are described as being relatively consistent and attributed to glacial remnants (described below). The vicinity is characterized by hills and ridges. The Site slopes to the southwest with approximate ground surface elevations above mean sea level ranging between 300 and 320 feet (Figure 1).

3.0 NATURAL CONDITIONS

3.1 GEOLOGY

3.1.1 Regional Geology

Geologic deposits encountered regionally throughout Kitsap County represent the Tertiary through the Quaternary Periods. Bedrock deposits comprised of basalt and andesite were deposited during the Tertiary, typically in a northwest-southeast trend. These deposits also are found interbedded with marine sedimentary deposits due to sea level fluctuations and lava flows. Marine sediments also were deposited on top of volcanic rocks during the Oligocene and Miocene. Northwest-

southeast trending folds that formed during the late Miocene were subsequently eroded during the early to middle Pliocene. The present Puget Trough formed during the late Tertiary (late Pliocene) during uplift of the present Cascade and Olympic ranges. Sedimentary deposits accumulated in the lowland Trough during the late Pliocene and throughout most of the Pleistocene (Quaternary Period) due to erosion and depositional events and several advances of glacial deposition. Materials consist of fine-grained silt and clay and coarser grained sands and gravels (Garling and others, 1965).

The Kitsap Peninsula, in the center of the Puget Lowland, has been glaciated repeatedly during the last 2 million years. Geologic maps of the region indicate the surface geology in the Site vicinity generally is comprised of glacial outwash deposits. Early studies (Molenaar, 1962) described these deposits as well-stratified to massive beds of brown to grey sand with occasional lenses of clay and gravel and basal blue clay, collectively referred to as the Colvos Sand. Observed thickness ranges from a few feet to over 100 feet in upland regions. More recent field studies and publications have dropped the use of Colvos Sand in favor of Quaternary Vashon-age advance outwash deposits (Ecology, 2010).

3.1.2 Site Geology and Soils

Geologic maps of the region (Molenaar, 1962) indicate that the surface geology in the vicinity of the Site generally is composed of the Quaternary Colvos Sand formation. The Colvos Sand is described as well-stratified to massive beds of brown to gray sand with occasional lenses of clay and gravel and basal blue clay. Water resource maps of the region indicate this formation is water bearing and is considered the primary aquifer throughout this area.

In an investigation conducted by Ecology in 1991 (Ecology, 1991), eight soil borings were advanced within the Site boundaries. The soil conditions were described as fairly uniform throughout the Site. Soils consisted of brown to gray sands, silty sands, and sandy silts with very little or no gravel. In boring MW-101, located approximately 500 feet southwest of the subject property, blue sandy gravel was encountered at a depth of 76 feet below ground surface (bgs).

Subsurface soil conditions encountered in direct-push investigations completed by AMEC in 1999, 2008, and 2014 were mostly consistent across the Site (AMEC, 2000a, 2009b, 2014c). Soils generally consisted of 1.5 to 4 feet of fill material underlain by brown to gray, fine to medium, sands (SP) and silty sands (SM) with occasional thin layers of silt (ML) or silty gravel (GM) to depths of up to 35 feet bgs. Saturated soils were generally initially observed between 15 and 25 feet bgs. In boring MW-111, located approximately 100 feet southwest of the subject property, olive-gray silt (ML) was encountered at 36 feet bgs and extended to the total boring depth of 40 feet bgs.

3.2 HYDROGEOLOGY

3.2.1 Regional Hydrogeology

Over 80% of domestic water supply in Kitsap County is provided by groundwater resources according to the Kitsap Public Utility District (GeoEngineers, 2006). Precipitation events during wet winter months (October through March) provide most of the replenishment for surface water and groundwater in the basin (Kitsap Public Utility District, 1997). Therefore, shallow groundwater and surface water features typically respond to seasonal fluctuations and precipitation events (GeoEngineers, 2006). Groundwater is recharged in higher elevations, and groundwater discharge occurs in low-lying areas that are typically adjacent to surface water features (Kitsap Public Utility District, 1997).

Near-surface soils in this vicinity generally consist of Vashon-age deposits. The hydrogeologic units typically consist of the shallow aquifer, the Vashon till confining unit, and the Vashon aquifer. These units are commonly heterogeneous and locally discontinuous. The following units are typically found in areas of Kitsap County based upon a study conducted to the north of the Site at the Naval Submarine Base Bangor and nearby vicinity (Kahle, 1998):

Shallow aquifer (Qvr) - This discontinuous unconfined aquifer consists of sand, gravel, and silt and generally ranges from about 10 to 40 ft in thickness (with an average of 25 ft), where encountered. It is composed mostly of recessional outwash, but may include younger stream, beach, or landslide deposits.

Vashon till confining unit (Qvt) - This low-permeability unit consists of compacted and poorly sorted silt, sand and gravel, although may contain local water-bearing lenses of sand and gravel. This unit generally ranges from about 10 to 100 ft in thickness, with an average encountered thickness of 45 ft.

Vashon aquifer (Qva) - This aquifer consists of well-sorted sand or sand and gravel, with lenses of silt and clay. Most of the unit is unconfined; however, it is confined locally where it is fully saturated and overlain by till. The unit typically ranges from about 20 to 200 ft in thickness, with an average encountered thickness of about 100 ft. Most of the wells in the area tap this aquifer.

A groundwater divide separates flow toward the north into Blackjack Creek from the south toward Burley Creek (Garling and others, 1965). Regionally, groundwater flow within the Site vicinity would be expected to discharge to the north, toward Sinclair Inlet.

3.2.2 Local Hydrogeology

Locally, shallow groundwater beneath the Site appears to flow toward the west - southwest based upon review of available groundwater elevation data. This flow direction is consistent with topographic conditions near the Site and the observed historical plume direction from the Site. The hydraulic gradient observed between Site monitoring wells MW-109 and MW-111 is typically 0.08 vertical feet per lateral foot (ft/ft) based upon quarterly groundwater monitoring data collected in November 2014 (Amec Foster Wheeler, 2015).

First encountered shallow groundwater is observed within the sand deposits across the Site at depths typically between 15 and 25 feet bgs. Groundwater levels observed at the Site appear to vary with seasonal precipitation events.

3.3 SURFACE WATER

A small creek was identified near the Site “flowing southward along the east side of Bethel Road” during an initial investigation (Ecology, 1991). The closest mapped creek appears to be Blackjack Creek, located approximately 0.5 mile to the west (hydrologically downgradient) from the Site (Figure 1). The majority of streams within the vicinity, including Blackjack Creek, ultimately drain into Sinclair Inlet, located north of the Site.

A man-made stormwater retention pond is located south of the subject property and receives stormwater from on-property drainage ditches located along the SE Sedgwick and Bethel Road SE ROWs to the north and west of the Fred Meyer service station. With the exception of these stormwater drainage ditches, no other surface water features appear to be present on the subject property or Site.

3.4 NATURAL RESOURCES AND ECOLOGICAL RECEPTORS

As part of the Remedial Investigation Report (Ecology, 2011a), a simplified Terrestrial Ecological Evaluation (TEE) was completed for the Site in accordance with the MTCA, WAC 173-340-7490 through 173-340-7494. The TEE findings indicated there is no unacceptable risk to ecological receptors at the Site. The following is a summary of key findings of the TEE.

According to city and county zoning maps, the Site is zoned for commercial or mixed use. The Site is rated as low quality habitat according to the Washington Department of Fish and Wildlife Local Habitat Assessment. The Site is developed land containing structures, asphalt and gravel paved parking areas, paved and unpaved driveways, landscape strips, a portion of a stormwater

detention basin for an adjacent parcel, and yards associated with nearby residential/commercial structures.

The Site is not on or directly adjacent to a wetland. The closest wetland is located approximately 200 feet to the northeast of the Site, and is upgradient from the area of known contamination. The Site is not likely to be used by threatened or endangered wildlife or plant species, a wildlife “priority species”, a wildlife “species of concern”, or a plant “sensitive species”. Lastly, native vegetation located within 500 feet of the Site, is less than 10 acres.

4.0 PROPERTY DEVELOPMENT AND HISTORY

4.1 PAST SITE USES AND FACILITIES

According to the Groundwater Assessment report published by Ecology in August 1991, a gasoline station was previously located on the subject property since the 1920's or 1930's until 1988 (Ecology, 1991). The Texaco gasoline station formerly located on the subject property reportedly closed in September 1988 and its UST system was reportedly removed in December 1988. The 1998 Phase I Environmental Site Assessment (ESA) completed for the subject property and adjacent parcels that comprise the current larger Fred Meyer Port Orchard store stated that aerial photographs from 1965 to 1997 confirmed the presence of a gasoline station on the subject property between at least 1965 and 1981 (GN Northern, 1998). The gasoline station buildings were reportedly no longer visible in the 1989 aerial photograph.

A BP gasoline station and mini-mart was constructed north of the subject property, in the northeast corner of the SE Sedgwick Road and Bethel Road SE intersection in October 1988. Prior to that time, the property was undeveloped and vacant (Ecology, 1991). Historical aerial photography indicates that a gasoline station was constructed northwest of the subject property, in the northwest corner of the SE Sedgwick Road and Bethel Road SE intersection between 1991 and 1997 (GN Northern, 1998). Aerial photographs indicated that the surrounding properties were primarily rural residential between 1965 and 1997.

4.2 CURRENT SITE USE AND FACILITIES

The Fred Meyer gasoline station which currently occupies the subject property was constructed in 2000 and later expanded into the Fred Meyer parking area to the east in 2014. Currently, a Chevron gasoline station (originally constructed as a BP station) is located across SE Sedgwick Road to the north of the subject property and a Shell gasoline station (formerly a Chevron station) is located to the northwest across the intersection of SE Sedgwick Road and Bethel Road SE.

The western portion of the Site and surrounding properties are currently primarily residential and undeveloped with some commercial development along SE Sedgwick Road and Bethel Road SE.

4.3 POTENTIAL FUTURE SITE USE

The subject property is currently an active commercial property and is anticipated to remain a commercial property in the future. The portion of the Site west of the subject property is anticipated to remain residential and/or undeveloped, but could potentially be re-developed as commercial property.

The subject property is located within the City of Port Orchard and is currently zoned Commercial, as are properties along SE Sedgwick Road to the east and west and Bethel Road SE to the north (City of Port Orchard, 2013). One parcel on west side of Site on the west side of at 4940 Bethel Road SE is currently listed as city property and zoned "Community Facilities" (Kitsap County, 2014b). Nearby properties to the south of the Site along Bethel Road SE are located in unincorporated Kitsap County and zoned Commercial or Mixed Use (Kitsap County, 2014a).

4.4 SITE UTILITIES

Municipal water, sanitary sewer, and stormwater services are provided to the Site and vicinity by the West Sound Utility District or the City of Port Orchard. However, private domestic water supply wells are located within the Site and in the surrounding vicinity. A discussion of the historical petroleum impacts to domestic water supply wells located within the Site is provided in report Sections 2.1 and 5.1.

4.5 POTENTIAL SOURCES OF SITE CONTAMINATION

In the initial groundwater assessment in 1991, Ecology identified the source of the Site groundwater contamination plume as a historical release from a UST system associated with the former Texaco service gasoline that was formerly located at the subject property (Ecology, 1991).

Other potential sources of gasoline-related petroleum contamination in the Site vicinity include:

1701 Sedgwick Road SE (Former Sedgwick 1 Stop facility - Ecology Cleanup Site ID# 10609).

This property, currently occupied by a Chevron-branded gasoline station, is located north of the subject property on the northeast corner of the SE Sedgwick Road/Bethel Road SE intersection - in a presumed upgradient to cross-gradient orientation relative to the Site. This property was originally developed as BP-branded gasoline station and convenience store in October 1988.

The Sedgwick 1 Stop facility initially reported a petroleum release comprised of GRO and benzene near its USTs in 2000. In 2008, elevated benzene concentrations were detected in groundwater samples from temporary soil borings installed on the property to the south of the USTs. In July 2011, petroleum-contaminated soil was removed from two excavations located adjacent to the southeast and southwest corners of the UST tank cavity. An in-situ chemical remediation compound was placed in the excavations prior to backfilling. The lateral extent of the soil excavations did not extend beyond the southern boundary of the Sedgwick 1 Stop property. The Sedgwick 1 Stop facility was enrolled in Ecology's Voluntary Cleanup Program from August 2011 until April 2013 (VCP Project Number NW2486), but has not received a No Further Action (NFA) determination. Additional discussion of the potential for this facility to impact the Site is provided in Section 5.9.

1501 SE Sedgwick Road: A Shell gasoline station (formerly a Chevron-branded station) is located in the northwest corner of the SE Sedgwick Road/Bethel Road SE intersection - in a presumed cross-gradient orientation relative to the Site. Aerial photographs indicate this property was originally developed with a gasoline station between 1991 and 1997. No documentation confirming any releases from this facility are available from Ecology databases or files.

1900 SE Sedgwick Road: The Fred Meyer gasoline station currently occupying the subject property was constructed and began operating in 2001. Leak monitoring and fuel inventory control records indicate no releases have occurred at this facility since it was constructed.

5.0 ENVIRONMENTAL INVESTIGATIONS AND REMEDIAL ACTIONS

Since the initial discovery of the release in May 1990, several phases of investigation and interim remedial actions have been conducted on the Site. A brief summary of the investigation activities and remedial actions is provided in the following sections.

5.1 GROUNDWATER CONTAMINATION ASSESSMENT (ECOLOGY, 1991)

Domestic Water Supply Well Investigation

From June 1990 through March 1991, Ecology collected drinking water samples from seven residential water supply wells south and west of the subject property (Ecology, 1991). Benzene, total xylenes, and GRO were detected in the samples collected from the Tripp and Peterson wells (4940 and 4830, Bethel Road SE, respectively). The Tripp and Peterson residences were subsequently supplied with bottled water, and during late August 1990, both residences were equipped with filtration systems to remove petroleum hydrocarbons from well water.

Initial Monitoring Well Network

In 1990 and 1991, an eight-well network of groundwater monitoring wells was installed by Ecology to characterize subsurface soil and groundwater conditions. During October 1990, deep and shallow paired monitoring wells were installed to approximate depths of 40 and 80 feet bgs, respectively, at the southwest corner of the subject property (MW-1-D and MW-1-S) and near the southeast corner of the Tripp residence (MW-2-D and MW-2-S). In May 1991, monitoring wells MW-101, MW-102, MW-103, and MW-104 were installed. Monitoring wells MW-101 and MW-102 were completed to approximately 80 feet bgs on the Beck and Tripp properties, respectively. Monitoring wells MW-103 and MW-104 were installed to depths of 30 and 40 feet bgs, respectively, at the subject property. Monitoring well MW-103 was installed near the western boundary of the subject property, and monitoring well MW-104 was installed near the northwest corner of the subject property, near the southeast corner of the intersection of SE Sedgwick Road and Bethel Road SE.

Soil samples collected from the monitoring well borings and groundwater samples collected from the completed monitoring wells indicated GRO and BTEX compounds were present in soil and groundwater at concentrations greater than MTCA Method A cleanup levels. The maximum concentration GRO in soil (3,700 milligrams per kilogram [mg/kg]) was detected in the soil sample collected from boring MW-103 at 17.5 feet bgs (Figure 4 and Table 2). In groundwater, the highest concentrations of GRO and BTEX compounds were detected in samples collected from monitoring wells MW-1-D and MW-103 (Figure 3).

Based on results of the groundwater contamination assessment, Ecology identified the source of the groundwater contamination plume which had affected the domestic water wells as a historical release from a UST system associated with the Texaco gasoline station that was formerly located at the subject property. The Texaco service station reportedly closed during September 1988, and the tanks were removed during December 1988. Ecology further concluded that results of tank tightness tests and leak detection monitoring well samples at the BP Mini-Mart (located across S.E. Sedgwick Road north of the subject property) indicated that a release had not occurred at the BP Mini-Mart and that the BP Mini-Mart was not the source of the contaminated groundwater.

5.2 PRODUCT RECOVERY AND INITIAL AS/SVE REMEDIATION SYSTEM (ECOLOGY, 1998)

Ecology operated a remediation system at the subject property from July 1995 through April 1998 (Ecology, 1998). The remediation system consisted of a LNAPL recovery system to address free product in monitoring well MW-103, a network of air sparging (AS) wells to add oxygen to and flush

contaminated groundwater, a soil vapor extraction (SVE) well system to recover petroleum hydrocarbons from affected soil, a catalytic oxidizer to treat AS/SVE system off-gas, and a mechanism to inject hydrogen peroxide into groundwater. The product recovery system utilized the four-inch diameter monitoring well MW-103 as a vapor and free product extraction well. MW-103 was equipped with a floating skimmer pump connected to a 300-gallon aboveground storage tank. The AS system consisting of four sparging wells (SP-1, SP-2, SP-3, and SP-4, Figure 2) was installed around the extraction well to flush and clean contaminated groundwater.

In the October 1998 Remediation-Progress Report Summary, Ecology stated that, before being deactivated in April 1998, the remediation system had recovered a total of approximately 19 gallons of LNAPL and approximately 4,600 pounds of petroleum hydrocarbons (Ecology, 1998). Ecology reported all LNAPL was removed from the subject property prior to the system's deactivation. Results of groundwater monitoring conducted by Ecology from May 1991 through February 1998 showed a steady decline in contaminant concentrations in peripheral wells with the groundwater plume restricted to the subject property in the area around extraction/monitoring well MW-103, where LNAPL was once present. Residual concentrations of GRO were detected in samples collected during 1998 from the Tripp residence well and monitoring well MW-2-S.

5.3 PHASE II ENVIRONMENTAL SITE ASSESSMENT (GN NORTHERN, 1999A)

During October 1998, GN Northern conducted a Phase I ESA on behalf of Fred Meyer for the subject property and 17 other adjacent parcels proposed for redevelopment as a Fred Meyer store (GN Northern, 1998). Based on results of the Phase I ESA, GN Northern recommended a limited Phase II ESA be conducted to further evaluate soil and groundwater conditions in the vicinity of the former Texaco service station as well as off-property areas where heating oil USTs, and septic drain fields were identified as being of potential concern.

A total of 19 borings were completed by GN Northern during January 1999 (GN Northern, 1999a). Two of the borings, BH-15 and BH-15A, were advanced to depths of 15 and 22 feet bgs in the vicinity of monitoring well MW-103 to evaluate the effectiveness of Ecology's previous cleanup activities at the Site (Figure 5). Sample results for boring BH-15A indicated gasoline related compounds remained in soil and groundwater in the vicinity of monitoring well MW-103 at concentrations exceeding MTCA Method A cleanup levels (Figure 5, Figure 6, Tables 2 and 3).

5.4 SUBSURFACE EXPLORATION AND REMEDIATION SYSTEM INSTALLATION (AMEC, 2000A)

Direct-Push Borings, Vapor Test Wells, and Monitoring Well Installation

At the request of Fred Meyer, AMEC conducted a subsurface assessment at the subject property in the vicinity of the former Texaco service station in June 1999, during the initial stages of the construction of a new Fred Meyer store. The assessment involved the completion of six direct-push soil borings (BH-20 through BH-25, Figures 5 and 6), six vapor test wells (VP-1 through VP-6, Figures 5 and 6), and four groundwater monitoring wells (MW-105 through MW-108, Figure 5). Soil and groundwater analytical results from the 1999 samples are summarized in Tables 2 and 3.

During AMEC's initial Site visit in June 1999, approximately 1 liter of LNAPL as GRO was removed from monitoring well MW-103 by hand bailing. Measurable LNAPL was encountered in monitoring well MW-103 in August and November 1999, at thicknesses of 0.02 and 0.03 feet, respectively. An absorbent sock was installed in this well to remove remaining LNAPL (AMEC, 2000a).

Replacement AS/SVE Remediation System

From August 1999 through March 2000, three Ecology monitoring wells (MW-1-S, MW 1-D and MW-104) were inadvertently destroyed during construction activities on the subject property. In addition, AMEC decommissioned Ecology's remediation system in September 1999, and four Ecology AS wells (SP-1 through SP-4) in November 1999.

Following feasibility testing, AMEC designed and assisted in the installation of a new AS/SVE system (currently present on the subject property) (AMEC, 2000a). The AS/SVE remediation system was installed from November 1, 1999 through January 26, 2000, and was activated on March 1, 2000 (AMEC, 2000). The system consists of 10 AS wells (AS-1 through AS-10), 5 new SVE wells (VES-1 through VES-5), and an aboveground compound (Figure 2). The in-place components of the system were installed throughout the area of expected soil and groundwater impact (the western portion of the subject property and the eastern edge of Bethel Road SE). Five of the AS wells and three of the SVE wells were installed vertically, with the remaining AS and SVE wells installed at an angle of approximately 45° from vertical (Figure 2). The aboveground compound controlled and monitored all of the AS and SVE wells, the SVE air stream, and the SVE filter system. The SVE exhaust stream flowed through a primary and secondary granular activated carbon (GAC) filter array prior to discharging into the atmosphere.

The results of the investigations and remedial actions conducted at the Site from June 1999 through May 2000, indicated that the extent of the groundwater contaminant plume had diminished

substantially relative to that of the early 1990s, with the remaining contamination generally confined to the portion west of the Fred Meyer fuel center located in the vicinity of the former Texaco service station (AMEC, 2000a). The approximate extent and concentrations of GRO and BTEX compounds observed in groundwater at the conclusion of AMEC's additional investigations at the Site in May 2000 are shown in Figure 5.

The results of the May 2000 groundwater sampling also indicated the replacement AS/SVE system installed was effective in removing gasoline-related compounds from groundwater beneath the Site (AMEC, 2000a). The concentrations of GRO in groundwater sampled from source area monitoring well MW-103 in May 2000 decreased by more than 90% relative to results of the March 2000 sampling event. Substantial decreases were also observed for BTEX compounds between the March and May 2000 sampling events (See Table 3).

5.5 RESTORATION OF GROUNDWATER MONITORING WELL NETWORK AND REMEDIATION SYSTEM (AMEC, 2009B)

Between March and June 2001, three AMEC monitoring wells (MW-106, MW-107, and MW-108) were destroyed during construction of the Fred Meyer retail fueling center and adjacent Bethel Road SE paving work. From June 2001 through September 2008, only monitoring wells MW-103 and MW-105 remained and were monitored as compliance points on a quarterly basis.

In August 2002, the AS component of the groundwater treatment system became inoperative as a result of damages incurred during construction of the Fred Meyer branded fuel station. The SVE system operated at a limited capacity from August 2002 until June 2006. In June 2006, the SVE system became completely inoperative following further damage to its above ground components.

In June 2008, AMEC conducted an assessment of the combined AS/SVE system (AMEC, 2009b). From August 2008 through February 2009, AMEC restored the groundwater monitoring well network and repaired and reactivated the AS/SVE remediation system in four sequential work phases:

- In August 2008, AMEC completed a direct-push investigation to evaluate petroleum hydrocarbon concentrations remaining in soil and groundwater on the Site (borings B1 through B12, B14, and B15, Figures 7 and 8).
- In October 2008 AMEC installed four replacement groundwater monitoring wells (MW-108A, MW-109, MW-110, and MW-111, Figure 7).

- In January 2009, AMEC collected groundwater quality data from the restored monitoring well network (MW-103, MW-105, MW-108A, MW-109, MW-110, and MW-111). Recent and historical subsurface soil and groundwater data were then used to guide decisions regarding which components of the AS/SVE remediation system to repair and reactivate.
- In February 2009, AMEC completed the repair and reactivation of the AS/SVE system. Two new SVE blowers, a condensate trap, and two rebuilt AS compressor heads were installed, and the dual AS/SVE systems were reactivated in February 2009.

Groundwater analytical results indicated that the edge of the GRO and benzene groundwater plume had been defined with the extent limited to the western edge of the Site and under Bethel Road SE. The approximate extent and concentrations of GRO and BTEX compounds observed in groundwater during AMEC's 2008/2009 investigations at the Site are shown in Figure 7. The decreases observed in concentrations of GRO and BTEX compounds in groundwater since 1999/2000 (Figure 5) indicated that the operation of the AS/SVE system, even at a reduced capacity as a result of damages incurred during construction, had resulted in continued reductions of GRO and BTEX concentrations in groundwater beneath the Site.

Soil samples from only one boring - monitoring well MW-110 - contained GRO at concentrations exceeding the MTCA Method A cleanup level. Monitoring well MW-110 is located at the northwestern corner of the Site near the intersection of SE Sedgwick Road and Bethel Road SE (Figure 8). The results of soil field screening and chemical testing indicated that a relatively localized area of gasoline-impacted soil remained at an approximate depth of 20 feet bgs within the immediate vicinity of monitoring well boring MW-110 (Figure 8).

5.6 REMEDIAL INVESTIGATION REPORT (AMEC, 2010c; ECOLOGY 2011A)

In May 2010, AMEC completed a draft RI Report for the Site and submitted the report to Ecology (AMEC, 2010c). The RI report included:

- A summary previous investigations and remedial efforts completed at the Site (prior to May 2010);
- A description the nature and extent of petroleum hydrocarbons and volatile organic compounds (VOCs) present in soil and groundwater at the Site (at the time the report was published – May 2010); and
- An evaluation of the potential risk to human health and the environmental posed by contaminants remaining in Site soil and groundwater (at the time of the report publication), including formulation of a conceptual Site model (CSM) and exposure pathway assessment.

The findings of the RI Report were incorporated into the draft CAP to select the final cleanup remedy for the Site (AMEC, 2010d).

Ecology issued the final RI Report in May 2011 (Ecology, 2011a). The final RI Report is Exhibit C to the Agreed Order. Findings from the final RI Report have been included in Sections 5, 6, and 7 of this report and have been updated and modified, as necessary, based on data collected after the publication of the final RI Report in May 2011.

5.7 CLEANUP ACTION PLAN (AMEC, 2010D; ECOLOGY 2011B)

In May 2010, AMEC submitted a draft CAP for the Site to Ecology (AMEC, 2010d). The purpose of the CAP was to present the approach for the remediation of petroleum contaminated soil and groundwater. The CAP included:

- A brief summary of the background of the Site;
- A summary of the findings of the RI (AMEC, 2010c), including the CSM;
- A summary of cleanup requirements and remedial action objectives (RAOs);
- An evaluation of remedial alternatives to identify the most feasible remedy; and
- A detailed description of the recommended remedial action and a plan to implement the selected cleanup action, including performance criteria, and monitoring requirements.

Ecology issued the final CAP, together with a Feasibility Study (FS/CAP), in May 2011 (Ecology, 2011b). The final FS/CAP is Exhibit D to the Agreed Order. Findings from the final CAP have been included in Section 8 of this report and have been updated and modified, as necessary, based on data collected after the publication of the final CAP in May 2011.

5.8 GROUNDWATER MONITORING

Additional groundwater sampling, beyond that associated with the initial assessment, was conducted by Ecology and AMEC in the available network of groundwater monitoring wells since the early 1990s. After sampling the initial network of monitoring wells during 1991, Ecology conducted periodic groundwater sampling and analysis in selected wells of the initial monitoring well network during 1993, 1997, and 1998 (Ecology, 1998).

Beginning in 2000, AMEC initiated regular quarterly groundwater sampling and analysis, with groundwater conditions being monitored in the expanded network and replacement monitoring

wells from January 2009 through the November 2014 (AMEC, 2000 – 2014 – see References for a complete list of quarterly monitoring reports).

A steady decrease in concentrations of GRO and BTEX compounds to below the MTCA Method A cleanup standards was observed in groundwater beneath the Site following the activation of the replacement AS/SVE system in March 2000 and the subsequent system restoration and reactivation in 2009. As provided in the CAP (Section 6.2.2), the AS/SVE system was operated until GRO and BTEX concentrations remained below MTCA Method A cleanup levels in the Site compliance monitoring wells for four consecutive quarters of monitoring. This was achieved in November 2013, at which time the AS/SVE system was shut down and post-remediation confirmation monitoring began. The results of post-remediation groundwater monitoring conducted during 2014 are shown in Figure 10 and are discussed in Sections 6.3 and 8.3.3.

5.9 SEDGWICK ROAD RIGHT-OF-WAY SUBSURFACE INVESTIGATION (AMEC, 2014c)

In April 2014, AMEC completed a limited subsurface soil and groundwater investigation using direct-push drilling methods within the SE Sedgwick Road ROW to the north and northeast of the Fred Meyer fuel center property to further evaluate the likely source of the intermittent benzene detections in Site groundwater monitoring wells MW-109 and MW-109A. While benzene had been detected intermittently in Site compliance monitoring well MW-109 during remediation, it was not detected during the post-remediation confirmation monitoring period. Benzene was detected in monitoring well MW-109A during the confirmation monitoring period, but did not exceed MTCA Method A levels (Figure 10, Table 3).

5.9.1 Background

Petroleum constituents detected in quarterly groundwater monitoring events steadily declined in source area monitoring wells on the subject property between 2009 and 2013. However, during that time, benzene was intermittently detected in monitoring wells MW-109 and MW-109A which are located upgradient to cross-gradient from historical and potential current release sources on the subject property.

Several lines of evidence discussed in AMEC's Third Quarter 2013 Progress report (AMEC, 2013d) indicated that petroleum hydrocarbon constituents detected in monitoring wells MW-109 and MW-109A were not related to the former Bethel Texaco release on the subject property, but rather appeared to be from an upgradient, off-Site source. The lines of evidence discussed in the Third Quarter 2013 Progress report are summarized below.

Local Hydrogeology and Shallow Groundwater Flow Gradient

MW-109 and MW-109A are located upgradient to cross-gradient from historical and potential current petroleum release sources on the Fred Meyer property.

Composition of MW-109 and MW-109A Detections

The composition of the petroleum constituent detections in MW-109 and MW-109A does not match the constituent profile of the former Bethel Texaco release. Constituents detected in MW-109 and MW-109A consist almost exclusively of benzene with no toluene, ethylbenzene, or xylenes detected. In contrast, site monitoring wells located near and within the former Texaco release source area (MW-110, MW-103, MW-105, and former monitoring well MW-104) had no benzene detected since 2008.

Surface Runoff/Infiltration Contamination Pathway Incomplete

Since MW-109 is located down slope from the Fred Meyer fueling islands in a high vehicle traffic area, AMEC surmised it was possible that the cumulative effects of vehicles driving over the well monument could have produced minor fractures in the monument or the well casing that might have allowed finite periodic infiltration of surface runoff contaminants. However, no substantial damage or defects were observed in the MW-109 well seal during cleaning and inspection performed by a Washington-licensed well constructor in December 2011.

In order to better assess the potential for surface infiltration in the vicinity of MW-109, AMEC installed new monitoring well MW-109A in June 2013. MW-109A is located approximately 10 feet to the north of MW-109 within the landscaped area – outside of the vehicle traffic and fueling station pavement runoff pathways. Because benzene was also detected in MW-109A after its installation, benzene detected in the vicinity of MW-109 and MW-109A does not appear to be related to infiltration of surface runoff contaminants on the Fred Meyer property.

Sedgwick 1 Stop Release (Cleanup Site ID# 10609)

In August 2013, AMEC reviewed the cleanup file for the Sedgwick 1 Stop facility (Cleanup Site ID# 10609) located to the north of the Fred Meyer Port property, across SE Sedgwick Road. The Sedgwick 1 Stop facility's USTs are located approximately 125 feet north-northeast of groundwater monitoring wells MW-109 and MW-109A, in an inferred up to cross-gradient orientation. AMEC's review of the file contents indicated the following:

The Sedgwick 1 Stop facility initially reported a petroleum release near its USTs in 2000. Groundwater sampling conducted in January 2000 by Key Engineering indicated that benzene was detected in the monitoring wells situated on the northeast and southwest corners of the UST tank

cavity and in a groundwater sample collected from a temporary soil boring located southwest of the USTs.

In 2008, Earth Touch, Inc. conducted soil and groundwater sampling from 15 temporary soil borings installed on the Sedgwick 1 Stop property. Benzene was detected in groundwater samples collected from borings located to the south of the 1 Stop USTs at concentrations as high as 31,000 micrograms per liter ($\mu\text{g/L}$).

In July 2011, GeoConsulting, Inc. oversaw the removal of petroleum-contaminated soil from two excavations located adjacent to the southeast and southwest corners of the USTs tank cavity. An in-situ chemical remediation compound (RegenOx®) was placed in the excavations prior to backfilling. The lateral extent of the soil excavations did not extend beyond the southern boundary of the Sedgwick 1 Stop property.

No other groundwater monitoring data or remedial actions were documented in the file copies provided for AMEC's review.

The Sedgwick 1 Stop facility was enrolled in Ecology's Voluntary Cleanup Program from August 2011 until April 2013 (VCP Project Number NW2486), but had not received a No Further Action (NFA) determination as of the date of AMEC's file review.

5.9.2 Findings and Conclusions

On April 11, 2014, four direct-push borings (AB-01 to AB-04) were completed in an unpaved portion of the SE Sedgwick Road shoulder to the north of the Fred Meyer fuel center property (Figure 9). Boring AB-01 was completed to total depth of 25 feet bgs and borings AB-02 to AB-04 were completed to 20 feet bgs.

Soil and groundwater samples collected from the borings were analyzed for GRO, BTEX, naphthalene, methyl tert-butyl ether (MTBE), 1,2-dibromotethane (EDB), and 1,2-dichloroethane (EDC).

Petroleum constituents were detected in all three direct-push groundwater samples located upgradient to cross-gradient from historical and potential current release sources on the Fred Meyer property. Benzene and gasoline-range Total Petroleum Hydrocarbons (TPH) groundwater concentrations detected in borings AB-02 and AB-03 (north-northwest and north east of monitoring wells MW-109 and 109A, respectively) were substantially higher than have been recently detected in any of the Fred Meyer Site compliance monitoring wells. In contrast, Site monitoring wells

located near and within the former Texaco release source area (MW-110, MW-103, MW-105, and former monitoring well MW-104) had not had benzene detected since 2008.

The presence of higher concentrations of petroleum constituents in groundwater samples from locations upgradient to cross-gradient from the Fred Meyer Site and monitoring wells MW-109 and MW-109A and from historical and potential current release sources on the Fred Meyer property indicate that benzene intermittently detected in monitoring wells MW-109 and MW-109A are from an upgradient, off-Site source. Based on the findings of the April 2014 subsurface investigation and the other lines of evidence discussed in the Third Quarter 2013 Progress report, it appears that the petroleum hydrocarbon constituents intermittently detected in monitoring wells MW-109 and MW-109A are not related to the former Bethel Texaco release at the Site, but rather are from the unrelated upgradient Sedgwick 1 Stop facility.

6.0 NATURE AND EXTENT OF CONTAMINATION

6.1 INITIAL PLUME EXTENT: 1990-1993

A release from a gasoline UST system associated with the former Texaco service station which operated on the subject property until September 1988 was identified by Ecology in 1990 as the source of petroleum hydrocarbons detected in domestic drinking water supply wells located west of the subject property.

During the initial investigation activities from 1990 to 1993, up to three feet of LNAPL was detected on the groundwater in monitoring well MW-103, located near where the former UST system and was presumably located (Figure 2). GRO was detected in soil samples collected from MW-103 and MW-104 in the source area between 7.5 and 17.5 feet bgs at concentrations ranging up to 3,700 mg/kg. Concentrations of toluene, ethylbenzene, and total xylenes were detected in soil in borings MW-103 and MW-104 at concentrations ranging up to 19 mg/kg, 33 mg/kg, and 200 mg/kg, respectively.

The approximate downgradient and lateral extents GRO and benzene in the groundwater plume from 1990 to 1993 are depicted in Figure 3. During initial groundwater sampling in 1991, GRO and benzene detected in monitoring well MW-103 at 22,000 µg/L and 860 µg/L, respectively. Elevated concentrations of GRO (17,000 µg/L) and benzene (2,200 µg/L) were also detected in groundwater sampled from monitoring well MW-1-D, which was located approximately 90 feet south of monitoring well MW-103.

Based on sampling from monitoring wells and residential water supply wells between 1990 and 1993, the contaminated groundwater plume extended downgradient approximately 500 feet to the southwest of the source area monitoring well MW-103 (Figure 3). Between 1990 and 1993, GRO and benzene were detected in groundwater samples collected from the Tripp residence well, located approximately 480 feet from the source area, at maximum concentrations of 450 µg/L and 320 µg/L, respectively. GRO and benzene were not detected in groundwater sampled from monitoring well MW-101 which was located approximately 100 feet south-southwest of the Tripp residence well or in monitoring wells MW-2-S and MW-2-D, located approximately 220 feet to the east-southeast of the Tripp residence well (Figure 3 and Table 3).

6.2 REMEDIAL ACTIVITIES AND GROUNDWATER MONITORING: 1995 - 2013

Remedial actions conducted at the Site from 1995 to 2013 included the operation of a free product recovery system and two separate AS/SVE systems. The systems were successful in removing a significant amount of petroleum hydrocarbon mass adsorbed to subsurface soil beneath the Site and resulted in substantial reductions in both the extent of the groundwater contaminant plume and the associated concentrations of GRO and BTEX compounds present within the plume over time (Table 3 and Figures 3, 5, 7, and 10).

Measurable free product has not been observed in any borings or monitoring wells at the Site since November 1999 when 0.03 feet of product was measured near the source area in monitoring well MW-103. An absorbent sock was subsequently installed in monitoring well MW-103 to recover any residual free product, although none has since been detected.

The results of the investigation activities conducted at the Site from June 1999 through May 2000, indicated that the extent of the groundwater contaminant plume had diminished substantially relative to that of the early 1990s, with the remaining contamination generally confined to the portion western portion of the Fred Meyer fuel center located in the vicinity of the former Texaco service station (AMEC, 2000). The approximate extent and concentrations of GRO and BTEX compounds observed in groundwater at the conclusion of AMEC's additional investigations at the Site in May 2000 are shown in Figure 5.

From August 2008 to January 2009, AMEC completed a direct-push soil and groundwater investigation to evaluate petroleum hydrocarbon concentrations remaining in soil and groundwater on the Site (borings B1 through B12, B14, and B15, Figure 2) and installed new groundwater monitoring wells to restore the monitoring well network. Soil samples from only one boring (monitoring well MW-110) contained GRO at concentrations exceeding the MTCA Method A cleanup level. Monitoring well MW-110 is located at the northwestern corner of the Site near the

intersection of SE Sedgwick Road and Bethel Road SE. The results of soil field screening and chemical testing indicated that a relatively localized area of gasoline-impacted soil remained at an approximate depth of 20 feet bgs within the immediate vicinity of monitoring well boring MW-110 (Figure 8). The analytical results also indicated that the edge of the GRO and benzene groundwater plume was limited to the western edge of the subject property and under Bethel Road SE. The approximate extent and concentrations of GRO and BTEX compounds observed in groundwater during AMEC's 2008/2009 investigations at the Site are shown in Figure 7. The results of the investigation indicated that concentrations of GRO and BTEX compounds in groundwater had continued to decrease since 1999/2000 (Figure 5).

6.3 POST-REMEDATION CONFIRMATION EXTENT (2014)

A steady decrease in concentrations of GRO and BTEX compounds was observed in groundwater beneath the Site following the AS/SVE system restoration and reactivation in 2009. The CAP (Section 6.2.2) required the AS/SVE system to be operated until GRO and BTEX concentrations remained below MTCA Method A cleanup levels in the Site compliance monitoring wells for four consecutive quarters of monitoring. This was achieved in November 2013. The November 2013 sampling results represented the fourth consecutive quarterly monitoring event wherein any concentrations of GRO or volatile organic compounds (VOCs) detected in all six Site compliance monitoring wells (MW-103, MW-105, MW-108A, MW-109, MW-110, and MW-111) remained below MTCA Method A cleanup values. Accordingly, on November 25, 2013, the AS/SVE system was shut down to begin post-remediation confirmation monitoring. After the AS/SVE system was shut down, GRO and VOC concentrations in groundwater remained below MTCA Method A cleanup values in all 6 Site compliance wells for the four consecutive post-remediation groundwater monitoring events conducted in 2014. GRO and BTEX compound concentrations detected during the 2014 post-remediation groundwater monitoring events are summarized on Figure 10 and Table 3, and are discussed in Section 8.3.3.

7.0 CONCEPTUAL SITE MODEL

The data collected during the remedial investigation and groundwater monitoring activities completed on the Site (Section 5) provided the information necessary to adequately characterize the nature and extent of contamination (Section 6) and evaluate potentially complete exposure routes for human health and ecological receptors.

A Conceptual Site Model consists of a description of the known sources of contamination, the pathways by which the contaminants are likely to move, and identification of current and future receptors potentially affected by the contaminants. A detailed description of the formulation of the

Site CSM was provided in the RI Report and FS/CAP (Ecology 2011a and 2011b). A summary of the Site CSM presented in the RI Report and FS/CAP is provided below.

7.1 POTENTIALLY COMPLETE EXPOSURE PATHWAYS

As discussed in the RI report, Site contaminants could present a potential hazard to: (1) construction workers who may come into contact with the petroleum-impacted soil and/or groundwater during any deep earth-disturbing activity (i.e., greater than 15 feet bgs) or (2) residential or commercial users of the groundwater supplied from wells located on the Site.

7.2 SOIL

7.2.1 Cleanup Levels:

Groundwater at this Site has been impacted by the identified releases; therefore soil cleanup levels based on leaching (protection of groundwater) are appropriate. To establish soil concentrations protective of groundwater MTCA Method A cleanup levels were selected.

The Site does not meet the MTCA definition of an industrial property; therefore soil cleanup levels suitable for unrestricted land use (MTCA Method A levels) were selected for this Site based on the potential for a direct contact pathway and residential use.

7.2.2 Points of Compliance:

The point of compliance for soil based on the protection of groundwater is Site-wide throughout the soil profile and may extend below the water table. For soil cleanup levels based on direct contact, the point of compliance is defined as throughout the Site from the ground surface to fifteen feet below the ground surface.

7.3 GROUNDWATER

7.3.1 Cleanup Levels:

The groundwater at the Site is classified as potable to protect drinking water beneficial uses. Method A cleanup levels for potable groundwater were selected for this Site. Method A groundwater cleanup levels are also protective of any other exposure pathway.

7.3.2 Point of Compliance:

The standard point of compliance for groundwater is throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest depth which could potentially be affected.

Additional consideration to off-Site receptors was evaluated in November 1999 when utility cutoff collars were installed downgradient of the subject property, as described in the Environmental Activities during Sewer Line Construction report (AGRA 1999). No known areas of particular environmental value, such as wetlands or critical habitat, are present at the Site. The simplified terrestrial ecological evaluation concluded for the Site indicated that no adverse effects are realized to the off-Site habitat quality or other urban wildlife species.

8.0 CLEANUP ACTION IMPLEMENTATION

8.1 CLEANUP REQUIREMENTS

This section presents a summary of the cleanup requirements described in the FS/CAP, (Ecology, 2011b). The MTCA cleanup regulations require that a cleanup action comply with cleanup levels for identified COPCs, points of compliance, and all applicable regulatory requirements, based on federal and state laws (WAC 173-340-710). Ecology selected Method A criteria in the FS/CAP because the Site was subject to relatively routine cleanup actions based upon relatively few hazardous substances.

8.1.1 Human Health and Environmental Concerns

As identified in the CSM, COPCs at the Site could present a potential hazard to: (1) construction workers who may come into contact with the petroleum-impacted soil and/or groundwater during any deep earth-disturbing activity (i.e., greater than 15 feet bgs) or (2) residential users of the groundwater supplied from the Site. Although there aren't any future development activities anticipated at the subject property, both of these activities could potentially expose people to the Site contaminants.

8.1.2 Indicator Hazardous Substances

Under MTCA, "indicator hazardous substances" means the subset of hazardous substances present at a Site for monitoring and analysis during any phase of remedial action for the purpose of characterizing the Site or establishing cleanup requirements for that Site. Ecology may eliminate consideration of those hazardous substances that contribute a small percentage of the overall threat to human health and the environment at a Site that is contaminated with a relatively large number of COPCs (WAC 173-340-703). The remaining COPCs can then serve as indicator hazardous substances for purposes of defining Site cleanup requirements.

Ecology identified GRO and related BTEX compounds as the primary COPCs at the Site and they were used in the FS/CAP as the indicator hazardous substances in subsurface soil and

groundwater beneath the Site (Ecology, 2011b). The gasoline additives EDB, EDC, and MTBE were not detected in groundwater samples collected from the source area or downgradient or cross-gradient sampling locations. Naphthalene was not detected in groundwater at concentrations exceeding the MTCA Method A cleanup level after 2002. However EDB, EDC, MTBE, and naphthalene were retained as COPCs for compliance and post-remediation monitoring.

8.1.3 Cleanup Levels and Points of Compliance

Cleanup standards consist of 1) cleanup levels that are protective of human health and the environment; and 2) the point of compliance at which the cleanup levels must be met.

Groundwater

Groundwater at the Site is classified as potable water. The FS/CAP selected MTCA Method A cleanup levels for groundwater for the Site to be protective of drinking water beneficial uses (Ecology, 2011b). MTCA Method A cleanup levels will also be protective of any other current or future land use and related exposure pathways for potential receptors.

The FS/CAP identified the point of compliance for groundwater as being throughout the Site and from the upper most level of the saturated zone to the lowest depth within groundwater that could potentially be affected (Ecology, 2011b). For purposes of this investigation, the upper most level in the saturated zone is assumed to be approximately 15 feet, or the approximate top of the smear zone created by seasonal fluctuations in the groundwater table. Downgradient monitoring wells MW-108A and MW-111, located within the Bethel Road SE ROW, serve as downgradient monitoring points.

Soil

The FS/CAP selected MTCA Method A cleanup levels for soil for the Site to be protective of groundwater and direct contact (Ecology, 2011b). Because groundwater at the Site has been affected by the gasoline release, soil cleanup levels based on leaching of COPCs to groundwater and subsequent ingestion and inhalation are appropriate. The MTCA Method A cleanup levels for soil were selected to establish soil concentrations that are protective of groundwater. MTCA Method A cleanup levels for soil were also selected to be protective of the direct contact exposure pathway for potential residential receptors. The Site does not meet the MTCA definition of an industrial property; therefore soil cleanup levels suitable for unrestricted land use are appropriate. The MTCA Method A cleanup levels for soil are based on unrestricted land use and are protective of receptors in direct contact with the COPCs.

The FS/CAP identifies the point of compliance for soil, based on being protective of groundwater (leaching), as being Site wide and extending throughout the soil profile and may extend below the groundwater table. For direct contact (both human and ecological receptors), the point of compliance for soil is defined as Site-wide from the ground surface to 15 feet bgs (i.e., the upper most level in the saturated zone and top of the smear zone created by seasonal fluctuations in the groundwater table).

8.2 REMEDIAL ACTION MEASURES

Several cleanup technologies and alternatives were considered and evaluated in the FS/CAP for selection of the Site-wide remedy (Ecology, 2011b). The results of this numerical scoring process and qualitative evaluation indicated that the AS/SVE was the most protective, permanent, and effective cleanup action for meeting the site-specific RAO (i.e., meet soil and groundwater MTCA Method A cleanup levels) within a reasonable timeframe. Accordingly, the FS/CAP selected continued operation of the AS/SVE system, together with compliance monitoring, as the final remedy for the Site. Specifically, the FS/CAP required that the AS/SVE system continue to be operated until GRO and BTEX concentrations remained below MTCA Method A cleanup levels in the Site compliance monitoring wells for four consecutive quarters of monitoring (Ecology, 2011b at Section 6.2.2). The FS/CAP also required post-remediation confirmation monitoring after shut down of the AS/SVE system, and provided that "Site cleanup will be deemed complete when GRO and BTEX concentrations in groundwater samples obtained from the Site's six compliance wells are below MTCA Method A standards for a minimum of four consecutive quarters." (Ecology, 2011b at Section 6.2.3)

8.2.1 Ecology AS/SVE System and LNAPL Recovery (1995 – 1998)

Early remediation efforts by Ecology including an AS/SVE system and LNAPL recovery are described in Section 5.2 of this report.

8.2.2 AMEC AS/SVE Remediation System (2000 – 2013)

The *in situ* AS/SVE remediation system currently present at the subject property was installed by AMEC from November 1, 1999 through January 26, 2000, and was activated on March 1, 2000. The system consists of 10 AS wells (AS-1 through AS-10), 5 new SVE wells (VES-1 through VES-5), and an above ground compound. The in-place components of the system were installed throughout the area of expected soil and groundwater impact (the western portion of Pad C and the eastern edge of Bethel Road S.E.). Five of the AS wells and three of the SVE wells were installed vertically, with the remaining AS and SVE wells installed at an angle of approximately 45° from vertical (Figure 2). The above ground compound controlled and monitored all of the AS and SVE

wells, the SVE air stream, and the SVE filter system. The SVE exhaust stream flowed through a primary and secondary granular activated carbon (GAC) filter array prior to discharging into the atmosphere.

In August 2002, the AS component of the groundwater treatment system became inoperative as a result of damages incurred during construction of the Fred Meyer branded fuel station. The SVE system operated at a limited capacity from August 2002 until June 2006. In June 2006, the SVE system became completely inoperative following further damage to its above ground components.

From August 2008 through February 2009, AMEC restored the groundwater monitoring well network and repaired and reactivated the AS/SVE remediation system in four sequential work phases (AMEC, 2009b):

- In August 2008, AMEC completed a direct-push soil and groundwater investigation to evaluate petroleum hydrocarbon concentrations remaining in soil and groundwater from the former Texaco UST system release.
- In October 2008 AMEC installed four replacement groundwater monitoring wells (MW-108A, MW-109, MW-110, and MW-111).
- In January 2009, AMEC collected groundwater quality data from the new monitoring well network (MW-103, MW-105, MW-108A, MW-109, MW-110, and MW-111). Recent and historical subsurface soil and groundwater data were then used to guide decisions regarding which components of the AS/SVE remediation system to repair and reactivate.
- In February 2009, AMEC completed the repair and reactivation of the AS/SVE system. Two new SVE blowers, a condensate trap, and two rebuilt AS compressor heads were installed, and the dual AS/SVE systems were reactivated in February 2009.

The AS/SVE system as installed and already operating at the Site in 2011 was selected in the FS/CAP as the final cleanup action. Fred Meyer operated the AS/SVE system on a generally continual basis from February 2009 until November 25, 2013.

The following repairs and minor modifications were made to the AS/SVE system between February 2009 and November 2013:

- The AS system was inoperative during the second monitoring period (March 29 through June 21, 2011) due to damaged air compressor head and failed blower connectors.
- On the December 7, 2011 Site visit, air compressor #1 was inoperative due to failure of the rotary vanes. On December 8, 2011, AMEC installed a new high-pressure/low-volume air compressor to replace the rotary vane compressor in order to induce greater air flow in the

low-flow sparge points. AMEC cleaned the well screens and redeveloped the accessible sparge points using compressed air on December 7. On December 8, AMEC used a vacuum truck to remove sediment and water from the sparging points and monitoring wells MW-103 and MW-110.

- On January 12, 2012 Site visit, the rotary vane AS compressors were found to be inoperative due to a tripped circuit breaker, however, the high-pressure compressor (installed in December 2011) was operating. To increase flow in the sparging system, the AS manifold was modified to separate high-flow and low-flow sparge points. The high-flow sparge points were connected to the low-pressure/high-volume rotary vane compressor #2 and the low-flow sparge points were connected to the new high-pressure/low-volume air compressor.
- On April 10, 2012, modifications were made to the AS system to focus the air flow to the area near MW-103 and MW-110. Sparge point AS-9 was connected to a new high-pressure compressor. AS-5 and AS-6 remained connected to a second high-pressure compressor installed in December 2011, while AS-7 was taken off-line. AS-1 and AS-10 remained connected to rotary vane compressor #2. Rotary vane compressor #1 and sparge points AS-2, AS-3, AS-4, and AS-8, remained off-line.
- On the August 8, 2012 Site visit, AMEC noted that the rotary vane compressor #2 had become inoperable due to damaged impellers. Because of this, sparge points AS-1 and AS-10 were temporarily off-line. On October 9, 2012, AMEC repaired rotary vane compressor #2 and replaced the two operating high-pressure/low-flow air compressors with new units.
- On February 11, 2013 the two high-pressure/low-volume air compressors were shut down and the and AS points (AS-1, AS-5, AS-6, AS 7, and AS-10) were re-routed to the low-pressure/high-volume rotary vane compressor #2.

The SVE system was not operating upon arrival for the August 27, 2013 maintenance visit due to a damaged rotary vane compressor impeller. The AS/SVE system was left shut down until repairs were completed and the system was restarted on October 22, 2013.

By November of 2013, four consecutive quarters of COPC concentrations below Method A cleanup standards had been achieved in Site compliance monitoring wells. Accordingly, as provided in Section 6.2.2 of the FS/CAP (Ecology, 2011b), the AS/SVE system was shut down at that time and post-remediation confirmation monitoring began.

8.3 COMPLIANCE MONITORING

Three types of compliance monitoring are required under MTCA (WAC 173-340-410) for interim or remedial cleanup actions, and were performed for the Site. The definition of each is presented below (WAC 173-340-410 [1]).

Protection Monitoring - To confirm that human health and the environment are adequately protected during construction and the operation and maintenance period of an interim action or cleanup action as described in the safety and health plan.

Performance Monitoring - To confirm that the cleanup action has attained cleanup standards and other performance standards such as construction quality control measurements or monitoring necessary to demonstrate compliance with a permit or, where a permit exemption applies, the substantive requirements of other laws.

Confirmation Monitoring - To confirm the long-term effectiveness of the cleanup action once cleanup standards and other performance standards have been attained.

A summary of the three monitoring types completed for the Site cleanup are summarized in the following sections.

8.3.1 Protection Monitoring

AMEC prepared a site-specific health and safety plan (HASP) for the cleanup action work implemented at the Site. The HASP met the minimum requirements identified in federal (Title 29 CFR, Parts 1910.120, and 1926) and state regulations (WAC Title 296). Protection monitoring completed at the Site included personal and perimeter air sampling for VOCs during performance of routine system operation and maintenance. The frequency of sampling and period of monitoring for personal air sampling was established in the HASP.

8.3.2 Performance Monitoring

The objectives for performance monitoring are to demonstrate compliance with the MTCA cleanup regulations and to document the Site conditions upon completion of the cleanup action. To demonstrate such compliance, the performance monitoring activities for soil and groundwater were conducted to confirm that cleanup levels have been achieved. AMEC completed quarterly groundwater quality monitoring in the Site's six compliance monitoring wells, as well as quarterly operations and maintenance monitoring of the AS/SVE systems.

Soil

During October 2008, AMEC completed a direct-push soil and groundwater investigation assessment was to select appropriate locations for installing new groundwater monitoring wells MW-108A, MW-109, MW-110, and MW-111 to replace previously existing wells that were inadvertently damaged during 1999 and 2000 property redevelopment activities.

Three soil samples were collected from direct-push borings B1, B2, and B7 located west and southwest of the subject property, along the Bethel Road SE ROW. Four soil samples were collected from the newly installed monitoring well borings (MW-109, MW-110, MW-111, and MW-108A). Soil samples were analyzed for GRO and selected samples were analyzed for BTEX.

GRO were only detected in one sample collected from the MW-110 boring from within the groundwater smear zone (i.e., 20-25 feet bgs) at a concentration of 300 mg/kg, exceeding the MTCA Method A Cleanup Level for GRO in soil (30 mg/kg). Benzene was not detected in the MW-110 soil sample. Toluene, ethylbenzene, and total xylenes were detected in the MW-110 sample at concentrations less than their respective MTCA Method A cleanup levels. GRO and BTEX were not detected in any of the other soil samples collected from the other six borings.

Groundwater

Groundwater performance monitoring was conducted quarterly at the Site monitoring wells from 2000 through 2014. Groundwater samples from the six Site compliance monitoring wells were analyzed for the presence of COPCs (i.e., GRO and VOCs, including BTEX compounds, EDC, EDB, MTBE, and naphthalene).

Neither measurable LNAPL nor a petroleum-related sheen has been detected in the Site's compliance monitoring wells since November 1999 when 0.03 feet of product was measured near the source area in monitoring well MW-103. An absorbent sock was subsequently installed in monitoring well MW-103 to recover any residual free product, although none was subsequently detected.

As of the November 25, 2013 sampling event, groundwater in the Site's compliance monitoring wells achieved the performance monitoring requirement established in the FS/CAP (Ecology, 2011b at Section 6.2.2), i.e., four consecutive quarters with concentrations of GRO and BTEX below MTCA Method A cleanup levels (Figure 10, Table 3).

Subsurface Remediation Systems

The subsurface remediation systems were monitored routinely to demonstrate that mass removal was occurring at the Site and cleanup objectives were being achieved through mass removal. Performance monitoring data for the AS/SVE system are summarized in Tables 4 and 5. The AS/SVE system was operated on a generally continuous basis from February 2009 until November 25, 2013 - when four consecutive quarters of GRO and BTEX concentrations below MTCA Method A cleanup standards were achieved in all six Site compliance monitoring wells (i.e., MW-103, MW-105, MW-108A, MW-109, MW-110, and MW-111) (AMEC, 2014a). Performance monitoring data indicate that the AS/SVE system removed a total of approximately 973 pounds of volatile organic compounds from the subsurface between 2000 and 2013.

8.3.3 Confirmation (Post-Remediation) Monitoring

Following deactivation of the AS/SVE system on November 25, 2013, four consecutive quarters of post-remediation confirmation monitoring were completed for the Site groundwater during 2014. As of the November 11, 2014 sampling event (Amec Foster Wheeler, 2015), groundwater samples obtained from the Site's six compliance wells achieved the confirmation monitoring requirement of the FS/CAP (Ecology, 2011b at Section 6.2.3), i.e., four consecutive quarters with GRO and BTEX concentrations below MTCA Method A cleanup levels (Figure 10, Table 3). Accordingly, cleanup objectives for groundwater established in the FS/CAP and required under the Agreed Order have been achieved.

The FS/CAP calls for one round of soil confirmation sampling to be completed at the Site after groundwater has been shown to meet Cleanup Levels for the Site (Ecology, 2011b at Section 6.2.3). However the CAP also states that "it is assumed that once concentrations of GRO and BTEX in groundwater from all Site monitoring wells remain below MTCA Method A cleanup standards that impacted source area soil (i.e., MW-103, MW-109 and MW-110) located within the smear zone will too have been remediated to MTCA Method A cleanup standards."

In a February, 2015 letter, Ecology modified the FS/CAP to remove the confirmational soil sampling requirement (letter dated February 15, 2015 from Ecology to Fred Meyer. Ecology stated that "it appears reasonable to forgo further post-groundwater monitoring and confirmational soil sampling at this Site." Accordingly, cleanup objectives for soil established in the FS/CAP and required under the Agreed Order have been achieved.

9.0 CONCLUSIONS

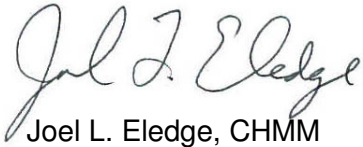
As documented in this report, Fred Meyer has completed all remedial actions required at the Site as set out in the FS/CAP, and the Site has achieved compliance with applicable cleanup

standards. Accordingly, Fred Meyer has satisfied its obligations under the Agreed Order. Further, regulatory closure is appropriate for this Site and it should be removed from the Hazardous Sites List.

Amec Foster Wheeler appreciates the opportunity to be of service to Fred Meyer on this project. If you have any questions or comments regarding this report, please contact the undersigned at (503) 639-3400.

**Amec Foster Wheeler
Environment & Infrastructure, Inc.**

REVIEWED BY:



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Environmental Scientist



Kurt Harrington, PE
Project Manager

JE/KH/lp

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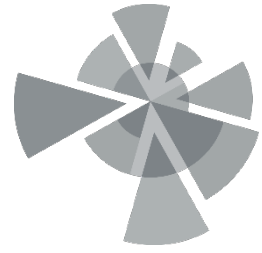
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LIMITATIONS

This report was prepared exclusively for Fred Meyer Stores, Inc. (Fred Meyer) by Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler). The quality of information, conclusions, and estimates contained herein is consistent with the level of effort involved in Amec Foster Wheeler services and based on: i) information available at the time of preparation, ii) data supplied by outside sources, and iii) the assumptions, conditions, and qualifications set forth in this report. This Final Cleanup Report is intended to be used by Fred Meyer for the property located at 1900 SE Sedgwick Road, Port Orchard, Washington only, subject to the terms and conditions of its contract with by Amec Foster Wheeler. Any other use of, or reliance on, this report by any third party is at that party's sole risk.

The findings contained herein are relevant to the dates of Amec Foster Wheeler Site visits and should not be relied upon to represent conditions at later dates. In the event that changes in the nature, usage, or layout of the property or nearby properties are made, the conclusions and recommendations contained in this report may not be valid. If additional information becomes available, it should be provided to by Amec Foster Wheeler so the original conclusions and recommendations can be modified as necessary.



TABLES

TABLE 1
Well Construction Summary
Fred Meyer Facility, Port Orchard, Washington

Well ID	Install Date	Top of Casing Elevation (feet msl)	Boring Depth (feet bgs)	Casing Diameter (inches)	Screen Interval (feet bgs)
Active Monitoring Wells					
MW-103	5/6/91	311.70	32	4	12-32
MW-105	11/10/99	310.46	30	2	10-30
MW-108A	10/1/08	310.38	30	2	15-30
MW-109	10/02/08	310.48	32	2	15-30
MW-109A	06/11/13	311.71	30	2	20-30
MW-110	10/1/08	312.77	30	2	15-30
MW-111	10/1/08	310.62	40	2	25-40
Vapor Extraction Wells					
VE-1^	11/4/99	NA	15	0.75	~7.5-15
VE-2^	11/4/99	NA	15	0.75	~7.5-15
VE-3	11/3/99	NA	15	0.75	7.5-15
VE-4	11/3/99	NA	15	0.75	7.5-15
VE-5	11/3/99	NA	15	0.75	7.5-15
Air-Sparging Wells					
AS-1^	11/4/99	NA	~35	0.75	~30-35
AS-2^	11/4/99	NA	~35	0.75	~30-35
AS-3^	11/4/99	NA	~35	0.75	~30-35
AS-4^	11/4/99	NA	~35	0.75	~30-35
AS-5	11/3/99	NA	~35	0.75	30-35
AS-6	11/3/99	NA	~35	0.75	30-35
AS-7	11/3/99	NA	~35	0.75	30-35
AS-8^	11/3/99	NA	~35	0.75	~30-35
AS-9	11/3/99	NA	~35	0.75	30-35
AS-10	11/3/99	NA	~35	0.75	30-35
Destroyed Monitoring Wells					
MW-1S*	10/15/90	312.56	38.5	2	18.5-38.5
MW-1D*	10/15/90	313.00	79.5	2	34.5-80
MW-104*	5/6/91	not reported	not reported	2	not reported
MW-106**	11/10/99	311.73	30	2	10-30
MW-107**	11/9/99	310.59	30	2	10-30
MW-108**	11/9/99	309.94	30	2	10-30
Historical Monitoring Wells - Current Status Unknown					
MW-2S	10/23/90	304.53	38	2	18-38
MW-2D	10/23/90	301.13	78	2	43-78
MW-101	5/13/91	not reported	79	2	60-79
MW-102	5/13/91	not reported	81	2	61-81

Notes:

msl = Mean sea level

bgs = Below ground surface

^ = Well at 45° angle

* = Well was destroyed during construction of the Fred Meyer store

** = Well was destroyed during construction of the Fred Meyer fueling station

NA = not applicable

~ = approximately

TABLE 2
Summary of Soil Analytical Results
Fred Meyer Facility, Port Orchard, Washington

Soil Analytical Results (mg/kg)										
Sample Date	Sample Name	Well Status	NWTPH-Gx Gasoline Range Organics	BTEX(EPA Method 8021B or 8260B)				EPA Method 8260B		
				Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	EDB	EDC
Model Toxics Control Act (MTCA) Method A Soil Cleanup Levels			100 ^a , 30 ^b	0.03	7	6	9	0.1	0.005	NG
Washington State Department of Ecology										
10/15/90	MW-1S	Destroyed during construction	NT	NT	NT	NT	NT	NT	NT	NT
10/15/90	MW-1D@9.5'	Destroyed during construction	NT	0.053 U	0.053 U	0.053 U	0.110 U	NT	NT	NT
10/15/90	MW-1D@35'		NT	0.062 U	0.062 U	0.062 U	0.120 U	NT	NT	NT
10/15/90	MW-1D@47'		NT	0.061 U	0.061 U	0.061 U	0.120 U	NT	NT	NT
10/15/90	MW-1D@75'		NT	0.0019 U	0.0011 U	0.0011 U	3.4	NT	NT	NT
10/22/90	MW-2S	Unknown	NT	NT	NT	NT	NT	NT	NT	NT
10/22/90	MW-2D@10'	Unknown	NT	0.056 U	0.056 U	0.056 U	0.110 U	NT	NT	NT
10/22/90	MW-2D@15'		NT	0.056 U	0.056 U	0.056 U	0.110 U	NT	NT	NT
10/22/90	MW-2D@35'		NT	0.063 U	0.063 U	0.063 U	0.130 U	NT	NT	NT
10/22/90	MW-2D@57.5'		NT	0.063 U	0.063 U	0.063 U	0.130 U	NT	NT	NT
10/22/90	MW-2D@78'		NT	0.061 U	0.061 U	0.061 U	0.120 U	NT	NT	NT
10/22/90	MW-2D@80'		NT	0.057 U	0.057 U	0.057 U	0.110 U	NT	NT	NT
05/08/91	MW-101@67.5'	Unknown	0.100 U	0.050 U	0.050 U	0.050 U	0.050 U	NT	NT	NT
05/08/91	MW-102	Unknown	NT	NT	NT	NT	NT	NT	NT	NT
05/08/91	MW-103@15'	Active	700	0.070 U	1.2	4.0	29	NT	NT	NT
05/08/91	MW-103@17.5'		3,700	0.210	19	33	200	NT	NT	NT
05/08/91	MW-103@22.5'		0.100 U	0.050 U	0.07	0.06	0.29	NT	NT	NT
05/08/91	MW-103@27.5'		0.100 U	0.050 U	0.06	0.05	0.16	NT	NT	NT
05/08/91	MW-103@32.5'		0.100 U	0.050 U	0.050 U	0.050 U	0.06	NT	NT	NT
05/08/91	MW-104@7.5'		Destroyed during construction	2,200	0.050 U	1.19	13	45	NT	NT
05/08/91	MW-104@12.5'	3,100		0.050 U	7.8	11	40	NT	NT	NT
05/08/91	MW-104@17.5'	3,200		0.050 U	2.0	11	44	NT	NT	NT
05/08/91	MW-104@22.5'	260		0.050 U	0.07	1.0	3.1	NT	NT	NT
05/08/91	MW-104@27.5'	190		0.050 U	0.05	0.81	3.2	NT	NT	NT
05/08/91	MW-104@37.5'	30		0.050 U	0.050 U	0.060 U	0.38	NT	NT	NT
06/13/95	SP-1-20'	Decommissioned		1,800	ND	2.5	11	56	NT	NT
06/13/95	SP-1-25'		5,300	ND	140	72	350	NT	NT	NT
06/13/95	SP-1-30'		2,500	ND	70	35	169	NT	NT	NT
06/13/95	SP-1-35'		130	ND	3.1	1.7	8.2	NT	NT	NT
06/13/95	SP-3-20'	Decommissioned	750	ND	ND	4.6	14.3	NT	NT	NT
06/13/95	SP-3-25'		9	ND	ND	ND	0.59	NT	NT	NT
06/13/95	SP-3-30'		16	ND	0.12	0.18	0.97	NT	NT	NT
06/13/95	SP-4-20'	Decommissioned	3,000	ND	25	33	196	NT	NT	NT
06/13/95	SP-4-25'		310	0.56	4.5	4.1	22.5	NT	NT	NT
06/13/95	SP-4-30'		20	0.39	0.76	0.52	7.69	NT	NT	NT
06/13/95	SP-4-35'		11	0.26	0.37	0.29	1.38	NT	NT	NT

TABLE 2
Summary of Soil Analytical Results
Fred Meyer Facility, Port Orchard, Washington

Soil Analytical Results (mg/kg)										
Sample Date	Sample Name	Well Status	NWTPH-Gx Gasoline Range Organics	BTEX(EPA Method 8021B or 8260B)				EPA Method 8260B		
				Benzene	Toluene	Ethyl- benzene	Total Xylenes	MTBE	EDB	EDC
Model Toxics Control Act (MTCA) Method A Soil Cleanup Levels			100 ^a , 30 ^b	0.03	7	6	9	0.1	0.005	NG
GN Northern, Inc.										
01/22/99	BH-15A-21'	NA	17,000	12	39	69	280	NT	NT	NT
Amec Foster Wheeler (formerly AMEC)										
07/27/99	BH20-6 @ 20'-24'	NA	6,500	0.5 U	65	65	390	NT	NT	NT
07/27/99	BH21-5 @ 16'-20'	NA	5.0 U	0.05 U	0.05 U	0.05 U	0.05 U	NT	NT	NT
07/27/99	BH22-5 @ 16'-20'	NA	24	0.05 U	0.05 U	0.05 U	0.05 U	NT	NT	NT
07/29/99	BH23-9 @ 32'-36'	NA	5.9	0.05 U	0.05 U	0.05 U	0.05 U	NT	NT	NT
07/29/99	BH24-4 @ 12'-16'	NA	6.5	0.05 U	0.05 U	0.05 U	0.05 U	NT	NT	NT
07/29/99	BH25-5 @ 16'-20'	NA	5.0 U	0.05 U	0.05 U	0.05 U	0.05 U	NT	NT	NT
07/28/99	VP1-4 @ 12'-16'	NA	2,100	1.25 U	1.25 U	3.9	8.8	NT	NT	NT
07/28/99	VP2-4 @ 16'-20'	NA	2,200	1.25 U	1.25 U	4.4	9.7	NT	NT	NT
07/27/99	VP3-2 @ 4'-8'	NA	46	0.05 U	0.05 U	0.09	0.17	NT	NT	NT
07/28/99	VP6-3 @ 8'-12'	NA	5.0 U	0.05 U	0.05 U	0.05 U	0.05 U	NT	NT	NT
11/10/99	MW-105	Destroyed during construction	NT	NT	NT	NT	NT	NT	NT	NT
11/10/99	MW-106	Destroyed during construction	NT	NT	NT	NT	NT	NT	NT	NT
11/09/99	MW-107	Destroyed during construction	NT	NT	NT	NT	NT	NT	NT	NT
11/09/99	MW-108	Destroyed during construction	NT	NT	NT	NT	NT	NT	NT	NT
8/13/08	B-1 @ 20'-22'	NA	2 U	0.03 U	0.05 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
8/13/08	B-2 @ 22'-24'	NA	2 U	0.03 U	0.05 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
8/13/08	B-7 @ 24'-26'	NA	2 U	0.03 U	0.05 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
10/1/08	MW108A @ 20'	Active	20 U	NT	NT	NT	NT	NT	NT	NT
10/2/08	MW109 @ 20'	Active	20 U	NT	NT	NT	NT	NT	NT	NT
10/1/08	MW110 @ 20'	Active	300	0.2U	0.85	2.0	5.3	NT	NT	NT
10/1/08	MW111 @ 30'	Active	20 U	NT	NT	NT	NT	NT	NT	NT
4/11/14	AB-02, 18.5 ft	NA	5.20 U	0.0452	0.0520 U	0.0260 U	0.0779 U	0.0520 U	0.0260 U	0.0260 U
4/11/14	AB-04, 18 ft	NA	5.33 U	0.183	0.569	0.0836	0.256	0.0533 U	0.0266 U	0.0266 U

Notes:

EDB = ethylene dibromide

EDC = ethylene dichloride

MTBE = methyl tert butyl ether

NA = Not applicable - temporary soil boring.

ND = Not detected above method detection limit; detection limit not specified in Ecology report, laboratory data not available

NG = No guideline

NT = Not tested

mg/kg = milligrams per kilogram

U = Analyte not detected above method detection limit reported in table

Values shown in bold represent exceedences of current MTCA Method A Soil Cleanup Levels (30 mg/kg)

Values shown in parentheses represent proposed MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses

Bold values indicate constituents detected at concentrations greater than the laboratory reporting limit

Red values indicate the concentration exceeds the MTCA Method A cleanup level

a = MTCA Method A Soil Cleanup Level for Unrestricted Land Uses, for gasoline mixtures without benzene and the total of ethylbenzene, toluene, and xylene are less than 1% of the gasoline mixture.

b = MTCA Method A Soil Cleanup Level for Unrestricted Land Uses, all other gasoline mixtures

* Indicates Ecology well was resampled by Amec Foster Wheeler

** Chromatographic evidence indicates that gasoline constituents eluted within the diesel range

TABLE 3
Summary of Groundwater Elevations and Analytical Results
Fred Meyer Facility, Port Orchard, Washington

Well No.	Date	Gasoline-Range Organics	Volatile Organic Compounds							Alkylbenzenes & Naphthalene									Groundwater Levels			
			Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	EDC	EDB	i-PB	n-PB	1,2,4-TMB	1,3,5-TMB	tertbutyl Benzene	sec-butyl Benzene	n-butyl-Benzene	4-IP-Toluene	Naphthalene	Casing Elev.	Depth to Water	NAPL Thickness	Water Elev.
CAS RN		not applicable	71-43-2	108-88-3	100-41-4	1330-20-7	1634-04-4	107-06-2	106-93-4	98-82-8	103-65-1	95-63-6	108-67-8	98-06-6	135-98-8	104-51-8	99-87-6	91-20-3				
		(µg/L)	(µg/L)							(µg/L)												
MTCA Method A		800 ^a 1,000 ^b	5	1,000	700	1,000	20	5	0.01	None	None	None	None	None	None	None	None	160				
Residential Water Supply Wells																						
Sommers	6/27/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NM
	12/17/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NM
	3/5/91	ND	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NM
Beatty	8/1/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	270.31
	12/17/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	268.24
	3/5/91	ND	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	270.04
Warrington	6/27/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NM
	8/1/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	276.60
	12/17/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	273.22
	3/5/91	ND	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	276.32
Peterson	6/27/90	-	31	-	-	13.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NM
	8/1/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	280.67
	8/30/90	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	280.22
	8/31/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NM
	12/17/90	-	9.6	-	-	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	279.42
3/5/91	93	38	-	-	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	281.26	
Tripp	6/5/90	-	200	-	-	170	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319.42
	6/27/90	-	166	-	-	120	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319.42
	8/1/90	-	21	-	-	54	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319.42
	8/30/90	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	319.42
	8/31/90	-	130	-	-	120	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319.42
	10/23/90	-	320	-	-	270	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319.42
	12/17/90	-	210	-	-	410	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319.42
	3/5/91	130	150	-	-	250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319.42
	1/7/92	450	140	-	-	110	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319.42
	4/14/92	240	110	-	-	80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319.42
	3/25/93	360	110	1 U	1 U	91	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319.42
5/28/97	250 U	68	1 U	1 U	47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319.42	
2/18/98	120	2.1	1.0	1.0	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319.42	
Beck	6/5/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NM
	6/27/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NM
	8/1/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	280.72
	8/30/90	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	280.11
	12/17/90	-	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	280.07
3/5/91	ND	ND	-	-	ND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	282.47	

**TABLE 3
Summary of Groundwater Elevations and Analytical Results
Fred Meyer Facility, Port Orchard, Washington**

Well No.	Date	Gasoline-Range Organics	Volatile Organic Compounds							Alkylbenzenes & Naphthalene									Groundwater Levels				
			Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	EDC	EDB	i-PB	n-PB	1,2,4-TMB	1,3,5-TMB	tertbutyl Benzene	sec-butyl Benzene	n-butyl-Benzene	4-IP-Toluene	Naphthalene	Casing Elev.	Depth to Water	NAPL Thickness	Water Elev.	
CAS RN		not applicable	71-43-2	108-88-3	100-41-4	1330-20-7	1634-04-4	107-06-2	106-93-4	98-82-8	103-65-1	95-63-6	108-67-8	98-06-6	135-98-8	104-51-8	99-87-6	91-20-3					
		(µg/L)	(µg/L)							(µg/L)													
MTCA Method A		800 ^a 1,000 ^b	5	1,000	700	1,000	20	5	0.01	None	None	None	None	None	None	None	None	160					
MW-110	9/27/11	4,020	0.250 U	1.00 U	30.6	103	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	8.17	312.77	21.86	0.00	290.91
MW-110	12/7/11	1,230	0.250 U	1.00 U	40.0	40.3	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	7.28	312.77	20.23	0.00	292.54
MW-110	1/12/12	100 U	0.250 U	1.00 U	0.500 U	2.6	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	2.00 U	312.77	20.22	0.00	292.55
MW-110	5/10/12	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	2.00 U	312.77	20.63	0.00	292.14
MW-110	8/8/12	1,630	0.250 U	1.00 U	3.21	8.45	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	3.41	312.77	21.50	0.00	291.27
MW-110	11/14/12	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	2.00 U	312.77	25.07	0.00	287.70
MW-110	2/11/13	50 U	0.125 U	0.500 U	0.250 U	0.750 U	0.500 U	0.250 U	0.250 U	-	-	-	-	-	-	-	-	-	1.00 U	312.77	18.23	0.00	294.54
MW-110	6/12/13	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	2.00 U	312.77	17.43	0.00	295.34
MW-110	8/27/13	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	2.00 U	312.77	22.97	0.00	289.80
MW-110	11/25/13	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	2.00 U	312.77	21.70	0.00	291.07
MW-110	3/17/14	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	2.00 U	312.77	17.91	0.00	294.86
MW-110	5/21/14	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	2.00 U	312.77	18.37	0.00	294.40
MW-110	8/20/14	258	0.250 U	1.00 U	0.550	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	2.00 U	312.77	21.71	0.00	291.06
MW-110	11/11/14	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	2.00 U	312.77	20.26	0.00	292.51
MW-111	1/24/09	80 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	0.500 U	0.500 U	1.00 U	1.00 U	-	1.00 U	1.00 U	1.00 U	5.00 U	310.62	32.25	0.00	278.37	
MW-111	3/28/09	80 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	0.500 U	0.500 U	1.00 U	1.00 U	0.500 U	1.00 U	0.500 U	1.00 U	5.00 U	310.62	32.04	0.00	278.58	
MW-111	6/11/09	100 U	0.250 U	0.500 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	0.500 U	0.500 U	1.00 U	1.00 U	0.500 U	1.00 U	1.00 U	1.00 U	2.00 U	310.62	31.44	0.00	279.18	
MW-111	9/10/09	80 U	0.250 U	0.500 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	0.500 U	0.500 U	1.00 U	1.00 U	0.500 U	1.00 U	1.00 U	1.00 U	5.00 U	310.62	32.02	0.00	278.60	
MW-111	1/22/10	80 U	0.250 U	0.500 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	0.500 U	0.500 U	1.00 U	1.00 U	0.500 U	1.00 U	1.00 U	1.00 U	5.00 U	310.62	31.52	0.00	279.10	
MW-111	3/5/10	100 U	0.250 U	0.500 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	1.00 U	0.500 U	1.00 U	2.00 U	1.00 U	2.00 U	1.00 U	1.00 U	5.00 U	310.62	29.76	0.00	280.86	
MW-111	6/10/10	100 U	0.250 U	0.500 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	1.00 U	0.500 U	1.00 U	1.00 U	1.00 U	1.00 U	1.00 U	1.00 U	2.00 U	310.62	28.85	0.00	281.77	
MW-111	9/9/10	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	1.00 U	0.500 U	1.00 U	1.00 U	1.00 U	1.00 U	1.00 U	1.00 U	2.00 U	310.62	30.19	0.00	280.43	
MW-111	12/6/10	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	1.00 U	0.500 U	1.00 U	1.00 U	1.00 U	1.00 U	1.00 U	1.00 U	2.00 U	310.62	31.02	0.00	279.60	
MW-111	3/29/11	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	26.71	0.00	283.91	
MW-111	6/21/11	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	27.31	0.00	283.31	
MW-111	9/27/11	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	29.73	0.00	280.89	
MW-111	12/7/11	100 U	0.340	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	30.77	0.00	279.85	
MW-111	1/12/12	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	30.97	0.00	279.65	
MW-111	5/10/12	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	28.90	0.00	281.72	
MW-111	5/10/12	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	29.90	0.00	280.72	
MW-111	11/14/12	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	31.21	0.00	279.41	
MW-111	2/11/13	50 U	0.125 U	0.500 U	0.250 U	0.750 U	0.500 U	0.250 U	0.250 U	-	-	-	-	-	-	-	-	1.00 U	310.62	28.20	0.00	282.42	
MW-111	6/12/13	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	29.05	0.00	281.57	
MW-111	8/27/13	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	30.20	0.00	280.42	
MW-111	11/25/13	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	31.45	0.00	279.17	
MW-111	3/17/14	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	31.43	0.00	279.19	
MW-111	5/21/14	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	29.35	0.00	281.27	
MW-111	8/20/14	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	30.11	0.00	280.51	
MW-111	11/11/14	100 U	0.250 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	2.00 U	310.62	31.19	0.00	279.43	

TABLE 3
Summary of Groundwater Elevations and Analytical Results
Fred Meyer Facility, Port Orchard, Washington

Well No.	Date	Gasoline-Range Organics	Volatile Organic Compounds							Alkylbenzenes & Naphthalene									Groundwater Levels							
			Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	EDC	EDB	i-PB	n-PB	1,2,4-TMB	1,3,5-TMB	tertbutyl Benzene	sec-butyl Benzene	n-butyl-Benzene	4-IP-Toluene	Naphthalene	Casing Elev.	Depth to Water	NAPL Thickness	Water Elev.				
CAS RN		not applicable	71-43-2	108-88-3	100-41-4	1330-20-7	1634-04-4	107-06-2	106-93-4	98-82-8	103-65-1	95-63-6	108-67-8	98-06-6	135-98-8	104-51-8	99-87-6	91-20-3								
		(µg/L)	(µg/L)							(µg/L)																
MTCA Method A		800 ^a 1,000 ^b	5	1,000	700	1,000	20	5	0.01	None	None	None	None	None	None	None	None	160								
Air Sparging Wells																										
AS-5	9/16/08	80 U	0.205 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	0.500 U	0.500 U	1.00 U	1.00 U	1.00 U	10.0 U	1.00 U	1.00 U	5.00 U	NA	20.25	0.00	NA				
AS-9	9/16/08	80 U	0.205 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	0.500 U	0.500 U	1.00 U	1.00 U	1.00 U	10.0 U	1.00 U	1.00 U	5.00 U	NA	24.77	0.00	NA				
AS-10	9/16/08	0.0800 U	0.205 U	1.00 U	0.500 U	1.50 U	1.00 U	0.500 U	0.500 U	0.500 U	0.500 U	1.00 U	1.00 U	0.500 U	10.0 U	1.00 U	1.00 U	5.00 U	NA	23.46	0.00	NA				
Grab Samples																										
BH-15A-21'	1/22/99	41,000	130	120	530	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
BH20-31W	7/27/99	256	15.0	10.8	4.49	13.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
BH20A-24W	7/27/99	78,000	200	8,700	2,400	14,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
BH21-25W	7/27/99	50 U	0.50 U	0.50 U	0.50 U	1.50 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
BH22-28W	7/27/99	1,410	0.50 U	1.44	6.14	22.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
BH23-36W	7/29/99	50 U	0.50 U	0.50 U	0.50 U	1.50 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
BH24-16W	7/29/99	50 U	0.50 U	0.50 U	0.50 U	1.50 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
BH25-22W	7/29/99	50 U	0.50 U	0.50 U	0.50 U	1.50 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
VP1-23W	7/28/99	47,000	0.50 U	16.2	2,100	9,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
VP2-22W	7/28/99	8,200	0.50 U	5.35	110	630	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
VP3-23W	7/28/99	50 U	0.50 U	0.50 U	0.50 U	1.50 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
VP4-21W	7/28/99	60	0.50 U	0.50 U	0.56	2.18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
VP6-18W	7/28/99	50 U	0.50 U	0.50 U	0.50 U	1.50 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
B-3	8/13/08	100 U	1U	1U	1U	1U	1U	1U	1U	-	-	-	-	-	-	-	-	-	-	-	-	-				
B-4	8/14/08	100 U	1U	1U	1U	1U	1U	1U	1U	-	-	-	-	-	-	-	-	-	-	-	-	-				
B-5	8/14/08	100 U	1U	1U	1U	1U	1U	1U	1U	-	-	-	-	-	-	-	-	-	-	-	-	-				
B-6	8/14/08	100 U	1U	1U	1U	1U	1U	1U	1U	-	-	-	-	-	-	-	-	-	-	-	-	-				
Duplicate (B-6)	8/15/08	100 U	1U	1U	1U	1U	1U	1U	1U	-	-	-	-	-	-	-	-	-	-	-	-	-				
B-7	8/13/08	100 U	1U	1U	1U	1U	1U	1U	1U	-	-	-	-	-	-	-	-	-	-	-	-	-				
B-10	8/14/08	100 U	1U	1U	1U	1U	1U	1U	1U	-	-	-	-	-	-	-	-	-	-	-	-	-				
B-11	8/14/08	100 U	1U	1U	1U	1U	1U	1U	1U	-	-	-	-	-	-	-	-	-	-	-	-	-				
B-12	8/15/08	2,000	980	1U	1U	9.0	1U	1U	1U	-	-	-	-	-	-	-	-	-	-	-	-	-				
B-14	8/15/08	1,100	1U	1U	4.2	2.2	1U	1U	1U	-	-	-	-	-	-	-	-	-	-	-	-	-				
B-15	8/15/08	100 U	1U	1U	1U	1U	1U	1U	1U	-	-	-	-	-	-	-	-	-	-	-	-	-				
AB-01	4/11/14	100 U	0.380	2.20	0.500 U	1.60	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	-	-	-	2.00 U				
AB-02	4/11/14	2,580	880	1.82	133	89.1	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	-	-	-	26.9				
AB-03	4/11/14	1,930	60.4	24.1	296	65.4	1.00 U	0.500 U	0.500 U	-	-	-	-	-	-	-	-	-	-	-	-	17.6				
Destroyed Monitoring Wells																										
MW-104	05/22/91	1,000 U	1.0 U	5.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	311.00	NM	0.00	NM	
MW-104	03/25/93	250 U	5.0 U	5.0 U	5.0 U	15 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	311.00	24.04	0.00	286.96	
MW-104	05/28/97	250 U	1.0 U	1.0 U	1.0 U	3.0 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	311.00	17.14	0.00	293.86	
MW-104	02/18/98	120	2.6	1.0	0.88	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	311.00	NM	0.00	NM	
MW-104	8/1999	Well destroyed during construction activities																								
MW-106	11/2/99	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	311.73	24.95	0.00	286.78
MW-106	3/1/00	100 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	-	-	-	311.73	20.88	0.00	290.85	
MW-106	5/24/00	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	311.73	25.93	0.00	285.80
MW-106	7/10/00	50 U	1.0 U	1.0 U	1.0 U	2.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	-	-	-	311.73	27.00	0.00	284.73	
MW-106	10/19/00	50 U	1.0 U	1.0 U	1.0 U	2.0 U	1.0 U	1.0 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U	5 U	1 U	25 U	-	-	-	311.73	25.63	0.00	286.10	
MW-106	12/13/00	50 U	0.5 U	0.5 U	0.5 U	1.5 U	0.5 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	311.73	26.30	0.00	285.43	
MW-106	3/19/01	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	311.73	Dry	Dry	Dry
MW-106	6/28/01	Well destroyed during roadway paving activities																								

TABLE 3
Summary of Groundwater Elevations and Analytical Results
Fred Meyer Facility, Port Orchard, Washington

Well No.	Date	Gasoline-Range Organics	Volatile Organic Compounds							Alkylbenzenes & Naphthalene									Groundwater Levels			
			Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	EDC	EDB	i-PB	n-PB	1,2,4-TMB	1,3,5-TMB	tertbutyl Benzene	sec-butyl Benzene	n-butyl-Benzene	4-IP-Toluene	Naphthalene	Casing Elev.	Depth to Water	NAPL Thickness	Water Elev.
CAS RN		not applicable	71-43-2	108-88-3	100-41-4	1330-20-7	1634-04-4	107-06-2	106-93-4	98-82-8	103-65-1	95-63-6	108-67-8	98-06-6	135-98-8	104-51-8	99-87-6	91-20-3				
		(µg/L)	(µg/L)							(µg/L)												
MTCA Method A		800 ^a 1,000 ^b	5	1,000	700	1,000	20	5	0.01	None	None	None	None	None	None	None	None	160				
MW-107	11/2/99	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	310.59	23.61	0.00	286.98
MW-107	3/1/00	100 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	310.59	19.46	0.00	291.13
MW-107	5/24/00	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	310.59	23.54	0.00	287.05
MW-107	7/10/00	50 U	1.0 U	1.0 U	1.0 U	2.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	310.59	24.79	0.00	285.80
MW-107	10/19/00	50 U	1.0 U	1.0 U	1.0 U	2.0 U	1.0 U	1.0 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U	5 U	1 U	25 U	310.59	23.87	0.00	286.72
MW-107	12/13/00	50 U	0.5 U	0.5 U	0.5 U	1.5 U	0.5 U	-	-	-	-	-	-	-	-	-	-	-	310.59	24.50	0.00	286.09
MW-107	3/19/01	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	310.59	26.67	0.00	283.92
MW-107	6/28/01	Well destroyed during roadway paving activities																				
MW-108	11/2/99	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	309.94	22.96	0.00	286.98
MW-108	3/1/00	100 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	309.94	18.55	0.00	291.39
MW-108	5/24/00	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	309.94	22.72	0.00	287.22
MW-108	7/10/00	50 U	1.0 U	1.0 U	1.0 U	2.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	309.94	24.48	0.00	285.46
MW-108	10/19/00	50 U	1.0 U	1.0 U	1.0 U	2.0 U	1.0 U	1.0 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U	5 U	1 U	25 U	309.94	20.46	0.00	289.48
MW-108	12/13/00	50 U	0.5 U	0.5 U	0.5 U	1.5 U	0.5 U	-	-	-	-	-	-	-	-	-	-	-	309.94	23.47	0.00	286.47
MW-108	3/19/01	50 U	1.0 U	1.0 U	1.0 U	2.0 U	1.0 U	1.0 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U	5 U	1 U	25 U	309.94	25.43	0.00	284.51
MW-108	6/28/01	Well destroyed during roadway paving activities																				
MW-1S	03/05/91	20 U	1.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	-	-	-	312.56	NM	0.00	NM
MW-1S	11/20/91	20 U	1.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	-	-	-	312.56	NM	0.00	NM
MW-1S	03/25/93	250 U	1.0 U	1.0 U	1.0 U	3.0 U	-	-	-	-	-	-	-	-	-	-	-	-	312.56	28.43	0.00	284.13
MW-1S	05/28/97	250 U	1.0 U	1.0 U	1.0 U	3.0 U	-	-	-	-	-	-	-	-	-	-	-	-	312.56	22.08	0.00	290.48
MW-1S	02/18/98	120	1.0 U	1.0 U	1.0 U	3.0 U	-	-	-	-	-	-	-	-	-	-	-	-	312.56	NM	0.00	NM
MW-1S	8/1999	Well destroyed during construction activities																				
MW-1D	03/05/91	17,000	2,200	36	5.0	400	-	-	-	-	-	-	-	-	-	-	-	-	313.00	NM	0.00	NM
MW-1D	11/20/91	2,400	280	4.9	1.0 U	200	-	-	-	-	-	-	-	-	-	-	-	-	313.00	NM	0.00	NM
MW-1D	03/25/93	2,600	2,300	50 U	50 U	320	-	-	-	-	-	-	-	-	-	-	-	-	313.00	31.30	0.00	281.70
MW-1D	05/28/97	250 U	1.0 U	1.0 U	1.0 U	3.0 U	-	-	-	-	-	-	-	-	-	-	-	-	313.00	25.71	0.00	287.29
MW-1D	02/18/98	570	12	1.9	0.92	8.6	-	-	-	-	-	-	-	-	-	-	-	-	313.00	NM	0.00	NM
MW-1D	8/1999	Well destroyed during construction activities																				

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Fred Meyer Facility, Port Orchard, Washington

Well No.	Date	Gasoline-Range Organics	Volatile Organic Compounds							Alkylbenzenes & Naphthalene									Groundwater Levels			
			Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	EDC	EDB	i-PB	n-PB	1,2,4-TMB	1,3,5-TMB	tertbutyl Benzene	sec-butyl Benzene	n-butyl-Benzene	4-IP-Toluene	Naphthalene	Casing Elev.	Depth to Water	NAPL Thickness	Water Elev.
CAS RN		not applicable	71-43-2	108-88-3	100-41-4	1330-20-7	1634-04-4	107-06-2	106-93-4	98-82-8	103-65-1	95-63-6	108-67-8	98-06-6	135-98-8	104-51-8	99-87-6	91-20-3				
		(µg/L)	(µg/L)							(µg/L)												
MTCA Method A		800 ^a 1,000 ^b	5	1,000	700	1,000	20	5	0.01	None	None	None	None	None	None	None	None	160				
Historical Monitoring Wells - Current Status Unknown																						
MW-101	02/18/98	1,000 U	1.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MW-2S	03/05/91	20 U	1.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	-	-	-	304.53	NM	0.00	NM
MW-2S	11/20/91	20 U	1.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	-	-	-	304.53	NM	0.00	NM
MW-2S	03/25/93	50 U	1.0 U	1.0 U	1.0 U	3.0 U	-	-	-	-	-	-	-	-	-	-	-	-	304.53	26.33	0.00	278.20
MW-2S	05/28/97	250 U	1.0 U	1.0 U	1.0 U	3.0 U	-	-	-	-	-	-	-	-	-	-	-	-	304.53	19.60	0.00	284.93
MW-2S	02/18/98	120 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	304.53	NM	0.00	NM
MW-2D	03/05/91	20 U	1.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MW-2D	11/20/91	20 U	1.0 U	1.0 U	1.0 U	1.0 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:

MTCA Method A : Washington Department of Ecology Model Toxics Control Act Method A screening criteria

NAPL: non-aqueous phase liquid

MTBE: methyl tert-butyl ether

EDC: 1,2-dichloroethane

EDB: 1,2-dibromoethane

i-PB: isopropylbenzene

n-PB: n-propylbenzene

TMB: trimethylbenzene

* Corrected field label error for switched MW-103 and MW-105 samples

4-IP-Toulene: 4-isopropyltoluene

µg/L: micrograms per liter

^a Applicable cleanup level if benzene is detected in the groundwater sample.

^b Applicable cleanup level if benzene is not detected in the groundwater sample and the total of ethylbenzene, toluene, and xylene are less than 1% of the gasoline mixture.

Bold values indicate concentrations detected above laboratory reporting limit (MRL)

NM: not measured

-: The analyte was not tested for by this method

^: not sampled

ND = Not detected above method detection limit; detection limit not specified in Ecology report, laboratory data not available.

U: The analyte was not detected above the MRL or method detection limit (MDL) presented

J: The analyte detected was at a concentration greater than or equal to the MDL, but less than the MRL. The concentration is an approximate value

Red values indicate the concentration exceeds the MTCA Method A cleanup level

MW-105 resurveyed on January 24, 2009 following repairs. Top of casing elevation previously 311.99 feet, now 310.46 feet.

TABLE 4
Soil Vapor Extraction System Monitoring Data
Fred Meyer Facility, Port Orchard, Washington

Date	Monitoring Days	Operational Days	% Operational	Total Influent VOC Level ¹	Vacuum ²	Total Flow Velocity	Bleed Flow Velocity	Total Recovered Flow Rate ³	Volatile Removal Rate at End of Period	Estimated VOCs Removed for Period	Estimated VOCs Removed to Date
				(ppmv)	(inches H2O)	(feet per minute)	(cfm)	(lbs./day)	(pounds)		
3/1/00	-	-	-	105.0	90	1,200	0	105	2.31	0	0
5/24/00	84	84	100%	160.9	> 100	1,000	0	87	2.95	221	221
8/17/00	85	85	100%	66.1	75	NA	0	220	3.05	255	476
10/19/00	63	63	100%	17.9	34	NA	0	320	1.20	134	610
12/13/00	55	55	100%	62.2	> 100	1,000	0	87	1.14	64	674
2/22/01	71	71	100%	4.0	71	NA	0	225	0.19	47	721
3/19/01	25	25	100%	28.3	90	NA	0	160	0.95	14	736
Amec Foster Wheeler finds that select SVE wells were destroyed during expansion of the Bethel Road SE and SE Sedgwick Road right-of-ways adjacent to site.											
6/28/01	101	101	100%	11.2	80	NA	0	200	0.47	72	807
9/23/01	87	43	49%	4.2	100	NA	0	120	0.11	12	820
12/11/01	79	39	49%	0.0	100	NA	0	120	0.00	2.1	822
3/20/02	99	50	51%	1.4	100	NA	0	120	0.04	0.9	823
6/11/02	83	29	35%	0.0	90	NA	0	160	0.00	0.5	823
AS system is completely off-line as a result of damages incurred during site redevelopment											
9/25/02	106	106	56%	0.0	90	2,600	0	227	0.00	0	823
12/12/02	78	78	50%	2.7	90	2,500	0	218	0.12	4.8	828
4/1/03	110	110	100%	6.0	80	3,000	0	262	0.33	25	853
6/22/03	82	82	100%	0.0	100	NA	0	120	0.00	14	867
9/23/03	93	93	100%	0.0	60	4,100	0	358	0.00	0	867
12/17/03	85	85	100%	0.0	70	3,800	0	331	0.00	0	867
3/31/04	105	0	0%	0.0	0	0	0	0	0.00	0	867
6/29/04	90	90	100%	0.0	60	4,100	0	358	0.00	0	867
9/29/04	92	92	100%	0.0	60	4,100	0	358	0.00	0	867
11/9/04	41	41	100%	0.0	55	4,300	0	375	0.00	0	867
3/10/05	121	121	100%	0.0	50	4,500	0	393	0.00	0	867
6/21/05	103	103	100%	0.0	55	2,000	0	174	0.00	0	867
9/23/05	94	94	100%	0.0	100	NA	0	120	0.00	0	867
12/1/05	69	69	100%	0.0	100	NA	0	120	0.00	0	867
3/9/06*	98	unknown	unknown	0.0	0	0	0	0	0.00	0	867
SVE system is completely off-line as a result of damages to blower.											
6/8/06**	91	0	0%	0.0	0	0	0	0	0.00	0	867
9/22/06	106	0	0%	0.0	0	0	0	0	0.00	0	867
12/12/06	81	0	0%	0.0	0	0	0	0	0.00	0	867
3/28/07	106	0	0%	0.0	0	0	0	0	0.00	0	867
6/13/07	77	0	0%	0.0	0	0	0	0	0.00	0	867
8/28/07	76	0	0%	0.0	0	0	0	0	0.00	0	867
11/28/07	92	0	0%	0.0	0	0	0	0	0.00	0	867
4/15/08	139	0	0%	0.0	0	0	0	0	0.00	0	867
6/19/08	65	0	0%	0.0	0	0	0	0	0.00	0	867
9/16/08	89	0	0%	0.0	0	0	0	0	0.00	0	867
1/24/09	130	0	0%	0.0	0	0	0	0	0.00	0	867
AS/SVE System Repaired and Restarted on 02/20/09											
2/21/09	28	1	100%	28.3	90	6,000	1,200	175	0.00	0	867
3/28/09	35	35	100%	31.2	90	6,000	1,200	175	1.15	40	907
6/11/09***	75	70	93%	4.0	90	6,000	1,200	175	0.15	45	952
9/10/09	91	91	100%	0.5	100	6,000	1,200	150	0.02	7.4	959
1/22/10	134	134	100%	0.6	54	6,000	1,200	285	0.04	3.5	963
3/5/10	42	42	100%	0.5	100	6,000	1,200	150	0.02	1.1	964
6/10/10****	97	97	50%	0.2	100	6,000	1,000	150	0.01	1.1	965
9/9/10	91	91	100%	0.6	100	4,000	2,000	150	0.02	1.1	966
12/6/10	88	88	100%	0.4	100	4,300	1,700	150	0.01	1.4	968
3/29/11*****	113	113	100%	0.4	100	5,000	1,000	150	0.01	1.4	969
6/21/11****	84	42	50%	0.6	90	4,300	2,500	175	0.02	0.7	970

TABLE 4
Soil Vapor Extraction System Monitoring Data
Fred Meyer Facility, Port Orchard, Washington

Date	Monitoring Days	Operational Days	% Operational	Total Influent VOC Level ¹	Vacuum ²	Total Flow Velocity	Bleed Flow Velocity	Total Recovered Flow Rate ³	Volatile Removal Rate at End of Period	Estimated VOCs Removed for Period	Estimated VOCs Removed to Date	
				(ppmv)	(inches H2O)	(feet per minute)	(cfm)	(lbs./day)	(pounds)			
One AS blower and one blower connector replaced on 6/21/11												
9/27/11	98	98	100%	0.9	100	4,000	1,500	150	0.03	2.5	972	
12/7/11	71	71	100%	0.0	90	6,000	1,500	175	0.00	1.0	973	
1/12/12*****	36	0	0%	0.0	0	0	0	0	0.00	0.0	973	
5/10/12	119	119	100%	0.0	60	6,000	1,500	260	0.00	0.0	973	
8/8/12	90	90	100%	0.0	60	6,000	1,500	260	0.00	0.0	973	
11/14/12	98	98	100%	0.0	100	4,000	1,500	150	0.00	0.0	973	
2/11/13	89	89	100%	0.0	60	6,000	1,500	260	0.00	0.0	973	
6/11/13	120	120	100%	0.0	60	6,000	1,500	260	0.00	0.0	973	
8/27/13	77	unknown	unknown	0.0	0	0	0	0	0.00	0	973	
SVE system is completely off-line as a result of damage to compressor. AS/SVE System Repaired and Restarted on 10/22/2013												
11/25/13	90	41603	46226%	0.0	0	0	0	0	0.00	0	0	
AS/SVE System shut down on 11/25/2013 to begin post-remediation confirmation monitoring.												

Notes:

VOC = volatile organic compounds

1 = Reflects VOC concentration of total system influent at monitoring event arrival time based on photoionization detector measurement.

2 = Reflects vacuum measurements collected at total system influent intake at monitoring event arrival time

3 = Volumetric flows through December 2005 were determined from total flow velocity or from measured vacuum and manufacturer's blower curves, if vacuum not available.

Volumetric flows from February 2009 are determined from measured vacuum and manufacturer's blower curves, due to uncertainty of field velocity measurements.

NA = measurement not taken

PID = photoionization detector

ppmv = parts per million by volume

cfm = cubic feet per minute

* = The knock out tank and all piping were full of water upon arrival for this monitoring day. Normal system readings could not be taken

** = The system was off upon arrival and departure from the site. The SVE blowers did not work properly

*** = The VES blower was off upon arrival and turned on at departure.

**** = The discharge pipe was melted at arrival; damaged sometime between 1Q2010 event and 2Q2010 event.

***** = Air sparging blower #1 was off on arrival and departure due to failed connector.

***** = Air sparging blower #1 was off on arrival due tripped circuit breaker.

TABLE 5
Air Sparging System Performance Monitoring Data
Fred Meyer Facility, Port Orchard, Washington

Monitoring Well	Date	Groundwater Depth Below Top of Casing (Feet)	Groundwater Elevation (Feet)	Final Dissolved Oxygen (mg/L)	Gasoline-Range Organics (µg/L)
MW-103	<i>AS/SVE Systems Reactivated on 02/21/2009</i>				
	3/28/2009	18.16	293.54	1.50	80 U
	6/11/2009	18.61	293.09	2.34	100 U
	9/10/2009	21.47	290.23	8.71	179
	1/22/2010	19.31	292.39	1.66	1,320
	3/5/2010	18.30	293.40	1.31	100 U
	6/10/2010	19.44	292.26	1.94	403
	9/9/2010	21.86	289.84	0.78	7,430
	12/6/2010	20.60	291.10	0.72	4,060
	3/29/2011	15.75	295.95	0.81	100 U
	6/21/2011	18.06	293.64	0.51	100 U
	9/27/2011	21.12	290.58	1.41	4,330
	12/7/2011	20.05	291.65	6.24	664
	1/12/2012	20.70	291.00	6.97	100 U
	5/10/2012	21.28	290.42	7.42	108
	8/8/2012	22.61	289.09	9.92	2,490
	11/14/2012	24.45	287.25	2.97	305
	2/11/2013	18.79	292.91	3.05	311
	6/12/2013	19.80	291.90	15.81	100 U
	8/27/2013	22.96	288.74	3.34	426
	11/25/2013	21.63	290.07	5.13	100 U
	<i>AS/SVE Systems Shut Down on 11/25/2013</i>				
	3/17/2014	19.14	292.56	0.20	141
5/21/2014	18.72	292.95	0.16	110	
8/20/2014	23.19	288.51	0.31	607	
11/11/2014	23.80	287.90	0.52	815	
MW-105	<i>AS/SVE Systems Reactivated on 02/21/2009</i>				
	3/28/2009	17.17	293.29	1.58	80 U
	6/11/2009	17.63	292.83	1.29	100 U
	9/10/2009	21.48	288.98	3.30	80 U
	1/22/2010	17.46	293.00	7.66	80 U
	3/5/2010	16.98	293.48	1.38	100 U
	6/10/2010	18.11	292.35	2.59	100 U
	9/9/2010	20.62	289.84	1.91	100 U
	12/6/2010	19.22	291.24	1.89	100 U
	3/29/2011	14.22	296.24	0.96	100 U
	6/21/2011	16.20	294.26	0.93	100 U
	9/27/2011	20.28	290.18	2.57	100 U
	12/7/2011	18.51	291.95	2.70	100 U
	1/12/2012	18.34	292.12	3.80	100 U
	5/10/2012	16.28	294.18	6.55	100 U
	8/8/2012	19.72	290.74	8.00	100 U
	11/14/2012	20.57	289.89	3.85	100 U
	2/11/2013	16.02	294.44	4.47	50 U
	6/12/2013	17.13	293.33	16.11	100 U
	8/27/2013	21.05	289.41	11.34	100 U
	11/25/2013	19.66	290.80	3.48	100 U
	<i>AS/SVE Systems Shut Down on 11/25/2013</i>				
	3/17/2014	16.12	294.34	9.18	100 U
5/21/2014	16.38	294.08	7.30	100 U	
8/20/2014	20.21	290.25	1.81	100 U	
11/11/2014	19.62	290.84	5.40	100 U	
MTCA Method A Cleanup Standard					
800^a					
1,000^b					

**TABLE 5
Air Sparging System Performance Monitoring Data
Fred Meyer Facility, Port Orchard, Washington**

Monitoring Well	Date	Groundwater Depth Below Top of Casing (Feet)	Groundwater Elevation (Feet)	Final Dissolved Oxygen (mg/L)	Gasoline-Range Organics (µg/L)	
MW-108A	<i>AS/SVE Systems Reactivated on 02/21/2009</i>					
	3/28/2009	22.70	287.76	1.21	80 U	
	6/11/2009	23.42	287.04	1.07	100 U	
	9/10/2009	25.52	284.86	0.75	80 U	
	1/22/2010	22.69	287.69	2.57	80 U	
	3/5/2010	21.13	289.25	1.21	100 U	
	6/10/2010	21.48	288.90	0.36	100 U	
	9/9/2010	23.50	286.88	1.02	100 U	
	12/6/2010	23.15	287.23	1.20	100 U	
	3/29/2011	17.62	292.76	0.85	100 U	
	6/21/2011	19.89	290.49	0.84	100 U	
	9/27/2011	22.95	287.43	0.46	100 U	
	12/7/2011	23.05	287.33	0.62	100 U	
	1/12/2012	23.17	287.21	1.97	100 U	
	5/10/2012	21.03	289.35	2.94	100 U	
	8/8/2012	22.80	287.58	2.81	100 U	
	11/14/2012	24.31	286.07	0.37	100 U	
	2/11/2013	19.90	290.48	0.84	50 U	
	6/12/2013	21.05	289.33	4.38	100 U	
	8/27/2013	23.19	287.19	0.22	100 U	
	11/25/2013	23.36	287.02	1.37	100 U	
	<i>AS/SVE Systems Shut Down on 11/25/2013</i>					
	3/17/2014	18.62	291.76	2.62	100 U	
5/21/2014	17.83	292.55	1.90	100 U		
8/20/2014	20.41	289.97	0.56	100 U		
11/11/2014	18.77	291.61	0.41	100 U		
MW-109	<i>AS/SVE Systems Reactivated on 02/21/2009</i>					
	3/28/2009	16.13	294.33	0.99	80 U	
	6/11/2009	16.27	294.19	0.74	100 U	
	9/10/2009	19.77	290.71	1.95	80 U	
	1/22/2010	15.25	295.23	6.44	80 U	
	3/5/2010	15.23	295.25	0.85	100 U	
	6/10/2010	16.20	294.28	1.86	100 U	
	9/9/2010	18.92	291.56	0.97	100 U	
	12/6/2010	16.71	293.77	0.79	100 U	
	3/29/2011	13.30	297.18	0.67	100 U	
	6/21/2011	14.70	295.78	0.65	100 U	
	9/27/2011	18.86	291.62	0.60	100 U	
	12/7/2011	15.99	294.49	2.57	137	
	1/12/2012	15.76	294.72	3.40	100 U	
	5/10/2012	14.48	296.00	4.00	100 U	
	8/8/2012	17.91	292.57	4.96	100 U	
	11/14/2012	17.98	292.50	1.62	100 U	
	2/11/2013	14.19	296.29	2.01	62.4 J	
	6/12/2013	18.77	291.71	-	-	
	8/27/2013	18.95	291.53	5.02	100 U	
	11/25/2013	17.74	292.74	2.36	100 U	
	<i>AS/SVE Systems Shut Down on 11/25/2013</i>					
	3/17/2014	13.95	296.53	6.59	100 U	
5/21/2014	14.56	295.92	3.76	100 U		
8/20/2014	18.42	292.06	2.45	100 U		
11/11/2014	16.74	293.74	3.21	100 U		
MTCA Method A Cleanup Standard					800^a 1,000^b	

**TABLE 5
Air Sparging System Performance Monitoring Data
Fred Meyer Facility, Port Orchard, Washington**

Monitoring Well	Date	Groundwater Depth Below Top of Casing (Feet)	Groundwater Elevation (Feet)	Final Dissolved Oxygen (mg/L)	Gasoline-Range Organics (µg/L)
MW-111	<i>AS/SVE Systems Reactivated on 02/21/2009</i>				
	3/28/2009	32.04	278.42	0.80	80 U
	6/11/2009	31.44	279.02	0.67	100 U
	9/10/2009	32.02	278.60	1.17	80 U
	1/22/2010	31.52	279.10	8.58	80 U
	3/5/2010	29.76	280.86	0.57	100 U
	6/10/2010	28.85	281.77	0.26	100 U
	9/9/2010	30.19	280.43	0.65	100 U
	12/6/2010	31.02	279.60	0.80	100 U
	3/29/2011	26.71	283.91	0.70	100 U
	6/21/2011	27.31	283.31	0.40	100 U
	9/27/2011	29.73	280.89	0.57	100 U
	12/7/2011	30.77	279.85	9.08	100 U
	1/12/2012	30.97	279.65	8.95	100 U
	5/10/2012	28.90	281.72	0.52	100 U
	8/8/2012	29.90	280.72	0.64	100 U
	11/14/2012	31.21	279.41	0.49	100 U
	2/11/2013	28.20	282.42	0.65	50 U
	6/12/2013	29.05	281.57	0.75	100 U
	8/27/2013	30.20	280.42	0.27	100 U
11/25/2013	31.45	279.17	0.37	100 U	
<i>AS/SVE Systems Shut Down on 11/25/2013</i>					
	3/17/2014	31.43	279.19	0.11	100 U
	5/21/2014	29.35	281.27	9.60	100 U
	8/20/2014	30.11	280.51	9.48	100 U
	11/11/2014	31.19	279.43	0.26	100 U
MTCA Method A Cleanup Standard					
800^a					
1,000^b					

Notes:

MTCA Method A = Washington Department of Ecology Model Toxics Control Act Method A screening criteria

^a Applicable cleanup level if benzene is detected in the groundwater sample.

^b Applicable cleanup level if benzene is not detected in the groundwater sample.

mg/L = milligrams per liter

µg/L = micrograms per liter

AS/SVE = air sparging and soil vapor extraction

Bold values indicate concentrations detected above laboratory reporting limit

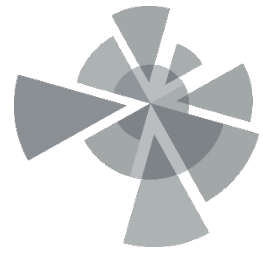
Red values indicate the concentration exceeds the MTCA Method A cleanup standard

U = The analyte was not detected above method reporting limit (MRL) or method detection limit (MDL) presented

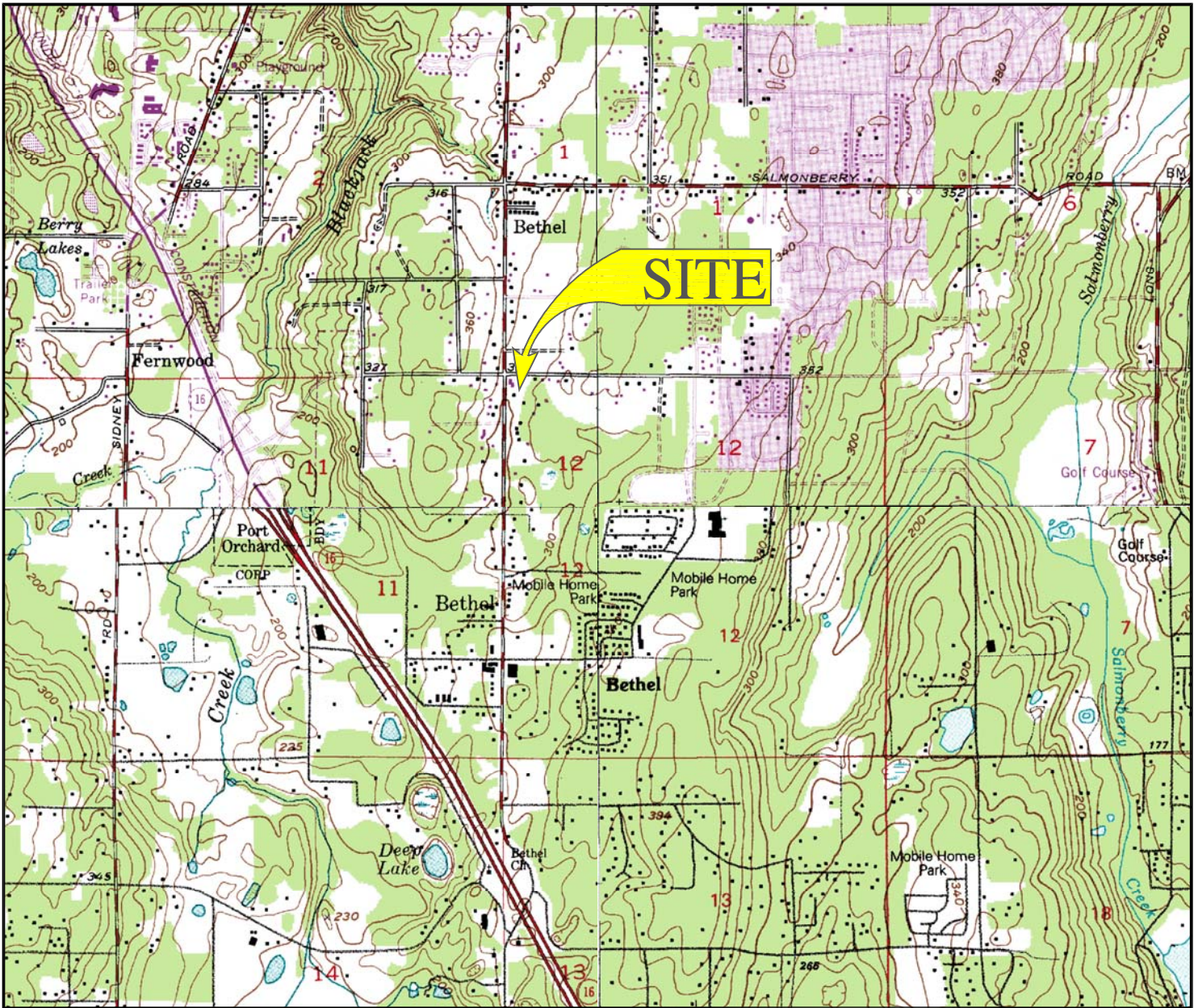
J = The analyte detected at concentration greater than or equal to the MDL, but less than the MRL.

The concentration is an approximate value.

"-" = not measured



FIGURES



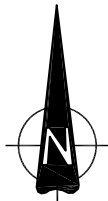
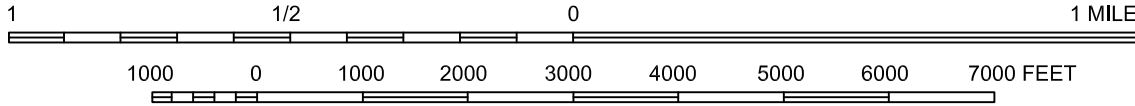
- Heavy-duty
- Medium-duty
- Light-duty
- Unimproved dirt
- U.S. Route
- State Route
- Interstate Route

BREMERTON WEST, WASH. 47122-E6-TF-024
1953
PHOTOREVISED 1981
DMA 1479 II SERIES V891

BREMERTON EAST, WASH. N4730-W12230/7.5
1953
PHOTOREVISED 1981
DMA 1479 II SERIES V891

BURLEY, WASH. 47122-D6-TF-024
1953
PHOTOREVISED 1994
DMA 1478 II NW-SERIES V891

OLALLA, WASH. 47122-D5-TF-024
1953
PHOTOREVISED 1981
DMA 1478 I NE SERIES V891



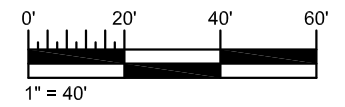
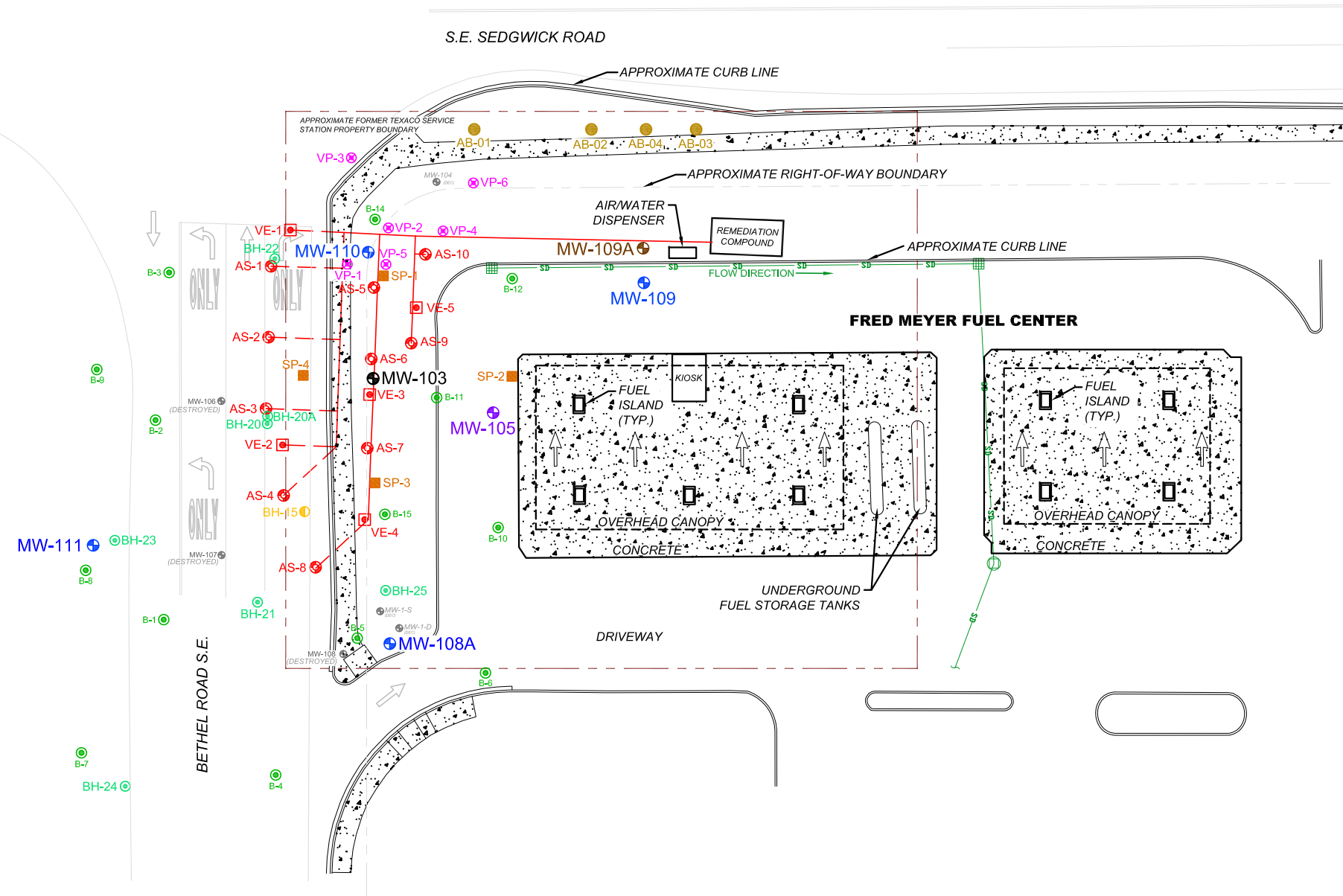
SOURCE: USGS QUAD SHEET: BREMERTON WEST, BREMERTON EAST, BURLEY AND OLALLA, WASH.

CLIENT FRED MEYER Amec Foster Wheeler Environment & Infrastructure, Inc. 7376 S.W. Durham Road Portland, OR 97224		PROJECT FRED MEYER - PORT ORCHARD	DATE MARCH 2015
		TITLE SITE LOCATION MAP	SCALE AS SHOWN
		PROJECT NO. 9-61M-10282-0	FIGURE 1

DRAWN BY: SD CHECKED BY: JE

LEGEND

- AS-10 AIR SPARGING WELL NUMBER AND APPROXIMATE LOCATION
- VE-5 VAPOR EXTRACTION WELL NUMBER AND APPROXIMATE LOCATION
- MW-103 EXISTING 4" DIAMETER MONITORING WELL (ECOLOGY, 1991)
- MW-105 EXISTING 2" DIAMETER MONITORING WELL (AGRA, 1999)
- MW-110 EXISTING 2" DIAMETER MONITORING WELL (AMEC, 2008)
- MW-109A EXISTING 2" DIAMETER MONITORING WELL (AMEC, 2013)
- MW-104 MONITORING WELL DECOMMISSIONED (DEC)
- MW-108 MONITORING WELL DESTROYED BY CONSTRUCTION ACTIVITIES (DESTROYED)
- AB-04 GEOPROBE BORING (AMEC, 2014)
- B-12 GEOPROBE BORING (AMEC, 2008)
- BH-20 STRATO PROBE BORING (AMEC, 1999)
- VP-5 VAPOR TEST BORING (AMEC, 1999)
- BH-15 STRATO PROBE BORING (GN NORTHERN, 1999)
- SP-2 SPARGING WELL (ECOLOGY, 1995)
- MW-2D MONITORING WELL (ECOLOGY, 1991)
- REMEDIATION SYSTEM TRENCH
- ANGLED WELL LOCATION
- CATCH BASIN
- STORMWATER LINE
- DIRECTION OF TRAFFIC
- APPROXIMATE FORMER TEXACO SERVICE STATION PROPERTY BOUNDARY



SOURCE: ABL CIVIL AND STRUCTURAL ENGINEERS, FILE NAME: 98169-B.dwg.
 HISTORIC WELL LOCATIONS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

CLIENT
FRED MEYER

Amec Foster Wheeler
 Environment & Infrastructure, Inc.
 7376 S.W. Durham Road
 Portland, OR 97224



PROJECT
FRED MEYER - PORT ORCHARD

TITLE
**SUBJECT PROPERTY
 SITE PLAN & FEATURES**

DATE
 MARCH 2015

SCALE
 1" = 40'

PROJECT NO.
 9-61M-10282-0

FIGURE
2

DRAWN BY: SD CHECKED BY: JE



LEGEND:

- DOMESTIC WELL
- ⊕ MONITORING WELL
- APPROXIMATE FORMER TEXACO SERVICE STATION PROPERTY BOUNDARY
- APPROXIMATE GROUNDWATER PLUME EXTENT

NT NOT TESTED
 ND NOT DETECTED
 µg/L ALL VALUES IN MICROGRAMS PER LITER
 3' 3 FEET
 FP FREE PRODUCT
 GRO GASOLINE RANGE ORGANICS
 B BENZENE
 T TOLUENE
 E ETHYLBENZENE
 X TOTAL XYLENES

BOLD DETECTIONS ABOVE MTCA METHOD A

800 µg/L GRO MTCA METHOD A CLEANUP VALUE (WHEN BENZENE IS DETECTED IN SAMPLE)
 1,000 µg/L GRO MTCA METHOD A CLEANUP VALUE (WHEN BENZENE IS NOT DETECTED IN SAMPLE)
 5 µg/L BENZENE MTCA METHOD A CLEANUP VALUE
 700 µg/L ETHYLBENZENE MTCA METHOD A CLEANUP VALUE
 1,000 µg/L TOLUENE MTCA METHOD A CLEANUP VALUE
 1,000 µg/L TOTAL XYLENE MTCA METHOD A CLEANUP VALUE

SOMMERS WELL

Analysis	Value (µg/l)	Date
GRO	NT	
B	ND	6/27/1990
T	ND	12/17/90
E	ND	3/5/91
X	ND	

WARRINGTON WELL

Analysis	Value (µg/l)	Date
GRO	NT	6/27/1990
B	ND	8/1/90
T	ND	2/17/90
E	ND	3/5/91
X	ND	

PETERSON WELL

Analysis	Value (µg/l)	Date
GRO	NT	6/27/90
	NT	8/1/90
	NT	8/31/90
	NT	12/17/90
	93	3/5/91
B	31	6/27/90
	ND	8/1/90
	9.6	12/17/90
	38	3/5/91
T	NT	6/27/90
	NT	8/1/90
	NT	8/31/90
	NT	12/17/90
	NT	3/5/91
E	NT	6/27/90
	NT	8/1/90
	NT	12/17/90
	NT	3/5/91
X	13.4	6/27/90
	ND	8/1/90
	ND	8/31/90
	3.2	12/17/90
	16	3/5/91

BEATTY WELL

Analysis	Value (µg/l)	Date
GRO	NT	3/5/91
B	ND	8/1/90
	ND	12/17/90
	ND	3/5/91
T	ND	8/1/90
	ND	12/17/90
	ND	3/5/91
E	ND	8/1/90
	ND	12/17/90
	ND	3/5/91
X	ND	8/1/90
	ND	12/17/90
	ND	3/5/91

MW-102

Analysis	Value (µg/l)	Date
GRO	NT	
B	NT	
T	NT	
E	NT	
X	NT	

TRIPP WELL

Analysis	Value (µg/l)	Date
GRO	130	3/5/91
	450	1/7/92
	240	4/14/92
	360	3/25/93
	200	6/5/90
B	166	6/27/90
	21	8/1/90
	130	8/31/90
	320	10/23/90
	21	12/17/90
	15	3/5/91
	140	1/7/92
	110	4/14/92
	110	3/25/93
T	<1	3/25/93
E	<1	3/25/93
X	170	6/5/90
	120	6/27/90
	54	8/1/90
	120	8/31/90
	270	10/23/90
	41	12/17/90
	25	3/5/91
	110	1/7/92
	80	4/14/92
	91	3/25/93

MW-101

Analysis	Value (µg/l)	Date
GRO	<1,000	
B	<1.0	
T	<5.0	5/22/91
E	<1.0	
X	<1.0	

BECK WELL

Analysis	Value (µg/l)	Date
GRO	NT	6/27/1990
B	ND	8/1/90
T	ND	12/17/90
X	ND	3/5/91
GRO	NT	
B	ND	
T	NT	6/5/90
E	NT	
X	ND	

MW-103

Analysis	Value (µg/l)	Date
GRO	22,000	5/22/91
	3' FP	3/25/93
B	860	5/22/91
	3' FP	3/25/93
T	3,900	5/22/91
	3' FP	3/25/93
E	11	5/22/91
	3' FP	3/25/93
X	6,800	5/22/91
	3' FP	3/25/93

MW-1-S

Analysis	Value (µg/l)	Date
GRO	<20	3/5/91
	<20	11/20/91
	<250	3/25/93
B	<1.0	3/5/91
	<1.0	11/20/91
	<1.0	3/25/93
T	<1.0	3/5/91
	<1.0	11/20/91
	<1.0	3/25/93
E	<1.0	3/5/91
	<1.0	11/20/91
	<1.0	3/25/93
X	<1.0	3/5/91
	<2.0	11/20/91
	<3.0	3/25/93

MW-2-S

Analysis	Value (µg/l)	Date
GRO	<20	3/5/91
	<20	11/20/91
	<50	3/25/93
B	<1.0	3/5/91
	<1.0	11/20/91
	<1	3/25/93
T	<1.0	3/5/91
	<1.0	11/20/91
	<1	3/25/93
E	<1.0	3/5/91
	<1.0	11/20/91
	<1	3/25/93
X	<1.0	3/5/91
	<2.0	11/20/91
	<3	3/25/93

MW-2-D

Analysis	Value (µg/l)	Date
GRO	<20	3/5/91
	<20	11/20/91
	<20	3/25/93
B	<1.0	3/5/91
	<1.0	11/20/91
T	<1.0	3/5/91
	<1.0	11/20/91
E	<1.0	3/5/91
	<1.0	11/20/91
X	<1.0	3/5/91
	<2.0	11/20/91

MW-104

Analysis	Value (µg/l)	Date
GRO	<1,000	5/22/91
	<250	3/25/93
B	<1.0	5/22/91
	<5	3/25/93
T	<20.0	5/22/91
	<5	3/25/93
E	<1.0	5/22/91
	<5	3/25/93
X	<1.0	5/22/91
	<15	3/25/93



MW-1-D

Analysis	Value (µg/l)	Date
GRO	17,000	3/5/91
	2,400	11/20/91
	2,800	3/25/93
B	2,200	3/5/91
	280	11/20/91
	2,300	3/25/93
T	36	3/5/91
	4.9	11/20/91
	<50	3/25/93
E	5	3/5/91
	<1.0	11/20/91
	<50	3/25/93
X	400	3/5/91
	200	11/20/91
	320	3/25/93

DRAWN BY: SD CHECKED BY: JE

<p>FRED MEYER</p> <p>Amec Foster Wheeler Environment & Infrastructure, Inc. 7376 S.W. Durham Road Portland, OR 97224</p>	<p>amec foster wheeler</p>	<p>FRED MEYER - PORT ORCHARD</p> <p>APPROXIMATE GROUNDWATER PLUME EXTENT 1990 - 1993</p>	DATE APRIL 2015 SCALE 1" = 80' PROJECT NO. 9-61M-10282-0 FIGURE 3
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LEGEND:

-  MONITORING WELL
-  APPROXIMATE FORMER TEXACO SERVICE STATION PROPERTY BOUNDARY
- NT NOT TESTED
- NS NOT SAMPLED
- mg/kg ALL VALUES IN MILLIGRAMS PER KILOGRAMS
- 0.120 U VALUE BELOW LABORATORY REPORTING LIMIT
- 700@15' 700 mg/kg AT 15 FEET BELOW GROUND SURFACE
- GRO GASOLINE RANGE ORGANICS
- B BENZENE
- T TOLUENE
- E ETHYLBENZENE
- X TOTAL XYLENES
- BOLD** DETECTIONS ABOVE MTCA METHOD A
- 30 mg/kg GRO MTCA METHOD A CLEANUP VALUE (WHEN BENZENE IS DETECTED IN SAMPLE)
- 100 mg/kg GRO MTCA METHOD A CLEANUP VALUE (WHEN BENZENE IS NOT DETECTED IN SAMPLE)*
- 0.03 mg/kg BENZENE MTCA METHOD A CLEANUP VALUE
- 6 mg/kg ETHYLBENZENE MTCA METHOD A CLEANUP VALUE
- 7 mg/kg TOLUENE MTCA METHOD A CLEANUP VALUE
- 9 mg/kg TOTAL XYLENE MTCA METHOD A CLEANUP VALUE

MW-104

Location	Date	GRO	B	T	E	X
MW-104 at 7.5'	5/8/91	2,200	0.050 U	1.19	13	45
MW-104 at 12.5'	5/8/91	3,100	0.050 U	7.8	11	40
MW-104 at 17.5'	5/8/91	3,200	0.050 U	2.0	11	44
MW-104 at 22.5'	5/8/91	260	0.050 U	0.07	1.0	3.1
MW-104 at 27.5'	5/8/91	190	0.050 U	0.05	0.81	3.2
MW-104 at 37.5'	5/8/91	30	0.050 U	0.050 U	0.060 U	0.38

MW-103

Location	Date	GRO	B	T	E	X
MW-103 at 15'	5/8/91	700	0.070 U	1.2	4.0	29
MW-103 at 17.5'	5/8/91	3,700	0.210	19	33	200
MW-103 at 22.5'	5/8/91	0.100 U	0.050 U	0.07	0.06	0.29
MW-103 at 27.5'	5/8/91	0.100 U	0.050 U	0.06	0.05	0.16
MW-103 at 32.5'	5/8/91	0.100 U	0.050 U	0.050 U	0.050 U	0.06

MW-1-S

Location	Date	GRO	B	T	E	X
MW-1S	10/15/90	NS	NS	NS	NS	NS

MW-1-D

Location	Date	GRO	B	T	E	X
MW-1D at 9.5'	10/15/90	NT	0.053 U	0.053 U	0.053 U	0.110 U
MW-1D at 35'	10/15/90	NT	0.062 U	0.062 U	0.062 U	0.120 U
MW-1D at 47'	10/15/90	NT	0.061 U	0.061 U	0.061 U	0.120 U
MW-1D at 75'	10/15/90	NT	0.0019 U	0.0011 U	0.0011 U	3.4

MW-102

Location	Date	GRO	B	T	E	X
MW-102	5/8/91	NS	NS	NS	NS	NS

MW-2-S

Location	Date	GRO	B	T	E	X
MW-2S	10/22/90	NS	NS	NS	NS	NS

MW-2-D

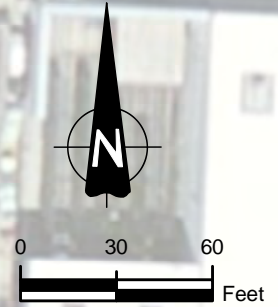
Location	Date	GRO	B	T	E	X
MW-2D at 10'	10/22/90	NT	0.056 U	0.056 U	0.056 U	0.110 U
MW-2D at 15'	10/22/90	NT	0.056 U	0.056 U	0.056 U	0.110 U
MW-2D at 35'	10/22/90	NT	0.063 U	0.063 U	0.063 U	0.130 U
MW-2D at 57.5'	10/22/90	NT	0.063 U	0.063 U	0.063 U	0.130 U
MW-2D at 78'	10/22/90	NT	0.061 U	0.061 U	0.061 U	0.120 U
MW-2D at 80'	10/22/90	NT	0.057 U	0.057 U	0.057 U	0.110 U

MW-101

Location	Date	GRO	B	T	E	X
MW-101 at 67.5'	5/8/91	0.100 U	0.050 U	0.050 U	0.050 U	0.050 U

SE Sedgwick Rd.

Bethel Rd. SE



* For this cleanup value to apply, the total of ethylbenzene, toluene, and xylene detected in the sample must be less than 1% of the gasoline mixture.

FRED MEYER

Amec Foster Wheeler
Environment & Infrastructure, Inc.
7376 S.W. Durham Road
Portland, OR 97224



FRED MEYER - PORT ORCHARD

GRO AND BTEX CONCENTRATIONS IN SOIL
1990-1991

DATE	APRIL 2015
SCALE	1" = 60'
PROJECT NO.	9-61M-10282-0
FIGURE	4

DRAWN BY: SD CHECKED BY: JE



LEGEND:

- DOMESTIC WELL
- MONITORING WELL
- DIRECT-PUSH BORING
- APPROXIMATE FORMER TEXACO SERVICE STATION PROPERTY BOUNDARY
- APPROXIMATE GROUNDWATER PLUME EXTENT

NT NOT TESTED
 ND NOT DETECTED

µg/L ALL VALUES IN MICROGRAMS PER LITER

3' 3 FEET

FP FREE PRODUCT

GRO GASOLINE RANGE ORGANICS

B BENZENE
 T TOLUENE
 E ETHYLBENZENE
 X TOTAL XYLENES

BOLD DETECTIONS ABOVE MTCA METHOD A

800 µg/L GRO MTCA METHOD A CLEANUP VALUE (WHEN BENZENE IS DETECTED IN SAMPLE)

1,000 µg/L GRO MTCA METHOD A CLEANUP VALUE (WHEN BENZENE IS NOT DETECTED IN SAMPLE)

5 µg/L BENZENE MTCA METHOD A CLEANUP VALUE

700 µg/L ETHYLBENZENE MTCA METHOD A CLEANUP VALUE

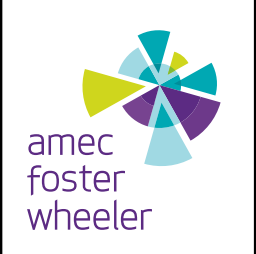
1,000 µg/L TOLUENE MTCA METHOD A CLEANUP VALUE

1,000 µg/L TOTAL XYLENE MTCA METHOD A CLEANUP VALUE

NOTE:
 VP-5 NOT SAMPLED
 BH-15 NOT SAMPLED

FRED MEYER

Amec Foster Wheeler
 Environment & Infrastructure, Inc.
 7376 S.W. Durham Road
 Portland, OR 97224



FRED MEYER - PORT ORCHARD

APPROXIMATE GROUNDWATER
 PLUME EXTENT 1998 - 2001
 (GRO AND BTEX) SELECT VALUES

DATE	APRIL 2015
SCALE	1" = 80'
PROJECT NO.	9-61M-10282-0
FIGURE	5

DRAWN BY: SD CHECKED BY: JE

SE Sedgwick Rd.

Location	Date	GRO	B	T	E	X
VP2 at 14'	7/28/99	2,200	1.25 U	1.25 U	4.4	9.7

Location	Date	GRO	B	T	E	X
VP1 at 14'	7/28/99	2,100	1.25 U	1.25 U	3.9	8.8

Location	Date	GRO	B	T	E	X
BH22 at 18'	7/27/99	24	0.05 U	0.05 U	0.05 U	0.05 U

Location	Date	GRO	B	T	E	X
VP3 at 6'	7/27/99	46	0.05 U	0.05 U	0.09	0.17

Location	Date	GRO	B	T	E	X
VP6 at 10'	7/28/99	5.0 U	0.05 U	0.05 U	0.05 U	0.05 U

LEGEND:

- MONITORING WELL
- DIRECT-PUSH BORING
- APPROXIMATE FORMER TEXACO SERVICE STATION PROPERTY BOUNDARY
- APPROXIMATE GROUNDWATER PLUME EXTENT

- NT NOT TESTED
- NS NOT SAMPLED
- mg/kg ALL VALUES IN MILLIGRAMS PER KILOGRAMS
- 0.120 U VALUE BELOW LABORATORY REPORTING LIMIT
- 700@15' 700 mg/kg AT 15 FEET BELOW GROUND SURFACE
- GRO GASOLINE RANGE ORGANICS
- B BENZENE
- T TOLUENE
- E ETHYLBENZENE
- X TOTAL XYLENES

- BOLD** DETECTIONS ABOVE MTCA METHOD A
- 30 mg/kg GRO MTCA METHOD A CLEANUP VALUE (WHEN BENZENE IS DETECTED IN SAMPLE)
- 100 mg/kg GRO MTCA METHOD A CLEANUP VALUE (WHEN BENZENE IS NOT DETECTED IN SAMPLE)*
- 0.03 mg/kg BENZENE MTCA METHOD A CLEANUP VALUE
- 6 mg/kg ETHYLBENZENE MTCA METHOD A CLEANUP VALUE
- 7 mg/kg TOLUENE MTCA METHOD A CLEANUP VALUE
- 9 mg/kg TOTAL XYLENE MTCA METHOD A CLEANUP VALUE

Location	Date	GRO	B	T	E	X
MW-106	11/10/99	NS	NS	NS	NS	NS

Location	Date	GRO	B	T	E	X
BH24 at 14'	7/29/99	6.5	0.05 U	0.05 U	0.05 U	0.05 U

Location	Date	GRO	B	T	E	X
MW-107	11/9/99	NS	NS	NS	NS	NS

Location	Date	GRO	B	T	E	X
BH21 at 19'	7/27/99	5.0 U	0.05 U	0.05 U	0.05 U	0.05 U

Location	Date	GRO	B	T	E	X
BH23 at 34'	7/29/99	5.9	0.05 U	0.05 U	0.05 U	0.05 U

Location	Date	GRO	B	T	E	X
MW-105	11/10/99	NS	NS	NS	NS	NS

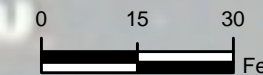
Location	Date	GRO	B	T	E	X
BH20 at 22'	7/27/99	6,500	0.5 U	65	65	390

Location	Date	GRO	B	T	E	X
BH-15A-21	1/22/99	17,000	12	39	69	280

Location	Date	GRO	B	T	E	X
BH25 at 17'	7/29/99	5.0 U	0.05 U	0.05 U	0.05 U	0.05 U

Location	Date	GRO	B	T	E	X
MW-108	11/9/99	NS	NS	NS	NS	NS

Bethel Rd. SE



DRAWN BY: SD-CHECKED BY: JE

* For this cleanup value to apply, the total of ethylbenzene, toluene, and xylene detected in the sample must be less than 1% of the gasoline mixture.

FRED MEYER

Amec Foster Wheeler
Environment & Infrastructure, Inc.
7376 S.W. Durham Road
Portland, OR 97224



FRED MEYER - PORT ORCHARD

GRO AND BTEX CONCENTRATIONS IN SOIL
1999

DATE
APRIL 2015

SCALE
1" = 30'

PROJECT NO.
9-61M-10282-0

FIGURE
6

SE Sedgwick Rd.

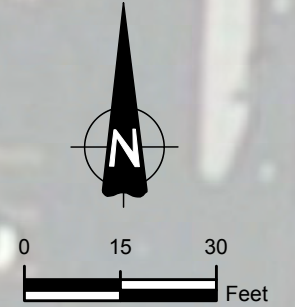
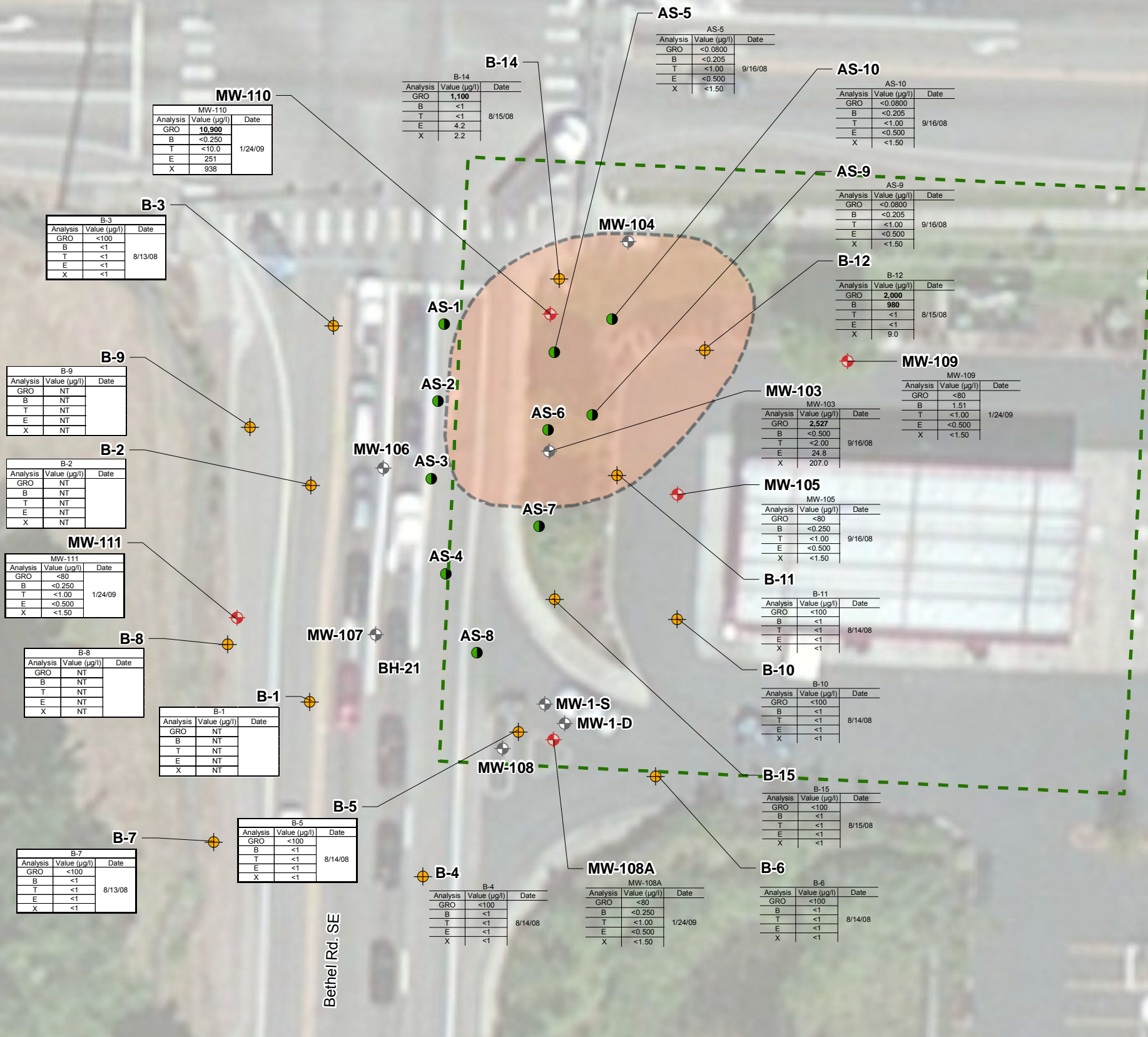
LEGEND:

- AIR SPARGING WELL
- DIRECT-PUSH BORING (*B-13 NOT ADVANCED)
- MONITORING WELL
- DECOMMISSIONED WELL
- APPROXIMATE FORMER TEXACO SERVICE STATION PROPERTY BOUNDARY
- APPROXIMATE GROUNDWATER PLUME EXTENT

NT NOT TESTED
 ND NOT DETECTED
 µg/L ALL VALUES IN MICROGRAMS PER LITER
 3' 3 FEET
 FP FREE PRODUCT
 GRO GASOLINE RANGE ORGANICS
 B BENZENE
 T TOLUENE
 E ETHYLBENZENE
 X TOTAL XYLENES

BOLD DETECTIONS ABOVE MTCA METHOD A

800 µg/L GRO MTCA METHOD A CLEANUP VALUE (WHEN BENZENE IS DETECTED IN SAMPLE)
 1,000 µg/L GRO MTCA METHOD A CLEANUP VALUE (WHEN BENZENE IS NOT DETECTED IN SAMPLE)
 5 µg/L BENZENE MTCA METHOD A CLEANUP VALUE
 700 µg/L ETHYLBENZENE MTCA METHOD A CLEANUP VALUE
 1,000 µg/L TOLUENE MTCA METHOD A CLEANUP VALUE
 1,000 µg/L TOTAL XYLENE MTCA METHOD A CLEANUP VALUE



DRAWN BY: SDS CHECKED BY: JE

<p>FRED MEYER</p> <p>Amec Foster Wheeler Environment & Infrastructure, Inc. 7376 S.W. Durham Road Portland, OR 97224</p>		<p>FRED MEYER - PORT ORCHARD</p> <p>APPROXIMATE GROUNDWATER PLUME EXTENT 2008-2009</p>	DATE	APRIL 2015
			SCALE	1" = 30'
			PROJECT NO.	9-61M-10282-0
			FIGURE	7

SE Sedgwick Rd.

LEGEND:

- MONITORING WELL
- GEO-PROBE BORING
- APPROXIMATE FORMER TEXACO SERVICE STATION PROPERTY BOUNDARY

NT NOT TESTED
 NS NOT SAMPLED

mg/kg ALL VALUES IN MILLIGRAMS PER KILOGRAMS
 0.120 U VALUE BELOW LABORATORY REPORTING LIMIT
 700@15' 700 mg/kg AT 15 FEET BELOW GROUND SURFACE

GRO GASOLINE RANGE ORGANICS
 B BENZENE
 T TOLUENE
 E ETHYLBENZENE
 X TOTAL XYLENES

BOLD DETECTIONS ABOVE MTCA METHOD A

30 mg/kg GRO MTCA METHOD A CLEANUP VALUE (WHEN BENZENE IS DETECTED IN SAMPLE)
 100 mg/kg GRO MTCA METHOD A CLEANUP VALUE (WHEN BENZENE IS NOT DETECTED IN SAMPLE)*
 0.03 mg/kg BENZENE MTCA METHOD A CLEANUP VALUE
 6 mg/kg ETHYLBENZENE MTCA METHOD A CLEANUP VALUE
 7 mg/kg TOLUENE MTCA METHOD A CLEANUP VALUE
 9 mg/kg TOTAL XYLENE MTCA METHOD A CLEANUP VALUE

B-2

Location	Date	GRO	B	T	E	X
B-2	8/13/08	2U	0.03U	0.05U	0.05U	0.1U

MW-111

Location	Date	GRO	B	T	E	X
MW111	10/6/08	20U	NT	NT	NT	NT

B-1

Location	Date	GRO	B	T	E	X
B-1	8/13/08	2U	0.03U	0.05U	0.05U	0.1U

MW-108A

Location	Date	GRO	B	T	E	X
MW108A	10/6/08	20U	NT	NT	NT	NT

B-7

Location	Date	GRO	B	T	E	X
B-7	8/13/08	2U	0.03U	0.05U	0.05U	0.1U

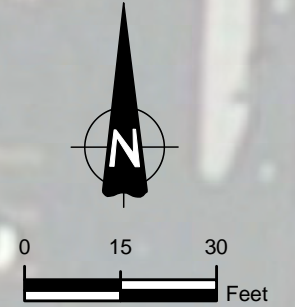
MW-110

Location	Date	GRO	B	T	E	X
MW110	10/6/08	300	0.2U	0.85	2.0	5.3

MW-109

Location	Date	GRO	B	T	E	X
MW109	10/6/08	20U	NT	NT	NT	NT

Bethel Rd. SE



* For this cleanup value to apply, the total of ethylbenzene, toluene, and xylene detected in the sample must be less than 1% of the gasoline mixture.

FRED MEYER

Amec Foster Wheeler
 Environment & Infrastructure, Inc.
 7376 S.W. Durham Road
 Portland, OR 97224



FRED MEYER - PORT ORCHARD

GRO AND BTEX CONCENTRATIONS IN SOIL
 2008

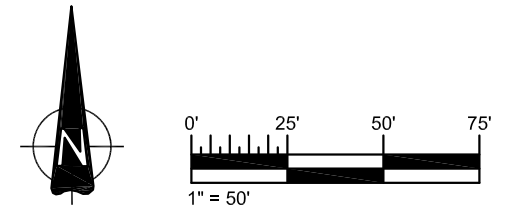
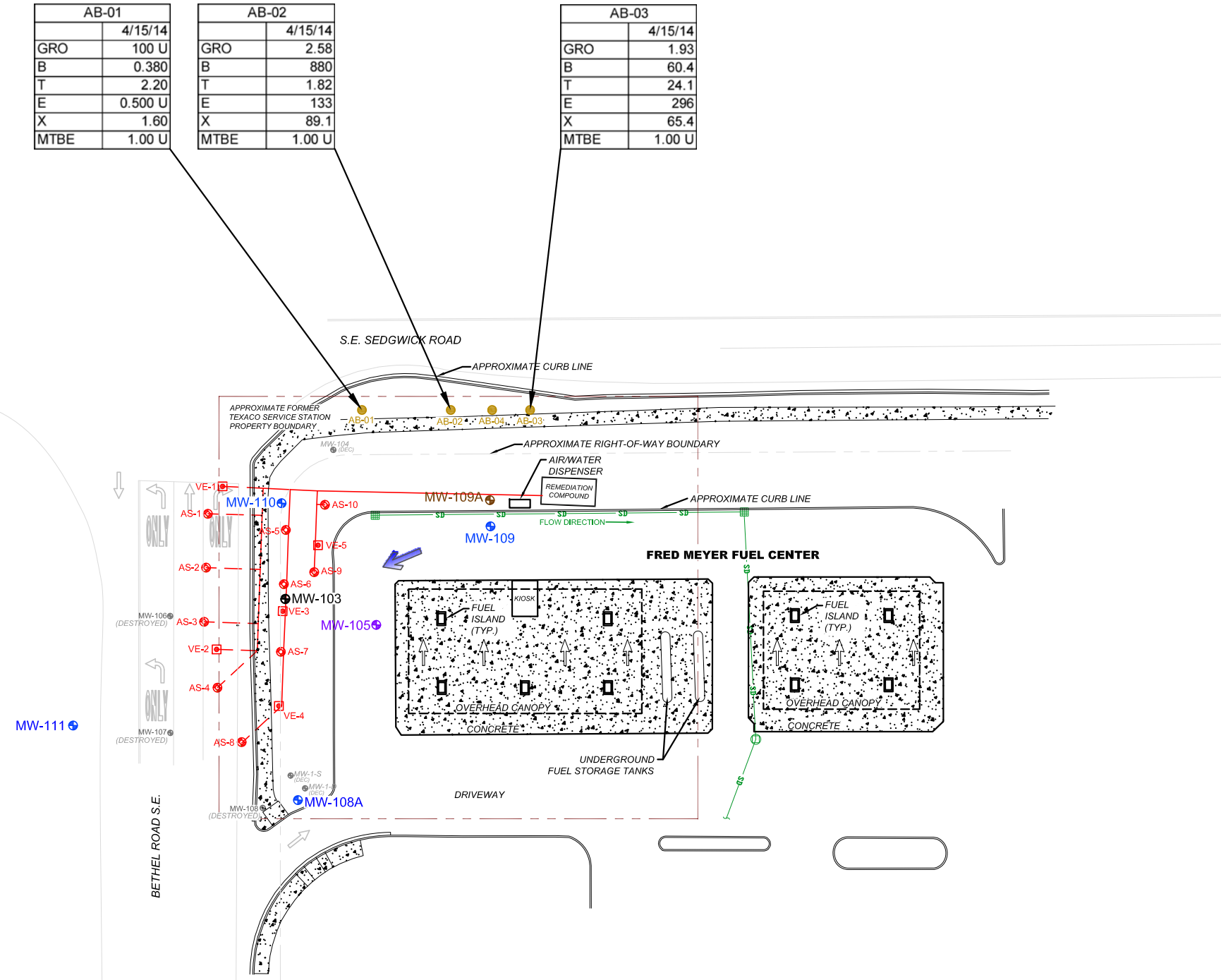
DATE	APRIL 2015
SCALE	1" = 30'
PROJECT NO.	9-61M-10282-0
FIGURE	8

DRAWN BY: SD CHECKED BY: JE

AB-01		AB-02		AB-03	
	4/15/14		4/15/14		4/15/14
GRO	100 U	GRO	2.58	GRO	1.93
B	0.380	B	880	B	60.4
T	2.20	T	1.82	T	24.1
E	0.500 U	E	133	E	296
X	1.60	X	89.1	X	65.4
MTBE	1.00 U	MTBE	1.00 U	MTBE	1.00 U

LEGEND

- AS-10 AIR SPARGING WELL NUMBER AND APPROXIMATE LOCATION
- VE-5 VAPOR EXTRACTION WELL NUMBER AND APPROXIMATE LOCATION
- MW-103 EXISTING 4" DIAMETER MONITORING WELL (ECOLOGY, 1991)
- MW-105 EXISTING 2" DIAMETER MONITORING WELL (AGRA, 1999)
- MW-110 EXISTING 2" DIAMETER MONITORING WELL (AMEC, 2008)
- MW-109A EXISTING 2" DIAMETER MONITORING WELL (AMEC, 2013)
- MW-104 MONITORING WELL DECOMMISSIONED (DEC)
- MW-108 MONITORING WELL DESTROYED BY CONSTRUCTION ACTIVITIES (DESTROYED)
- AB-04 GEOPROBE BORING (AMEC, 2014)
- APPROXIMATE DIRECTION OF GROUNDWATER FLOW
- REMEDIATION SYSTEM TRENCH
- ANGLED WELL LOCATION
- CATCH BASIN
- STORMWATER LINE
- DIRECTION OF TRAFFIC
- APPROXIMATE FORMER TEXACO SERVICE STATION PROPERTY BOUNDARY
- µg/L ALL VALUES IN MICROGRAMS PER LITER



SOURCE: ABL CIVIL AND STRUCTURAL ENGINEERS, FILE NAME: 98169-B.dwg.
 HISTORIC WELL LOCATIONS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

CLIENT
FRED MEYER
 Amec Foster Wheeler
 Environment & Infrastructure, Inc.
 7376 S.W. Durham Road
 Portland, OR 97224


















PROJECT
FRED MEYER - PORT ORCHARD
 TITLE
**UPGRADIENT GROUNDWATER
 SAMPLE RESULTS 2014**

DATE
 MARCH 2015
 SCALE
 1" = 50'
 PROJECT NO.
 9-61M-10282-0
 FIGURE
9

DRAWN BY: SD CHECKED BY: JE

LEGEND

- AS-10  AIR SPARGING WELL NUMBER AND APPROXIMATE LOCATION
- VE-5  VAPOR EXTRACTION WELL NUMBER AND APPROXIMATE LOCATION
- MW-103  EXISTING 4" DIAMETER MONITORING WELL (ECOLOGY, 1991)
- MW-105  EXISTING 2" DIAMETER MONITORING WELL (AGRA, 1999)
- MW-110  EXISTING 2" DIAMETER MONITORING WELL (AMEC, 2008)
- MW-109A  EXISTING 2" DIAMETER MONITORING WELL (AMEC, 2013)
- MW-104  MONITORING WELL DECOMMISSIONED (DEC)
- MW-108  MONITORING WELL DESTROYED BY CONSTRUCTION ACTIVITIES (DESTROYED)
-  APPROXIMATE DIRECTION OF GROUNDWATER FLOW
-  REMEDIATION SYSTEM TRENCH
-  ANGLED WELL LOCATION
-  CATCH BASIN
-  STORMWATER LINE
-  DIRECTION OF TRAFFIC
-  APPROXIMATE FORMER TEXACO SERVICE STATION PROPERTY BOUNDARY
- µg/L ALL VALUES IN MICROGRAMS PER LITER

MW-110				
	3/17/14	5/21/14	8/20/14	11/11/14
GRO	100 U	100 U	258	100 U
B	0.250 U	0.250 U	0.250 U	0.250 U
T	1.00 U	1.00 U	0.550	1.00 U
E	0.500 U	0.500 U	0.500 U	0.500 U
X	1.50 U	1.50 U	1.50 U	1.50 U
MTBE	1.00 U	1.00 U	1.00 U	1.00 U

MW-109A				
	3/17/14	5/21/14	8/20/14	11/11/14
GRO	100 U	100 U	100 U	100 U
B	0.250 U	0.250 U	0.930	0.450
T	1.00 U	1.00 U	1.00 U	1.00 U
E	0.500 U	0.500 U	0.500 U	0.500 U
X	1.50 U	1.50 U	1.50 U	1.50 U
MTBE	1.00 U	1.00 U	1.00 U	1.00 U

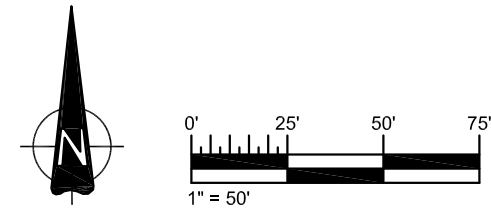
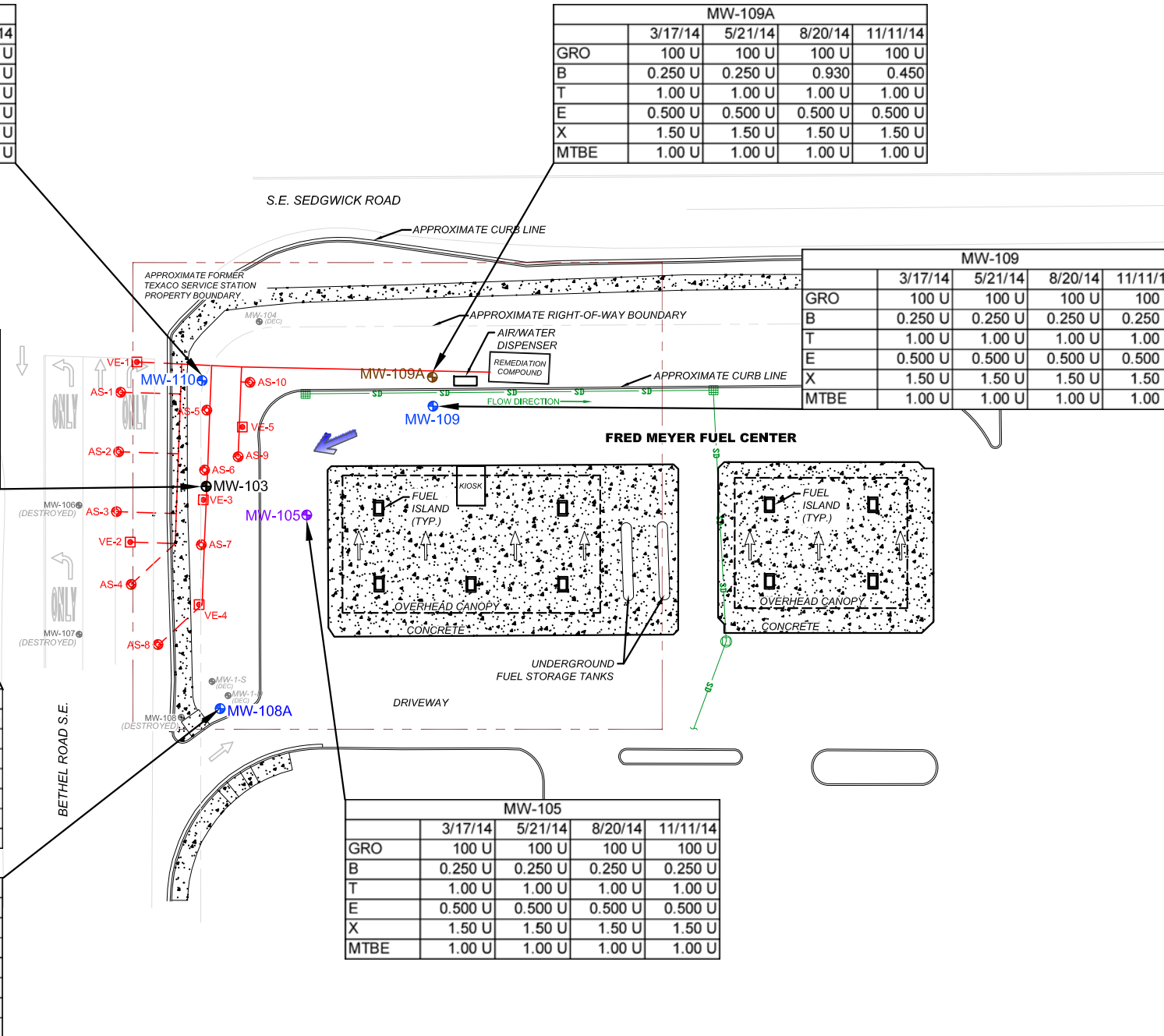
MW-109				
	3/17/14	5/21/14	8/20/14	11/11/14
GRO	100 U	100 U	100 U	100 U
B	0.250 U	0.250 U	0.250 U	0.250 U
T	1.00 U	1.00 U	1.00 U	1.00 U
E	0.500 U	0.500 U	0.500 U	0.500 U
X	1.50 U	1.50 U	1.50 U	1.50 U
MTBE	1.00 U	1.00 U	1.00 U	1.00 U

MW-103				
	3/17/14	5/21/14	8/20/14	11/11/14
GRO	141	110	607	815
B	0.250 U	0.250 U	0.250 U	0.250 U
T	1.00 U	1.00 U	1.00 U	1.00 U
E	0.500 U	0.500 U	2.22	1.96
X	1.50 U	1.50 U	7.33	6.11
MTBE	1.00 U	1.00 U	1.00 U	1.00 U

MW-111				
	3/17/14	5/21/14	8/20/14	11/11/14
GRO	50 U	100 U	100 U	100 U
B	2.50 U	0.250 U	0.250 U	0.250 U
T	1.00 U	1.00 U	1.00 U	1.00 U
E	0.500 U	0.500 U	0.500 U	0.500 U
X	1.50 U	1.50 U	1.50 U	1.50 U
MTBE	1.00 U	1.00 U	1.00 U	1.00 U

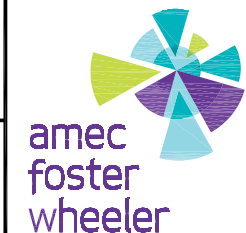
MW-108A				
	3/17/14	5/21/14	8/20/14	11/11/14
GRO	100 U	100 U	100 U	100 U
B	0.250 U	0.250 U	0.250 U	0.250 U
T	1.00 U	1.00 U	1.00 U	1.00 U
E	0.500 U	0.500 U	0.500 U	0.500 U
X	1.50 U	1.50 U	1.50 U	1.50 U
MTBE	1.00 U	1.00 U	1.00 U	1.00 U

MW-105				
	3/17/14	5/21/14	8/20/14	11/11/14
GRO	100 U	100 U	100 U	100 U
B	0.250 U	0.250 U	0.250 U	0.250 U
T	1.00 U	1.00 U	1.00 U	1.00 U
E	0.500 U	0.500 U	0.500 U	0.500 U
X	1.50 U	1.50 U	1.50 U	1.50 U
MTBE	1.00 U	1.00 U	1.00 U	1.00 U



SOURCE: AHBL CIVIL AND STRUCTURAL ENGINEERS, FILE NAME: 98169-B.dwg.
 HISTORIC WELL LOCATIONS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

CLIENT
FRED MEYER
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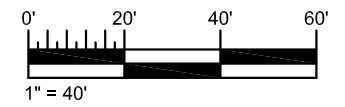
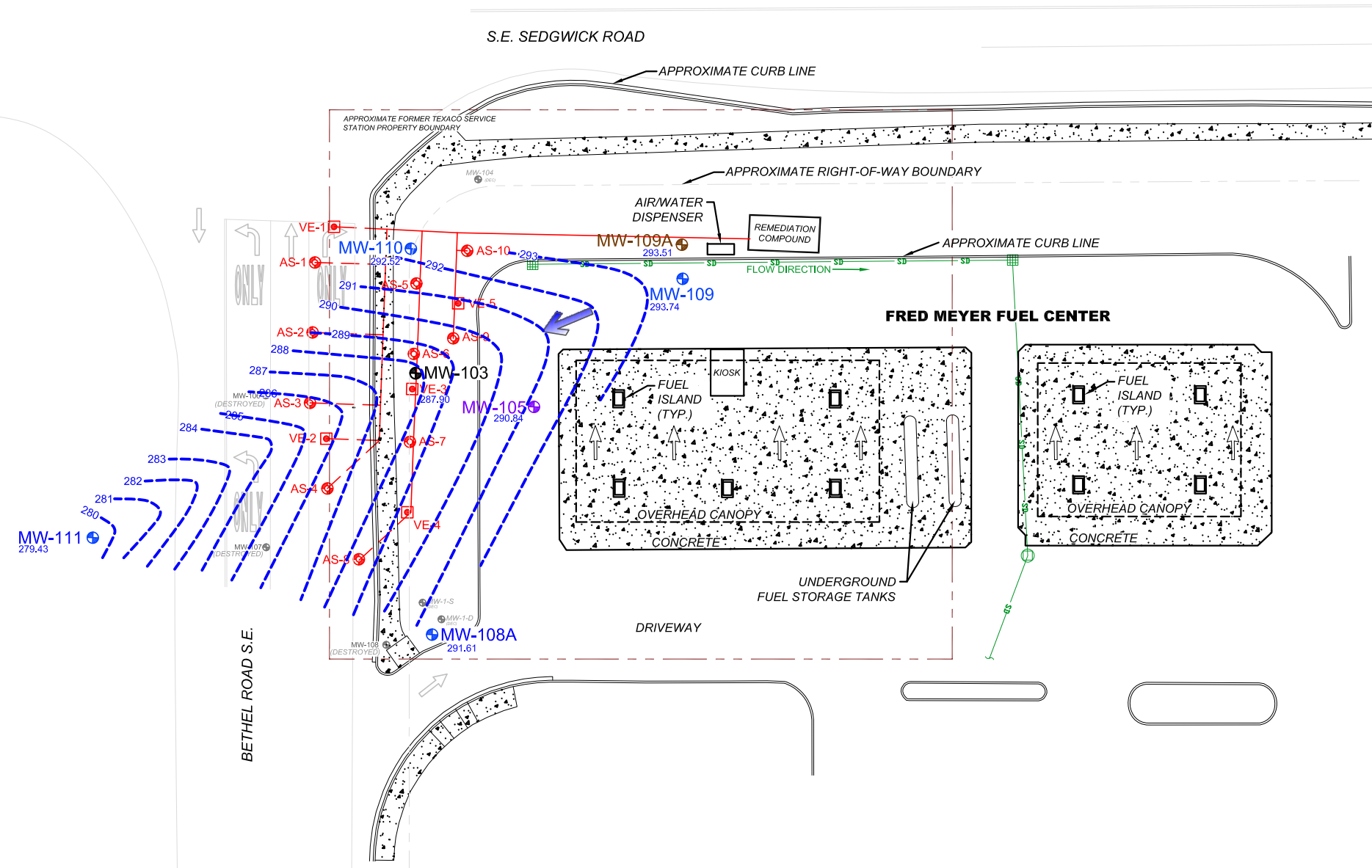
PROJECT
FRED MEYER - PORT ORCHARD
 TITLE
**POST-REMEDIATION GROUNDWATER
 SAMPLE RESULTS 2014**

DATE
 MARCH 2015
 SCALE
 1" = 50'
 PROJECT NO.
 9-61M-10282-0
 FIGURE
10

DRAWN BY: SD CHECKED BY: JE

LEGEND

- AS-10  AIR SPARGING WELL NUMBER AND APPROXIMATE LOCATION
- VE-5  VAPOR EXTRACTION WELL NUMBER AND APPROXIMATE LOCATION
- MW-103  EXISTING 4" DIAMETER MONITORING WELL (ECOLOGY, 1991)
- MW-105  EXISTING 2" DIAMETER MONITORING WELL (AGRA, 1999)
- MW-110  EXISTING 2" DIAMETER MONITORING WELL (AMEC, 2008)
- MW-109A  EXISTING 2" DIAMETER MONITORING WELL (AMEC, 2013)
- MW-104  MONITORING WELL DECOMMISSIONED (DEC)
- MW-108  MONITORING WELL DESTROYED BY CONSTRUCTION ACTIVITIES (DESTROYED)
- 296.29  SPOT GROUNDWATER SURFACE ELEVATION IN FEET
- 291  INFERRED GROUNDWATER ELEVATION CONTOUR IN FEET
-  APPROXIMATE DIRECTION OF GROUNDWATER FLOW
-  REMEDIATION SYSTEM TRENCH
-  ANGLED WELL LOCATION
-  CATCH BASIN
-  STORMWATER LINE
-  DIRECTION OF TRAFFIC
-  APPROXIMATE FORMER TEXACO SERVICE STATION PROPERTY BOUNDARY



SOURCE: ABL CIVIL AND STRUCTURAL ENGINEERS, FILE NAME: 98169-B.dwg.
 HISTORIC WELL LOCATIONS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

CLIENT
FRED MEYER

Amec Foster Wheeler
 Environment & Infrastructure, Inc.
 7376 S.W. Durham Road
 Portland, OR 97224



PROJECT
FRED MEYER - PORT ORCHARD

TITLE
**GROUNDWATER ELEVATIONS
 NOVEMBER 2014**

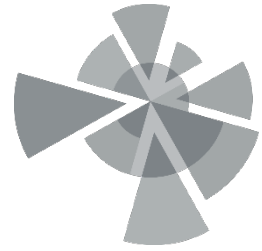
DATE
 MARCH 2015

SCALE
 1" = 40'

PROJECT NO.
 9-61M-10282-0

FIGURE
11

DRAWN BY: SD CHECKED BY: JE



APPENDIX A

Agreed Order No. 9040 for Final Cleanup Action and Compliance Monitoring

RECEIVED

MAR 05 2012

DEPT OF ECOLOGY
TCP - NWRO

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

In the Matter of Remedial Action by:

Fred Meyer Stores, Inc.
1900 SE Sedgewick Road
Port Orchard, WA 98366

AGREED ORDER
For FINAL CLEANUP ACTION AND
COMPLIANCE MONITORING

No. DE 9040

TO: Robert Currey-Wilson
Vice President
Fred Meyer Stores, Inc.
3800 SE 22nd Ave.
Portland, Oregon 97202

TABLE OF CONTENTS

I. INTRODUCTION.....

II. JURISDICTION.....

III. PARTIES BOUND.....

IV. DEFINITIONS.....

V. FINDINGS OF FACT.....

VI. ECOLOGY DETERMINATIONS.....

VII. WORK TO BE PERFORMED.....

VIII. TERMS AND CONDITIONS OF ORDER.....

 A. Public Notice.....

 B. Remedial Action Costs.....

 C. Implementation of Remedial Action.....

 D. Designated Project Coordinators.....

 E. Performance.....

 F. Access.....

 G. Sampling, Data Submittal, and Availability.....

 H. Progress Reports

 I. Public Participation.....

 J. Retention of Records.....

 K. Resolution of Disputes.....

 L. Extension of Schedule.....

 M. Amendment of Order.....

 N. Endangerment.....

 O. Reservation of Rights.....

 P. Transfer of Interest in Property.....

 Q. Compliance with Applicable Laws.....

 R. Indemnification.....

IX. SATISFACTION OF ORDER.....

X. ENFORCEMENT.....

EXHIBIT A. Site Diagram

EXHIBIT B. Legal Description of Property

EXHIBIT C. Remedial Investigation Report (Ecology, 2011)

EXHIBIT D. Feasibility Study and Cleanup Action Plan (Ecology, 2011)

I. INTRODUCTION

The mutual objective of the State of Washington, Department of Ecology (Ecology) and Fred Meyer Stores, Inc. (Fred Meyer) under this Agreed Order (Order) is to provide for remedial action, and eventually site closure, at a facility where there has been a release or threatened release of hazardous substances. This Order requires Fred Meyer to implement the selected remedy described in the Cleanup Action Plan (CAP) for the Site, which includes ground water quality monitoring and AS/SVE treatment system performance monitoring until cleanup standards have been achieved, and implement a contingency plan in the event the selected cleanup action in the CAP is shown to be ineffective. Ecology believes the actions required by this Order are in the public interest and are necessary to protect human health and the environment.

II. JURISDICTION

This Agreed Order is issued pursuant to the Model Toxics Control Act (MTCA), RCW 70.105D.050(1).

III. PARTIES BOUND

This Agreed Order shall apply to and be binding upon the Parties to this Order, their successors and assigns. The undersigned representative of each party hereby certifies that he or she is fully authorized to enter into this Order and to execute and legally bind such party to comply with this Order. Fred Meyer agrees to undertake all actions required by the terms and conditions of this Order. No change in ownership or corporate status shall alter Fred Meyer's responsibility under this Order. Fred Meyer shall provide a copy of this Order to all agents, contractors, and subcontractors retained to perform work required by this Order, and shall ensure that all work undertaken by such agents, contractors, and subcontractors complies with this Order.

IV. DEFINITIONS

Unless otherwise specified herein, the definitions set forth in Chapter 70.105D RCW and Chapter 173-340 WAC shall control the meanings of the terms in this Order.

A. Site: The Site is referred to as Fred Meyer Property Port Orchard (aka Bethel Texaco, Facility Site ID No. 2614) and is generally located at 1900 SE Sedgewick Road in Port Orchard, Washington 98366. The Site is defined by the extent of contamination caused by the historic release of hazardous substances at the Site. The Site is more particularly described in the Site Diagram (Exhibit A). The Site constitutes a Facility under RCW 70.105D.020(5).

B. Property: Refers to the real property located at 1900 SE Sedgewick Road Port Orchard, Washington. A legal description of the Property is attached as Exhibit B.

C. Parties: Refers to the State of Washington, Department of Ecology and Fred Meyer Stores, Inc.

D. Potentially Liable Person (PLP): Refers to Fred Meyer Stores, Inc.

E. Agreed Order or Order: Refers to this Order and each of the exhibits to this Order. All exhibits are integral and enforceable parts of this Order. The terms "Agreed Order" or "Order" shall include all exhibits to this Order.

V. FINDINGS OF FACT

Ecology makes the following findings of fact, without any express or implied admissions of such facts by Fred Meyer:

A. The Site is located at 1900 SE Sedgewick Road in Port Orchard, Washington. The Property is bounded to the south by the northwest entrance driveway to the Fred Meyer store, to the west by the Bethel Road SE ROW, to the north by the SE Sedgewick Road ROW, and to the east by the Fred Meyer store parking lot. The Site extends from the current Fred Meyer Property to the southwest across Bethel road and includes residential and commercial properties, open fields and wooded areas. Exhibit A depicts the extent of the Site (Exhibit-A).

B. Currently Fred Meyer Stores, Inc. owns the Property and it is a Fred Meyer-branded fueling station facility.

C. In 1990, Ecology determined that the likely source of petroleum hydrocarbon (gasoline) impacts to groundwater and soil at the Site were attributed to an underground storage tank (UST) system release associated with the former Texaco service station located on the

Property. Gasoline-related compounds were detected in private domestic wells located up to approximately 480 feet down-gradient from the Property.

D. In 1992, Ecology entered into a Consent Decree with the then-owner of the Property, B. and C.B. Enterprises, Inc. (Kitsap County Superior Court Cause No. 92-2-015040) ("Consent Decree"). The purpose of the Consent Decree was to remediate the release of hazardous substances at the Bethel former Texaco Site. Remediation work at the Site was to be performed under Ecology's direction. However, Ecology's obligation to implement remedial action at the Site was contingent upon the availability of sufficient funds.

E. The Consent Decree required B. and C.B. Enterprises to provide notice to Ecology prior to transfer of any interest in its Property, and required that any transfer provide for continued performance of B. and C.B. Enterprises' obligations under the Consent Decree.

F. In 1999, after providing prior notice to Ecology of its intent to continue remediation of the Site under a proposed work plan, and after receiving Ecology's determination that the proposed work plan satisfied the Consent Decree's transfer provisions, Fred Meyer purchased the Property. The proposed work plan provided for the completion of the remediation in order to achieve regulatory closure.

G. In April 2011 Ecology notified B. and C.B. Enterprises that, due to the sale of its property at the Site, neither B. and C.B. Enterprises nor Ecology had any further obligations under the Decree. At Ecology's request, B. and C.B. Enterprises provided Ecology with its written agreement and consent to dismissal of the Consent Decree on April 6, 2011. On September 15, 2011, the Kitsap County Superior Court granted Ecology's motion to dismiss the Consent Decree.

H. Interim remedial actions at the Site, prior to the purchase by Fred Meyer, included a light non-aqueous phase liquid (LNAPL) recovery system, an air-sparge/soil-vapor-extraction (AS/SVE) remediation system, an effluent soil vapor treatment unit, and a mechanism to inject hydrogen peroxide into shallow groundwater, all of which were installed and operated by Ecology from July 1995 through April 1998. Active remediation efforts were ceased in 1998.

I. Between 1999 and 2001, the Property was redeveloped as a new Fred Meyer branded fueling station. In 2000, Fred Meyer retained AMEC Earth and Environmental, Inc. (AMEC) to conduct additional Site work. AMEC expanded the AS/SVE network in March 2000. The system was operated between March 2000 and June 2001. Additional monitoring wells were installed during this time to replace damaged or destroyed monitoring wells. The SVE system operated in a limited capacity after June 2001. This was due to damage incurred during expansion of the Bethel Road SE and SE Sedgewick Road Right-Of-Ways adjacent to the Property. The AS groundwater treatment system was inactivated in August 2002 as a result of damages incurred during construction of the Fred Meyer fueling station. In June 2006, further damage to the SVE systems above ground components resulted in the SVE being inactivated. By February 2009, the dual AS/SVE *in-situ* treatment systems had been rebuilt and reactivated by Fred Meyer. Approximately 1,119 lbs of petroleum hydrocarbons are estimated to have been removed from soil and groundwater beneath the Site since March 2000.

J. Numerous groundwater monitoring wells were installed on the Site; six of these wells still remain. Ground water sampling has been conducted on an irregular basis at the Site since June 1990. The ground water samples have been analyzed for total petroleum hydrocarbons-gasoline (TPH-G), TPH-diesel (TPH-D), TPH-Oil (TPH-O), benzene, ethylbenzene, toluene, xylenes (BTEX) and dissolved lead. Overall, a decrease in concentrations of TPH-G and BTEX compounds has been observed in groundwater beneath the Site since the activation of the replacement AS/SVE system during March 2000 and subsequent efforts to restore and reactivate the system in 2008/2009. Recent groundwater monitoring results suggest the residual concentrations of TPH-G and BTEX compounds within the plume are generally less than MTCA Method A cleanup levels. However, concentrations of TPH-G and BTEX compounds in excess of the MTCA Method A cleanup levels appear to be present in localized areas within the remaining plume and periodically are detected as evidenced by the recent detections of TPH-G at a concentration of 4,060 µg/l in monitoring well MW-103 (December 2010) and benzene at a concentration of 22.4 µg/l in monitoring well MW-109 (June 2011).

These concentrations exceed the MTCA Method-A cleanup levels of 800 µg/l (TPH-G) and 5 µg/l (benzene). Continued operation of the AS/SVE system is expected to further reduce the residual concentrations of TPH-G and benzene present in groundwater and soil to below MTCA Method A levels.

K. In February 2010, AMEC conducted an investigation for Fred Meyer to evaluate the then-current conditions at the Site. The evaluation included a summary of site investigations, previous remediation efforts, data gaps and additional investigations for the Site. In May 2010 AMEC prepared and submitted a draft Remedial Investigation Report (RI), and a draft Feasibility Study and Cleanup Action Plan (FS/CAP) to Ecology for review and approval. The final approved RI and FS/CAP are attached as Exhibits C and D, respectively.

VI. ECOLOGY DETERMINATIONS

A. Fred Meyer is an "owner or operator" as defined in RCW 70.105D.020(17) of a "facility" as defined in RCW 70.105D.020(5) because it is the current owner of the Site.

B. Based upon all factors known to Ecology, a "release" or "threatened release" of "hazardous substance(s)" as defined in RCW 70.105D.020(25) and RCW 70.105D.020(10), respectively, has occurred at the Site.

C. Based on credible evidence, Ecology determined that Fred Meyer is a PLP based on its current ownership of a facility from which there has been a historic release or threatened release of hazardous substances. By executing this Order, and for the purposes of this Order, Fred Meyer accepts its status as a PLP and voluntarily waives the opportunity for notice and comment as provided in WAC 173-340-500(5) and accepts Ecology's determination that Fred Meyer is a PLP under RCW 70.105D.040.

D. Pursuant to RCW 70.105D.030(1) and -.050(1), Ecology may require PLPs to investigate or conduct other remedial actions with respect to any release or threatened release of hazardous substances, whenever it believes such action to be in the public interest. Based on the foregoing facts, Ecology believes that implementing the CAP, including the potential

development of a contingency cleanup action plan, as required by this Order, are in the public interest.

VII. WORK TO BE PERFORMED

Based on the Findings of Fact and Ecology Determinations, it is hereby ordered that Fred Meyer take the following remedial actions at the Site and that these actions be conducted in accordance with Chapter 173-340 WAC unless otherwise specifically provided for herein:

A. Fred Meyer will implement the CAP (Exhibit D), which includes, without limitation, the following:

1. Quarterly ground water quality sampling and analysis of the Site's six compliance monitoring wells (MW-103, MW-105, MW-108A, MW-109, MW-110 and MW-111). The ground water quality sampling and analysis will be submitted to Ecology in Quarterly Reports, which shall be submitted in accordance with Section VIII.H (Progress Reports).
2. Operation of the AS/SVE system on an intermittent or continuous basis until a minimum of four consecutive quarters of TPH-G and BTEX concentrations below MTCA Method A cleanup levels are achieved in all six Site monitoring wells (including source area wells MW-103, MW-109 and MW-110).
3. The subsurface remediation systems will be monitored quarterly for performance to demonstrate that mass removal is occurring at the site and cleanup objectives are being achieved through mass removal.

B. If performance monitoring indicates that the AS/SVE system is no longer effective and current ground water sampling indicates that no further progress toward achieving cleanup standards is being made, or if groundwater cleanup standards have not been achieved within three (3) years from the effective date of this Order, then within ninety (90) days Fred Meyer will prepare, for review and approval by Ecology, an assessment of whether additional *in-situ* treatment wells and/or approaches are required to achieve MTCA Method A cleanup standards in source area soil and groundwater within a reasonable restoration timeframe.

C. If, based on the assessment described in Section VII.B, Ecology concludes that additional remedial action is required, then Fred Meyer will develop a contingency plan within ninety (90) days of Ecology's determination. The contingency plan will identify alternative cleanup actions that can be implemented to achieve MTCA Method A cleanup standards in source area soil and groundwater. If required, the contingency plan will include an evaluation of each alternative to meet cleanup standards within a reasonable restoration time frame.

D. Within ninety (90) days of achieving the confirmation monitoring objectives identified in Section 6.2.3 of the CAP (Exhibit D), Fred Meyer will document all observations, conditions and results related to its implementation of the CAP in a final report with at least four copies, one for Fred Meyer and three for Ecology.

VIII. TERMS AND CONDITIONS OF ORDER

A. Public Notice

RCW 70.105D.030(2)(a) requires that, at a minimum, this Order be subject to concurrent public notice. Ecology shall be responsible for providing such public notice and reserves the right to modify or withdraw any provisions of this Order should public comment disclose facts or considerations which indicate to Ecology that this Order is inadequate or improper in any respect.

B. Remedial Action Costs

Fred Meyer shall pay to Ecology costs incurred by Ecology pursuant to this Order and consistent with WAC 173-340-550(2). These costs shall include work performed by Ecology or its contractors for, or on, the Site under Chapter 70.105D RCW, including remedial actions and Order preparation, negotiation, oversight, and administration. These costs shall include work performed both prior to and subsequent to the issuance of this Order. Ecology's costs shall include costs of direct activities and support costs of direct activities as defined in WAC 173-340-550(2). Ecology has accumulated \$2,028.26 in remedial action costs related to this Site as of December 31, 2011, an itemized statement of which has been provided to Fred Meyer. Payment for this amount shall be submitted within thirty (30) days of the effective date of this

Order. For all costs incurred subsequent to December 31, 2011, Fred Meyer shall pay the required amount within ninety (90) days of receiving from Ecology an itemized statement of costs that includes a summary of costs incurred, an identification of involved staff, and the amount of time spent by involved staff members on the project. A general statement of work performed will be provided upon request. Itemized statements shall be prepared quarterly. Pursuant to WAC 173-340-550(4), failure to pay Ecology's costs within ninety (90) days of receipt of the itemized statement of costs will result in interest charges at the rate of twelve percent (12%) per annum, compounded monthly.

In addition to other available relief, pursuant to RCW 19.16.500, Ecology may utilize a collection agency and/or, pursuant to RCW 70.105D.055, file a lien against real property subject to the remedial actions to recover unreimbursed remedial action costs.

C. Implementation of Remedial Action

If Ecology determines that Fred Meyer has failed without good cause to implement the remedial action as provided in the CAP, in whole or in part, Ecology may, after notice to Fred Meyer, and reasonable opportunity to cure, perform any or all portions of the remedial action that remain incomplete. If Ecology performs all or portions of the remedial action because of Fred Meyer's failure to comply with its obligations under this Order, Fred Meyer shall reimburse Ecology for the costs of doing such work in accordance with Section VIII.B (Remedial Action Costs), provided that Fred Meyer is not obligated under this Section to reimburse Ecology for costs incurred for work inconsistent with or beyond the scope of this Order.

Except where necessary to abate an emergency situation, Fred Meyer shall not perform any remedial actions at the Site outside those remedial actions required by this Order, unless Ecology concurs, in writing, with such additional remedial actions.

D. Designated Project Coordinators

The project coordinator for Ecology is:

Russ Olsen
Toxics Cleanup Program
3190 160th Ave SE
Bellevue, WA 98008
(425) 649-7038

E-mail: rols461@ecy.wa.gov

The project coordinator for Fred Meyer is:

Kurt Harrington
AMEC Earth & Environmental, Inc.
7376 SW Durham Rd
Portland OR 97224
(503) 639-3400
E-Mail: kurt.harrington@amec.com

Each project coordinator shall be responsible for overseeing the implementation of this Order. Ecology's project coordinator will be Ecology's designated representative for the Site. To the maximum extent possible, communications between Ecology and Fred Meyer, and all documents, including reports, approvals, and other correspondence concerning the activities performed pursuant to the terms and conditions of this Order shall be directed through the project coordinators. The project coordinators may designate, in writing, working level staff contacts for all or portions of the implementation of the work to be performed under this Order.

Any party may change its respective project coordinator. Written notification shall be given to the other party at least ten (10) calendar days prior to the change.

E. Performance

All geologic and hydrogeologic work performed pursuant to this Order shall be under the supervision and direction of a geologist licensed in the State of Washington or under the direct supervision of an engineer registered in the State of Washington, except as otherwise provided for by Chapters 18.220 and 18.43 RCW.

All engineering work performed pursuant to this Order shall be under the direct supervision of a professional engineer registered in the State of Washington, except as otherwise provided for by RCW 18.43.130.

All construction work performed pursuant to this Order shall be under the direct supervision of a professional engineer or a qualified technician under the direct supervision of a professional engineer. The professional engineer must be registered in the State of Washington, except as otherwise provided for by RCW 18.43.130.

Any documents submitted containing geologic, hydrologic or engineering work shall be under the seal of an appropriately licensed professional as required by Chapter 18.220 RCW or RCW 18.43.130.

Fred Meyer shall notify Ecology in writing of the identity of any supervising engineer(s) and geologist(s), contractor(s) and subcontractor(s), and others to be used in carrying out the terms of this Order, in advance of their involvement at the Site.

F. Access

Ecology or any Ecology authorized representative shall have the full authority to enter and freely move about all property at the Site that Fred Meyer either owns, controls, or has access rights to at all reasonable times for the purposes of, *inter alia*: inspecting records, operation logs, and contracts related to the work being performed pursuant to this Order; reviewing Fred Meyer's progress in carrying out the terms of this Order; conducting such tests or collecting such samples as Ecology may deem necessary; using a camera, sound recording, or other documentary type equipment to record work done pursuant to this Order; and verifying the data submitted to Ecology by Fred Meyer. Fred Meyer shall make all reasonable efforts to secure access rights for those properties within the Site not owned or controlled by Fred Meyer where remedial activities or investigations will be performed pursuant to this Order. Ecology or any Ecology authorized representative shall give at least 48 hours' notice before entering any Site property owned or controlled by Fred Meyer unless an emergency prevents such notice, and shall allow a Fred Meyer representative to accompany Ecology or its authorized representatives while on the Property. All persons who access the Site pursuant to this Section shall comply with any applicable Health and Safety Plan(s). Ecology employees and their representatives shall not be required to sign any liability release or waiver as a condition of Site property access.

G. Sampling, Data Submittal, and Availability

With respect to the implementation of this Order, Fred Meyer shall make the results of all sampling, laboratory reports, and/or test results generated by it or on its behalf available to Ecology. Pursuant to WAC 173-340-840(5), all sampling data shall be submitted to Ecology in both printed and electronic formats in accordance with Section VII (Work to be Performed), Ecology's Toxics Cleanup Program Policy 840 (Data Submittal Requirements), and/or any subsequent procedures specified by Ecology for data submittal.

If requested by Ecology, Fred Meyer shall allow Ecology and/or its authorized representative to take split or duplicate samples of any samples collected by Fred Meyer pursuant to implementation of this Order. Fred Meyer shall notify Ecology seven (7) days in advance of any sample collection or work activity at the Site. Ecology shall, upon request, allow Fred Meyer and/or its authorized representative to take split or duplicate samples of any samples collected by Ecology pursuant to the implementation of this Order, provided that doing so does not interfere with Ecology's sampling. Without limitation on Ecology's rights under Section VIII.F (Access), Ecology shall notify Fred Meyer seven (7) days in advance of any sample collection activity unless an emergency prevents such notice.

In accordance with WAC 173-340-830(2)(a), all hazardous substance analyses shall be conducted by a laboratory accredited under Chapter 173-50 WAC for the specific analyses to be conducted, unless otherwise approved by Ecology.

H. Progress Reports

Fred Meyer shall submit to Ecology written Progress Reports describing the actions taken during the previous reporting period to implement the requirements of this Order on a quarterly basis, as specified in Section VII.A.1 and the CAP (Exhibit D). The Progress Reports shall include the following:

1. A list of on-site activities that have taken place during the reporting period;
2. Detailed description of any deviations from required tasks not otherwise documented in project plans or amendment requests;
3. Description of all deviations from the CAP (Exhibit D) during the current reporting period and any planned deviations in the upcoming reporting period;
4. For any deviations in schedule, a plan for recovering lost time and maintaining compliance with the schedule;
5. All raw data (including laboratory analyses) received by Fred Meyer during the past reporting period will be entered into Ecology's EIM data system with required identification of the source of the sample; and

6. A list of deliverables for the upcoming reporting period if different from the schedule.

All Progress Reports shall be submitted no later than forty-five (45) days after quarterly laboratory results are finalized. Unless otherwise specified, Progress Reports and any other documents submitted pursuant to this Decree shall send two hard copies by US mail and one electronic copy to Ecology's project coordinator.

I. Public Participation

A Public Participation Plan is required for this Site. Ecology shall review any existing Public Participation Plan to determine its continued appropriateness and whether it requires amendment, or if no plan exists, Ecology shall develop a Public Participation Plan alone or in conjunction with Fred Meyer.

Ecology shall maintain the responsibility for public participation at the Site. However, Fred Meyer shall cooperate with Ecology, and shall:

1. If agreed to by Ecology, develop appropriate mailing list, prepare drafts of public notices and fact sheets at important stages of the remedial action, such as the submission of work plans, remedial investigation/feasibility study reports, cleanup action plans, and engineering design reports. As appropriate, Ecology will edit, finalize, and distribute such fact sheets and prepare and distribute public notices of Ecology's presentations and meetings.
2. Notify Ecology's project coordinator prior to the preparation of all press releases and fact sheets, and before major meetings with the interested public and local governments. Likewise, Ecology shall notify Fred Meyer prior to the issuance of all press releases and fact sheets, and before major meetings with the interested public and local governments. For all press releases, fact sheets, meetings, and other outreach efforts by Fred Meyer that do not receive prior Ecology approval, Fred Meyer shall clearly indicate to its audience that the press release, fact sheet, meeting, or other outreach effort was not sponsored or endorsed by Ecology.

3. When requested by Ecology, participate in public presentations on the progress of the remedial action at the Site. Participation may be through attendance at public meetings to assist in answering questions or as a presenter.

4. When requested by Ecology, arrange and/or continue information repositories to be located at the following locations:

- a. Kitsap Regional Library
Port Orchard Library Branch
87 Sidney Ave
Port Orchard, WA 98366
- b. Washington Department of Ecology
Northwest Regional Office
Toxics Cleanup Program
3190 160th Ave SE
Bellevue, WA 98008

At a minimum, copies of all public notices, fact sheets, and documents relating to public comment periods shall be promptly placed in these repositories. A copy of all documents related to this site shall be maintained in the repository at Ecology's Northwest Regional Office in Bellevue, Washington.

J. Retention of Records

During the pendency of this Order, and for ten (10) years from the date of completion of work performed pursuant to this Order, Fred Meyer shall preserve all records, reports, documents, and underlying data in its possession relevant to the implementation of this Order and shall insert a similar record retention requirement into all contracts with project contractors and subcontractors. Upon request of Ecology, Fred Meyer shall make all records available to Ecology and allow access for review within a reasonable time.

K. Resolution of Disputes

1. In the event a dispute arises as to an approval, disapproval, proposed change, or other decision or action by Ecology's project coordinator, or an itemized billing statement under Section VIII.B (Remedial Action Costs), the Parties shall utilize the dispute resolution procedure set forth below.

a. Upon receipt of Ecology's project coordinator's written decision or the itemized billing statement, Fred Meyer has fourteen (14) days within which to notify Ecology's project coordinator in writing of its objection to the decision or itemized statement.

b. The Parties' project coordinators shall then confer in an effort to resolve the dispute. If the project coordinators cannot resolve the dispute within fourteen (14) days, Ecology's project coordinator shall issue a written decision.

c. Fred Meyer may then request regional management review of the decision. This request shall be submitted in writing to the Northwest Region Toxics Cleanup Section Manager within seven (7) days of receipt of Ecology's project coordinator's written decision.

d. The Section Manager shall conduct a review of the dispute and shall endeavor to issue a written decision regarding the dispute within thirty (30) days of Fred Meyer's request for review. The Section Manager's decision shall be Ecology's final decision on the disputed matter.

2. The Parties agree to only utilize the dispute resolution process in good faith and agree to expedite, to the extent possible, the dispute resolution process whenever it is used.

3. Implementation of these dispute resolution procedures shall not provide a basis for delay of any activities required in this Order, unless Ecology agrees in writing to a schedule extension.

L. Extension of Schedule

1. An extension of schedule shall be granted only when a request for an extension is submitted in a timely fashion, generally at least thirty (30) days prior to expiration of the deadline for which the extension is requested, and good cause exists for granting the extension. All extensions shall be requested in writing. The request shall specify:

- a. The deadline that is sought to be extended;
- b. The length of the extension sought;

- c. The reason(s) for the extension; and
- d. Any related deadline or schedule that would be affected if the extension were granted.

2. The burden shall be on Fred Meyer to demonstrate to the satisfaction of Ecology that the request for such extension has been submitted in a timely fashion and that good cause exists for granting the extension. Good cause may include, but may not be limited to:

- a. Circumstances beyond the reasonable control and despite the due diligence of Fred Meyer including delays caused by unrelated third parties or Ecology, such as (but not limited to) delays by Ecology in reviewing, approving, or modifying documents submitted by Fred Meyer;
- b. Acts of God, including fire, flood, blizzard, extreme temperatures, storm, or other unavoidable casualty; or
- c. Endangerment as described in Section VIII.N (Endangerment).

However, neither increased costs of performance of the terms of this Order nor changed economic circumstances shall be considered circumstances beyond the reasonable control of Fred Meyer.

3. Ecology shall act upon any written request for extension in a timely fashion. Ecology shall give Fred Meyer written notification of any extensions granted pursuant to this Order. A requested extension shall not be effective until approved by Ecology. Unless the extension is a substantial change, it shall not be necessary to amend this Order pursuant to Section VIII.M (Amendment of Order) when a schedule extension is granted.

4. An extension shall only be granted for such period of time as Ecology determines is reasonable under the circumstances. Ecology may grant schedule extensions exceeding ninety (90) days only as a result of:

- a. Delays in the issuance of a necessary permit which was applied for in a timely manner;
- b. Other circumstances deemed exceptional or extraordinary by Ecology; or

- c. Endangerment as described in Section VIII.N (Endangerment).

M. Amendment of Order

The project coordinators may verbally agree to minor changes to the work to be performed without formally amending this Order. Minor changes will be documented in writing by Ecology within seven (7) days of verbal agreement.

Except as provided in Section VIII.O (Reservation of Rights), substantial changes to the work to be performed shall require formal amendment of this Order. This Order may only be formally amended by the written consent of both Ecology and Fred Meyer. Fred Meyer shall submit a written request for amendment to Ecology for approval. Ecology shall indicate its approval or disapproval in writing and in a timely manner after the written request for amendment is received. If the amendment to this Order represents a substantial change, Ecology will provide public notice and opportunity to comment. Reasons for the disapproval of a proposed amendment to this Order shall be stated in writing. If Ecology does not agree to a proposed amendment, the disagreement may be addressed through the dispute resolution procedures described in Section VIII.K (Resolution of Disputes).

N. Endangerment

In the event Ecology determines that any activity being performed at the Site is creating or has the potential to create a danger to human health or the environment on or surrounding the Site, Ecology may direct Fred Meyer to cease such activities for such period of time as it deems necessary to abate the danger. Fred Meyer shall immediately comply with such direction.

In the event Fred Meyer determines that any activity being performed at the Site is creating or has the potential to create a danger to human health or the environment, Fred Meyer may cease such activities. Fred Meyer shall notify Ecology's project coordinator as soon as possible, but no later than twenty-four (24) hours after making such determination or ceasing such activities. Upon Ecology's direction Fred Meyer shall provide Ecology with documentation of the basis for the determination or cessation of such activities. If Ecology disagrees with Fred Meyer's cessation of activities, it may direct Fred Meyer to resume such activities.

If Ecology concurs with or orders a work stoppage pursuant to Section VIII.N (Endangerment), Fred Meyer's obligations with respect to the ceased activities shall be suspended until Ecology determines the danger is abated, and the time for performance of such activities, as well as the time for any other work dependent upon such activities, shall be extended in accordance with Section VIII.L (Extension of Schedule) for such period of time as Ecology determines is reasonable under the circumstances.

Nothing in this Order shall limit the authority of Ecology, its employees, agents, or contractors to take or require appropriate action in the event of an emergency.

O. Reservation of Rights

This Order is not a settlement under Chapter 70.105D RCW. Ecology's signature on this Order in no way constitutes a covenant not to sue or a compromise of any of Ecology's rights or authority. Ecology will not, however, bring an action against Fred Meyer to recover remedial action costs paid to and received by Ecology under this Order. In addition, Ecology will not take additional enforcement actions against Fred Meyer regarding remedial actions required by this Order, provided Fred Meyer complies with this Order.

Ecology nevertheless reserves its rights under Chapter 70.105D RCW, including the right to require additional or different remedial actions at the Site should it deem such actions necessary to protect human health and the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of natural resources resulting from the release or threatened release of hazardous substances at the Site.

P. Transfer of Interest in Property

No voluntary conveyance or relinquishment of title, easement, leasehold, or other interest in any portion of the Property shall be consummated by Fred Meyer without provision for continued implementation of all requirements of this Order and implementation of any remedial actions found to be necessary as a result of this Order.

Prior to Fred Meyer's transfer of any interest in all or any portion of the Property, and during the effective period of this Order, Fred Meyer shall provide a copy of this Order to any prospective purchaser, lessee, transferee, assignee, or other successor in said interest; and, at least thirty (30) days prior to any transfer, Fred Meyer shall notify Ecology of said transfer. Upon transfer of any interest, Fred Meyer shall restrict uses and activities to those consistent with this Order and notify all transferees of the restrictions on the use of the Property.

Q. Compliance with Applicable Laws

1. All actions carried out by Fred Meyer pursuant to this Order shall be done in accordance with all applicable federal, state, and local requirements, including requirements to obtain necessary permits, except as provided in RCW 70.105D.090. The permits or specific federal, state or local requirements that the agency has determined are applicable and that are known at the time of entry of this Order have been identified in Section 3.6 of the CAP, attached as Exhibit D.

2. Pursuant to RCW 70.105D.090(1), Fred Meyer is exempt from the procedural requirements of Chapters 70.94, 70.95, 70.105, 77.55, 90.48, and 90.58 RCW and of any laws requiring or authorizing local government permits or approvals. However, Fred Meyer shall comply with the substantive requirements of such permits or approvals. The exempt permits or approvals and the applicable substantive requirements of those permits or approvals, as they are known at the time of entry of this Order, have been identified in Section 3.6 of the CAP, attached as Exhibit D.

Fred Meyer has a continuing obligation to determine whether additional permits or approvals addressed in RCW 70.105D.090(1) would otherwise be required for the remedial action under this Order. In the event either Ecology or Fred Meyer determines that additional permits or approvals addressed in RCW 70.105D.090(1) would otherwise be required for the remedial action under this Order, it shall promptly notify the other party of its determination. Ecology shall determine whether Ecology or Fred Meyer shall be responsible to contact the appropriate state and/or local agencies. If Ecology so requires, Fred Meyer shall promptly

consult with the appropriate state and/or local agencies and provide Ecology with written documentation from those agencies of the substantive requirements those agencies believe are applicable to the remedial action. Ecology shall make the final determination on the additional substantive requirements that must be met by Fred Meyer and on how Fred Meyer must meet those requirements. Ecology shall inform Fred Meyer in writing of these requirements. Once established by Ecology, the additional requirements shall be enforceable requirements of this Order. Fred Meyer shall not begin or continue the remedial action potentially subject to the additional requirements until Ecology makes its final determination.

3. Pursuant to RCW 70.105D.090(2), in the event Ecology determines that the exemption from complying with the procedural requirements of the laws referenced in RCW 70.105D.090(1) would result in the loss of approval from a federal agency that is necessary for the State to administer any federal law, the exemption shall not apply and Fred Meyer shall comply with both the procedural and substantive requirements of the laws referenced in RCW 70.105D.090(1), including any requirements to obtain permits.

R. Indemnification

Fred Meyer agrees to indemnify and save and hold the State of Washington, its employees, and agents harmless from any and all claims or causes of action for death or injuries to persons or for loss or damage to property to the extent arising from or on account of acts or omissions of Fred Meyer, its officers, employees, agents, or contractors in entering into and implementing this Order. However, Fred Meyer shall not indemnify the State of Washington nor save nor hold its employees and agents harmless from any claims or causes of action to the extent arising out of the negligent acts or omissions of the State of Washington, or the employees or agents of the State, in entering into or implementing this Order.

IX. SATISFACTION OF ORDER

The provisions of this Order shall be deemed satisfied upon Fred Meyer's receipt of written notification from Ecology that Fred Meyer has completed the remedial activity required

by this Order, as amended by any modifications, and that Fred Meyer has complied with all other provisions of this Agreed Order.

X. ENFORCEMENT

Pursuant to RCW 70.105D.050, this Order may be enforced as follows:

A. The Attorney General may bring an action to enforce this Order in a state or federal court.

B. The Attorney General may seek, by filing an action, if necessary, to recover amounts spent by Ecology for investigative and remedial actions and orders related to the Site.

C. In the event Fred Meyer refuses, without sufficient cause, to comply with any term of this Order, Fred Meyer will be liable for:

1. Up to three (3) times the amount of any costs incurred by the State of Washington as a result of its refusal to comply; and

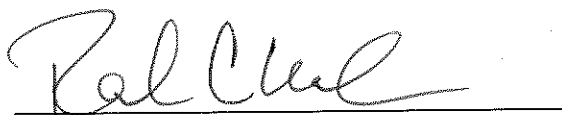
2. Civil penalties of up to twenty-five thousand dollars (\$25,000) per day for each day it refuses to comply.

D. This Order is not appealable to the Washington Pollution Control Hearings Board.

This Order may be reviewed only as provided under RCW 70.105D.060.

Effective date of this Order: 5/10/12

Fred Meyer Stores, Inc.

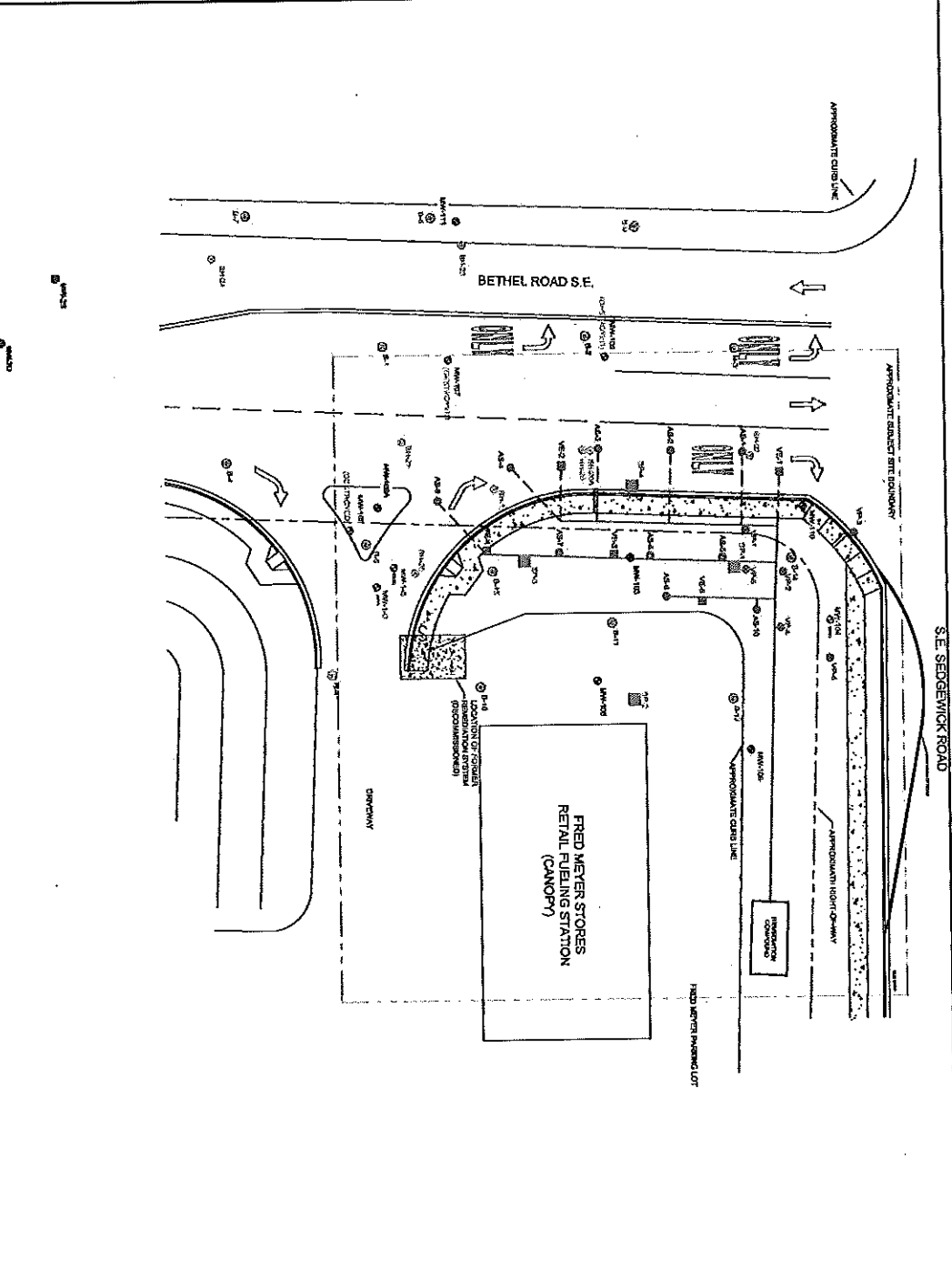


Robert Currey-Wilson
Vice President
Portland, Oregon

**STATE OF WASHINGTON,
DEPARTMENT OF ECOLOGY**

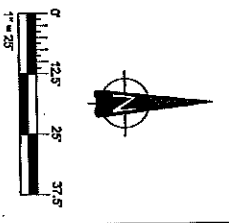


Robert W. Warren, P.Hg, MBA
Section Manager
Toxics Cleanup Program
Northwest Regional Office



LEGEND

- AS-10 ○ AIR SPARGING WELL NUMBER AND APPROXIMATE LOCATION
- VE-4 □ VAPOR EXTRACTION WELL NUMBER AND APPROXIMATE LOCATION
- MW-10 ○ 4" PVC MONITORING WELL NUMBER AND LOCATION, MW-103 AND MW-104 BY ECOLOGY, 1991, ALL OTHERS BY ASRA, NOVEMBER, 1988. MW-104, MW-105 AND MW-106 DESTROYED IN 1989/2000. MW-107, AND MW-108 DESTROYED IN 2001.
- MW-110 ○ MONITORING WELL, INSTALLED 2008
- MW-109A ○ REPLACEMENT MONITORING WELL
- DEC2 ○ WELL DECOMMISSIONED
- 3-12 ○ AUGUST 2008 GEOPROBE BORING
- 3-27 ○ STRATO PROBE BORING NUMBER AND LOCATION OF TEMPORARY 3/4" VAPOR TEST WELL VP BORINGS BY ASRA JULY 28, 1989 (APPROXIMATE LOCATION)
- VP-4 ○ STRATO PROBE BORING NUMBER AND LOCATION, BH-15 IS BY GN NORTHERN ON JANUARY 22, 1989. ALL OTHER BORINGS BY ASRA ON JULY 27, 28 AND 29, 1989. (APPROXIMATE LOCATION)
- SP-4 ○ SPARGING WELL, 1985 (APPROXIMATE LOCATION)
- MW-10 ○ MONITORING WELL, 1991 (APPROXIMATE LOCATION)
- REM ○ REMEDIATION SYSTEM TRENCH
- — — — — ANGLED WELL LOCATION
- - - - - APPROXIMATE SITE BOUNDARY



SOURCE: AHEB, CIVIL AND STRUCTURAL ENGINEERS, FILE NAME: 98189-B.dwg HISTORIC WELL LOCATIONS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.		CLIENT: FRED MEYER STORES, INC.	
PROJECT: PORT ORCHARD		DATE: APRIL 2010	
PROJECT TITLE: SITE PLAN AND SITE FEATURES		PROJECT NO.: 9-5114-10282-0	
DRAWN BY: DOLLS		REV. NO.:	
CHECKED BY: OSBORN		FIGURE NO.:	
DATE:		FIGURE 2	
PROJECTION: NAD 83			
SCALE: 1" = 25'			
AMEC Earth & Environmental 7376 S.W. Durham Road Portland, OR, U.S.A. 97224			
amec			

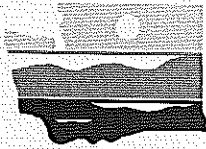
Exhibit B

Legal Description of Property

Tax Account No.
122301-2-091-2000

**RESULTANT PARCEL E OF BOUNDARY LINE ADJUSTMENT
RECORDED UNDER AUDITORS FILE NO. 3200204 DESCRIBED AS
THAT PORTION OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 23 NORTH,
RANGE 1 EAST, WILLAMETTE MERIDIAN, IN KITSAP COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT
ON THE EAST LINE OF THE WEST 220.00 FEET OF SAID NORTHWEST
QUARTER, 55.00 FEET DISTANT SOUTHERLY FROM THE NORTH
LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EAST
LINE SOUTH 02°18'00 WEST, 143.00 FEET TO THE SOUTH LINE OF
THE NORTH 198.00 FEET OF SAID NORTHWEST QUARTER; THENCE
ALONG SAID SOUTH LINE, NORTH 88°04'42 WEST, 175.00 FEET TO
THE EAST LINE OF THE WEST 45.00 FEET OF SAID NORTHWEST
QUARTER; THENCE ALONG SAID EAST LINE NORTH 02°18'00 EAST,
118.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT,
HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 89°37'18 , AN ARC LENGTH OF
39.10 FEET TO THE SOUTH LINE OF THE NORTH 55.00 FEET OF SAID
NORTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH
88°04'42 EAST, 150.16 FEET TO THE POINT OF BEGINNING. >>
SUBJECT TO EASEMENTS, RESTRICTIONS. RESERVATIONS, AND
COVENANTS OF RECORD.**

EXHIBIT C. Remedial Investigation Report (Ecology, 2011)
Bethel Texaco, 1900 SE Sedgwick Road
Port Orchard, Washington
FSID 2614



DEPARTMENT OF
ECOLOGY
State of Washington

REMEDIATION INVESTIGATION REPORT

Bethel Texaco
1900 SE Sedgwick Road
Port Orchard, Washington
FSID 2614

May 2011

Publication and Contact Information

For more information contact:

Russ Olsen
Toxics Cleanup Program
3190 160th Ave SE
Bellevue, WA 98008
(425) 649-7038
E-mail: rols461@ecy.wa.gov

REMEDIAL INVESTIGATION REPORT

Bethel Texaco
1900 SE Sedgwick Road
Port Orchard, Washington
FSID 2614

Toxics Cleanup Program
Washington State Department of Ecology
3190 160th Ave SE
Bellevue, WA 98008

Table of Contents

	<u>Page</u>
1.0 INTRODUCTION.....	1
1.1 Site Background.....	1
1.2 Remedial Investigation Objectives	2
1.3 General Site Information	3
1.4 Report Organization	4
2.0 STUDY AREA CONDITIONS	4
2.1 Regional Physiography and Geology	4
2.2 Hydrogeology.....	5
2.2.1 Regional Hydrogeology	5
2.2.2 Local Hydrogeology.....	6
2.3 Surface Water and Sediment	6
2.4 Air	7
2.5 Natural Resources and Ecology	7
2.6 Hazardous Substance Sources	7
3.0 SITE AREA CONDITIONS.....	8
3.1 Groundwater Contamination Assessment, Washington Department of Ecology (Ecology, 1991).....	9
3.2 Remediation - Progress Report Summary, Washington State Department of Ecology (Ecology, 1998)	11
3.3 Phase I and Limited Phase II Environmental Site Assessments, GN Northern (GN Northern, 1998, 1999).....	12
3.4 Subsurface Exploration and Remediation System Installation Report, AMEC Earth & Environmental, Inc. (AMEC, 2000a)	13
3.5 Restoration of Groundwater Monitoring Well Network and Remediation System, and Fourth Quarter 2008 Monitoring Results, AMEC Earth & Environmental, Inc. (AMEC, 2009)	16
3.6 Additional Groundwater Sampling and Analysis	20
3.7 Summary of Nature and Extent of Contamination.....	21
3.8 Quality Assurance.....	23
4.0 POTENTIAL RISKS TO HUMAN HEALTH, NATURAL RESOURCES, AND ECOLOGICAL RECEPTORS	23
4.1 Conceptual Site Model	23
4.1.1 Hazardous Substances	24
4.1.2 Contaminant Sources	24
4.1.3 Potentially Contaminated Media	24
4.1.4 Actual and Potential Exposure Pathways and Receptors	25
4.2 Natural Resources and Ecological Receptors	26
5.0 CONCLUSIONS AND RECOMMENDATIONS	26
REFERENCES.....	29

List of Tables

Table 1	Site Monitoring Well Construction Summary
Table 2	Soil Analytical Results
Table 3	Groundwater Analytical Results
Table 4	Summary of Conceptual Site Model

List of Figures

Figure 1	Site Location Map
Figure 2	Site Plan and Site Features
Figure 3	Groundwater Elevations - January 22, 2010
Figure 4	Approximate Groundwater Plume Extent 1990-1993 GRO and BTEX
Figure 5	GRO and BTEX Concentrations in Soil 1990/1991
Figure 6	Approximate Groundwater Plume Extent 1998-2001 (GRO and BTEX) Select Values
Figure 7	GRO and BTEX Concentrations in Soil 1999
Figure 8	Approximate Groundwater Plume Extent 2008/2009 (GRO and BTEX) Select Values
Figure 9	GRO and BTEX Concentrations in Soil 2008
Figure 10	Approximate Groundwater Plume Extent 2009/2010 (GRO and BTEX)

List of Appendices

Appendix A	Well Logs
Appendix B	Soil Analytical Results
Appendix C	Groundwater Analytical Results

1.0 INTRODUCTION

This Remedial Investigation (RI) Report summarizes work performed by Fred Meyer Stores, Inc. (Fred Meyer) and others at the Fred Meyer Property Port Orchard service station located at 1900 SE Sedgwick Road in Port Orchard, Washington (Site), shown in Figure 1.

1.1 Site Background

Site investigation and remediation efforts have been conducted since June 1990 to address gasoline-impacted soil and groundwater present at the site. Efforts were prompted by a discovery in 1990 revealing gasoline-range petroleum hydrocarbon impacts in downgradient domestic drinking water wells located west and southwest of the property across Bethel Road S.E. Impacts are attributed to a leaking underground storage tank (UST) operated by Texaco, who previously owned the property (AMEC, 2009b). Benzene, toluene, ethylbenzene, and xylene (BTEX) and gasoline-range organics (GRO) concentrations in soil and groundwater samples collected from the site historically have exceeded Ecology's Model Toxics Control Act (MTCA) Method A cleanup levels (AMEC, 2005a).

An onsite remediation system including a light non-aqueous phase liquid (LNAPL) recovery system, an air-sparge/soil-vapor-extraction (AS/SVE) remediation system, an effluent soil vapor treatment unit, and a mechanism to inject hydrogen peroxide into shallow groundwater were installed and operated by Ecology from July 1995 through April 1998. Active remediation efforts were ceased once recoverable LNAPL was removed and the lateral extent of gasoline-impacted groundwater was limited to within the property boundaries (AMEC, 2009b).

Fred Meyer purchased the property in 1999 following Phase I and Phase II Environmental Site Assessments (ESAs) performed by GN Northern, Inc. of Kirkland, WA (GN, 1998; GN, 1999). Between 1999 and 2001, the property was redeveloped with a new Fred Meyer branded fueling station (referred to on construction documents as Pad C). Fred Meyer retained AMEC in 2000 to conduct additional site characterization, indicating gasoline-impacted groundwater was still present beneath the western margins of the property and extended off property within the adjacent Bethel Road SE right-of-way (ROW). AMEC expanded the AS/SVE network in March 2000. The system was operated nearly continuously between March 2000 and June 2001. Additional monitoring wells were installed during this time to replace damaged or destroyed monitoring wells. The AS groundwater treatment system was inactivated in August 2002 as a result of damages incurred during construction of the Fred Meyer fueling station. The SVE system was operated at limited capacity after damage

around June 2001 during expansion of the Bethel Road SE and SE Sedgwick Road ROWs adjacent to the property. During June 2006, further damage to the SVE system's above ground components resulted in the SVE being inactivated. By February 2009, the dual AS/SVE *in-situ* treatment systems had been rebuilt and reactivated. Quarterly groundwater monitoring has been conducted at site wells since 2001 (AMEC, 2009b).

Fourth Quarter 2009 groundwater monitoring results indicated GRO detections of 1,320 micrograms per liter ($\mu\text{g/L}$) in monitoring well MW-103, exceeding the MTCA Method A cleanup level of 800 $\mu\text{g/L}$. Constituents including ethylbenzene, total xylenes, isopropylbenzene, n-propylbenzene, 1,2,4-trimethylbenzene, 1,35-trimethylbenzene, 4-isopropyltoluene, and n-butylbenzene were detected in groundwater samples collected from site wells (AMEC, 2010b).

1.2 Remedial Investigation Objectives

Previous site investigations conducted to date were intended to:

- Delineate the horizontal and vertical extent of hydrocarbon impacts to soil and groundwater beneath the site;
- Characterize the extent of petroleum impacts to groundwater located to the west of the property and underlying Bethel Road SE;
- Recover free product from site monitoring wells, and
- Evaluate hydrocarbon constituents continuing to exceed MTCA Method A cleanup levels in soil and groundwater at the site. Method A levels were selected since the site was subject to relatively routine cleanup actions based upon relatively few hazardous substances.

This RI is intended to comply with Washington Administrative Code (WAC) 173-340-350 in fulfilling the following objectives:

- Summarize previous investigations conducted by Fred Meyer and others at the site to date, and
- Provide adequate site characterization based on previous investigation results to support cleanup action alternative development and evaluation under WAC 173-340-360 through 173-340-390.

For the purposes of this report, remedial investigation efforts were conducted at the site between 1999 and 2009. Interim remediation efforts previously were conducted by Ecology at the site between 1991 and 1999; and by Fred Meyer between 2001 and

2006. In February 2009, AMEC on behalf of Fred Meyer, restored and reactivated the current *in-situ* remediation system.

1.3 General Site Information

Project title: Remedial Investigation: Fred Meyer Property, 1900 SE Sedgwick Road, Port Orchard, Washington, Ecology Site ID #96424236

Project coordinator: Name: Mr. Russ Olsen, MPA; State of Washington Department of Ecology; Voluntary Cleanup Program Unit Supervisor

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Facility location: The property is located at 1900 SE Sedgwick Road at the southeast corner of the intersection of Sedgwick Road S.E. and Bethel Road S.E. in Port Orchard, Kitsap County, Washington 98366. The legal description for the property is: a portion of the Northwest Quarter of the Northwest Quarter of Section 12, Township 23 North, Range 1 East, Willamette Meridian. Figure 1 shows the approximate property location relative to surrounding properties and vicinity physical features.

The property is bounded to the south by the northwest entrance driveway to Fred Meyer, to the west by the Bethel Road SE ROW, to the north by the SE Sedgwick Road ROW, and to the east by the Fred Meyer store parking lot (Figure 2).

The Site extends from the current Fred Meyer property to the southwest across Bethel road and includes portions of the Warrington, Peterson, Tripp, Beatty, and Beckwell properties. Figure 4 depicts the extent of the Site.

The site vicinity is characterized by residential and commercial properties, open fields, and wooded areas. A BP-branded gasoline service station is located to the north across S.E. Sedgwick Road and an operating Chevron-branded service station is located to the northwest across the intersection of S.E. Sedgwick Road and Bethel Road S.E.

Facility dimensions: The current property consists of an area approximately ½ acre in extent. The Fred Meyer-branded fueling station facility (Pad C) is located in the northwest corner of a larger Fred Meyer Store property.

Present owner and operator: The property is currently owned and operated by Fred Meyer.

Chronological listing of past owners and operators and operational history: Section 3 of this report presents a discussion of previous property owners and operators in addition to the operational history.

1.4 Report Organization

This report is organized by section:

- Section 1 - Introduction
- Section 2 - Study Area Conditions
- Section 3 - Site Area Conditions
- Section 4 - Risk Assessment
- Section 5 - Conclusions and Recommendations

2.0 STUDY AREA CONDITIONS

This section describes physical conditions within the site vicinity, including a discussion of the regional geology and physiography, hydrogeology, air conditions, natural resources and ecology, hazardous substance sources, and regulatory classifications.

2.1 Regional Physiography and Geology

Port Orchard is located in Kitsap County on the Sinclair Inlet of the Puget Sound and within the Kitsap Peninsula. Physiographic conditions throughout the county are described as being relatively consistent and attributed to glacial remnants (described below). The vicinity is characterized by hills and ridges. The site slopes to the southwest with approximate ground surface elevations above mean sea level ranging between 320 and 300 feet (Figure 1). The average annual precipitation for Port Orchard is approximately 54 inches (City Information, 2010).

Geologic deposits encountered regionally throughout Kitsap County represent the Tertiary through the Quaternary Periods. Bedrock deposits comprised of basalt and

andesite were deposited during the Tertiary, typically in a northwest-southeast trend. These deposits also are found interbedded with marine sedimentary deposits due to sea level fluctuations and lava flows. Marine sediments also were deposited on top of volcanic rocks during the Oligocene and Miocene. Northwest-southeast trending folds that formed during the late Miocene were subsequently eroded during the early to middle Pliocene. The present Puget Trough formed during the late Tertiary (late Pliocene) during uplift of the present Cascade and Olympic ranges. Sedimentary deposits accumulated in the lowland Trough during the late Pliocene and throughout most of the Pleistocene (Quaternary Period) due to erosion and depositional events and several advances of glacial deposition. Materials consist of fine-grained silt and clay and coarser grained sands and gravels (Garling, M.E., Molenaar, D., and others, 1965).

The Kitsap Peninsula, in the center of the Puget Lowland, has been glaciated repeatedly during the last 2 million years. Geologic maps of the region indicate the surface geology in the site vicinity generally is comprised of Quaternary Vashon age glacial deposits. Observed thickness ranges from a few feet to over 100 feet in upland regions. Subsurface conditions encountered at the site during advancement of boreholes and monitoring wells and described in Section 3 below are consistent with the regional geology.

2.2 Hydrogeology

2.2.1 Regional Hydrogeology

Over 80 percent of domestic water supply in Kitsap County is provided by groundwater resources according to the Kitsap Public Utility District (GeoEngineers, 2006). Recharge to shallow groundwater is primarily from precipitation and shallow groundwater levels typically rise and fall with seasonal changes in rainfall. Rainfall is generally greatest between October and March. Groundwater levels in the Western Washington area tend to rise from October through March and to fall from April through September. Near-surface soils in this vicinity generally consist of Vashon-age deposits. The hydrogeologic units typically consist of the shallow aquifer, the Vashon till confining unit, and the Vashon aquifer. These units are commonly heterogeneous and locally discontinuous; Kahle (1998) provides the following descriptions and ranges of unit thickness typically found in areas of Kitsap County:

- Shallow aquifer (Qvr) – This discontinuous unconfined aquifer consists of sand, gravel, and silt and generally ranges from about 10 to 40 ft in thickness (with an average of 25 ft), where encountered. It is composed mostly of recessional outwash, but may include younger stream, beach, or landslide deposits.

- Vashon till confining unit (Qvt) – This low-permeability unit consists of compacted and poorly sorted silt, sand and gravel, although it may contain local water-bearing lenses of sand and gravel. This unit generally ranges from about 10 to 100 ft in thickness, with an average encountered thickness of 45 ft.
- Vashon aquifer (Qva) – This aquifer consists of well-sorted sand or sand and gravel, with lenses of silt and clay. Most of the unit is unconfined; however, it is confined locally where it is fully saturated and overlain by till. The unit typically ranges from about 20 to 200 ft in thickness, with an average encountered thickness of about 100 ft. Most of the wells in the area tap this aquifer.

A groundwater divide separates flow toward the north into Blackjack Creek from the south toward Burley Creek (Garling, M.E., Molenaar, D., and others, 1965). Regionally, groundwater flow within the site vicinity would be expected to discharge to the north, toward Sinclair Inlet.

2.2.2 Local Hydrogeology

Locally, shallow groundwater near the site appears to flow toward the west or southwest based upon review of available groundwater elevation data. This flow direction is consistent with topographic conditions near the site and the observed historical plume direction from the site. The hydraulic gradient observed between site monitoring wells MW-109 and MW-111 is typically 0.10 vertical feet per lateral foot (ft/ft) based upon data collected in January 2010 (AMEC, 2010b), as shown in Figure 3. Groundwater is observed within the sand deposits across the site at depths typically between 15 and 25 feet below ground surface (bgs) (AMEC, 2000a). Groundwater levels observed at the site appear to vary with seasonal precipitation events.

2.3 Surface Water and Sediment

A small creek was identified near the site “flowing southward along the east side of Bethel Road” during an initial investigation (Ecology, 1991). The closest mapped creek appears to be Blackjack Creek, located approximately one-half mile downgradient from the site (Figure 1). The majority of streams within the vicinity, including Blackjack Creek, ultimately drain into Sinclair Inlet, located to the north of the site. No surface water features or stream sediment appear to be present onsite. AMEC’s literature search performed in March 2010 did not reveal any documented impacts to nearby surface water features or sediment as a result of contaminated groundwater migration or transport from the site.

2.4 Air

Hazardous substance release into the air is not anticipated at the site since all of the impacted soil is now paved.

2.5 Natural Resources and Ecology

All of Kitsap County in addition to portions of Mason and Pierce Counties and Vashon Island in King County are included within the Water Resource Inventory Area (WRIA) 15. WRIA focus is on managing watershed resources. The site is located within the Blackjack Creek watershed (Kitsap County, 2007a).

In March, 2010, AMEC searched available online Kitsap County Department of Community Development databases for natural resource and ecology designations within the site vicinity. Information reviewed included surface water and wetland features and critical aquifer zones with the following results:

- The site appears to be in an area designated as having wetland potential based upon the presence of hydric soils (Kitsap County, 2007b). GN Northern, Inc. collected three surface water samples (SW-1, SW-2, and SW-3) from standing water during Phase II ESA efforts conducted in 1998 to the southeast of the immediate site vicinity (GN Northern, Inc., 1999).
- The site also appears to be located within a Category One designation for aquifer protection, meaning the potential is high for "certain land use activities to adversely affect groundwater". The site appears to be surrounded by a Category Two aquifer, indicating this area may provide recharge to aquifers that either currently serve or are planned for potable water supply and susceptible to contamination based upon the type of land use activity (Kitsap County, 2007c).

2.6 Hazardous Substance Sources

Ecology identified potential human health risks associated with exposure to site groundwater and soil media containing elevated levels of benzene, xylene, and total volatile petroleum hydrocarbons. These risks included:

- Ingestion of groundwater from the site in nearby drinking water wells; and Ground water at this Site is classified as potable and a potential drinking water source. Consequently the cleanup levels must be protective of drinking water uses.
- Dermal exposure to and/or inhalation of contaminated soil during excavation activities by site workers (Ecology, 1991). The property and adjacent properties that comprise the Site do not meet the MTCA definition of an industrial property.

Consequently unrestricted land uses with direct contact and residential exposure must be considered. In addition, a TEE is needed to determine if soil cleanup levels protective of terrestrial species are needed.

Since Ecology's initial investigation and subsequent site cleanup efforts, the occurrence of these constituents has been reduced to on property locations in the vicinity of monitoring well MW-103. Although no longer a risk to downgradient domestic well users, remediation of these on-property areas of residual petroleum impact is necessary to achieve MTCA Method A cleanup standards.

A description of the extent of hazardous constituents (concentrations and lateral and vertical extent) present in soil and groundwater beneath the site is provided in Section 3 below.

3.0 SITE AREA CONDITIONS

Remedial investigations to collect data necessary to adequately characterize the site for purposes of developing and implementing an appropriate cleanup action alternative have been conducted since a May 31, 1990, when a complaint was received by the Kitsap County Health Department concerning possible petroleum contamination in a domestic drinking water well west of the property at the Tripp residence (4940 Bethel Road SE, Port Orchard, Washington) (Figure 4). Visual analysis of water sampled from the well on June 1, 1990 confirmed the presence of a light sheen floating on the water surface and an odor typical of petroleum hydrocarbons. A subsequent investigation led by Ecology identified the source of the groundwater contamination plume as a historical release from an UST system associated with a former Texaco service station which operated to the east of the affected residences. Since discovery of petroleum hydrocarbons in the Tripp residence well, a six-phased investigation of site conditions has been conducted, including the installation and operation of two separate remediation systems to recover free product and reduce contaminant concentrations in soil and groundwater. Periodic monitoring of groundwater conditions was initiated during 1991 and has been conducted on a quarterly basis since 2000. The investigations and interim remedial actions conducted at the site include:

- An initial assessment of soil and ground water conditions conducted by the Washington Department of Ecology (Ecology) between June 1990 and March 1991 (Ecology, 1991).
- Operation of on-site remediation systems involving free product recovery and air sparging/soil vapor extraction (AS/SVE) by Ecology between July 1995 and April 1998 (Ecology, 1998).

- A Phase I Environmental Site Assessment (ESA) of the property and adjacent parcels proposed for development into a Fred Meyer store by GN Northern during October 1998 (GN Northern, 1998).
- A follow-up limited Phase II ESA Site Assessment conducted by GN Northern during January 1999 which included additional soil and groundwater characterization in the vicinity at the property (GN Northern, 1999).
- Additional investigations by AMEC Earth & Environmental, Inc. (AMEC) to further assess the magnitude and extent of soil and groundwater contamination and installation of a new AS/SVE remediation system between June 1999 and May 2000 (AMEC, 2000a).
- Activities conducted by AMEC to replace groundwater monitoring wells lost during construction of the Fred Meyer store and restoration of the remediation system during August 2008 and February 2009 (AMEC, 2009).
- Periodic monitoring of groundwater conditions by Ecology between 1991 and 1998, followed by regular quarterly monitoring of groundwater conditions from 2000 to the present time by AMEC.

Historical well construction details and cumulative soil and groundwater analytical results are summarized in Tables 1, 2, and 3, respectively. The locations of various borings and monitoring wells completed to characterize the nature and extent of gasoline-related compounds in soil and groundwater are shown in Figures 4 through 10. Borehole logs and well completion details are provided in Appendix A. Each phase of investigation is further summarized below.

3.1 Groundwater Contamination Assessment, Washington Department of Ecology (Ecology, 1991)

Domestic Water Supply Well Investigation

Between June 1990 and March 1991, drinking water samples were collected from the Tripp residence well, along with six additional and nearby domestic water supply wells (the Sommers, Beatty, Warrington, Peterson, Beck and Evans residences), and analyzed for the presence of BTEX compounds. The last samples collected from the Tripp and Peterson residence wells were also evaluated for total petroleum hydrocarbons (TPH) (alternatively referred to as GRO).

Benzene, total xylenes, and GRO were detected in the samples collected from the Tripp well at maximum concentrations of 320 µg/L, 270 µg/L, and 130 µg/L, respectively. Benzene, total xylenes, and GRO were also detected in the Peterson

residence well, which is located north of the Tripp residence, at maximum concentrations of 38 µg/L, 16 µg/L and 93 µg/L, respectively. The Tripp and Peterson residences were subsequently supplied with bottled water, and during late August 1990, both residences were equipped with filtration systems to remove petroleum hydrocarbons from well water.

Initial Monitoring Well Network

An eight-well network of groundwater monitoring wells (MW-1-D, MW-1-S, MW-2-D, MW-2-S, MW-101, MW-102, MW-103, and MW-104) was installed by Ecology to characterize subsurface soil and groundwater conditions. During October 1990, deep and shallow paired monitoring wells were installed to approximate depths of 40 and 80 feet bgs, respectively, at the southwest corner of the former Texaco service station (MW-1-D and MW-1-S) and near the southeast corner of the Tripp residence (MW-2-D and MW-2-S). During May 1991, monitoring wells MW-101, MW-102, MW-103, and MW-104 were installed. Monitoring wells MW-101 and MW-102 were installed to approximately 80 feet bgs on the Beck and Tripp properties, respectively. Monitoring wells MW-103 and MW-104 were installed to depths of 30 and 40 feet bgs, respectively, at the former Texaco-branded service station. More specifically, monitoring well MW-103 was installed near the western boundary of the property, and monitoring well MW-104 was installed near the northwest corner of the property close to the intersection of SE Sedgwick Road and SE Bethel Road. Soil samples collected at various depths from the monitoring well borings were analyzed for the presence of GRO and BTEX compounds. Groundwater samples collected from the completed monitoring wells were also evaluated for the presence of GRO and BTEX compounds.

Assessment results indicated GRO and BTEX compounds were present in soil and groundwater at concentrations greater than MTCA Method A cleanup levels. The maximum concentration GRO in soil (3,700 milligrams per kilogram [mg/kg]) was detected in soil sampled from boring MW-103 at 17.5 feet bgs (Figure 5). BTEX compounds were also detected in soil from boring MW-103 (at 17.5 feet bgs) at concentrations of 0.210 mg/kg, 19 mg/kg, 33 mg/kg, and 200 mg/kg, respectively. The MTCA Method A cleanup levels for GRO and BTEX compounds in soil are 30 mg/kg, 0.03 mg/kg, 7 mg/kg, 6 mg/kg, and 9 mg/kg, respectively. In groundwater, the highest concentrations of GRO and BTEX compounds were detected in samples collected from monitoring wells MW-1-D and MW-103 (Figure 4). In these wells, concentrations of GRO and BTEX compounds in groundwater ranged from 2,400 to 22,000 µg/L, 280-2,200 µg/L, 4.9-3,900 µg/L, 5-11 µg/L, and 200-6,800 µg/L, respectively. The MTCA Method A cleanup levels for GRO and BTEX compounds are 800 µg/L, 5 µg/L, 700 µg/L, 1,000 µg/L, and 1,000 µg/L, respectively. No evidence of LNAPL at the site was reported by Ecology during the initial groundwater assessment.

Based on results of the groundwater contamination assessment, Ecology identified the likely source of the groundwater contamination plume which had affected the domestic water wells as a historical release from a UST system associated with the former Texaco service station that was operated at the property. The approximate extent and concentrations of GRO and BTEX compounds in the groundwater contaminant plume during the early 1990s are described in Figure 4. The Texaco service station reportedly closed during September 1988, and the tanks were removed during December 1988. Ecology further concluded that results of tank tightness tests and leak detection monitoring well samples at the BP Mini-Mart (located across S.E. Sedgwick Road from the site) indicated that a release had not occurred at the BP Mini-Mart and that the BP Mini-Mart was not the source of the contaminated groundwater observed at the Tripp and Peterson water wells.

3.2 Remediation - Progress Report Summary, Washington State Department of Ecology (Ecology, 1998)

Product Recovery and Initial AS/SVE Remediation System

Ecology operated an on-site remediation system from July 1995 through April 1998. The remediation system consisted of a LNAPL recovery system to address free product detected during 1993 in monitoring well MW-103, a network of air sparging (AS) wells to add oxygen to and flush contaminated groundwater, a soil vapor extraction (SVE) well system to recover petroleum hydrocarbons from affected soil, a catalytic oxidizer to treat AS/SVE system off gas, and a mechanism to inject hydrogen peroxide into groundwater. The product recovery system consisted of a four-inch diameter extraction well (i.e., monitoring well MW-103) which was equipped with a floating skimmer pump connected to a 300-gallon aboveground storage tank. Monitoring well MW-103 also was designed to act as the main vapor extraction well. The AS system consisted of four sparging wells (SP-1, SP-2, SP-3 and SP-4) installed around the extraction well to flush and clean contaminated groundwater. Available details concerning the Ecology AS/SVE system are described in Figure 2.

In a progress report summary, Ecology reported the on-site remediation system recovered a total of approximately 19 gallons of LNAPL and approximately 4,600 pounds of petroleum hydrocarbons before being deactivated during April 1998. Ecology reported all LNAPL was removed from the site prior to the system's deactivation. Performance data for the AS/SVE system indicated most of the contamination in soil was removed with only residual soil contamination remaining in place. Still need compliance sampling to support this supposition. Also need a graph of the recovery rate and concentrations over time. Results of groundwater monitoring conducted by Ecology from May 1991 through February 1998 showed a steady decline

in contaminant concentrations in peripheral wells with the groundwater plume restricted to the site in the area around the extraction well (i.e., monitoring well MW-103) where LNAPL was once present. For example, the GRO and benzene present in groundwater samples collected from the Tripp residence well decreased from 450 to 120 µg/L and 140 to 2.1 µg/L, respectively, between January 1992 and February 1998. Residual concentrations of GRO (120 µg/L) were detected samples collected during 1998 from the Tripp well and monitoring well MW-2-S.

3.3 Phase I and Limited Phase II Environmental Site Assessments, GN Northern (GN Northern, 1998, 1999)

Borings BH-15 and BH-15A

During October 1998, GN Northern conducted a Phase I Environmental Site Assessment (ESA) on behalf of Fred Meyer for the property (i.e., Parcel 023-2003) and 17 other parcels proposed for redevelopment as a Fred Meyer store. Based on results of the Phase I ESA, GN Northern recommended a limited Phase II ESA be conducted to further evaluate soil and groundwater conditions in the vicinity of the former Texaco service station as well as off-property areas where heating oil USTs, septic drain fields, potential asbestos and lead containing buildings, and other garbage and debris were identified as being of potential concern.

A total of 19 borings (borings BH-1 through BH-19) were completed by GN Northern during January 1999. Two of the borings, BH-15 and BH-15A, were advanced to depths of 15 and 22 feet bgs, respectively, in the vicinity of monitoring well MW-103 to evaluate the effectiveness of Ecology's previous cleanup activities at the site (Figures 6 and 7). Assessment results for borings BH-15 and BH-15A indicated gasoline related compounds remained in soil and groundwater in the vicinity of monitoring well MW-103 at concentrations exceeding MTCA Method A cleanup levels. Specifically, GN Northern found BTEX compounds and GRO in groundwater collected from 22 feet bgs in boring BH-15A at concentrations of 130 µg/L, 120 µg/L, 530 µg/L, 5,000 µg/L, and 41,000 µg/L, respectively. Concentrations of GRO and BTEX compounds detected in soil collected from 21 feet bgs in boring BH-15 were 17,000 mg/kg, 12 mg/kg, 39 mg/kg, 69 mg/kg and 280 mg/kg, respectively. Neither BTEX compounds nor GRO were detected in soil sampled from 15 feet bgs in boring BH-15 at concentrations exceeding the method detection limits.

3.4 Subsurface Exploration and Remediation System Installation Report, AMEC Earth & Environmental, Inc. (AMEC, 2000a)

AMEC conducted additional investigations at the site between June 1999 and May 2000 to further assess the magnitude and extent of remaining gasoline-impacted soil and groundwater beneath the site. The investigations involved soil and groundwater sampling in direct-push borings to identify areas where residual concentrations of gasoline related compounds required remediation and testing a network of vapor test wells to evaluate the effectiveness of SVE technology at the site. Based on results of the sampling conducted in the direct-push borings and SVE testing, AMEC installed a new AS/SVE system to replace the previous system installed and operated by Ecology (Figure 2).

Direct-Push Borings BH-20 through BH-25 and Vapor Test Wells VP-1 through VP-6

During July 1999, direct-push borings BH-20/20A through BH-25 and vapor test wells VP-1 through VP-6 (Figure 7) were advanced to depths ranging between 18 and 36 feet bgs beneath the site. Selected soil samples were screened for the presence of VOCs in the field using a photo ionization detector (PID). Maximum VOC readings were observed in borings VP-1 and VP-2 at depths ranging between 10 and 14 feet bgs. Gasoline odors were also noted in soil cuttings from borings VP-1 (at 13 to 23 feet bgs) and VP-2 (14 to 22 feet bgs). Groundwater samples were collected from all the borings using a 4-foot stainless steel screen and peristaltic pump after sufficient groundwater was purged from the borings. Soil and groundwater samples collected during the July 1999 subsurface investigation were analyzed for the presence of GRO and BTEX compounds. More specifically, soil samples collected from near the soil/water interface in borings BH-20 through BH-25, VP-1 through VP-3, and VP-6 were analyzed. Groundwater samples collected from these borings, as well as from borings BH-20A and VP4, were analyzed as well.

Concentrations of GRO exceeding the MTCA Method A cleanup level (30 mg/kg) were detected in soil collected at 6 feet bgs in boring BH-20 (6,500 mg/kg) and 4 feet bgs in borings VP-1 (2,100 mg/kg) and VP-2 (2,200 mg/kg). Detectable levels of benzene were not found in any of the July 1999 soil samples. Toluene, ethylbenzene and total xylenes were detected at concentrations of 65 mg/kg, 65, mg/kg and 390 mg/kg, respectively, in soil sample from 6 feet bgs in boring BH-20. These concentrations exceed the respective MTCA Method A cleanup levels for soil (7 mg/kg, 6 mg/kg, and 9 mg/kg). The gasoline additives EDB, EDC, and MTBE were not detected at concentrations exceeding the method reporting limits. As noted elsewhere the MRL for

EDB is insufficient to demonstrate compliance with the cleanup level. GRO and BTEX compound concentrations in soil during 1999 are described in Figure 7.

In groundwater, concentrations of GRO exceeding the MTCA Method A cleanup level (800 µg/L) were detected in samples from borings BH-20A (78,000 µg/L), BH-22 (1,410 µg/L), VP-1 (47,000 µg/L) and VP-2 (8,200). Benzene was also detected in groundwater sampled from BH-20 (15 µg/L) and BH-20A (200 µg/L) at concentrations exceeding the MTCA Method A cleanup level (5 µg/L). The concentrations of toluene (8,700 µg/L), ethylbenzene (2,400 µg/L) and total xylenes (14,000 µg/L) detected in groundwater from boring BH-20A also exceeded MTCA Method A cleanup levels established for these compounds (1,000 µg/L, 700 µg/L, and 1,000 µg/L respectively). Ethylbenzene and total xylenes were also detected at concentrations exceeding the MTCA Method A cleanup levels in groundwater sampled from borings VP-1 and VP-2.

Additional Monitoring Well Installation - MW-105, MW-106, MW-107, and MW-108

During November 1999, monitoring wells MW-105, MW-106, MW-107 and MW-108 (Figure 6) were installed to expand the coverage provided by the initial network of monitoring wells installed at the site by Ecology during 1990 (i.e., MW-1-D, MW-1-S, MW-103, and MW-104). Monitoring well MW-105 was installed approximately 30 feet to the east and cross gradient from monitoring well MW-103. Monitoring wells MW-106, MW-107, and MW-108 were installed downgradient from monitoring well MW-103 along the southwest corner of the former Texaco service station boundaries. Groundwater samples were collected from the newly installed monitoring wells as well as from existing monitoring well MW-103 during March 2000. The samples were evaluated for the presence of GRO, BTEX compounds, and gasoline additives ethylene dibromide (EDB), ethylene dichloride (EDC) and methyl tert-butyl ether (MTBE).

GRO were detected in groundwater sampled from monitoring well MW-103 at a concentration (47,000 µg/L) which exceeds the MTCA Method A cleanup level (800 µg/L) for groundwater. Benzene was not detected in any of the groundwater samples evaluated from the March 2000 sampling event. Concentrations of toluene (450 µg/L), ethylbenzene (1,200 µg/L), and total xylenes (7,900 µg/L), however, were detected in the groundwater sample collected from monitoring well MW-103. The gasoline additives EDB, EDC, and MTBE were not detected at concentrations exceeding the method reporting limits in any of the groundwater samples evaluated during the March 2000 sampling event.

Replacement AS/SVE Remediation System

During July 1999, AMEC conducted a SVE feasibility test to determine if SVE was an appropriate remediation technology to implement at the site. The feasibility test involved installing six temporary SVE test wells (VP-1 through VP-6) near the northwest corner of the site. A blower was connected to induce a subsurface vacuum on a single extraction well while the effects were monitored in the vapor test wells. Results of the testing indicated SVE would be an appropriate and effective remediation technology to apply at the site. An effective radius of influence of a single vertical SVE extraction well was estimated to range between 35 and 45 feet. This information was used to design a replacement remediation system for the site which included SVE as a remediation component.

A remediation system consisting of 10 in-situ AS wells (AS-1 through AS-10) and five new in-situ SVE wells (VE-1 through VE-5) was installed at the site. Construction of the system began during November 1999, and the system was activated during March 2000. The AS wells were located throughout the site in areas of suspected and detected residual groundwater contamination. Five of the AS wells were installed vertically to a depth of approximately 35 feet bgs and screened between 30 and 35 feet bgs. The remaining five AS wells were installed at an angle of approximately 45 degrees off from vertical to depths of 30 to 35 feet, with the bottom most 7.5 feet being screened. Three of the SVE wells were installed vertically to a depth of 15 feet bgs, with the bottom 7.5 feet screened. The two remaining SVE wells were installed at an angle of approximately 45 degrees off vertical to a total depth of 15 feet bgs. The bottom 10 feet of the angled SVE wells was screened. A remediation compound was constructed near the northeastern corner of the facility in which system components related to the AS/SVE system and related emissions controls were located. Available details concerning the replacement AS/SVE system are described in Figure 2.

A follow-up groundwater sample was collected from monitoring well MW-103 to evaluate whether the system was effectively sparging groundwater and recovering significant concentrations of gasoline-related compounds during May 2000. The groundwater sample was analyzed for the presence of GRO, BTEX compounds, EDB, EDC, and MTBE. GRO were detected in the follow-up groundwater sample at a concentration of 3,900 µg/L. Benzene was not detected at a concentration greater than the method reporting limit. Toluene, ethylbenzene, and total xylenes were detected at concentrations of 18.3 µg/L, 33.2 µg/L, and 594 µg/L, respectively. The detected concentration of GRO exceeds the MTCA Method A cleanup level; however the detected GRO concentration was substantially less that observed prior to activation of the new remediation system.

Conclusions

Based on results of the investigations and remedial actions conducted at the site between November 1999 and May 2000, AMEC concluded the extent of the groundwater contaminant plume had diminished substantially relative to that of the early 1990s, with the remaining contamination generally confined to on property and in the immediate vicinity of Pad C (i.e., the portion of the new Fred Meyer store located in the vicinity of the former Texaco service station). The approximate extent and concentrations of GRO and BTEX compounds observed in groundwater at the conclusion of AMEC's additional investigations at the site during 1999 and 2000 are described in Figure 6. GRO and benzene were not detected by AMEC in borings located west of or downgradient of boring BH-21 which is located along the western boundary of the property.

The results of the follow-up May 2000 groundwater sampling also indicated the replacement AS/SVE system installed by AMEC was effective in removing gasoline-related compounds from groundwater beneath the site. The concentrations of GRO in groundwater sampled from monitoring well MW-103 during May 2000 decreased by more than 90% relative to results of the March 2000 sampling event (i.e., from 47,000 µg/L to 3,900 µg/L). Substantial decreases were also observed for BTEX compounds between the March and May 2000 sampling events. As observed in a previous sampling event, the gasoline additives EDB, EDC, and MTBE were not detected at concentrations exceeding the method reporting limits.

3.5 Restoration of Groundwater Monitoring Well Network and Remediation System, and Fourth Quarter 2008 Monitoring Results, AMEC Earth & Environmental, Inc. (AMEC, 2009)

Four phases of investigation and maintenance work were completed by AMEC between August 2008 and February 2009 to restore the network of groundwater monitoring wells and AS/SVE remediation system at the site. Several monitoring wells (MW-104, MW-106, MW-107, and MW-108) were inadvertently destroyed and the AS/SVE system damaged during 1999/2000 redevelopment activities at the site. The first phase of work was conducted during August 2008 and involved soil and groundwater sampling in additional direct-push soil borings to assess residual hydrocarbons remaining in place and to locate new groundwater monitoring wells to take the place of those that were destroyed. Four replacement groundwater monitoring wells (monitoring wells MW-108A, MW-109, MW-110, and MW-111) were subsequently installed as part of a second phase of work conducted during October 2008. Groundwater from the newly and previously installed wells was then sampled and analyzed as part of a third phase of work conducted at the site during January 2009. Lastly, a fourth phase of work was completed during February 2009 and

included replacement of miscellaneous components of the AS equipment (compressors, pressure tank, and condensate trap) and reactivation of the dual AS/SVE treatment system.

Direct-Push Soil Borings - B1 through B12, B14, and B15

The first phase of work was conducted during August 2008 and involved fourteen direct-push soil borings (B1 through B12, B14, and B15) advanced to 22 to 36 feet bgs at various locations around the site (Figure 8). Soil and groundwater samples were collected from the borings to evaluate residual hydrocarbon impacts to soil and the magnitude and extent of the identified groundwater plume beneath the site as well as to the west under Bethel Road SE. Borings B-11, B-12, and B-14 were conducted within the central portion of the groundwater plume to evaluate conditions in the source area. Borings B-1, B-2, B-3, B-4, B-7, B-8, and B-9 were advanced within Bethel Road SE ROW. These seven borings were placed to evaluate the nature and extent of impacted groundwater in the cross and down-gradient directions to the west and southwest. Lastly, borings B-5, B-6, B-10, and B-15 were advanced within the site boundaries to the south of the plume to evaluate the nature and extent of impacted groundwater in the cross-gradient direction to the south. Boring B13 was not completed because of conflicts with underground utilities.

Three soil samples collected from borings B1, B2, and B7 at depths ranging between 20 and 26 feet bgs were analyzed for the presence of GRO, diesel-range organics (DRO), and VOCs including BTEX compounds, EDB, EDC, MTBE, and naphthalene. None of the evaluated analytes were detected at concentrations exceeding the method reporting limits. Groundwater samples collected from borings B3 through B7, B10 through B12, B14, and B15 were also evaluated for the presence of GRO, DRO, and/or VOCs including BTEX compounds, EDB, EDC, MTBE, and naphthalene. GRO were detected groundwater sampled from borings B-12 and B-14 at concentrations of 2,000 µg/L and 1,100 µg/L, respectively. DRO were detected in groundwater sampled from borings B-3, B-6, Duplicate (B-6) and B-14 at concentrations of 140 µg/L, 100 µg/L, 64 µg/L and 710 µg/L, respectively. The concentrations of GRO detected in the B-12 and B-14 groundwater samples and DRO detected in the B-14 sample exceed the MTCA Method A cleanup levels for GRO (800 µg/L) and DRO (500 µg/L) in groundwater.

One or more VOCs were detected in groundwater sampled from borings B-12 and B-14. Benzene was detected at a concentration of 980 µg/L in the groundwater sample from boring B-12. Ethylbenzene was detected at a concentration of 4.2 µg/L in groundwater sampled from boring B-14. Total xylenes were detected in groundwater sampled from borings B-12 and B-14 at concentrations of 9.0 µg/L and 2.2 µg/L,

respectively. The benzene concentration detected in groundwater from boring B-12 exceeds the MTCA Method A cleanup level for benzene (5 µg/L) in groundwater. EDB, EDC, MTBE, and naphthalene were not detected.

Replacement Groundwater Monitoring Wells - MW-108A, MW-109, MW-110, and MW-111

Based on results of the direct-push assessment, new groundwater monitoring wells MW-108A, MW-109, MW-110 and MW-111 (Figure 8) were installed during October 2008 to replace wells (MW-104, MW-106, MW-107, and MW-108) that were inadvertently damaged during 1999 and 2000 site redevelopment activities (i.e., installation of the Fred Meyer branded service station and expansion of adjacent roadways). Specifically, monitoring well MW-108A was installed approximately 6 feet to the north of former well MW-108 and was placed to monitor potential movement of contaminants downgradient and to the south. Monitoring well MW-109 was installed approximately 60 feet to the southeast of former well MW-104 and was placed as an upgradient well to confirm the interpreted eastward extent of the plume boundary. Monitoring well MW-110 was installed approximately 70 feet to the northeast of former well MW-106 and was placed to evaluate plume conditions in the northwestern portion of the site. Lastly, monitoring well MW-111 was installed approximately 38 feet to the west of former well MW-107 and was placed to monitor potential movement of contaminants in the downgradient direction (to the southwest). Depths of the replacement monitoring wells ranged between 30 and 40 feet bgs, with groundwater encountered at depths ranging between 20 and 33 feet bgs.

Four soil samples collected from the newly installed monitoring well borings were analyzed for petroleum hydrocarbon identification by NWTPH-HCID, with a follow-up analysis for GRO and BTEX compounds on the soil sample collected from boring MW-110 at a depth of 20 to 25 feet bgs. GRO were detected in the soil sample at a concentration (300 mg/kg) exceeding the MTCA Method A cleanup level (Figure 9). Benzene was not detected at a concentration exceeding the method detection limit. Toluene (0.85 mg/kg), ethylbenzene (2.0 mg/kg) and total xylenes (5.3 mg/kg) were detected at concentrations less than the respective MTCA Method A cleanup levels.

Groundwater Quality Monitoring - Existing Network and New Monitoring Wells

During January 2009, a third phase of work involved collection of groundwater samples from the four new monitoring (monitoring wells MW-108A, MW-109, MW-110 and MW-111) and two of the pre-existing wells (monitoring wells MW-103 and MW-105). The groundwater samples were analyzed for the presence of GRO and VOCs including BTEX compounds, EDC, EDB, MTBE, and naphthalene. GRO and BTEX

groundwater results are summarized in Figure 10. GRO were detected in groundwater sampled from monitoring well MW-103 and MW-110 at concentrations of 202 µg/L and 10,900 µg/L, respectively. The GRO concentration detected in groundwater sampled from MW-110 exceeds the MTCA Method A cleanup level. BTEX compounds were detected at concentrations less than MTCA Method A Cleanup Levels in groundwater sampled from monitoring wells MW-103 (ethylbenzene at 0.620 µg/L, total xylenes at 4.36), MW-109 (benzene at 1.51 µg/L), and MW-110 (ethylbenzene at 251 µg/L, total xylenes at 938 µg/L). EDB, EDC, MTBE, and naphthalene were not detected in any of the samples at concentrations exceeding the method reporting limits.

Replacement AS/SVE Remediation System Upgrades

Beginning in August 2002, the AS component of the groundwater treatment system became inoperative as a result of damages incurred during construction of the Fred Meyer branded fuel station. The SVE system was operated at a limited capacity during this period. In June 2006, the SVE system became completely inoperative following further damage to its aboveground components.

An assessment of the combined AS/SVE system was conducted during June 2008. Following the assessment, two new SVE blowers, a condensate trap, and two rebuilt AS compressor heads were installed. The AS/SVE systems were reactivated during February 2009. Shortly following system startup, AMEC measured and/or recorded vacuum pressure, air velocity and vapor level (using a PID) in each SVE conveyance line, as well as flow rate in each AS conveyance line. Based on the measured vapor levels and volumetric flow rates, the AS/SVE system was removing volatile petroleum constituents from the subsurface at an average calculated rate of approximately 0.9 pounds per day (lbs/day).

Conclusions

Soil samples from only one boring (monitoring well MW-110) contained GRO at concentrations exceeding the MTCA Method A cleanup level. Monitoring well MW-110 is located at the northwestern corner of the site near the intersection of Bethel Road and Sedgwick Road. The results of soil field screening and chemical testing indicate that a relatively localized area of gasoline-impacted soil remains at an approximate depth of 20 feet bgs within the immediate vicinity of monitoring well boring MW-110 (Figure 9). The analytical results also suggest the edge of the GRO and benzene groundwater plume has been defined with the extent limited to western edge of the site and under what is now Bethel Road SE. The approximate extent and concentrations of GRO and BTEX compounds observed in groundwater during AMEC's 2008/2009 investigations at the site are described in Figure 8. The decreases observed in

concentrations of GRO and BTEX compounds in groundwater from 1999/2000 (Figure 6) to 2008/2009 (Figure 8) indicate operation of the AS/SVE, even at a reduced capacity as a result of damages incurred during construction, resulted in continued reductions of GRO and BTEX concentrations in groundwater beneath the site.

3.6 Additional Groundwater Sampling and Analysis

Additional groundwater sampling and analysis, beyond that associated with the initial assessment and subsequent remedial investigations, have been conducted by Ecology and AMEC in the existing and expanded network of groundwater monitoring wells since the early 1990s. After sampling the initial network of monitoring wells during 1991, Ecology conducted periodic groundwater sampling and analysis in selected wells of the initial monitoring well network during 1993, 1997, and 1998 (Ecology 1998). Beginning in 2000, AMEC initiated regular quarterly groundwater sampling and analysis, with groundwater conditions being monitored in the expanded network and replacement monitoring wells through the fourth quarter 2009 (AMEC, 2000b - 2009).

Overall, a decrease in concentrations of GRO and BTEX compounds has been observed in groundwater beneath the site since the activation of the replacement AS/SVE system during March 2000 and subsequent efforts to restore and reactivate the system 2008/2009. The concentrations of GRO detected in groundwater sampled from monitoring well MW-103 decreased from 47,000 µg/L in March 2000 to levels less than the MTCA Method A cleanup level during four out of the last five quarterly sampling events. Concentrations of GRO, benzene and toluene have also historically been detected at concentrations exceeding the respective MTCA Method A cleanup levels in groundwater sampled from monitoring well MW-105, which is located approximately 30 feet east-southeast of monitoring well MW-103. The detected concentrations of these compounds in monitoring well MW-105, however, have all decreased to levels less than the respective MTCA Method A cleanup levels over the last eight quarterly sampling events. Likewise, the elevated concentrations of GRO and benzene detected in newly installed monitoring wells MW-110 and MW-109, respectively, have also decreased to levels less than the MTCA Method A cleanup levels during recent monitoring events, likely in response to reactivation of the AS/SVE system during February 2009. Naphthalene was last detected at concentrations exceeding the MTCA Method A cleanup level in groundwater sampled from monitoring well MW-103 during 2001 and 2002. The MTCA Method A level for naphthalene is 160 µg/L.

Based on the results of the quarterly groundwater monitoring conducted on site since 2000, the residual impacts to groundwater appear to be limited to a relatively small

area in the vicinity of monitoring wells MW-103 and MW-110. GRO and BTEX compounds have generally not historically been detected in groundwater sampled from downgradient or cross gradient monitoring wells MW-106, MW-107, MW-108, MW-108A, or MW-111. The most recent results of groundwater monitoring conducted during 2009 and 2010, which show the recent downward trend in GRO and BTEX compound concentrations and further restriction of the groundwater plume, are described in Figure 10.

3.7 Summary of Nature and Extent of Contamination

A former Texaco-branded service station operated at the site until September 1988. A release from a UST system associated with the former service station was identified by Ecology during 1990 as the source of petroleum hydrocarbons detected in domestic drinking water supply wells located west of the site. Initial investigations in the vicinity of the source area, near where the UST system was buried showed up to 3 feet of NAPL present on top of groundwater in monitoring well MW-103. Concentrations of GRO and BTEX compounds were detected in soil and groundwater at concentrations exceeding the MTCA Method A cleanup levels (Figures 4 and 5).

In the vicinity of the source area, GRO were detected in soil at concentrations exceeding the MTCA Method A cleanup level and ranging up to 3,700 mg/kg in soil sampled between 7.5 and 17.5 feet bgs in monitoring well borings MW-103 and MW-104. Concentrations of toluene, ethylbenzene, and total xylenes were detected in soil at concentrations ranging up to 19 mg/kg, 33 mg/kg, and 200 mg/kg, respectively. Early concentrations of GRO and benzene detected in groundwater sampled from monitoring well MW-103 ranged up to 22,000 µg/L and 860 µg/L, respectively. Elevated concentrations of GRO (up to 17,000 µg/L) and benzene (up to 2,300 µg/L) were also detected in groundwater sampled from monitoring well MW-1-D, which is located approximately 90 feet south of monitoring well MW-103.

When discovered, the contaminated groundwater plume extended downgradient approximately 500 feet to the southwest. Concentrations of GRO and benzene exceeding the MTCA Method A cleanup levels were detected in groundwater at maximum concentrations of 450 µg/L and 320 µg/L, respectively, in the Tripp residence well, which is located approximately 480 feet from the source area. GRO and benzene were not detected in groundwater sampled from monitoring well MW-101 which is located approximately 100 feet beyond the Tripp residence well. The lateral extent of contamination of the groundwater plume is estimated to range between 300 to 350 feet based on the low detected concentration of GRO (93 µg/L) and absence of BTEX compounds in groundwater sampled from Peterson residence well, along with the absence of both GRO and BTEX compounds in groundwater sampled from

monitoring wells MW-2-S and MW-2-D. The downgradient and lateral extents GRO and benzene in the groundwater plume soon after discovery are depicted in Figure 4.

Interim remedial actions conducted at the site since 1995 included the operation of a free product recovery system and two separate AS/SVE systems. The systems were successful in removing a significant amount of petroleum hydrocarbon mass adsorbed to subsurface soil beneath the site and resulted in substantial reductions in both the extent of the groundwater contaminant plume and the associated concentrations of GRO and BTEX compounds present within the plume (Figures 4, 6, and 8). Measurable free product has not been observed in any borings or monitoring wells at the site since November 1999 when 3 feet of product was measured near the source area in monitoring well MW-103. An absorbent sock was subsequently installed in monitoring well MW-103 to recover any residual free product, although none has since been detected. The detected concentration of GRO in groundwater sampled from monitoring well MW-103 has been reduced by greater than 99% from a maximum observed concentration of 47,000 µg/L during March 2000 to concentrations ranging from 202 µg/L to less than the method reporting limit (80 to 100 µg/L) during four out of the five most recent groundwater monitoring events. GRO and BTEX compounds have not recently been detected in monitoring wells or exploratory borings completed along the western and at locations further downgradient from the source area.

The extent of the groundwater plume has been reduced to an area limited to the northwest corner of the property and bounded by monitoring well MW-110 and boring B-14 to the northwest, monitoring well MW-109 and boring B-12 to the east, and monitoring well MW-103 to the south (Figure 10). Recent groundwater monitoring results suggest the residual concentrations of GRO and BTEX compounds within the plume are generally less than MTCA Method A cleanup levels. However, concentrations of GRO and BTEX compounds in excess of the MTCA Method A cleanup levels may be present in localized areas within the remaining plume and periodically detected as evidenced by the recent detections of GRO at a concentration of 1,320 µg/L in monitoring well MW-103 (January 2010) or benzene at a concentration of 27.40 µg/L in monitoring well MW-109 (June 2009). The periodic detections of GRO and benzene at concentrations exceeding the MTCA Method A cleanup levels may be attributed to fluctuations in the water table and the resulting remobilization of residual contamination trapped in soil at or near the soil/groundwater interface (smear zone). Continued operation of the AS/SVE system is expected to further reduce the residual concentrations of GRO and benzene present in groundwater over time. Based on PID measurements and air flow readings in the SVE exhaust stack, the vapor extraction system is currently removing less than 0.1 pounds per day of VOCs from the site vadose zone. It appears that the SVE system has removed over 1,000 pounds of the more mobile fraction petroleum contamination since startup in 2000. The remaining

contamination is less volatile and more strongly adsorbed to semi-saturated soil located between 18 and 20 feet below ground surface. Therefore, biodegradation has become the dominant factor in treating residual contamination in the smear zone. Dissolved oxygen (DO) levels in groundwater have increased from less than 1 mg/L to approximately 6-8 mg/L in most of the site's monitoring wells since reactivation of the AS system in February 2009. Increased DO levels in groundwater are expected to increase the rate of biodegradation of residual petroleum contamination beneath the site.

3.8 Quality Assurance

Copies of available laboratory analytical reports from remedial investigations and groundwater monitoring reports are presented in Appendix B for soil analytical results and Appendix C for groundwater analytical results. For earlier studies where laboratory analytical reports are not available, such as the initial assessment of soil and groundwater conditions or follow-up groundwater monitoring conducted by Ecology between 1990 and 1998 (Ecology, 1991), available summary tables from the reports were substituted instead. In some instances system details [i.e. air sparge (AS-1 through AS-10) and vapor extraction (VE-1 through VE-5)], were not available for RI report inclusion. Available analytical reports were reviewed by AMEC as part of the remedial investigation or quarterly groundwater monitoring to assess overall data quality. Based on these reviews, the analytical data are of acceptable quality for their intended use.

4.0 POTENTIAL RISKS TO HUMAN HEALTH, NATURAL RESOURCES, AND ECOLOGICAL RECEPTORS

MTCA requires that site conditions be protective of human health, natural resources, and ecological receptors. The data collected during the remedial investigation and interim actions previously summarized provide the information necessary to adequately characterize the nature and extent of contamination currently present at the site and the associated potential exposure to human health and the environment.

4.1 Conceptual Site Model

A conceptual site model (CSM) based on the results of the remedial investigations and interim actions conducted to date is presented in which the physical and chemical data collected for the site are summarized to describe the known sources of contamination, the pathways by which the contaminants are likely to move, and receptors potentially affected by the contaminants present at the site today and as they are reasonably likely in the future. The conceptual site model will serve as a useful tool used during

development of cleanup alternatives which are the subject of the cleanup action plan to be submitted in conjunction with the Feasibility Study.

4.1.1 Hazardous Substances

GRO and related BTEX compounds are the primary COPCs at the site. Low levels of DRO were detected in groundwater sampled from several borings, but these detections are believed to be overlap of weathered GRO into the diesel range. The gasoline additives EDB, EDC, and MTBE were not detected in groundwater collected from the source area or at locations down gradient and cross gradient from the source area, however the laboratory detection limits were not sufficient to determine if EDB is present or not at the Site. EDB will have to be monitored during compliance monitoring to make a final determination. Naphthalene has not been detected in groundwater at concentrations exceeding the MTCA Method A cleanup level since 2002.

4.1.2 Contaminant Sources

There are no continuing sources of hazardous substance releases. All existing contamination appears to be derived from the historical Texaco UST system. The Texaco service station reportedly closed during September 1988, and its UST system removed from the site in December 1988. Results of tank tightness tests and leak detection monitoring well samples collected at the BP Mini-Mart, located across S.E. Sedgwick Road, and generally upgradient from the site, indicated the BP Mini-Mart was not a source of the identified contaminated groundwater plume. Other potential off-site sources (i.e., heating oil USTs, septic drain fields, potential asbestos and lead containing buildings, and other garbage and debris) identified during Phase II ESA activities for parcels eventually redeveloped into the existing Fred Meyer store do not extend on to the site and are not considered sources of the identified groundwater contamination plume.

4.1.3 Contaminated Media

Contaminated media at the site include soil and groundwater. The interim actions undertaken at the site were successful in removing LNAPL from the site and substantial reductions of concentrations of GRO and BTEX compounds in soil and groundwater. The extent of the groundwater plume has been reduced to an area limited to the northwest corner of the property where concentrations of GRO, DRO and BTEX in groundwater are generally less than MTCA Method A cleanup levels. The periodic detections of GRO, DRO and BTEX compounds (particularly benzene) at concentrations exceeding the MTCA Method A cleanup levels are attributed to

fluctuations in the water table and subsequent remobilization of residual contamination trapped in soil at depths at or near the soil/groundwater interface. See cleanup standards below, especially the point of compliance for soils via the leaching pathway.

4.1.4 Actual and Potential Exposure Pathways and Receptors

The Conceptual Site Model (CSM) consists of potentially complete exposure routes for current receptors including the incidental ingestion of, dermal contact with, and/or inhalation of volatiles in affected soil or groundwater by construction/excavation workers identified as current or future potential receptors.

Soil

Cleanup Levels:

Groundwater at this Site has been impacted by the identified releases; therefore soil cleanup levels based on leaching (protection of groundwater) are appropriate. To establish soil concentrations protective of groundwater MTCA Method A cleanup levels were selected.

The Site does not meet the MTCA definition of an industrial property; therefore soil cleanup levels suitable for unrestricted land use will also need to be considered. For unrestricted land use, the soil cleanup level is based on the direct contact pathway and residential use. Again MTCA Method A levels were selected for this Site.

Points of Compliance:

The point of compliance based on the protection of groundwater is Site wide throughout the soil profile and may extend below the water table. For soil cleanup levels based on direct contact, the point of compliance is defined as throughout the Site from the ground surface to fifteen feet below the ground surface.

Groundwater

Cleanup Levels:

The groundwater at the Site is classified as potable to protect drinking water beneficial uses. Method A cleanup levels for potable groundwater were selected for this Site. Note: Method A groundwater cleanup levels will be protective of any other exposure pathway.

Point of Compliance:

The standard point of compliance for groundwater is throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest depth which could potentially be affected.

Additional consideration to off-Site receptors was evaluated in November 1999 when utility cutoff collars were installed down gradient of the subject property, as described in the Environmental Activities during Sewer Line Construction report (AGRA 1999). Stormwater is collected through catch basins and piped into the municipal storm sewer located beneath SE Sedgwick and Bethel Road. Stormwater drainage on the roadway and sidewalk portions of the subject property is conveyed through pipes and/or ditch before entering a storm detention pond located south of the Site.

No known areas of particular environmental value, such as wetlands or critical habitat, are present at the Site. The simplified terrestrial ecological evaluation concluded for the Site indicated that no adverse affects are realized to the off-Site habitat quality or other urban wildlife species.

4.2 Natural Resources and Ecological Receptors

The property is currently occupied by a Fred Meyer-branded service station, portions of Bethel Road and SE Sedgwick Road, and associated sidewalks and landscaping. The service station primarily consists of several lanes for fueling automobiles, an overhead canopy, and a relatively small building used by the fueling attendants. With the exception of narrow strips of landscaping along the roadways, the entire site is paved. Land surrounding the property is developed and utilized for a combination of commercial/industrial and residential purposes.

Stormwater is collected through catch basins and piped into the municipal storm sewer located beneath SE Sedgwick and Bethel Road. Stormwater drainage on the roadway and sidewalk portions of the site is likely to municipal collection points. Not true visit during a storm.

No know areas of particular environmental value, such as wetlands or critical habitat, are present at the site. A formal terrestrial ecological evaluation has not been conducted at the site; however, based on the existing site conditions, the habitat quality at the site is assumed to be low, and the site is unlikely to attract wildlife other than birds flying overhead or other urban wildlife species.

5.0 CONCLUSIONS AND RECOMMENDATIONS

A former Texaco-branded service station operated at the site until 1988. A release of petroleum hydrocarbons (gasoline) from a UST system associated with the former

Texaco service station is the source of a groundwater contaminant plume that, at the time of discovery during 1990, extended from the property to neighboring residential properties and domestic water supply wells as far as 480 feet to the southwest. Since discovery of petroleum hydrocarbons in the residential wells, sufficient remedial investigations have been conducted to adequately characterize the nature and extent of the release. Interim remedial actions conducted at the site since 1995, including the operation of a free product recovery system and two separate AS/SVE systems, have been successful in removing free product from the site and substantially reducing the extent of groundwater contaminant plume and the magnitude of gasoline-related contaminants present within the plume and in soil near in the vicinity of the source area.

Results of quarterly groundwater monitoring confirm the extent of the groundwater plume has been reduced to a relatively small area limited to the northwest corner of the site. COPCs (GRO, DRO and BTEX compounds) in groundwater have generally been reduced to concentrations less than MTCA Method A cleanup levels in recent monitoring events. However, COPC concentrations in excess of the MTCA Method A cleanup levels may still be present in localized areas within the remaining plume as evidenced by the recent detections of GRO, DRO and benzene in groundwater sampled from monitoring wells near the source area. The periodic detection of COPCs at concentrations exceeding the MTCA Method A cleanup levels during recent monitoring events is attributed to remobilization of residual COPCs trapped in deep soil (15 to 25 feet bgs) within a smear zone created by fluctuation of the groundwater elevation.

Current and reasonably likely future land use at the property is commercial/industrial, although it is possible that future use could involve redevelopment of the property as a residential property. Current and future receptors likely include on-property occupational workers and construction/excavation workers involved with landscaping, maintenance, construction, or excavation activities. Off-site receptors are not likely to be affected since the extent of contaminated soil and groundwater is limited to on-property. Potentially complete exposure routes for current receptors include incidental ingestion of, dermal contact with, and/or inhalation of volatiles in affected soil or groundwater by construction/excavation workers. For future receptors, potentially complete exposure routes includes these routes, as well as inhalation of volatiles in indoor air by future residential and occupational receptors should the site undergo redevelopment. There are no known significant natural resources present at the site. Based on the existing site conditions, the habitat quality at the site is characterized as being low and unlikely to attract and sustain wildlife other than typical urban wildlife species. Continued operation of the AS/SVE system is recommended until concentrations of COPCs remaining in the groundwater plume beneath the site are

reduced to levels less than the MTCA Method A cleanup levels. Operation of the AS/SVE system, and the associated reductions in residual COPC concentrations in soil and groundwater, will also reduce potential risks to current and future receptors that may come into contact with site soil and groundwater. Cleanup to the MTCA Method A cleanup levels will allow for unrestricted site use in the future and no further actions necessary to ensure protection of human health and the environment.

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Bethel Texaco
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Bethel Texaco
1900 SE Sedgwick Road, Port Orchard, Washington
FSID #2614
Remedial Investigation Report

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Bethel Texaco
1900 SE Sedgwick Road, Port Orchard, Washington
FSID #2614
Remedial Investigation Report

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Bethel Texaco
1900 SE Sedgwick Road, Port Orchard, Washington
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Bethel Texaco, 1900 SE Sedgwick Road
Port Orchard, Washington
FSID 2614



DEPARTMENT OF
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State of Washington

Feasibility Study and Cleanup Action Plan

Bethel Texaco
1900 SE Sedgwick Road
Port Orchard, Washington
FSID 2614

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Feasibility Study and Cleanup Action Plan

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1900 SE Sedgwick Road
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Feasibility Study and Cleanup Action Plan
Bethel Texaco
1900 SE Sedgwick Road, Port Orchard, Washington
FSID #2614

Table of Contents

	<u>Page</u>
1.0 INTRODUCTION.....	1
1.1 Purpose.....	1
1.2 Report Organization.....	1
2.0 SUMMARY OF SITE CONDITIONS.....	2
2.1 Site Description.....	2
2.2 Site Background.....	2
2.3 Conceptual Site Model.....	5
3.0 CLEANUP REQUIREMENTS.....	6
3.1 Human Health and Environmental Concerns.....	7
3.2 Indicator Hazardous Substances.....	7
3.3 Cleanup Levels.....	8
3.4 Points of Compliance.....	8
3.5 Remedial Action Objectives.....	9
3.6 Applicable Regulatory Requirements.....	9
4.0 REMEDIAL ALTERNATIVES CONSIDERED.....	11
4.1 Data Gaps.....	12
4.2 Identification and Development of Cleanup Alternatives.....	13
4.2.1 Alternative 1 - No Action (Hypothetical).....	15
4.2.2 Alternative 2 - SVE and GWE (Hypothetical).....	15
4.2.3 Alternative 3 - AS/SVE (Implemented).....	16
4.2.4 Alternative 4 - Excavation of Hot Spot Soils and ISCO of Impacted Groundwater (Hypothetical).....	16
4.3 Detailed Evaluation of Cleanup Action Alternatives.....	17
4.3.1 Evaluation Criteria.....	17
5.0 SELECTED SITE CLEANUP ACTION.....	19
6.0 CLEANUP ACTION IMPLEMENTATION AND PERFORMANCE MONITORING.....	19
6.1 Implementation of the Selected Cleanup Action.....	20
6.2 Compliance Monitoring.....	21
6.2.1 Protection Monitoring (Completed).....	22
6.2.2 Performance Monitoring (Ongoing).....	22
6.2.3 Confirmation (Post-Remediation) Monitoring (Pending).....	25
7.0 IMPLEMENTATION SCHEDULE.....	25
REFERENCES.....	26

Feasibility Study and Cleanup Action Plan
Bethel Texaco
1900 SE Sedgwick Road, Port Orchard, Washington
FSID #2614

List of Tables

Table 1	Screening Levels
Table 2	Qualitative Evaluation of Remedial Technologies
Table 3	Remedial Alternative Descriptions
Table 4	Remedial Alternative Final Screen

List of Figures

Figure 1	Site Location Map
Figure 2	Site Plan and Site Features
Figure 3	Approximate Groundwater Plume Extent 1998 - 2001 (GRO and BTEX) Select Values
Figure 4	GRO and BTEX Concentrations in Soil 1999

Appendices

Appendix A	Definitions of Evaluation Criteria
Appendix B	Table B-1 - Remedial Alternative Cost Summary

1.0 INTRODUCTION

This Cleanup Action Plan (CAP) has been prepared for the former Bethel Texaco, now known as the Fred Meyer Property Port Orchard fueling station located at the southeastern corner of the intersection of SE Sedgwick Road and Bethel Road SE in Port Orchard, Washington (Figure 1). A leak from an underground storage tank (UST) system at the former Texaco-branded service station which operated at the subject property until 1988 is responsible for petroleum hydrocarbon impacts to soil and groundwater at the property and adjacent parcels located to the southwest, and are collectively referred to as the Site.

1.1 Purpose

The purpose of this CAP is to present the approach for the remediation of petroleum contaminated soil and groundwater. Remedial measures for the impacted media were evaluated for the most feasible remedy. Following a brief evaluation of suitable remedies, the recommended remedial action is described in detail. Work activities described in this CAP were designed to reduce human health and ecological risks associated with the petroleum contaminated soil and groundwater to within acceptable levels and allow for future uses of the Site without further environmental concerns.

1.2 Report Organization

This document presents a brief background of the Site, findings of the remedial investigation (RI), remedial alternatives considered, remedial action objectives (RAOs) and performance criteria, implementation of the selected alternative, and monitoring. Individual sections of the report are as follows:

- Section 1 - Introduction
- Section 2 - Summary of Site Conditions
- Section 3 - Cleanup Requirements
- Section 4 - Remedial Alternatives Considered
- Section 5 - Selected Site Cleanup Alternatives
- Section 6 - Cleanup Action Implementation and Performance Monitoring
- Section 7 - Implementation Schedule

2.0 SUMMARY OF SITE CONDITIONS

This section presents a summary of the Site conditions as described in the RI Report, (AMEC, 2009a).

2.1 Subject Property and Site Description

The Fred Meyer property is located at the southeast corner of the intersection of Sedgwick Road S.E. and Bethel Road S.E. in Port Orchard, Washington (Figure 1). The Leaking Underground Storage Tank (LUST) number assigned by the Washington Department of Ecology (Ecology) for the Site is #200122.

For the purposes of this report, the property consists of an approximately 0.58-acre portion (designated "Pad C" by Fred Meyer) of a larger Fred Meyer Store. The property is bounded by the northwest entrance driveway to the Fred Meyer Store to the south, the Bethel Road SE and SE Sedgwick Road right-of-ways (ROWs) to the west and north, respectively and by the Fred Meyer Store parking lot to the east (Figure 2). The subject property is located in the N.W. 1/4 of the N.W. 1/4 of Section 12, Township 23 North, Range 1 East, Willamette Meridian.

The subject property and full lateral extent of historical petroleum hydrocarbon impacts to soil and groundwater encountered at the property and adjacent parcels located to the southwest are collectively referred to as the Site. The Site is characterized by residential and commercial properties, open fields and wooded areas. A BP branded gasoline service station is located across SE Sedgwick Road to the north of the subject property and a Chevron branded service station is located to the northwest across the intersection of SE Sedgwick Road and Bethel Road SE.

2.2 Site Background

The Site has been under investigation and remediation for soil and groundwater contamination since June 1990, at which time Ecology detected elevated levels of gasoline constituents in domestic drinking water wells located down gradient of the subject property. The soil and groundwater contamination was attributed to a historic release from an underground storage tank (UST) system associated with a Texaco service station formerly located on the subject property. In August 1991, Ecology conducted a groundwater contamination assessment at the subject property and adjacent properties to the south. The assessment included the sampling of domestic drinking water wells in the Site and the installation of eight monitoring wells (MW-1D, MW-1S, MW-2D, MW-2S, MW-101, MW-102, MW-103, and MW-104) to collect soil and groundwater samples. Assessment results indicated benzene, toluene,

Feasibility Study and Cleanup Action Plan
Bethel Texaco
1900 SE Sedgwick Road, Port Orchard, Washington
FSID #2614

ethylbenzene, and total xylenes (BTEX) and gasoline-range organics (GRO) in soil and groundwater at concentrations above Ecology's Model Toxics Control Act (MTCA) Method A cleanup levels. Benzene and total xylenes were also detected at elevated concentrations in two nearby domestic drinking water wells. Ecology reported the presence of light non-aqueous phase liquid (LNAPL) in on-Site monitoring wells. The likely source of the groundwater contamination plume was identified as a historical release from a UST system associated with a Texaco branded service station formerly located on the subject property.

An on-Site remediation system installed by Ecology operated from July 1995 through April 1998 (Ecology, 1998). The remediation system consisted of a LNAPL recovery system, a soil vapor extraction (SVE) system, an air-sparging (AS) unit, an off-gas vapor treatment unit, and a mechanism to inject hydrogen peroxide into groundwater. Ecology reported its remediation system recovered a total of approximately 19 gallons of LNAPL and approximately 4,600 pounds of petroleum hydrocarbon vapors from the Site's subsurface between 1995 and 1998. All LNAPL reportedly had been removed prior to system(s) deactivation in April 1998. Ecology stated that the groundwater plume was restricted to the subject property in the vicinity of monitoring well MW-103 and that gasoline in groundwater at the domestic drinking water wells had decreased steadily since initiation of the remediation system.

GN Northern conducted a Phase I Environmental Site Assessment (ESA) of the subject and surrounding properties in October 1998. Based on its results, GN Northern conducted a limited Phase II ESA in January 1999, to assess the potential for subsurface contamination in the vicinity of suspected heating oil UST locations at the subject property. Phase II ESA assessment results indicated that gasoline remained in soils and groundwater in the vicinity of the former Texaco service station at concentrations exceeding MTCA Method A cleanup levels. A soil and groundwater assessment was conducted southeast from the subject property, in the vicinity of the suspected heating oil UST locations, revealed evidence of minor soil and groundwater contamination, none of which appeared to extend on to the Site. At the request of Fred Meyer, AMEC conducted a subsurface assessment at the subject property in the vicinity of the former Texaco service station in June 1999, during the initial stages of the construction of a new Fred Meyer store. The assessment involved the completion of six direct-push soil borings (BH-20 through BH-25), six vapor test wells (VP-1 through VP-6), and four groundwater monitoring wells (MW-105 through MW-108). Following feasibility testing, AMEC designed and assisted in the installation of a new AS/SVE system, which was activated in March 2000 (AMEC, 2000a). During a Site visit in June 1999, approximately 1 liter of LNAPL as GRO was removed from monitoring well MW-103 by hand bailing. Measurable LNAPL was encountered in monitoring well MW-103 in August and November 1999, at thicknesses of 0.02 and

Feasibility Study and Cleanup Action Plan
Bethel Texaco
1900 SE Sedgwick Road, Port Orchard, Washington
FSID #2614

0.03 feet, respectively. An absorbent sock was installed in this well to remove remaining LNAPL.

From August 1999 through March 2000, three Ecology monitoring wells (MW-1-S, MW-1-D, and MW-104) were destroyed during construction activities on the subject property. In addition, AMEC decommissioned Ecology's remediation system in September 1999, and four Ecology AS wells (SP-1 through SP-4) in November 1999. From March through June 2001, three more monitoring wells (MW-106, MW-107, and MW-108) were destroyed during construction of the Fred Meyer retail fueling center and adjacent Bethel Road paving work. From June 2001 through September 2008, only monitoring wells MW-103 and MW-105 remained and were monitored as compliance points on a quarterly basis. In October 2008, four replacement groundwater monitoring wells (monitoring wells MW-108A, MW-109, MW-110, and MW-111) were installed to complete the Site's compliance monitoring point network (Figure 2).

The current *in-situ* AS/SVE remediation system at the subject property was installed from November 1, 1999 through January 26, 2000, and was activated on March 1, 2000. The system consists of 10 AS wells (AS-1 through AS-10), 5 new SVE wells (VES-1 through VES-5), and an aboveground compound. The in-place components of the system were installed throughout the area of expected soil and groundwater impact (the western portion of Pad C and the eastern edge of Bethel Road S.E.). Five of the AS wells and three of the SVE wells were installed vertically, with the remaining AS and SVE wells installed at an angle of approximately 45° from vertical (Figure 2). The aboveground compound controls and monitors all of the AS and SVE wells, the SVE air stream, and the SVE filter system. The SVE exhaust stream flows through a primary and secondary granular activated carbon (GAC) filter array prior to discharging into the atmosphere.

The near-surface soils in this vicinity generally consist of Vashon-age deposits. The hydrogeologic units typically consist of the shallow aquifer (Qvr), the Vashon till (Qvt) confining unit, and the Vashon aquifer (Qva). These units are commonly heterogeneous and locally discontinuous; Kahle (1998) provides the following descriptions and ranges of unit thickness typically found in areas of Kitsap County:

- Shallow aquifer (Qvr) – This discontinuous unconfined aquifer consists of sand, gravel, and silt and generally ranges from about 10 to 40 ft in thickness (with an average of 25 ft), where encountered. It is composed mostly of recessional outwash, but may include younger stream, beach, or landslide deposits.
- Vashon till confining unit (Qvt) – This low-permeability unit consists of compacted and poorly sorted silt, sand and gravel, although it may contain local water-bearing

lenses of sand and gravel. This unit generally ranges from about 10 to 100-ft in thickness, with an average encountered thickness of 45 ft.

- Vashon aquifer (Qva) – This aquifer consists of well-sorted sand or sand and gravel, with lenses of silt and clay. Most of the unit is unconfined; however, it is confined locally where it is fully saturated and overlain by till. The unit typically ranges from about 20 to 200 ft in thickness, with an average encountered thickness of about 100 ft. Most of the wells in the area tap this aquifer.

Shallow groundwater in the vicinity of the Site generally is encountered at depths of less than 30 feet below ground surface (bgs). Measurements conducted by AMEC at the Site from July 1999 through January 2010, indicate shallow groundwater fluctuates between 15 and 25 feet bgs. Groundwater flow at the Site is expected to be directed towards the southwest, towards an unnamed tributary of Blackjack Creek.

The hydraulic gradient observed between Site monitoring wells MW-109 and MW-111 is typically 0.10 vertical feet per lateral foot (ft/ft) based upon data collected in January 2010 (AMEC, 2010). The average hydraulic conductivity in the shallow fill varies between 0.04 and 100 ft/day (Thomas et. al. 1997).

2.3 Conceptual Site Model

The Conceptual Site Model (CSM) consists of potentially complete exposure routes for current receptors including the incidental ingestion of, dermal contact with, and/or inhalation of volatiles in affected soil or groundwater by construction/excavation workers identified as current or future potential receptors.

Soil

Cleanup Levels:

Groundwater at this Site has been impacted by the identified releases; therefore soil cleanup levels based on leaching (protection of groundwater) are appropriate. To establish soil concentrations protective of groundwater MTCA Method A cleanup levels were selected.

The Site does not meet the MTCA definition of an industrial property; therefore soil cleanup levels suitable for unrestricted land use will also need to be considered. For unrestricted land use, the soil cleanup level is based on the direct contact pathway and residential use. Again MTCA Method A levels were selected for this Site.

Points of Compliance:

The point of compliance based on the protection of groundwater is Site wide throughout the soil profile and may extend below the water table. For soil cleanup levels based on direct contact, the point of compliance is defined as throughout the Site from the ground surface to fifteen feet below the ground surface.

Groundwater

Cleanup Levels:

The groundwater at the Site is classified as potable to protect drinking water beneficial uses. Method A cleanup levels for potable groundwater were selected for this Site. Note: Method A groundwater cleanup levels will be protective of any other exposure pathway.

Point of Compliance:

The standard point of compliance for groundwater is throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest depth which could potentially be affected.

Additional consideration to off-Site receptors was evaluated in November 1999 when utility cutoff collars were installed down gradient of the subject property, as described in the Environmental Activities during Sewer Line Construction report (AGRA 1999). Stormwater is collected through catch basins and piped into the municipal storm sewer located beneath SE Sedgwick and Bethel Road. Stormwater drainage on the roadway and sidewalk portions of the subject property is conveyed through pipes and/or ditch before entering a storm detention pond located south of the Site.

No known areas of particular environmental value, such as wetlands or critical habitat, are present at the Site. The simplified terrestrial ecological evaluation concluded for the Site indicated that no adverse affects are realized to the off-Site habitat quality or other urban wildlife species.

A description of the CSM and receptors potentially affected by residual contamination is provided in the RI Report.

3.0 CLEANUP REQUIREMENTS

This section presents a summary of the Site conditions as described in the RI Report, (AMEC 2010). The MTCA cleanup regulations provide that a cleanup action must comply with cleanup levels for identified COPCs, points of compliance, and applicable or regulatory requirements, based on federal and state laws (WAC 173-340-710).

Method A criteria was selected since the Site was subject to relatively routine cleanup actions based upon relatively few hazardous substances. The Site cleanup levels, points of compliance, and the applicable regulatory requirements for the selected cleanup remedy are briefly summarized in the following sections.

3.1 Human Health and Environmental Concerns

The COPCs at the Site may present a hazard to utility or construction workers who may come into contact with the petroleum-impacted soil and/or groundwater during any deep earth-disturbing activity. Potential exposure concerns also include direct contact with soil during use of the Site for residential uses and use of the groundwater for drinking water. Although there aren't any future development activities anticipated at the subject property, these activities could expose people to unsafe levels of the Site contaminants. Cleanup actions that meet MTCA Method A cleanup standards will address these potential exposure scenarios.

3.2 Indicator Hazardous Substances

Under MTCA, "indicator hazardous substances" means the subset of hazardous substances present at a Site for monitoring and analysis during any phase of remedial action for the purpose of characterizing the Site or establishing cleanup requirements for that Site. Ecology may eliminate consideration of those hazardous substances that contribute a small percentage of the overall threat to human health and the environment at a Site that is contaminated with a relatively large number of COPCs (WAC 173-340-703). The remaining COPCs can then serve as indicator hazardous substances for purposes of defining Site cleanup requirements.

GRO and related BTEX compounds are the primary COPCs at the Site. Low levels of DRO were detected in groundwater sampled from several borings, but these detections appear to be overlap of weathered GRO into the diesel range. The gasoline additives EDB, EDC, and MTBE were not detected in groundwater collected from the source area or at locations down gradient and cross gradient from the source area, however the laboratory detection limits were not sufficient to determine if EDB is present or not at the Site. EDB will have to be monitored during compliance monitoring to make a final determination. Naphthalene has not been detected in groundwater at concentrations exceeding the MTCA Method A cleanup level since 2002. In general, GRO and BTEX have been used as the indicator hazardous substances in subsurface soil and groundwater beneath the Site. Additional compliance monitoring may be required for DRO and other constituents, consistent with the monitoring requirements listed in MTCA Table 830-1.

3.3 Cleanup Levels

Cleanup standards consist of 1) cleanup levels that are protective of human health and the environment; and 2) the point of compliance at which the cleanup levels must be met. To eliminate receptor exposure to COPCs during Site development activities and to protect the soil and groundwater, the cleanup levels under MTCA Method A for unrestricted use were selected for the Site COPCs.

The primary COPCs identified at the Site include GRO and BTEX. While these contaminants may not represent the total hazard from this Site, treatment to MTCA Method A cleanup standards will include the removal of the other petroleum-related compounds. Historical and current chemical analytical test results for soil and groundwater are summarized in the RI Report (AMEC, 2010). Table 1 presents the list of COPCs and the associated MTCA Method A cleanup levels.

3.4 Points of Compliance

Under MTCA, the point of compliance is the point or location on a Site where the cleanup levels must be attained. In accordance with WAC 173-340-740(6)(d) and WAC 173-340-7490(4)(b), the standard point of compliance for the soil and groundwater cleanup levels is shown in Table 1. As indicated above for soil, the point of compliance based on the protection of groundwater (leaching) is Site-wide throughout the soil profile and may extend below the water table. For soil cleanup levels based on direct contact (both human and ecologic species), the point of compliance is defined as throughout the Site from the ground surface to 15 feet below the ground surface. The most stringent level is used. In this case the Method A level would be throughout the soil profile.

For groundwater the standard point of compliance is throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest depth which could potentially be affected. The extent of the groundwater plume has been reduced to an area limited to the northwest corner of the property where concentrations of GRO and BTEX in groundwater are generally less than MTCA Method A cleanup levels. The periodic detections of GRO and BTEX compounds (particularly benzene) at concentrations exceeding the MTCA Method A cleanup levels are attributed to fluctuations in the water table and subsequent remobilization of residual contamination trapped in soil at depths at or near the vadose zone/groundwater interface. Down gradient monitoring wells MW-108A and MW-111, located within the Bethel Road SE ROW, serve as off-property monitoring points.

3.5 Remedial Action Objectives

The overall remedial action objective (RAO) is to protect human health and the environment. RAOs form the basis for developing and evaluating remedial actions because the selected remedy must meet Site-specific RAOs.

The purpose of the following abbreviated FS portion of the CAP is to evaluate cleanup alternatives and technologies according to MTCA rules contained in WAC 173-340-360. Included in MTCA are minimum criteria for cleanup alternatives, preference for permanent cleanup alternative, and the process for making these decisions.

The RAOs consist of:

- Protect current and future residential exposure to soil contaminants.
- Protect current and future beneficial use of groundwater, by attaining groundwater cleanup levels.
- Attain cleanup levels and within a reasonable time frame.
- Continue to operate to implement the interim remedial action measure to meet the cleanup levels indicated or until IRAM is no longer effectively achieving progress towards cleanup and final selected remedial action is approved and implemented.
- Attain TPH cleanup levels in soil and groundwater at the Site.

The remedial objectives can be achieved by eliminating or mitigating exposure pathways to humans and by eliminating or reducing petroleum hydrocarbon concentrations in Site soil and groundwater.

3.6 Applicable Regulatory Requirements

In addition to the cleanup standards developed through the MTCA process, other regulatory requirements must be considered in the selection and implementation of the cleanup action. MTCA requires the cleanup standards to be "at least as stringent as all applicable state and federal laws" [WAC 173-340-700(6)(a)]. Besides establishing minimum requirements for cleanup standards, applicable federal, state, and local laws and ordinances may also impose certain technical and procedural requirements for performing cleanup actions. These requirements are described in WAC 173-340-710.

The following regulations apply to the soil and groundwater media at the Site, the health and safety of workers conducting cleanup actions at the Site, and the wastes generated by the cleanup action:

Feasibility Study and Cleanup Action Plan
Bethel Texaco
1900 SE Sedgwick Road, Port Orchard, Washington
FSID #2614

- The final disposition of the petroleum-impacted soil originating from the Site will be evaluated using Ecology's Guidance for Remediation of Petroleum Contaminated Soils under WAC 173-340 and -360 (1995).
- The Department of Labor has published final rules (29 CFR Part 1910.120, March 6, 1990) that amend the existing Occupational Safety and Health Administration (OSHA) standards for hazardous waste operations and emergency response. Within the State of Washington, these requirements are addressed in WAC 296-843, Hazardous Waste Operations. These regulations apply to the activities to be performed at this Site as remediation, or cleanup, under the Federal Resource Conservation and Recovery Act of 1976 and/or the MTCA. The protocols described in a health and safety plan are designed to ensure compliance with state and federal regulations governing worker safety on hazardous waste sites, and the protection monitoring requirements of the MTCA found at WAC Chapter 173-340-410.
- The Port Orchard Municipal Code Title 16, "Land Use Regulatory Code" is required for any development and building permitting at the Site.
- Water Quality - The federal Water Pollution Control Act (a.k.a., the Clean Water Act [CWA]) created programs for permitting wastewater discharges to surface water or to publicly owned treatment works (POTWs). Related Washington regulations are found in WAC 173-220. Discharge of wastewater, such as condensate from a SVE system, to a POTW is considered an off-Site activity. Remedial responses including discharges to a POTW must comply with National Pretreatment Program regulations as well as local POTW requirements. Recovered groundwater is not currently discharged to the local POTW, but it is considered later in this report as a potential remedial technology component of remedial action alternatives. Through the Underground Injection Control (UIC) program, Safe Drinking Water regulations also control the discharge of water, such as treatment solutions, into aquifers. Washington UIC regulations are found in WAC 173-218.
- Air Quality - Applicable for Site excavation work that could generate dust. Controls would need to be in place during construction (e.g., wetting or covering exposed soils and stockpiles), as necessary, to meet the substantive restrictions on off-Site transport of airborne particulates by the local agency. In addition, regardless of whether any VOCs are emitted during treatment, air quality must be considered in accordance with the 1990 Amendments to the Federal Clean Air Act 40 CFR part 70 and Washington Clean Air Act contained in WAC Chapter 173-401.
- General Environment - SEPA applies to cleanup actions that may affect the environment. MTCA cleanup actions are not exempt from SEPA procedures and

Ecology is required to use a SEPA checklist to determine if a proposed cleanup action will or will not have a significant adverse impact on the environment. If Ecology determines that there is no impact, Ecology issues a Determination of Nonsignificance (DNS) or a mitigated DNS with conditions.

- Monitoring Well Network - Ecology enforces rules for the construction, maintenance, and abandonment of monitoring and other types of wells in Washington (WAC 173-160), including injection wells.

4.0 REMEDIAL ALTERNATIVES CONSIDERED

This section summarizes the cleanup technologies and alternatives considered, and the basis for selection of the site-wide remedy. For the purposes of evaluating the Site-wide remedial strategy, each of the technologies were considered individually, assuming full-scale implementation of the remedial alternative in year 1998; since that was the time period in which the original remediation system was destroyed and the magnitude and extent of impacted soil and groundwater defined. It should be noted, however, that an IRAM system, consisting of an AS and SVE system has been operating periodically at the Site since year 2000. Figures 3 and 4 depict the extent of the groundwater and soil contamination during the time-frame that remedial action was implemented at the Site, as a basis for comparison between all remedial technologies.

Several remedial alternatives are possible for soil treatment and/or groundwater treatment at the Site. Specific technologies identified for impacted soil include the following:

- Monitored Natural Attenuation (MNA);
- Low-permeability cap;
- Excavation and landfill disposal;
- Excavation and volatilization treatment;
- Excavation and biological treatment;
- Excavation and thermal treatment;
- Excavation and soil washing;
- Excavation and chemical treatment;
- In-situ soil vapor extraction (SVE);
- In-situ biological treatment;

Feasibility Study and Cleanup Action Plan
Bethel Texaco
1900 SE Sedgwick Road, Port Orchard, Washington
FSID #2614

- In-situ recirculating bioremediation wells;
- In-situ soil flushing;
- In-situ thermally enhanced sparging; and
- In-situ chemical treatment.

The technologies identified for initial screening evaluation for groundwater consisted of the following:

- Monitored Natural Attenuation;
- Institutional controls and groundwater monitoring;
- Containment - vertical barriers;
- Groundwater recovery and treatment using horizontal well(s);
- Groundwater recovery and treatment using trench(es);
- Dual phase extraction;
- Biological treatment using ORC® to increase dissolved oxygen (DO);
- In-situ air sparging (AS);
- In-situ steam flushing;
- In-situ passive treatment - reactive walls; and
- In-situ chemical oxidation (ISCO) treatment.

Other secondary technologies and engineering controls, such as utility cut-off collars, were evaluated for the Site to specifically address secondary impacts related to soil and groundwater treatment. Several of the technologies identified for soil, groundwater, and specific engineering controls are not suitable to meet the Site-specific RAO's. Also, limited Site characterization information was available to evaluate all of the above technologies. Therefore, these technologies were not included in the next steps required to identify a cleanup alternative for the Site. The following section describes site-specific data gaps and also describes additional details of technology retention.

4.1 Data Gaps

Data gaps exist which may be a limiting factor in evaluation of remedial technologies. The following are examples of data gaps specific to the Site:

- The contaminant release mechanism from the UST system is unknown (i.e., quantity, time, and duration).
- Density and mobility of free product that was known to be present at the Site in the 1990's.
- Soil parameters that would affect bioremediation or chemical injection, such as soil oxidant demand, presence of petroleum degrading colonies, and mineral content of soil.
- Aquifer parameters that would affect pumping or injection-related technologies, such as hydraulic conductivity.

Consideration of these data gaps were used in the selection and screening of the cleanup action alternatives presented herein. Subsequently, the removal of the contaminant source (i.e., former Texaco UST system and LNAPL) was considered paramount in restoring subsurface conditions to levels protective of human health and the environment. In addition, the frequency and duration of post-cleanup action monitored natural attenuation are based on experience and professional judgment. This effort attempted to strike a balance between reasonably conservative and optimistic assumptions.

4.2 Identification and Development of Cleanup Alternatives

Cleanup technologies identified to address the site-specific RAO identified above are presented in Table 2. Each of the technologies identified in Table 2 were qualitatively assessed for effectiveness, implementability, and reasonableness of cost to identify which of the technologies to retain for further analysis. These preliminary screening factors are described in Appendix A. Based on specific advantages, the following technologies were retained:

General Response Actions

- No Action
- Activity Restrictions
- Utility Cut-off collars

Petroleum Free Product

- Product Skimming
- Excavation

Petroleum Impacted Soil

- Excavation
- Soil Vapor Extraction (SVE)

Petroleum Contaminated Groundwater

- Groundwater Extraction with Ex-Situ Treatment (GWE)
- Air Sparging (AS) with SVE
- Monitored Natural Attenuation (MNA)
- Oxidant Injection with Iron Activated Sodium Persulfate

The retained technologies were assembled into three separate cleanup action alternatives (Alternative No. 2 through No. 4) that include combinations of the retained technologies. Alternative No. 1 (No Action) was included for purposes of comparison and does not constitute a cleanup action to unrestricted MTCA Method A cleanup levels. Cleanup action alternatives were identified by arranging the retained components into sequential treatment approaches designed to achieve cleanup standards. In general, the order of selected alternatives ranks from least likely to meet the site-specific RAO within a reasonable time frame (i.e., Alternative No. 1 - No Action) to most likely and permanent action (i.e., Alternative No. 4 - Physical Destruction of Groundwater COPCs and Removal of All Accessible Petroleum-Impacted Soil). Table 3 provides descriptions of the cleanup action alternatives, and provides additional information regarding design assumptions, additional unknowns that may affect the design assumptions, and advantages and disadvantages associated with each alternative. In accordance with WAC 173-340-350(8)(b)(ii)(A) the cleanup action selection process (i.e., feasibility study) includes at least one permanent cleanup action alternative to serve as a baseline against which other alternatives are evaluated for the purposes of determining whether the cleanup action selected is permanent to the maximum extent practicable. Alternative No. 4 was identified as the "Most Practicable Permanent Cleanup Action".

An unknown associated with each cleanup action alternative is the relative success, duration, and frequency of compliance monitoring, if applicable, following implementation of these baseline cleanup action components. During compliance monitoring, additional reductions of COPC concentrations may occur through natural processes such as biodegradation, diffusion, dispersion, hydrolysis, and sorption. Natural attenuation can be an effective long-term method for mitigating risks. Typical goals for MNA are demonstrated decreases in contaminant mass, toxicity, mobility, volume, or concentrations. Progress toward natural attenuation is typically

demonstrated through long-term groundwater quality monitoring. Although a formal MNA monitoring program has not been included as a component to many of the alternatives evaluated, natural attenuation may be occurring throughout the period of compliance monitoring indicated for several of the remedial alternatives. The actual occurrence of natural attenuation required at the Site will have an impact on the costs.

Costs were developed for the Site, based on the design assumptions listed in Table 3. A summary of the cost breakdown for each of the remedial alternatives is presented in Appendix B. The net present value of future costs associated with the various treatment system operation/maintenance and MNA durations was calculated assuming an interest rate of 2% after inflation.

4.2.1 Alternative 1 - No Action

Alternative 1 consists of no action. The assumptions for Alternative one include installation of institutional controls to restrict current/future groundwater use and excavation activities in the Site, as well as to decommission the existing monitoring well network at the Site (Figure 2).

4.2.2 Alternative 2 - SVE and GWE

An SVE system would be installed that includes the installation of up to six, 10-foot deep vertical SVE wells throughout the impacted vadose zone area (Figure 4). Two skimmer pumps would be installed at the Site for free product recovery. The SVE system design is based on air flow rates of approximately 60 cubic feet per minute (cfm) at an applied vacuum pressure of 40 inches of water. For groundwater treatment the alternative considers the installation of four 4-inch diameter GWE wells along the down gradient perimeter of the groundwater plume producing a total maximum extracted flow rate of 16 gallons per minute (gpm). Conveyance piping would be trenched up to 300 feet (in total length) to route the lines to a common treatment compound. Extracted soil vapor and groundwater would be treated through adsorption using GAC vessels (i.e., four-1,000-pound adsorbers for recovered liquids and two 1,000-pound GAC adsorbers for recovered vapors). The treated groundwater would be discharged to the municipal storm system under an approved NPDES discharge permit.

Alternative 2 assumes that GWE would be performed for a 10-year period with quarterly groundwater quality monitoring, followed by another 10 years of semiannual groundwater quality monitoring before groundwater cleanup levels are achieved.

Compliance monitoring would be conducted at the Site for an additional 2 years at 6

wells to verify cleanup levels were achieved at the Site and one round of soil confirmation sampling, followed by system decommissioning.

4.2.3 Alternative 3 - AS/SVE

One component of Alternative 3 is the same as Alternative 2, the installation of two skimmer pumps for free product removal. In addition, bentonite utility cut-off walls would be installed at up to four locations adjacent to the subject property to reduce the potential for constituent migration within shallow perched groundwater along the existing utility corridors. The petroleum impacted soil and groundwater would be treated through the installation and operation of an AS and SVE. The AS and SVE system includes installation of up to 17, 25-foot deep AS wells and six 10-foot deep vertical SVE wells throughout the impacted soil (Figure 4) and groundwater (Figure 3) areas. The system would be capable of an injection flow rate of approximately 5 cfm per AS well at up to 10 pounds per square inch of pressure. The SVE system design is based on air flow rates of approximately 60 cfm at an applied vacuum pressure of 40 in. (water). Conveyance piping would be trenched up to 300 feet (in total length) to route the lines to a common treatment compound. SVE vapors would be treated through GAC vessels for the duration of the system operation, anticipated to be up to 10 years to meet the treatment requirements, with two additional years of compliance monitoring. One round of soil confirmation sampling would be performed, followed by system decommissioning.

4.2.4 Alternative 4 - Excavation of Hot Spot Soils and ISCO of Impacted Groundwater

One component of Alternative 4 is the same as Alternative 3; the implementation of bentonite utility cut-off walls at up to four locations adjacent to the subject property to reduce the potential for constituent migration within shallow perched groundwater along the existing utility corridors during remedy implementation. Soil with elevated levels of petroleum hydrocarbons near the former Texaco UST system would be addressed through excavation and off-site disposal. The petroleum-impacted groundwater area shown in Figure 3 would be treated via the direct injection of a strong chemical oxidant through an injection network of up to 24 locations on 16-foot centers to depths ranging from 20 to 25 feet bgs.

Oxidant injection assumes roughly 23,000 pounds of iron activated sodium persulfate during two primary rounds and one polish injection event through permanent wells. Monitoring events would be performed at the Site after 30 and 45 days following the two primary events and after 45 and 60 days following the polish round. Following excavation and treatment, groundwater would be monitored at the Site for two years

quarterly. Alternative 4 is based on the assumption that the monitoring well network would be decommissioned after two years of compliance monitoring and a final round of soil confirmation sampling.

4.3 Detailed Evaluation of Cleanup Action Alternatives

This section presents a detailed analysis of selected remedial action alternatives for the Site. Each potential remedial action alternative is evaluated according to the requirements of using permanent solutions to the maximum extent practicable (WAC 173-340-360(5)), providing for a reasonable restoration time frame (WAC 173-340-360(6)), and considering public concerns raised during public comment on the Final Draft cleanup action plan (WAC 173-340-360 (10) through (13)).

4.3.1 Evaluation Criteria

The evaluation criteria consist of MTCA threshold requirements listed in WAC 173-340(2)(a) and (b)), as well as several criteria for disproportionate cost analysis, described in the following sections.

Threshold Requirements

MTCA cleanup alternatives must meet four minimum requirements. A cleanup action must:

- Protect human health and the environment;
- Comply with cleanup standards;
- Comply with applicable federal and state laws; and
- Provide for compliance monitoring.

All of the soil and groundwater alternatives evaluated in this report have been developed to meet these four minimum requirements.

Other MTCA Requirements

After meeting the minimum requirements, MTCA requires that a cleanup action alternative meet three other requirements:

- Use permanent solutions to the maximum extent practicable;
- Provide for a reasonable restoration time frame; and
- Consider public concerns.

MTCA requires permanent cleanup actions to the maximum extent practicable. To determine if a cleanup action uses permanent solutions to the maximum extent practicable alternatives are evaluated using a "disproportionate cost analysis" as specified in WAC 173-340-360(3)(e).

MTCA Disproportionate Cost Analysis

The evaluation of the alternatives was based on MTCA's disproportionate cost analysis (DCA) that identifies which of the alternatives meeting MTCA threshold requirements is permanent to the maximum extent practicable. This analysis compares the relative benefits and costs of cleanup alternatives in selecting the alternative whose incremental cost is not disproportionate to the incremental benefits.

The seven criteria used in the DCA, as specified in WAC 173-340-360(2) and (3), are:

- Protectiveness
- Permanence
- Cost
- Long-term effectiveness
- Short-term risk management
- Implementability
- Consideration of public concerns

Costs are disproportionate to benefits if the incremental costs of a more-permanent alternative is greater than the incremental degree of benefits achieved by that alternative over that of lower cost alternatives (WAC 173-340(3)(e)(i)).

Protectiveness. An alternative's ability to achieve protectiveness is a key factor. Overall protectiveness includes the degree of overall risk reduction, the time required to reduce risk and attain cleanup levels, and the improved overall quality of the environment at a Site.

Permanence. The long-term success of an alternative can be measured by the degree to which an alternative permanently reduces the toxicity, mobility, or volume of hazardous substances, including the originally contaminated material and post-treatment residual materials.

Cost. Cost considerations include design, construction, and installation costs; the net present value (NPV) of long-term costs; and agency oversight costs. Long-term costs

include operation and maintenance, monitoring, equipment replacement, and maintaining institutional controls.

Long-term Effectiveness. An alternative's long term effectiveness is based on the reliability of treatment technologies to meet and maintain cleanup levels, and if using engineering or institutional controls, on their reliability to manage residual risks. Long term reliability is also influenced by uncertainties associated with potential long term risk management.

Short-term Risk Management. Short-term risk evaluates the risk posed by the cleanup action during its implementation (including construction and operation), based on potential impacts to the community, workers, and the environment, and the effectiveness and reliability of protective or mitigation measures.

Implementability. An alternative's implementability is evaluated on the basis of whether it is easy or difficult to implement depending on practical, technical, or legal difficulties that may be associated with construction and implementation, including scheduling delays. Implementability also depends upon the ability to measure the remedy's effectiveness and its consistency with MTCA and other regulatory requirements.

Consideration of Public Concerns. Potential public concerns, whether from individuals, community groups, local governments, tribes, and federal and state agencies, about a proposed cleanup alternative are addressed by means of MTCA's public involvement process during Ecology's remedy selection process.

5.0 SELECTED SITE CLEANUP ACTION

Table 4 summarizes the results of the final screening process. Each alternative has been assigned a numerical score relative to the balancing factors. The results of this numerical scoring process and qualitative evaluation indicate that Alternative No. 3 (AS/SVE) is the most protective, permanent, and effective cleanup action for meeting the site-specific RAO (i.e., meet soil and groundwater MTCA Method A cleanup levels) within a reasonable timeframe.

6.0 CLEANUP ACTION IMPLEMENTATION AND PERFORMANCE MONITORING

The following interim remedial action measures have been implemented at the Site to date to achieve cleanup:

- Implementation of Selected Cleanup Action; and
- Compliance monitoring.

The components are described in the following sections.

6.1 Implementation of the Selected Cleanup Action

Several components of the selected cleanup action have been implemented successfully at the Site to achieve Site-wide cleanup. The AS/SVE system and Utility protection activities were implemented as Interim Remedial Action Measures.

Interim Remedial Action Measures

The current *in-situ* AS/SVE remediation system at the subject property was installed from November 1, 1999 through January 26, 2000, and was activated on March 1, 2000. The system consists of 10 AS wells (AS-1 through AS-10), 5 new SVE wells (VES-1 through VES-5), and an aboveground compound. The in-place components of the system were installed throughout the area of expected soil and groundwater impact (the western portion of Pad C and the eastern edge of Bethel Road S.E.). Five of the AS wells and three of the SVE wells were installed vertically, with the remaining AS and SVE wells installed at an angle of approximately 45° from vertical (Figure 2). The aboveground compound controls and monitors all of the AS and SVE wells, the SVE air stream, and the SVE filter system. The SVE exhaust stream flows through a primary and secondary granular activated carbon (GAC) filter array prior to discharging into the atmosphere.

Beginning in August 2002, the AS component of the groundwater treatment system became inoperative as a result of damages incurred during construction of the Fred Meyer branded fuel station. The SVE system was operated at a limited capacity during this period. In June 2006, the SVE system became completely inoperative following further damage to its aboveground components.

An assessment of the combined AS/SVE system was conducted during a Site visit during June 2008. Following evaluation of the new Site assessment activities, two new SVE blowers, a condensate trap, and two rebuilt AS compressor heads were installed, and the dual AS/SVE systems were reactivated in February 2009. Shortly following system startup, AMEC measured and/or recorded vacuum pressure, air velocity and vapor level (using a PID) in each SVE conveyance line, as well as flow rate in each AS conveyance line.

The restoration of the groundwater monitoring well network and AS/SVE remediation system involved a series of four sequential phases of work completed by AMEC from August 2008 through February 2009. The first task or phase of work was conducted in August 2008 and employed direct-push drilling technology to obtain information regarding residual petroleum hydrocarbon impacts to soil and groundwater remaining from the former Texaco UST system. A second phase of work was conducted in October 2008 and included the installation of four replacement groundwater monitoring wells. A third phase of work included the collection of groundwater quality data from the new monitoring well network (a total of six wells) in January 2009. The previously collected subsurface soil data and groundwater quality data were then used to guide decisions regarding which components of the AS/SVE remediation system to repair and reactivate. Lastly, a fourth phase of work was conducted in February 2009 and included replacement of the AS equipment (compressors, pressure tank, and condensate trap) and reactivation of the dual treatment system and two new SVE blowers (Gast SVE blowers (Model R7100A-3).

6.2 Compliance Monitoring

There are three types of compliance monitoring identified for interim or remedial cleanup actions performed under MTCA (WAC 173-340-410): Protection, Performance, and Compliance Monitoring.

The definition of each is presented below (WAC 173-340-410 [1]):

- Protection Monitoring - To confirm that human health and the environment are adequately protected during construction and the operation and maintenance period of an interim action or cleanup action as described in the safety and health plan.
- Performance Monitoring - To confirm that the cleanup action has attained cleanup standards and other performance standards such as construction quality control measurements or monitoring necessary to demonstrate compliance with a permit or, where a permit exemption applies, the substantive requirements of other laws.
- Confirmation Monitoring - To confirm the long-term effectiveness of the cleanup action once cleanup standards and other performance standards have been attained.

This cleanup action involves all three monitoring types. Each type is discussed here.

6.2.1 Protection Monitoring (Completed)

A site-specific health and safety plan (HASP) was been prepared for the Site work conducted under the interim cleanup action implemented at the Site that met the minimum requirements for such a plan identified in federal (Title 29 CFR, Parts 1910.120, and 1926) and state regulations (WAC Title 296).

Protection monitoring completed at the Site included personal and perimeter air sampling for VOCs during performance of routine system operation and maintenance. The frequency of sampling and period of monitoring for personal air sampling was established in the HASP.

6.2.2 Performance Monitoring (Ongoing)

The objectives for performance monitoring are to demonstrate compliance with the MTCA cleanup regulations and to document the Site conditions upon completion of the cleanup action. To demonstrate such compliance, the confirmation performance monitoring activities for soil and groundwater have been conducted to confirm that cleanup levels have been achieved. AMEC continues to complete quarterly groundwater quality monitoring in the Site's six compliance monitoring wells, as well as quarterly operations and maintenance monitoring of the AS/SVE systems. Groundwater compliance monitoring locations were described in the Restoration of Groundwater Monitoring Well Network and Remediation System, and Fourth Quarterly 2008 Monitoring Results Report (AMEC, 2009a).

Soil

During October 2008, the findings of the direct-push assessment were used to select appropriate locations for installing new groundwater monitoring wells MW-108A, MW-109, MW-110 and MW-111 to replace previously existing wells (MW-104, MW-106, MW-107 and MW-108) that were inadvertently damaged during 1999 and 2000 property redevelopment activities. Four soil samples collected from the newly installed monitoring well borings were analyzed for petroleum hydrocarbon identification by NWTPH-HCID, with follow-up analysis for GRO and BTEX compounds on the soil sample collected from boring MW-110 at a depth of 20 to 25 feet bgs. GRO were detected in one on-Site soil sample located near the vadose zone/water interface (smear zone) at a concentration (300 mg/kg) exceeding the MTCA Method A Cleanup Level for GRO in soil in monitoring well MW-110 boring completed near the former Texaco UST system (i.e., source area). Benzene was not detected at a concentration exceeding the method reporting limit in this source area boring indicating that the AS/SVE has been effective in removing most of the volatile contaminant fraction.

Feasibility Study and Cleanup Action Plan
Bethel Texaco
1900 SE Sedgwick Road, Port Orchard, Washington
FSID #2614

Toluene (0.85 mg/kg), ethylbenzene (2.0 mg/kg) and total xylenes (5.3 mg/kg) were detected at concentrations less than the respective MTCA Method A cleanup levels in the MW-110 soil sample. Direct-push borings B-11, B-12, and B-14 were conducted within the central portion of the groundwater plume to evaluate groundwater conditions in the source area. Field screening evidence of minor petroleum impacted soil was observed in borings B-12 and B-14 between depths of 18 and 22 feet bgs (smear zone).

Groundwater

Groundwater performance monitoring has been conducted quarterly at the Site monitoring wells since year 2000. Currently, six compliance monitoring wells are sampled for COPCs on a quarterly basis. In general, the groundwater samples were analyzed for the presence of GRO and VOCs, including BTEX compounds, EDC, EDB, MTBE and naphthalene.

The extent of the groundwater plume has been reduced to an area limited to the northwest corner of the Site and bounded by monitoring well MW-110 and boring B-14 to the northwest, monitoring well MW-109 and boring B-12 to the east, and monitoring well MW-103 to the south (Figure 3). Recent groundwater monitoring results suggest the residual concentrations of GRO and BTEX compounds within the plume are generally less than MTCA Method A cleanup levels. However, concentrations of GRO and BTEX compounds in excess of the MTCA Method A cleanup levels may be present in localized areas within the remaining plume and periodically detected as evidenced by the recent detections of GRO at a concentration of 1,320 µg/L in monitoring well MW-103 (January 2010) or benzene at a concentration of 27.4 µg/L in monitoring well MW-109 (June 2009). The periodic detections of GRO and benzene at concentrations exceeding the MTCA Method A cleanup levels may be attributed to fluctuations in the water table and the resulting remobilization of residual contamination trapped in soil within the smear zone. This response to groundwater changes indicates that soil contamination still exceeds the appropriate cleanup levels. In addition groundwater is also considered contaminated and not meeting cleanup levels. GRO and BTEX concentrations detected in groundwater sampled from monitoring wells MW-103, MW-109 and MW-110, which are located near the former source area, have generally decreased since reactivation of the AS/SVE in February 2009. GRO and VOCs have generally not been detected during recent groundwater monitoring events in monitoring wells located outside and down gradient of the source area (i.e., MW-105, MW-108A, and MW-111).

Neither measurable LNAPL nor a petroleum-related sheen has been detected in the Site's compliance monitoring wells (MW-103, MW-105, MW-108A, MW-109, MW-110 and MW-111) during recent monitoring events.

Subsurface Remediation Systems

The subsurface remediation systems will be monitored routinely for performance to demonstrate that mass removal is occurring at the Site and cleanup objectives are being achieved through mass removal. Additional performance monitoring will be conducted to provide evidence supporting the effectiveness of treating the subsurface via the AS/SVE system.

Continued operation of the AS/SVE system is expected to further reduce the residual concentrations of GRO and benzene present in source area groundwater over time. Based on PID measurements and air flow readings in the SVE exhaust stack, the vapor extraction system is currently removing less than 0.1 pounds per day of VOCs from the Site vadose zone. It appears that the SVE system has removed over 1,000 pounds of the more mobile fraction petroleum contamination since startup in 2000. The remaining contamination is less volatile and more strongly adsorbed to semi-saturated soil located from 18 to 22 feet below ground surface. Therefore, biodegradation has become the dominant factor in treating residual contamination in the smear zone. Dissolved oxygen (DO) levels in groundwater have increased from less than 1 mg/L to approximately 6-8 mg/L in most of the Site's monitoring wells since reactivation of the AS system in February 2009. Increased DO levels in groundwater are expected to increase the rate of biodegradation of residual petroleum contamination beneath the Site.

The AS/SVE system will continue to operate on an intermittent or continuous basis until four consecutive quarters of GRO and BTEX concentrations within MTCA Method A cleanup standards are achieved in all Site monitoring wells (including source area wells MW-103, MW-109 and MW-110). At this time, it is not anticipated having to add additional AS/SVE wells within the source area to meet the identified cleanup standards by approximately 2012. However, the results of continued quarterly groundwater monitoring (i.e., GRO, BTEX and anions/cations) will ultimately dictate whether additional *in-situ* treatment wells and/or approaches are required to achieve MTCA Method cleanup standards in source area soil and groundwater within a reasonable timeframe.

6.2.3 Confirmation (Post-Remediation) Monitoring

Post-remediation confirmation monitoring is anticipated for the Site groundwater following deactivation of the AS/SVE system to assess potential rebound. It is estimated that quarterly confirmation groundwater monitoring will be conducted in the Site's six monitoring wells for GRO and BTEX for a period of two years following deactivation of the AS/SVE system. Site cleanup will be deemed complete when GRO and BTEX concentrations in groundwater samples obtained from the Site's six compliance wells are all below MTCA Method A standards for a minimum of four consecutive quarters. It is assumed that once concentrations of GRO and BTEX in groundwater from all Site monitoring wells remain below MTCA Method A cleanup standards that impacted source area soil (i.e., MW-103, MW-109 and MW-110) located within the smear zone will too have been remediated to MTCA Method A cleanup standards.

One round of soil confirmation sampling will be completed at the Site after groundwater has been shown to meet the Cleanup Levels for the Site. The final confirmation sampling will be completed in accordance with an approved Work Plan.

7.0 IMPLEMENTATION SCHEDULE

On-going operation of the AS and SVE systems will be conducted and quarterly groundwater monitoring will be conducted until COC levels are brought to levels within MTCA level A cleanup levels.

The quarterly reports will describe the results of the remedial activities conducted on-Site to allow Ecology to evaluate whether the cleanup action meets the substantive requirements set forth in WAC Chapter 173-340.

The cleanup action described in this CAP will be completed within a reasonable time.

Feasibility Study and Cleanup Action Plan
Bethel Texaco
1900 SE Sedgwick Road, Port Orchard, Washington
FSID #2614

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Feasibility Study and Cleanup Action Plan
Bethel Texaco
1900 SE Sedgwick Road, Port Orchard, Washington
FSID #2614

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TABLES

TABLE 1
Cleanup Levels
Fred Meyer Stores -Port Orchard Site
Ecology Site ID #96424236

Contaminants of Potential Concern (COPC) List	CAS No.	MTCA Method A	MTCA Method A
		Table 720-1 (µg/L)	Table 740-1 (mg/kg)
<i>Medium</i>		Groundwater	Soil
Total Petroleum Hydrocarbon (TPH)			
Diesel Range Hydrocarbons	68334-30-5	500	2,000
Gasoline Range Hydrocarbons, with Benzene present	86290-81-5	800	30
Gasoline Range Hydrocarbons, without Benzene present	86290-81-5	1,000	100
Heavy Oils	8008-20-6	500	2,000
Select Volatile Organic Compounds (VOCs)			
Benzene	71-43-2	c	0.03
Ethylbenzene	100-41-4	c	6
Toluene	108-88-3	nc	7
Total Xylenes	1330-20-7	nc	9

Notes:
c = carcinogen
nc = noncarcinogen
µg/L = micrograms per Liter
mg/kg = milligrams per kilogram

TABLE 2
Qualitative Evaluation of Remedial Technologies
Fred Meyer Stores - Port Orchard Site
Ecology Site ID #96424236

General Response Action	Remedial Technology	Effectiveness	Implementability	Reasonableness of Cost	Retained?	Reason for Retaining or Eliminating
No Action	None	Low	High	High	Yes	Does not meet remedial action objectives, but will be used as a baseline to compare other alternatives.
Institutional Controls	Activity Restrictions	Medium	High	High	Yes	No long-term reduction of contaminant concentrations. To be used in conjunction with cleanup actions to break potentially complete exposure pathways (e.g., direct contact by trench worker and groundwater ingestion at water walls) if not cleaning up to MTCA A.
Engineering Controls	Utility Cut-Off Collars	High	High	High	Yes	Removes subsurface migration off-site along utility corridors. Not currently applicable, however was implemented at the Site related to impacts discovered downgradient of the Site. May be combined with additional alternatives to remove the potential exposure pathway related to future off-site migration.
Petroleum Free Product						
Ex-situ Treatment Technologies						
Removal	Product Skimming	High	High	High	Yes	Effectively removes small volumes of free product from the subsurface immediately surrounding a well. Above-grade product containment and waste disposal required, causing additional handling requirements. Alternative retained because it was previously implemented at the Site to remove the product and may be combined with alternatives for evaluation considering the infrastructure that was present at the Site.
		High	Medium	Medium	Yes	Significant reduction of free product mass in soil can be removed through excavation. Invasive activities are disruptive to existing commercial business. Should be implemented in conjunction with groundwater remedy to avoid recontamination of the imported backfill.
		High	Medium	Low	No	Can be effective in removing free product from subsurface (particularly fine-grained materials), depending on the product density and mobility. Dual phase extraction may also influence groundwater impacts, groundwater gradient and flow direction, and provide hydraulic control against downgradient migration. However, there is sufficient contaminant mass (i.e., no free product remaining) to warrant to the cost to implement this technology.
In-situ Treatment Technologies						
Physical						
Petroleum Impacted Soil						
Ex-situ Treatment Technologies						
Removal	Excavation	High	Medium	Medium	Yes	Significant reduction of contaminant mass in source areas. Invasive activities are disruptive to existing commercial business. Residual contaminant mass is located at depths between 19 and 22 feet bgs and would require shoring along adjacent ROWs. The PCS will be moved from the Site to another location where potential receptors may be present. Must be implemented in conjunction with groundwater remedy to avoid recontamination of imported backfill.
		Low	High	High	No	Excavation and placement of contaminated soil in an area of controlled site conditions. A large space is required for an extended period of time for aerobic reduction of site contaminants. This cleanup action is not protective of human health and the environment.
Biological	Landfarming	Medium	Low	Low	Yes	Proven to be effective at reducing contaminant concentrations in vadose zone, but its effectiveness is reduced in lower permeability soils. Pilot-scale testing is required to determine actual area of influence. Promotes enhanced biodegradation to speed up remedy.
		Medium	Low	Low	No	Cost prohibitive.
In-situ Treatment Technologies						
Physical	Soil Vapor Extraction	Medium	Low	Low	Yes	Proven to be effective at reducing contaminant concentrations in vadose zone, but its effectiveness is reduced in lower permeability soils. Pilot-scale testing is required to determine actual area of influence. Promotes enhanced biodegradation to speed up remedy.
		Medium	Low	Low	No	Cost prohibitive.
Biological	Bioventing	Low	High	High	No	Relatively long periods of time are required for aerobic reduction of site contaminants. This cleanup action is not protective of human health and the environment in the interim. This cleanup action has not been incorporated with the various remedial alternatives because of the time frame required.
		Low	High	High	No	Relatively long periods of time are required for aerobic reduction of site contaminants. This cleanup action is not protective of human health and the environment in the interim. This cleanup action has not been incorporated with the various remedial alternatives because of the time frame required.

TABLE 2
Qualitative Evaluation of Remedial Technologies
Fred Meyer Stores - Port Orchard Site
Ecology Site ID 936424235

General Response Action	Remedial Technology	Effectiveness	Implementability	Reasonableness of Cost	Retained?	Reason for Retaining or Eliminating
Perchlorate Contaminated Groundwater Ex-situ Treatment Technologies	Groundwater Extraction and Ex-Situ Treatment	High	Medium	Medium	Yes	Significant reduction of contaminant mass in groundwater. Extraction may influence groundwater gradient and flow direction, and provide hydraulic control against the downgradient movement of the contaminant plume. Lowers the water table and may promote natural degradation. Secondary treatment equipment required, with possibilities including air-stripping, granular activated carbon, or discharge to local publicly owned treatment works.
	Dual Phase Extraction with Ex-Situ Treatment	High	Medium	Low	No	Significant reduction of contaminant mass in groundwater and vadose zone. Effectively removes free product from subsurface. Dual phase extraction may influence groundwater gradient and flow direction, and provide hydraulic control against the downgradient mobilization of constituents. There is insufficient contaminant mass remaining to justify the cost to implement this technology.
In-situ Treatment Technologies	Air Sparging	Low	Medium	Medium	Yes	Proven to be effective at reducing contaminant concentrations in groundwater, but its effectiveness is reduced in lower permeability soils. Typically is used in conjunction with SVE. Pilot-scale testing is required to determine actual area of influence.
	Soil Vapor Extraction	Low	Medium	Medium	Yes	Proven to be effective at reducing contaminant concentrations in groundwater and vadose zone, but its effectiveness may be reduced in lower permeability soils. Typically is used in conjunction with AS. Pilot-scale testing is required to determine actual area of influence.
	Thermal Treatment (electrical resistive heating)	Medium	Low	Low	No	Cost prohibitive.
Biological	Monitored Natural Attenuation	Low	High	High	Yes	Additional testing is required to determine if subsurface conditions are optimal for aerobic degradation. Relatively long periods of time are required for reduction of site contaminants. This cleanup action must be combined with additional alternatives (e.g., Air Sparging).
	Enhanced Bioremediation	Low	Medium	Low	No	The delivery and effective distribution of electron acceptors (typically oxygen), nutrients, or microbes that are acclimated to the contaminated groundwater is reduced by non-homogeneous soils and low groundwater gradient. Insufficient data to accurately cost this technology, nor is there sufficient contaminant mass to justify its implementation.
Chemical	Oxidant Injection (iron activated sodium persulfate)	Medium	Medium	Low	Yes	Contaminants are treated rather than transferred to a vapor phase. The delivery and effective distribution of oxidant and catalysts are reduced in lowered permeability situations present in the soil at site. High natural organic content of soil may limit the effectiveness of this technology. Insufficient data to accurately cost this technology, nor is there sufficient contaminant mass to justify its implementation.

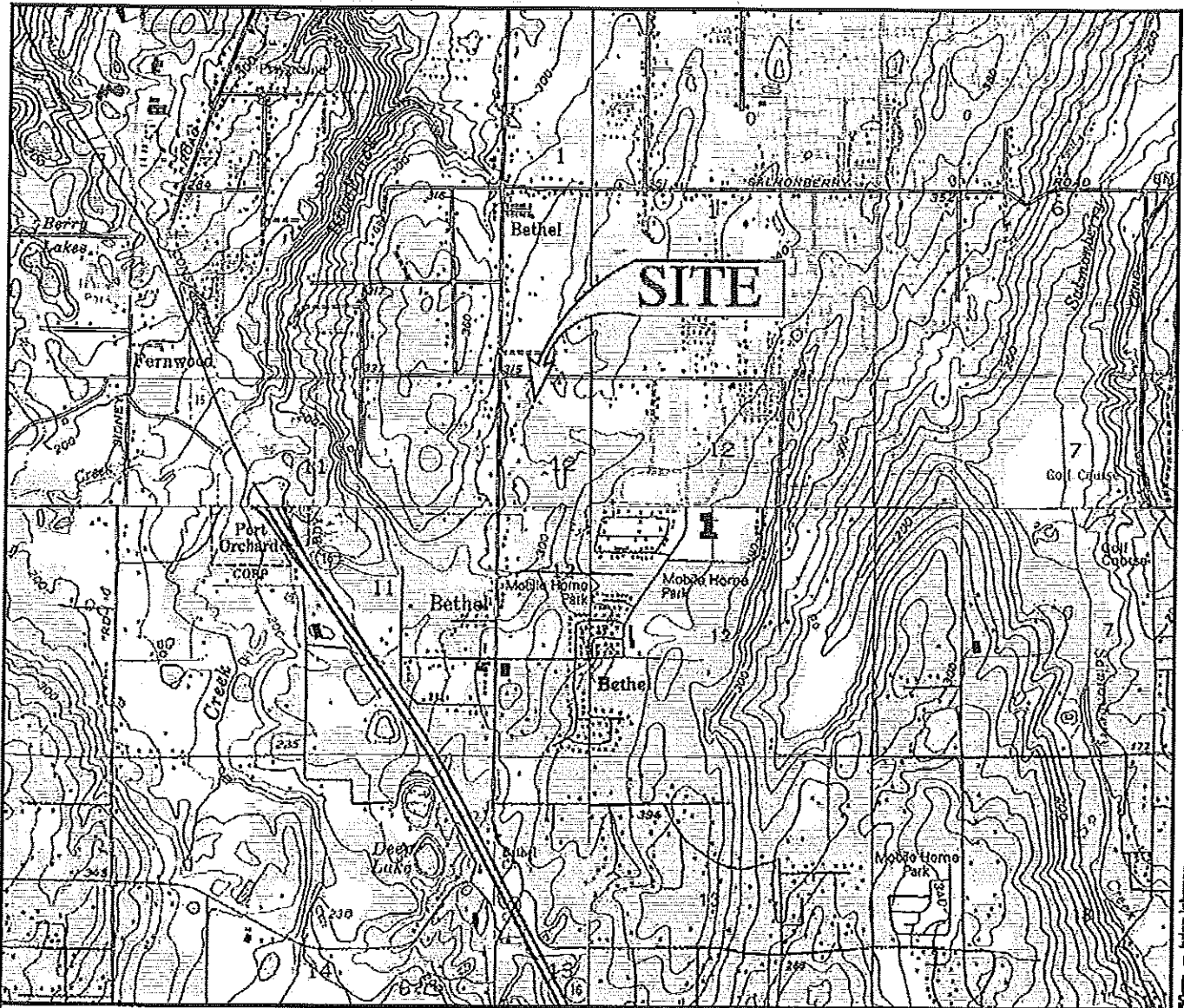
TABLE 1
Remedial Alternative Final Screen
Fred Meyer Stores - Port Orchard Site
Ecology Site ID F1412111

Evaluation Criteria	Alternative 1 No Action	Alternative 2 (1) SVE for Free Product Remediation (FSVE for Vadose Zone for 10 Years) (2) Groundwater Extraction with Electrode Treatment through Groundwater Activated Carbon for 20 years and (3) Groundwater monitoring for system performance period and compliance monitoring for an additional 2 Years.	Alternative 3 (1) UREY cutoff column (2) SVE for Free Product Remediation (3) AS/SVE System for Vadose Zone and Groundwater for 12 years and (4) Compliance Monitoring during system operation and an additional 2 Years.	Alternative 4 (1) UREY cutoff column (2) SVE for vadose zone and (3) SVE for vadose zone and (4) Groundwater Extraction for Groundwater (5) Compliance monitoring during remedy implementation and an additional 2 Years.
Protectiveness 1 = High protectiveness	1	2	3	4
Permanence 1 = High permanence	1	4	4	5
Reduction of Toxicity	None	Medium. Some removal and moderate reduction in contaminant mass.	Medium. Free air source removal and moderate reduction in contaminant mass.	High. Free air source removal and moderate removal to reduce accessible contaminant mass.
Reduction of Mobility	None	High. Should influence groundwater flow and reduce contaminant mobility near GWU and SVE well but not a reason for reliance within the vadose zone.	Medium/High. SVE-M influence vadose zone vapors. Additional treatment within vadose zone may further reduce contaminant mobility.	Medium/High. SVE-M influence vadose zone vapors through treatment, though may reduce mobility during implementation. Additional treatment within vadose zone may further reduce contaminant mobility.
Effectiveness Over The Long Term 1 = High Effectiveness	1	2	3	4
Human, Dogma, and Circularity or (Importance of) Elements to be Sustained	No source removal or reduction in contaminant volume or mobility.	Permitting requirements, risk of exposure, potential toxicity of residual contaminants, risks liability posed by residual contaminants, monitoring requirements, to ground line and local mobility.	Permitting requirements, risk of exposure, potential toxicity of residual contaminants, risks liability posed by residual contaminants, system GMM and GMM monitoring requirements, treatment time.	Permitting requirements, risk of exposure, potential toxicity of residual contaminants, risks liability posed by residual contaminants, and local mobility.
Resiliency	None	Medium. Provided GVE influences vadose zone and residual concentrations in soil will be amenable to enhanced biodegradation.	Medium. Provided residual concentrations in soil are able to return to natural attenuation biodegradation.	Medium. Provided residual concentrations in soil are able to return to natural attenuation biodegradation.
Magnitude of Residual Risk	Potential direct and indirect exposure to COCs in soil and groundwater at concentrations posing an unacceptable risk to human health and the environment.	Potential direct and indirect exposure to residual COCs in soil and groundwater at concentrations posing an unacceptable risk to human health and the environment.	Potential direct and indirect exposure to residual COCs in soil and groundwater at concentrations posing an unacceptable risk to human health and the environment.	Potential direct and indirect exposure to residual COCs in soil and groundwater at concentrations posing an unacceptable risk to human health and the environment. Additional direct exposure to COCs during SVE may increase risk.
Effectiveness of Controls Required to Manage Residual Risks	None	Low/Medium. Reliance on fractional control.	Medium/High. Further reduction of soil and groundwater reduces dependence on fractional control.	Medium/High. Further reduction of contaminants reduces dependence on fractional control.
Time to Achieve RAOs	Greater Than 20 Years	22 Years	14 Years	2 Years
Management of Short-Term Risks 1 = Low Implementation Risk	1	3	5	2
Implementation Risks	High risk and liability associated with No Action.	Potential damage to surrounding structures, public and construction worker safety during and around job in ROWs, risks posed by residual contaminants during SVE.	Potential damage to surrounding structures, public and construction worker safety during and around job in ROWs, risks posed by residual contaminants during SVE.	Medium/Low. Potential damage to surrounding structures, public and construction worker safety, health hazard from residual, and risks posed by residual contaminants during SVE.
Effectiveness of Risk Mitigation Measures	None	Medium. Traffic control, health & safety program, fractional control.	Medium/Low. Traffic control, health & safety program, SVE in combination with AS, and fractional control.	Medium/Low. Shoring, health & safety program, and fractional control.
Implementability 1 = High Implementability	5	4	4	2
Difficulties and Unknowns Associated with Implementation	Does not constitute a cleanup action.	Actual permitting, SVE/GMM risks of failure, GMM duration and requirements, and treatment duration.	Actual permitting, AS/SVE risks of failure, GMM duration and requirements, and treatment duration.	Actual permitting, shoring, uranium, disposal, and long-term treatment GMM and GMM requirements. AS/SVE risks of failure is limited in the vadose zone.
Ability to Monitor Effectiveness of Remedy	Does not constitute a cleanup action.	High	High	Medium/Low
Consistency with State, Federal, and Local Policy, Programs	None	Medium	Medium/High	Medium
Development of Other Agencies or Government Bodies	Low	Medium	Medium	Medium/High
Feasibility of Equipment, Technology, and Services	Does not constitute a cleanup action.	High	High	Medium/High
Consideration of Public Concerns 1 = High Degree of Consideration	1	2	3	4
Recovery Rate by WDOE 1 = High Risk/Short of State Effectiveness	1	2	3	4
Treatment Framework for High Levels of Mobile Contaminants	None	Medium. Capture vapor and discharge phase vapors by hydrocarbon with SVE/GME risks of failure.	Medium. Reduce vapor and discharge phase vapors and mass. Practical attempt to enhance vadose zone mobility.	Medium/High. Some removal and discharge reduction to vadose zone. Practical attempt to reduce vadose zone mobility.
Mobile Long-Term Management	None	Low/Medium. May not need RAOs within 10 years or 20 years.	Medium. Low to moderate potential to RAOs within a reasonable time line.	Medium/High. Moderate potential to RAOs within a reasonable time line. Long-term liability at worst.
Mobile Risk	None	Low/Medium. Residual contaminant concentrations and liability remain in vadose zone and may also be MICA Method A Candidates for long term.	Medium. Submerged residual concentrations may remain in vadose zone. MICA Method A Candidate for some time. AS should increase MVA risk.	High. Liability of contaminant concentrations in groundwater reduce system by groundwater human receptors.
Reasonableness of Cost Estimate	4	1	4	2
Estimate of Cost/Net Present Value	\$22,450	\$1,703,343	\$119,500	\$2,183,549
Usability of Costs	Low	Cost to obtain necessary permits, monitoring equipment costs, groundwater pumping time, GMM duration and cost, time for USA, and GMM frequency duration.	Maintaining ground costs, time for treatment MVA, treatment system effectiveness, storage time of solution and GMM requirements.	Cost to obtain permits, volume and disposal of a covered material, maintenance costs, shoring/shoring requirements, time to treat solution, cost of treatment methods and quality required.
Total Score	16	22	29	27

Notes:
GVE = Groundwater Extraction
GMM = Operation and Maintenance
UET = Underground Storage Tank
SVE = Soil Vapor Extraction
PCB = Polychlorinated Biphenyl
AS = Air Sparging
MVA = Vaporized Material Attenuation
COCs = Contaminants of Concern

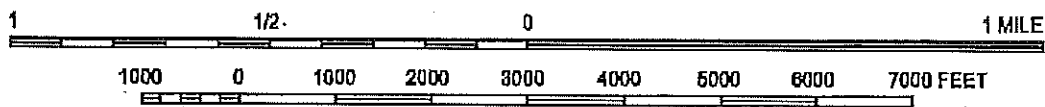
Example of Criteria Scoring and Relationship Between Numbers and Text: 1 = High, 2 = Intermediate, 3 = Medium, 4 = Medium/Low, 5 = High.

FIGURES



- Heavy-duty
- Medium-duty
- Light-duty
- Unimproved dirt
- U.S. Route
- State Route
- Interstate Route

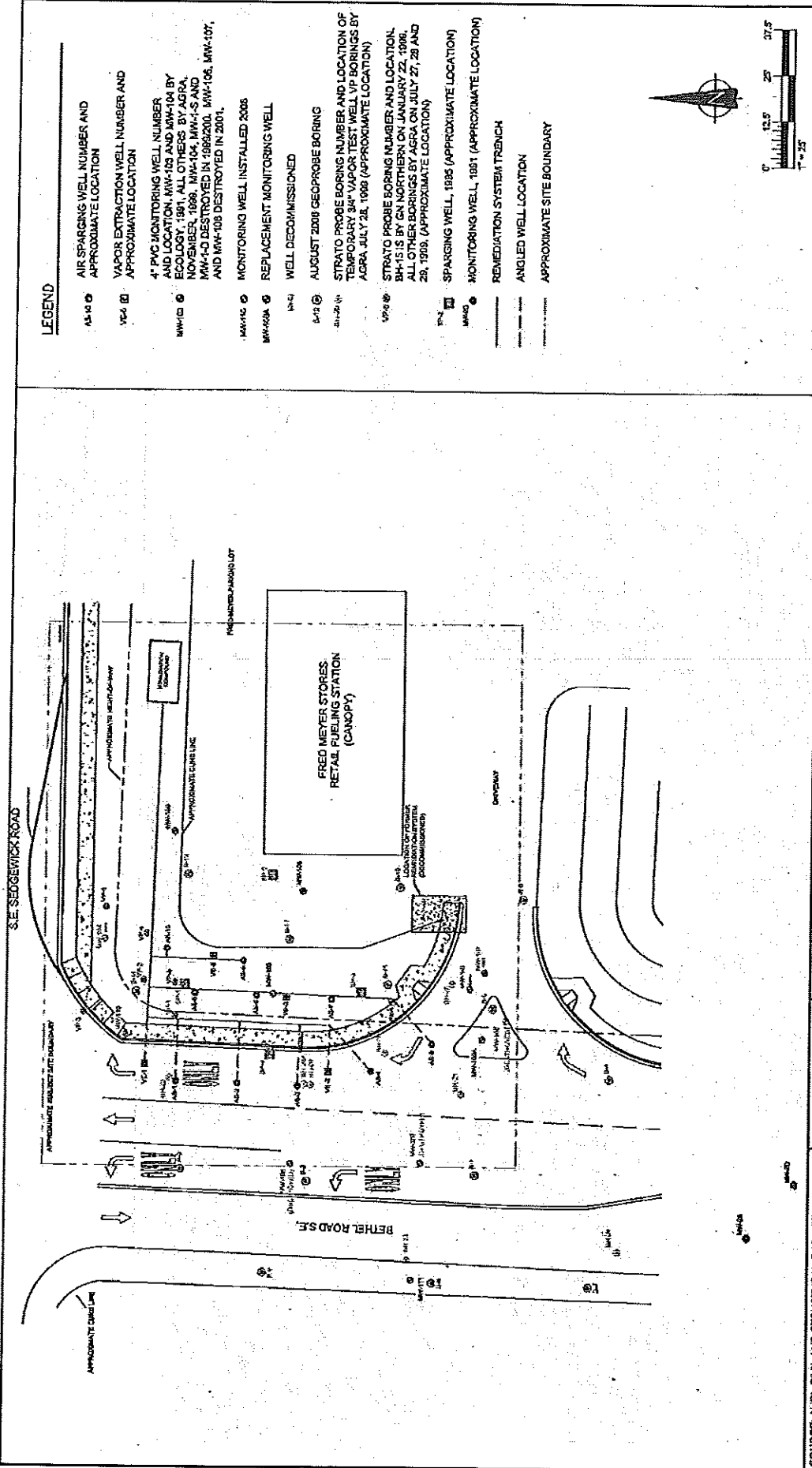
BREMERTON WEST, WASH. 47122-E8-TF-024 1953 PHOTOREVISED 1981 DMA 1479 II SERIES V891	BREMERTON EAST, WASH. N4730-W122307.5 1953 PHOTOREVISED 1981 DMA 1479 II SERIES V891
BURLEY, WASH. 47122-D8-TF-024 1953 PHOTOREVISED 1984 DMA 1478 II NW-SERIES V891	OLALLA, WASH. 47122-D6-TF-024 1953 PHOTOREVISED 1981 DMA 1478 I NE SERIES V891



SOURCE: USGS QUAD SHEET: BREMERTON WEST, BREMERTON EAST, BURLEY AND OLALLA, WASH.

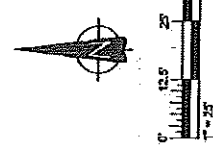
AMEC Earth & Environmental 7378 S.W. Durham Road Portland OR, U.S.A. 97224				CLIENT FRED MEYER STORES, INC.	
PROJECT PORT ORCHARD		DWN BY: LR	DATUM: NAD27	DATE: APRIL 2010	
TITLE SITE LOCATION MAP		CHKD BY: DMF	REV. NO.: X	PROJECT NO.: 0-81M-10282-0	
		PROJECTION: UTM ZONE 10N	SCALE: 1:24,000	FIGURE NO.: FIGURE 1	

I:\10000\10200\10282\08\0805\Fig 1 - Site Location.dwg 1 - Apr 28, 2010 2:50pm - Brian Johnson



LEGEND

- AS-10 ○ AIR SPARGING WELL NUMBER AND APPROXIMATE LOCATION
- VP-1 □ VAPOR EXTRACTION WELL NUMBER AND APPROXIMATE LOCATION
- MW-103 ○ 4" PVC MONITORING WELL NUMBER AND LOCATION, MW-103 AND MW-104 BY ECOCORP IN 1981, ALL OTHERS BY AGRA, NOVEMBER 1988. MW-104, MW-105 AND MW-103 DESTROYED IN 1989/2000. MW-106, MW-107, AND MW-108 DESTROYED IN 2001.
- MW-114 ○ MONITORING WELL INSTALLED 2006
- MW-115 ○ REPLACEMENT MONITORING WELL
- MW-116 ○ WELL DECOMMISSIONED
- 6-12 ○ AUGUST 2008 GEOPROBE BORING
- STRATO ○ STRATO PROBE BORING NUMBER AND LOCATION OF TEMPORARY 3/4" VAPOR TEST WELL VP BORINGS BY AGRA JULY 21, 1988 (APPROXIMATE LOCATION)
- STRATO ○ STRATO PROBE BORING NUMBER AND LOCATION, BH-15 IS BY CN NORTHERN ON JANUARY 22, 1986, ALL OTHER BORINGS BY AGRA ON JULY 27, 28 AND 29, 1989, (APPROXIMATE LOCATION)
- SP-1 ○ SPARGING WELL, 1985 (APPROXIMATE LOCATION)
- MW-115 ○ MONITORING WELL, 1991 (APPROXIMATE LOCATION)
- REMED ○ REMEDIATION SYSTEM TRENCH
- ANGLED ○ ANGLED WELL LOCATION
- BOUND ○ APPROXIMATE SITE BOUNDARY

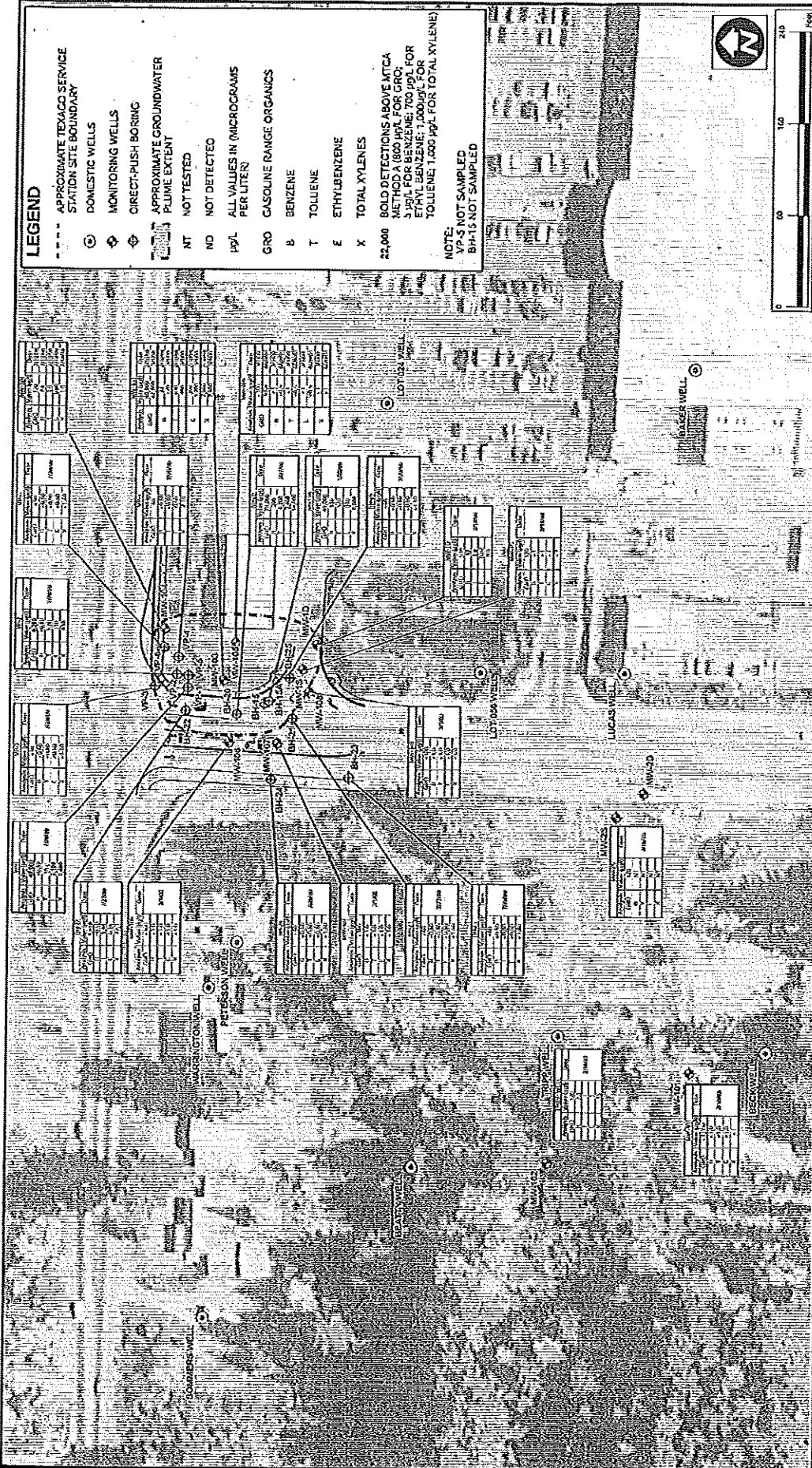


SOURCE: AHEL CIVIL AND STRUCTURAL ENGINEERS, FILE NAME: 98168-B.dwg. HISTORIC WELL LOCATIONS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.	CLIENT:	FRED MEYER STORES, INC.	PROJECT:	PORT ORCHARD	DATE:	APRIL 2010
	OWNER:	FRED MEYER STORES, INC.	DRAWN BY:	DD/LS	PROJECT NO.:	9-916-10282-0
	DESIGNED BY:	DD/LS	CHECKED BY:	DD/LS	REV. NO.:	
	DATE:		DATE:		FIGURE NO.:	FIGURE 2
	PRODUCTION:		TITLE:	SITE PLAN AND SITE FEATURES		
	SCALE:	1"=25'				
	AMEC Earth & Environmental 7076 S.W. Durham Road Portland, OR, U.S.A. 97224		amec			

LEGEND

- - - - - APPROXIMATE TOBACO SERVICE STATION SITE BOUNDARY
 - DOMESTIC WELLS
 - ◇ MONITORING WELLS
 - ◇ DIRECT-PUSH BORING
 - ◇ APPROXIMATE GROUNDWATER PLUME EXTENT
 - NT NOT TESTED
 - ND NOT DETECTED
 - PP/L ALL VALUES IN (MICROGRAMS PER LITER)
 - GRO GASOLINE RANGE ORGANICS
 - B BENZENE
 - T TOLUENE
 - E ETHYLBENZENE
 - X TOTAL XYLENES
- 22,000 BOLD DETECTIONS ABOVE MTCM METHOD A (800 PP/L FOR GRO; 3 PP/L FOR BENZENE; 700 PP/L FOR ETYB; BENZENE; 1,000 PP/L FOR TOLUENE; 1,000 PP/L FOR TOTAL XYLENE)

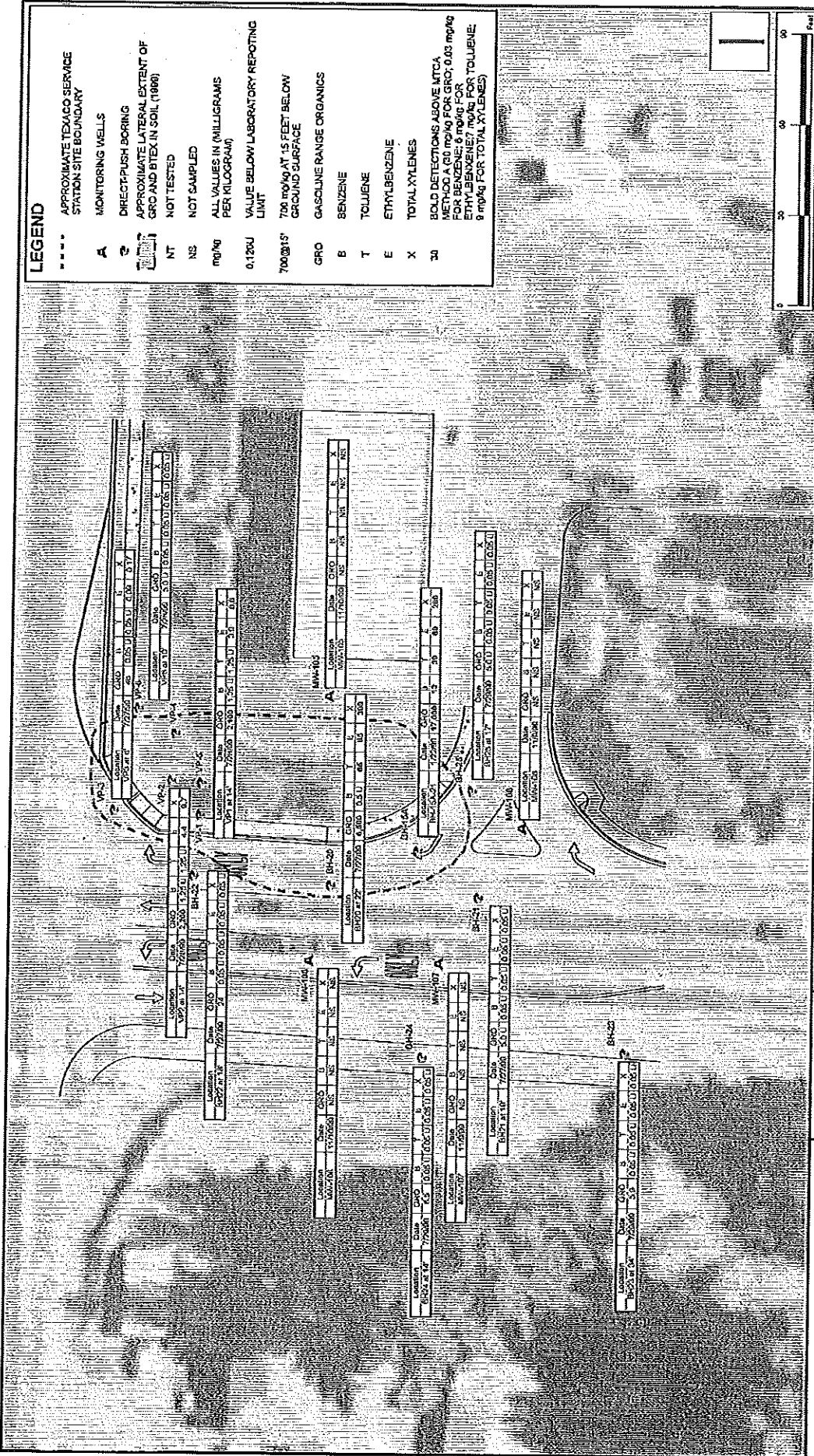
NOTE:
 VP-3 NOT SAMPLED
 BH-15 NOT SAMPLED



CLIENT LOGO		CLIENT		DATE	
AMEC Earth & Environmental 2370 SW Durham Road Portland, OR, U.S.A. 97224		FRED MEYER STORES, INC.		APRIL 2010	
AMEC		PROJECT		PRODUCT NO.	
AMAD03		PORT ORCHARD		0-0118-1002-0	
WA SP N. E.		TITEL		REVISION	
1 inch = 50 feet		APPROXIMATE GROUNDWATER PLUME EXTENT 1998 - 2001 (GRO AND BTEX) SELECT VALUES		1	
				FIGURE 3	

LEGEND

- APPROXIMATE TEXAS CO. SERVICE STATION SITE BOUNDARY
- A MONITORING WELLS
- ⊕ DIRECT-PUSH BORING
- APPROXIMATE LATERAL EXTENT OF GRO AND BTEX IN SOIL (1998)
- NT NOT TESTED
- NS NOT SAMPLED
- mg/kg ALL VALUES IN MILLIGRAMS PER KILOGRAM
- 0.125μ VALUE BELOW LABORATORY REPORTING LIMIT
- 700@15' 700 mg/kg AT 15 FEET BELOW GROUND SURFACE
- GRO GASOLINE RANGE ORGANICS
- B BENZENE
- T TOLUENE
- E ETHYLBENZENE
- X TOTAL XYLENES
- 30 BOLD DETECTIONS ABOVE MTC/METHOD A (20 mg/kg FOR GRO; 0.03 mg/kg FOR BENZENE; 6 mg/kg FOR ETHYLBENZENE; 7 mg/kg FOR TOLUENE; 8 mg/kg FOR TOTAL XYLENES)



CLIENT: FRED MEYER STORES, INC.	CLIENT LOGO	CLIENT: FRED MEYER STORES, INC.	PROJECT: PORT ORCHARD
AMEC Earth & Environmental 2716 SW Durham Road Portland, OR, U.S.A. 97224	AMEC	DATE: APRIL 2010	PROJECT NO.: 04114-10265-0
		REV. NO.: 1	FIGURE NO.: 1
			FIGURE 4

APPENDIX A

Definitions of Evaluation Criteria



APPENDIX A

WAC 173-340-360 Selection of Cleanup Actions Definitions of Evaluation Criteria

The following criteria shall be used to evaluate and compare each cleanup action alternative when conducting a disproportionate cost analysis to determine whether a cleanup action is permanent to the maximum extent practicable.

Protectiveness

The ability of each cleanup action alternative to provide overall protectiveness of human health and the environment is a key factor in the screening and selection process. Overall protectiveness includes the degree of overall risk reduction, time required to reduce risk and attain cleanup standards, mitigation of on-site and off-site risks associated with implementation of the cleanup action alternative, and improvement of the overall environmental quality.

Permanence

The degree to which the cleanup action alternative permanently reduces the toxicity, mobility, or volume of hazardous substances provides a measure of long-term success. When evaluating cleanup action technologies in regards to permanence, the ability of the alternative to destroy hazardous substances, and to reduce and eliminate hazardous substances releases and sources are considered in the selection and screening process. The selection process also considers whether the treatment process is reversible or irreversible, and the characteristics and quantity of residuals generated during treatment.

Cost

Consideration of cost during screening of the cleanup action technologies includes construction and installation costs, the net present value of long-term costs, and recoverable costs for agency oversight. Long-term costs include operation and maintenance costs, monitoring costs, equipment replacement costs, and the cost of maintaining institutional controls. Costs associated with the construction and operations of the cleanup action alternative include pretreatment, analytical, labor, and waste management costs. Design life of the alternative and replacement and repair cycles for major components are also considered when estimating alternative costs.

Long-Term Effectiveness

In general, long-term effectiveness provides a measure of certainty in regard to the cleanup action alternative's ability to successfully achieve the established cleanup levels. Assessment of long-term effectiveness includes consideration of the alternative's reliability during the period of time during which hazardous substances are expected to remain on site at concentrations that exceed the cleanup levels, and of the effectiveness of controls required to manage treatment residuals or remaining hazardous substances. When evaluating technologies that include engineering and institutional controls, the evaluation of long-term effectiveness focuses on the control's continued ability to prevent exposure to contaminated media. Technologies that completely and permanently destroy the hazardous substances would have the highest level of long-term effectiveness since it would be impossible for a successfully implemented remedy to fail.



Management of Short-Term Risks

This evaluation criterion addresses risks to human health and the environment associated with construction and implementation of the alternative, and the effectiveness of measures used to manage such risks. Consideration of the management of short-term risks is a qualitative assessment.

Technical and Administrative Implementability

The assessment of implementability is intended to determine whether, or with how much difficulty, the cleanup action alternative can be effectively implemented. Implementability includes considerations such as technical feasibility, availability of off-site facilities, services, and materials, administrative and regulatory requirements, implementation scheduling, alternative size and complexity, monitoring requirements, access for construction, and integration with existing facility operations.

Consideration of Public Concerns

Community concerns regarding the cleanup action alternative should be considered and addressed by the alternative during construction and implementation. Community members may include individuals, community groups, local government, tribes, and federal and state agencies.



APPENDIX B

Table B-1 - Remedial Alternative Cost Summary

APPENDIX B
TABLE B-1
Remedial Alternative Cost Summary
Frod Meyer - Port Orchard

Alternative Description	Design and Installation Cost (\$)	Total Quarterly GWM and O&M (\$)	Quarterly GWM and O&M Years Incurred	Total Semi-Annual GWM and O&M (\$)	Semi-Annual GWM and O&M Years Incurred	Total Estimated System O&M and GWM Costs (\$)	NPV of System O&M and GWM (\$)	Final Soil Confirmation Sampling and Well Decommissioning Costs (\$)	Project Year Incurred	NPV of Soil Sampling and Well Decommissioning (\$)	Total Estimated Costs (\$)
Alternative 1 No Action	\$0	\$0	N/A	\$0	N/A	\$0	None	\$30,552	2	\$29,400	\$29,400
Alternative 2 (1) Skimmer for Free Product Removal; (2) SVE for Vadose Zone for 10 Years; (3) Groundwater Extraction with Ex-Situ Treatment through Granular Activated Carbon for 20 years; and (4) Groundwater monitoring for compliance monitoring for system performance period and an additional 2 Years.	\$409,320	\$778,947	10	\$491,578	12	\$1,268,522	\$794,900	\$40,155	23	\$25,500	\$1,703,343
Alternative 3 (1) Utility cutoff collar; (2) Skimmer for Free Product Removal; (3) AS/SVE System for Vadose Zone and Groundwater for 10 years; and (4) Compliance Monitoring during system operation and an additional 2 Years.	\$351,842	\$594,358	14	\$0	NA	\$594,658	\$331,200	\$59,227	15	\$43,300	\$938,900
Alternative 4 (1) Utility cutoff collar; (2) Soil excavation and disposal for free product removal and vadose zone; (3) Two rounds of Chemical Oxidant Injection for Groundwater; (4) Compliance Monitoring during remedy implementation and an additional 2 Years.	\$1,973,192	\$72,859	2	\$0	NA	\$145,717	\$42,900	\$77,859	5	\$70,600	\$2,193,509

Notes:

The estimated costs are order of magnitude cost estimates, based on estimated quantities and decreasing critical values in Table 2. Additional specific costs that have not been included in these estimates include public relations, legal fees, taxes, additional site characterization activities, excavation site-work, LUST permitting and compliance monitoring, disposal of waste other than non-hazardous dissolved water, and regulatory oversight. Net Present Value (NPV) assumes an interest rate of 2% after inflation.

*Well decommissioning cost included in design and installation cost.