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June 8, 2018

Washington State Department of Ecology Southwest Region – Toxics Cleanup Program 300 Desmond Drive SE Lacey, Washington 98503

Attention: Tim Mullin

Subject: Groundwater Monitoring Well Decommissioning Plan Former Olympia Manufactured Gas Plant (MGP) Property (Columbia Square Properties) 320 Columbia Street NW Olympia, Washington File No. 0186-774-05

INTRODUCTION

On the behalf of Puget Sound Energy (PSE), this letter describes plans to decommission five existing groundwater monitoring wells on or directly adjacent to the property located at 320 Columbia Street in Olympia, Washington (Property; Figure 1), also known as the Columbia Square Properties. Predecessors of PSE previously owned and operated a manufactured gas plant (MGP) on the Property. PSE completed a cleanup on the property in 2012 to address contamination related to the former MGP.¹ In general, the cleanup removed contaminated soil to a depth of approximately 6 feet below ground surface (bgs) within the Property boundaries. The Washington State Department of Ecology (Ecology) issued a property-specific "no further action" (NFA) determination in 2015. An environmental covenant (EC) is in place to address contaminated soil that remains beneath the Property at depths greater than 6 feet.

As a requirement of the EC, groundwater conditions on and near the property are being monitored in five groundwater monitoring wells (MW-6, MW-10, and MW-14 through MW-16; Figure 2) in accordance with the Groundwater Compliance Monitoring Plan (GWCMP) dated October 8, 2013 and an associated Addendum #1 dated November 5, 2014. We understand that the current property owner (The Rants Group) plans to redevelop the Property and will need to decommission all existing wells on and near the Property in preparation for redevelopment construction activities scheduled to start in August 2018. Existing groundwater monitoring well details and the proposed groundwater monitoring well decommissioning plan is described below.

¹ The cleanup was conducted under Ecology's Voluntary Cleanup Program (VCP number SW0984). The cleanup site identification number is 6851.



GROUNDWATER MONITORING WELL DECOMMISSIONING PLAN

Five groundwater monitoring wells (MW-6, MW-10, and MW-14 through MW-16; Figure 2) exist on and near the Property that will require decommissioning prior to Property redevelopment construction. Existing groundwater monitoring well boring logs are provided as an attachment and well details are summarized below.

Monitoring Well ID	Depth of Well Casing (ft bgs)	Measured Range for Depth to Groundwater (ft below TOC)	Depth of Screened Interval (ft below TOC)	Well Construction Details		
MW-6	11	4.31 to 5.37 ¹	Unknown (Boring log not available; well installed by others)	Flush mounted 2-in Schedule 40 PVC casing,		
MW-10	14	4.66 to 5.31 ¹	Unknown (Boring log not available; well installed by others)	otherwise unknown casing and screen construction details		
MW-14	20	5.53 to 6.24 ²	4-20	Eluch mounted 2 in		
MW-15	20	4.98 to 5.81 ²	4-20	Schedule 40 PVC casing		
MW-16	20	4.01 to 4.98 ²	4-20	with 0.01-in slot screen		

Notes:

¹Depth to water measurement range represents August 2008 through February 2018.

 $^{\rm 2}\textsc{Depth}$ to water measurement range represents August 2013 through February 2018.

TOC = top of casing

PVC = polyvinyl chloride

A Washington State licensed well driller will be subcontracted to decommission all five groundwater monitoring wells prior to redevelopment construction activities. The methods for well decommissioning will be in accordance with Washington Administrative Code (WAC) 173-160-460.

Decommissioned groundwater monitoring wells (that are abandoned in place) may be encountered and a portion of the decommissioned well may be required to be removed during Property redevelopment construction activities, such as shallow grading or shallow soil excavation is conducted within or outside of the Property boundary. In this case, the WAC allows for the Property redevelopment contractor the ability to cut and remove exposed portions of the decommissioned groundwater monitoring well casings to match existing ground surface conditions, leaving decommissioned subgrade portions of the groundwater monitoring well casing in place.

After Property redevelopment is complete, new groundwater monitoring wells will be installed on or surrounding the Property to monitor groundwater as part of the EC. The number and location of new monitoring wells will be determined in consultation with Ecology at a later date.



SCHEDULE FOR FUTURE GROUNDWATER MONITORING

The current groundwater compliance monitoring events are conducted once every 18 months, and the last monitoring event was completed in February 2018 (GeoEngineers, 2018). The sampling event was conducted in accordance with the GWCMP, and no constituents were detected in the groundwater samples.

Property redevelopment is scheduled to start August 2018 and last approximately 18 months. This time period falls greater than the 18-month window between the last monitoring event in February 2018 and the next compliance event scheduled in August 2019. New monitoring wells will be installed, at a minimum, around the redeveloped Property and before the next groundwater compliance monitoring event scheduled for August 2019. The groundwater compliance monitoring program will then proceed according to the 18-month interval schedule outlined in the GWCMP.

The footprint of the building that will be constructed on the Property during redevelopment is anticipated to cover nearly the entire Property, and it is unclear whether it will be possible to install any of the replacement groundwater monitoring wells inside the Property boundary. We will evaluate potential locations for the replacement monitoring wells after details of the new building (footprint and design) are known, and discuss the proposed monitoring well location(s) with Ecology.

REFERENCES

GeoEngineers 2018. Groundwater Monitoring Technical Memorandum, February 2018 Monitoring Event, PSE Former Olympia MGP Site, 320 Columbia Street NW, Olympia, Washington. Prepared for Puget Sound Energy. April 5, 2018.

LIMITATIONS

We have prepared this letter for the exclusive use of Puget Sound Energy, their authorized agents and regulatory agencies. This letter is not intended for use by others, and the information contained herein is not applicable to other sites. No other party may rely on the product of our services unless we agree in advance, and in writing, to such reliance. This is to provide our firm with reasonable protection against open-ended liability claims by third parties with whom there would otherwise be no contractual limits to their actions.

Our interpretations of site conditions are based on field observations and limited sampling events. Within the limitations of scope, schedule and budget, our services have been executed in accordance with our general agreement with PSE (Contract No. 4600007908) and generally accepted environmental science practices in this area at the time this letter was prepared. No warranty or other conditions, express or implied, should be understood.



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Sincerely, GeoEngineers, Inc.

Nick E. Rohrbach Project Manager

SJB:NER:SCW:Iw

Aghan Choodens

Steve C. Woodward, LG Principal

Attachments: Figure 1. Vicinity Map Figure 2. Existing Monitoring Well Locations to be Decommissioned Existing Groundwater Monitoring Well Boring Logs and Driller Logs – MW-14 through MW-16

cc: Greg Andrina – PSE

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Existing building

Existing fence

MW-10 🔶

Monitoring well to be

decommissioned



Notes:

1.

The locations of all features shown are approximate. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication 2.

Data Source:

Background from Barghausen Consulting Engineers, dated 3/28/2012.



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N	AJOR DIVISI	ONS	SYM	BOLS	TYPICAL	SYM	IBO
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SOILS	COARSE FRACTION RETAINED ON NO. 4 SIEVE	(APPRECIABLE AMOUNT OF FINES)		GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES		
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	PASSING NO. 4 SIEVE	(APPRECIABLE AMOUNT OF FINES)		SC	CLAYEY SANDS, SAND - CLAY MIXTURES	<u> </u>	pi
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dista and c A "P' drill i	nce noted). S drop. ' indicates sa rig.	See exploration	l log for h using the	weight o	veight of the	NS SS MS HS NT	Sli Sli Ma He No

NAL MATERIAL SYMBOLS

SYM	BOLS	TYPICAL			
GRAPH	LETTER	DESCRIPTIONS			
	AC	Asphalt Concrete			
	сс	Cement Concrete			
	CR	Crushed Rock/ Quarry Spalls			
	TS	Topsoil/ Forest Duff/Sod			

roundwater Contact

easured groundwater level in ploration, well, or piezometer

easured free product in well or ezometer

raphic Log Contact

stinct contact between soil strata or eologic units

pproximate location of soil strata hange within a geologic soil unit

aterial Description Contact

stinct contact between soil strata or ologic units

pproximate location of soil strata hange within a geologic soil unit

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- ne shear

neen Classification

- Visible Sheen
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NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.



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eattle: D{	C	JE(эE	NG	IN	EER	S		J		Project Location: Olympia, Washin	ngton	l		Figur	e A-2

Log of Monitoring Well MW-14



Former Columbia Street MGP Property Project Location: Olympia, Washington Project Number: 0186-774-03

Figure A-2 Sheet 1 of 1



Note: Please see Figure A-1 for explanation of symbols

Date:4

Log of Monitoring Well MW-15

GEOENGINEERS Project: Former Columbia Street MGP Property Project Location: Olympia, Washington Project Number: 0186-774-03

Figure A-3 Sheet 1 of 1

ſ	Drille	d 8/15	<u>Star</u> 5/20 ⁻	<u>t</u> 15	<u>En</u> 8/15/	<u>id</u> /2015	Total Depth	h (ft)	2	0		Logged By Checked By	ARJ NER	Driller Cascade Dr	rilling			Drilling Method	Iollow St	em Auger
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Note: Please see Figure A-1 for explanation of symbols

SEATTLE/PROU

attle: Date:4/6/15 Path:W:

Log of Monitoring Well MW-16

Project:



Former Columbia Street MGP Property Project Location: Olympia, Washington Project Number: 0186-774-03

Figure A-4 Sheet 1 of 1

GeoEngineers We	ell ID:
MW-14	

				MW	-14		
RESOURCE PROTECT	TION WELL R	REPORT	CUR	RENT			
(SUBMIT ONE WELL REPORT PER WE	LL INSTALLED)		Notice	of Intent No	RE08807		
Construction/Decommission	7234 (1		Type of Well			
X Construction	1001			X Resource Prot	tection		
Decommission ORIGINAL INSTALLA	TION Notice	n / O		Geotechnical	Soil Boring		
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Consulting Fum GeoEngineers		City		County	Thurston		
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Unique Ecology Well ID	709	Location	1/4 <u>NW</u>	NE SW Sec 14	TWN 18N R 2W or WWM		
WILL CONSTRUCTION CERTIFICATION COnstructed an	d/or accept responsibility for	Lat/Long (s,t,i	I at Deg	<u>x</u>	Lat Min/Scc		
construction of this well and its compliance with all Washingto	on well construction standards	still Required)	Long Deg	<u>x</u>	Long Min/Sec x		
Materials used and the information reported above are title to m	y best knowledge and belief	Law Darcol No.		78500	200100		
X Driller Trainee Name (Print) James	s Goble	Tax Farce No		10,00	200100		
Driller/ i raince Signature	· · · · · · · · · · · · · · · · · · ·	Cased or Uncase	d Diameter	8''	Static Level		
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If trained, licensed duller's				0 150-	10		
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Construction /Docum	/	I Doto W	3 490	Formati	on Description		
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GeoEngineers	Well	ID:
MW-15		

RESOURCE PROTE	CTION WELL R WELL INSTALLED)	REPORT	CURREN Notice of fr	NTRE	08807
Construction/Decommission	100000	1 	Тур	e of Well	
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Decommission ORIGINAL INST	ALLATION Notice			Geotechnical Soil Boring	
of Intent Number		Property Owner	Ev	ergreen Olympic Propert	ies Inc
·		Site Address		320 Columbia St NW	·
Consulting Firm GeoEnginee	rs	CityO	lympia	CountyThurs	ton
Unique Ecology Well ID Lag No	108	Location 1/4	NW NE	SW Sec 14 IWN 18N R	EWM 2W or WWM
WILL CONSTRUCTION CERTIFICATION I constr	ucted and/or accept responsibility for	Lat/I ong (s,t,t La	nt Deg _x_	Lat Min/Sec	x
construction of this well and its compliance with all W	ashington well construction standards	still Required) Lo	ong Deg x	Long Mm/Sec	x
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Driller/Trainee License No	3131	Work/Decommision S	Start Date	8-15-13	
Signature and License No		Work/Decommision I	End Date	8-15-13	
Construction/Design			80	Formation Description	n
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	Material Well Depth Backfill Material I otal Hole Depth	PVC 20'	FT	OCT 0 4 21 WA STATE DEPT of Ecology (S	ED 013 artment SWRO)
Scale 1" =		Page of		ECY 050-1	2 (Rec=v 2/01)

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GeoEngineers Well ID:	
MW-16	

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(SUBMIT ONE WELL REPORT PER W	LION WELL I TELL INSTALLED)	REPORT	CURRENT Notice of Inte	rnt No R	E 08807
Construction/Decommission	497232	-	Type of X Ref	f Well source Protection	
of Intent Number	ATION Notice	Property Owner Site Address	Ge Ever	otechnical Soil Boring green Olympic Proper 320 Columbia St NV	ties Inc V
Consulting Firm GeoEngineers		City Ol	mpia	County Thur	ston
Unique Ecology Well ID I ag No B_1 C70	7.	Location 1/4	NW NE SV	V Sec 14 TWN 18N	R 2W or WWM
WELL CONSTRUCTION CERTIFICATION Constructed construction of this well and its compliance with all Washing	and/or accept responsibility for gion well construction standards	Lat/Long (s,t,r Lat still Required) Loi	Deg <u>x</u> ng Deg <u>x</u>	Lat Min/Sec	x
Materials used and the information reported above are tractor	my best knowledge and belief	Tax Parcel No		78500200100	
Driller/Irainee Signature		Cased or Uncased Dia	ameter <u>8</u> "	Static Level	6
Driller/Irainee License No	3131	Work/Decommision Si	art Date	8.15.13	
If traince, licensed driller's Signature and License No		Work/Decommision E	nd Date	8.15-13	
onstruction/Design	We	ll Data W3-48	0	Formation Description	on
	Concrete Surface Sea Depth Blank Casing (dia x dep Material Backfill Type Seal Material Gravel Pack Material	1/2' 2'× 4' PVC, 1/2 Bent. Chip Bent. Chip	$ \begin{bmatrix} FT \\ 0 \\ - \\ - \\ - \\ 5 \\ 0 \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ -$	- Lo (Fill) light Sand wy V Small grave Lo - 20 Med. to Fin ight grey 30 wy Sea She	FT brown lery 15 FT e cud 15 FT
	Screen (dia x dep) Slot Size Material Well Depth Backfill Material	2'x 16' 010 PVC 20'	_ _ _FT _ _	OCT O WA State I of Ecolog	EIVED 4 2013 Department by (SWRO)

i.