



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

February 2, 2011

Mr. Isaac Alshihabi
Baker Main, LLC
1100 106th Ave NE, Suite 101
Bellevue, WA 98004

Re: No Further Action at the following Site:

- **Site Name:** Michael's Fine Dry Cleaning
- **Site Address:** 10703 Main Street, Bellevue, WA
- **Facility/Site No.:** 84237898
- **VCP Project No.:** NW2333

Dear Mr. Alshihabi:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the Michael's Fine Dry Cleaning facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

Issue Presented and Opinion

Is further remedial action necessary to clean up contamination at the Site?

NO. Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

Description of the Site

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following release:

- Tetrachloroethylene (PCE) into the Soil.



Enclosure A includes a detailed description and diagram of the Site, as currently known to Ecology.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel(s) associated with this Site are affected by other sites.

Basis for the Opinion

This opinion is based on the information contained in the following documents:

1. Voluntary Cleanup Program Report, Former Michael's Fine Dry Cleaning Property, 10703 Main Street, Bellevue, Washington VCP ID NW2333. Prepared by GeoTech Consultants, Inc., dated November 29, 2010.
2. Limited Phase II Environmental Site Assessment, Former Dry Cleaners, 10711 Main Street, Bellevue, Washington. Prepared by GeoTech Consultants, Inc., dated December 11, 2008.
3. GeoTechnical Engineering Study, Proposed Baker Main Mixed-Use Building, 10703 through 10711 Main Street, Bellevue, Washington. Prepared by GeoTech Consultants, Inc., dated November 10, 2008.
4. Phase I Environmental Site Assessment Update, Building and Land, 10711 Main Street, Bellevue, Washington. Prepared by GeoTech Consultants, Inc., dated May 11, 2006.
5. Phase I Environmental Site Assessment, Retail Property, 10705 to 10711 Main Street, Bellevue, Washington. Prepared by GeoTech Consultants, Inc., dated July 7, 1999.

Those documents are kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. You can make an appointment by calling the NWRO resource contact at (425) 649-7190.

This opinion is void if any of the information contained in those documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that **no further remedial action** is necessary to clean up contamination at the Site. That conclusion is based on the following analysis:

1. Characterization of the Site.

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards and select a cleanup action. The Site is described above and in **Enclosure A**.

2. Establishment of cleanup standards.

Ecology has determined the cleanup level and points of compliance you established for the Site meet the substantive requirements of MTCA.

a. Cleanup level.

The Site is located in a mixed residential and commercial area. Soil cleanup levels suitable for unrestricted land uses are therefore applicable to this Site.

Soil cleanup level protective of terrestrial species are also potentially applicable. However, it was deemed not-applicable for this Site based on the result of a Simplified Terrestrial Ecological Evaluation in accordance with WAC173-340-7492(2)(a)(ii).

Because the cleanup at this Site was relatively straight forward and involved few hazardous substances, the MTCA Method A cleanup levels for unrestricted land uses were deemed applicable and appropriate.

b. Points of compliance.

Soil cleanup level was set based on protection of groundwater, direct contact and vapor intrusion. The point of compliance is therefore in soil throughout the Site.

3. Selection of cleanup action.

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA.

4. Cleanup.

Ecology has determined the cleanup you performed meets the cleanup standards established for the Site. The cleanup action is described in Enclosure A.

Listing of the Site

Based on this opinion, Ecology will remove the Site from our Confirmed and Suspected Contaminated Sites List.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. *See* RCW 70.105D.080 and WAC 173-340-545.

3. State is immune from liability.

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70.105D.030(1)(i).

Termination of Agreement

Thank you for cleaning up the Site under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project (#NW2333).

For more information about the VCP and the cleanup process, please visit our web site: www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm. If you have any questions about this opinion or the termination of the Agreement, please contact me by phone at (425) 649-4310 or e-mail at jliu461@ecy.wa.gov.

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Sincerely,

A handwritten signature in dark ink, appearing to be 'Jing Liu', with a stylized flourish extending to the right.

Jing Liu
NWRO Toxics Cleanup Program

jl/kp

Enclosure: A – Description and Diagram of the Site

cc: Tim Johnson, Geotech Consultants, Inc.
Dolores D Mitchell, Ecology VCP Financial Manager
Donna Musa, Ecology VCP Administrator

Enclosure A

Description and Diagram of the Site

Site Description and Historical Use:

The Site is associated with a former dry cleaner at 10703 Main Street in Bellevue (the Property). Tetrachloroethylene (PCE) was released to soil and comprises the Site as shown on the attached Site Diagram.

The Site is located in a mixed commercial/residential area near the southern boundary of downtown Bellevue. It is located at the southeastern corner of the intersection of Main Street and 107th Avenue Southeast. It is bordered to the east by an office building, to the south by an apartment complex, to the west by 107th Avenue Southeast, and to the north by Main Street.

Potable water and sanitary sewer services are provided by the City of Bellevue. Surface water runoff is collected in storm drains. The area is heavily developed, with Bellevue Downtown Park located about 500 meters to the southwest. This park is mostly grass with scattered trees.

The Property is approximately 800 meters east of Lake Washington. The topography surrounding the Property slopes down to the north/northeast. The Property grades range from elevation 134 feet at the southwest corner down to about 115 feet near the northeast corner.

The Property was developed with a single-story, slab-on-grade structure in 1957 with an addition in 1964. A paint store was operated on the Property till 1985, followed by a dry cleaner facility, a restaurant, and a grocery and deli store and paved parking. All the structures on the Property were demolished in 2009. The Property is being redeveloped as a mixed commercial/residential condominium, including below grade parking. The maximum excavation depth for the new building reached 45 feet below ground surface (bgs). When the construction is completed, the Property will be covered by building and paving.

Geology and Hydrogeology:

The Property is located within the Interlake Drift Upland. Shallow geological conditions at the Site consist of several feet of fill overlying glacial till. Glacial till consists of a dense to very dense mixture of silt, clay, sand and gravel with very low permeability. Below the glacial till is advance outwash that extends to a depth of 70 feet bgs, the maximum depth explored.

It appears that groundwater is more than 70 feet bgs. Groundwater flow direction is unknown at the Property, but could be to the west towards Lake Washington or southeast towards Mercer Slough based on topography.

Release and Extent of Contamination:

The Site is defined by PCE release to soil in the vicinity of the former dry cleaner as shown on the attached Site Diagram. The source of the contamination appears to be related to the historical operations associated with the former dry cleaner. Contaminated soil reached a depth of 24 bgs. Groundwater appears to be too deep to have been impacted.

Remedial Actions Conducted:

The remedial actions include soil excavation to a depth of 24 feet bgs at the Site conducted from December 2009 to March 2010. Approximately 62 tons of PCE-contaminated soil designated as dangerous waste were excavated and transported to a RCRA permitted facility in Grandview, Idaho for disposal. Also 3,550 tons of non-hazardous PCE-contaminated soil, was excavated and shipped to the Roosevelt Regional Landfill for disposal. Soil confirmation sampling results show compliance with the cleanup level.

Site Diagram

MAIN STREET

North

107th AVENUE SOUTHEAST

West

East

South

The Approximate
Extent of the
"Site"

B4E@ 0'-0.5'
Analyte
PERC 60
B2E@ 4'-4.5'
Analyte
PERC 53

B3E@ 0'-0.5'
Analyte
PERC 420
B3E@ 7.5'-8'
Analyte
PERC 2,000

B4E

B3E

B2

B2@ 18.5'-19'
Analyte
PERC ND

B1E@ 0'-0.5'

Analyte
PERC 95
B1E@ 4'-4.5'
Analyte
PERC ND

B1E

B2E

B2E@ 0'-0.5'
Analyte
PERC 150
B2E@ 3.5'-4'
Analyte
PERC ND

B5E

B5E@ 0.5'-1'
Analyte
PERC 77
B5E@ 5.5'-6'
Analyte
PERC 230


B3

LEGEND:  Approximate location of previous Geotech Consultants geotechnical boring.

B1

 Approximate location of Geotech Consultants environmental boring.

B1E

 Approximate Property Boundary

 Approximate Location Sanitary Sewer

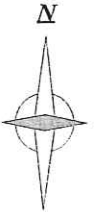
SS

 Approximate Location Floor Drain or Catch Basin

(Source: Google Earth City of Bellevue 2008 Aerial Photograph)

B1E @ Depth
Analyte
PERC Perchloroethylene

Results reported in parts per billion (ppb)
ND Not Detected above practical
quantitation limit
Italicized and underlined values exceed
Method A Table 740-1 Cleanup Levels



Not to Scale



GEOTECH
CONSULTANTS, INC.

EXPLORATION PLAN

Building and Land
10703 to 10711 Main Street
Bellevue, Washington

Job No:
06146E

Date:
November 2010

Plate:

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