

ERTS # 686775

**Initial Report**

External Reference #

Caller Information

First Name: Denise  
 Last Name: Cieri  
 Business Name: WSDOT SR 520 Program  
 Street Address: 999 3rd Ave, Ste 2200  
 Other Address:  
 City: SEATTLE State: WA Zip: 98104  
 E-mail: cierid@wsdot.wa.gov Confidential\_FL   
 Phone: (206) 770-3591 Ext: Type: Business

Where did it happen

Berth: Anchorage  
 Location Name: Montlake Texaco  
 Street Address: 2625 E Montlake PI  
 Other Address:  
 City/Place: SEATTLE State: WA Zip: 98112  
 County - Region: KING NWRO FS ID: 47724816  
 WIRA #:  
 Waterway: groundwater Type: GROUND WAT  
 Latitude: Longitude:  
 Topo Quad 1:24:00 SEATTLE  
 Direction/Landmark (mile post, cross roads, township/range)

What happened

Spills Program Oil Spill? N

Incident Date: 12/5/2018 Received Date: 1/18/2019 14:13

Medium: GROUND WATER

Material: PETROLEUM - GASOLINE  
Quantity Unit

Source: UNDERGROUND STORAGE TANK

Cause: LEAKING UNDERGROUND STORAGE TANK

Activity: UNKNOWN

Impact: GROUND WATER CONTAMINATION

Vessel Name

Hull Number

Primary Potentially Responsible Party Information

First Name: Last Name:  
 Name:  
 Business Name: Kemper Development Company  
 Street Address: 575 Bellevue Square  
 Other Address:  
 City: BELLEVUE State: WA Zip: 98004  
 Phone: (425) 646-3660 Ext: Type: Business  
 E-mail:

Additional Contact Information

Name Phone Ext Type

More Information

From an email sent by Denise Cieri to Ecology dated January 18, 2019:

"As part of SR 520 construction plans, WSDOT and the SR 520 Program are moving forward to acquire the property that houses the Montlake Boulevard Market and 76 gas station. WSDOT held a public meeting on Nov. 7 to provide an update on the SR 520 Program's work to purchase the property, and explained that we would be conducting soils testing on the Montlake property in December. After finding petroleum-related contaminants in the roadway outside the property from earlier testing conducted between 2016 and 2018, WSDOT wanted to verify what was on the property itself.

WSDOT provided a technical report of findings to the property owner on Jan. 16. The property testing completed to date shows that there are petroleum-related contaminants in the soils and in the groundwater. In some locations, the soils and groundwater contamination levels on the property are above the levels that trigger cleanup as defined by the Washington State Department of Ecology."

A 76-brand gasoline station currently operates on the property, under Ecology UST ID 100410 and site name "Montlake Texaco."

Source: underground storage tanks at gasoline service station; parcel info and Ecology UST database indicates gasoline station operation began in 1952

Cause: UST system leaks and/or overfills

Impact: concentrations greater than MTCA Method A cleanup levels in soil (gasoline- and diesel-range petroleum hydrocarbons, benzene, toluene, ethylbenzene, xylenes, and naphthalene) and groundwater (gasoline- and diesel-range petroleum hydrocarbons, benzene, toluene, ethylbenzene, xylenes, naphthalene, and 1,2-dichloroethane)

Department of Ecology - Environmental Report Tracking System

ERTS # 686775

Additional Contact Information

Name: Scott Baker, Owner (from Ecology UST database, UST ID 100410)

Business Name: Montlake Texaco

Street Address: 2625 E Montlake Pl

City: Seattle

State: WA

Zip: 98112

Phone: 425-417-3802

Phone Type: cell

Email: montlake76@gmail.com

Entry Person MUSA TCP, DONNA

Entry Date 1/22/2019

# Department of Ecology - Environmental Report Tracking System

**ERTS # 686775**

## Initial Report

**External Reference #**

### Caller Information

**First Name** Julie  
**Last Name** Wukelic  
**Business Name** Hart Crowser  
**Street Address**  
**Other Address**  
**City** State WA **Zip**  
**E-mail** julie.wukelic@hartcrowser.com **Confidential\_FL**   
**Phone** **Ext** **Type**

### Where did it happen

**Berth** Anchorage  
**Location Name** Montlake Texaco  
**Street Address** 2625 E Montlake PI E & 2605 22nd Ave E  
**Other Address**  
**City/Place** SEATTLE **State** WA **Zip** 98122  
**County - Region** KING **NWRO** **FS ID**  
**WIRA #**  
**Waterway** **Type**  
**Latitude** **Longitude**  
**Topo Quad** 1:24:00 SEATTLE  
**Direction/Landmark** (mile post, cross roads, township/range)

### What happened

**Spills Program Oil Spill?** N

**Incident Date** 1/30/2019 **Received Date** 1/30/2019 14:48

**Medium** GROUND WATER

**Material** PETROLEUM - GASOLINE  
**Quantity** **Unit**

**Source** UNDERGROUND STORAGE TANK

**Cause** LEAKING UNDERGROUND STORAGE TANK

**Activity** ROUTINE/NORMAL OPERATIONS

**Impact** GROUND WATER CONTAMINATION

**Vessel Name**

**Hull Number**

### Primary Potentially Responsible Party Information

**First Name** **Last Name**  
**Name**  
**Business Name** Montlake LLC & Stetler Montlake LLC  
**Street Address**  
**Other Address**  
**City** **State** WA **Zip**  
**Phone** **Ext** **Type**  
**E-mail**

### Additional Contact Information

**Name** **Phone** **Ext** **Type**

### More Information

Ecology received Notification Letter and Phase II Report from Hart Crowser via email:

On behalf of Montlake LLC and Stetler Montlake LLC, owners of the referenced properties (Properties), and as required by the Washington State Department of Ecology's (Ecology) reporting requirements in WAC 173-340-300, this letter and attached report notifies the Washington State Department of Ecology (Ecology) of a release of petroleum-related hazardous substances discovered on the Properties during a Phase II Environmental Site Assessment (Phase II) conducted in December 2018 by WSDOT's contractor.

Based on the available data to date, it appears to be a simple gasoline site with residual petroleum contamination in soil but with limited or no free-product. The soil contamination appears to be limited to the Gas Station parcel and is not a significant threat to the adjacent Market or surrounding area. The data also suggests that there have been no soil impacts to the residential areas to the northeast, east, south, and southwest, or the Montlake community center and playfield to the southwest. Groundwater impacts in these areas are extremely unlikely.

If we might provide any additional information or clarify this letter, please contact me.

Sincerely,  
 HART CROWSER, INC.  
 Julie K. W. Wukelic  
 Senior Principal Engineer  
 julie.wukelic@hartcrowser.com

**Entry Person** MUSA TCP, DONNA

**Entry Date** 1/30/2019

ERTS # 686775

Referral

<b>Referral Method</b>		<b>Person Referred to</b> Warfel, Mike	<b>Referral #</b> 250861
<input type="radio"/> E-mail ERTS number		<b>Phone</b> (424) 649-7257 <b>Fax</b>	<b>Primary</b> <input checked="" type="checkbox"/>
<input checked="" type="radio"/> E-mail attachment		<b>E-mail</b> mwar461@ecy.wa.gov	
<input type="radio"/> Print		<b>Program/Organization</b> TOXICS CLEANUP	
<input type="radio"/> Telephone		<b>Address</b>	
		<b>City</b> Bellevue <b>WA</b>	
		<b>Region/Location</b> NWRO	
		<b>Referral Date</b> 1/22/2019	

ERTS # 686775

Followup

Inspector Information

Referral # 250861  
 **Lead Inspector** Warfel, Mike  
 Program/Organization TOXICS CLEANUP  
 \* Region/Location NWRO  
 # of Ecology Staff 1  Overtime

Where did it happen

Berth Anchorage  
 Location Name Montlake Texaco  
 Street Address 2625 E Montlake PI  
 Other Address  
 City/Place SEATTLE State WA Zip 98112-  
 County KING Region NWRO FS ID 47724816  
 Waterway groundwater Type GROUND WATER  
 WRIA #

Followup #1

Action

TCP - SIS Start Date 1/23/2019 End Date 1/23/2019

What happened

Incident Date 12/5/2018 Spills Program Oil Spill? N

Latitude Longitude  
 Topo Quad 1:24,000 SEATTLE  
 Direction/Landmark (mile post, cross roads, township/range)

Medium  
 GROUND WATER

Material  
 PETROLEUM - GASOLINE  
 Quantity Unit Est.

Potentially Responsible Party Information

Check if the primary PRP provided notice to Ecology  
 Primary  First Last  
 Name

Source Regulated?   
 UNDERGROUND STORAGE TANK

Business Name Kemper Development Company  
 Street Address 575 Bellevue Square  
 Other Address

Cause  
 LEAKING UNDERGROUND STORAGE TANK

City BELLEVUE State WA Zip 98004-  
 Phone (425) 646-3660 Ext Type Business  
 E-mail

Activity  
 UNKNOWN

Impact  
 GROUND WATER CONTAMINATION

Vessel

Narrative

Mike Warfel completed II:

Complaint (Brief summary of ERTS complaint):

The Washington State Department of Transportation (WSDOT) is pursuing purchase of this property as part of the State Route 520 construction project. A WSDOT contractor collected soil and groundwater samples on the property in December 2018. Laboratory results showed petroleum and volatile organic compounds at concentrations above Model Toxics Control Act (MTCA) cleanup levels.

Documents Reviewed:

- Third Supplemental Limited Phase II Environmental Site Assessment, 2625 East Montlake Place East, Seattle, Washington. Prepared for Washington State Department of Transportation, SR 520 Bridge Replacement and HOV Program, Seattle, WA. Prepared by Innovex Environmental Management, Inc., Redmond, WA. January 16, 2019.
- Department of Ecology Underground Storage Tank Database, UST ID 100410.
- King County Parcel Viewer (<https://www.kingcounty.gov/services/gis/Maps/parcel-viewer.aspx>), Parcel 8805901085.

Current Site Status (Brief summary of why site is recommended for Listing or NFA):

King County Assessor and Ecology Underground Storage Tank (UST) database information indicate that gasoline fueling operations began on the property in 1952. A gasoline station presently operates on the property under UST ID 100410. Soil and groundwater sample results show concentrations above MTCA Method A cleanup levels, and also potential for vapor intrusion impacts on nearby buildings from volatile chemicals.

Louise Bardy approved Listing determination on 1/23/19.

ENL sent 1/28/19.

Vessel Emergency

Entry Person: MUSA TCP, DONNA

Entry Date 1/28/2019