



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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June 20, 2019

Jose A. Rodriguez Lopez  
ExxonMobil Environmental Services Company  
22777 Springwoods Village Parkway  
S2.2b.282  
Spring, Texas 77389

**Re: No Further Action at the following Site:**

- **Name:** Mobil 99BLV
- **Address:** 1500/1510 145<sup>th</sup> Place SE, Bellevue, WA
- **Facility/Site No.:** 36214799
- **Cleanup Site ID No.:** 8876
- **VCP Project No.:** NW2892

Dear Jose A. Rodriguez Lopez

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the Mobil 99BLV 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**

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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**

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This opinion applies only to the Site described below. The Site is defined by the nature and



extent of contamination associated with the following releases:

- Total petroleum hydrocarbons-as gasoline (TPH-G), diesel (TPH-D), waste oil (TPH-O) range organics and benzene, toluene, ethylbenzene, and xylenes (BTEX)) in Soil and Ground Water.

**Enclosure A** includes a detailed description and diagrams of the Site, as currently known to Ecology (**Enclosure A, Figure 1**).

**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**

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

1. Cardno, March 27, 2018, Response to Comments and Closure Report
2. Cardno, February 5, 2018, Well Installation and Groundwater Monitoring Memorandum
3. Department of Ecology, October 6, 2017, Opinion on Ground Water Monitoring Reports, Mobil 99BLV Site, 1500/1510 145<sup>th</sup> Place SE, Bellevue, WA, VCP NW2892
4. Cardno, June 29, 2017, Groundwater Monitoring Memorandum – 2<sup>nd</sup> Quarter 2017
5. Cardno, March 6, 2017, Groundwater Monitoring Memorandum
6. Cardno, May 21, 2015, Remedial Investigation and Soil Assessment Report
7. Cardno, January 26, 2015, Soil Assessment and Well Installation Data Transmittal
8. Cardno, June 25, 2014, Site Data Transmittal – 2<sup>nd</sup> Quarter 2014
9. Cardno, May 13, 2014, Voluntary Cleanup Program Application and Confirmation Boring Work Plan

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 completing a Request for Public Record form (<https://www.ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests>) and emailing it to [PublicRecordsOfficer@ecy.wa.gov](mailto:PublicRecordsOfficer@ecy.wa.gov), or contacting the Public Records Officer at 360-407-6040. A number of these documents are

accessible in electronic form from the Site web page  
(<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=8876>).

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

### **Analysis of the Cleanup**

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

#### **1. Characterization of the Site.**

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

An initial site assessment conducted in 1991 at this former gasoline service station revealed that petroleum hydrocarbons were present in soil and ground water. As a result of petroleum-product contamination in soil and ground water reported in 1992, Ecology added the Site to its leaking underground storage tank (LUST) list.

From 1991 to 2007, a total of eight site assessments were performed to characterize the nature and extent of contamination in soil and ground water at this Site. A total of 31 soil samples from 15 soil borings and ground water monitoring wells were collected for analyzing chemicals of concern (COCs). Ground water samples were analyzed in 17 monitoring wells. Subsequent soil and ground water sampling completed through February 2018 has delineated the nature and extent of chemicals of concern at this Site.

#### **2. Establishment of cleanup standards.**

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

Cleanup levels for soil at this Site are defined as the MTCA Method A cleanup levels for unrestricted land use.

The point of compliance for soil contamination is based on the protection of ground water and it is applied Site-wide throughout the soil profile, which will extend below the water table.

Ground Water. Cleanup levels for ground water contamination at this Site are defined as the MTCA Method A cleanup levels.

The point of compliance for ground water is throughout the Site from the uppermost level of the perched zone to the lowest saturated aquifer which could potentially be affected by the Site.

The Site qualifies for an exclusion from conducting a terrestrial ecological evaluation (WAC 173-340-7491(c)(i)). There is no undeveloped land or potential terrestrial habitat on or within 500 feet of the Site. Therefore, protection for terrestrial habitat is not needed for this Site in accordance with MTCA.

### 3. **Selection of cleanup action.**

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

Following discovery of three leaking USTs (LUSTs), and excavation, removal, and disposal of impacted soil in 1972, multiple Site investigations were conducted from 1991 to 2007 to assess the contamination at the Site, which included identifying the chemicals of concern (COCs) and characterizing contamination in soil and ground water.

A soil vapor extraction (SVE) system and a ground water air sparging (AS) system were operated from 1992 to 1997, and from 2011 to 2013 (**Enclosure A, Figure 2**), respectively. A total of 2,039 pounds of TPH-G and 34,169 gallons of contaminated ground water were removed and treated. Cleanup efforts also included to monitor ground water on the Site since 1992.

Ground water samples were collected quarterly from all the monitoring wells between February 2017 and November 2017 to analyze the COCs. The laboratory results showed the COCs were at concentrations below the laboratory detectable levels in four consecutive quarterly monitoring events, except in MW13C. Due to dryness, there was no water presenting in the MW 13C for the last quarter sampling event.

In order to confirm compliance, a new monitoring well, MW13D, was installed as a replacement for MW13C with a deeper screening (from 48 to 60 feet below ground surface) in October, 2017 (**Enclosure A, Figure 3**). Based on the laboratory results, the water sample collected in October 2017 showed the COCs were non-detectable or below the cleanup levels.

**4. Cleanup.**

Ecology has determined the cleanup you performed meets the cleanup standards established for the Site at MTCA Method A cleanup levels for all the COCs aforementioned. This determination is based on the cleanup actions documented below:

- Contaminated soil exceeding MTCA Method A cleanup levels adjacent to the former LUSTs were removed from the Property and disposed off-Site appropriately.
- Confirmation soil samples collected at bottoms and sidewalls of the USTs excavation demonstrated that the COCs were at non-detectable or below the cleanup levels at the Property.
- A SVE and AS system were operated between 2005 and 2007. The post-operation monitoring data indicated that contamination in soil and ground water were below MTCA Method A cleanup levels and do not to pose a threat to the environment and human health.
- Ground water samples were collected from all the monitoring wells for analysis of the COCs. The laboratory results indicated the concentrations of COCs were non-detectable or below the Method A cleanup levels in at least four quarters.

**Listing of the Site**

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Based on this opinion, Ecology will initiate the process of removing the Site from our lists of hazardous waste sites, including:

- Hazardous Sites List
- Confirmed and Suspected Contaminated Sites List.
- Leaking Underground Storage Tank List.

That process includes public notice and opportunity to comment. Based on the comments received, Ecology will either remove the Site from the applicable lists or withdraw this opinion.

**Decommissioning of Resource Protection Wells**

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Washington State law (Chapter 173-160 WAC, Minimum Standards for Construction and Maintenance of Wells), requires property owners to properly locate and decommission resource protection wells which are no longer in use. Additional information on satisfying this

requirement can be found at the following link: <https://ecology.wa.gov/Water-Shorelines/Water-supply/Wells/Information-for-drillers/Abandoned-wells>.

Note that if a well did not follow the construction or reporting requirements of WAC 173-160, the specific decommissioning criteria specified in WAC 173-160-460(1) must be conducted and documented. Noel Philip (email [noel.philip@ecy.wa.gov](mailto:noel.philip@ecy.wa.gov), or via telephone at 425-649-7044) is Ecology's contact and resource for questions regarding locating and decommissioning Site resource protection wells.

### **Limitations of the Opinion**

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**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).

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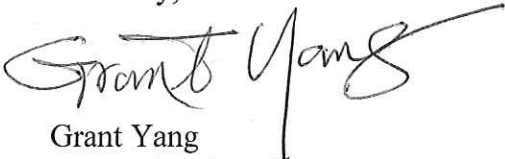
### **Termination of Agreement**

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Thank you for cleaning up the Site under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project #NW2892.

For more information about the VCP and the cleanup process, please visit our web site: [www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm](http://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) 649-7126 or e-mail at [grant.yang@ecy.wa.gov](mailto:grant.yang@ecy.wa.gov).

Sincerely,



Grant Yang  
NWRO/Toxics Cleanup Program

Enclosures (1) A - Description and Diagrams of the Site

cc: Andrew Yonkofski, Cardno (via email)

Sonia Fernandez, VCP Coordinator, Ecology NWRO (via email)

Lyndsay Gordon, VCP Financial Manager, Ecology

## Site Description

*This enclosure provides Ecology's understanding and interpretation of Site conditions and forms part of the basis for the opinion expressed in the letter.*

**Site:** The Site is located at 1500 145th Place SE in Bellevue, Washington (the Property, **Figure 1**) and consists of TPH-G, TPH-D, TPH-O and BTEX in Soil and Ground Water. The Property covers King County tax parcel number 032405-9162.

**Area and Property Description:** The Site is located in a mixed commercial and residential area (**Figure 1**). The Property is surrounded by commercial and residential land uses in Bellevue.

**Property History and Current Use:** The Property was a gasoline service station, former Mobile Station 99BLV, until 1972. Currently, the land is occupied by a QFC shopping center built in 1953 and accompanied by other small retail shops

**Sources of Contamination:** The Site investigation revealed and confirmed that contaminants in soil and ground water originated from releases due to the three leaking USTs and operations of the former gasoline service station.

**Physiographic Setting:** The Site is located in the Puget Sound Lowland, which is characterized as a broad, low-lying region situated between the Cascade Range to the east and the Olympic Mountains and Willapa Hills to the west. The Site is relatively level, with a slight slope toward the west.

**Surface/Storm Water System:** The closest surface water body to the Site is Larsen Lake, which is approximately 0.7 miles to the Northeast. Surface water and storm water runoff on and in the vicinity of the Site disperse via sheet flow to the city of Bellevue's storm water drainage system.

**Ecological Setting:** The Site is surrounded by moderately developed land occupied by residential and commercial buildings, streets, paved areas and other physical barriers. Therefore, the urban environment prevents wildlife from feeding on plants, earthworms, insects, or other food sources in or on the soil affected by the Site.

**Geology:** The Site and vicinity are primarily underlain by the Vashon glacial till, a dense unconsolidated deposit characterized by poorly-sorted materials. A veneer of Vashon recessional outwash deposits is also present, as recorded in well logs to depths of at least 70 feet below the ground surface (bgs) overlying the till at this Site.

**Ground Water:** Ground water was encountered approximately from 28 to 60 feet bgs at the Site. The ground water flow direction is generally to the south-west toward Lake Washington.

**Water Supply:** A public water supply is currently provided to the Property by the City of Bellevue. According to Ecology's well log data base, there are no private drinking water wells located within approximately 1,000 feet of the Property.



**Releases and Cleanup of Contamination:** Soil and ground water were contaminated due to releases from three USTs at the former gas station. Since 1991, various investigative and cleanup efforts were conducted at the Site, which included characterization of the Site contamination, removal of the USTs, over-excavation and off-site disposal of the contaminated soil, SVE and AS treatments for soil and ground water (**Figure 2**), soil cleanup confirmation sampling, and ground water monitoring.

Based on the soil confirmation report (January 26, 2015), COCs in all the soil samples collected from 0 to 15 feet bgs were at concentrations non-detectable or below MTCA Method A cleanup levels. The final ground water monitoring report (March 27, 2018) also indicated that COCs in the samples were at non-detectable and below MTCA Method A cleanup levels for at least four quarters (**Figure 3**). Therefore, cleanup action is considered to be completed at this VCP Site.



**Figure 2 Soil (SVE) and Ground Water (ASP) Remediation Area**

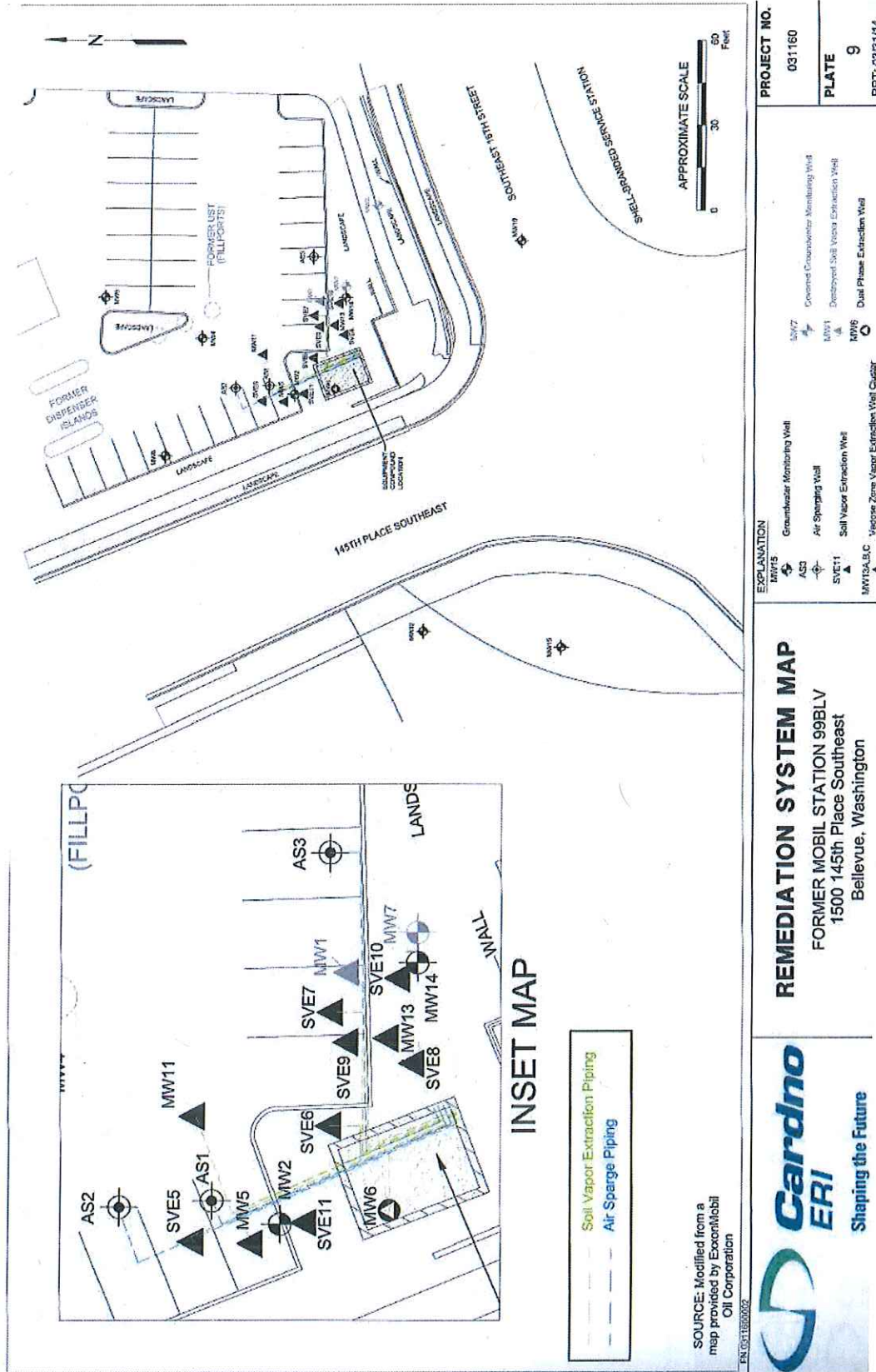


Figure 3 Ground Water Monitoring Well Locations

