



# INITIAL INVESTIGATION FIELD REPORT

☐ Check this box if you have attached any documents to this form (using the paperclip icon on the left).

ERTS #(s):  
Parcel #(s):  
County:  
FSID #:  
CSID #:  
UST #:

694966
154410-0348, 0351, -0352, -0362
King
60393
15145

## SITE INFORMATION

<u>Site Name (Name over door):</u> Bellevue Plaza Solvent Plume	<u>Site Address (including City, State and Zip):</u> 105th Ave NE & NE 2nd St Bellevue, WA 98004	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> Riley Conkin Farallon Consulting	<u>Site Contact Address (including City, State and Zip):</u>	<u>Phone</u> (425) 295-0804 <u>Email</u> rconkin@farallonconsulting.com
<u>Site Owner, Title, Business:</u> Bellevue Investors I LLC	<u>Site Owner Address (including City, State and Zip):</u> 505 5th Ave S #900 Seattle, WA 98104	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u>	<u>Site Owner Contact Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u>	
<u>Alternate Site Name(s):</u>		

<u>Latitude (Decimal Degrees):</u> 47.61068
<u>Longitude (Decimal Degrees):</u> -122.19944

## INSPECTION INFORMATION

☒ Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

<u>Inspection Conducted?</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<u>Date/Time:</u>	<u>Entry Notice:</u> Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
<u>Photographs taken?</u> Yes <input type="checkbox"/> No <input type="checkbox"/>	Note: Attach photographs or upload to PIMS	
<u>Samples collected?</u> Yes <input type="checkbox"/> No <input type="checkbox"/>	Note: Attach record with media, location, depth, etc.	

## RECOMMENDATION

<b>No Further Action</b> (Check appropriate box below):	<b>LIST on Confirmed and Suspected Contaminated Sites List:</b> <input checked="" type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (contamination removed) <input type="checkbox"/>	

## COMPLAINT (Brief Summary of ERTS Complaint):

A release notification letter for the Bellevue Plaza property was submitted to Donna Musa (NWRO TCP) on December 16, 2019 and then entered into ERTS on December 17, 2019.

## CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

Detailed recommendations are listed below. Overall, 2 separate areas of contamination should be listed on the CSCSL and this should be included as an update to the Town & Country Cleaners Bellevue, One88 Bellevue, and Ernst Home Center Bellevue Way site files.

Investigator: Kim Wooten

Date Submitted: 1/24/2020

**OBSERVATIONS****Please check this box if you included information on the Supplemental Page at end of report.**

**Description** (If site visit made, please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

The Release Notification Letter submitted by Farallon identifies 3 areas of contamination on the Bellevue Plaza property. These areas will be referred to as the Bellevue Plaza Jiffy Lube, Bellevue Plaza North CVOCs, and Bellevue Plaza South CVOCs. The Bellevue Plaza property includes 4 tax parcels, and occupies the eastern half of the block bordered by Main Street to the south, Bellevue Way NE to the east, NE 2nd Street to the north, and 106th Avenue NE to the west.

**JIFFY LUBE AREA**

A Jiffy Lube auto service center (FSID 19883748) is present on the southeast corner of the Bellevue Plaza property on tax parcel number 154410-0348. Historically, a gasoline station was present on this parcel. Groundwater in this area is contaminated with petroleum hydrocarbons (gas, diesel, and oil range) and 1,2-dichloroethane above MTCA Method A cleanup levels.

Recommendation for this area: Add to CSCSL.

**SOUTH CVOC AREA**

An area of groundwater and soil contaminated with chlorinated solvents (CVOCs) has been identified in the southwestern portion of the Bellevue Plaza property. This portion of the property is currently occupied by a locksmith. Historically, a dry cleaner (Kwik Cleaners) was present just west of this area on the adjacent property, which is known to Ecology as the Ernst Home Center Bellevue Way cleanup site (CSID 8266). Based on data recently submitted to Ecology for both Bellevue Plaza and Ernst, the Kwik Cleaners is the source of contamination observed on both properties.

Recommendation for this area: Update to Ernst Home Center Bellevue Way file.

**NORTH CVOC AREA**

A second area of groundwater and soil contaminated with chlorinated solvents has been identified in the western portion of the Bellevue Plaza property, specifically in the north and central areas. This contamination appears to be coming from an upgradient source, north of Bellevue Plaza. Given the location of identified contamination on the Bellevue Plaza property, contaminated groundwater may extend onto the properties associated with the One88 Bellevue (CSID 14723) and Ernst Home Center Bellevue Way sites.

The Release Notification Letter proposes the Town & Country Cleaners Bellevue site (CSID 1880) as the source, based on location and a previously reported chlorinated solvent release. The Town & Country site received a No Further Action through the Site Hazard Assessment process in 1996. Cleanup included excavation of an area of soil located between the cleaners building and the east adjacent alleyway; no groundwater sampling was done.

Ecology's files do not contain enough data upgradient of the Bellevue Plaza property to make a determination of the source as part of the Initial Investigation.

Recommendation for this area: Add to CSCSL as a separate site from the Jiffy Lube contamination; reevaluate as more data becomes available to determine if this should be incorporated into an existing Ecology site. Include as an update to Town & Country Cleaners Bellevue, Ernst Home Center Bellevue Way, and One88 Bellevue files. Contaminants are halogenated solvents in soil and groundwater. Contaminants table below is for this area of contamination.

**Documents reviewed:**

Farallon. December 2019. Letter Re: Release Notification, Bellevue Plaza Property, 117 106th Avenue Northeast, Bellevue, Washington.

Additional information supplied in 1/17/20 email from Riley Conkin (Farallon) to Kim Wooten (Ecology)

Ecology site files: Ernst Home Center Bellevue Way and Town & Country Cleaners Bellevue

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)						Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene						Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other						Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents	C	C				PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)						Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)						A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
Metals	Metals - Other						Cr, Se, Ag, Ba, Cd
	Lead						Lead
	Mercury						Mercury
	Arsenic						Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordnance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

(fill in contaminant matrix above with appropriate status choice from the key below the table)

Status choices for contaminants	
Contaminant Status	Definition
B— Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested)
S— Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C— Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example—above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA— Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example—capped area).
RB— Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example— complete removal of contaminated soils).

**Halogenated chemicals and solvents:** Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane ) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended if you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

**Dibenzodioxins and dibenzofurans** are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in WAC 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (<https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf> ). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

**FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):**

How did the Site come to be known: ☒ **Site Discovery (received a report):** 12/16/2019 (Date Report Received)  
☐ **ERTS Complaint**  
☐ **Other (please explain):** \_\_\_\_\_

Does an Early Notice Letter need to be sent: ☒ Yes ☐ No  
If No, please explain why: \_\_\_\_\_

NAICS Code (if known): \_\_\_\_\_  
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):  
\_\_\_\_\_

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment  
If multiple Units needed, please explain why: \_\_\_\_\_

Cleanup Process Type (for the Unit): ☒ No Process ☐ Independent Action  
☐ Voluntary Cleanup Program ☐ Ecology-supervised or conducted  
☐ Federal-supervised or conducted

Site Status: ☒ Awaiting Cleanup ☐ Construction Complete – Performance Monitoring **Model Remedy Used?** ☐  
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring **If yes, was this a** ☐  
☐ No Further Action Required **transformer spill?**

Site Manager (Default: \_\_\_\_\_): \_\_\_\_\_

Specific confirmed contaminants include:

\_\_\_\_\_ in Soil

\_\_\_\_\_ in Groundwater

\_\_\_\_\_ in Other (specify matrix: \_\_\_\_\_)

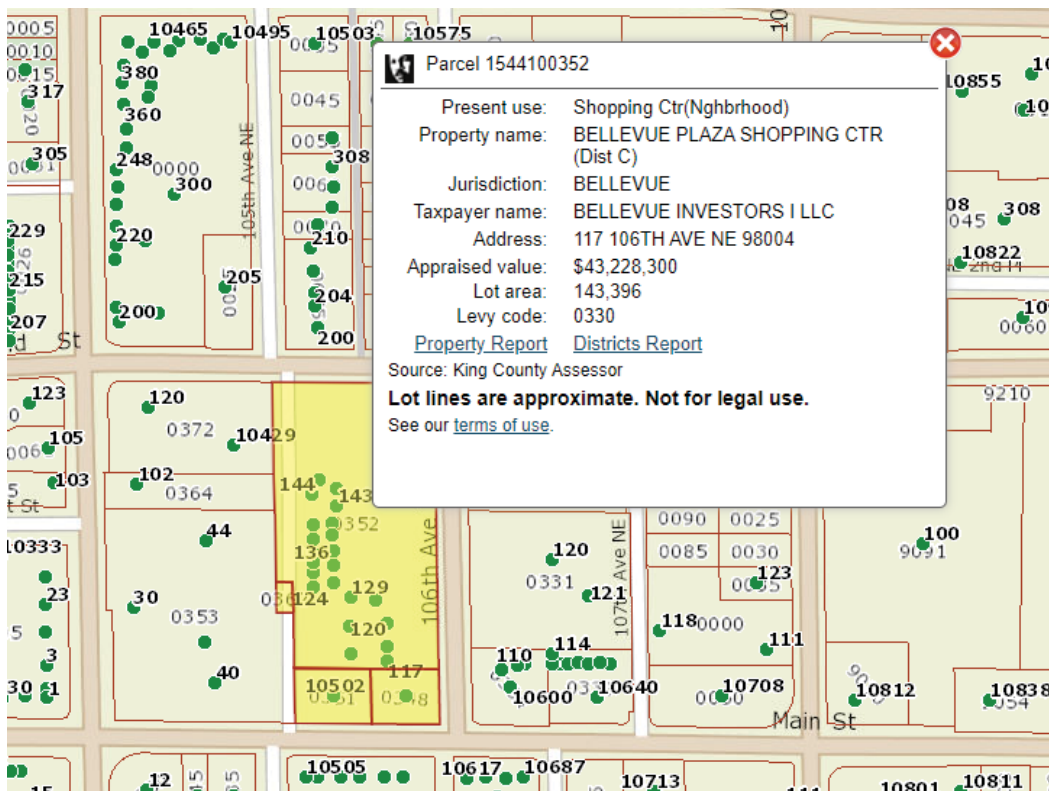
Facility/Site ID No. (if known):

60393

Cleanup Site ID No. (if known):

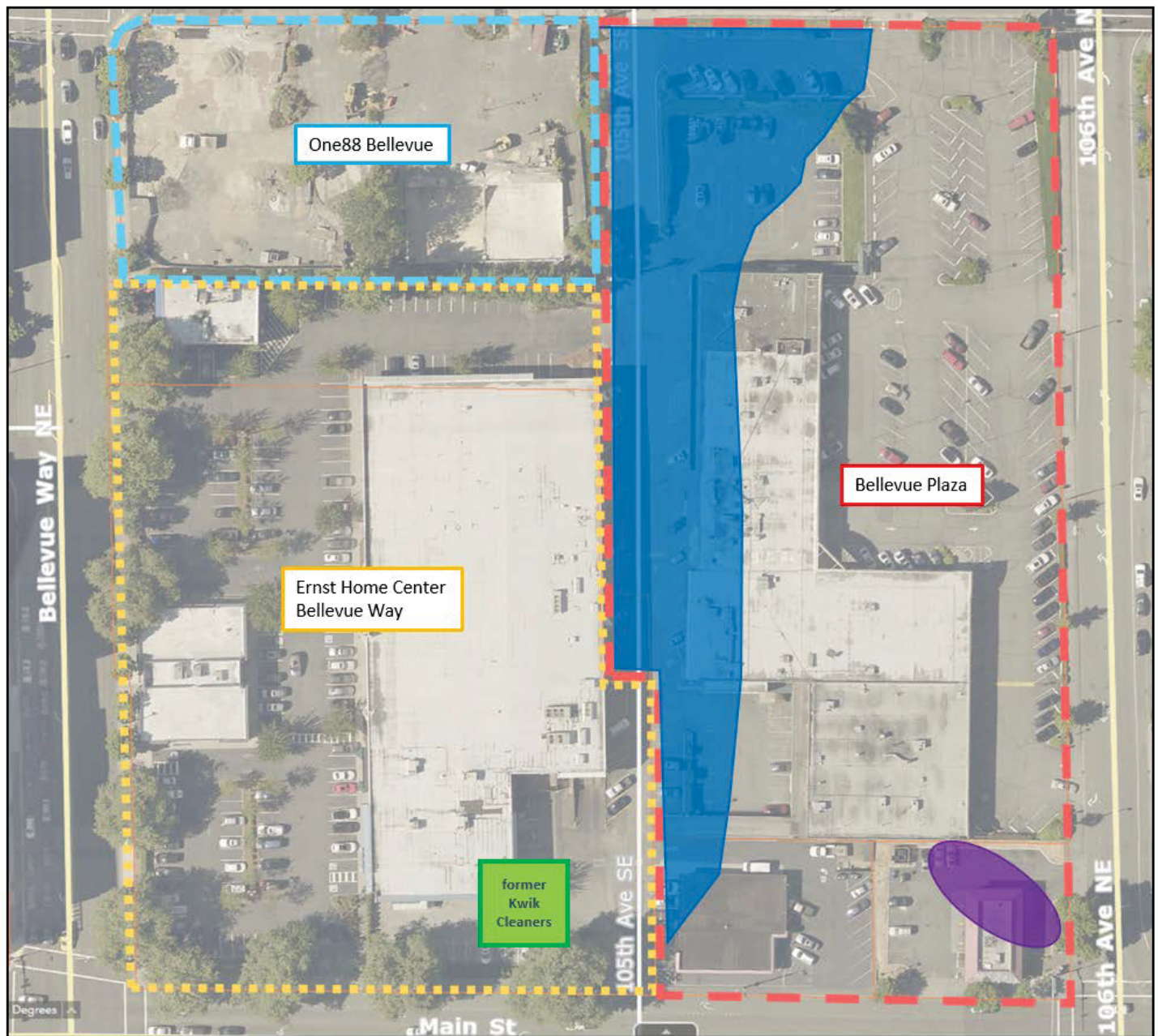
15145

COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.





## Additional or Supplemental Information from Observations Page



Features of the Bellevue Plaza property and adjacent properties. Dashed lines indicate property boundaries associated with various Ecology sites. Purple oval in the southeast portion of the Bellevue Plaza property indicates approximate area of contaminated groundwater associated with Jiffy Lube. Blue area within the Bellevue Plaza property indicates approximate extent of CVOC contaminated groundwater (within property boundaries only; especially for the North CVOC area, off property extent has not been determined). Data does not indicate a clear boundary between the North and South CVOC groundwater contamination, so these are indicated as a continuous area in this figure. (base map is 2017 aerial from King County iMap)