

From: [Riley Conkin](#)
To: [Wooten, Kim \(ECY\)](#)
Cc: [Nick Lenington](#); [Michael Dunning \(MDunning@perkinscoie.com\)](#); [Jim Broadlick](#); [Lisa Lui \(LisaL@vulcan.com\)](#); [Murray Crampton](#)
Subject: RE: Bellevue Plaza followup
Date: Friday, January 17, 2020 1:14:28 PM
Attachments: [image001.png](#)

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Kim,

Thanks for the update regarding additional information for Kwik Cleaners.

As a follow-up to our telephone conversation on Monday regarding the Town and Country Cleaners Site, we have compiled the documents obtained from our Ecology file review at the link below.

<https://farallon.egnyte.com/fl/vjlG6wanLf>

The documents reviewed confirm the release of the dry cleaning solvent tetrachloroethene (PCE) to soil on the east side of the Town and Country Cleaners Site at elevated concentrations in late 1989. A limited shallow subsurface investigation was conducted in early 1990 following discovery of the PCE release that included only shallow soil sampling. Subsequently a small excavation of approximately 3 cubic yards was performed at the Town and Country Cleaners Site in the early 1990s. PCE was present in soil samples collected at the final limits of the small excavation in 1990 and no further investigation of soil and/or groundwater was performed at that time. Also included is an Ecology Local Source Control Partnership Site report dated November 2008, which was reportedly in response to improper disposal of waste at the Town and Country Cleaners to the sanitary sewer.

As discussed during our telephone call on Monday, groundwater flow at the Bellevue Plaza Property and vicinity is generally to the south with the exception of the anomalous area on the southwest portion of the Bellevue Plaza Property as shown on the updated Figure 6 (see link) for the Bellevue Plaza Property and vicinity. Groundwater samples collected from monitoring wells MW-1 and MW-2 installed on the Michaels Fine Dry Cleaners property located northeast of the Bellevue Plaza Property at 217 106th Avenue Northeast in 2017 were reported non-detect for PCE (Figure 6).

In addition, PCE and associated degradation products were only detected in deeper soil samples collected just above or within the groundwater-bearing zone on the northwestern and western portions of the Bellevue Plaza Property. Soil samples collected from the shallow vadose zone (i.e. above the groundwater-bearing zone) on northwestern and western portions of the Bellevue Plaza Property were reported non-detect for PCE and associated degradation compounds. This is consistent with the release and migration of PCE in groundwater and through soil gas diffusion from the up-gradient source(s) at the Town and Country Cleaners Site (Figure 5, see link).

Based on these data, it is Farallon's opinion that the soil and groundwater affected on the northwestern and western portions of the Bellevue Plaza Property is from the release and migration of PCE and associated degradation compounds from the Town and Country Cleaners Site onto the Bellevue Plaza Property.

Please contact me with any questions or if you require additional information regarding the Bellevue Plaza Property.

Appreciate your assistance, have a good weekend.

Riley

Riley Conkin, Principal Geologist

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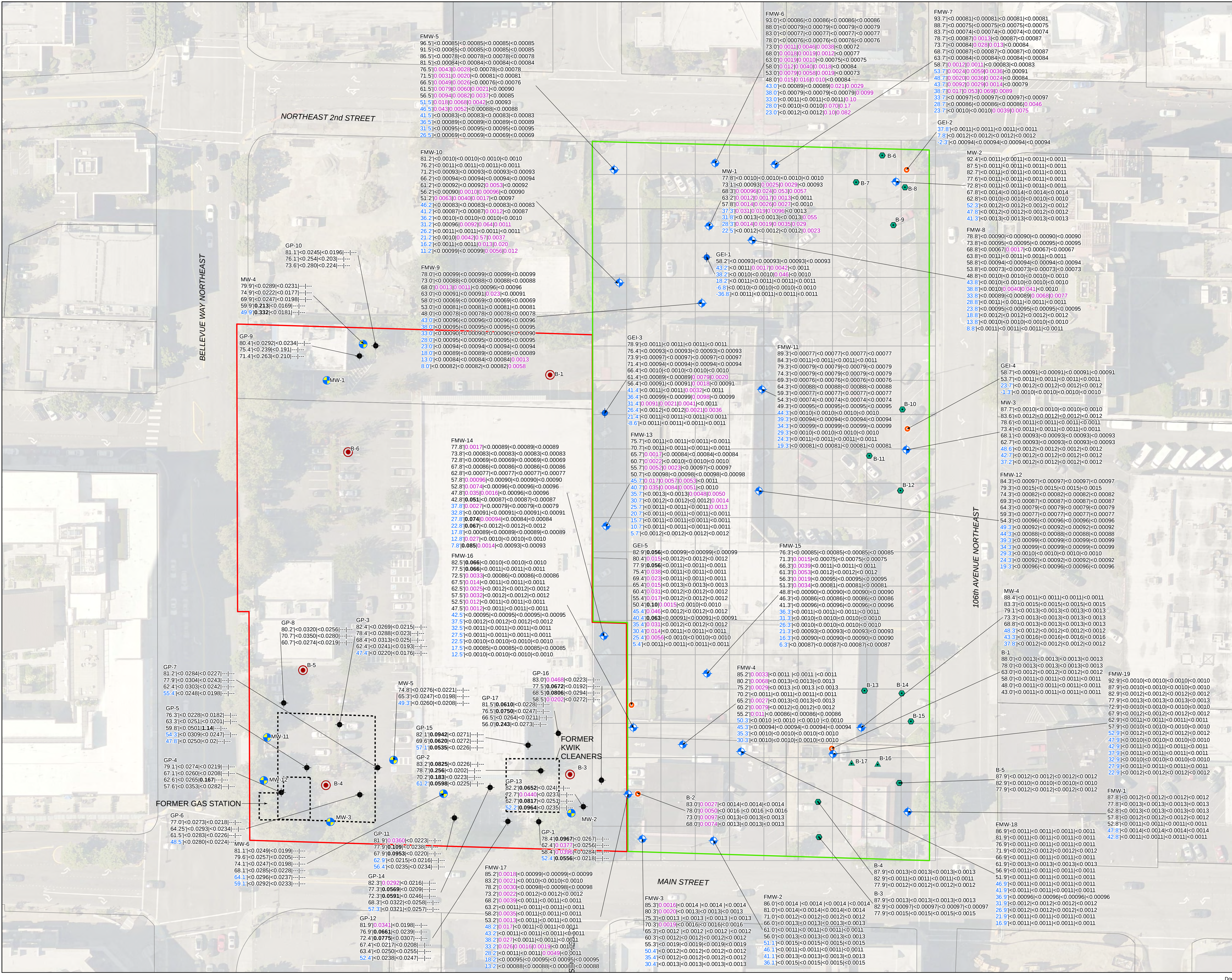
From: Wooten, Kim (ECY) <kiwo461@ECY.WA.GOV>
Sent: Thursday, January 16, 2020 3:52 PM
To: Riley Conkin <rconkin@farallonconsulting.com>
Subject: Bellevue Plaza followup

Hi Riley,

Just wanted to give you a quick update following our phone call the other day. I haven't had any luck yet tracking down Kwik Cleaners/Ernst data newer than the March contained-in determination, but I'll keep looking and let you know if I find anything. Looks like we previously only had the Ecology CID letter available in the electronic documents, but I added the request for CID report with the data today (if you haven't seen it already; <https://apps.ecology.wa.gov/gsp/CleanupSiteDocuments.aspx?csid=8266>).

Kim Wooten, Ph.D.

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Toxics Cleanup Program, Northwest Regional Office
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LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- BORING - GEOTECHNICAL (PES)
- BORING - PUSH PROBE (PES)
- MONITORING WELL (PES)
- EXCAVATION GRID (30'X30')
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ERNST PROPERTY BOUNDARY

NOTES:

SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VC

BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096 = PINK DENOTES DETECTION
37.3 = BLUE INDICATES SAMPLE COLLECTED
< = IN GROUNDWATER BEARING ZONE
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTIFICATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
HVOCs = HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
cis-1,2-DCE = cis-1,2-DICHLOROETHENE
1,2-DCA = 1,2-DICHLOROETHANE
VC = VINYL CHLORIDE
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

NOTES:

1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

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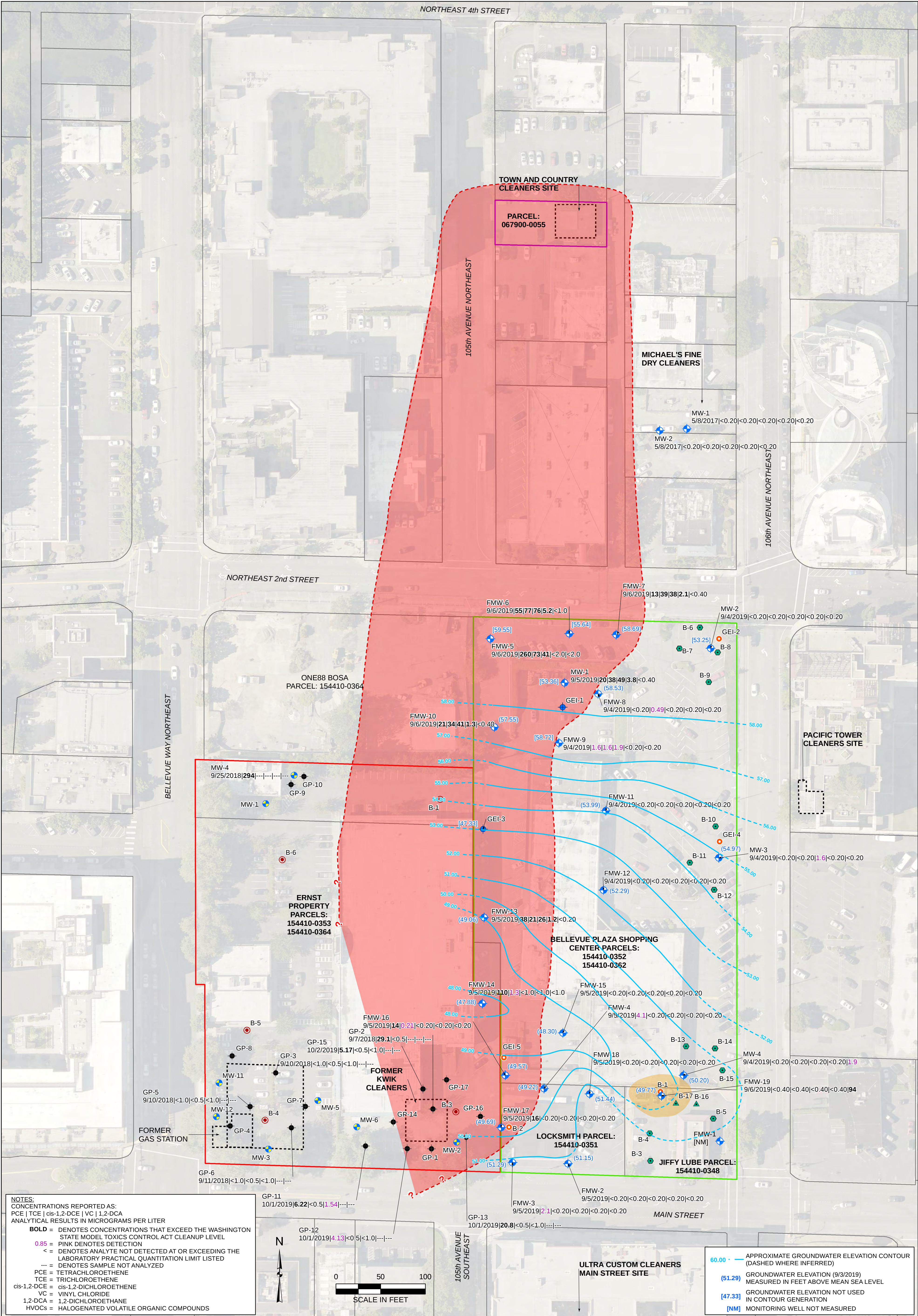
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FIGURE 5

SOIL ANALYTICAL RESULTS FOR HVOCs
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones Checked By: JR Date: 12/12/2019



LEGEND

SHALLOW MONITORING WELL (FARALLON)

DEEP MONITORING WELL (GEOENGINEERS)

SHALLOW BORING - ANGLED (FARALLON)

SHALLOW BORING (GEOENGINEERS)

DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)

BORING - GEOTECHNICAL (PES)

BORING - PUSH PROBE (PES)

MONITORING WELL (PES)

HISTORICAL FEATURE

BELLEVUE PLAZA PROPERTY

ERNST PROPERTY

TOWN AND COUNTRY CLEANERS SITE BOUNDARY

KING COUNTY PARCEL BOUNDARY

ESTIMATED AREA OF HVOC CONTAMINATED GROUNDWATER FROM TOWN AND COUNTRY CLEANERS AND KWIK CLEANERS SOURCES

ESTIMATED AREA OF 1,2-DCA CONTAMINATED GROUNDWATER FROM JIFFY LUBE PARCEL SOURCE

1. ALL LOCATIONS ARE APPROXIMATE.
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Drawn By: j Jones

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

Checked By: RC

FIGURE 6

GROUNDWATER ANALYTICAL RESULTS FOR HVOCs
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Date: 1/15/2020

Disc Reference: