



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

May 19, 2006

Mr. Dan Sorenson  
GeoTest Services Inc.  
741 Marine Drive  
Bellingham, WA 98225

**Re: No Further Action Determination under WAC 173-340-515(5) for the following Hazardous Waste Site:**

- Name: Bellis Fair Chevron
- Address: 1031 Bakerview Rd., Bellingham WA 98226
- Facility/Site No.: 93219572
- VCP No.: NW1427

Dear Mr. Sorenson:

Thank you for submitting your independent remedial action report for the Bellis Fair Chevron facility (Site) for review by the State of Washington Department of Ecology (Ecology) under the Voluntary Cleanup Program (VCP). Ecology appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

This letter constitutes an advisory opinion regarding whether further remedial action is necessary at the Site to meet the substantive requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC. Ecology is providing this advisory opinion under the specific authority of RCW 70.105D.030(1)(i) and WAC 173-340-515(5).

This opinion does not resolve a person's liability to the state under MTCA or protect a person from contribution claims by third parties for matters addressed by the opinion. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.105D.040(4). The opinion is advisory only and not binding on Ecology.



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Ecology's Toxics Cleanup Program has reviewed the following information regarding the Site:

1. February 6, 2006, *Geotechnical Engineering Report, Proposed New Medical Building, 1063 West Bakerview Road, Bellingham, Washington*, partial report by GeoTest Services, Inc.
2. June 7, 2005, *Environmental Monitoring Well Sampling, Bellis Fair Chevron*, GeoTest Services, Inc.
3. March 24, 2004, *Re: Bellis Fair chevron, 1031 Bakerview Road, Bellingham*, letter from Accord Environmental LLC
4. January 17, 2004, *Re: Ecology letter to Chuck Nelson of Interstate Business Park LLC, January 13, 2004*, letter from Accord Environmental LLC
5. January 13, 2004, *Early Notice Letter, UST Site 480423, Bellis Fair Chevron*, Washington State Department of Ecology
6. October 16, 2003, *UST Decommissioning and Associated Site Assessment, Bellis Fair Chevron*, Accord Environmental

The documents listed above will be kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. Appointments can be made by calling the NWRO resource contact, Sally Alexander, at (425) 649-7239.

The Site is defined by the extent of contamination caused by the following release(s):

- Gasoline-range petroleum hydrocarbons in Soil and Ground Water

The Site is more particularly described in Enclosure A to this letter, which includes a detailed Site diagram. The description of the Site is based solely on the information contained in the documents listed above.

Based on a review of the independent remedial action report and supporting documentation listed above, **Ecology has determined that the independent remedial action(s) conducted at the Site are sufficient to meet the substantive requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the contamination at the Site.** Therefore, pursuant to WAC 173-340-515(5), Ecology is issuing this opinion that **no further remedial action is necessary at the Site under MTCA.**

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Based on this no further action determination, Ecology will update the status of the Site on its site database and remove the Site from the Confirmed and Suspected Contaminated Sites List and the Leaking Underground Storage Tank (LUST) List.

This no further action determination does not apply to any other release(s) or potential release(s) of contaminant(s) that may impact any other portion of any property impacted by this Site, or any other property owned or operated by Norman Chang.

Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void and further remedial action may be required at the Site.

The state, Ecology, and its officers and employees make no guarantees or assurances by providing this opinion, and no cause of action against the state, Ecology, its officers or employees may arise from any act or omission in providing this opinion.

Again, Ecology appreciates your initiative in successfully completing cleanup under the Voluntary Cleanup Program (VCP). If you have any questions regarding this opinion, please contact me at (425) 649-7107.

Sincerely,



Mark Adams  
NWRO Toxics Cleanup Program

MA

Enclosures: Attachment A

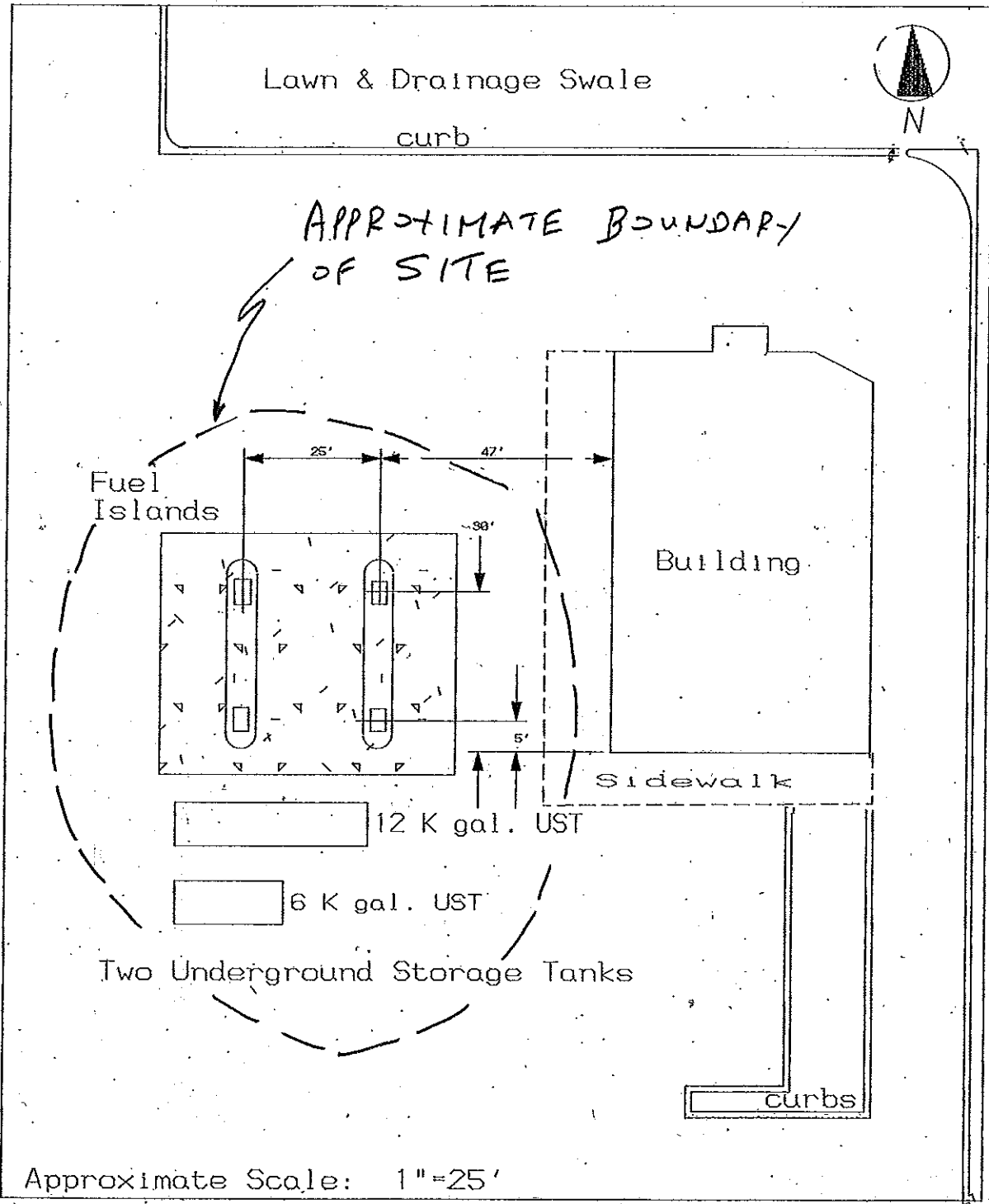


## ATTACHMENT A

Site Map – Bellis Fair Chevron  
1031 Bakerview Rd., Bellingham, Washington 98226



W. Bakerview Road and sidewalk R/W



Accord™ Environmental

Project:

Bellis Fair Chevron

FIGURE 4

Description: Plot Plan  
Dimensions approximate

Date: 10/23/03 Rev:



## Cleanup/Decision Summary

Site Name: Bellis Fair Chevron

FS ID #: 93219572

VCP #: NW1427

Site Decision (attach letters): NFA 5-19-06

**1. Site Description (include site address with street, city, and county; physical description; current and historical uses of site; etc.):**

The site is part of a property located at 1031 W. Bakerview Road, Bellingham, WA 98226 in Whatcom County. The property is part of a larger commercial development extending along the south side of W. Bakerview Road. Other commercial businesses mixed with residential properties are present in the area.

The site history is a little unclear, but it appears that a service station/minimart was constructed at the property in 1995. Prior to that, the property may have been residential in nature. Associated with the service station were 6,000 gallon and 12,000 gallon USTs. These were removed in 2003 when the property was redeveloped for other commercial uses.

The area surrounding the property comprises gently rolling or flat terrain, with small local streams providing drainage. The land surface at the site itself slopes gently down to the south. The site is underlain by a thin layer of fill and then by a thick sequence of fine-grained silty clays and clayey silts of the Bellingham Drift. Ground water is present perched near land surface, but is otherwise generally lacking in this deposit.

**2. Describe affected media (soil, groundwater, surface water, sediment, air):**

When the USTs were removed in 2003, a small area of soil with a gasoline odor and sheen was noted immediately below one of the turbine pump sumps. These "contaminated" soils were excavated and stockpiled. A reported worst case sample of soil was obtained from this segregated stockpile and analyzed for gasoline range petroleum hydrocarbons. None were detected. Based on this data and on other sidewall and base soil samples, it appears there was no soil impact at this site.

A sample of ground water was also taken from the base of the excavation and 820 ppb TPHg and 138 ppb benzene, along with other fuel compounds, were detected. The contractor then pumped out 2,570 gallons of water from the excavation. A ground water monitoring well was subsequently installed in the backfilled excavation and sampled quarterly. No gasoline-range hydrocarbons or BETX were ever detected. The source of the initial hydrocarbon contamination appears to have been a small release from the tank during its' removal, and not to any prior release.

My conclusion is that there had been no significant releases from these very new tanks (only 8 years old) and that there never had been any ground water contamination. I also concluded that the monitoring well installed in the excavation backfill was in a perfect

location to detect any contamination because the excavation was in effect a "bathtub" that trapped perched ground water within surrounding lower-permeability sediments.

**3. Cleanup method used:**

- Method A
- Method B (Attempted to utilize Method B Worksheet)
- Method C

**4. Describe cleanup activities (for each media) and if contamination remains on-site (including conformational sampling/analysis, points of compliance, etc...):**


See above

**5. Describe restrictive covenant (e.g., contamination remains under structure, groundwater restrictions, 5-year review):**

N/A

**6. Indicate if site to be delisted and EEOS contact (only for HSL sites):**

N/A

 **SITE MANAGER** 5/19/96  
\_\_\_\_\_  
Signature, Title, and Date

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Signature, Title, and Date

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Signature, Title, and Date