

# Section 1

## Summary

Camp Dresser & McKee Inc. (CDM) has completed a Phase I Environmental Site Assessment (ESA) for the property located at 18304 Bothell Way NE, Bothell, Washington (the subject site or subject property). The site consists of one parcel (King County Parcel No. 0726059003), with an area of 0.25 acres. This parcel is also known as Parcel B. CDM's services were performed under Work Order No. 6 of King County Contract No. E00025E.

The subject site contains a single story commercial building on a 0.25 acre lot facing Bothell Way NE. The site is located one block north of Main Street in downtown Bothell. The site is currently occupied by three tenants: a dry cleaning facility (Ultra Custom Cleaning), a hair salon (Frank's Hair Salon) and a coin operated laundry (The Coin-Op Laundry). The dry cleaner is at the northern end of the building and the laundry at the southern end. The back wall of the building is built into a hillside so that the land surface east of the building is roughly level with the roof of the building.

The site was originally owned by the City of Bothell until 1944 and was undeveloped. A commercial building was constructed on the site in 1948 and operated as the "Raincheck Fountain Lunch" restaurant. Sometime prior to December 1955, the Raincheck Fountain Lunch restaurant changed operations to the "Raincheck Cleaners and Laundry." The 1948 building was taken down when the property was purchased by an unknown party in 1967. The present building was constructed on the site sometime prior to April 1968.

The site is bounded on the west by Bothell Way NE (also known as SR 527 or the Bothell-Everett Highway), on the south by NE 183rd Street, and on the north by a dental clinic. To the east of the site are three parcels owned by the City of Bothell, upon which is located the current city hall and a maintenance facility.

The subject site appears on the following State or Federal databases of known or suspected contaminated sites or those that handle hazardous materials or wastes:

- Washington State Department of Ecology-Confirmed & Suspected Contaminated Sites List (CSCSL);
- Washington State Department of Ecology-Drycleaner List (CLEANERS)
- Resource Conservation and Recovery Act Information-Large Quantity Generator database (RCRA LQG);
- United States Environmental Protection Agency-United States Brownfields list (BROWNFIELDS); and
- United States Environmental Protection Agency-Facility Index System/Facility Registry System (FINDS).

This Phase I ESA has revealed the following Recognized Environmental Conditions (RECs) associated with the subject property.

- Ultra Custom Cleaners is currently a tenant in the strip mall, and currently occupies the northern unit of the structure on the subject site. Phase II ESAs performed in 2001 and 2002 indicate no release from this operation as of the date of the investigations. PCE-contaminated sediment and water identified in two storm drains (catch basins) during the Phase II ESA performed in 2001 suggest PCE in the environment due to the current dry cleaning operation. During the initial site visit on October 10, 2007, a device believed to be used for the disposal of dry cleaning machine separator water was observed on the north side of the building. This indicates the dry cleaning solvent PCE is still being used at the site.
- Raincheck Laundry and Cleaners, a former dry cleaner, occupied a now demolished building that was located on the southern portion of the subject site, or in the vicinity of Coin-Op Laundry. A Phase II ESA performed by EPI in 2004 indicated that this dry cleaner contaminated the southern portion of the subject site with PCE. VOC contamination of groundwater above MTCA Method A cleanup levels is present on the subject site and may be migrating hydraulically downgradient offsite.

# Section 2

## Introduction

Camp Dresser & McKee Inc. (CDM) completed a Phase I Environmental Site Assessment (ESA) of the property located at 18304 Bothell Way NE, Bothell, King County, Washington (the subject site or subject property). The subject site is approximately rectangular and consists of one tax parcel (No. 0726059003) comprising 0.25 acres. CDM's services were performed under Work Order No. 6 of King County Contract No. E00025E in accordance with our October 15, 2007 proposal.

### 2.1 Purpose

The purpose of this Phase I ESA is to identify recognized environmental conditions (RECs) on the subject property, if any. Recognized conditions are the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property.

The ESA includes a review of hazardous substances or petroleum products even under conditions in compliance with environmental laws. The ESA is not intended to include a review of *de minimus* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

This Phase I ESA was performed in general accordance with American Society for Testing and Materials (ASTM) Practice E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM, 2005) and follows the general outline of the standard. The Phase I also meets 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries.

### 2.2 Scope-of-Services

Our scope of services consisted of the following:

- Conducted a reconnaissance of the subject property and adjacent properties, as reasonably feasible, to observe present use and conditions and identify potential sources of soil, surface water, and/or groundwater contamination. Photographs taken as part of the site reconnaissance are provided in **Appendix A**.
- Reviewed environmental databases maintained by the U.S. Environmental Protection Agency (EPA), the State of Washington Department of Ecology (Ecology), and local agencies to identify if the subject site and adjacent or nearby properties or businesses are documented hazardous waste generators or are known or suspected of having contamination. Environmental Data Resources, Inc.

(EDR) performed the computerized environmental database search; copies of these reports are provided in **Appendix B**.

- Reviewed the history of the subject site and surrounding area from standard historical record sources, including aerial photographs, city directories, Sanborn maps, and property tax records. Aerial photographs were obtained from AEROMETRIC/ Seattle in Tukwila, Washington and from CDM's in-house library. City directories were acquired from EDR in City Directory Abstract and historical tax records were reviewed at the Puget Sound Regional Archives. Copies of selected aerial photographs reviewed are provided in **Appendix C**, tracings of copyrighted maps and atlases and the city directories abstract are provided in **Appendix D**, and selected tax assessor records are provided in **Appendix E**.
- Reviewed information on file with Ecology for specific sites of interest, based on the database search findings. Copies of selected records from Ecology files are provided in **Appendix F**.
- Prepared this report documenting our findings.

The original scope of work stated that CDM would interview persons knowledgeable of the site and area to obtain current and historical information. At the request of the City of Bothell, the owner was informed of the intent of CDM to perform a Phase I ESA, but was not interviewed.

## 2.3 Significant Assumptions

The conclusions of this Phase I ESA are based on research of readily available current and historic information sources, interviews, and a site visit. Whenever possible, we researched more than one information source in order to substantiate our findings and conclusions. Whether we relied on one or multiple information sources, we must assume that our information source(s) are correct unless another source indicates otherwise.

## 2.4 Limitations and Exceptions

Our opinions and conclusions are based on information described herein and our experience and professional judgment. The information was either made available to CDM or reasonably obtained within the practical constraints of our scope of services. It is not possible to eliminate all uncertainties; however, steps can be taken to reduce their impact. If you become aware of information we did not consider, or have any questions concerning our opinions and conclusions, please advise us immediately.

It is not possible to conduct perfectly complete and accurate due diligence and no practical study or procedure can or should be expected to discover all potential contamination. However, we believe this Phase I ESA, in conjunction with any recommended additional studies, does represent due diligence as determined in accordance with the professional standard of care. This standard is the current level of care and skill ordinarily exercised by members of the engineering profession

practicing under similar conditions in the project area. CDM cannot be responsible if due diligence standards change or if you are required to meet a higher standard.

## **2.5 Special Terms and Conditions**

There are no special terms or conditions associated with this Phase I ESA.

## **2.6 User Reliance**

This report was prepared for exclusive use by King County for this project only. Our scope of services was developed in conjunction with King County's involvement to achieve specific project objectives, with the intent of establishing an appropriate balance between level of effort and uncertainty. Providing the report to others not party to this mutual scope determination, or using it for other projects or purposes, can result in misunderstandings or incorrect assumptions. CDM cannot be responsible for interpretation or extrapolation of the data contained herein, except as stated in our conclusions.

# Section 3

## Site Description

### 3.1 Physical Setting

#### 3.1.1 Topography and Surface Water

The subject site is generally flat. There is no significant observable elevation change over the site. According to the USGS topographic map for the area (Bothell WA Quadrangle, 1981), the subject site lies at an elevation of approximately 40 feet above mean sea level as shown on **Figure 1**. The Sammamish River is located approximately 3,000 feet to the south of the subject site and the majority of the subject site, with the exception of the western-most edge, lies within the 100-year floodplain of the Sammamish River (King County iMAP website). General topography of the area slopes down from north to south towards the Sammamish River.

A small underground, channelized creek (identified as Horse Creek by HWA Geoscience, 2007) runs west of the property (on the west side of Bothell Way NE) and flows south discharging into the Sammamish River. This channelized creek potentially creates a hydraulic divide between groundwater flow on the east and west sides of Bothell Way NE.

#### 3.1.2 General Site Vicinity Geology and Hydrogeology

The subject site is located within the Puget Sound Lowland, a north-south trending structural and topographic depression bordered on the west by the Olympic Mountains and on the east by the Cascade Mountains. The area is characterized by gently rolling glacial drift plains covered with small ridges, hills, and depressions formed by the continental ice sheet that covered the area during the Pleistocene Epoch and retreated approximately 12,500 years ago. Most of northwestern King County is mantled by glacial deposits (including gravel, sand, silt, clay, boulders), which are commonly over 150 feet thick. (Liesch, et al., 1963; Livingston, 1971).

Information obtained from logs for boring logs drilled at the subject site indicate that the soils in the area consist mainly of sandy gravels and silty sands (Washington Department of Ecology Well Logs Database). Brown sand and gravel is present down to a depth of about 10 feet below ground surface (bgs). This sandy gravel layer is underlain by gray silty sand to a depth of about 20 feet bgs. The groundwater table below the subject property is shallow. One monitoring well log reported that the depth to water in well was approximately 9 feet bgs. The direction of groundwater flow is south toward the Sammamish River.

## 3.2 Location and Legal Description

The location of the subject site is shown on **Figure 1**. The subject property consists of one parcel identified as follows:

- King County Parcel No. 0726059003 identified with the address 18304 Bothell Way NE, Bothell, Washington.

In addition, the subject site is located in the northeast quarter of Section 7, Township 26 North, Range 5 East, Willamette Meridian, as shown on the USGS Bothell, Washington Quadrangle.

An abbreviated legal descriptions from the King County Assessor's website for the parcel is as follows: *por of NE 1/4 of NE 1/4 ly E of St Rd # 2 & N of Fir St extd & S of alley in blk 5 Bothell Correction Plat extd W less por for Rd per REC# 9608131576 for Parcel No. 0726059003.*

## 3.3 Site and Vicinity General Characteristics

The subject site consists of a single story commercial building on a 0.25 acre lot facing Bothell Way NE. The subject site is located one block north of Main Street in downtown Bothell. The back wall of the building is constructed into the hillside so that the land surface east of the building is roughly level with the roof of the building. The subject site is bounded on the west by Bothell Way NE (also known as SR 527 or the Bothell-Everett Highway), on the south by NE 183rd Street, and on the north by a dental clinic. To the east of the subject site are three parcels owned by the City of Bothell, upon which is located the current city hall and a former maintenance facility. The former maintenance facility is currently vacant and used for storage.

The subject site vicinity consists primarily of commercial development. The Sammamish River runs in an east-west direction approximately 1,200 feet to the south of the property. **Figure 1** shows topography in the site vicinity.

## 3.4 Current Use of the Property

A single story commercial building occupies the eastern half of the subject property. The commercial space currently by three tenants: Ultra Custom Cleaners, Frank's Hair Salon, and Coin-Op Laundry. The dry cleaner is at the northern end of the building and the laundry at the southern end. Photographs are included in **Appendix A**.

## 3.5 Site Improvements

Site improvements are shown on **Figure 2**. The parcel contains one single-story commercial building. The building footprint takes up approximately 1/2 of the parcel's area. The remainder of the parcel is paved with asphalt and is used for customer parking.

### **3.6 Current Uses of Adjacent Properties**

The subject site is bounded on the west by Bothell Way NE, otherwise known as State Route 527, the Bothell-Everett Highway. It is bounded on the south by NE 183rd Street and on the north by a dental clinic. To the east of the subject site are three parcels owned by the City of Bothell, upon which is located the current city hall and a former maintenance facility. The former maintenance facility is currently vacant and used for storage.

# Section 4

## User-Provided Information

### 4.1 Title Report

A historical title search was not performed.

### 4.2 Environmental Liens or Activity and Use Limitations

CDM was not able to speak to the property owner, or a representative of the property owner, directly. CDM has no knowledge of the presence of environmental liens or activity and use limitations associated with the subject property.

### 4.3 Specialized Knowledge

CDM did not speak to the property owner, or a representative of the property owner, directly. CDM has no knowledge or experience related to the property or nearby properties.

### 4.4 Valuation Reduction for Environmental Issues

A valuation reduction occurs when the value of the property has been reduced below comparable properties due at least in part to environmental conditions associated with the property. CDM was not requested to review information regarding the value of the property and has not made aware of any valuation reduction for environmental issues.

### 4.5 Obvious Contamination

It is known that soil and the groundwater at the subject site are contaminated with volatile organic compounds (VOCs) above the Model Toxic Control Act (MTCA) Method A cleanup level. Two previous investigations have been conducted at the subject property and further discussion is presented in **Section 6**.

### 4.6 Owner, Property Manager, and Occupant Information

Information provided to CDM by the City of Bothell indicated that the property owner was Mr. Wayne Case. The King County tax assessor information obtained by CDM indicates that the property is currently owned by Edna E. Case. CDM was unable to speak to Ms. Edna E. Case, or a representative of the property owner directly concerning environmental conditions on the subject site. CDM did speak to Mr. Wayne Case concerning the intent to perform a Phase I ESA of the subject site.

### 4.7 Reason for Performing the Phase I ESA

The City of Bothell has utilized technical assistance through the King County/City of Seattle Brownfields Program to perform this ESA. The City of Bothell is interested in documenting environmental issues in the downtown area as part of their long term development planning.

# Section 5

## Records Review

### 5.1 Standard Environmental Record Sources

Facilities that generate, transport, store, or dispose of hazardous materials—or that have known or potentially identified contamination that could adversely impact the subject site—were identified using federal, state, and local databases. EDR conducted the database search.

The EDR report in **Appendix B** provides a listing and description of the databases reviewed, search radii, and a map showing the approximate locations of listed sites and information contained within each database for each listed site.

The EDR report also contains “orphan” sites. Orphan sites are those that could not be mapped or “geocoded” due to inadequate address information. Orphan sites are listed in the EDR report on page 9 in the Executive Summary and on page 66. The orphan list was reviewed to identify sites that may be within the ASTM-prescribed search distances. Thirty-seven orphan sites were identified. Based on our review, three of the orphan sites were identified as being potentially within the applicable search distances. These orphan sites are not included in the discussions below.

The subject site appears on the following State or Federal databases of known or suspected contaminated sites or those that handle hazardous materials or wastes:

- Washington State Department of Ecology-Confirmed & Suspected Contaminated Sites List (CSCSL);
- Washington State Department of Ecology-Drycleaner List (CLEANERS)
- Resource Conservation and Recovery Act Information-Large Quantity Generator database (RCRA LQG);
- United States Environmental Protection Agency-United States Brownfields list (BROWNFIELDS); and
- United States Environmental Protection Agency-Facility Index System/Facility Registry System (FINDS).

**Table 5-1** summarizes the regulatory agency database lists reviewed, their acronyms, and the number of sites within the prescribed search radius for each list with respect to the subject site.

**Table 5-1. Source Lists and Associated Number of Sites**

Agency	Database Acronym/ID	Description	Search Radius	Number of Sites Located *
<b>Federal</b>				
Environmental Protection Agency (EPA)	RCRA-LQG	RCRA Registered Large Quantity Generators of Hazardous Waste	0.25 Mile (Property)	0 (1)
EPA	RCRA-SQG	RCRA Registered Small Quantity Generators of Hazardous Waste	0.25 Mile	12
EPA	FINDS	Facility Index System/Facility Registry System	(Property)	0 (1)
<b>State of Washington</b>				
WA Department of Ecology (Ecology)	CSCSL	Confirmed and Contaminated Sites	1.0 Mile	4
Ecology	CSCSL-NFA	Confirmed and Contaminated Sites - No Further Action	0.5 Mile	3
Ecology	LUST	Leaking Underground Storage Tank Sites	0.5 Mile	8
Ecology	UST	Regulated Underground Storage Tanks Database	0.5 Mile	12
Ecology	MANIFEST	Hazardous Waste Manifest Information	0.25 Mile	3
Ecology	INST CONTROLS	Institutional Control Site List	0.5 Mile	1
Ecology	ICR	Independent Cleanup Reports	0.25 Mile	9
Ecology	VCP	Voluntary Cleanup Program	0.25 Mile	3
Ecology	DRYCLEANERS	Active Drycleaner Facilities	0.25 Mile (Property)	0 (1)
Ecology	BROWNFIELDS	Brownfields Site Listing	0.5 Mile (Property)	0 (1)
Ecology	Inactive Drycleaners	Former Drycleaner Facilities	0.5 Mile (Property)	1 (2)
<b>Proprietary - EDR</b>				
EDR	EDR Historical Auto Stations	Historic Gas Stations	0.25 Mile	5
EDR	EDR Historical Cleaners	Historic Dry Cleaners	0.25 Mile (Property)	1 (2)

\* Sites in parenthesis indicate that the subject site was found in the applicable database.

The following sections summarize results of the database search. One or more sites identified, including the subject site, appeared on at least one of the following databases described below. Sites of concern identified on the database(s) within the search distances that are hydraulically cross- or upgradient of the subject site are identified in **Table 5-2**.

**RCRA Info** - The EPA's RCRA facility database lists facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA large quantity generators (LQGs) are facilities that generate over 1,000 kilograms of hazardous waste or over 1 kilogram of acutely hazardous waste per month, while small quantity generators (SQGs) produce less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. The database search identified one LQG, the subject site, and twelve SQGs within ¼ mile of the subject site. Dry cleaning sites, like the subject site, are not typically found on LQG lists. No violations or indications of releases to the environment are listed for the twelve SQG sites. Two of the twelve identified RCRA-SQG sites are identified in **Table 5-2**.

**Facility Index System (FINDS)** - FINDS contains both facility information and "pointers" to other sources that contain more detail. FINDS sites are not necessarily known or suspected of having contamination. The subject site was identified on the FINDS list.

**Confirmed & Suspected Contaminated Sites List (CSCSL)** - The Confirmed and Suspected Contaminated Sites List contains State hazardous waste sites. State hazardous site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS registry. The CSCSL database search identified four sites within one mile of the subject site. Two of the four CSCSL sites identified are listed in **Table 5-2**. The subject site was also identified in the CSCSL database.

**Confirmed & Suspected Contaminated Sites List - No Further Action (CSCSL NFA)** - The data set contains information about sites formerly on the CSCSL list that have received No Further Action (NFA) determinations. The CSCSL NFA database search identified three sites within approximately ½ mile of the subject site. Two of the three identified CSCSL NFA sites are listed in **Table 5-2**.

**Leaking Underground Storage Tank (LUST)** - LUST records contain an inventory of reported leaking underground storage tank incidents. The database search identified eight LUST sites within approximately ½ mile of the subject site. One of the eight LUST sites identified are listed in **Table 5-2**.

**Underground Storage Tank (UST)** - Sites with registered underground storage tanks are identified in this list. Sites with unregistered USTs (i.e., residential heating oil tanks) are not generally included on this list. UST sites are not necessarily suspected or known to have contamination. The database search identified twelve UST sites within approximately ¼ mile of the subject site. Four of the twelve UST sites identified are listed in **Table 5-2**.

**Manifest** - This list compiled by the Department of Ecology includes all sites that ship hazardous waste with manifests. The database search identified three sites within ¼ mile of the subject site.

**Institutional Controls** – This database compiled by the Department of Ecology lists sites that have institutional controls. The database search identified one site within ½ mile of the subject site. This site is identified in **Table 5-2**.

**Independent Cleanup Reports (ICR)** – This list is supplemental to the requirement of the ASTM standard and includes remedial action reports provided to Ecology by the owner or operator of a site. These reports describe actions that have been conducted without department oversight or approval and are not under an order or decree. The ICR database review search identified nine sites within approximately ½ mile of the subject site. Two of the nine sites identified are listed in **Table 5-2**.

**Voluntary Cleanup Program (VCP)** – This list includes sites that have entered into the Voluntary Cleanup Program, or its predecessor Independent Remedial Action Program (IRAP), with Ecology. The VCP database search identified three sites within approximately ½ mile of the subject site. Two of the three sites identified are listed in **Table 5-2**.

**Drycleaners** – This database lists the drycleaners who have registered with the Department of Ecology as hazardous waste generators. The subject site was identified on the Drycleaners list.

**Brownfields** – This database created by the Department of Ecology is a listing of brownfields sites included in the Confirmed & Suspected Sites Listing. Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. The subject site was identified on the Brownfields list.

**Inactive Drycleaners** – Inactive drycleaner facility locations are compiled by the Department of Ecology in this list. One site is listed within ¼ mile of the subject site. The subject site was also identified on this list.

**Historical Auto Stations** – EDR compiled listings of potential gas station/filling station/service station sites from selected national business directories. Five of these sites are located within ¼ mile of the subject site. Two of the five sites identified are listed in **Table 5-2**.

**Historical Cleaners** – EDR compiled listings of potential dry cleaner sites from selected national business directories. The categories reviewed by EDR included, but were not limited to: dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry, etc. One site was identified within ¼ mile of the subject site. This site is identified in **Table 5-2**. The subject site was also identified on this list.

Most of the listed sites were omitted from further review because their potential to adversely affect conditions at the subject property is considered unlikely based on the following:

- The location is hydraulically cross- or down-gradient of the subject property relative to the inferred direction of groundwater flow;
- The location is sufficiently distant from the subject property (with consideration of the contaminant type and affected media); and/or
- The site is not listed for known or suspected contamination.

Following this review, six of the listed sites were identified as having some potential for environmental concern relative to the subject property, based on their proximity or nature of contamination, and were retained for further consideration.

Information for these sites is summarized in **Table 5-2**.

**Table 5-2. Sites of Concern Identified within Search Distances and are Hydraulically Upgradient and/or Crossgradient of the Subject Site**

Site Name	Site Address	Approx. Distance & Direction From Site	Database(s) on which Site is Listed
North Shore School District - 417 Support (Transportation)	18421 98th Avenue NE	300 feet WNW	RCRA-SQG, CSCSL, UST, VCP
North Shore School District - 4	8706 NE 185 <sup>th</sup> Street	600 feet ENE	RCRA-SQG
BP Station 11352/Bothell Union 76/The Gas Station	18725 Bothell Way NE	1,000 feet N	CSCSL, LUST, UST, Inst Control, ICR, EDR Historical Auto Stations
Bothell Public Safety Center/City of Bothell	18410 101st Avenue NE	500 feet ENE	CSCSL-NFA/ICR, VCP
Bothell Service Center/ Exxon #72832	19005 Bothell Way NE	1,200 feet NNW	CSCSL-NFA/UST
City of Bothell	18305 101st Avenue NE	300 feet E	UST
Jack's Arco	18610 Bothell Way NE	600 feet N	EDR Historical Auto Station

**North Shore School District - 417 Support (Transportation)** – This site is located approximately 300 feet west-northwest of the subject site and is listed on the RCRA-SQG, CSCSL, UST and VCP lists. Listings as a RCRA generator and on the UST database do not necessarily indicate impacts to the environment, but coupled with listings on the CSCSL and VCP lists indicate potential adverse impacts at this site. The CSCL and VCP listings on the EDR report indicate that groundwater is contaminated at this site at levels above MTCA cleanup levels. The listings also indicate that the property owners are pursuing independent remedial action. CDM reviewed Ecology records to further evaluate potential impacts to the subject

property. Ecology records requested for this site were reviewed and discussed further in Section 5.2.

**North Shore School District - 4** – This site is located approximately 600 feet east-northeast of the subject site and is listed on the RCRA-SQG list. Listings as a RCRA generator do not necessarily indicate impacts to the environment. This property is located hydraulically upgradient of the subject site. Ecology did not have files pertaining to this property available to review, indicating that there has been no enforcement action related to improper use/management of hazardous substances. Additionally, the EDR database search did not indicate any violations related to hazardous materials at this site. Therefore, due to the lack of database listings that would indicate a hazardous materials release and the lack of enforcement action, CDM has determined that the potential for this site to adversely affect the subject site is low.

**BP Station #11352 (or Bothell Union 76 or The Gas Station)** – This site is located approximately 1,000 feet north, and hydraulically upgradient, of the subject site and is listed on the CSCSL, LUST, UST, Institutional Controls, ICR, and EDR Historical Auto Stations lists. A listing on the UST database do not necessarily indicate impacts to the environment, but coupled with listings on the CSCL, LUST and ICR lists indicate potential adverse impacts at this site. LUST and ICR listings on the EDR report indicate that soil and groundwater is contaminated with gasoline above the MTCA cleanup level. Interim cleanup reports were submitted to Ecology in 1990. Ecology did not have files pertaining to this property available to review. CDM has determined that the potential for this site to adversely affect the subject site is low due to the nature of the contamination (petroleum hydrocarbons) and its distance from the subject site.

**City of Bothell Public Safety Center** – This site is located approximately 550 feet east-northeast, and hydraulically upgradient, of the subject site and is listed on the CSCSL-NFA, ICR, and VCP lists. CSCSL-NFA, VCP and ICR listings on the EDR report indicate that soils were contaminated with petroleum products (i.e. unleaded gasoline) above the MTCA cleanup level. Final cleanup and independent remedial action reports were submitted to Ecology in 1998 and 2000. Ecology did not have files pertaining to this property available to review. CDM has determined that the potential for this site to adversely affect the subject site is considered low because of the nature of the contamination (gasoline), its distance upgradient of the subject site, and because Ecology has received final cleanup reports, thus issuing a CSCSL No Further Action.

**Bothell Service Center (Exxon #72832)**– This site is located approximately 1,200 feet north-northwest of the subject site and is listed in the ICR, CSCSL-NFA and UST databases. A listing on the UST database does not necessarily indicate impacts to the environment. The ICR listing on the EDR report indicates that soil and groundwater were contaminated with petroleum products. A No Further Action (NFA) code was issued by Ecology after the receipt of the final independent remedial action report

was received in 1997. Ecology did not have files pertaining to this property available to review. CDM has determined that the potential for this site to adversely affect the subject site is considered low because of its distance upgradient of the subject site and the fact that Ecology has listed a NFA for the site.

**City of Bothell** – This site is located approximately 300 feet east, and hydraulically cross-gradient, of the subject site and is listed on the UST list. A listing on the UST database does not necessarily indicate impacts to the environment. Additionally, the UST database listing indicates that two unleaded gasoline USTs were removed. Ecology records were requested for this site were reviewed and discussed further in **Section 5.2**.

**Jack's Arco** – This site is located approximately 600 feet north, and hydraulically upgradient, of the subject site and is listed on the EDR Historical Auto Station list. A listing on this database does not necessarily indicate impacts to the environment. Ecology did not have files pertaining to this property available to review. Mr. Emery Bayley, of Environmental Coalition of South Seattle (ECOSS), advised CDM that historical tax records for this property indicate that four USTs may still be present at this site. CDM has determined that the potential for this site to adversely affect the subject site is considered low due to the nature of the possible contamination (i.e. petroleum hydrocarbons) and its distance from the subject site.

## 5.2 Agency Records Review

### 5.2.1 Department of Ecology

Ecology records for nearby sites that appeared on databases and were of interest because of proximity to the subject site and/or sites for which information provided in the EDR report did not provide sufficient information to determine the potential of the site to adversely affect the subject site have been reviewed. Selected copies from this review are provided **Appendix F**. Information obtained from review of records for the Northshore School District and the City of Bothell sites is discussed in this section.

**Northshore School District** - This site is located approximately 300 feet west-northwest of the subject site and is listed on the RCRA-SQG, CSCSL, UST and VCP lists. Files pertaining to the Northshore School District property reviewed at the Department of Ecology contained a Phase II environmental site assessment (ESA) dated January 24, 2006 performed by GeoEngineers. According to GeoEngineers, a Phase II ESA was performed in response to a Phase I ESA conducted by Shockey/Brent, Inc. in January 2006. During the site reconnaissance performed by GeoEngineers and RECs documented in the Phase I, several locations that necessitated further investigation were identified. These sites and/or activities included: active fueling of vehicles (buses), maintenance of vehicles, and past or present storage of petroleum products in underground or aboveground storage tanks.

Eighteen subsurface soil borings, five shallow-surface soil excavations, and a geophysical survey were completed between December 19 and 22, 2005. A site plan,

with boring and soil sample locations, is included in **Appendix F**. The borings were located in the vicinity of four heating oil USTs and above ground storage tanks (ASTs) located across the site, the Maintenance Building and steam cleaning area, and petroleum storage tanks and dispensers of the active fueling facility located north of the bus barns. The near-surface soil sampling locations were in the vicinity of the bus barns. The near-surface explorations were completed to assess how deep petroleum resulting from oil drips from parked buses may have migrated into the subsurface. A geophysical survey identified two potential USTs in the vicinity of the Ricketts Building, two in the vicinity of the maintenance facility, and one in the vicinity of the Northshore Pool Building.

Field screening results (moderate to heavy petroleum sheens) for soil samples obtained in the vicinity of the maintenance facilities indicated likely petroleum contamination. Field screening results (slight sheens) indicated potential petroleum contamination in the vicinity of heating oil AST near the Anderson Building, a heating oil UST next to the Ricketts Building, and the bus barns. Field screening results indicated that petroleum contamination was unlikely at the remaining boring locations and below a depth of 6-inches at the five near-surface soil sample locations. Soil samples were selected to correlate with field screening results for assessing potential soil contamination at select locations in the vicinity of the Maintenance Building, the Anderson Building, the Ricketts Building and the active fueling area north of the bus barns. Soil samples were analyzed for gasoline-, diesel-, and/or heavy oil range hydrocarbons, BTEX, PAHs, VOCs, and/or metals. Analytical results for soil samples obtained from in and near the steam cleaning area and near the bus maintenance shop's eastern hydraulic hoist indicate that lube oil-range hydrocarbon-contaminated soil is present. Diesel and/or oil-range hydrocarbon contaminated groundwater also was identified at the location of the steam cleaning area and eastern hydraulic hoist in the bus maintenance shop. Chemical analytical results from near the former used oil UST south of the maintenance building indicate that naphthalene-contaminated soil is present. Based on the results from this Phase II, although this site is cross-gradient of the subject site, it appears that contamination is localized and does not exhibit the potential to adversely affect the subject site. A copy of the entire GeoEngineer's Phase II report is included in **Appendix F**.

**City of Bothell** - This site is located approximately 300 feet east of the subject site and is listed on the UST list. Files pertaining to the City of Bothell property reviewed at the Department of Ecology contained an Underground Storage Tank Closure report dated August 24, 1990 completed by SEACOR. According to this report, two underground storage tanks were inerted and removed on July 16, 1990 by A-1 Petroleum Construction, Inc. This was observed and documented by SEACOR. Based upon observations made during the tank removal, and on analytical test results, it appears that, with the exception of a very small amount of soil near the tank fill pipes, there was no petroleum-affected soil at this site. Laboratory analysis of the soil excavated near the fill pipes yielded a TPH concentration of only 11 ppm and no detectable concentrations of BTEX compounds. Since the level of TPH was significantly below MTCA Method A cleanup levels, and because the amount of

affected soil was small (approximately 1 cubic yard), the soil was restored to the excavation. Groundwater was not encountered during the excavation. Based on the results from this UST closure, it appears that minor soil contamination was localized and does not exhibit the potential to adversely affect the subject site. A sample location figure and a copy of the entire SEACOR's Underground Tank Closure report are included in **Appendix F**.

### **5.2.2 City of Bothell Fire Department**

Public records were also requested for the subject property from the records division City of Bothell Fire Department. Records provided indicate that no hazardous materials or spill related incidents for the subject site. A copy of available information on the subject property from the City of Bothell Fire Department is provided in **Appendix G**.

### **5.2.3 King County Fire Marshal**

Public records were also requested for the subject property from the records division King County Fire Marshal's office. Correspondence with the Fire Marshal's office indicate that there is no record of underground storage tank removal from the subject site. A copy of the correspondence from the King County Fire Marshal's office is provided in **Appendix G**.

### **5.2.4 King County Public Health**

Public records regarding illegal methamphetamine (meth) lab activity was ascertained from the King County Public Health division Toxic Hazards website (King County- Public Health - Toxic Hazards - Illegal Drug Lab Cleanups). No illegal or contaminated drug properties were identified within a one-mile radius of the subject property.

## **5.3 Historical Use Information**

Historical use information for the subject property and site vicinity was researched from aerial photographs (years 1936, 1956, 1960, 1965, 1968, 1970, 1974, 1978, 1980, 1985, 1990, 1995, 1997, 1999, 2002, and 2004), city directories, historical Kroll maps, a historical Metsker atlas, and historical tax records. Aerial photographs were obtained from CDM files and from AERO-METRIC - Seattle. A city directory review was conducted at the Bellevue Regional Library. Copies of historical tax records were obtained from the Puget Sound Regional Archives and the King County Assessor's Office. Historical Kroll maps and a historical Metsker atlas were traced at the Puget Sound Archives. Sanborn Fire Insurance maps were obtained from a Certified Sanborn Map Report from EDR.

Copies of aerial photographs are provided in **Appendix C**. The tracings of the area within the immediate vicinity of the subject site from the historical Metsker atlas (c1936) and Kroll maps (c1955, c1958, and c1960) maps, a copy of the Sanborn Fire Insurance map (c1932), and the results of the city directories review are provided in

**Appendix D.** Copies of tax records are provided in **Appendix E.** This section summarizes the history of the subject property and site vicinity.

### **5.3.1 Aerial Photographs**

Aerial photographs for the years 1936, 1956, 1960, 1965, 1968, 1970, 1974, 1978, 1980, 1985, 1990, 1995, 1997, 2002, and 2004 were reviewed at AERO-METRIC/Seattle and copies of aerial photographs for the years 1956, 1974, and 2004 are provided in **Appendix C.** A summary of information from the aerial photographs is provided below.

The earliest aerial photograph reviewed (1936) shows a rectangular building on the subject property. The lands to the north (across what formerly Pine Street) are cleared with clusters of trees. The land adjacent to the property to the east is cleared. The land across the “highway,” or Bothell Way NE, to the west is also clear. The adjacent property to the south contained one square and two rectangular structures. The land further to the south (south of Main Street) has been cleared for agricultural and contains three small rectangular buildings.

In the 1956 photograph, the small rectangular building on the subject site has been replaced by an irregular rectangular building. At the time of this photo, six automobiles were randomly parked on a dirt lot north of the building. On the south side of the subject site, the square building remained, while the two rectangular buildings were absent on this photograph. At the time of the photo, three cars were parked to the north of the structure. A square dwelling has been constructed on the cleared lot to the east of the subject property. The land to the north is still vacant. A large L-shaped structure has been constructed across Bothell Way NE to the west of the subject site. This building was later identified as the “North Shore School District” building and was used as a school. In the 1960 and 1965 photographs, the buildings on the subject site and the surrounding vicinity appear to be the same.

The rectangular structure that now occupies the subject site appears in the 1968 photograph. The surrounding properties look similar to the 1956 photo. No changes were visible in the 1970, 1978, 1980 and 1985 aerial photographs. In the 1990 photo, the subject site appears the same, but a new large, irregular structure has been built on the property north of the subject site. The remainder of the aerial photos (1995, 1997, 2002, and 2004) shows no significant changes to the subject or surrounding properties.

### **5.3.2 Historical Sanborn Maps, Kroll Maps and Metsker’s Atlases**

The c1926 Sanborn Map shows the subject site as undeveloped. The land north and west of the subject site is also vacant; there are no buildings present. South of the subject site, across the former Fir Street (presently named 183<sup>rd</sup> Street NE), there is a lumber yard owned by the Columbia Lumber Company. Dwellings and small storage buildings occupy the property to the west of the subject site.

The c1965 Metsker's Atlas shows a square structure in the central portion the subject site. The entire parcel is labeled with the number 11 and is also identified with the number 3 in a circle in the southwest corner of the parcel. Another square structure is identified on the parcel (number 10) to the east and the "Water Dept." is the east of this parcel. A square building, labeled as a clinic, borders the parcel to the north. This parcel is labeled as 191 in a circle. The subject site is bordered by Everett Way to the west. The parcel to the west of Everett Way contains one large L-shaped and is identified as 168 in a circle. The parcel is labeled "Bothell School District No. 46-Bothell Elem. School." The subject site bordered to the south by Fir Street. The parcel south of the Fir Street contains two square structures on the southern portion of the parcel. This parcel is also labeled with the acreage (0.49 acres) and with the number 109 in a circle.

The c1998 Kroll map shows a large rectangular structure on the subject property, which is the current building. An irregular, L-shaped building borders the subject site to the north and is labeled "Clinic." The two buildings identified on the c1965 Metsker's Atlas tracing are still present on the parcels to the east; the farthest east is labeled "Water Dept." The rectangular parcel to the south, across NE 183<sup>rd</sup> Street (alternately known as Fir Street) contains a square building that is labeled as "Drive-in." The parcel to the west still contains the large L-shaped school building that is now identified as "G.E. Ricketts Bldg."

Copies of the c1926 Sanborn map report, the c1965 Metsker's Atlas tracing, and the c1998 Kroll map tracing are included in **Appendix D**.

### 5.3.3 City Directories

City directories were obtained by EDR from 1969, 1973, 1978, and 1983. The subject site address was not listed in the directories from 1969, 1973, and 1978. The business operating at the subject site in 1983 was identified as "Hair Designer's Salon." A copy of the city directory abstract is included in **Appendix D**.

### 5.3.4 Historical Tax Records

Historical tax records were reviewed at the Puget Sound Regional Archives in Bellevue and obtained from the King County Assessor's office web portal (King County Parcel Viewer). Copies of tax records for the subject property are provided in **Appendix E**. The earliest tax records with information for 1948 and 1967 indicated that a 1,474 sq ft, single-story, two-room building was constructed on the property in 1948. A 1949 photograph of "Raincheck Fountain Lunch" was attached. An individual photograph, with no associated tax record, shows that the Raincheck restaurant changed to "Raincheck Cleaners Laundry" sometime in 1955. The 1955 photograph shows two 55-gal drums lying horizontal on a platform with piping that appears to be entering the base of the building on the north side of the structure. The fee owner was not indicated on the building permit. A hand-written note on this record stated "Void - Taken Down" in April 1968. There was no record of the type of heating system associated with this structure; therefore, it is possible that heating oil

was used and stored in an UST. The building footprint of this structure relative to the present commercial building is shown on **Figure 2**.

The current building on the subject site was built in 1967. The tax records indicate that a 4,104 sq ft, single-story masonry building was built on the property. The heating system is identified as forced air.

# Section 6

## Previous Investigations

The Washington State Department of Ecology (Ecology) file for the subject site contained the following reports that were specific to the subject site:

- A “Subsurface Investigation Report” by Farallon Consulting (Farallon) dated April 19, 2002;
- A “Chlorinated VOC Nature and Extent Investigation Letter Report” by Environmental Partners, Inc. (EPI) dated November 30, 2004; and
- A “Site Hazard Assessment” conducted by the Public Health - Seattle and King County dated February 20, 2007.

Additionally, a Phase II ESA conducted by HWA Geoscience, Inc., dated November 11, 2007, was provided to CDM by City of Bothell. This document was provided since contained information potentially relevant to the subject property. Copies of these reports are included in **Appendix F**.

### 6.1 Farallon 2002 Report

In the “Subsurface Investigation Report,” Farallon references a Phase I Environmental Site Assessment and a Phase II Environmental Site Assessment and Limited Hazard Materials Survey, conducted by EHS International in 2001 which are dated June 12 and August 15, respectively. These two ESAs were done on behalf of the Bothell Police Department and were provided to Farallon by counsel for the city of Bothell, Ogden, Murphy, Wallace, P.L.L.C. Neither of the ESA reports are in Ecology’s site file. CDM also requested copies of the ESAs from the City of Bothell, but the City of Bothell was unable to obtain copies.

Farallon reports that the Phase I ESA identified several recognized environmental conditions (RECs); including chemical storage and contaminated soil and groundwater from historic dry cleaning operations at the subject site and underground storage tanks (USTs) near the subject property. The Phase II ESA performed by EHS consisted of sampling soil and groundwater from four soil borings (denoted SB-1 through SB-4), collecting surface water and sediment samples from two site storm water catch basins (SS-1 and SS-2) and conducting a hazardous materials survey. Boring location figures from this Farallon report are included in **Appendix F**.

The EHS Phase II ESA soil borings were placed at the outside the northwest corner of the building and in the parking lot along west of the building. Soil samples collected between 4 and 5 feet deep contained low levels (0.0012 to 0.0019 milligram per kilogram [mg/kg]) tetrachloroethylene (PCE). Samples from 8 to 9 feet deep contained no PCE at or above the laboratory detection limit. The Model Toxics Control Act (MTCA) Method A soil cleanup level for PCE is 0.05 mg/kg. Groundwater “reconnaissance” samples collected from the four borings were below

the MTCA Method A cleanup level of 5 micrograms per liter ( $\mu\text{g}/\text{L}$ ) with the exception of SB-4 in the southern part of the parking lot which had water with 6.1  $\mu\text{g}/\text{L}$  PCE.

A sediment sample was collected from one storm drain and surface water samples were collected from two storm drains at the north end of the subject site. While the sediment contained a low concentration of PCE (0.0019 mg/kg), the water in the catch basin at the northwest corner had 25  $\mu\text{g}/\text{L}$  PCE and in the catch basin at the back door entrance to the dry cleaner the water contained 500  $\mu\text{g}/\text{L}$  PCE, suggesting a possible source nearby (perhaps a surface spill or inappropriate disposal of wash water into the storm drains).

The April 2002 Farallon Phase II ESA consisted of drilling six soil borings, three of which were completed as monitoring wells (MW-1 through MW-3). Well depths range from 13.5 to 15 feet below ground surface (bgs). The three borings were denoted SB-5 through SB-7) and were drilled beneath the floor near the dry cleaning equipment using hand-held hydraulic push drilling methods. MW-1 is located adjacent to the sidewalk in front of the Laundromat, MW-2 in the northwestern part of the parking lot, and MW-3 near the north end of the building. The monitoring wells were installed using a hollow stem auger drill rig. Soil and groundwater samples were analyzed for halogenated volatile organic compounds (VOCs). A soil and groundwater sample from MW-2 was also analyzed for gasoline-range hydrocarbons by NWTPH-G.

Soil samples from SB-5 through SB-7 collected within the upper 3 feet below of soil near the dry cleaning equipment showed very low concentrations (0.0013 to 0.0097 mg/kg) PCE. Soil samples collected from the upper 4 to 7 feet of soil the borings for MW-1 through MW-3 contained 0.0022 to 0.015 mg/kg PCE. Groundwater from MW-2 and MW-3 was below the 5  $\mu\text{g}/\text{L}$  MTCA cleanup levels for PCE, but groundwater in MW-1 (in front of the Laundromat) contained 880  $\mu\text{g}/\text{L}$  PCE. The MW-1 groundwater sample also contained 18  $\mu\text{g}/\text{L}$  trichloroethene (TCE). The boring for MW-1 was drilled to 30 feet bgs with the stated purpose of investigating soil stratigraphy for the presence of a confining soil layer. A "reconnaissance" water sample collected from the hollow-stem auger between 26 and 29 feet bgs. The method of water sample collection was not stated; however, the monitoring wells were sampled using disposable plastic bailers. The reconnaissance water sample contained 29  $\mu\text{g}/\text{L}$  PCE. Soil underlying the subject site consists mostly of poorly graded fine-to-medium grained sand to the 30 foot maximum depth of exploration.

Farallon reported that shallow groundwater was encountered between 5 and 8 feet bgs during drilling and that the groundwater flow direction was towards the southwest at the time of their investigation with a gradient of 0.026 feet/foot.

The Farallon report was submitted to Ecology in October 2002 and the subject site was listed on the Confirmed and Suspected Contaminated Site List (CSCSL) on November 1, 2002. Ecology's site identification number is 379891.

## 6.2 EPI 2004 Report

The November 2004 investigation completed by EPI, on behalf of the property owner, consisted of advancing sixteen soil borings using direct push probe sampling techniques. Thirteen borings (B-1 through B-9 and B-13 through B-16) were completed hydraulically downgradient of the former Raincheck Laundry and Cleaners in the vicinity of the former Raincheck Cleaners laundry. EPI did not advance any borings in the northern area of the subject site near the present location of Ultra Custom Cleaners. Borings B-13 through B-16 were completed inside The Coin-Op Laundry tenant space. Three additional borings (B-10 through B-12) were located on the City of Bothell property immediately adjacent to the subject property on the east. Boring location figures from this EPI report are included in **Appendix F**.

With the exception of the refusal at B-15, all of the borings were completed to 44 feet bgs. A total of 16 soil samples were submitted for analysis for VOCs by EPA Method 8260B. PCE was only detected in two soil sample locations (B-1 and B-6) at concentrations below its MTCA Method A Soil cleanup level of 0.05 mg/kg. The detected PCE concentrations in samples collected at 8 feet bgs from B-1 and B-6 were 0.020 mg/kg and 0.012 mg/kg, respectively. Both of these locations are in the location of the former Raincheck Cleaners facility, or the current location of the Coin-Op Laundry location. Groundwater was consistently encountered at depths between 8 and 11 feet bgs on the subject property. A total of thirty-four groundwater samples were collected from the probe locations and the existing monitoring well MW-1. PCE was detected in shallow groundwater (between 8 and 12 feet bgs) on the subject property in twelve samples. PCE concentrations ranged from 5 to 6,400 µg/l, with the highest concentrations found on in borings on the southwest portion of the subject site.. Groundwater was also sampled at deeper intervals in borings B-1 through B-9. Deeper groundwater is impacted with PCE at boring B-1. PCE concentrations of 5 µg/l were observed in both the 26 to 30-foot and 40 to 44-foot sampling intervals. TCE was detected in the 8 to 12-foot interval in borings B-1 and B-4 at concentrations of 110 and 210 µg/l, respectively. These concentrations are above the MTCA Method A groundwater cleanup level of 5 µg/l. Cis-1,2-dichloroethene (cis-1,2-DCE) was also detected in borings B-1 and B-4 at concentrations of 31 and 160 µg/l, respectively. The cis-1,2-DCE detection at B-4 exceeds the MTCA Method B groundwater cleanup Level of 80 µg/l for this compound. Chloroform and 1,1,1-Trichloroethane (1,1,1-TCA) were also detected in borings B-11 and B-2 at concentrations below their respective MTCA Method A or B groundwater cleanup levels.

## 6.3 Public Health – Seattle, 2007 Site Hazard Assessment

In a letter dated February 20, 2007 addressed to the present property owner, Ms. Edna Case, Public Health-Seattle and King County, has completed a site hazard assessment (SHA) for the Former Raincheck Cleaners and Laundry site based on the data from the previous investigations summarized above. According to the letter, the site hazard ranking has been determined to be a 3 on a scale of 1 to 5, where 1 represents the highest risk and 5 represents the lowest risk. According to Public Health, the site hazard ranking is an estimation of the potential threat to human health and/or the

environment relative to all other Washington state sites assessed at the time of the assessment. Copies of the reports summarized above are included in **Appendix F**.

## 6.4 HWA, Geoscience 2007 Report

HWA Geoscience, Inc. completed a Phase II ESA, dated November 1, 2007, for the City of Bothell at the Bothell Landing property. The Bothell Landing property is approximately 1,500 feet south-southwest, or hydraulically downgradient, of the subject site. The Phase II ESA was performed: to determine the fate of abandoned USTs at the site; to document the presence and extent of unclassified fill and; and to document the potential of off-site sources of contamination. Groundwater collected from two borings situated at the northeast portion of the site found PCE, and the breakdown byproducts of PCE (TCE, cis-1,2-dichloroethene, and 1,2-dichloroethane (1,2-DCA)) at concentrations exceeding the MTCA Method A and Method B cleanup level for groundwater. Boring location figures from this HWA Geoscience report are included in **Appendix F**. HWA Geoscience concluded that the source(s) of these VOC detections were likely from hydraulically upgradient dry cleaning operations. The subject site and the former Simon & Sons Fine Dry Cleaning located in the Bothell Service Center strip mall, located northwest of Bothell Landing, were the two dry cleaners cited by HWA Geoscience.

# Section 7

## Site Reconnaissance

### 7.1 Methodology and Limiting Conditions

Mr. Lance Peterson and Ms. Kristeen Bennett of CDM conducted a site visit on November 20, 2007. The weather was sunny and cool with temperatures in the upper 40s °F. The entire subject site was not available for inspection. Exterior areas were walked. Interior areas were not made accessible, but a brief inspection was conducted within the Coin-Op Laundry Laundromat to confirm the locations of the Phase II borings discussed in Section 6. Photographs taken during the site reconnaissance are included in **Appendix A**.

### 7.2 General Site Setting

The site vicinity consists of primarily commercial land use. A site plan is shown on **Figure 2**. Bothell Avenue NE runs north-south west of the subject site. A former school and a Safeway grocery store are located on the west side Bothell Way NE. NE 183<sup>rd</sup> Street runs east-west on the south side of the subject site. Land to the south of the subject site (on the south side of NE 183<sup>rd</sup> Street) is occupied by the Ranch Drive-in restaurant, a Washington Federal Savings building, and a Speedy Auto automotive windshield repair establishment. A dentist's office and a small square commercial building occupied by the *Bothell Reporter* are located directly north of the subject site. A vacant lot used for storage at a City of Bothell maintenance facility is located east of the subject site.

### 7.3 Site Observations

#### 7.3.1 Exterior Areas

Pertinent features on the entire subject site are shown on **Figure 2**. Currently, the subject site is occupied by a strip mall that is situated north to south on the eastern half of the subject property. The strip mall consists of a rectangular masonry building with a tar and gravel roof. The subject site is served by natural gas and sanitary sewer and potable water is provided by the municipal water district. A device believed to be used for disposal of drycleaning machine separator water was observed on the north side of the building and is shown in a photograph in **Appendix A**.

#### 7.3.2 Interior Areas

The strip mall currently contains three tenants: Ultra Custom Cleaners, Frank's Hair Salon, and the Coin-Op Laundry. The dry cleaner occupies the northernmost space, while the laundromat occupies the southernmost space. As stated previously, the interior areas were not made available for inspection by CDM, although, a brief inspection of Coin-Op Laundry Laundromat was conducted. At least four abandoned direct-push (DPT) boring were identified within the floor of the laundry facility. Additionally, CDM assumes the dry cleaner present on the subject site is using PCE as

a dry cleaning solvent. No obvious environmental concerns or other visible evidence of contamination were observed.

### **7.3.3 PCBs**

Prior to 1979, PCB-containing oils were commonly used in transformers and fluorescent light ballasts, after which this use was banned. Also, above ground electrical lines may contain pole-mounted transformers. We did not observe transformers onsite or in the immediate vicinity.

During the brief inspection of the Coin-Op Laundry Laundromat, fluorescent light fixtures were identified. Because the building was constructed prior to 1979, it is possible that the ballasts in these light fixtures could contain PCBs.

### **7.3.4 Asbestos and Lead-Based Paint**

The manufacture of most asbestos-containing materials (ACMs) was banned in 1979. Prior to this, asbestos was a common constituent of numerous building materials, such as floor and ceiling tiles, caulking, pipe insulation, and exterior siding. During the brief inspection of the Coin-Op Laundry Laundromat, one common ACM material, vinyl floor tiles, were identified. It is unknown whether these tiles are the original floor tiles or were manufactured and/or installed after 1979. Therefore it is possible that these tiles may contain ACMs. Other ACMs may be present.

Since 1977, the Consumer Products Safety Commission has limited lead content in most paints to 0.06 percent. Prior to this, paint commonly contained higher concentrations of lead. Based on the age of the site buildings, it is possible that that the paint used on the buildings is lead-based.

A limited hazardous materials survey of the building on the subject property was reportedly performed by EHS International in 2001. CDM was unable to obtain possession of this report.

### **7.3.5 Radon**

Radon is a colorless, odorless, and tasteless gas that occurs during the natural breakdown of uranium. Typically, radon collects in the basement or below grade structures if released from a geological formation. The average activity guideline for radon adopted by the Environmental Protection Agency (EPA) is 4.0 picocuries per liter (pCi/L). A preliminary review of EPA's map of radon zones in the U.S. by county indicates the subject site lies in Zone 3, which typically shows radon concentrations below 2 pCi/L (USEPA web site, 2007). Exceedances of the action level can and do occur in areas considered to be of low radon potential and can only be determined by testing.

## **7.4 Surrounding Area Observations**

A reconnaissance of surrounding properties was conducted on foot along NE 183 Street NE by vehicle on Bothell Way NE, from the dentist's office store on the north

side of the subject site to the Sammamish River on the south side of the subject property to identify features that may have the potential to affect environmental conditions at the subject site. No obvious environmental concerns were observed. Locations of pertinent off-site features are shown on **Figure 2**.

# Section 8

## Interviews

### 8.1 Interview with Owner

The City of Bothell provided CDM with an owner contact of Mr. Wayne Case. CDM contacted Mr. Case on November 12, 2007 to notify him of the intent to perform the ESA. Mr. Case authorized CDM to contact Mr. Doug Kunkel, from Environmental Partners, Inc. of Issaquah, Washington, for questions pertaining to subsurface conditions at the subject site. Mr. Kunkel provided a recent report (Subsurface Investigation Report dated April 19, 2002) to CDM by e-mail. This report was also available in Ecology's file and is summarized in Section 6. No owner interview was performed at the request of the City of Bothell.

### 8.2 Interview with Fire Department Personnel

The King County Fire Marshall's Office was contacted to determine whether any records exist regarding USTs at the subject site. Records for installation and decommissioning of tanks from 1970 to the present were searched and there was no record of underground storage tanks being removed from the property (Chatman, 2007).

CDM inquired with the City of Bothell Fire Department regarding any response(s) to the subject property pertaining to hazardous material spills, fires, or other environmentally related concerns. The department reported having no records for the subject site (Cochran, 2007).

# Section 9

## Findings

The following sections summarize CDM's findings for the subject site.

### 9.1 Onsite

- The subject site is listed on the CSCSL, Cleaners, RCRA-LQG, Brownfields, and FINDS databases.
- The subject site currently contains a dry cleaning operation. A second dry cleaning establishment previously occupied the southern portion of the subject site. CDM assumes that both operations use/used PCE as a dry cleaning solvent based on the results of subsurface investigations performed on the subject property and a site visit performed in October 2007.
- The subject site is currently occupied by the following tenants: Ultra Custom Cleaners, Frank's Hair Salon, and the Coin-Op Laundry.
- The subject site was originally owned by the City of Bothell until 1944 and was undeveloped. A commercial building was constructed on the subject property in 1948 and operated as the "Raincheck Fountain Lunch" restaurant. This commercial building was constructed on the southern portion of the subject site, west of the current location of the Coin-Op laudromat tenant space. Sometime prior to December 1955, the Raincheck Fountain Lunch restaurant changed operations to the "Raincheck Cleaners Laundry." The historical tax records do not indicate the type of heating system used in this building; therefore it is possible that there may be unidentified USTs on site that contain/contained heating oil.
- The 1948 building was taken down when the property was purchased by an unknown party in 1967. The present building was constructed on the subject site sometime prior to April 1968.
- No underground or aboveground storage tanks were observed on the subject site during the site reconnaissance. Additionally, the King County Fire Marshal's office and the Department of Ecology do not have any record of tank removals from the subject site.
- Subsurface investigations performed in 2002 and 2004 indicate that VOC contamination (PCE, TCE, and cis-1,2-DCE) is present in groundwater above their respected MTCA Method A cleanup levels. VOC contaminated groundwater has likely migrated off of the subject site.

The source of the VOC-contaminated sediment and water encountered in storm drains on the subject property is unknown although a device believed to be used for disposal of drycleaning machine separator water was observed on the north side of the building.

## 9.2 Offsite

- Properties immediately surrounding the site are used by light commercial businesses. The subject site is bounded on the north by a dental clinic and is bordered on the east by three parcels owned by the city of Bothell, upon which is located the current city hall and a former maintenance facility.
- Approximately 19 nearby sites were identified on regulatory lists. None of these sites, on the basis of their listings in regulatory databases files reviewed at the Department of Ecology, are considered likely to adversely impact environmental conditions at the subject site.

# Section 10

## Opinion

PCE contamination above MTCA Method A cleanup levels is present in groundwater at the subject site. Based on a Phase II investigation performed in 2004, it appears that the former Raincheck Cleaners and Laundry is the primary source of PCE. According to historical tax records, Raincheck Cleaners and Laundry was present at the subject site as early as 1955 in a former building located on the southwest portion of the subject property. Phase II investigations performed in 2001 and 2002 provided no evidence of a release associated with the Ultra Custom Cleaners operating at the north end of the building currently on the subject site.

Nearby sites identified on regulatory lists are sufficiently distant and/or hydraulically cross-gradient to the subject site, or are listed on databases that do not indicate contamination. Therefore, the potential for these sites to adversely affect environmental conditions at the subject site is considered low.

# Section 11

## Conclusions

CDM performed this Phase I ESA of the property located at 18304 Bothell Way NE Bothell, Washington in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deviations from, this practice are described in Section 12 of this report.

This Phase I ESA has revealed the following Recognized Environmental Conditions (RECs) associated with the subject property.

- Ultra Custom Cleaners is currently a tenant in the strip mall, and currently occupies the northern unit of the structure on the subject site. Phase II ESAs performed in 2001 and 2002 indicate no release from this operation as of the date of the investigations. PCE-contaminated sediment and water identified in two storm drains (catch basins) during the Phase II ESA performed in 2001 suggest PCE in the environment due to the dry cleaning operation. During the initial site visit on October 10, 2007, a device believed to be used for the disposal of dry cleaning machine separator water was observed on the north side of the building. This indicates the dry cleaning solvent PCE is still being used at the site.
- Raincheck Cleaners and Laundry, a former dry cleaner, occupied a demolished building that was located on the southern portion of the subject site, or in the vicinity of Coin-Op Laundry. A Phase II ESA performed by EPI in 2004 indicated that this dry cleaner contaminated the southern portion of the subject site with PCE. PCE contamination of groundwater above MTCA Method A cleanup levels is present on the subject site and may be migrating hydraulically downgradient offsite.

The scope of this Phase I ESA did not include a hazardous materials survey. However, it is noted that fluorescent light fixtures that are present in the building on the subject site may contain PCBs and asbestos containing materials (ACMs) in building materials and lead-based paint may have be present based on the age of the building.

# Section 12

## Deviations

The following deviations occurred from the ASTM Practice E 1527-05, *Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process*, or 40 CFR Part 312:

- CDM did not interview the property owner or the current tenants.

CDM does not believe that interviews of the property owner or the current tenants would have provided additional substantive information since none of the current tenants (excluding Ultra Custom Care Cleaners) are likely to generate wastes that could lead to identification of additional RECs.

- CDM did not inspect the interior of the building on the subject property.

CDM does not believe that an inspection of the building interior would have provided additional substantive information since none of the current tenants (excluding Ultra Custom Care Cleaners) are likely to generate wastes that could lead to identification of a REC.

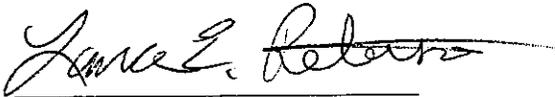
- CDM did not receive a completed User Questionnaire from an identified user.

CDM does not believe that a completed User Questionnaire would have provided additional substantive information and did not detract from CDM's ability to identify RECs on the subject property. The purpose of the User Questionnaire is to allow the user of this report (typically a purchaser) to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001.

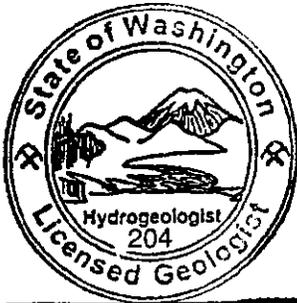
# Section 13 Declaration

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of the part (40 CFR Part 312).

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Lance E. Peterson, LHG  
Senior Hydrogeologist  
Camp Dresser & McKee Inc.



Lance Eric Peterson

# Section 14

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