Date:	November 5, 2026
To:	Olu Akeroro, Washington State Department of Ecology
From:	Reilly Pittman, Environmental Planning Manager and SEPA Official
Subject:	City of Bellevue Comments on Tiki Car Wash Cleanup

Good Afternoon,

I am submitting comments on behalf of the City of Bellevue regarding the cleanup of the Tiki Car Wash at 11909 NE 8th St in Bellevue. We received the notice for comment and have attached comments from multiple City departments. Although the project is exempt from local permitting requirements, these comments are intended to help ensure the work is consistent with Bellevue's applicable codes, standards, and design requirements.

Normally this work would require, at a minimum, a clearing and grading permit, right-of-way permit, and utility permits to verify compliance with the City's land use code, clearing and grading code, transportation, and utility codes, as well as related design standards.

We would be pleased to review any plans or supporting documents for which you would like City feedback. For previous state projects that were exempt from local permits, agencies have successfully used Bellevue's predevelopment service review process. This process allows City staff to provide feedback through our existing permit review system and is typically the most efficient way to obtain coordinated comments. Previous permit-exempt reviews have also been conducted without a fee because the existing review system was used solely to facilitate staff feedback.

Please review the additional comments attached and let us know if you would like to meet or discuss them further.

Sincerely,

Reilly Pittman

Reilly Pittman (He/Him)
Environmental Planning Manager/SEPA Official
Land Use, Development Services, City of Bellevue
425-452-4350 | RPittman@bellevuewa.gov | BellevueWA.Gov

Utilities Review:

1. Please review and address the comments provided in the attached plans and reports.
2. Please identify the limits of demolition for existing water, sewer, and stormwater utilities and provide details describing how each utility will be properly decommissioned.
3. Please describe the measures that will be implemented to protect existing utilities within the public right of way during excavation and site cleanup activities.
4. Please complete and submit the attached demolition form.

Utilities Water Quality:

During demolition, soil excavation, and cleanup activities associated with contaminated soil and groundwater, the Washington State Department of Ecology and its contractors should implement appropriate measures to prevent pollutants from entering Bellevue's stormwater and wastewater systems or receiving waters.

1. Illicit Discharges: Ensure all demolition, excavation, dewatering, and site cleanup activities comply with applicable illicit discharge requirements, including measures to prevent contaminated soil, groundwater, sediment, chemicals, and other pollutants from entering storm drains or surface waters. Any illicit discharge to the City of Bellevue's stormwater system must be reported immediately to Bellevue's 24-hour response line at 425-452-7840.

2. Stormwater and Wastewater Discharges: Any proposed discharge associated with site dewatering, groundwater treatment, or cleanup activities must be reviewed and authorized by the City before discharge occurs. Wastewater discharge is reviewed by Bellevue Utilities Water Quality and requires co-approval by King County Metro. Contact the City of Bellevue at 425-452-7840 to determine applicable requirements and obtain necessary approvals before initiating any discharge to the City's systems.

- Targeted Soil Excavation
- In Situ Treatment
- Groundwater Monitoring

3.2.2.1 Targeted Soil Excavation

Accessible soil with the highest concentrations of contaminants (south of the Property, roughly between MW-30, MW-35, and MW-38) will be excavated. Utilities (stormwater and water) will be temporarily managed within the excavation area. Approximately 3,200 cy of soil will be excavated from the area shown in Figure 3-1. This area was selected to include soil with the highest concentrations of contaminants in the Off-Property portion of the Site while minimizing impacts to significant utilities to the east and west of the excavation. The area and depth of excavation will be further refined by design-phase sampling. The excavated soil will be disposed of at a permitted Washington Class 2 or RCRA Subtitle D landfill. The excavated areas will be backfilled with imported, clean structural fill and surface features (e.g. asphalt, concrete sidewalk, curbs and gutters, and other parking lot features) and utilities will be restored.

How will water and stormwater in the public right of way be protected during excavation?

3.2.2.2 In Situ Treatment

Areas with soil and groundwater concentrations exceeding CULs outside of the excavation footprint (see Figure 3-1) will be treated by in situ chemical oxidation (ISCO). Because ISCO will be used to address soil impacts as well as groundwater, two rounds of injections over a period of 12 months are expected. The specific ISCO reagents and dosing will be further refined during design.

3.2.2.3 Groundwater Monitoring

Groundwater monitoring will be used to assess remedy effectiveness. The existing monitoring well network, augmented by three additional monitoring wells that will be installed as part of design-phase sampling, will be used for the points of compliance. Specific monitoring wells to be sampled will be identified in the forthcoming EDR. Compliance monitoring will begin no sooner than six months after the last ISCO injections and will continue until groundwater concentrations meet CULs (for at least four quarters of monitoring).

3.3 Applicable or Relevant, and Appropriate Requirements

Cleanup actions must comply with applicable or relevant and appropriate requirements (ARARs). ARARs are contaminant-, location-, and action-specific, as defined in the following paragraphs. Remedial actions conducted by Ecology are exempt from the procedural requirements of certain state and local laws (WAC 173-340-710[9][b]). Ecology will ensure compliance with substantive requirements and will provide an opportunity for comment by the public and by the state agencies and local governments that would otherwise implement these laws. Potential regulations are evaluated in Table 3-2, and expected applicable regulations are listed below.

3.3.1 Contaminant-Specific Regulations

Contaminant-specific regulations are usually health- or risk-based numerical values or methodologies that, when applied to site-specific conditions, result in the establishment of numerical

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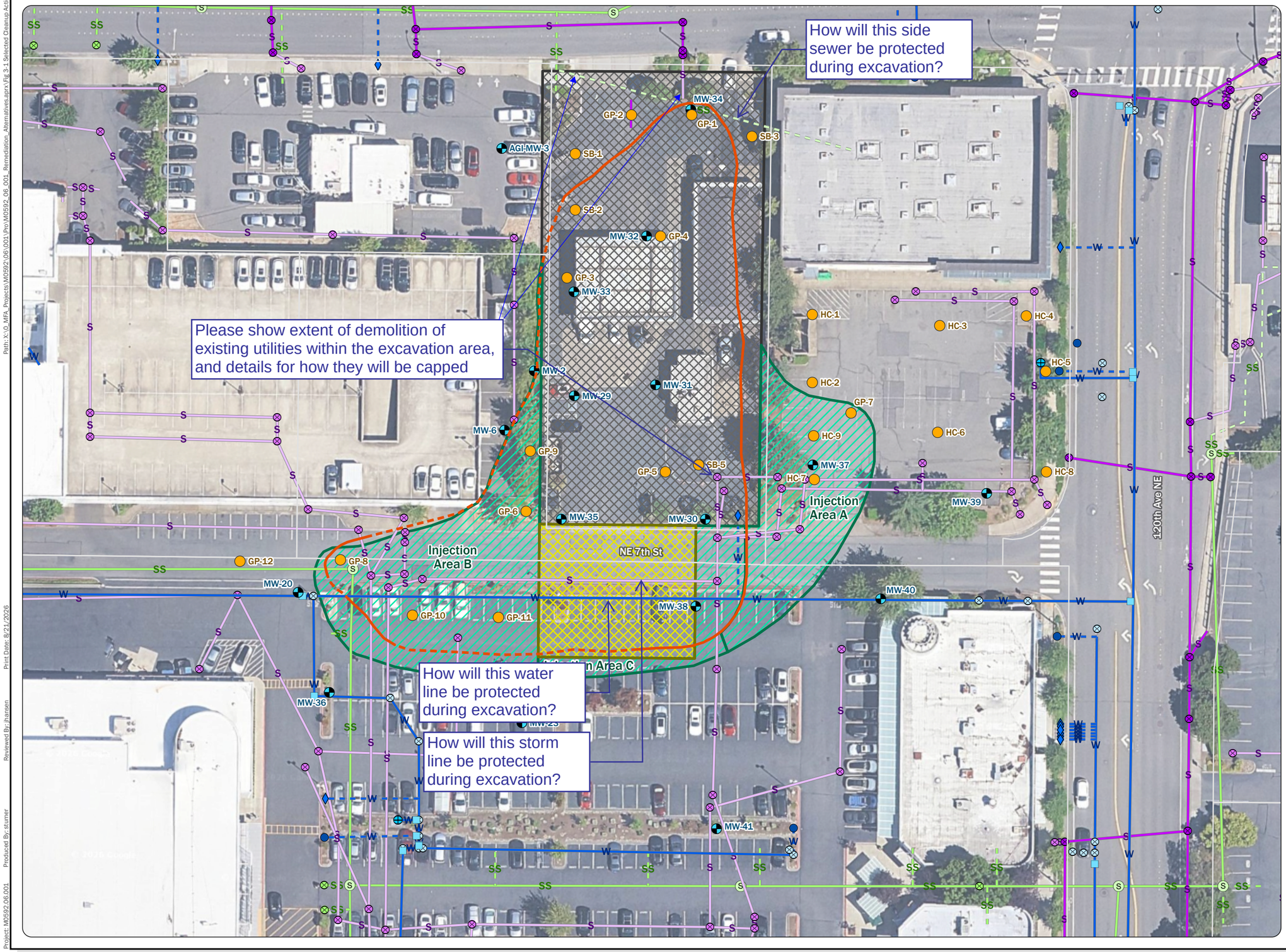

Figure 3-1
Selected Cleanup Action

Tiki Car Wash
11909 NE 8th Street
Bellevue, WA 98005

Legend

- Injection Area
- Excavation Area
- Excavation to 15 feet Below Ground Surface
- Monitoring Well
- Soil Boring/Temporary Well

Approximate Extent of Soil Contamination

- Inferred Boundary
- Boundary

Water Utilities

- Valve
- Connection
- Hydrant
- Fitting
- Contol Valve
- Lateral Line
- Main

Stormwater Utilities

- Structure
- Private Structure
- Private Gravity Main
- Gravity Main

Sanitary Sewer Utilities

- Manhole
- Fitting
- Private Lateral Line
- Lateral Line
- Gravity Main

- Parcel

0 40
Feet

Data Sources
Aerial photograph (2025) obtained from Google; parcel data (2025) obtained from King County; sample locations (2023) obtained from Leidos; utilities (2025) obtained from the City of Bellevue.

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Path: X:\Q_MFA_Projects\M0592\06\001\Pro\M0592_06_001_Remediation_Alternatives.aprx\Fig 3-1 Selected Cleanup Action
Print Date: 8/21/2026
Reviewed By: jhansen
Produced By: stumer
Project: M0592.06.001

CITY OF BELLEVUE
Utilities Department
P.O. Box 90012 Bellevue, WA 98009-9012

DISCONNECTION OF WATER/SEWER SERVICE # _____

APPLICANT INFORMATION

Date _____

Owner's Name _____ Phone _____

Mailing Address _____

City _____ State _____ Zip _____

Service Address _____ City _____

Legal Description _____

_____

_____ KC# _____

DO NOT WRITE BELOW THIS LINE

As-Built Page _____

Service Size: Water _____ Sewer _____

Utility Billing Account #: _____ Meter Number _____ Initials _____

INSPECTION INFORMATION

☐ Check service for re-use _____ _____
Signature, Water Maintenance Date

Side Sewer Abandoned/Capped _____ _____
Signature, Sewer Maintenance Date

Contractor: _____

Comments: _____

_____

_____

FINAL APPROVAL

Comments: _____

_____

Development Section _____ _____
Signature Date

ROUTING: White - Sewer Maintenance; Yellow - Water Maintenance; Pink - Demo./Aband. File

Tiki Car Wash cleanup site



Haul Route

- Ingress: From I-405, use NE 8th St.
- Egress: Turn left onto NE 7th St., right onto 120th Ave. NE, right onto NE 4th St., and proceed to I-405.
- Truck Limit: A maximum of 10 truckloads of material hauled to and from the site will be allowed per day.

Sidewalk

- Sidewalk shall maintain open during construction.