



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

March 30, 2009

Mr. Takao & Ms. Ruth Aoki  
C/O Mr. Clark Davis  
7525 Pioneers Way, Suite 202  
Gig Harbor, WA 98335

Dear Mr. Takao and Ms. Aoki:

**Re: Opinion pursuant to WAC 173-340-515(5) on Proposed Remedial Action for the following Hazardous Waste Site:**

- Name: Aoki Property
- Address: 1314 E. Pike St, Seattle
- Facility/Site No.: 6153541
- VCP No.: NW1743

Thank you for submitting documents regarding your proposed remedial action for the Aoki Property facility (Site) for review by the Washington State 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 a review of submitted documents/reports pursuant to requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the following release(s) at the Site:

- Tetrachloroethene (PCE) and related halogenated volatile organic compounds (HVOCs) in Soil;
- Tetrachloroethene (PCE) and related halogenated volatile organic compounds (HVOCs) in Ground Water.

Ecology is providing this advisory opinion under the specific authority of RCW 70.105D.030(1)(i) and WAC 173-340-515(5).

Mr. Takao and Ms. Aoki

March 30, 2009

Page 2

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.

Ecology's Toxics Cleanup Program has reviewed the following information regarding your proposed remedial action(s):

1. Site Characterization Report, dated March 8<sup>th</sup> 2007, prepared by Pacific Crest Environmental.
2. Cleanup Action Plan Aoki Property, dated December 10<sup>th</sup> 2008, prepared by Pacific Crest Environmental.

The reports 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 at 425.649.7239.

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

- Tetrachloroethene (PCE) and related halogenated volatile organic compounds (HVOCs) in Soil;
- Tetrachloroethene (PCE) and related halogenated volatile organic compounds (HVOCs) in 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.

The Aoki Property (site) VCP ID# NW1743 is located at 1314 East Pike Street, Seattle. Investigations conducted at the site have confirmed concentrations of tetrachloroethene (PCE) and associated halogenated volatile organic compounds (HVOCs) degradation products in soil and groundwater at concentrations exceeding applicable MTCA cleanup standards. The HVOC contamination in soil and groundwater is attributed to former dry cleaning operations at the site.

Mr. Takao and Ms. Aoki  
March 30, 2009  
Page 3

Based on a review of supporting documentation listed above, pursuant to **requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the following release(s) at the Site, Ecology has determined:**

- Further Investigation to the west and south of the property is required to define the extent of contamination in soil and groundwater;
- Additional groundwater investigation is required to determine the vertical distribution of PCE in groundwater;
- Ecology understands that the excavation of contaminated soil has been completed and that the Soil Vapor Extraction (SVE) systems have already been installed. Please note Ecology requirements for No Further Action Opinion for the Property as depicted in figure B-7 Plate 2D.
- Ecology also understands that a follow-up report detailing the excavation activities and initial data from the SVE systems is currently in the draft stage.

**This opinion does not represent a determination by Ecology that a proposed remedial action will be sufficient to characterize and address the specified contamination at the Site or that no further remedial action will be required at the Site upon completion of the proposed remedial action.** To obtain either of these opinions, you must submit appropriate documentation to Ecology and request such an opinion under the VCP. **This letter also does not provide an opinion regarding the sufficiency of any other remedial action proposed for or conducted at the Site.**

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.

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 conducting independent remedial action and requesting technical consultation under the VCP. As the cleanup of the Site progresses, you may request additional consultative services under the VCP, including assistance in identifying applicable regulatory requirements and opinions regarding whether remedial actions proposed for or conducted at the Site meet those requirements.

If you have any questions regarding this opinion, please contact me at 425.649.4446.

Mr. Takao and Ms. Aoki  
March 30, 2009  
Page 4.

Sincerely,

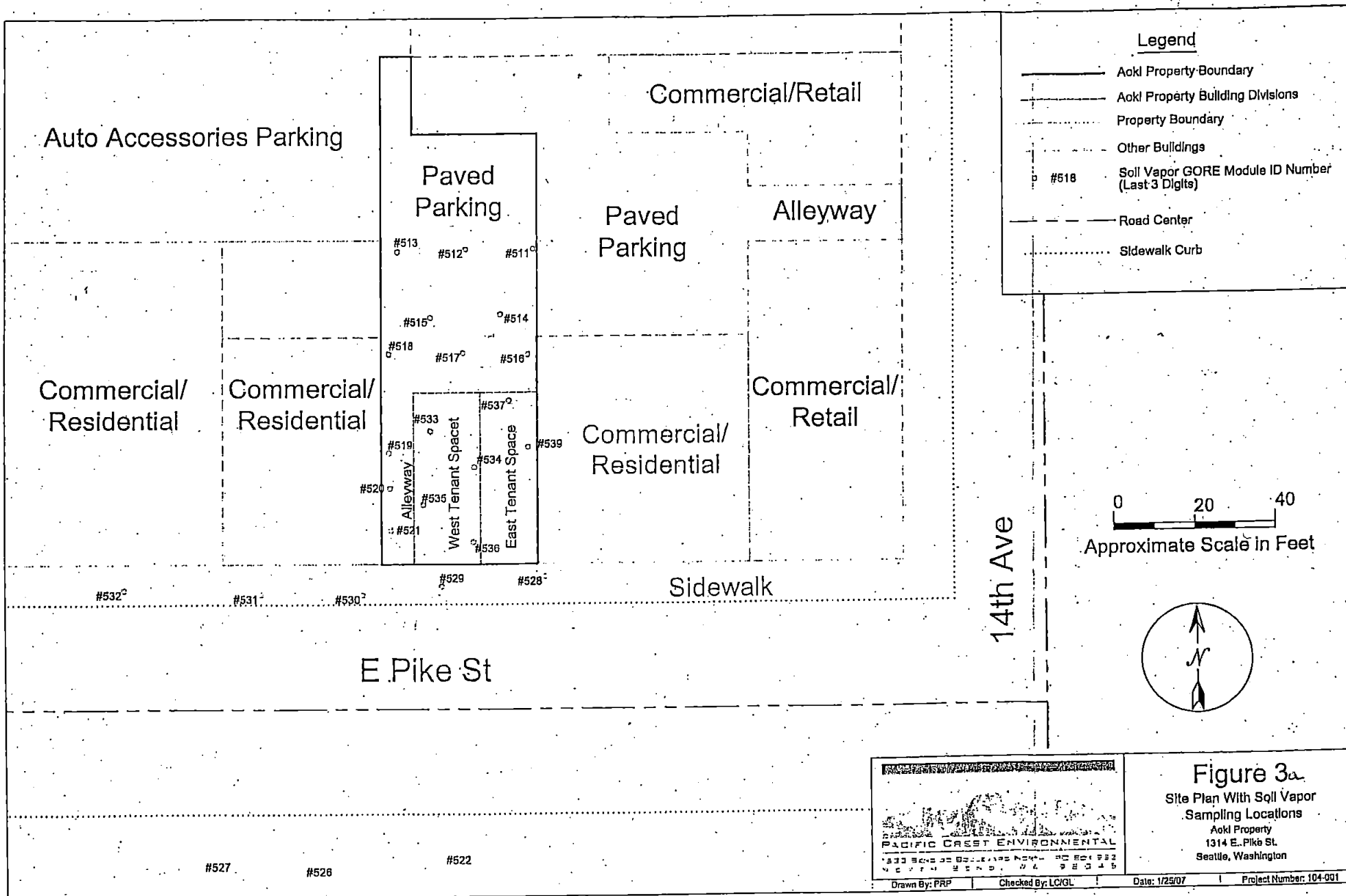


Dale R. Myers  
Site Manager Toxics Cleanup Program

dm/kp

Enclosures: Figure 3a Site/Property Plan  
Figure 3b Site/Property Plan PCE Concentrations in Soil  
Figure 4 Site Plan with Potentiometric Surface and groundwater PCE  
Concentrations  
Figure B-7 Ecology requirements for No Further Action Opinion for the Property

cc Ms. Lauren Carroll  
Pacific Crest Environmental  
1531 Bendigo Blvd North  
P.O.Box 952  
North Bend, WA 98045



Auto Accessories Parking

Commercial/Retail

Paved Parking

Alleyway

Commercial/  
Residential

Commercial/  
Residential

Commercial/  
Residential

Commercial/  
Retail

Sidewalk

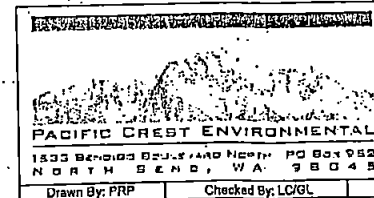
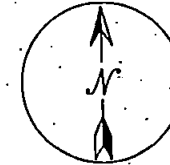
E Pike St

14th Ave

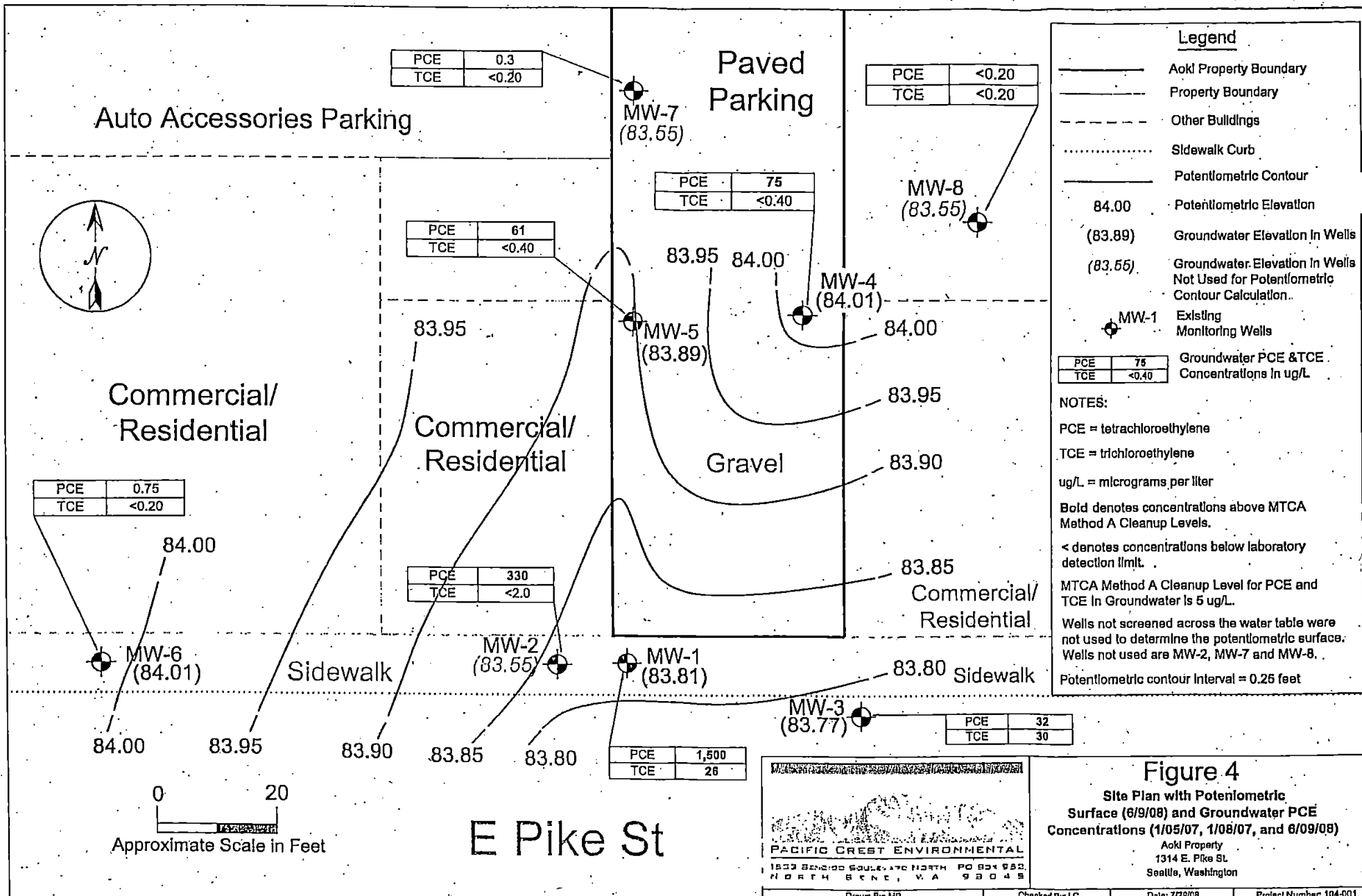
### Legend

- Aoki Property Boundary
- - - Aoki Property Building Divisions
- - - Property Boundary
- - - Other Buildings
- MW-1 Monitoring Well
- SB-2 Soil Boring Location
- SP-3 Geoprobe Boring Location
- S-1 Sonic Boring Location
- ..... Sidewalk Curb
- s - s - s Sanitary Sewer
- M - M - M Storm Sewer
- ☐ Catch Basin
- ⊗ Cleanout
- Road Center
- ▨ Estimated Extent of Soil with Concentrations of PCE Above MTCA Method A Cleanup Level
- BOLD** Denotes Concentrations Above MTCA Method A Cleanup Levels
- Concentrations in Milligrams per Kilogram (mg/kg)
- Depth = Depth in Feet Below Ground Surface
- PCE = Tetrachloroethene
- MTCA = Model Toxics Control Act

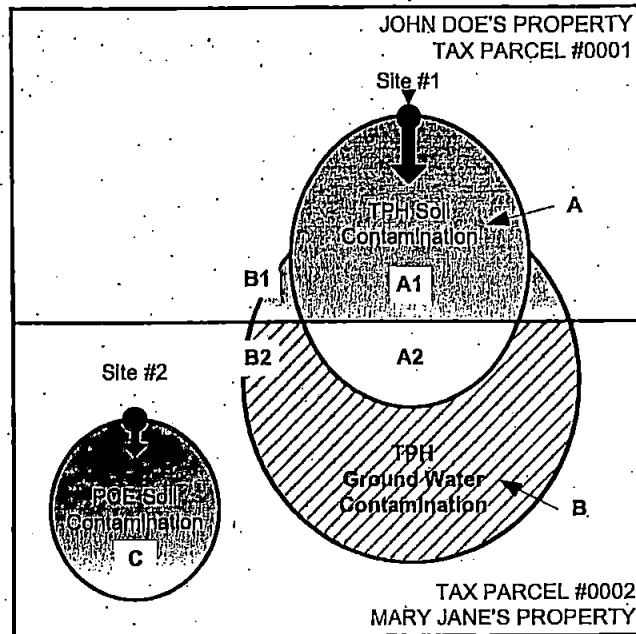
0 20 40  
Approximate Scale in Feet



**Figure 3b**  
Site Plan with PCE  
Concentrations in Soil  
Aoki Property  
1314 E. Pike St.  
Seattle, Washington

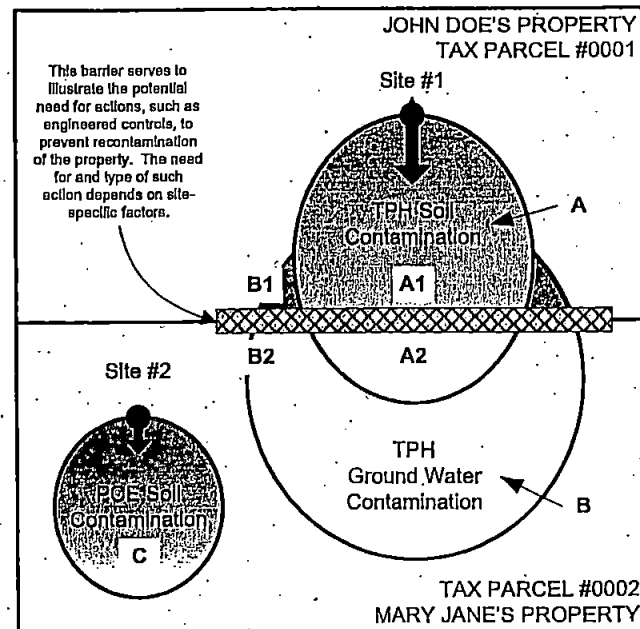


## Plate 2C: Cleanup of Property within Site #1 — Further Action Opinion for the Property



- (1) Which site did the cleanup address?
  - Site #1
- (2) What type of cleanup of Site #1 did the Customer request that Ecology review?
  - Property Cleanup
- (3) Which property affected by Site #1 did the cleanup address?
  - "Property" = Mary Jane's Property (Tax Parcel #0002)
- (4) Does the cleanup meet the cleanup standards for Site #1 within the Property?
  - TPH soil ► YES
  - TPH ground water ► NO
- (5) What type of opinion would Ecology provide the Customer?
  - Further Action opinion for Property cleanup within Site #1 (Tax Parcel #0002)
- (6) In the opinion, would Ecology provide notice of Site #2, which also affects the Property?
  - YES

## Plate 2D: Cleanup of Property within Site #1 — No Further Action Opinion for the Property



- (1) Which site did the cleanup address?
  - Site #1
- (2) What type of cleanup of Site #1 did the Customer request that Ecology review?
  - Property Cleanup
- (3) Which property affected by Site #1 did the cleanup address?
  - "Property" = Mary Jane's Property (Tax Parcel #0002)
- (4) Does the cleanup meet Site cleanup standards within the Property?
  - TPH soil ► YES
  - TPH ground water ► YES
- (5) What type of opinion would Ecology provide the Customer?
  - No Further Action opinion for Property cleanup within Site #1 (Tax Parcel #0002)
- (6) In the opinion, would Ecology provide notice of Site #2, which also affects the Property?
  - YES