



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

June 5, 2006

DANIEL VENCHIARUTTI
SCS ENGINEERING
2405 140TH AVE NE STE 107
BELLEVUE WA 98005

**Re: Further Action Determination under WAC 173-340-515(5) for the following
Hazardous Waste Site:**

- Site Name: SOOPER DRY CLEANERS
- Site Address: 19935 1ST AVE S NORMANDY PARK WA
- Facility/Site No.: 38974275
- VCP No.: NW0614

Dear: MR VENCHIARUTTI

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

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

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

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

1. April 10, 2006 Notification of Pending Inactive Determination Status for the following Hazardous Waste Site enrolled in the Voluntary Cleanup Program by Ecology

2. March 2006 PCE Soil Removal Project Work Plan Former Sooper Dry Cleaners Normandy Park Shopping Center by SCS Engineers Project No. 04205059.00
3. June 1, 2006 Ecology Approved PCE Soil Removal Project Work Plan Former Sooper Dry Cleaners Normandy Park Shopping Center by SCS Engineers
4. Groundwater Monitoring reports for 2004/2005 and 2006 by SCS Engineers

The documents listed above will be kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. Appointments can be made by calling the NWRO resource contact at (425) 649-7190.

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

- PCE in the Soil and Groundwater;

In addition, Ecology files also contain numerous technical reports and correspondence documenting the following: extensive soil and groundwater investigations on the property and at offsite locations; remedial alternatives analysis and planning; remedial actions including the decommissioning of a former dry well and three septic tanks, removal of approximately 50 cubic yards of PCE contaminated soil and 6,000 pounds of PCE contaminated tank sediments, and the implementation of engineered/institutional controls to manage remaining residual PCE soil and groundwater contamination and reduce potential impacts to human and environment.

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

Based on a review of the independent remedial action report and supporting documentation listed above, **Ecology has determined that the independent remedial action(s) performed at the Site are not sufficient to meet the substantive requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing any of the contamination at the Site.** Therefore, pursuant to WAC 173-340-515(5), Ecology is issuing this opinion that **further remedial action is necessary** at the Site under MTCA.

Further Action is required at this site for the following reasons:

- Groundwater monitoring data for MW-5B, MW-10 and MW-8 shows that the concentration of PCE in the groundwater are above the state standards at the western sections of the site and suggests that offsite contaminated groundwater plume migration is occurring at that section of the property.
- Additional Soil Removal cleanup action implementation is approved to occur at this site.

This letter replaces the Ecology Interim NFA determination of 04/15/04 issued to this site. Ecology's Interim NFA determination of April 15, 2004 issued to this site is hereby rescinded while you conduct the necessary additional and final cleanup at this site to address the MTCA substantive requirements for the PCE impacted soil and groundwater that has potentially migrated off the property limits.

Ecology will re-consider an NFA determination at this site at a future date after you have determined the extent of the contaminated groundwater plume west of the immediate property limits next to MW-5B and MW-10 and have demonstrated that you have addressed the impact to the groundwater quality at that location and the analytical groundwater results for PCE and its daughter by-products are below the state standards for four consecutive quarters. Four consecutive quarters are needed to evaluate the seasonal impacts on the fate and transport of any PCE residual left behind as a result of the additional cleanup action at this site.

You may petition Ecology at a future date to amend the accompanying Restrictive Covenant filed at this site if the additional cleanup action for this site conflicts with any of the prohibitions contained in the restrictive covenant. Ecology will need enough advance notice of your need to modify the Restrictive Covenant to provide for public notice and comment, as required by WAC 173-340-440.

Please do not delay in contacting Ecology if you need to modify the existing Restrictive Covenant on your property. Please, also note, that you are responsible for satisfying the requirements of WAC 173-340-440(10) regarding notifying the local government of the status of the Restrictive Covenant. Your site will be re-listed in the database of suspected and confirmed contaminated sites.

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.

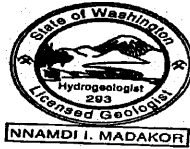
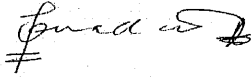
The state, Ecology, and its officers and employees make no guarantees or assurances by providing this opinion, and no cause of action against the state, Ecology, its officers or employees may arise from any act or omission in providing this opinion.

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 performed at the Site meet those requirements.

Further Action Determination: Rescind Interim NFA
VCP ID# NW0614
June 5, 2006
Page 4 of 4

If you have any questions you may reach me at (360) 407-7244.

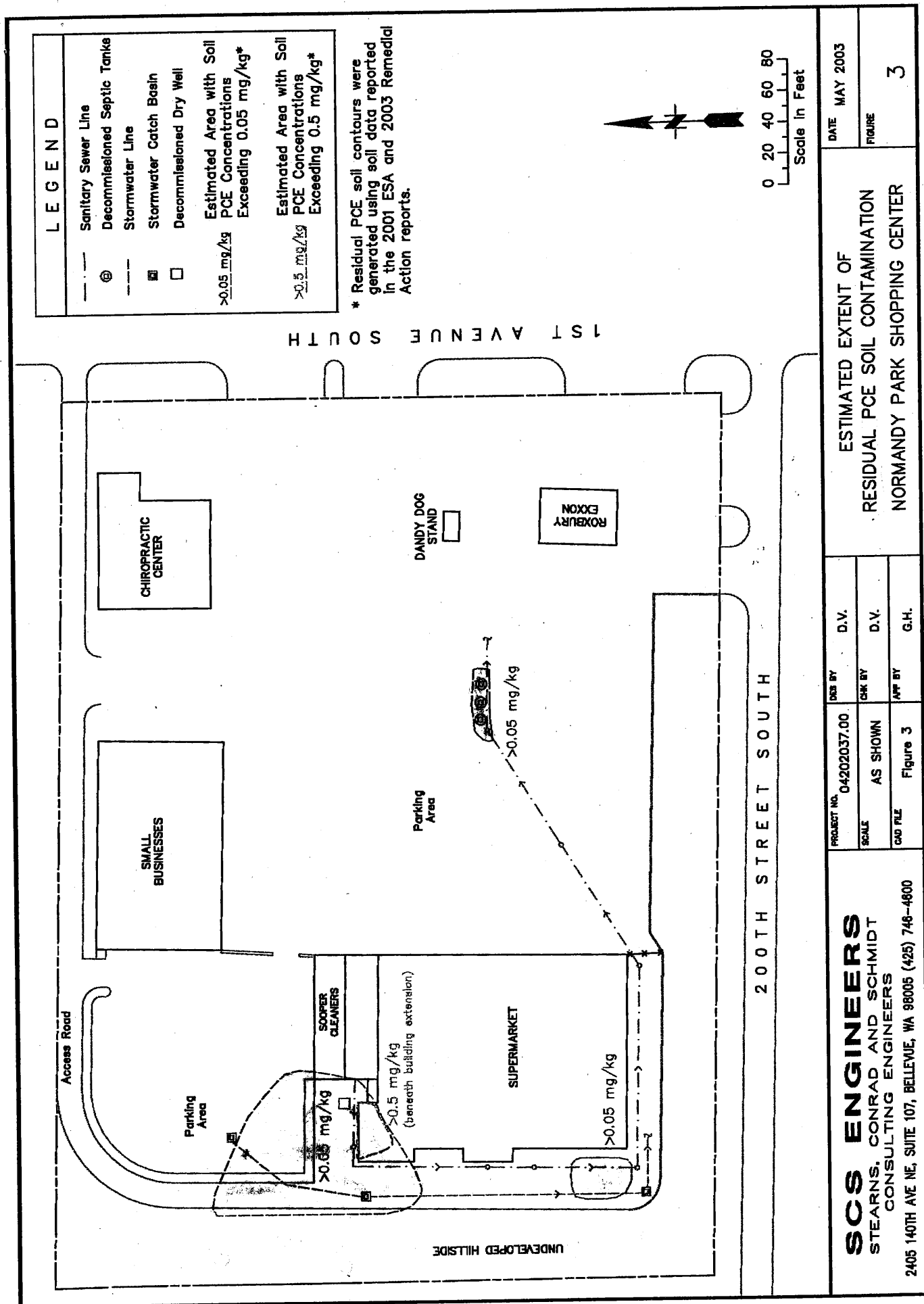
Sincerely



Nnamdi Madakor, VCP Coordinator
HQ - Toxic Cleanup Program

cc: Mark Edens, NWRO VCP Unit Manager.
Dale Myers, NWRO Data Coordinator
Trish Akana, Ecology (NW0614)


NM:nm



SCS ENGINEERS STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS 2405 140TH AVE NE, SUITE 107, BELLEVUE, WA 98005 (425) 748-4800			ESTIMATED EXTENT OF RESIDUAL PCE SOIL CONTAMINATION NORMANDY PARK SHOPPING CENTER			DATE MAY 2003 FIGURE 3
PROJECT NO.	04202037.00	DES BY	D.V.			
SCALE	AS SHOWN	CHK BY	D.V.			
CAD FILE	Figure 3	APP BY	G.H.			

LEGEND

MW-14  Groundwater Monitoring Well Location

MW-14 ND  PCE Groundwater Concentration *

- * PCE = Perchloroethylene
- * All groundwater data reported in ug/L (ppb).
- * MTCA Method A exceedances are highlighted in red.

MARIVISTA PARK

MW-14 ND

MW-15 ND

MW-13 ND

4TH AVENUE SOUTH

1ST AVENUE SOUTH

200TH STREET SOUTH

NORMANDY PARK SHOPPING CENTER

DANDY DOG STAND

ROXBURY EXXON

SMALL BUSINESSES

CHIROPRACTIC CENTER

MW-1

MW-12 ND

POWER CLEANERS

51

SUPERMARKET

MW-3

MW-4

MW-6

MW-5A

MW-2

MW-8

MW-10

MW-11

MW-12

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