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STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

January 4, 2011

**COMPLETED**  
**1/15**

Ms. Lauren Carroll  
Pacific Crest Environmental  
PO Box 952  
North Bend, WA 98045

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

- Name: Penthouse Drapery Cleaners and Manufacturers, Inc
- Address: 1752 Rainier Ave. S., Seattle, WA
- Facility/Site No.: 23408
- VCP No.: NW 2278

Dear Ms. Carroll:

Thank you for submitting documents regarding your proposed remedial action for the Penthouse Drapery Cleaners and Manufacturers, Inc 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 trichloroethene (TCE) in Soil;
- PCE, TCE, and cis-1,2-dichloroethene (cis-1,2 DCE) 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).

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



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

1. August 3, 2010, Sampling and Analysis Plan, Former Penthouse Drapery, 1752 Rainier Avenue South, Seattle, Washington, by Pacific Crest Environmental, LLC
2. July 30, 2010, *Data Summary Report, Former Penthouse Drapery, 1752 Rainier Avenue South, Seattle, Washington*, by Pacific Crest Environmental, LLC

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, Sally Perkins, at 425 649-9190.

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

- Tetrachloroethene (PCE) and trichloroethene (TCE) in Soil;
- PCE, TCE, and cis-1,2-dichloroethene (cis-1,2 DCE) in Ground Water.

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:**

- The vertical and lateral boundaries of the Site have not been fully defined, as per the documents referenced above. The Sampling and Analysis Plan, in fact, specifically identifies a number of data gaps remaining to be closed. However, the Site is known to include a portion of the 1752 Rainier Avenue South property (the Property), and a portion of the adjoining property to the south. It may also extend into the Rainier Avenue South right-of-way.
- The referenced Sampling and Analysis plan should provide valuable information on the nature and extent of contamination associated with the Site, and should prove helpful in developing a cleanup action plan.

**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.**

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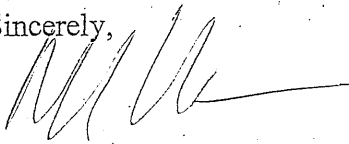
Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void.

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 425 649-7107.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Mark Adams', with a long horizontal flourish extending to the right.

Mark Adams  
NWRO Toxics Cleanup Program

ma/kh