



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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October 15, 2013

Mr. James Hogan
ECC Horizon
8383 Craig Street, Suite 110
Indianapolis, IN 46250

**Re: Opinion Pursuant to WAC 173-340-515(5) on the Remedial Investigation for the
Following Hazardous Waste Site:**

- Name: Cherry Street Cleaners
- Address: 2510 E. Cherry St., Seattle WA 98122
- Facility/Site No.: 4765174
- VCP No.: NW2009
- Cleanup Site No.: 4175

Dear Mr. Hogan:

Thank you for submitting documents regarding your Remedial Investigation for the Cherry Street Cleaners (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:

- Chlorinated volatile organic compounds (cVOCs) into soil and groundwater.

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



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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. 2012-2013 Annual Report Former Cherry Street Cleaners, dated June 28, 2013, prepared by ECC Horizon.

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) 649-7235 or sending an email to nwro_public_request@ecy.wa.gov.

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

- Chlorinated volatile organic compounds (cVOCs) into soil and groundwater.

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 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:**

- Ecology notes that during the vapor intrusion assessment, five indoor air samples and six subsample samples were taken at the Islamic School.
- PCE was detected in indoor air samples IA-13, IA-15 and IA-17, respectively at concentrations of 0.81 µg/m³, 0.41 µg/m³ and 0.57 µg/m³, all of which were significantly below the corresponding CIASL of 9.6 µg/m.
- PCE was detected in subsample samples SV-21 through SV-24 at concentrations of 210 µg/m³, 240 µg/m³, 230 µg/m³ and 300 µg/m³, respectively, all of which exceed its corresponding SGSL of 96 µg/m³.
- It is Ecology's opinion that the vapor intrusion assessment for the Islamic School building be performed again under worst case scenario, i.e. the building shut down for a number of days with all ventilation systems off and all doors and windows being closed.
- Once this assessment is completed submit the report as a Technical Memorandum as an addendum to the Remedial Investigation for the Cherry Street Cleaners Site.

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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.

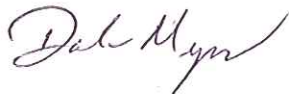
Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void.

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 or by email at damy461@ecy.wa.gov.

Sincerely,



Dale Myers
Site Manager
Toxics Cleanup Program

cc: Sonia Fernandez, VCP Coordinator, Ecology

