

Enclosure A includes a detailed description and diagram of the Site, as currently known to Ecology.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel(s) associated with this Site are affected by other sites.

Basis for the Opinion

This opinion is based on the information contained in the following documents:

1. 2010-2011 Groundwater Monitoring Report, Hitech Cleaners Facility, 661 120th Avenue Northeast, Bellevue, Washington 98005. Prepared by Environmental Resources Management, dated June 20, 2011.
2. 2006-2007 Groundwater Monitoring Report, Hitech Cleaners Facility, 661 120th Avenue Northeast, Bellevue, Washington 98005. Prepared by Environmental Resources Management, dated May 23, 2007.
3. Letter from Ecology. Re: Opinion Pursuant to WAC 173-340-515(5) on Proposed Remedial Action for the Following Hazardous Waste Site: High-Tech Cleaners, 661 120th Ave NE, Ste 16B, Bellevue, WA 98005. Facility Site No: 68798133, VCP No. #NW1050. March 22, 2006.
4. Groundwater Monitoring Program Schedule and Procedures, Hi-Tech Cleaners Site VCP#1050, Bellevue, Washington. Prepared by Environmental Resources Management, dated March 13, 2006.
5. Proposed Changes to Groundwater Monitoring Program, Hi-Tech Cleaners Site VCP#1050, Bellevue, Washington. Prepared by Environmental Resources Management, dated February 24, 2006.
6. Letter from Ecology. Re: Voluntary Cleanup Program, Interim No Further Action for Shallow Soil for Volatile Organics by Method 8026B with Contingency Groundwater Monitoring. Hi-Tech Cleaners, 661 120th Ave NE, Ste 16B, Bellevue, WA 98005. September 27, 2004.
7. Groundwater Monitoring and Sampling Report, September 2004 Sampling Event, Hi-Tech Cleaners, 661 120th Ave NE, Bellevue, Washington. Prepared by Zipper Zeman Associates, Inc. dated September 21, 2004.

8. Response to Ecology Voice Mail – Environmental Contingency Discussion, VCP No. NW1050, Hi-Tech Cleaners, 661 120th Ave NE, Ste 16B, Bellevue, WA 98005. Prepared by Zipper Zeman Associates, Inc. dated September 20, 2004.
9. Groundwater Monitoring and Sampling Report, March 2004 Sampling Event, Hi-Tech Cleaners, 661 120th Ave NE, Bellevue, Washington. Prepared by Zipper Zeman Associates, Inc. dated May 3, 2004.
10. Final Independent Remedial Action and Soil Sampling Letter Report, VCP No. NW1050, Hitech Cleaners, 661 120th Ave NE, Ste 16B, Bellevue, WA 98005. Prepared by Zipper Zeman Associates, Inc. dated July 29, 2004.
11. Technical Memorandum, Response to File Review, VCP No. NW1050, Hitech Cleaners, 661 120th Ave NE, Ste 16B, Bellevue, WA 98005. Prepared by Zipper Zeman Associates, Inc. dated February 14, 2004.
12. Summary of Previous Environmental Site Work, Supplemental Phase II Environmental Site Assessment, Hitech Cleaners, 661 120th Ave NE, Ste 16B, Bellevue, WA 98005. Prepared by Zipper Zeman Associates, Inc. dated October 8, 2003.
13. Independent Remedial Action Report. Site Address: Hitech Cleaners, 661 120th Ave NE, Ste 16B, Bellevue, WA 98005. Prepared by Key Engineering dated January 30, 2003.
14. Phase II Site Characterization. Site Address: Hitech Cleaners, 661 120th Ave NE, Ste 16B, Bellevue, WA 98005. Prepared by Key Engineering dated November 14, 2001.

Those documents are kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. You can make an appointment by calling the NWRO resource contact at (425) 649-7190.

This opinion is void if any of the information contained in those documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that **no further remedial action** is necessary to clean up contamination at the Site. That conclusion is based on the following analysis:

1. **Characterization of the Site.**

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards and select a cleanup action. The Site is described above and in **Enclosure A**.

2. Establishment of cleanup standards.

Ecology has determined the cleanup levels and points of compliance you established for the Site meet the substantive requirements of MTCA.

i. Cleanup levels.

Soil:

The Site is located in a commercial area. Soil cleanup levels suitable for unrestricted land uses are therefore applicable to this Site.

Soil cleanup level protective of terrestrial species are also potentially applicable. However, it was deemed not-applicable for this Site based on results from a simplified Terrestrial Ecological Evaluation (TEE) analysis in accordance with WAC173-340-7492(2)(a)(ii). Land use at the Site and surrounding area makes substantial wildlife exposure unlikely.

Because the cleanup at this Site was relatively straight forward and involved few hazardous substances, the MTCA Method A cleanup levels for unrestricted land uses were deemed applicable and appropriate. Note that the Method A cleanup levels were established based on protection of groundwater and direct contact.

Groundwater:

The MTCA Method A cleanup level for PCE was selected for this Site. The cleanup level was set for groundwater based on its use as a potential drinking water source.

ii. Points of Compliance

Soil:

The soil cleanup levels were set based on protection of groundwater, the point of compliance is therefore in soil throughout the site.

Groundwater:

The standard point of compliance for groundwater is throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest most depth which could potentially be affected by the Site.

3. Selection of cleanup action.

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA.

The selected cleanup actions included soil removal and off-site disposal, followed by confirmational groundwater monitoring.

4. Cleanup.

Ecology has determined the cleanup you performed meets the cleanup standards established for the Site.

The cleanup involved the following actions:

- PCE contaminated soil was excavated in 2001. Excavation reached depth approximately from 4 to 7 feet below ground surface in the PCE contaminated area inside the dry cleaner facility. Approximately 19 cubic yards of PCE contaminated soil were transported and disposed of off-site at Arlington Landfill. Results from soil confirmation samples were all below the cleanup level. Groundwater was not encountered during the excavation.
- PCE contaminated soil was excavated from the landscaped area behind the dry cleaner unit in 2004. Approximately 4 cubic yards of PCE contaminated soil were transported and disposed of off-site. Results from soil confirmation samples were all below cleanup level. Groundwater was not encountered during excavation.
- Groundwater monitoring has been conducted since 2001. Four consecutive quarterly groundwater monitoring has been conducted since June 2010, and results are all below cleanup levels.

Listing of the Site

Based on this opinion, Ecology will remove the Site from our Confirmed and Suspected Contaminated Sites List.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. *See* RCW 70.105D.080 and WAC 173-340-545.

3. State is immune from liability.

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70.105D.030(1)(i).

Termination of Agreement

Thank you for cleaning up the Site under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project (#NW2359).

For more information about the VCP and the cleanup process, please visit our web site: www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm. If you have any questions about this opinion or the termination of the Agreement, please contact me by phone at (425) 649-4310 or e-mail at jliu461@ecy.wa.gov.

Sincerely,

Mr. Scott
November 14, 2011
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A handwritten signature in black ink, appearing to read 'JL' followed by a stylized flourish.

Jing Liu
NWRO Toxics Cleanup Program

jl: kp

Enclosure: A – Description and Diagrams of the Site

cc: Mike Arnold, ERM-West Inc (email)
Sonia Fernandez, Ecology VCP Administrator
Dolores D Mitchell, Ecology VCP Financial Manager