

Panda Dry Cleaners



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	07/17/2024		CSID	4139
• EJFlagged?	⊘ - No Override		FSID	6415888
• LD confidence level	low		VCP	NW3395
• Cleanup milestone	post-cleanup controls & monitoring		UST ID	none
• SHARPster	David Unruh		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B2	low	multiple chemical types	⊘
Groundwater	C3	low	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C3	medium		

Location and land use info

17408 State Route 9 SE, Snohomish, Snohomish County, 98296

Primary parcel 27051100409400

Land use commercial

Responsible unit NWRO

Sources reviewed

Floyd|Snider, Site Characterization Work Plan, July 15, 2024

Ecology, First Periodic Review, Panda Dry Cleaners, December 31, 2023

Ecology, No Further Action Determination for Panda Dry Cleaners, November 13, 2006

Clearview Plaza LLC, Restrictive Covenant, Panda Dry Cleaners, October 24, 2006

URS Corporation, Letter Report, Assessment of Environmental Conditions, Panda Dry Cleaners, July 13, 2006

LandAmerica, Phase II Limited Subsurface Investigation Report, Clearview Plaza, August 8, 2005

LandAmerica, Phase I Environmental Site Assessment, Clearview Plaza, June 30, 2005

Primary census tract	Associated census tracts
53061052107	SHARP it

Local demographics comments

no comments

Source/source area description

The source of contamination at the Site is a dry cleaners formerly located at the Site. Although the dry-cleaning machine was properly constructed with secondary containment, the concrete floor was not properly sealed. The conceptual site model attributes releases of tetrachloroethylene (PCE) to soil at the site to this factor.

Soil comments

Vertical extent of contaminated soil not defined. Most recent soil samples collected in 2005.

Groundwater comments

A single groundwater sample was collected from a temporary monitoring well in 2005. The sample may have been collected upgradient of the release.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

No vapor intrusion evaluation has been conducted at the Site.

Additional factors comments

no comments

Site history

[Go to top](#)

17408 State Route 9 SE (the Property) was first developed as a strip mall between 1995 and 1997. From 1996 to at least 2006, a dry cleaning business operated on the northern portion of the Property, adjacent to a grocery store which is located on a separate tax parcel. This portion of the Property is currently occupied by a smoke shop. Surrounding suites are used for retail and restaraunt businesses.

Contamination was discovered at the site during investigations conducted in August 2005. Soil samples collected from 1-2 feet below ground surface (bgs) below the suite where the dry cleaner was located contained PCE above the Method A cleanup level for unrestricted use. A groundwater sample was also collected east of the suite during this event. It did not contain PCE above the laboratory detection limits. Following the discovery of contamination at the Site, the floor of the suite where contamination was identified was sealed with an epoxy vapor barrier applied to the surface of the slab.

In 2006, a Restrictive Covenant (Covenant) was recorded with Snohomish County to record institutional controls which limited use of the Property. The Covenant requires that the floor and vapor barrier seal be maintained to prevent contamination at the Site from disturbance. It also requires the owner contact Ecology before making any modifications or allowing any use at the Property that might interfere with the integrity of the concrete cap (building slab) or vapor barrier.

During a Periodic Review of the Site conducted in 2023, Ecology determined that the NFA and Covenant did not adequately delineate the extent of contamination or control potential exposure pathways at the Site. Ecology found that the vapor intrusion pathway was not adequately assessed at the affected suite or adjacent suites, and that groundwater at the Site was not adequately characterized. Groundwater flow patterns at nearby cleanup sites indicated that the flow direction at the Site may be oriented to the west, rather than to the east as was assumed when the Site was initially investigated.

The Site is currently enrolled in the Voluntary Cleanup Program (VCP) to obtain Ecology's input on further site characterization efforts.

Overflow - Site contamination and cleanup history

No overflow

Panda Dry Cleaners

4139 Panda Dry Cleaners 20240717

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

07/17/2024



Assessment scores by environmental medium

