



INITIAL INVESTIGATION FIELD REPORT

☐ Check this box if you have attached any documents to this form (using the paperclip icon on the left).

ERTS #(s):
Parcel #(s):
County:
FSID #:
CSID #:
UST #:

726959
7227801205
King
19537445
17114

SITE INFORMATION

Site Name (Name over door): Cleaning Shoppe	Site Address (including City, State and Zip): 2830 NE Sunset Blvd Renton, WA 98056	Phone Email
Site Contact, Title, Business: David Ratliff Solera Manager, LLC	Site Contact Address (including City, State and Zip): 10900 NE 8th St, Ste 1200 Bellevue, WA 98004	Phone Email david.ratliff@devcowa.com
Site Owner, Title, Business: DevCo LLC	Site Owner Address (including City, State and Zip):	Phone Email
Site Owner Contact, Title, Business: David Ratliff Solera Manager, LLC	Site Owner Contact Address (including City, State and Zip):	Phone Email
Previous Site Owner(s):	Additional Info (for any Site Information Item): Consultant: Eric Caddey, TRC Environmental Corporation: ecaddey@trccompanies.com	
Alternate Site Name(s):		

Latitude (Decimal Degrees):	47.50135
Longitude (Decimal Degrees):	-122.18021

INSPECTION INFORMATION

Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

Inspection Conducted? Yes ☐ No ☒	Date/Time:	Entry Notice: Announced ☐ Unannounced ☐
Photographs taken? Yes ☐ No ☒	Note: Attach photographs or upload to PIMS	
Samples collected? Yes ☐ No ☒	Note: Attach record with media, location, depth, etc.	

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected Contaminated Sites List: ☒
Release or threatened release does not pose a threat ☐	
No release or threatened release ☐	
Refer to program/agency (Name: _____) ☐	
Independent Cleanup Action Completed (contamination removed) ☐	

COMPLAINT (Brief Summary of ERTS Complaint):

May 2021, Ecology's HWTR received a contained-in determination request for specific F002 listed waste PCE contaminated soils to be excavated on the property at 2830 NE Sunset Blvd in Renton. Ecology's TCP was copied on the letter and will conduct an initial investigation to determine if further action is needed under MTCA.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

Soil at the property is impacted by historic releases of chlorinated solvents above MTCA method A cleanup levels. Upon completion of property activities, the owner intends to enroll in VCP to obtain a No Further Action determination. Recommend listing on CSCSL, based on documented impacts to soil.

Investigator: Anthony Wenke

Date Submitted: 3/7/2024

OBSERVATIONS**Please check this box if you included information on the Supplemental Page at end of report.**

Description (If site visit made, please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

A former dry-cleaning facility, The Cleaning Shoppe, was previously located in at 2830 Northeast Sunset Boulevard, in Renton Washington. The former dry cleaner property was known to have been impacted by historical releases of dry-cleaning chemicals from the Cleaning Shoppe.

DevCo provided Ecology with the following summary of the property's remedial activities:

"The former dry cleaner had previously undergone extensive assessment and initial attempts at remediation using in-situ methods such as soil vapor extraction (SVE). The SVE system was operated for 6-8 months but no detailed reports of that work were reportedly generated.

In 2020, DevCo continued the assessment of chlorinated solvent impacts in soil at concentrations exceeding the MCTA Method A Soil cleanup levels (CULs). Impacts to soil were identified vertically to 30 feet below ground surface (bgs) at concentrations exceeding the CULs.

Groundwater beneath the subject property is approximately 60-70 feet (bgs) and previous sampling of groundwater monitoring wells did not identify concentrations of dry cleaning related compounds at concentrations exceeding the MTCA Method A CULs for Groundwater. Based on the available data and a vertical separation of >40 feet between exceedance of soil CULs and groundwater, it was determined that groundwater remediation would likely not be necessary at the site. TRC recommended remediation of all soil exceeding a MTCA soil CUL using excavation and off-site disposal.

In May 2021, TRC assisted DevCo with obtaining a contained-in determination (CID) from Ecology for the low level PCE soil impacts. In July 2021, TRC oversaw the remedial mass excavation of approximately 7,140 tons of contained-in soils to a final depth of 17 feet bgs. TRC collected a total of 99 performance soil samples at the terminal sides and bottom of the excavation. None of the performance soil samples contained contaminants of concern at a concentration greater than the laboratory detection limit. After excavation activities were completed, and using an abundance of caution, an impermeable vapor barrier was placed over the deeper remaining impacts prior to building construction. While not necessary (i.e., no soil or groundwater impacts were present) DevCo opted to install the vapor barrier to address the potential low risk tolerance of future buyers. The excavation was then backfilled with structural fill as necessary to facilitate the subsequent redevelopment. The subject property is currently nearing completion of the apartment buildings known as the Solera Project.

In August 2023, TRC oversaw installation of four compliance wells. The wells were installed with the objective of facilitating confirmation that groundwater beneath and in the immediate vicinity of the former dry cleaner is in compliance with MTCA CULs. Groundwater was encountered at a depth of about 65 feet below grade and the wells were completed to a depth of approximately 70 feet bgs with 15 feet of screened interval. Soil sampling results from the well installation did not encounter any detections of chlorinated solvents. TRC has completed two quarterly monitoring events to date with the third quarterly event scheduled for March 2024. Only one well has contained a detectable concentration of PCE, which was less than the CUL. Neither TCE, t-DCE, c-DCE nor vinyl chloride have been detected at any concentrations above the method detection limit in any other samples.

DevCo intends to continue quarterly groundwater for two more quarters (March & June 2024). It is anticipated that those results will be similar to the first two quarterly events and will establish full compliance with CULs at the site. At that point the full data set will demonstrate compliance with MTCA at the standard point of compliance and the site will qualify for an unconditional No Further Action (NFA) determination. TRC will then prepare the necessary reports and documentation, enroll the site into the Voluntary Cleanup Program (VCP) and request an NFA determination."

Documents reviewed:

Email correspondence between Anthony Wenke (Department of Ecology) and Eric Caddey (TRC Companies) "RE: [EXTERNAL] Solera Renton Initial Investigation - information requested.msg". February 16, 2024.

Letter Re: Contained-In Determination for F002 Contaminated Soils at the Former "Cleaning Shoppe" Dry Cleaning Site in Renton, Washington from Christa Colouzis (Ecology) to David Ratliff (DevCo). May 6, 2021.

Email correspondence between Paul Bianco (Ecology) and David Ratliff (DevCo) "Solera Renton Contained In Determination.msg". May 7, 2021.

SEPA Environmental Checklist: Solera. Prepared by Quadrant Homes for the City of Renton. June 1, 2018.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)						Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene						Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other						Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents	C	S		S		PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)						Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)						A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
Metals	Metals - Other						Cr, Se, Ag, Ba, Cd
	Lead						Lead
	Mercury						Mercury
	Arsenic						Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordnance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

(fill in contaminant matrix above with appropriate status choice from the key below the table)

Status choices for contaminants	
Contaminant Status	Definition
B— Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested)
S— Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C— Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example—above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA— Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example—capped area).
RB— Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example— complete removal of contaminated soils).

Halogenated chemicals and solvents: Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended if you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

Dibenzodioxins and dibenzofurans are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in WAC 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (<https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf>). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):

How did the Site come to be known: ☐ Site Discovery (received a report): _____ (Date Report Received)
☐ ERTS Complaint
☒ Other (please explain): _____

Does an Early Notice Letter need to be sent: ☒ Yes ☐ No
If No, please explain why: _____

NAICS Code (if known): _____

Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment
If multiple Units needed, please explain why: _____

Cleanup Process Type (for the Unit): ☐ No Process ☒ Independent Action
☐ Voluntary Cleanup Program ☐ Ecology-supervised or conducted
☐ Federal-supervised or conducted

Site Status: ☐ Awaiting Cleanup ☐ Construction Complete – Performance Monitoring **Model Remedy Used?** ☐
☒ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring **If yes, was this a** ☐
☐ No Further Action Required **transformer spill?**

Site Manager (Default: _____): _____

Specific confirmed contaminants include:

_____ in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

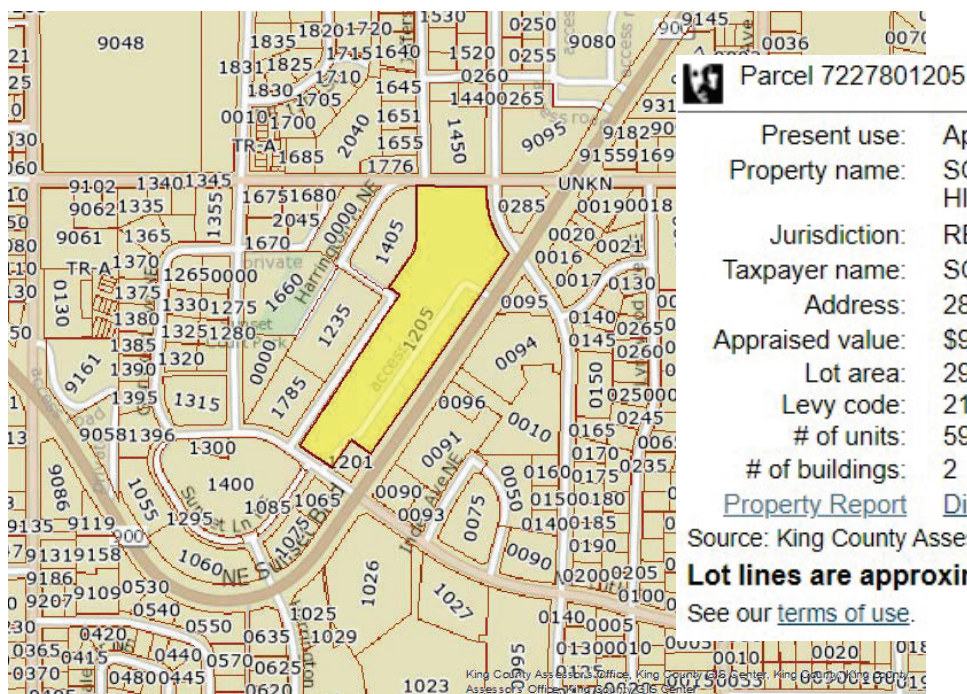
Facility/Site ID No. (if known):

19537445

Cleanup Site ID No. (if known):

17114

COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.



Present use: Apartment(Mixed Use)
Property name: SOLERA APARTMENTS AT RENTON HIGHLANDS
Jurisdiction: RENTON
Taxpayer name: SOLERA MANAGER LLC
Address: 2816 SUNSET LN NE 98056
Appraised value: \$98,257,300
Lot area: 293,520
Levy code: 2100
of units: 590
of buildings: 2

[Property Report](#) [Districts Report](#)

Source: King County Assessor

Lot lines are approximate. Not for legal use.

See our [terms of use](#).

Additional or Supplemental Information from Observations Page

Please use this box for any text that requires special formatting

