

Alpine Realty Jiffy Cleaners Safeway



SHARP Report — Part 1 of 2

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SHARP incomplete. SHARP it.		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	Unknown
• SHARP date	04/30/2025		CSID	3209
• EJFlagged?	⊘ - No Override		FSID	391383
• LD confidence level	low		VCP	SW1642
• Cleanup milestone	remedial investigation		UST ID	None
• SHARPster	Aaren Fiedler, LG		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	high	risk to off-site people	✓
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C1	high		

Location and land use info	
312 S Lincoln St., Port Angeles, Clallam County, 98362	
Primary parcel	063000006900
Land use	commercial
Responsible unit	SWRO

Sources reviewed
Ecology, Technical assistance at the following contaminated Site, letter, addressed to Scott Lathen, March 25, 2024
GeoEngineers, Updated Remedial Investigation / Focused Feasibility Study Report, April, 21, 2023
GeoEngineers, Remedial Investigation Addendum / Focused Feasibility Study Report, December 20, 2019

Primary census tract	Associated census tracts
53009000900	530090010000

Local demographics comments

EJScreen factor values are entered as zero (0) because the EJScreen tool was not available at the time of this assessment.

Source/source area description

HVOC contamination in the vicinity of former dry cleaner facility impacts two separate tax parcels/properties: the Safeway Store property (110 East 3rd Street) and the Safeway Fuel Center (312 South Lincoln Street). The Fuel Center parcel is owned by Safeway Stores, Inc. (Safeway), while the Safeway Store parcel is owned by a third party and is leased by Safeway. HVOCs have been identified in soil and groundwater beneath the eastern portion of the Safeway Store parking lot and driveway, as well as beneath the southern margins of the Fuel Center property.

Soil comments

no comments

Groundwater comments

no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

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Jiffy Cleaners occupied the southwest corner of the Fuel Center Property. Jiffy Cleaners operated from approximately 1966 to 2001. Initially, two limited site assessments were performed: one in 2001, which indicated that releases of chlorinated solvents and petroleum hydrocarbons impacted soil and groundwater at the Site; and a second assessment in 2002 to further delineate the magnitude and extent of impacts to soil and groundwater.

In 2003, the Fuel Center's seven underground storage tanks (USTs) were removed. Hydrogen-releasing compound (HRC) was placed in the remediation excavation prior to backfilling to promote anaerobic degradation of residual contamination encountered at the limits of the excavation. During the 2003 removal action, approximately 15 to 17 feet of HVOC-contaminated soils were excavated from below the former dry cleaner and to the northeast. The presence of a retaining wall and subsurface utilities prevented further excavation to the south/southwest into the Safeway Store driveway.

Remedial investigation activities were conducted from 2017 through 2019. The 2017 activities defined the HVOC contamination as separate (not comingled) from the fuel stations' petroleum contamination.

Additional remedial investigation activities were conducted in 2022 to further define the extent of contamination in soil and groundwater, and soil vapor sampling was conducted in 2023.



Overflow - Site contamination and cleanup history

Additional Parcel: 063099006910

Alpine Realty Jiffy Cleaners Safeway

3209 Alpine Realty Jiffy Cleaners Safeway 20250430

first SHARP/reSHARP = SHARP it

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

04/30/2025



Assessment scores by environmental medium

