

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	607794
• SHARP date	01/08/2025		CSID	635
• EJFlagged?	✓ – No Override		FSID	19341958
• LD confidence level	low		VCP	none
• Cleanup milestone	CSL listing		UST ID	none
• SHARPster	John Kirkpatrick		LUST ID	none

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SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B3	low	multiple chemical types	⊗
Groundwater	B2	low	risk to off-site people	⊗
Surface water	D4	medium	climate change impacts	⊗
Sediment	D4	medium	plant/animal tissue data	⊗
Soil	B1	low		

Location and land use info	
4224 Pacific Ave SE, Lacey, Thurston County, 98503	
Primary parcel	11820120500
Land use	commercial
Responsible unit	SWRO

Sources reviewed
2009, Site Hazard Assessment, Ecology
2008, Initial Investigation, Ecology
2007, Report of Soil and Groundwater Sampling, Waterstone Environmental, Inc.

Primary census tract	Associated census tracts
53067011200	

Local demographics comments
no comments

Source/source area description
The building on site formerly housed a dry cleaning business, which was cited for improper waste disposal in 2002. The disposal occurred at a catch basin on the north side of the property, roughly on the property line separating the property from the Market Square property to the north. Subsequent sampling at the property line by the neighboring property owner confirmed soil and groundwater contamination with chlorinated solvents.

Soil comments
The nature and extent of the site are poorly defined, as no samples were taken at the drycleaning property and the extant data is dated. Nevertheless, soil was demonstrated to have been contaminated at the property edge with tetrachloroethylene (PCE) above Model Toxics Control Act (MTCA) Method A screening levels (maximum concentration was 0.470 mg / kg in 2007, at 5 bgs). PCE and trichloroethylene (TCE) were also detected in groundwater.

Groundwater comments
Groundwater data from 2003 and 2007 demonstrated PCE and TCE in groundwater above MTCA Method A screening levels. A 2003 report by Waterstone Environmental, Inc. also reported cis-1,2-dichloroethylene (DCE) in groundwater, below Method B screening levels. The site hazard assessment noted that the groundwater gradient had not been confirmed. The current nature and extent of groundwater contamination is poorly defined. Toxics Cleanup Program (TCP) maps notes a drinking well nearby to the east, but it may be out of service.

Surface water comments

The nearest surface water body, Chambers Lake, is approximately 3000' away.

Sediment comments

The nearest surface water body, Chambers Lake, is approximately 3000' away.

Indoor air comments

Groundwater had exceedances above Method B screening levels for vapor intrusion, based on 2007 results, for both PCE and TCE. The depth of contamination, occupants of the buildings at the property and the property to the north, extent of contamination, and possible mitigation measures in place in these buildings are unknown. The building of the former drycleaning business was constructed in 1962.

Additional factors comments

no comments

Site history

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According to the county auditor, the building and pavement on the site dates from 1962. Howards Cleaners was listed in a city directory as early as 1975. The surrounding area has been redeveloped since then, and area activities are predominantly commercial.

In 2002 Howard's Cleaning was cited for illegally dumping 10 or more gallons of corrosive waste into the storm drain (approximately 40 buckets were noted by police who responded to the call). The northern side of the property included a catch basin and subsurface storm water pipe.

In 2003, the neighboring property (Market Square) employed Waterstone Environmental, Inc. to conduct subsurface soil and groundwater testing. This testing was repeated in 2007. Tetrachloroethene was detected above Method A screening levels in soil and groundwater both times. Trichloroethene was measured above screening levels in groundwater both times. No samples were taken on the Howard's Cleaners property.

Based on the available data, the site was listed after the 2008 Initial Investigation. A site hazard assessment was conducted in 2009. The cleaner appears to have ceased operations and a different business is now operating on site.

Overflow - Site contamination and cleanup history

No overflow

Howards Cleaners

635 Howards Cleaners 20250108

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

01/08/2025



Assessment scores by environmental medium

