Troy Cleaners

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	672945
• SHARP date	02/13/2025	CSID	14529
• EJFlagged?	⃠ - No Override	FSID	61661799
• LD confidence level	low	VCP	none
• Cleanup milestone	CSL listing	UST ID	9024
• SHARPster	John Kirkpatrick	LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B4	medium	multiple chemical types	✔
Groundwater	C2	medium	risk to off-site people	SHARP it
Surface water	D4	medium	climate change impacts	⃠
Sediment	D4	medium	plant/animal tissue data	⃠
Soil	B2	medium		

Location and land use info

1309 California Way, Longview, Cowlitz County, 98632

Primary parcel	02080
Land use	commercial
Responsible unit	SWRO

Sources reviewed

2017, Initial Investigation, Department of Ecology

Primary census tract	Associated census tracts
53015000300	SHARP it

Local demographics comments

A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.

Source/source area description

The site was reported to have operated as a laundry / dry cleaners from 1926 to 1995. There were 7 underground tanks on site. A Phase II Environmental Site Assessment found petroleum hydrocarbons in soil and groundwater, as well as air phase hydrocarbons and tetrachloroethylene (PCE) in soil vapor.

Soil comments

Contaminants of Concern (COCs) in soil samples measured above Model Toxics Control Act (MTCA) Method A cleanup levels in the Phase 2 site assessment were NWTPH-Gx and -Dx. Dx results were noted by the lab as "appears to be kerosene". As noted, petroleum Volatile Organic Carbon (VOC) compounds were not tested in most soil samples. Suspected COCs include PCE as it was found in soil vapor.

Groundwater comments

COCs identified in groundwater above MTCA Method A cleanup levels were diesel-range hydrocarbons (4,600 ug / L). Based on gasoline-range and diesel-range hydrocarbon concentrations in soil (13 times and 217 times C[sat,soil]) respectively, we can infer that light non-aqueous phase liquids are highly likely.

The site is over 1100 feet from Lake Sacajewa and 4500 feet from the Cowlitz River.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

At the time of the site assessment, air phase petroleum hydrocarbons (EC9 - EC12 aliphatics) were measured at 75,400 ug / m^3 in soil vapor, above MTCA Method C levels. Soil vapor samples were reported as subslab. PCE was also above screening levels, at 6,140 ug / m^3.

Additional factors comments

no comments

Site history

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According to the initial investigation, the Phase 2 report was written by Point Source Solutions. Of the seven Underground Storage Tanks (USTs) at the site, 3 were for solvent, 3 for PS-300, and 1 for gasoline. It was inferred that PS-300 was a reference to number 5 fuel oil or Bunker B. In 1989, the USTs were decommissioned. 5 were removed, and 2 closed in place. Closed in place were one 500-gallon solvent tank and a 2,500 gallon PS-300 tank. The Phase 2 investigation, however, could locate neither tank. Soil sampling as part of the Phase 2 included chlorinated VOC analysis, but not typically petroleum VOCs.

As of this assessment, the use or occupancy of the building on the SE half of the property was difficult to discern; it may be used as a warehouse for upholestry products as well as specialty beverages. The NW half of the property is partially paved with a gated fence, and appears to be a drive through coffee stand.

Overflow - Site contamination and cleanup history

No overflow

Troy Cleaners

14529 Troy Cleaners 20250213
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
02/13/2025

SHARP