Classic Cleaners Everett

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	514498
• SHARP date	06/05/2025	CSID	4690
• EJFlagged?	✔ – No Override	FSID	1382746
• LD confidence level	low	VCP	NW2745
• Cleanup milestone	cleanup implementation	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	C3	high	multiple chemical types	⊘
Groundwater	C4	low	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C4	medium		

Location and land use info

7601 Evergreen Wy, B4, Everett, Snohomish County, 98203

Primary parcel	28050700306700
Land use	commercial
Responsible unit	NWRO

Sources reviewed

- Apex Companies LLC (Apex), SVE Installation Report, Cascade Plaza, May 25, 2023
- Apex, Soil Vapor Extraction Work Plan and Design, Former Cascade Cleaners, June 2, 2021
- Ecology, Opinion on Soil Vapor Cleanup Work Plan, Classic Cleaners Everett, January 8, 2020
- Apex, FS/CAP, Cascade Plaza, October 31, 2019
- Ecology, Further Action Opinion, Classic Cleaners Everett, October 6, 2017
- Apex, Results of 2016 Sampling Activities, Former Classic Cleaners, February 2017
- Ecology, Opinion on Remedial Action, Classic Cleaners Everett, April 20, 2016
- Apex, Site Investigation Report, Classic Cleaners, July 21, 2015

Primary census tract	Associated census tracts
53061041202	SHARP it

Local demographics comments

no comments

Source/source area description

The releases that make up the site include soil contaminated with tetrachloroethene (PCE) and groundwater contaminated with PCE, trichloroethene (TCE), naphthalene, and chloroform. The source of these releases is a dry cleaner which operated in the central portion of a strip mall from the early 1980s until 1999.

Soil comments

PCE has not been detected in soil samples collected from the Site since 1997. Resampling of the soils in the suite formerly occupied by the dry cleaner is necessary to demonstrate compliance with cleanup levels.

Groundwater comments

Monitoring wells at the site were installed outside of the suite occupied by the dry cleaner. None of groundwater samples collected from the permanent monitoring wells contained site contaminants above their respective Method A/B cleanup levels.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

A SVE system is currently in operation at the Site. Prior to installation of the SVE system, PCE concentrations in soil vapor samples exceeded the Method B screening level for commercial use. Indoor air samples collected from the building did not exceed the Method B cleanup level for use.

Additional factors comments

no comments

Site history

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An environmental site assessment conducted at the Site in 1997 idenfitied contamination in soil and groundwater. Subsequent site characterization activities took place from 2002 to 2016. Sampling efforts indicated that contaminated soil and groundwater containing PCE above the Method A cleanup level were only present underneath the location of the dry cleaners.

Sub-slab soil vapor samples collected from 2013 to 2016 from the suite formerly occupied by the dry cleaner contained PCE in excess of the Method B screening levels for both unresticted and commercial use. Sub-slab soil vapor samples collected from the north- and south-adjacent suites did not contain PCE above the Method B screening level for unrestricted use. Indoor air samples collected during the same time intervals from the former dry cleaner suite did not contain PCE or TCE above the Method B cleanup levels for unrestricted use.

In November 2021, construction of a soil vapor extraction (SVE) to remove contaminated soil vapor. Due to vandalism, the SVE system was not completed until March 2023. According to the SVE Installation Report, the system is estimated to operate for approximately two years. Monthly performance monitoring soil vapor samples will be collected during this period along with operations and maintenance logs documenting the volume of PCE removed.

Overflow - Site contamination and cleanup history

No overflow