

Larsons Dry Cleaner



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	S514590
• SHARP date	06/05/2025		CSID	4622
• EJFlagged?	✓ – No Override		FSID	75243248
• LD confidence level	low		VCP	SW0582
• Cleanup milestone	cleanup implementation		UST ID	none
• SHARPster	John Kirkpatrick		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B1	low	multiple chemical types	⊗
Groundwater	C2	high	risk to off-site people	⊗
Surface water	D4	high	climate change impacts	⊗
Sediment	D4	medium	plant/animal tissue data	⊗
Soil	C1	medium		

Location and land use info	
501 NE 78th St, Vancouver, Clark County, 98665	
Primary parcel	148226000
Land use	commercial
Responsible unit	SWRO

Sources reviewed
2015, Fourth Quarter 2014 Semi-Annual Groundwater Monitoring Report, Kleinfelder
2007, Site Assessment, Soil Treatment, and Third Quarter (Initial) Groundwater Monitoring Report, Kleinfelder
2006, Site Assessment and Soil Remediation Report, Kleinfelder

Primary census tract	Associated census tracts
53011041007	

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
Halogenated solvents in soil and groundwater was discovered at the site of a former dry cleaning business.

Soil comments
During remediation activities in 2007, soils down to 8 - 12' underneath the footprint of the old drycleaning business and extending westward were excavated and treated. However, contamination remained in deeper saturated soils as well as in vadose soils left in place further west, closer to NE 5th Ave. Soils were documented to have tetrachloroethylene (PCE) and trichloroethylene (TCE) above MTCA Method A cleanup levels. Methylene chloride was above Method B cleanup levels, and cis-1,2-dichloroethylene (DCE) was above levels protective of groundwater.

Groundwater comments
Tetrachloroethylene (PCE), Trichloroethylene (TCE), cis-1,2-dichloroethylene (DCE), and vinyl chloride were confirmed in site groundwater throughout the groundwater monitoring period from 2007 - 2014. The extent of plume, especially given the age of the site, is currently not well defined.

Surface water comments

The nearest surface waters are a pond to the SW and Cougar Canyon Creek to the NW, both roughly 2,000' away.

Sediment comments

no comments

Indoor air comments

No indoor air or soil gas data was available. Contaminants of Concern (COCs) for indoor air would include PCE, TCE, cis-1,2-DCE, and vinyl chloride. Contamination in the vadose zone was well documented in 2006, as well as in the aquifer (below 8 - 12' below ground surface [bgs]). The building at the SE corner of the intersection of NE 78th St and NE 5th Ave, currently hosting a Chipotle and a Jimmy John's, was constructed partly over the footprint of the old drycleaner. Additionally, the building on the other side of the street may be impacted.

Additional factors comments

no comments

Site history	Go to top
The property is between NE 5th and the I-5 onramp, south of NE 78th St. An area near the northwest corner of the block, where there is currently a parking lot entrance and exit to NE 5th Ave, formerly housed Larson's Dry Cleaner. In 2000 Hahn and Associates conducted a Site Assessment including soil and groundwater. Sample analysis indicated that both were contaminated with PCE. Ecology received a copy of the report, conducted an Initial Investigation, and the site was listed in 2001. In 2003, another Site Assessment was conducted, this time by Kleinfelder. Both PCE and TCE were confirmed in site soil and groundwater above MTCA Method A cleanup levels. Five groundwater monitoring wells were installed in 2004. Groundwater levels ranged between 12 and 14 feet bgs at that time. PCE, TCE, and cis-1,2-DCE were detected in soils, and groundwater was contaminated with PCE and vinyl chloride. The property transacted in 2004 and the new owner began redevelopment. Ecology received an application for the site to enter the Voluntary Cleanup Program (VCP), which was accepted. In collaboration with Ecology, a remediation plan was drafted and finalized, and soil remediation began in 2006. Soils in a section directly underneath the footprint of the old drycleaning building were excavated down to 8 - 12', roughly the level of the water table. Sidewalls were tested for contaminants, and then another phase conducted to remove more soil where contamination was still present. Four total phases of excavation were conducted, and contaminated soils stockpiled on site. After the fourth phase, sidewalls to the west were found to still contain methylene chloride and PCE above MTCA Method A cleanup levels. Further excavation was not conducted, as the volume excavated for remediation was already larger than anticipated and the proximity to NE 5th Ave and underground utilities reportedly complicated the issue. Test pits were dug to the west of the excavation, between the excavated area and NE 5th Ave. Samples from these test pits showed levels of PCE, TCE, and methylene chloride above MTCA Method A cleanup levels. Stockpiled soils were subsequently treated on site with periodic aeration and testing to confirm if and when units were below cleanup levels and could be used for backfill. Additionally, two more soil borings were conducted. The first was done directly underneath the footprint of the old drycleaning building to see if contamination had spread to depth. One sample from 55.5' bgs was analyzed for COCs, and PCE was detected but below MTCA Method A cleanup levels. Additionally, a boring across NE 5th Ave was taken. One sample from 5' depth had levels of cis-1,2-DCE, PCE, and TCE above detection limits but below MTCA Method A cleanup levels. Five new monitoring wells were installed in 2007. These are several previously emplaced monitoring wells were sampled in April and August 2007. Groundwater levels of PCE (up to 3,960 ug / L), TCE (up to 190 ug / L), and vinyl chloride (up to 12.1 ug / L) were found above MTCA Method A cleanup levels. Levels were highest near the footprint of the old dry cleaning building. cis-1,2-DCE was also detected above MTCA Method A and Method B cleanup levels. Chlorobenzene, 1,2-Dichlorobenzene, and 1,4-Dichlorobenzene were also found above detection limits but below MTCA Method A cleanup levels.	

Overflow - Site contamination and cleanup history

After the excavation site had been filled, a new building was constructed at the site, as well as across NE 5th Ave to the west where a strip mall had been taken down. Based on aerial / satellite photography the area including the two buildings on either side of the street were in their current configurations by 2009.

Groundwater monitoring continued until the fourth quarter of 2014, although several of the wells across the street were in different locations than the original set of monitoring wells. At the last monitoring report, the site continued to have exceedances in groundwater for PCE, TCE, vinyl chloride, and cis-1,2-DCE. The property was sold in April 2014, and if groundwater monitoring continued with the new owner it was not reported to Ecology. Ecology asked for a project update in 2019, and when one was not received the VCP agreement was terminated.

Additional parcels: 148296000

Larsons Dry Cleaner

4622 Larsons Dry Cleaner 20250605

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

06/05/2025



Assessment scores by environmental medium

