

Park Laundry



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	SHARP it
• SHARP date	08/22/2024		CSID	4099
• EJFlagged?	⊘ - No Override		FSID	8100630
• LD confidence level	high		VCP	SHARP it
• Cleanup milestone	cleanup implementation		UST ID	SHARP it
• SHARPster	Cam Penner-Ash		LUST ID	SHARP it

This section is blank if this is the first SHARP	

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

Location and land use info	
122 North Main Avenue, Ridgefield, Clark County, 98642	
Primary parcel	71040000
Land use	commercial
Responsible unit	SWRO

Sources reviewed
Final Cleanup Action Plan, WA State ECY October 20, 2023

Primary census tract	Associated census tracts
53011040305	SHARP it

Local demographics comments

no comments

Source/source area description

The contaminated groundwater plume covers an estimated 22 acres. The plume generally follows the topography of the area—extending north and west from the Property, and is bounded on the west by Lake River. Soil impacts and soil vapor are within the extent of the groundwater impact. “The Source Area” is defined as the area of the Site with the highest concentrations in soil, groundwater, and soil vapor; this includes the Property and the adjoining parcels to the north and south of the Property. Groundwater contamination sourced from the Park Laundry Site has entered the Port of Ridgefield’s (Port’s) property, which is subject to a separate Consent Decree (CD) (Ecology, 2013), and CAP for contamination from the former Pacific Wood Treating (PWT) facility.

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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Park Laundry operated on the Property from approximately 1965 to 1977. The former owner/operator, Mr. Alvin Johnson, is deceased. The laundry service is believed to have included dry-cleaning services and self-service, coin-operated washers and dryers. Park Laundry's operations had ceased by 1978 when Union Ridge Investment Company (URIC) purchased the Property on May 31, 1979. There was no dry-cleaning equipment in the building at the time of purchase. The Property was sold to Mr. Larry Beaman on February 15, 2000. Mr. Beaman removed the building and subsequently defaulted on his obligations. The Property was quitclaimed to Mr. Robert Hyatt, representing URIC, who then quitclaimed the Property to URIC on November 19, 2007. Mr. Hyatt was the last surviving member of the URIC until he passed in 2019.

Overflow - Site contamination and cleanup history

Source/Source Area Cont. : There are two separate plumes of VOC contaminated groundwater at the Port property. The northern plume is sourced from PWT operations and generally located north of Division Street on the Port property. The southern plume is sourced from the Park Property and generally located south of Division Street on the Port property. With the groundwater flow from the Park Property towards Lake River, CULs protective of surface water in monitoring wells on the bank of Lake River (MW-29D, MW-47D and MW-46D) have been established.

Park Laundry

4099 Park Laundry 20240822

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

08/22/2024



Assessment scores by environmental medium

