STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775 • Olympia, WA 98504-7775 • 360-407-6300

February 23, 2026

Kevin Stormans
Stormans, Inc.
1932 E 4th Ave, Olympia, WA 98506
kevin@stormans.com

Re: Site hazard assessment results and recommended next steps for the following contaminated site:

Site name: Eastside Laundry Allisons Norge Village
Address: 120 NE Turner St
Facility/Site ID: 14214153
Cleanup Site ID: 852
County assessor's parcel(s): 80800500102

Dear Kevin Stormans:

The Washington State Department of Ecology[1] (Ecology) has conducted a site hazard assessment for the Eastside Laundry Allisons Norge Village[2] facility (Site) using the site hazard assessment and ranking process[3] (SHARP), as established under the Model Toxics Control Act (MTCA) Cleanup Regulations, WAC 173-340-320[4].

We use SHARP to assess a site's potential hazards to people and other living things based on available information. SHARP assesses the exposure potential and severity of contamination in five environmental media: soil, groundwater, surface water, sediment, and indoor air. Based on the assessment, we assign sites an overall hazard rating of low, medium, high, or critical.

Based on the information we have reviewed, **the Site's overall SHARP rating is low**. The SHARP report is enclosed. Please note we may update site hazard assessments and ratings as

[1] https://ecology.wa.gov/
[2] https://apps.ecology.wa.gov/cleanupsearch/site/852
[3] https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/assessing-contaminated-sites
[4] https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-320

appropriate, such as when we receive and review information about changed site conditions or completed cleanup activities.

Key findings

Indoor Air at the Site received a B exposure score in the SHARP, which indicates we do not have enough information to know if a complete exposure pathway exists at the Site. Complete exposure pathways indicate a current health risk to people, plants, and animals on the Site. Chlorinated solvents at the site may be impacting people who spend time inside the building at the site.

Recommended actions

Recommended next steps: Additional investigations at the Site

We recommend you conduct additional sampling at the Site to confirm whether the indoor air exposure pathways are complete.

Unless you hear otherwise from Ecology, you may conduct this site investigation independently or with technical assistance or oversight from Ecology. For more information about your options, see WAC 173-340-510[5]. You must report independent site investigations to Ecology within 90 days of completion in accordance with WAC 173-340-515(4)[6]. We may use the reported information to update, as appropriate, our site hazard assessment and ratings.

Staying Updated on Site Progress

You can subscribe to this Site to be notified if Ecology uploads a document, changes the site status, or opens a comment period. To subscribe, visit the cleanup site webpage[7] and click the **Subscribe to this site** button in the upper right corner. You can unsubscribe at any time.

[5] https://app.leg.wa.gov/wac/default.aspx?cite=173-340-510
[6] https://app.leg.wa.gov/wac/default.aspx?cite=173-340-515
[7] https://apps.ecology.wa.gov/cleanupsearch/site/852

Thank you for taking steps to protect Washington's people and environment. If you have any questions, please contact me at john.kirkpatrick@ecy.wa.gov or 564-669-0290.

Sincerely,



John Kirkpatrick
Contaminated Site Assessor
Toxics Cleanup Program, Southwest Region Office

Enclosure(1): SHARP report

cc: Tim Mullin, Unit Supervisor, Ecology; tim.mullin@ecy.wa.gov
Jeff Johnston, Ph.D., ORCAA, jeff.johnston@orcaa.org
Jeff Johnstone, PE, City of Olympia, jjohnsto@ci.olympia.wa.us

Additional resources:

- Laws and regulations directing our cleanup work[8]
- How the cleanup process works[9]
- Options for contaminated site cleanup[10]

[8] https://ecology.wa.gov/spills-cleanup/contamination-cleanup/rules-directing-our-cleanup-work
[9] https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/
[10] https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/cleanup-options

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Eastside Laundry Allisons Norge Village

SHARP Report — Part 1 of 2

Go to site contamination history

• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	none
• SHARP date	02/27/2025	CSID	852
• EJFlagged?	⃠ - No Override	FSID	14214153
• LD confidence level	low	VCP	SW0804
• 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	B4	medium	multiple chemical types	⃠
Groundwater	C3	medium	risk to off-site people	⃠
Surface water	D4	high	climate change impacts	⃠
Sediment	D4	high	plant/animal tissue data	⃠
Soil	C3	medium		

Location and land use info

120 NE Turner St, Olympia, Thurston County, 98506

Primary parcel	80800500102
Land use	commercial
Responsible unit	SWRO

Sources reviewed

2025, VCP Termination Letter, Department of Ecology

2018, Cleanup Action Progress Report, Farallon Consulting

Eastside Laundry Allisons Norge Village

Primary census tract	Associated census tracts
53067010300	

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 northernmost suite at the building operated as a dry cleaning business from roughly 1962 to 2012. Soil contaminated with tetrachloroethylene (PCE) was found in locations associated with dry cleaning equipment as well as outside releases of wastewater and sludge.

Soil comments

The most recent soil data available for review was from 2012 and 2013. Samples indicated PCE contamination above Model Toxics Control Act (MTCA) Method A cleanup levels between 2 and 20 feet, the maximum depth of soil sampled. While contaminated soils were excavated in 2012, not all impacted soil was removed due to building structural constraints. A soil vapor extraction (SVE) system was installed in 2012 and operated until at least 2017.

Groundwater comments

PCE was measured in site groundwater above MTCA Method A limits into 2017. The plume extends across property lines into the grocery store parking lot to the SE as recently as 2017. One detection was made off property to the west in 2009, which Farallon Consulting concluded was downgradient.

The results of the in-situ chemical oxidation (ISCO) treatment in 2017 were not present in the documentation on file for review.

Surface water comments

Budd Inlet is roughly 3/4 mile west of the site. Groundwater monitoring appeared to indicate that the plume has not advanced NW, W, or SW from the site as of 2017.

Sediment comments

none

Indoor air comments

The former dry cleaner site was occupied by a pharmacy as recently as the time of this review (2025). The current state of the SVE system was not clear.

Additional factors comments

none

Site history

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The site originally entered the Voluntary Cleanup Program (VCP) in November 2001. At that time, the dry cleaning business was still in operation. The VCP agreement was terminated in February 2006 at the customer's request, and a new VCP application accepted in September 2006. Also in 2006, an SVE system was installed to remove PCE from site soils, thereby reducing the source of groundwater contamination as well. Operation of the SVE system began in 2007, and ran intermittently through at least 2017.

In 2011, soil sampling was conducted by Farallon Consulting to detail the progress made in extracting PCE. They concluded that "significant reductions" had been made, although concentrations remained above MTCA Method A cleanup levels. In 2012, after the dry cleaning business closed, contaminated soil was removed from the northernmost suite at the property where that business had operated. These excavations were informed by additional sampling in the dry cleaning suite as well as the adjacent suite to the south, occupied by a barber shop. 140 tons of contaminated soil was removed, although not all of the contamination could be excavated due to the building's structural supports. Two new SVE wells were then installed.

The SVE system was restarted in 2015, having been rebuilt after a 3 year outage. From 2015 to 2017 the system remained in operation. Farallon Consulting estimated that over 600 pounds of PCE had been removed by the system by February 2017. In March 2017, groundwater sampling at the site indicated that concentrations of PCE remained above MTCA Method A cleanup levels.

To address remaining contamination in site soils and groundwater, Farallon Consulting prepared a cleanup action plan for remediation with ISCO. In May 2017, sodium permanganate solution was injected into to wells at the site. The injections targeted contamination at 80 to 115 feet below the ground surface. Groundwater monitoring through September 2017 indicated that the solution was gradually dispersing at one well, and that little dispersal was found at the other well. Downgradient well monitoring did not indicate that manganese had migrated downgradient.

In May 2023, Ecology requested a project status update. In early 2025, the VCP agreement was terminated at the customer's request.

Overflow - Site contamination and cleanup history

No overflow

Eastside Laundry Allisons Norge Village

852 Eastside Laundry Allisons Norge Village 20250227
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
02/27/2025

SHARP

