



STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

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July 26, 1996

Jung Cha
Town & Country Cleaners
310 105th Ave. N.E.
Bellevue, WA 98004

Subject: Site Hazard Assessment - Town & Country Cleaners
Ecology I.D. No. N-17-5098-000

Dear Mr. Cha:

The Department of Ecology (Ecology) will conduct a site hazard assessment (SHA) of Town & Country Cleaners, 310 105th Ave. N.E., Bellevue, under the Model Toxics Control Act (MTCA), Chapter 173-340-320 WAC. This assessment will be performed by Carsten Thomsen, Seattle-King County Department of Public Health. He will contact you in the future to arrange a suitable time for a site visit.

The purpose of an SHA is to gather information on past/present waste management activities, along with other basic site-specific environmental data, in order to score the site following the Washington Ranking Method (WARM) Scoring Manual guidelines. Potential/actual threats to human health and the environment are evaluated for each applicable migration route, with a resultant "hazard ranking" for the site determined.

Sites are ranked on a scale of one to five, with one representing the highest level of concern, and five the lowest, relative to all other assessed/ranked sites in the state. The level of relative concern may be such that a recommendation of "No Further Action" (NFA) is made, and your site will then be removed from Ecology's Site Information System (SIS) list.

For your information, Ecology will publish a notice in an upcoming issue of the Site Register that an SHA is scheduled for this site. This notice may evoke media inquiries. Likewise, the outcome of the SHA, either as a ranked site or a determination as NFA, will be published in the Site Register.

In addition to any required field work, the following information will be considered in scoring this site:

- Ecology Northwest Regional Office Site Files

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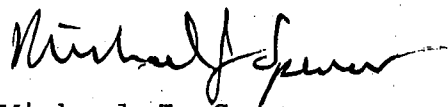
You are requested to submit any additional environmental information regarding this site to:

Mr. Carsten Thomsen
Environmental Health
Seattle-King County Department of Public Health
201 Smith Tower
Seattle WA 98104

Additional data could include any environmental assessments or laboratory analyses which have been conducted regarding this site and which have not previously been submitted to Ecology. Every attempt will be made to obtain the most recent and accurate data for scoring your site. If you have better information or comments on the adequacy of the data we already have, please let us know as soon as possible. The final site rank and eventual site priority will be based primarily on the information used in the scoring. Your active participation in the assessment and scoring process is important to insure that only the best data available is used.

Fact sheets describing Site Hazard Assessments, the Washington Ranking Method and the Hazardous Sites List are enclosed for your information. If you have any questions please call me at (360) 407-7195 or Carsten Thomsen at (206) 296-4830.

Sincerely,



Michael J. Spencer
Site Hazard Assessments
Toxics Cleanup Program

MJS:ms
Enclosures

cc: Carsten Thomsen, Seattle-King County Department of
Public Health
Norm Peck, Ecology Toxics Cleanup Program, NWRO

WORKSHEET 1
SUMMARY SCORE SHEET

Note: This document currently has no provision for sediment route scoring.

Site Name/Location (Street, City, County, Section/Township/Range):

Town and Country Cleaners
310 105th Ave. NE
Bellevue, WA. 98004
King County
T-25N, R-5E, S-32

Site Description (Include management areas, substances of concern, and quantities):

Town and Country Cleaners is located in a commercial district within the City of Bellevue, and has been in business for approximately 18 years. The property is surrounded by other buildings which contain other businesses. The whole area is paved with asphalt except for a small dirt strip east of the dry cleaners. Storm runoff from the site flows to municipal storm drains. A storm drain is located 100 feet from the property.

Prior to 1987, machine filters and "still" bottoms containing perchloroethylene (PCE) from the dry cleaning operation were stored in the alley behind the business. The PCE eventually moved through the pavement and into the soil below the storage area. During November of 1989, Associated Earth Sciences Inc. (AESI) performed a site assessment to gather information on the extent of possible contamination at the site. This assessment led to the property being listed on Ecology's site information systems (SIS) list. Several exploration pits were dug and soil borings were taken at depths of 6 inches to 20 feet to test soil samples for contamination. Of the 19 samples that were taken, 2 samples, close to the surface, contained PCE levels of 1.10 and 67.0 ppm. These levels were above the Model Toxics Control Act Method "A" cleanup level of 0.5 ppm. Concentrations of the PCE decreased as soil samples were taken at greater depth and laterally from the area with a higher concentration. This would indicate that migration of PCE at the site was minimal.

On January 17, 1990, site remediation took place on the Town and Country Cleaners property. This remediation was conducted by Evergreen Environmental Consulting (EEC). Contaminated material was excavated and placed into 55 gallon drums for shipment to an incineration facility. Approximately 3 cubic yards of material was excavated and removed. The area was then backfilled and paved and is now an alley. During the testing and excavation process conducted by EEC, no groundwater was encountered. Based on information obtained from other borings in the area by EEC, groundwater is at depths greater than 40 feet.

A site hazard assessment was conducted by Carsten Thomsen of the King County Health Department on August 15, 1996. After reviewing the site file and examining the area, no evidence of any remaining contamination was noted. Reports filed with the Department of Ecology by EEC, show all contamination was removed from the site. Due to the fact that the City of Bellevue is serviced by a municipal sewer and water supply system, there is no significant threat for groundwater contamination. Based on the results of the site inspection of Town and Country Cleaners the recommendation is that the property be determined a 'no further action' (NFA) site under Ecology's Model Toxics Control Act.

Special Considerations (Include limitations in site file data or data which cannot be accommodated in the model, but which are important in evaluating the risk associated with the site, or any other factor(s) over-riding a decision of no further action for the site):

N/A

ROUTE SCORES:

Surface Water/Human Health:N/A

Surface Water/Environ.:N/A

Air/Human Health:N/A

Air/Environmental:N/A

Ground Water/Human Health:N/A

WARMSSH.GW

OVERALL RANK: NFA