

# INITI INVESTIGATION LELD REPORT

ERTS Number: 607794 **Parcel #:** 11820120500 **COUNTY:** Thurston

Date Submitted: 10/20/2008

Investigator: Mark J. Koster

SITE INFORM	ATION		
Site Name (e.g.,	, Co. name over door):	Site Address (including City and Zip+4):	Site Phone:
Howard's Clear		4224 Pacific Ave SE, Lacey WA 98503	360-491-3730
Site Contact and	i Title	Site Contact Address (including City and Zip+4):	Site Contact Phone:
Soo K. Chang,		4224 Pacific Ave SE, Lacey WA 98503	360-491-3730
500 K. Chang,	proprietor	1 delice rive off, Edecty with 90000	500 451 5750
g' o		[2] / / [Ct. O	Cita O Di
Site Owner:	i : iono McCullovak	Site Owner Address (including City and Zip+4): 4125 23 <sup>rd</sup> Ave NE, Olympia WA 98516	Site Owner Phone:
Howard and Di Trustees	iana McCullough	4123 23 Ave NE, Olympia w A 98316	
Trustees			
Site Owner Con	· ·	Site Owner Contact Address (including City and Zip+4):	Owner Contact Phone:
Howard McCu	llough	4125 23 <sup>rd</sup> Ave NE, Olympia WA 98516	
			· · · · · · · · · · · · · · · · · · ·
Alternate Site N	Jame(s):	Comments:	Is property > 10 acres?
			Yes □ No ■
Departions Site O		Comments	· · · · · · · · · · · · · · · · · · ·
Previous Site O	wher(s).	Comments:	
. : - :			
· · · · · · · · · · · · · · · · · · ·			
	Location: Quarter-Qu		
	Latitude: Degrees:		
, .	Longitude: Degrees:	122 Minutes: 49 Seconds: 52.0314	
	INFORMATION		· · · · · · · · · · · · · · · · · · ·
Inspection Date	e: Inspection	on Time: Entry Notice: Announced □ Unannounce	d Ц
Photographs	Y NOTE OF SERVICE AND A SERVIC	No site visit conducted	• <b>.F</b>
Samples	<b>J</b>		
Samples	Yes. ⊔	No  Wind Direction: Wind Speed: Calm	
RECOMMEN	<del>***</del> *********************************		
No Further Ac	tion (Indicate NFA in box	below): LIST on ISIS (Indicate in box below):	
Release or the	hreatened release does not	pose a threat   Site Hazard Assessment	
No release o	or threatened release	☐ Interim Action	
Educational	mailing	☐ Emergency Action	
'	gram/agency (Name:	)   Independent Cleanup Action In prog	ress $\square$
•	<del>-                                    </del>	ed (i.e., contam. removed)	
	(Brief Summary of ERT)		
		complaint made by owners of the adjacent property. The adjacent proper	
		reported levels of contamination from halogenated solvents in excess of	
	in both soil and groundw	ater. Complaint requests that Ecology intervene to address existing and	prevent additional
contamination.			<del> </del>
		condition(s) after investigation):	
		as been completed on the Howard's Cleaners parcel, and there is no doct	
		cess of state cleanup levels. However, based on the history of the site, it	
		nated at this location. As a result, Thurston County recommends that Ho	ward's Cleaners De
merea on 1919' j	m accordance with MTC	A WAC 173.340.310(5)(a), pending SHA ranking.	

#### **OBSERVATIONS**

Des	

No site visit was conducted in response to this complaint. This II report is based solely on the analytical data and findings presented in the report drafted by the consultant hired by the adjacent property owner. The consultant conducted two rounds of ground water and soil sampling, first in December 2003 and again in August 2007. Analytical results from samples collected during this work show contamination above MTCA Method A cleanup levels for both soil and ground water. Copies of analytical results from the adjacent property are attached to this ERTS II report; no sampling was conducted on the Howard's Cleaners parcel. The primary contaminant is perchloroethene, but trichloroethene and cis-1,2-dichloroethene, are also present in some samples. It is worth noting that Howard's Cleaners was cited by the Department of Ecology in March 2002 for improper disposal of a corrosive material to the storm drain.

Perchloroethene (PCE) was found above MTCA Method A cleanup levels for ground water in all samples collected, and exceeds MTCA Method A cleanup levels for soil in 3 of 16 samples analyzed for PCE.

Trichloroethene (TCE) was found above MTCA Method A cleanup levels for ground water in 4 of 5 samples in the December 2003 sampling event, but in just 1 of 5 samples collected during the August 2007 sampling event. TCE was not detected above MTCA Method A cleanup levels for soil in any samples analyzed for TCE.

All samples were collected from the adjacent property, known as Lacey Market Square I and II, generally along the shared property line. August 2007 samples were collected from new borings located near select borings from the December 2003 sampling event. No samples were collected from the Howard's Cleaners property.

Based on the site history and the reasonable presumption that no other known sources in the immediate proximity to the Lacey Market Square property would have caused this contamination, Thurston County recommends that Howard's Cleaners be listed on ISIS as a suspected contaminated site, in accordance with MTCA WAC 173.340.310(5)(a), pending site hazard assessment.

Description of past practices likely to be responsible for contamination: Improper handling/improper disposal

CTIVITIES OR PRACTION	CES RESPONS	SIBLE FOR C	ONTAN				:
Spill		• • •		LUST	•	╚	
Pesticide disposal			:	Tank			
Landfill		• .	닏	Improper handling			
Drums			, Ц	Improper disposal		. 💻	,
Other - Describe:				•	. ,		·
			,			· ,	
re discharges permitted (if ye	es, describe):	No 🔳 Yes	□ Sta	andard Industrial Code(s)	. :		-
				· ·			-

**CONTAMINANT(S)** 

AFFECTED MEDIA	CONT		NANTS nfirmed										of cont	aminar	nt:	i ·
	1	2	3	4	5	6	7	8 -	9	10	. 11	12	13	14	15	16
Ground Water		S						٠ .		]. ,						
Surface Water				,							:	<u> </u>	:	` '		
Drinking Water						,	٠.	<u> </u>				'				·
Soil		S					·							•		
Sediment	1.				].							*.			:	
Air	`	, .														<u>.</u> .
2 Halogenated organic compounds 8 Phenolic co				retroleum products Thenolic compounds Non-halogenated solvents					<ul><li>13 Corrosive wastes</li><li>14 Radioactive wastes</li><li>15 Conventional contaminants, organic</li></ul>					;		
4 Metals - Other			10 D	10 Dioxin						16 Conventional contaminants, inorganic					iic	
5 Polychlorinated biphenyl	s (PCBs	s)	11 Polynuclear aromatic hydrocarbons (PAHs)													
6 Pesticides	12 Reactive wastes															

SITE INFORMATION		<u>}</u>		<u> </u>
Soil type: Indianola loamy sand	Slope: 0-3%			
		- , ". <u></u>	<u> </u>	
Site vegetation/cover present:	Pasture/open field		·	
Forest	Wetlands		garangangan	
Bare soil □	Pavement Surface water			
Brush □ Landscaped □	Surface water			
Other – Describe:				
Other – Describe.				
				·
Are there any drinking water systems affected?		☐ Yes	■ No	
Municipal, private, or both? (Circle one)				
How many people are estimated to be affected?	<u> </u>			Note: Location of
Is there a potential for a release or threatened release to affect a c	rinking water source?	☐ Yes	■No	this
Are there monitoring wells in the vicinity?		<b>■</b> Yes	□No	monitoring
		☐ Yes	■No	well is being researched.
Are there dry wells in the vicinity?		□ res	EINO.	researched.
CONTAMINANT PATHWAYS AND TARGETS		<u> </u>		
Ingestion	Inhalation		Contact	
	Imaatoi	,	· · · · · · ·	<u> </u>
Ground Water			X	
Surface Water			· · · · · · · · · · · ·	
Drinking Water		<u> </u>		
Soil			· · · · · · · · · · · · · · · · · · ·	
Sediment			<u>, -                                   </u>	
Air			<u> </u>	
Targets possible:	Residential			
Human, adult	Industrial  Commercial			
Human, children	Commercial 🔳			
Sensitive environments (See WARM Scoring Manual for defini	tion):			
☐ Yes ☐ No If yes, describe:				* ,
G 1G		<u> </u>	- · · · · · · · · · · · · · · · · · · ·	
General Comments: None				
,	•			

#### SITE MAP/DIAGRAM

Site Name: Howard's Cleaners



2006 aerial photograph from Thurston County GeoData Center

No samples were collected from Howard's Cleaners parcel, depicted in the red outline.

1	
Nort	h

Approximate scale:  $_{\underline{\phantom{a}}}1$  \_\_\_\_inch  $\sim$  \_\_\_\_40 \_\_\_fee

ERTS Number: 607794

County: Thurston

Inspector: Mark J. Koster

Date: 10/20/2008





### Data for Parcel No. 11820120500 Zoom Map to Parcel

Google Earth

Google Maps

Virtual Earth

## View Assessor's Data for Parcel or look at Parcel Summary Page

Owner(s):

**HOWARD & DIANA MCCULLOUGH TRUSTEES** 

Address: 4125 23RD AVE NE

City: OLYMPIA State: WA, 98516

Parcel No.: 11820120500

Site Address: 4224 PACIFIC AVE SE

Site City: LACEY
Site Zip: 98503

Section: s20181W

Legal Description: 20-18-1W NW NE COM NW COR E 638.25 F S

255.71F POB S 89-41-4

Usecode: 62 - SRV-PERSONAL

Tax Code Area: 241
Taxable: Yes

Annual Tax: \$2,410.07
Property Type: SRV

Total Acres: 0.17

Land Value: View Assessor's Data for Parcel View Assessor's Data for Parcel Total Value: View Assessor's Data for Parcel View Assessor's Data for Parcel

Current Use: N Exemptions: None

Wetlands: Unknown Floodzone: NO

Flood of 1999: Unknown Winter Flooding of 1996: Unknown

High Groundwater Flood Hazards: Unknown

Zoning: CBD 1,

Commissioner District: Diane Oberquell - District 2

Historic Site:

Permitting Jurisdiction:

Jurisdiction of Influence:

Stormwater Rate:

No

No

No

No

Animal Control: Contact Animal Services (360-352-2510).

Weed Containment Zone: No

Steep Slopes: Unknown

Ground Water Sensitive Areas: No

DNR Natural Heritage Data: Unknown

Critical Buffers: No Shoreline Management Areas: No

Waterbody & Wetland Buffers: No

FEMA Panel No.: 190

Wellhead Protection Area: No Area of Groundwater Concern: No

Elevated Nitrates: No

Soil Type: Indianola loamy sand, 0 to 3% slopes

Hydric Soil: No

Watershed: HENDERSON INLET

Water Service Area: Unknown

School District: NORTH THURSTON Elementary School: PLEASANT GLADE

Middle School: CHINOOK

High School: NORTH THURSTON

Fire Response District: LACEY
Medic Response District: Medic 3

Residential Outdoor Burning: Residential Outdoor Burning is banned within the

2

city limits and urban growth areas.

Planning Region:

Census Tract: 011200
Radio or Cell Tower: No

Airport Zone: No



Basic information Property: 11820120500

Use these buttons to display different information for this property

New Search	Basic Info	Values	Structures	Taxes
Permits	Sales	Feedback	Printable	Map Info

#### Owner/Taxpayer Information

Role	Pct	Name				
		Street	City	State	Country	Zip
Owner	100%	MCCULLOUGH TRUSTEES, HOWARD & D	IANA			
		4125 23RD AVE NE	OLYMPIA	WA	USA	98516
Taxpayer	100%	MCCULLOUGH TRUSTEES, HOWARD & D	ANA			
8 15 2 5 2		4125 23RD AVE NE	OLYMPIA	WA	USA	98516

#### Parcel Information

Situs Address:

**4224 PACIFIC AVE SE** 

Legal Description:

20-18-1W NW NE COM NW COR E 638.25 F S 255.71F POB S 89-41-4

Sect/Town/Range:

20 18 1W

Size:

0.17 Acres

Use Code:

62 Service - Personal

TCA Number:

241

Neighborhood:

68T2

Property Type:

SERVICE

Taxable:

YES

School District:

NORTH THURSTON S.D. #3

Associations:

99000579700 HOWARD'S CLEANERS

Office of the Assessor Patricia Costello, Assessor

2000 Lakeridge Drive SW - Olympia, WA 98502

Customer Service (360)786-5410 -- Fax (360)754-2958 -- TDD (360)754-2933



4224 Pacific Ave SE, Lacey, WA 98503-1115

My Notes

NEW! Try Live Search 411 Dial 1-800-CALL-411 for latest info

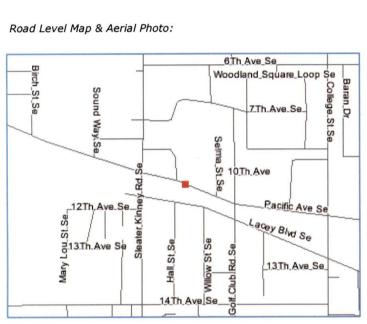




# **Howards Cleaners**

09-17-2008 Ecology Identifier: 19341958

#### Road Level Map & Aerial Photo:





Larger Map

#### Larger Map

# **Geographic Information**

#### **Facility Site Address**

4224 PACIFIC AVE SE

LACEY 98503

County:	THURSTON
egislative District:	22
congressional District:	3
/RIA:	13
ndian Land:	No

#### **Lat/Long Coordinates**

#### Degrees

47° 2' 19.14" Lat: 122° 49' 53.94" Long:

#### **Decimal**

Lat:	47.03865
Long:	122.83165

# **Ecology Interactions**

Interaction Description	Ecology Program	Status	Ecology Program Phone	Program ID
HWG	HAZWASTE	Inactive	(360) 407-6023	WAD060039450
HWP	HAZWASTE	Inactive	(360) 407-6731	WAD060039450

# **Industrial Classification (External Links Below)**

SIC CODE	SIC Description
7212	GARMENT PRESSING & CLEANERS' AGENTS

NAICS CODE	NAICS Description

81232

Drycleaning and Laundry Services (ex

RESOURCE PROTECTION WELL REPORT	CURRENT Notice of Intent No. RE00761	
(SUBMIT ONE WELL REPORT PER WELL INSTALLED)	Type of Well (select one)	
Construction/Decommission (select one)	Resource Protection	
Construction	Geotech Soil Boring	
Decommission ORIGINAL INSTALLATION Notice		
of Intent Number RE00761	Property Owner Capitol Development Company	
Consulting Firm Geotechnical Testing Lab	Site Address 711 Sleater Kinney Rd. SE	
Unique Ecology Well ID Tag No. AHB-009	City Lacey County Thurston Select One T EWM	
	Location <u>SE 1/4-1/4 SW 1/4 Sec 17 Twn 18 R 1 X www</u>	
WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all		
Washington well construction standards. Materials used and the information reported	Lat/Long (s, t, r Lat Deg 47 Lat Min/Sec 2:36.	
above are true to my best knowledge and belief.	still REQUIRED) Long Deg 122 Long Min/Sec 49:54.	
Driller Engineer Traince Name (Print) Harold Parks	Tax Parcel No. 61030000100	
Driller/Engineer /Trainee Signature Wasoc Toubs	Cased or Uncased Diameter 2" Static Level 14.5'	
Driller or Trainee License No. 2193	Work/Decommission Start Date 12/18/03	
If trainee, licensed driller's		
Signature and License No. 2193	Work/Decommission Completed Date 12/18/03	
Construction/Design	Well Data Formation Description	
2" PVC CASING FROM 0 TO 25' 0-2'	FILL .	
SLOTTED PIPE FROM 15' TO 25' 2'-25'	GRAVELLY SANDY LOAM (SM/G)	
LOCKING WELL CAP		
	STEEL WELL PROTECTOR CAP	
<u>-</u>		
CONCRETE	CONCRETE 1 FOOT	
BENTONITE PLUG	BENTONTE PLUG	
	6 FEET	
NATIVE	NATIVE	
BACKFILL	BACKFILL	
	12 FEET	
BENTONITE	BENTONITE	
PLUG	PLUG	
	1 FOOT MIN. 14 FEET	
	15FEET	
FILTER PACK	FILTER PACK	
	<b>■</b>	
	DECIME!	
$K^{-1}$	PECEIVE!	
2 INCH P.VC		
	'   '   '   '   '   '   '   '   '   '	
	MAR 2 2 2004	
GAGNETY LIST (ENTER WITH BASING IL IN CARCOL CHARLES CONTROL C	DCEBON BIAGRAM PODIFICATION WILLIAM HANGES MACRO CONTROLL OF ECOLOGY	
Geology Link Covins With Bashing & Bl	DOTEON DIAGRAM PROPERTY WAS ARREST WAS ARRES	

ECY 050-12 (Rev. 2/03)

Ecology is an Equal Opportunity Employer.