

Sunshine Cleaners



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	08/13/2024		CSID	828
• EJFlagged?	✓ – No Override		FSID	2897
• LD confidence level	medium		VCP	NW3387
• Cleanup milestone	cleanup completion/NFA		UST ID	none
• SHARPster	Andrew Weinrich		LUST ID	none

This section is blank if this is the first SHARP

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

Location and land use info	
S College Pkwy & W 36th, Bellingham, Whatcom County, 98226	
Primary parcel	3703063905350000
Land use	mixed use
Responsible unit	NWRO

Sources reviewed
The Riley Group, Inc. (Riley Group), Site Closure Report, October 19, 2023.
Riley Group, Second Quarter 2023 Groundwater Monitoring Well Sampling Event, July 19, 2023
Riley Group, Vapor Intrusion Assessment Report, February 17, 2023
Riley Group, Phase I Environmental Site Assessment, December 14, 2021
Riley Group, Corrective Action Plan, December 14, 2006



Primary census tract	Associated census tracts
53073001204	none

Local demographics comments
no comments

Source/source area description
<p>The source of PCE and degradation product contamination at the Site is associated with the former Sunshine Cleaners dry cleaning operations. Sunshine Cleaners operated at the Site from approximately 1975 to 1985 and improperly disposed of dry-cleaning chemical waste. Reports indicated that former operators at Sunshine Cleaners disposed of PCE waste sludge from dry cleaning machines directly onto and into the unpaved area immediately behind and west of the dry-cleaning tenant space. PCE entered soil and groundwater through these means and began degrading over time. Following years of PCE degradation, vinyl chloride is the primary contaminant of concern associated with the site.</p>

Soil comments
<p>Subsurface investigations identified the nature and extent of PCE and trichloroethylene (TCE) contamination in soil at the Site. A Remedial Investigation was conducted at the site and included the installation of eight shallow borings (SB1 – SB8) to depths of approximately 5 feet bgs to the north and west of the former dry cleaner; three borings (B9 – B11) to depths of approximately 25.5 to 29.5 feet bgs north, east, and west of the former dry cleaner; nine surface soil samples (SS1 – SS9) collected from unpaved areas west of the former dry cleaner; and four borings (B12a – B15) to depths of approximately 24 to 30 feet bgs west of the former dry</p>

Groundwater comments
<p>Groundwater samples were collected from monitoring wells MW-1 through MW-15 following their installation from October 1989 through February 1992. During the initial sampling period, PCE, TCE, trans-1,2-dichloroethylene (trans-1,2-DCE), and vinyl chloride were sporadically detected above the Method A Cleanup Levels in MW-2, MW-3, MW-10, MW-12, MW-13, and MW-14 (Figure 12). Cleanup level exceedances were identified in groundwater at screening intervals of 4 to 28 feet bgs. Groundwater cleanup actions included the injection of approximately 480 pounds of HRC into groundwater near the source area in February 2007</p>



Surface water comments

No surface water located or affected at the Site.

Sediment comments

Sediments are not present, threatened, or affected at the Site.

Indoor air comments

In December 2022, two soil vapor pins were installed in locations inside the former dry-cleaning building. Samples were collected from both pins and returned concentrations below soil vapor screening levels when analyzed for halogenated volatile organic compounds (HVOCs). Indoor air is not threatened or affected at the Site.

Additional factors comments

No additional comments.

Site history

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The Property consisted of farmland and wetlands until approximately 1968 when it was cleared, and development of the Bellingham Mall began. Additional parking areas were constructed, and the initial building was expanded through 1989. By 1992 the buildings were connected to one another in the current day configuration. Multiple dry cleaners operated in tenant spaces located in the central west portion of the Property. Sunshine Cleaners operated on-site at 380 36th Street from at least 1975 through 1985. Bell Mall Cleaners and Carriage Trade Cleaners operated at 390 36th Street, adjacent to Sunshine Cleaners, from approximately 1975 through 1980. Sehome dry cleaners operated from at least 1993 through 2004. The on-site mall, currently known as Sehome Village Mall, was remodeled in the early 1990s. A tea shop is currently located in the commercial space formerly occupied by Sunshine Cleaners. Currently no dry cleaners operate at the Sehome Village Mall.



Overflow - Site contamination and cleanup history

No overflow

Sunshine Cleaners

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First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

08/13/2024



Assessment scores by environmental medium

