

# Hazel Dell Car Wash Gasoline Release



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	03/28/2025		CSID	17137
• EJFlagged?	⊘ - No Override		FSID	18315758
• LD confidence level	low		VCP	SW1844
• Cleanup milestone	remedial investigation		UST ID	none
• SHARPster	Joe Kasperski		LUST ID	none

This section is blank if this is the first SHARP	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B3	high	multiple chemical types	⊘
Groundwater	C3	high	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C2	high		

Location and land use info	
8200 NE Hwy 99, Vancouver, Clark County, 98665	
Primary parcel	145253000
Land use	commercial
Responsible unit	SWRO

Sources reviewed
AEG Atlas, LLC, Remedial Investigation / Focused Feasibility Study, August 26, 2024.

Primary census tract	Associated census tracts
53011041009	none

**Local demographics comments**

no comments

**Source/source area description**

Contamination attributed to the north adjacent property activities. Specifically, surficial spills from gasoline theft via siphoning. Additional investigation is needed.

**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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In January 2024, a Phase I environmental site assessment (Phase I ESA) was completed ahead of a planned property transaction. The Phase I ESA identified various recognized environmental conditions associated with the operating businesses on the Property as well as adjacent contaminated sites and the historical on-property contamination. A Phase II ESA was completed between January 31 and February 1, 2024. The Phase II consisted of eight soil borings with groundwater samples collected from each boring. Groundwater was encountered between 7 and 10 feet below ground surface (bgs). TPH-GRO was observed at concentrations exceeding the MTCA-A CUL in soil collected from boring B-5 (10 feet bgs) and in groundwater collected from B-9. To further characterize previous detections and exceedances, four additional soil borings were advanced and one permanent groundwater well was installed on February 22, 2024. Soil collected from soil boring B-9, adjacent to B-2, bore concentrations of TPH-GRO. Other soil borings did not bear detectable petroleum products in soil or groundwater. As part of the analysis completed, volatile petroleum hydrocarbons (VPH) and extractable petroleum hydrocarbons (EPH) were also analyzed for calculation of a Site-specific Method B TPH CUL.17 Groundwater collected from MW-1 had concentrations of benzene exceeding the MTCA-A CUL and detectable concentrations to TPH-GRO and TEX.

On April 8, 2024, four additional soil borings were advanced to investigate the observed groundwater impacts at MW-1. Boring B-16, located on the north adjacent U-Haul Hazel Dell property, indicated concentrations of benzene in soil and TPH-GRO and benzene groundwater exceeded the MTCA-A CUL. Groundwater collected from B-16 also bore detectable TEX concentrations.

**Overflow - Site contamination and cleanup history**

Additional parcel: 145268000

## Hazel Dell Car Wash Gasoline Release

17137 Hazel Dell Car Wash Gasoline Release 20250328

First SHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

03/28/2025



### Assessment scores by environmental medium

