



| • SHARP first SHARP   |                       | v2024.04.29 | Ecology Info |          |
|-----------------------|-----------------------|-------------|--------------|----------|
| • SHARP rating        | Low                   |             | ERTS         | 740015   |
| • SHARP date          | 07/24/2025            |             | CSID         | 17312    |
| • EJFlagged?          | ⊘ - No Override       |             | FSID         | 10002718 |
| • LD confidence level | low                   |             | VCP          | None     |
| • Cleanup milestone   | initial investigation |             | UST ID       | None     |
| • SHARPster           | Hannah Hennig         |             | 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     | medium     | 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                      |                  |
|---|------------------|
| 1200 Iowa St, Bellingham, Whatcom County, 98226 |                  |
| Primary parcel                                  | 3803291503760000 |
| Land use  | commercial       |
| Responsible unit                                | NWRO             |

| Sources reviewed  |
|---|
| Contaminated Soils Cleanup Assessment Memorandum, 1200 Iowa St. Certerra Northwest, LLC. June 24, 2025. |
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|   |
|   |
|   |
|   |
|   |



| Primary census tract | Associated census tracts |
|----------------------|--------------------------|
| 53073000700          |                          |

**Local demographics comments**

Zeroes were entered for all values of the EJScreen Report's 'Percentile in State' data because the EJScreen Tool was not available at the time of this assessment.

**Source/source area description**

The Site comprises 3.0 acres. Prior to redevelopment activities in 2025, the property consisted of two commercial buildings (3800 and 1560 square feet) along the northwestern boundary, an asphalt parking lot covering the northern half of the parcel, gravel parking on the southern portion, and a vegetated area along the southern boundary (SHARP Supplement, Figure 1). The subject property is currently undergoing redevelopment to build a Mercedes Benz-branded car dealership. Petroleum-contaminated soil (PCS) was encountered during excavation just west of the approximate center of the parcel (2025 Soil Disposal Memorandum, Figure 2). The contaminated soils consisted of apparent relict topsoil and historic fill. The source of the contamination is unknown.

**Soil comments**

Diesel (2,300 mg/Kg) and naphthalenes (8.65 mg/Kg) concentrations were detected above MTCA Method A cleanup levels (CULs) for soil (2,000 mg/Kg and 5 mg/Kg, respectively) in one characterization sample collected at 4.5 feet below ground surface (bgs). PCS was over-excavated based on several rounds of analysis, and 730.47 tons of soils were removed from the Site. Analytical results of confirmation soil samples collected from the base and sidewalls of the excavation pit documented compliance with MTCA Method A CULs.

**Groundwater comments**

Groundwater was not encountered during soil excavation to a maximum depth of 12.0 feet bgs in April 2025. On a nearby property at 1115 Iowa St (CSID 17127), groundwater was encountered at depths of 3.0 to 10.0 feet bgs during January 2023 boring advancements. Naphthalenes were detected in the base soil confirmation sample, but the concentrations were below the MTCA Method A CUL for soil protective of groundwater in both the vadose and saturated zones.



**Surface water comments**

Whatcom Creek is located just south of the parcel boundary.

**Sediment comments**

no comments

**Indoor air comments**

no comments

**Additional factors comments**

The Site is located within a Zone AE of a Special Flood Hazard Area (SHARP Supplement, Figure 2).

**Site history**

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Redevelopment of the subject property began in 2025. During soil excavation in April 2025, a strong petroleum odor was discovered at approximately 4.0 feet bgs within the construction project area.

Initial soil characterization samples were analyzed for gasoline, diesel, polycyclic aromatic hydrocarbons, volatile organic compounds, semi-volatile organic compounds, RCRA8 metals, chromium-III and chromium VI, pesticides, and polychlorinated biphenyls.

Soil excavation and sampling were conducted from April 16 through May 21, 2025.

Confirmation soil samples collected from the sidewalls (7.0–8.0 feet bgs) of the excavation pit were analyzed for diesel, polyaromatic hydrocarbons, and semi-volatile organic compounds based on the results of the initial characterization sampling. The confirmation soil sample collected from the base (12.0 feet bgs) of the pit was analyzed for the full suite of initial characterization analytes.



**Overflow - Site contamination and cleanup history**

No overflow



### Assessment scores by environmental medium

