

Bothell Former Hertz



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	621268
• SHARP date	09/10/2025		CSID	7906
• EJFlagged?	⊘ - No Override		FSID	11687976
• LD confidence level	low		VCP	na
• Cleanup milestone	cleanup completion/NFA		UST ID	na
• SHARPster	Sunny Becker		LUST ID	na

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	
18030 Bothell Way NE, Bothell, King County, 98011	
Primary parcel	9457200015
Land use	commercial
Responsible unit	NWRO

Sources reviewed
2023 Bothell Landing and Hertz Environmental Covenant Removal
2022 No Further Action letter
2018-2021 Progress report
2018 Final Agreed Order

Primary census tract	Associated census tracts
53033021803	

Local demographics comments

A zero was applied to all EJScreen parameters because the EJ Screen website was not available at the time of rating

Source/source area description

Past property use included automobile repair and dealerships, fueling, and equipment rental. Before the property was purchased by the City of Bothell in 2009, it contained a Hertz equipment rental office, storage yard, and equipment repair shop. The property contained a building used as an automobile dealership. A petroleum company is listed as a lessee in 1930. The building included a gasoline dispensing facility with Underground Storage Tanks (USTs). Three USTs were removed from the property in 1993. Petroleum-affected soils were encountered during the UST removals, and an unknown quantity of affected soils remained at the property underneath buildings.

Soil comments

no comments

Groundwater comments

Groundwater monitoring data collected between 2020 and 2022 shows localized and naturally high arsenic in some groundwater wells, and total petroleum hydrocarbons (TPHs-diesel and heavy oil) are sporadically detected. The sporadic detections are due to degradation products (polar metabolites) of TPHs in groundwater. Ecology has determined that the naturally occurring arsenic and petroleum degradation products do not pose any threat to human health and the environment.

Surface water comments

no comments

Sediment comments

sediment is capped

Indoor air comments

No enclosed building and the soil contaminations are not volatile

Additional factors comments

no comments

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In 2008, the City of Bothell conducted Phase I and Phase II Environmental Site Assessments (ESAs) at the Site prior to its purchase of this and adjoining properties. The 2008 Phase II ESA included soil and ground water sampling where three former USTs had been removed in 1993. Petroleum hydrocarbons were detected in soil and ground water exceeding state cleanup standards. Vinyl chloride and volatile organic compounds (VOC) were detected at concentrations exceeding state cleanup standards in ground water samples. Other VOCs were detected in groundwater at the time, including common solvents - tetrachloroethene and trichloroethene. The concentrations were below state cleanup standards. The VOC detections in groundwater appear to be from Bothell Service Center Simon & Son Cleanup site, which is being cleaned up separately. Arsenic was also detected in one well above cleanup levels. In summer 2010, Bothell completed an independent cleanup action at the Site to remove approximately 12,000 tons of soils contaminated with mostly oil petroleum hydrocarbons from former underground storage tanks. Some limited remedial investigation was also conducted at that time. Interim action soil cleanups were conducted in 2012 and 2013.

Overflow - Site contamination and cleanup history

No overflow

Bothell Former Hertz

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First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

09/10/2025



Assessment scores by environmental medium

