Bailer Hill Area PFAS

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	High	ERTS	722439
• SHARP date	09/08/2025	CSID	16911
• EJFlagged?	⃠ - No Override	FSID	100000405
• LD confidence level	low	VCP	SHARP it
• Cleanup milestone	site hazard assessment	UST ID	SHARP it
• SHARPster	Vance Atkins	LUST ID	SHARP it

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	⃠
Groundwater	**A1**	high	risk to off-site people	✔
Surface water	D4	high	climate change impacts	⃠
Sediment	D4	high	plant/animal tissue data	⃠
Soil	**A1**	high		

Location and land use info

3189 Bailer Hill Road, Friday Harbor, San Juan County, 98250

Primary parcel	35305002900
Land use	other
Responsible unit	NWRO

Sources reviewed

GeoEngineers, 2025, Soil and Groundwater Investigation Report, Bailer Hill Technical Support, dated June 25.

Primary census tract	Associated census tracts
530555960300	

Local demographics comments

EJScreen offline at time of SHARP

Source/source area description

Water samples collected from Hannah Heights HOA well No 2 in 2023 detected PFAS/PFOA compounds exceeding groundwater screeing levels. The well was removed from service at that time. Soil and groundwater samples collected at the parcel in 2024 identified PFAS/PFOA compounds consistent with AFFF above screening levels in both soil and shallow groundwater, as well as within the bedrock aquifer at the Site. Voluntary reporting of PFAS analyses collected from area residential water wells indicated that PFAS compounds have migrated through the regional bedrock aquifer to the south-southeast.

Soil comments

PFHxS, PFDA, PFOA, PFOS, and PFNA were identified in one or more soil samples exceeding screening levels at depths of 0.5 to 20 feet at selected soil boring locations throughout the Site Parcel. The highest concentrations were observed to the southeast of the fire station building. Soil concentrations attenuated with depth, although concentrations of one or more compounds still exceeded soil screening levels in samples collected at or near the soil-bedrock interface.

Groundwater comments

Groundwater contamination was originally identified during Hanna Heights Well No.2 periodic sampling, with PFAS/PFOA compounds exceeding groundwater screeing levels. The 2024 site investigation further identified PFAS/PFOA compounds exceeding screening levels in perched groundwater on the surface of bedrock at the Site. The compounds were also identified in fracture zones at approximately 35-40 feet below grade, as well as regional fractured bedrock aquifer at depths of greater than 100 feet below grade. Voluntary reporting of PFAS/PFOA analysis from area residential wells identified concentratiosn exceeding screening levels up to a mile

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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The Little Mountain Fire Station 33 was constucted in the 1970s, with renovations in 1983. Hannah Heights HOA Well No. 2 was drilled in the south-center of the parcel in 1975. The well is approximately 100 feet SSW of the fire station building. Anecdotal evidence suggests that aqueous fire fighting foam was stored at the fire station for on-island fire suppression needs.

Overflow - Site contamination and cleanup history

No overflow

Bailer Hill Area PFAS

16911 Bailer Hill Area PFAS 20250908
First SHARP
SHARP rating — High

SHARP Report — Part 2 of 2

Conceptual site model
09/08/2025

SHARP