

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	731811
• SHARP date	09/05/2024		CSID	17080
• EJFlagged?	✓ – No Override		FSID	100002636
• LD confidence level	low		VCP	none
• Cleanup milestone	initial investigation		UST ID	none
• SHARPster	Vance Atkins		LUST ID	none

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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

15703 Highway 99, Lynnwood, Snohomish County, 98087

Primary parcel 00372900201810

Land use commercial

Responsible unit NWRO

#### Sources reviewed

Adapt Consulting, June 19, 2024, Independent Remedial Action (IRA) Report. ICOPS Property

Primary census tract	Associated census tracts
53061051803	no

Local demographics comments
no comments

Source/source area description
<p>Subsurface investigations completed at the Site parcel found shallow (less than two feet below grade) petroleum and VOC contamination exceeding MTCA soil cleanup levels. Soil gas samples were also collected during one of the subsurface investigations. Petroleum hydrocarbons and VOC soil gas concentrations were below their respective screening levels. Based on the findings of the subsurface investigations and associated soil analytical results, a limited soil remediation was conducted under a MTCA petroleum contaminated soils Model Remedy #1. Post excavation samples did not contain contaminants above MTCA cleanup levels.</p> <p>Recommend no further action due to successful independent remediation.</p>

Soil comments
<p>Soils were remediated by excavation and off-site disposal. Three excavations were completed at the Site parcel at areas previously identified as having petroleum or VOC contamination in exceedance of MTCA soil cleanup levels using Petroleum Model Remedy #1. Twelve post-excavation soil samples were collected and analytical results either did not contain contaminants at laboratory detection limits, or detection levels were below comparable MTCA cleanup levels. Approximately 25 tons of soil were excavated for off-site disposal.</p>

Groundwater comments
<p>Groundwater was not encountered during subsurface investigations and remedial excavations at the Site parcel, completed to a maximum depth of 23 feet below grade. Regional hydrogeology data indicates that area groundwater is likely at a depth of approximately 100 feet below grade.</p>

**Surface water comments**

no comments

**Sediment comments**

no comments

**Indoor air comments**

Sub-slab soil gas sampling completed in 2016 did not contain petroleum hydrocarbons and VOC soil gas concentrations above respective screening levels.

**Additional factors comments**

no comments

## Site history

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Site property has been used for automobile sales. Oil changes have been performed on vehicles, and site inspections found 55-gallon drums without secondary containment and stained asphalt and concrete at multiple locations on the Site parcel.

**Overflow - Site contamination and cleanup history**

Parcels 00372900201803 & 00372900201810

Seattle Auto Inc

17080 Seattle Auto Inc 20240905

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

09/05/2024



## Assessment scores by environmental medium

