

# Manor Market Deli



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	03/26/2025		CSID	11939
• EJFlagged?	✓ – No Override		FSID	77492944
• LD confidence level	medium		VCP	NW2621
• Cleanup milestone	remedial investigation		UST ID	233
• SHARPster	Cecilia Henderson		LUST ID	6635

This section is blank if this is the first SHARP	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	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	
3609 164th St SW Unit A, Lynnwood, Snohomish County, 98087	
Primary parcel	0035758
Land use	commercial
Responsible unit	NWRO

Sources reviewed
2024, Response to Ecology Opinion Letter, AEG Atlas, LLC
2020, August 26, 2020 Opinion Letter Response, Associated Environmental Group, LLC
2020, Remedial Investigation/Feasibility Study Report, Associated Environmental Group, LLC

Primary census tract	Associated census tracts
53061051803	none

Local demographics comments
no comments

Source/source area description
<p>Active retail fuel service station with convenience store located on eastern end of single-story strip mall building (Unit A) constructed in 1982. Associated dispenser canopy south of store with three pump islands. Site is on the northeast corner of the intersection between 164th Street Southwest and 36th Avenue West.</p> <p>Other tenants in strip mall spaces include Shoe Repair &amp; Alteration, Wow Teriyaki, and Zen Salon. A vacant standalone espresso stand is located near the western border of the Property, formerly occupied by Java Hut and Zip Locksmith.</p>

Soil comments
<p>Site is fully paved. No known soil samples collected shallower than five feet bgs. No surface water or sediment on site. Most recent soil samples collected in 2023.</p>

Groundwater comments
<p>Most recent groundwater samples collected in 2024. Extent of any potential groundwater impacts to the south and east of site undefined.</p>

<b>Surface water comments</b>
No surface water on site.
<b>Sediment comments</b>
No sediment on site.
<b>Indoor air comments</b>
Site data confirm that vapor intrusion from the Site contaminants of concern is not a complete exposure pathway. Sub-slab soil vapor in the unit was non-detect for benzene and naphthalene, adjacent to the indoor air sample that had exceedances of cleanup levels. The indoor air sample was collected near the unit door where outdoor air could enter. Although soil and groundwater samples from MW-4 (closest to the store building) exceeded the trigger levels for benzene per Ecology Vapor Intrusion Guidance, both of these samples are located deeper than the recommended 15-ft vertical separation distance.
<b>Additional factors comments</b>
no comments

Site history	<a href="#">Go to top</a>
<p>In 1998, petroleum contaminated soil (PCS) was encountered during the removal of three former USTs and related fuel dispensing equipment. Approximately 1,000 tons of PCS were excavated to a depth of 12 ft bgs. Soil samples collected from excavated soil stockpiles reported concentrations of benzene and TPH-G exceeding then-MTCA Method A cleanup levels. Confirmation soil samples were collected from the UST basin, dispenser, and piping areas. Two soil samples from within the former UST excavation area (one bottom and one sidewall) contained benzene exceeding the MTCA Method A cleanup level. Approximately 2,800 gallons of groundwater were pumped out of the UST basin excavation area following removal of the former USTs. No known groundwater samples were collected.</p> <p>Between 2011 and 2016, additional subsurface investigation activities were completed including advancement of 20 total soil borings, 11 of which were completed as permanent groundwater monitoring wells. Soil sample results reported concentrations of TPH-G, BTEX, and MTBE exceeding MTCA Method A cleanup levels, between approximately 5 and 31 feet bgs in areas northeast-adjacent and south-adjacent to the dispenser canopy.</p> <p>In May 2012, an oxygen release compound (ORC) filter sock was installed in monitoring well MW-1 from a depth of 19 to 34 feet bgs in an effort to treat ground water impacts. The filter sock was removed approximately one year later due to lack of significant impact on benzene concentrations in groundwater samples collected from the well. Between 2012 and 2023, groundwater monitoring was completed on an annual to quarterly basis. Concentrations of TPH-G, benzene, MTBE, and total lead were reported in concentrations exceeding MTCA Method A cleanup levels.</p> <p>Between July 2023 and April 2024, four quarterly groundwater monitoring events were completed. Concentrations of TPH-G, benzene, and/or MTBE were reported in groundwater exceeding MTCA Method A cleanup levels in at least one of the quarterly events in wells MW-1, MW-2, MW-3, MW-4, and MW-6 located in the eastern area of the Site.</p> <p>In October 2023, four additional soil borings (B-5 through B-8) were advanced to 46 feet bgs in four locations: in the 164th Street ROW south-adjacent to the Site, in the 36th Avenue West ROW east-adjacent to the Site, in the north-central Site area adjacent to the northern Property border, and in the west-central of the Site near the Property espresso stand. No petroleum constituents were detected in soil samples at concentrations exceeding laboratory detections limits. Groundwater was not encountered during investigation.</p>	

**Overflow - Site contamination and cleanup history**

The unit currently occupied by Shoe Repair & Alteration on the western end of the site strip mall building (Unit D) was formerly occupied by Crystal Cleaners, a listed cleanup site (CSID 11939) associated with release of chlorinated solvents. This site received a No Further Action (NFA) determination with a Restrictive Covenant from Ecology in 1999 and is subject to periodic reviews every five years.

To the south of the site across the adjacent 164th Street SW is a Shell-branded fuel service station located at 16404 36th Avenue West in Lynwood. This facility is listed on the Contaminated Sites List (CSL) as the former Unocal 5533 Facility (Cleanup Site 10391, Facility Site 74865182), and is enrolled in the Pollution Liability Insurance Agency (PLIA) Technical Assistance Program (TAP) as Project PNW2603. The facility is contaminated with petroleum hydrocarbons in soil and groundwater.

## Manor Market Deli

11939 Manor Market Deli 20250326

First SHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

03/26/2025



### Assessment scores by environmental medium

