Catapult Property Acquisitions

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Medium	ERTS	737584
• SHARP date	04/01/2025	CSID	12743
• EJFlagged?	⃠ - No Override	FSID	100003870
• LD confidence level	low	VCP	none
• Cleanup milestone	initial investigation	UST ID	none
• SHARPster	Vance Atkins	LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	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	A1	high		

Location and land use info

2315 2317 N Machias Rd, Lake Stevens, Snohomish County, 98258

Primary parcel	29060900201500
Land use	industrial
Responsible unit	NWRO

Sources reviewed

1. Environmental Associates, Inc. 2022, Phase II Subsurface Sampling & Testing, Braven Auto & Metals, 2315 & 2317 N Machias Rd, Lake Stevens, WA.
2. Environmental Associates, Inc. 2021, Phase I Environmental Site Assessment, Auto Recycling Facility, Parcels 2906090020-1400, -1500, -6500, 2315 and 2317 N Machias Rd, Lake Stevens, WA.

Primary census tract	Associated census tracts
53061052606	EJScreen offline at the time of review

Local demographics comments

no comments

Source/source area description

The subject property of this Initial Investigation consists of 3 parcels, 29060900206500 (eastern), 29060900201500 (central), and 29060900201400 (western). A subsurface investigation completed in 2022 collected soil and groundwater samples in the vicinity of the recycling facility fluids recovery building (central), areas showing surface staining or reported spill locations (central/eastern), near the septic drainfield (eastern), and in assumed downgradient locations relative to the workshop (western) and truck repair buildings (central).

According to the 2022 subsurface investigation, soil contamination is documented in the eastern portion of the central parcel, and groundwater contamination extends to both halves of the central parcel and the eastern parcel. Given the current data, the Site will include parcels 29060900206500 (eastern), and 29060900201500 (central).

Soil comments

Two soil samples collected from borings had exceedances for petroleum hydrocarbons and xylenes. The two borings were located on the east/assumed downgradient side of the fluids recovery building on the central parcel. Other potential contaminants were either not detected at reporting limits or detected below cleanup levels. Detected metals were within concentrations typical of natually occuring background conditions.

Groundwater comments

Shallow groundwater was encountered at depths of 10 to 20 feet below ground surface across the Site parcels. Groundwater samples were collected from seven of eight borings. Petroleum hydrocarbons exceeding MTCA groundwater cleanup levels were detected in five of the seven samples. The highest concentrations were collected from borings adjacent to the fluids recovery building on the central parcel, consistent with the highest soil borings. Although not observed, the concentrations were sufficient to represent a sheen or free product. (see overflow)

Surface water comments

Little Pilchuck Creek is approximately 100+ feet east of the Site.

Sediment comments

no comments

Indoor air comments

Benzene exceeding the Method B groundwater Vapor Intrusion (VI) screening level was detected in one boring adjacent to the fluids recovery building. VI risk at the building is limited, as the building structure is primarily a canopy, and not an enclosed building.

Additional factors comments

no comments

Site history

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The central parcel has been used as an automobile recycling facility since at least 2009. A petroleum pipeline right-of-way bisects this parcel since the 1960s. The west half of the central parcel is developed with a truck repair shop and self-storage buildings. The western parcel is used by a natural gas distributer, including an office space and workshop. The eastern parcel includes vehicle storage and stormwater controls.

Overflow - Site contamination and cleanup history

Associated parcel: 29060900206500

Overflow from GW section:
Benzene and xylenes exceeding groundwater cleanup levels were detected in one of the samples. A third boring, south of the fluids recovery building, also contained petroleum groundwater exceedances. Groundwater exceedances were also detected in borings downgradient of the truck repair building on the central parcel, assumed down gradient of the auto processing area, and on the east/assumed downgradient side on the east parcel. These three borings did not have significant soil petroleum concentrations, and the sources of contamination were suspected to be upgradient of the borings or beneath adjacent buildings.

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First SHARP

SHARP rating — Medium

Conceptual site model
04/01/2025

SHARP