

# Kellys Furniture Refinishing



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	05/14/2025		CSID	11735
• EJFlagged?	⊘ - No Override		FSID	21932318
• LD confidence level	medium		VCP	NW2555
• Cleanup milestone	remedial investigation		UST ID	619833
• SHARPster	Cecilia Henderson		LUST ID	6564

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B4	medium	multiple chemical types	✓
Groundwater	C4	medium	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C3	high		

## Location and land use info

19230 Highway 99, Lynnwood, Snohomish County, 98036

Primary parcel 00-5853-00000-501

Land use commercial

Responsible unit NWRO

## Sources reviewed

2018, Further Action at a Property associated with a Site, Ecology

2017, Remedial Investigation and Proposed Cleanup Action Plan with Phase III Subsurface Investigation Results, Aerotech

2012, Area-Wide Geological and Hydrological Analysis, Aerotech

Primary census tract	Associated census tracts
53061051500	Tract 53061051701 is located directly east of the Site across Highway 99; Site petroleum impacts have not been fully defined to the east.

Local demographics comments
no comments

Source/source area description
<p>The Site is a vehicle repair shop currently known as Stack Auto Rebuild, formerly known as Lynnwood Auto Body.</p> <p>The Site was developed in approximately 1946 including construction of a single-story building and installation of one gasoline underground storage tank (UST), one diesel UST, and a pump island; the UST system was reportedly removed in 1979. Limited information is available regarding the former UST system. Single-story additions to the original Site building were completed in 1961, 1979, and 1979.</p>

Soil comments
<p>Site is paved. 2017 reporting concluded that PCS remains across an estimated 806 square feet between 6 and 23 feet bgs between the northernmost area of the Site building ("North Shop" area) and east driveway adjacent to Highway 99; extent of PCS in these directions is undefined.</p>

Groundwater comments
<p>One permanent groundwater monitoring well was installed in 2014 to 55 feet bgs; four quarterly groundwater monitoring events did not detect petroleum constituents above laboratory reporting limits. Additional groundwater characterization may be needed.</p>

**Surface water comments**

No surface water on or near site.

**Sediment comments**

No sediment on or near site.

**Indoor air comments**

No known soil vapor or indoor air samples have been collected on Site. A 2017 report included discussion of potential vapor intrusion; the report noted that PCS remains on Site within screening distance and proposed an exception to further evaluation due to Site daily auto shop operations. Ecology's 2018 opinion letter noted that additional vapor intrusion evaluation may be needed.

**Additional factors comments**

no comments

## Site history

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In 1979, the USTs were removed. No information is available regarding UST removal.

In July 2011, eight borings were advanced. Gasoline and diesel-range total petroleum hydrocarbons (TPH-G & TPH-D) were detected above the Model Toxics Control Act (MTCA) Method A cleanup levels at 10 feet below ground surface (bgs) in one soil boring located between the former UST basin and Highway 99. Groundwater was encountered in several borings between 12 and 13 feet and groundwater samples were collected from borings via temporary wells. All groundwater samples detected TPH-G and TPH-D above Method A cleanup levels.

In October 2011, remedial excavation was completed including removal of 659 tons of petroleum contaminated soil (PCS) from the former UST area between 13 and 19 feet bgs for off-Site disposal and collection of confirmation soil samples. All known PCS was removed in the former pump dispenser area. Remaining areas of PCS above MTCA Method A cleanup levels were detected in the former UST basin in the eastern wall bordering Highway 99, western wall at approximately 16 - 20 feet bgs, and bottom of the excavation at 20 feet bgs. Trenches were advanced to further characterize soil; PCS above Method A cleanup levels was encountered west of the former UST basin at 14 feet bgs.

In December 2014, one groundwater monitoring well was installed in the former UST basin to 55 feet bgs; reporting noted this well was intended to evaluate conditions of the Vashon Advance Outwash Aquifer. Four consecutive quarters of groundwater monitoring were completed and groundwater samples did not detect petroleum constituents, lead, chlorinated volatile organic compounds (VOCs), or polycyclic aromatic hydrocarbons (PAHs) above laboratory reporting limits.

In January 2017, additional subsurface investigation activities were completed including advancement of five borings between 12 and 18 feet bgs. Soil samples detected TPH-D above Method A cleanup levels below the North Shop area and along the eastern Site border adjacent to Highway 99.

In February 2017, a Remedial Investigation and Proposed Cleanup Action Plan with Phase III Subsurface Investigation Results was submitted to Ecology for VCP opinion. The report included a no further action (NFA) determination request via Model Remedy 3, which would include a Site NFA with environmental covenant (EC) and institutional controls to restrict groundwater use.

In May 2018, Ecology provided an opinion letter noting that further action is necessary to characterize the Site and select a remedial alternative.

**Overflow - Site contamination and cleanup history**

Shallow groundwater was anticipated to flow east and has been reported in the Site monitoring well between approximately 31 and 35 feet bgs. Groundwater has also been measured in soil borings and reported in greater area monitoring wells between 12 and 16 feet bgs.

The Site is bordered to the north by a restaurant and paved parking area, beyond which is a carpet store; to the east by the five-lane Highway 99, beyond which is a welding supply store and bank; to the south by a single-story office building and paved parking area, beyond which is a 76-branded retail fuel service station and vehicle repair shop; and to the west by 60th Avenue West, beyond which is an art supplies store to the southwest and single-family residences to the northwest.

An open cleanup site referred to as JB Asphalt (Cleanup site 4602) is located approximately 280 feet northwest of the Site, associated with a 1999 release of waste oil, asphalt, and yellow road stripe paint. This site received an interim NFA in 1999; the conditions of interim NFA were not met and the NFA rescinded in 2005. No additional activities are known to be completed.

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First SHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

05/14/2025



### Assessment scores by environmental medium

