

Raplee Property



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	545632
• SHARP date	06/18/2025		CSID	5275
• EJFlagged?	⊘ - No Override		FSID	2132059
• LD confidence level	low		VCP	N/A
• Cleanup milestone	cleanup action plan		UST ID	619125
• SHARPster	Olu Akeroro		LUST ID	6079

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors
Indoor air	D4	high	multiple chemical types ✓
Groundwater	C2	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	
9816 271st St NW, Stanwood, Snohomish County, 98292	
Primary parcel	32032400405900
Land use	undeveloped
Responsible unit	NWRO

Sources reviewed
May 2025 - Raplee Property - MFA Inc. - Data Gaps Investigation & CAP Report
Jan. 2025 - Raplee Property - MFA Inc. - RI Report
Jan. 2020 - Raplee Property - MFA Inc. - Cleanup Options Report
May 2019 - Raplee Property - MFA Inc. - Focused Environmental Investigation Report
Nov. 2018 - Raplee Property - MFA Inc. - Focused Environmental Investigation Work Plan
May 2006 - Raplee Property - SAIC Corp. - Site Assessment Work Plan Rpt.Report
Nov. 2005 - Raplee Property - SAIC Corp. - Environmental Assessment Work Plan Rpt.
Mar. 2005 - Raplee Property - Pinnacle Geosciences - UST Decommissioning Report



Primary census tract	Associated census tracts
53061053301	N/A

Local demographics comments
<p>A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.</p>

Source/source area description
<p>The Site is characterized by the presence of petroleum-related contaminants, including Total Petroleum Hydrocarbons as Gasoline (TPH-G), Diesel (TPH-D), and Oil (TPH-O), as well as Benzene, Ethylbenzene, and Total Xylenes (BTEX), in both soil and groundwater.</p> <p>These impacts appear to be primarily associated with the former underground storage tanks (USTs), service island, and related piping. However, contamination may have migrated beyond the property boundary, beneath a four-inch high-pressure steel natural gas line located along the alleyway. Additionally, a UST containing a mixture of liquid petroleum product and water was abandoned in place near this same high-pressure gas line.</p>

Soil comments
<p>Soil excavation sampling confirmed concentrations of lead exceeding applicable cleanup levels.</p>

Groundwater comments
<p>no comments</p>



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 property appears to have been used as a dwelling as early as 1924 but was converted into a filling station operated by Standard Oil (now Chevron Corporation) from approximately 1958 to 1970. Hydrocarbon-related operations continued on the property from 1970 until 1998. The site was briefly used as a nursery thereafter and has since been abandoned and fenced.

In the first quarter of 2005, two 500-gallon USTs, one 1,000-gallon UST, and a service island with associated piping were decommissioned and removed in accordance with Washington State regulations.

Soil borings and groundwater samples collected from monitoring wells in the vicinity of the former USTs, service island, and piping revealed contaminant concentrations exceeding MTCA Method A soil cleanup levels for gasoline and heavy oil-related constituents. Laboratory analysis indicated that the detected analytes were aged. Free product was observed in monitoring well MW-04.

A comprehensive remedial assessment and data gaps investigation were completed in the second quarter of 2025, along with a Cleanup Action Plan (CAP). The Site is currently pending cleanup.

Overflow - Site contamination and cleanup history

No overflow

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First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

06/18/2025



Assessment scores by environmental medium

