

Jiffy Lube Store 2068



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	422429
• SHARP date	07/18/2025		CSID	5805
• EJFlagged?	⊘ - No Override		FSID	27496218
• LD confidence level	low		VCP	NW2070
• Cleanup milestone	cleanup action plan		UST ID	6802
• SHARPster	Olu Akeroro		LUST ID	3997, 6877

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	✓
Groundwater	C4	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

6808 196th St SW, Lynnwood, Snohomish County, 98036

Primary parcel 27042000200800

Land use mixed use

Responsible unit NWRO

Sources reviewed

Apr. 2023 - Texaco Strickland Interim Action Plans & Report 1, 2, 3 & 4

Dec. 2014 - Jiffy Lube Store 2068 Ecology Further Action Opinion Letter

Apr. 2012 - Jiffy Lube Store 2068 Ecology Further Action Opinion Letter

Aug. 2011 - Jiffy Lube Store 2068 Remedial Investigation Report

Dec. 1990 - Jiffy Lube Store 2068 Geotechnical Subsurface Hydrocarbon Study Report

Primary census tract	Associated census tracts
53061051500	N/A

Local demographics comments

A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.

Source/source area description

The Site is characterized by contamination from TPH in the gasoline range (TPHg), TPHd, and TPHo; as well as benzene, toluene, ethylbenzene, xylenes, and naphthalene in both soil and groundwater. Additionally, TPH and benzene have been detected in soil vapor.

Contamination at the Site is associated with two distinct, non-comingled releases related to historical underground storage tank (UST) operations:

Release 1 occurred between approximately 1959 and 1977 and is associated with former gasoline service operations conducted by Texaco Strickland. Release 2 occurred between approximately 1977 and 2006 and is associated with petroleum hydrocarbon impacts related to the former Jiffy Lube facility.

Soil comments

no comments

Groundwater comments

no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

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The property was developed in approximately 1959. Historical documents indicate that a Texaco service station operated on the property from 1959 to 1977. From 1977 to 2006, the site was occupied by a lube oil facility under various ownerships. In August 1995, Nowicki and Associates conducted soil compliance sampling in connection with the removal of one 3,000-gallon new oil underground storage tank (UST) and the closure-in-place of one 500-gallon waste oil UST.

Concentrations of total petroleum hydrocarbons (TPH) as diesel (TPHd) and TPH as heavy oil (TPHo) were detected above MTCA Method A cleanup levels in soil samples collected from the west sidewall and were identified as chemicals of concern. Approximately 65 tons of petroleum hydrocarbon-impacted soil were removed from the new oil UST excavation.

The parcel is owned by Strickland Holdings Real Estate LLC. A gasoline service station operated at the Property from 1959 to 1977. From 1977 until approximately 2006, the Property was a lube facility run by Jiffy Lube and Equilon Lube. The building then became a restaurant, the Aloha Café. The Aloha Café closed in 2018, and the Property is now vacant.

Two Sites – Jiffy Lube and Texaco/Strickland

Release 1 Texaco Strickland - Former gasoline Service station (1959-1977)

COCs - Gasoline, Diesel, and Oil range petroleum hydrocarbons TPHg, TPHd, TPHo, and BTEX to soil & groundwater.

Release 2 Former Jiffy Lube (oil change facilities approximate dates of operation 1977 - 2006)

Oil-range Total Petroleum Hydrocarbons (TPHo) in Soil and Ground Water.

Site investigation conducted in October 2014 showed that contamination from this release only extended to approximately 2-feet below ground surface (bgs).

December 9, 2014, Ecology determination that the two releases were not comingled and were separate and distinct

An Interim Action was conducted between August 26, 2022, and January 6, 2023.

All contamination in soil and groundwater (TPHg, TPHd, TPHo and benzene) within the Property boundary was remediated to below MTCA Method A cleanup levels.

Four consecutive groundwater monitoring events have shown all contaminants of concern (COCs) have shown as non-detect.

Overflow - Site contamination and cleanup history

No overflow

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First SHARP

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Conceptual site model

07/18/2025



Assessment scores by environmental medium

