

| • SHARP first SHARP | | v2024.04.29 | Ecology Info | |
|-----------------------|------------------------|-------------|--------------|----------|
| • SHARP rating | Low | | ERTS | 653259 |
| • SHARP date | 07/17/2025 | | CSID | 12541 |
| • EJFlagged? | ⊘ - No Override | | FSID | 27496218 |
| • LD confidence level | low | | VCP | N/A |
| • Cleanup milestone | cleanup implementation | | UST ID | 6802 |
| • SHARPster | Olu Akeroro | | LUST ID | 3997 |

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

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

Primary parcel 27042000200800

Land use mixed use

Responsible unit NWRO

Sources reviewed

Apr. 2025 - Texaco Strickland AO Progress Report #.26

Apr. 2024 - Texaco Strickland AO Progress Report #.22

Jan. 2024 - Texaco Strickland AO Progress Report #.21

Oct. 2023 - Texaco Strickland AO Progress Report #.20

Apr. 2023 - Texaco Strickland AO Interim Action Report, Aspect Consulting

Aug. 2011 - Jiffy Lube Store 2068 Remedial Investigation 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

Site history

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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

Texaco Strickland

12541 Texaco Strickland 20250717

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

07/17/2025



Assessment scores by environmental medium

