

TOC Facility No 01 176



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	SHARP it
• SHARP date	09/09/2025		CSID	6885
• EJFlagged?	⊘ - No Override		FSID	93355524
• LD confidence level	low		VCP	SHARP it
• Cleanup milestone	cleanup implementation		UST ID	SHARP it
• SHARPster	Vance Atkins		LUST ID	SHARP it

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	C2	high		

Location and land use info

24205 56th Ave W , Mountlake Terrace, Snohomish County, 98043

Primary parcel 00489300003501

Land use undeveloped

Responsible unit NWRO

Sources reviewed

Farallon, 2025, Remedial Investigation Report/Feasibility Study, TOC Facility No. 01-176, dated March 6.

Primary census tract	Associated census tracts
53033008100	

Local demographics comments

EJScreen offline at time of SHARP

Source/source area description

The Site includes the former gasoline service station, as well as portions of two adjoining south parcels (24225 56th Ave W and Drake Parcel) and a portion of the 56th Ave W ROW. Releases from one or more former USTs and dispensing equipment at the Site parcel contaminated soil and groundwater at depths of up to 60 feet at the site parcel and two adjoining south parcels.

Soil comments

Prior investigations and remedial actions identified petroleum/BETX contaminated soils at depths of 5-20 feet below ground surface on the Site parcel. Additionally, petroleum contaminated soils were backfilled into the UST excavations after the initial UST removal in 1991. Deeper soil contamination (20-60 feet) was identified on the Site parcel and to adjoining south parcels, as well as the east side of the 56th Ave W ROW. Soil remediation has occurred to some extent as a result of dual-phase extraction system and multi-phase extraction system installation and operations between 1997 and 2017.

Groundwater comments

Releases at the site resulted in groundwater contamination in two waterbearing zones on and adjacent to the Site parcel. These are the Shallow zone (5 to 20 feet below ground surface) and Intermediate zone (20 to 40 feet below ground surface). Both dissolved and LNAPL petroleum were historically identified within the two zones, although interim remedial actions between 1997 and 2017 have significantly reduced the extent of residual petroleum contamination and removed LNAPL. The most recent groundwater investigations at the Site have identified three areas of residual ground water contamination on the Site parcel and adjacent south parcels.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

The Site parcel is currently undeveloped. The adjoining south (Drake) parcel is occupied by a commercial building. Residual contamination on that parcel is outside of vertical and horizontal separation distances per the 2022 Vapor Intrusion Guidance. Additional soil sampling results during future remedial monitoring will be compared to guidance separation values.

Additional factors comments

no comments

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TOC operated a retail gasoline service station on the Source Property from 1968 to 1990. The service station included three USTs (one 6,000-gallon UST, one 8,000-gallon UST, and one UST with a capacity of either 4,000 or 6,000 gallons), six fuel dispensers, and associated product lines. In 1991, the USTs, fuel dispensers, and associated product lines were decommissioned by removal during closure of the service station. The adjoining south parcel was developed in 1961 with a commercial building and operated as a restaurant between 1978 and 2014. The parcel is currently vacant. The Drake parcel was developed in 1961 with a convenience store. The building has been remodeled and operated as a tavern since 1977. Between 1991 and 2017, TOC performed remedial investigations to determine the extent of contamination at the Site parcels and performed interim actions to remediate the contamination. Remedial actions included installation and operation of a dual-phase extraction system (1996-2005) and multi-phase extraction system (2012-2017).

Overflow - Site contamination and cleanup history

Two south Site parcels - Adjoining Property (24225 56th Avenue West): Parcel No. 00489300003400; Drake Parcel (24309 56th Avenue West): Parcel No. 00489300003300

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First SHARP

SHARP rating — Low

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Conceptual site model

09/09/2025



Assessment scores by environmental medium

