

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	741316
• SHARP date	10/16/2025		CSID	17455
• EJFlagged?	⊘ - No Override		FSID	35825874
• LD confidence level	low		VCP	none
• Cleanup milestone	initial investigation		UST ID	100067
• SHARPster	Vance Atkins		LUST ID	8429

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SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B4	high	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	C4	high		

Location and land use info

19406 Highway 99, Lynnwood, Snohomish County, 98036

Primary parcel 00585300000700

Land use commercial

Responsible unit NWRO

Sources reviewed

Limited Phase II Environmental Site Assessment, Envitechnology, Inc. A&T Auto Center. June 1, 2021.

Primary census tract	Associated census tracts
53061051500	53061051701 adjacent east (ranking 9)

Local demographics comments

EJScreen offline at time of SHARP

Source/source area description

Soil borings were advanced at the Site parcel adjacent to the underground storage tanks (USTs), pump island, and within one service bay with an in-ground hydraulic lift. Gasoline-range petroleum hydrocarbons were detected above MTCA soil cleanup levels in five of seven analyzed samples. Groundwater was not encountered during the investigation.

Soil comments

Gasoline-range petroleum hydrocarbons exceeding MTCA Soil cleanup levels were detected in soil samples from borings surrounding the Site USTs (B1-B3), a boring adjacent to the service bay (B4) and one boring adjacent to the dispensers (B5). Toluene, ethylbenzene, and xylenes were also detected in borings B1-B3 and B5. Borings were completed to 10-15 feet below grade, with field screening indicating contamination at depths > 3 feet below grade. Borings met refusal prior to bottoming potential contamination. Groundwater was not encountered at the time of drilling.

Groundwater comments

Groundwater not observed at time of drilling. Borings were completed to 10-15 feet below grade, with field screening indicating contamination at depths > 3 feet below grade. Borings met refusal prior to bottoming potential contamination. Geotechnical borings to 20+ feet along Hwy 99 did not encounter groundwater.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

Xylene exceeds Method B soil screening levels for vapor intrusion at borings B3 and B5. Boring B3 is within 30 feet of the Site building, and contamination is within 15 feet of ground surface. Both of these borings are outside of Site buildings.

Additional factors comments

no comments

Site history[Go to top](#)

The property is a service station with three service bays and retail automobile fueling supplied by three USTs: one 10,000-gallon regular-grade gasoline tank, one 10,000-gallon premium-grade gasoline tank, and one 10,000-gallon diesel tank with associated dispensers. The USTs were reportedly originally installed in 1970. The site previously received an NFA for removal of a waste oil tank formerly located south of the Site building. No previous releases were associated with the waste oil UST, with samples collected at depths of 3 to 7 feet below grade.

Recommendation: Add to Contaminates Sites List under new cleanup site.

Overflow - Site contamination and cleanup history

No overflow

A & T Auto Center

17455 A & T Auto Center 20251016

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

10/16/2025



Assessment scores by environmental medium

