INITIAL INVESTIGATION FIELD REPORT

WASHINGTON STATE DEPARTMENT OF ECOLOGY

☐ **Check this box if you have attached any documents to this form (using the paperclip icon on the left).**

ERTS #(s):	702630
Parcel #(s):	2826059046
County:	King
FSID #:	99999769
CSID #:	16830
UST #:	

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
Infinity of Kirkland	11932 124th Ave NE Kirkland, WA 98034	
Site Contact, Title, Business: Robert Jay, CFO Lee Johnson Auto Family	Site Contact Address (including City, State and Zip): 11845 NE 85th St Kirkland, WA 98033	Phone (425) 827-0521 Email rjay@leejohnson.com
Site Owner, Title, Business:	Site Owner Address (including City, State and Zip):	Phone Email
Site Owner Contact, Title, Business:	Site Owner Contact Address (including City, State and Zip):	Phone Email
Previous Site Owner(s):	Additional Info (for any Site Information Item):	
Alternate Site Name(s): LMJ Enterprises / Kirkland Infinity	Current environmental consultant is Brian Dixon, Dixon ES, brian@dixones.com (email communications from Robert Jay on 2/27/23)	

Latitude (Decimal Degrees):	47.70728
Longitude (Decimal Degrees):	-122.17487

INSPECTION INFORMATION

☑ Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

Inspection Conducted? Yes ☐ No ☒	Date/Time:	Entry Notice: Announced ☐	Unannounced ☐
Photographs taken? Yes ☐	No ☐	Note: Attach photographs or upload to PIMS	
Samples collected? Yes ☐	No ☐	Note: Attach record with media, location, depth, etc.	

RECOMMENDATION

No Further Action (Check appropriate box below):		**LIST on Confirmed and Suspected Contaminated Sites List**: ☒
Release or threatened release does not pose a threat	☐	
No release or threatened release	☐	
Refer to program/agency (Name: _____)	☐	
Independent Cleanup Action Completed (contamination removed)	☐	

COMPLAINT (Brief Summary of ERTS Complaint):

12/22/20 ERTS form submission: LMJ Enterprises purchased this property from S&I of Washington, LLC on 12/4/19. As part of the purchase due diligence, an environmental study was performed which indicated that historical photos showed passenger vehicles were stored on the property several decades ago. Further study and soil samples found some small amounts of gasoline present in limited areas on the property at a depth of approximately 3 feet bgs. The contaminated areas are capped with asphalt preventing migration to groundwater. The environmental consultant conducting the study concluded that the contamination is not "an immediate threat to human health and the environment." It is not believed that the owner of the property at the time of the study ever reported the release, so LMJ is reporting it in keeping with Dept of Ecology guidelines.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

Soil impacted from gasoline contamination above MTCA cleanup levels remains on site.

Recommendation: List on CSCSL

Investigator: Kimberly Smith

Date Submitted: 4/12/2023

OBSERVATIONS ☑ **Please check this box if you included information on the Supplemental Page at end of report.**

Description (If site visit made, please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

A Phase I Environmental Site Assessment (ESA) indicates that the property was in residential use since 1919. Starting in about 1980, aerial photos show staging of automobiles and fill material on site. In 1997, permits were issued for the demolition of two residences and construction of an automobile dealership. The LMJ Enterprises/Kirkland Infinity property use remains as an auto dealership, which includes a 13,801 square-foot building, asphalt parking areas, and landscaping. Property ownership was transferred to the current owner in December 2019.

The Phase I ESA dated November 11, 2019 was prepared by Dixon Environmental Services (Dixon ES) to identify recognized environmental conditions (RECs) associated with current or former land use practices. The report identifies two RECs -- undocumented fill material from an unknown source and historic staging of dozens of defunct vehicles -- both of which took place between at least 1980 and 1985. The current auto services facility is considered a potential environmental concern.

Dixon ES conducted a Phase II ESA: Subsurface Investigation as summarized in a report dated December 12, 2019. Subsurface soil sampling and analysis took place at five locations in the central and eastern portion of the parking lot. Total petroleum hydrocarbons (TPH) were detected above MTCA Method A cleanup levels at two locations at a depth of approximately 3 feet below ground surface (bgs). Detected concentrations of gasoline were 700 mg/kg and 260 mg/kg. The gasoline impacts seemed to be confined to a layer approximately 6-12 inches thick. Gasoline was not detected at these locations at a depth of 7 feet bgs. Diesel/oil TPH and benzene, toluene, ethylbenzene, or xylenes (BTEX) were not detected in soil samples. Analysis of MTCA five metals indicated that concentrations were below their respective MTCA Method A cleanup levels.

Environmental Associates, Inc. (EAI) completed a Limited Subsurface Sampling and Testing letter report dated February 27, 2020. The report characterized the extent of gasoline-impacted soils beneath the eastern portion of the property. EAI collected soil samples from 8 borings along the eastern half of the property and groundwater samples in 6 of the 8 borings. Samples were analyzed for gasoline-range TPH and BTEX. Results of this limited sampling showed that soil and groundwater samples were compliant for gasoline TPH and BTEX constituents. Prior detections by Dixon ES may reflect localized or isolated occurrences of contamination of relatively limited extent.

Documents reviewed:

Phase I Environmental Site Assessment, Dixon Environmental Services, November 11, 2019.

Phase II Environmental Site Assessment: Subsurface Investigation Report, Dixon Environmental Services, December 12, 2019.

Limited Subsurface Sampling and Testing, Environmental Associates, Inc., February 27, 2020.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropranol, formic acid, acetic acid, stoddard solvent, Naptha). *Use this when TEX contaminants are present independently of gasoline.*
	Polynuclear Aromatic Hydrocarbons (PAH)						Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene						Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline	C					Petroleum Gasoline
	Petroleum Other						Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents						PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)						Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)						A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). *Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270*
Metals	Metals - Other	B					Cr, Se, Ag, Ba, Cd
	Lead	B					Lead
	Mercury						Mercury
	Arsenic	B					Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordinance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

(fill in contaminant matrix above with appropriate status choice from the key below the table)

Status choices for contaminants	
Contaminant Status	**Definition**
B— Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested
S— Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C— Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example—above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA— Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example—capped area).
RB— Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example— complete removal of contaminated soils).

Halogenated chemicals and solvents: Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended if you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

Dibenzodioxins and dibenzofurans are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in WAC 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):

How did the Site come to be known: ☑ **Site Discovery (received a report):** _____ (Date Report Received)
☐ **ERTS Complaint**
☐ **Other (please explain):** _____

Does an Early Notice Letter need to be sent: ☒ Yes ☐ No
If *No*, please explain why: _____

NAICS Code (if known): _____
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):
_____

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment
If multiple Units needed, please explain why: _____

Cleanup Process Type (for the Unit): ☐ No Process ☑ Independent Action
☐ Voluntary Cleanup Program ☐ Ecology-supervised or conducted
☐ Federal-supervised or conducted

Site Status: ☒ Awaiting Cleanup ☐ Construction Complete – Performance Monitoring
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring
☐ No Further Action Required

Model Remedy Used? ☐
If yes, was this a transformer spill? ☐

Site Manager (Default: _____): _____

Specific confirmed contaminants include:

G in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
99999769
Cleanup Site ID No. (if known):
16830

COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.