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):	708627
Parcel #(s):	1189000469
County:	King
FSID #:	99999770
CSID #:	16832
UST #:	

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
J & J Auto Masters	1112 Martin Luther King Jr Way S Seattle, WA 98122	
Site Contact, Title, Business:	Site Contact Address (including City, State and Zip):	Phone / Email
Site Owner, Title, Business: 1110 MLK LLC	Site Owner Address (including City, State and Zip): 2312 Eastlake Ave E Seattle, WA 98102-3306	Phone / Email
Site Owner Contact, Title, Business: James Tjoa 1110 MLK LLC	Site Owner Contact Address (including City, State and Zip):	Phone Email james@jamestjoa.com
Previous Site Owner(s): Alternate Site Name(s):	Additional Info (for any Site Information Item): Reporting party (adjacent parcel) representative: Connie Sue Martin, Schwabe, Williamson & Wyatt csmartin@schwabe.com	

Latitude (Decimal Degrees):	47.61200
Longitude (Decimal Degrees):	-122.29615

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):

Surface stormwater runoff from this property to adjacent properties has visible oil sheen leading to ERTS complaints. Environmental Site Assessments (ESAs) of the property in 2015, 2018 and 2021 attributed the oil sheen to the auto repair work, hydraulic hoists and above-ground storage tanks (ASTs), respectively. Kane Environmental, Inc. used ground penetrating radar (GPR) in 2015, confirmed six underground storage tanks (USTs) on the property, and attributed the soil and groundwater contamination to the USTs. Sampling confirmed concentrations of gasoline- , diesel- , and oil-range petroleum hydrocarbons (GRPH, DRPH, and ORPH, respectively), and vinyl chloride exceeding MTCA cleanup levels. Additional sampling by SoundEarth in 2021 detected contamination on the adjacent Grocery Outlet property and City right-of-way.

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

J & J Auto Masters currently performs auto repairs on this property, although the property was primarily used as a retail gasoline service station from approximately 1961 to 1978. USTs vent pipes are visible and former fuel islands are still in place. Borings encountered groundwater at an approximate depth of 10 feet below ground surface (bgs). Soil samples analysis and reconnaissance groundwater samples collected around the property confirmed GRPH of 330, 2,000 and 6,000 mg/kg respectively, ORPH of 610, 6,100 and 2,300 mg/kg respectively, and DRPH of 4,000 and 33,000 mg/kg respectively at concentrations above MTCA Method A cleanup levels. Impacted soil and groundwater from the property have migrated to adjacent property and the full extent of the groundwater plume has not been defined. Recommendation: add to Confirmed and Suspected Contaminated Sites List.

Investigator: Olu Akeroro Date Submitted: 4/19/2023

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.):

This property with King County Parcel No. 118900-0469 is irregularly shaped and approximately 0.26 acres (11,158 square feet) in size. A single-family residence built on the southern portion of the property in 1926 was demolished in 1961 and was replaced with a one-story service station building (occupying 1,231 square feet of the space). Heating to this property was provided by an oil-burning furnace. The property was briefly vacant/ or occupied by a furniture store between 1979 and 1980.

The property is currently being occupied by J&J Auto Masters automotive as a repair facility. Kane Environmental, Inc. in 2015 used ground penetrating radar (GPR) and confirmed six underground storage tanks (USTs) (one 6,000-gallon UST, two 4,000-gallon USTs, one 500-gallon UST, one 200-gallon UST, one 8,000-gallon UST) and one hydraulic hoist. Ten direct-push soil borings were advanced on the property, and benzene was detected at concentrations above the MTCA Method A cleanup level in KSB-1, KSB-2, and KSB-8 soil boring samples. ORPH and VC were also said to be detected at concentrations above MTCA cleanup levels in a reconnaissance groundwater sample collected from KSB-1. However, no data were provided to support the exceedance concentrations narrative.

Vestige Environmental, Inc. performed additional level II subsurface investigation on the property in 2018. Nine direct-push borings (SB1, SB2, SB3, SB4, SB5, SB6, SB7, SB8 and SB9) were drilled, and the soil sample collected from boring SB6 contained concentrations of GRPH and naphthalene above MTCA Method A cleanup levels. Groundwater was encountered at approximate depths between 7.5 and 15 feet below ground surface (bgs). The reconnaissance groundwater sample collected from boring SB6 contained GRPH (330 mg/kg), DRPH and lead concentrations above the applicable MTCA Method A cleanup levels. Also, boring SB8 groundwater sample collected contained DRPH and lead concentrations above MTCA Method A cleanup levels.

Borings SB1, SB2, and SB5 groundwater samples contained total lead concentrations above the MTCA Method A cleanup level. Vestige concluded that the adjacent properties to the north and west had been impacted by releases of gasoline, lead, VOCs (elevated PID readings up to 260 ppmv) and hydraulic fluid. Vestige evaluations and conclusions were consistent with the Kane Environmental 2015 Phase II ESA report on the J & J property.

The SoundEarth Phase I ESA in April 2021 identified “recognized environmental conditions” on the property associated with historical use of the property (gasoline service station and automotive repair facilities), USTs, above-ground storage tanks (ASTs) and heating oil use. SoundEarth also completed a subsurface Phase II ESA in July 2021. Seven direct-push borings (P01, P02, P03, P04, P04A, P05 and P06) were advanced on the north-adjoining property (Grocery Outlet supermarket), and in the west-adjoining road (Martin Luther King Jr. Way right-of-way) to delineate contaminant trends. The Friedman & Bruya, Inc. Seattle (Environmental Chemists) laboratory analyzed the soil bore samples and detected concentrations of GRPH, DRPH and ORPH above MTCA cleanup level (see enclosed site plan) from the north-adjoining property samples (P01, P05 and P06). Hence, these data confirmed that contaminants had migrated off the property. A public and private utility survey was also performed in effort to identified conductible utilities around the proposed boring locations. Bordering properties include residential and commercial development.

All soil sampling and analyses were described in accordance with ASTM Method D2488-17 (Visual-Manual Procedures). Temporary groundwater monitoring wells of average depths 13 feet bgs (P01, P02, P03, P04A, P05 & P06) were installed with 2-inch-diameter schedule 40 PVC and 5 feet of 0.010-inch slotted screen. All soils and groundwater samples were properly labeled and transported to the laboratory under standard chain-of-custody protocols for laboratory analysis. These ESAs confirmed the presence of contaminants on the bordering properties, although the extent of the plume is not yet known and no remediation work has been proposed. Recommendations were made for removal and proper disposal of all the abandoned USTs and ASTs.

Recommendation: add to Confirmed and Suspected Contaminated Sites List.

Documents reviewed:

Sound Earth Strategies Inc. Draft Phase II Environmental Site Assessment, J & J Auto Masters Property, 1110 Martin Luther King Jr. Way, Seattle, Washington. Project No.: 1421-005. Prepared for Schwabe, Williamson & Wyatt, Seattle, Washington. August 13, 2021.

Kane Environmental, Inc. Limited Phase II Environmental Site Assessment, 1110 Martin Luther King Jr. Way, Seattle, Washington. - Project No. 68903. Prepared for MRN Homes, LLC, Seattle WA. September 26, 2018.

Ecology ERTS

King County iMap

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	C	C				Benzene
	Other Non-Halogenated Organics	B	B				TEX
	Petroleum Diesel	C	C				Petroleum Diesel
	Petroleum Gasoline	C	C				Petroleum Gasoline
	Petroleum Other	C	C				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	S	S				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						Cr, Se, Ag, Ba, Cd
	Lead						Lead
	Mercury						Mercury
	Arsenic						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:

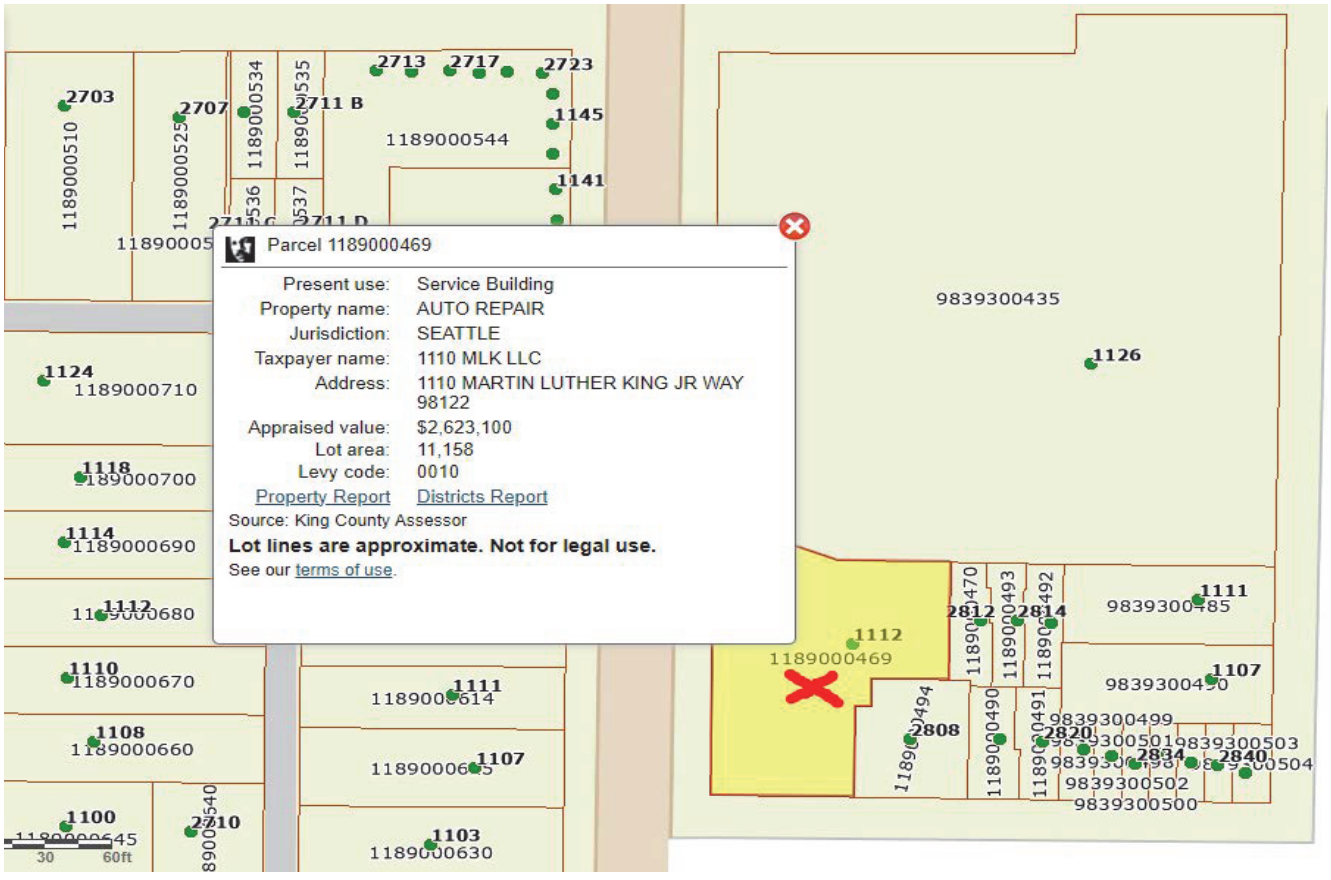
G, D, O, B in Soil

G, D, O, B in Groundwater

_____ in Other (specify matrix: _____)

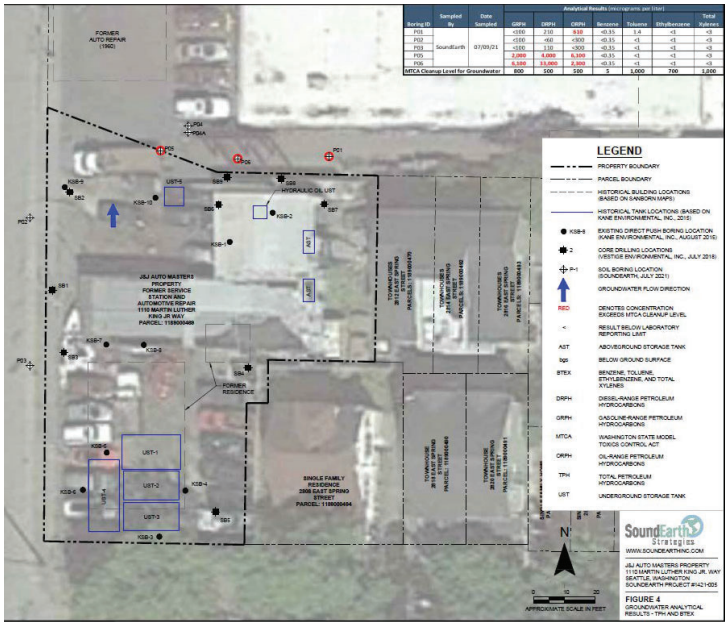
Facility/Site ID No. (if known):
99999770
Cleanup Site ID No. (if known):
16832

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.



Additional or Supplemental Information from Observations Page

Please use this box for any text that requires special formatting



Boring ID	Sampled By	Date Sampled	Depth (feet bgs)	Analytical Results (milligrams per kilogram) GRPH	DRPH	ORPH	Benzene	Toluene	Ethylbenzene	Total Xylenes
P01	SoundEarth	07/09/21	10	<5	<50	<250	<0.03	<0.05	<0.05	<0.15
			15	<5	<50	<250	<0.03	<0.05	<0.05	<0.15
P02			8	<5	<50	<250	<0.03	<0.05	<0.05	<0.15
			16	<5	<50	<250	<0.03	<0.05	<0.05	<0.15
P03			9	<5	<50	<250	<0.03	<0.05	<0.05	<0.15
			16	<5	<50	<250	<0.03	<0.05	<0.05	<0.15
P04A			9	<5	<50	<250	<0.03	<0.05	<0.05	<0.15
			17.5	<5	<50	<250	<0.03	<0.05	<0.05	<0.15
P05			10	8.2	<50	<250	<0.03	<0.05	<0.05	<0.15
			15	<5	<50	<250	<0.03	<0.05	<0.05	<0.15
P06			10	330	270	<250	<0.03	<0.05	<0.05	<0.15
			15	<5	<50	<250	<0.03	<0.05	<0.05	<0.15
MTCA Cleanup Level for Soil				30	2,000	2,000	0.03	7	6	9

Boring ID	Sampled By	Date Sampled	Analytical Results (micrograms per liter) GRPH	DRPH	ORPH	Benzene	Toluene	Ethylbenzene	Total Xylenes
P01	SoundEarth	07/09/21	<100	210	610	<0.35	1.4	<1	<3
P02			<100	<60	<300	<0.35	<1	<1	<3
P03			<100	110	<300	<0.35	<1	<1	<3
P05			2,000	4,000	6,100	<0.35	<1	<1	<3
P06			6,100	33,000	2,300	<0.35	<1	<1	<3
MTCA Cleanup Level for Groundwater			800	500	500	5	1,000	700	1,000

Boring ID	Sample ID	Sampled By	Date Sampled	Analytical Results (micrograms per liter) GRPH[1]	DRPH[2]	ORPH[2]	Benzene[3]	Toluene[3]	Ethylbenzene[3]	Total Xylenes[3]
P01	P01-20210709	SoundEarth	07/09/21	<100	210[x]	610	<0.35	1.4	<1	<3
P02	P02-20210709			<100	<60	<300	<0.35	<1	<1	<3
P03	P03-20210709			<100	110[x]	<300	<0.35	<1	<1	<3
P05	P05-20210709			2,000	4,000[x]	6,100	<0.35	<1	<1	<3
P06	P06-20210709			6,100	33,000	2,300[ve]	<0.35	<1	<1	<3
MTCA Cleanup Level for Groundwater[4]				800	500	500	5	1,000	700	1,000