



INITIAL INVESTIGATION FIELD REPORT

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

ERTS #(s):
Parcel #(s):
County:
FSID #:
CSID #:
UST #:

727710
1233100555
King
3816
17031
101001

SITE INFORMATION

<u>Site Name (Name over door):</u> Rose Hill Car Wash	<u>Site Address (including City, State and Zip):</u> 12633 NE 85th St Kirkland, WA 98033	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> Janice May, The Dinwiddie Corp Inspection Contact	<u>Site Contact Address (including City, State and Zip):</u>	<u>Phone</u> (425) 822-7897 <u>Email</u> rosehillcarwash@hotmail.com
<u>Site Owner, Title, Business:</u> Mark Dinwiddie, The Dinwiddie Corp Station Owner	<u>Site Owner Address (including City, State and Zip):</u> 12633 NE 85th St Kirkland, WA 98033	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u> Rune Harkstad, Glint Car Wash Kirkland LLC (Property owner / taxpayer)	<u>Site Owner Contact Address (including City, State and Zip):</u> 1500 E Katella Ave #5 Orange, CA 92867	<u>Phone</u> (425) 577-8556 <u>Email</u> rune@serjgroup.com
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u>	
<u>Alternate Site Name(s):</u>		

Latitude (Decimal Degrees): 47.67904

Longitude (Decimal Degrees): -122.171437

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.

<u>Inspection Conducted?</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<u>Date/Time:</u> 12/14/2023	<u>Entry Notice:</u> Announced <input checked="" type="checkbox"/> Unannounced <input type="checkbox"/>
<u>Photographs taken?</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Note: Attach photographs or upload to PIMS	
<u>Samples collected?</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach record with media, location, depth, etc.	

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected Contaminated Sites List: <input checked="" type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (contamination removed) <input type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint):

During closure-in-place of 4 underground storage tanks (USTs), and removal of 6 dispensers, the Site Assessment sampling found soil and groundwater above MTCA Method A cleanup levels. Ecology was present when they encountered pea gravel drilling under the canopy. They went outside of canopy footing to sample native soil. Soil and groundwater samples exceeded Method A CULs.

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

2 of 14 soil samples were above Method A and 3 of 4 groundwater samples were above Method A.
Recommendation: Add to Contaminated Sites List.

Investigator: Annette Ademasu

Date Submitted: 5/7/2024

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.):

Ecology Inspection 12/14/2023 during drilling: Tait Russell (and Grace) with The Riley Group were present, sampling with drillers. Holocene drilling used a direct push rig. The 6 dispensers were removed on 12/13/23 and a vacuum truck vacuumed out the lines and rinsed them. The lines, the dispenser sumps, and the turbine sumps will be filled with CDF. The owner chose closure in place due to proximity to the canopy footings (owner is keeping the canopy). Ecology spoke with the site assessor regarding best places to take samples of native soil, since there was pea gravel under the canopy where some drilling was done. They are having to work around canopy footings for the dispenser samples, so may have to go out a few feet more to get native soil samples. Ecology was present when they were drilling south of the tanks and next to the NE Dispenser. Ecology did not observe contamination through visual or olfactory on those borings via field screening.

Review of UST Site Assessment Report dated 1/11/2024 by Riley Group: Site Assessment for permanent closure by closure in place (CDF fill) of 4 tanks (gas and diesel) and 6 dispenser removals. The site is around 380 feet above mean sea level. Groundwater flow is towards W-NW. In January 2022, TRC did 7 borings with soil samples, all below Method A. During this investigation in 2024, 14 total borings were drilled and sampled (10 by USTs, 4 by dispensers). TP6 boring had petroleum odors in field screening. Shallow water discovered in tank area (pea gravel) around 5 feet below ground surface (bgs), may have been tank nest water that was sampled. In native soil by dispensers, groundwater was around 10 feet bgs. Two of 14 soil samples were above Method A cleanup levels: In TP5-3.5 cPAH TEF were at 94 mg/kg and in TP6-7.5 GRO was at 730 mg/kg, benzene at 0.25 mg/kg, ethylbenzene at 6.4 mg/kg. Three groundwater samples above Method A: TP10 cPAH TEF at 10 ug/L; TP3 DRO at 700 ug/L; and TP12 DRO at 320 ug/L, ORO at 710 ug/L (both diesel samples did not resemble diesel in chromatograph per lab).

Documents reviewed:

Underground Storage Tank Site Assessment Report, Rose Hill Car Wash. The Riley Group, Inc., Bothell, Washington. January 11, 2024.

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, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)	C	C				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					Benzene
	Other Non-Halogenated Organics	C					TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline	C					Petroleum Gasoline
	Petroleum Other		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						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). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
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 Ordnance						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 **Model Remedy Used?** ☐
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring **If yes, was this a** ☐
☐ No Further Action Required **transformer spill?**

Site Manager (Default: _____): _____

Specific confirmed contaminants include: **Facility/Site ID No. (if known):**
PAH, BTEX, G in Soil 3816
PAH, O in Groundwater **Cleanup Site ID No. (if known):**
_____ 17031
_____ in Other (specify matrix: _____)

Parcel 1233100555

Present use: Conv Store with Gas
 Property name: TEXACO/MINI-MART/CAR WASH - NE 85th St
 Jurisdiction: KIRKLAND
 Taxpayer name: GLINT CARWASH KIRKLAND LLC
 Address: 12633 NE 85TH ST 98033
 Appraised value: \$3,947,700
 Lot area: 28,262
 Levy code: 1807
[Property Report](#) [Districts Report](#)

Source: King County Assessor

Lot lines are approximate. Not for legal use.
 See our [terms of use](#)


Approximate Location of the
Former UST Nest (Circa 1961)






TP1									
Date	Gas	BTEX				DSL	Oil	cPAHs	
		B	T	E	X				
12/14/2023	ND	ND	ND	ND	ND	390 x	ND	0.036	

TP3									
Date	Gas	BTEX				DSL	Oil	cPAHs	
		B	T	E	X				
12/14/2023	ND	ND	ND	ND	ND	700 x	ND	0.11	

TP12									
Date	Gas	BTEX				DSL	Oil	cPAHs	
		B	T	E	X				
12/15/2023	ND	ND	ND	ND	ND	320 x	710	16	

TP10									
Date	Gas	BTEX				DSL	Oil	cPAHs	
		B	T	E	X				
12/15/2023	ND	ND	ND	ND	ND	110 x	310	10	


 = Groundwater Analytical Results in ug/L;
 Gas = Gasoline total petroleum hydrocarbons (TPH)
 BTEX = Benzene, toluene, ethylbenzene, xylenes
 DSL/Oil = Diesel/Oil TPH
 cPAHs = carcinogenic polycyclic aromatic hydrocarbons
 ND = Not detected above laboratory detection limits
Bold results indicate concentrations above laboratory detection limits
Bold and highlighted results (if any) indicate concentrations above
 MTCA Soil Cleanup Levels

 = Underground Storage Tank (UST)
 = Stormwater catch basin
 = Fuel Dispenser
 = Oil Water Separator
 = Property boundary

From WEST to EAST:

8,000-Gallon Diesel UST
 8,000-Gallon Gasoline UST
 8,000-Gallon Gasoline UST
 10,000-Gallon Gasoline UST

Approximate Scale: 1" = 14'




 Corporate Office
 17522 Bothell Way Northeast
 Bothell, Washington 98011
 Phone: 425.415.0551
 Fax: 425.415.0311

Rose Hill Car Wash		Figure 3
RGI Project Number: 2022-669-3	Site Representation with Groundwater Analytical Results	Date Drawn: 01/2024
Address: 12633 Northeast 85th Street, Kirkland, Washington 98033		