

# Jiffy Lube Store 2593



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	729170
• SHARP date	07/10/2024		CSID	5844
• EJFlagged?	⊘ - No Override		FSID	31119729
• LD confidence level	low		VCP	NW0458 (closed)
• Cleanup milestone	cleanup completion/NFA		UST ID	800
• SHARPster	Cecilia Henderson		LUST ID	5497

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	⊘
Groundwater	D4	high	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	D4	high		

## Location and land use info

12309 NE 85th Street, Kirkland, King County, 98033

Primary parcel 1233100291

Land use commercial

Responsible unit NWRO

## Sources reviewed

2024 Limited Soil Removal and UST Piping Removal Report, Apex. June 12, 2024.

Memorandum, Nelson Geotechnical Associates Inc. March 1, 2024.

Limited Sub Surface Investigation Level II, Vestige Environmental Inc. December 14, 2022.

Phase I Environmental Site Assessment, FINEnvironmental, Inc. January 23, 2003.

Primary census tract	Associated census tracts
53033022604	none

**Local demographics comments**

no comments

**Source/source area description**

Oil change service business located in commercial area operating since approximately 1985. In 1999, one 2,000-gallon waste oil UST, one 4,000-gallon motor oil UST, and associated piping was removed. Petroleum impacted soil was reported during removal and excavated; residual soil with petroleum impacts was left in place adjacent to the northwest corner of the site building. These impacts are associated with LUST No. 5497. In 2012, the site received an NFA from Ecology.

In 2024, petroleum impacted soil was encountered during excavation activities to install a drain adjacent to the northwest corner of the site building. This finding was reported to Ecology on February 29, 2024 and assigned ERTS No. 729170.

**Soil comments**

All encountered petroleum impacted soil has been removed and confirmed clean per 2024 remedial excavation and confirmation soil sampling activities.

**Groundwater comments**

In 2024, groundwater was not encountered during subsurface investigation and remedial excavation activities, to the maximum depth explored of 10 feet bgs. In 2022, groundwater was encountered at 14 feet bgs during subsurface investigation activities; two groundwater samples were collected from the borings and laboratory analytical results did not report concentrations of petroleum constituents exceeding MTCA Method A cleanup levels. No remaining soil impacts exceed MTCA Method A cleanup levels.



**Surface water comments**

No surface water on or near site.

**Sediment comments**

No sediment on or near site.

**Indoor air comments**

No suspected or likely impacts to indoor air based on known current conditions.

**Additional factors comments**

no comments

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In 1999, petroleum impacted soil was reported during removal of two historical oil USTs, associated with LUST No. 5497. Remedial excavation was completed and known residual petroleum impacted soil left in place adjacent to the northwest corner of the site building. In 2011, the LUST site was granted a No Further Action (NFA) determination based on historical data. In December 2022, a Phase II ESA completed six soil borings to between six and 15 feet below ground surface (bgs). Laboratory analytical results did not report concentrations of petroleum constituents exceeding MTCA Method A cleanup levels.

On February 5, 2024, during site building foundation underpinning and footing drain installation activities, Nelson Geotechnical Associates, Inc. (Nelson) and Moon Construction Company (Moon) observed petroleum odor in excavation area soil adjacent to the northwest building corner. Excavated soils from this area were stockpiled and reportedly emitted a petroleum odor. In field reporting, Nelson noted "blue gray sandy silt with gravel" in the excavation adjacent to the building foundation. On February 6, 2024, Nelson collected soil samples including: one sample of observed "blue gray sandy silt with gravel" at approximately four feet bgs, one sample at approximately 5.5 feet bgs, and one sample at approximately five feet bgs in a separate excavation to the southwest. Laboratory analytical results reported concentrations of TPH-O exceeding MTCA Method A cleanup levels.

On February 22, 2024, Terracon collected one sample at six feet bgs at an unspecified location (inferred to be in the subject northwest excavation area). Laboratory analytical results reported concentrations of TPH-D, TPH-O, and benzo(a)pyrene exceeding MTCA Method A cleanup levels. The laboratory noted the chromatogram did not resemble the fuel standard for TPH-D. On February 28, 2024, Moon and Apex Companies, LLC (Apex) observed two inferred UST supply lines from the northwest corner of the building foundation in the area of petroleum impacted soil.

On March 20, 2024, the observed UST supply lines were decommissioned. Between March 24 and 3, 2024, remedial excavation activities were completed adjacent to the northwest corner of the site to 10 feet bgs. A total of 64.89 tons of petroleum impacted soil was transported off-site for disposal. Laboratory analytical results for final confirmation soil samples from the excavation limits did not report concentrations of petroleum constituents exceeding MTCA Method A cleanup levels. In June 2024 summary reporting, Apex stated "In conclusion, soil left in place during historical UST decommissioning has been removed to the extent feasible and all UST piping has been properly decommissioned and removed."

### Overflow - Site contamination and cleanup history

Based upon the location of petroleum impacted soil and UST system supply lines identified in 2024, it appears that these findings are associated with known residual historical petroleum impacted soil associated with LUST No. 5497 and CSID 5844 reported in 1999. No additional source of petroleum impacts was identified.

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First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

07/10/2024



### Assessment scores by environmental medium

