SITE HAZARD ASSESSMENT
WORKSHEET 1
SUMMARY SCORE SHEET

Site Name/Location (Street, City, County, Section/Township/Range, Facility Site ID Number):

Fisher Property
9420 Rainier Avenue South
Seattle, WA 98118
King County
T-24N, R-4E, Sec-35
Facility Site ID: 98981573
Longitude: 122° 15' 51.89"
Latitude: 47° 31' 12.51"
Site Assessed for August 26,2003 update

Site Description (Include management areas, substances of concern, and quantities):

The Fisher Property is located at 9420 Rainier Avenue South in Seattle, WA. The site is approximately 8500 square feet in size and contains one small office building. The property is mostly flat and is covered by asphalt. The Fisher Property is bordered on the south by Rainier Avenue South, to the east and west by small commercial properties and to the north by a private residence. Municipal sewer and water systems serve the area. There is no documented use of groundwater for private or municipal wells for either drinking water or irrigation purposes within a two-mile radius of the site. The property is located approximately 250 feet from the west shore of Lake Washington.

The area around the Fisher Property is a mix of small commercial businesses and private residences. Prior to 1964 the site was a vacant lot. The existing building on the site was built in 1964. From 1964 to 1990 the tenants of the site have been mostly Real Estate and Insurance Companies. From 1990 to the present the property has been used to store vehicles.

During the winter of 2001, Group Northwest, Inc. performed a Phase I and limited Phase II Environmental Site Assessment on the Fisher Property for the owner. The assessment was performed to check the suitability of the site for development as an office/apartment complex. During the assessment, two borings were performed to obtain soil and groundwater samples on the site to check for possible contamination. Soil samples were taken at depths of ten, twelve, fourteen and fifteen feet below ground surface. All of the samples were analyzed for Northwest Petroleum Hydrocarbons Diesel Extended (NWTPH-Dx), Northwest Petroleum Hydrocarbons Gasoline (NWTPH-G) and Benzene, Toluene, Ethyl Benzene, Xylenes (BTEX). The groundwater samples were analyzed for NWTPH-Dx, NWTPH-G and Halogenated Volatile Organics (VOC's).

NWTPH-Dx, NWTPH-G and Benzene were detected in soil samples at concentrations exceeding the Model Toxics Control Act (MTCA) Method A cleanup levels for unrestricted land use. No contamination was found in the groundwater samples. The following chart shows the highest levels of soil contamination obtained at the Fisher Property.

	NWTPH-Dx (mg/kg)	NWTPH-G (mg/kg)	Benzene (mg/kg)
Boring B1-12.5	----	220	2.2
Boring B2-14	4200	------	------
MTCA Method A cleanup level (mg/kg)	**2000**	**30 w/Benzene Present**	**0.03**

In March of 2002, the Washington State Department of Ecology (Ecology) received a report from Geo Group Northwest, Inc. describing the conditions at the Fisher Property. After looking at the site data, Ecology decided that further investigation was need at the site. On March 4, 2002 the Fisher Property was added to Ecology's Integrated Site Information System (ISIS) database.

Carsten Thomsen of Public Health-Seattle & King County (PHSKC) conducted a site hazard assessment (SHA) visit during February of 2003. The owner of the property, Lucille Fisher could never be contacted after numerous letters were sent to her and many phone calls were attempted. The site is now vacant and open to view from Rainier Avenue South and was observed during the SHA visit. Most of the information concerning the property was extracted from the report submitted by Geo Group Northwest, Inc.

Special Considerations (Include limitations in site file data or data which cannot be accommodated in the model, but which are important in evaluating the risk associated with the site, or any other factor(s) over-riding a decision of no further action for the site):

Due to the significant contamination documented on-site being primarily subsurface, the surface water and air routes are not applicable for WARM scoring for this site, thus only the groundwater route will be scored.

ROUTE SCORES:

Surface Water/Human Health: NS

Surface Water/Environ.: NS

Air/Human Health: NS

Air/Environmental: NS

Ground Water/Human Health: 14.0

OVERALL RANK: 5

WORKSHEET 2
ROUTE DOCUMENTATION

1. SURFACE WATER ROUTE

List those substances to be considered for scoring: Source:

Not applicable to site/not scored.

Explain basis for choice of substance(s) to be used in scoring.

List those management units to be considered for scoring: Source:

Explain basis for choice of unit to be used in scoring. Source:

2. AIR ROUTE

List those substances to be considered for scoring: Source:

Not applicable to site/not scored.

Explain basis for choice of substance(s) to be used in scoring.

List those management units to be considered for scoring: Source:

Explain basis for choice of unit to be used in scoring.

3. GROUND WATER ROUTE

List those substances to be considered for scoring: Source: 2

NWTPH-Dx
NWTPH-G
Benzene

Explain basis for choice of substance(s) to be used in scoring.

All of the above substance concentrations are above MTCA Method A cleanup standards.

List those management units to be considered for scoring: Source: 2,3

Soil Contamination

Explain basis for choice of unit to be used in scoring.

Soil is contaminated with no containment.

WORKSHEET 3

GROUND WATER ROUTE

1.0 SUBSTANCE CHARACTERISTICS

1.1 Human Toxicity

Substance	Drinking Water Standard (ug/l)	Val.	Acute Toxicity (mg/kg-bw)	Val.	Chronic Toxicity (mg/kg/day)	Val.	WOE	Carcino-genicity PF*	Val.
1.NWTPH-Dx	20	6	490	5	0.004	3	ND	ND	-
2.NWTPH-G	5	8	3306	3	ND	-	A	.029	5
3.Benzene	5	8	3306	3	ND	-	A	.029	5

*Potency Factor

Source: 1
Highest Value: 8 (Max.=10)

+2 Bonus Points? Y
Final Toxicity Value: 10 (Max.=12)

1.2 Mobility (Use numbers to refer to above listed substances)
Cations/Anions: _____ Source: 1 **Value: 3** (Max.=3)

OR
Solubility(mg/l): 1=1 ; 2=3 ; 3=3

1.3 Substance Quantity: unknown Source: 2 **Value: 1** (Max.=10)
Explain basis: _____

2.0 MIGRATION POTENTIAL

2.1 Containment: no liner=3, maintained cover=0, no leachate=2, Source: 2 **Value: 5** (Max.=10)
Explain basis: site scored as capped contaminated soil

2.2 Net Precipitation: 18.7 inches Source: 4 **Value: 2** (Max.=5)

2.3 Subsurface Hydraulic Conductivity: clay/silt/till Source: 2 **Value: 2** (Max.=4)

2.4 Vertical Depth to Ground Water: 13 feet Source: 2 **Value: 8** (Max.=8)

3.0 TARGETS

3.1 Ground Water Usage: not used but usable Source: 2 **Value: 2**

(Max.=10)

3.2 Distance to Nearest Drinking Water Well: >10,000ft Source: 2 **Value: 0** (Max.=5)

3.3 Population Served within 2 Miles: √pop.=√ = 0 Source: 6 **Value: 0** (Max.=100)

3.4 Area Irrigated by (Groundwater) Wells within 2 miles: 0.75√no.acres= 0 Source: 6 **Value: 0** (Max.=50)
0.75√ =0.75 ( )=

4.0 RELEASE

Explain basis for scoring a release to ground water: no confirmed release Source: 2 **Value: 0** (Max.=5)

SOURCES USED IN SCORING

1. Washington ranking Method Toxicological Data-Base
2. Analytical Results, Geo Group Northwest, Inc., Environmental Site Assessment, January 15, 2002 Fisher Property, Seattle, Washington.
3. Site Hazard Assessment, PHSKC, 06/03
4. Nation Weather Service Data
5. Washington State Dept. of Health Public Water Supply Listing
6. Washington State Water Use Data
7. Sensitive Areas Coverage, King Co. Geographic Information System Data
8. Census Data, 1990 census