



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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August 8, 2013

Home Depot USA Inc
Property Tax Dept #4702
PO Box 105842
Atlanta GA 30348

Re: SITE HAZARD ASSESSMENT: Facility Site ID # 90796658
Sears Automotive Center
2701 Utah Avenue South
Seattle, WA 98134
Property Tax # 7666207295
Cleanup Site ID 6839

Dear Sir or Madam:

The Washington State Department of Ecology (Ecology) is writing to inform you that the above referenced property was subject to a site hazard assessment (SHA) as required under the Model Toxics Control Act, on 6/28/2013. The site was determined to be contaminated with diesel, benzo(b)fluoranthene, chromium, lead. The site's hazard ranking, an estimation of the potential threat to human health and/or the environment relative to all other Washington state sites assessed at this time, has been determined by Ecology to be a 3, where a 1 represents the highest relative risk and 5 the lowest.

For your information, Ecology will be publishing ranking of this, and other recently assessed sites, in the August 2013 Special Issue of the Site Register. The hazard ranking will be used in conjunction with other considerations in determining Ecology's priority for future action at this site.

For inquiries regarding what may occur with your site now that it is on Ecology's Hazardous Sites List please contact Donna Musa at (425) 649-7136 or donna.musa@ecy.wa.gov.

Sincerely,

Donna Musa
Site Hazard Assessments
Toxics Cleanup Program

cc: Ted Benson, Ecology (ted.benson@ecy.wa.gov)



SITE HAZARD ASSESSMENT

Worksheet 1

Summary Score Sheet

SITE INFORMATION:

Sears Automotive Center
2701 Utah Avenue South
Seattle, King County, WA 98134

Cleanup Site ID: 6839

Facility/Site ID: 90796658

Section:	7	Latitude:	47.57871
Township:	24N	Longitude:	-122.33564
Range:	4E	Tax/Parcel ID:	7666207295

Site Scored/ranked for the August 2013 Hazardous Sites List Publication

SITE DESCRIPTION:

The Sears Automotive Center site is a former Sears Automotive Service Center located in Seattle, King County, Washington. The 5.38-acre property is located approximately 1,100 feet from Duwamish Waterway, and zoned for general industrial (IG1 U/85) use.

Adjacent properties include BNSF railroad tracks to the west, Starbuck's SODO Center to the north, Washington Chain Supply and commercial properties to the south, and a Sears Automotive Service Center and other commercial properties to the east.

The site is currently operated as a Home Depot retail warehouse by First and Utah Street Associates / Home Depot.

The property is currently occupied by a Home Depot retail warehouse facility (was formerly a Sears Automotive Service Center). The southern two-thirds of the site is developed with the Home Depot store, constructed in 1993, and the northern third of the site is a parking lot.

The site is located in the SODO neighborhood of Seattle at the northwest corner of Utah Avenue South and S Forest Street.

The Puget Sound Initiative was established by the Governor's office in 2007 with the goal of restoring the health of Puget Sound by 2020. A leading source of pollution to Puget Sound is contaminated sites around its shorelines. Ecology's Toxics Cleanup Program has identified contaminated sites within one-half mile of the Sound. This site is a Puget Sound Initiative site.

SITE BACKGROUND:

A summary of prior operations/tenants at the subject property is presented below.

<u>From</u>	<u>To</u>	<u>Operator/Tenant</u>	<u>Activity</u>
	1990	Sears Roebuck & Company	Automotive Service Center
1990	2013	First and Utah St Associates	Home Depot Retail Warehouse

SITE CONTAMINATION:

In 1992 the Sears Automotive Center site was reported to Washington Department of Ecology and placed on the LUST list with ID number 2387.

Ten USTs were removed in 1992 from one area located on the southern portion of the property. The USTs contained new oil and waste oil and ranged from 500- to 3,000-gallons in capacity. Soil excavation was performed following UST removal to the depth of groundwater, approximately 8 feet below grade. Approximately 80 cubic yards of contaminated soil was removed and disposed offsite. Soil sampling was performed following completion of excavation activities, but no groundwater samples were collected. Total TPH (analyzed by EPA 418.1) remained on the excavation floor at a concentration of up to 37,300 mg/kg. A release was reported to Ecology in October 1992.

Ecology indicated in a February 1993 letter that remediation at the Home Depot UST area was inadequate and

SITE HAZARD ASSESSMENT

Worksheet 1

Summary Score Sheet

expressed concerns regarding the TPH remaining in soil and the lack of groundwater sampling.

PAST REMEDIATION ACTIVITIES:

Additional investigation activities were performed in 1994 with soil and groundwater samples collected from soil borings located to the east (SB-2) and west (SB-3) of the UST area. (Note: SB-1 was located over 500 feet north of the former UST area and was not considered for scoring purposes)

Soil and groundwater samples were analyzed for TPH (gas-, diesel-, and oil-range), VOCs, sVOCs, metals, and PCBs (soil only). No analytes were detected in soil samples at concentrations above MTCA Method A cleanup levels. Chromium (up to 653 ug/l) and lead (up to 251 ug/l) were detected in groundwater samples from SB-2 and SB-3 at concentrations at above MTCA Method A cleanup levels. Diesel-range TPH was detected in groundwater at 0.64 mg/l in SB-2, above the MTCA Method A cleanup level. One cPAH compound, benzo(b)fluoranthene, was detected in groundwater at 8.0 ug/l in SB-3, above the MTCA Method A cleanup level for total cPAHs

No remedial activities, other than the soil excavation and offsite disposal associated with UST removal, have been performed at either of the site areas. The most recent sampling data is from the 1994 investigation previously discussed.

CURRENT SITE CONDITIONS:

A VCP application was submitted to Ecology (VCP NW1755) in March 2007. Ecology issued an advisory opinion in May 2007, based on the VCP application information, that the "proposed remedial action is not likely to be sufficient to meet the specific substantive requirements contained in MTCA". Ecology cited the TPH left in soil at the base of the excavation when the USTs were removed and the lack of groundwater sampling as specific concerns, and indicated that lateral extent of impacted soil was also not properly addressed. Ecology indicated that additional characterization is needed including soil and groundwater sampling and analysis for PAHs, TPH, fuel additives, solvents, oil & grease, and metals. Based on inactivity at the site, Ecology removed the site from the VCP in May 2008.

A separate VCP application was submitted to Ecology for the Sears site (VCP NW1745; CSID 4669) in March 2007. No Ecology opinion letter was identified for the Sears site. Based on inactivity at the site, Ecology removed the Sears site from the VCP in May 2008.

A proposal dated 13 March 2007 for installation of monitoring wells with soil and groundwater sampling and analysis was included in Ecology's files for the Home Depot site. However, no information regarding whether or not the proposal was implemented was available.

Based on the available information, only the Home Depot site will be considered for ranking purposes.

Four Ecology cleanup sites are located on properties which adjoin the subject site. The Sears Roebuck & Company 1009 Former site (CSID 5845) Sears Service STA Former site (CSID 5120) are located north of the subject site. The Washington Chain & Supply site (CSID 3483) is located south of the subject site. The Chevron 2740 1st S site (CSID 5982) is located east of the subject site. The Sears Roebuck & Company 1009 Former site is a LUST site with a documented diesel release, but is located cross-gradient and is unlikely to have affected the subject site. The other three sites are currently listed by Ecology with No-Further-Action designations.

The approximate depth to groundwater is 8 feet below ground surface, with groundwater flowing to the west. Subsurface soils are fine to medium sand fill.

SPECIAL CONSIDERATIONS:

Checked boxes indicate routes applicable for WARM scoring

☐ **Surface Water**

Release was to the subsurface and the site is paved or covered by buildings.

☐ **Air**

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Known contaminants are not volatile; affected soil area is beneath the Home Depot building and several feet of fill.

☒ **Groundwater**

Contaminants present in groundwater above MTCA cleanup levels.

Data is limited to two locations for groundwater, and the samples were collected from soil borings rather than wells. Soil data is mostly for total TPH (418.1 or HCID) but additional analyses were done for some samples.

ROUTE SCORES:

Surface Water/ Human Health:

Surface Water/ Environment:

Air/ Human Health:

Air/ Environment:

Groundwater/ Human Health: 38.0

Overall Rank: 3

REFERENCES:

WARM Toxicological Database

WARM Scoring Manual

Washington Department of Transportation 24-hour Isopleth Maps, January 2006 update.

<http://www.wsdot.wa.gov/publications/fulltext/Hydraulics/Wa24hrIsopleths.pdf>

King County GIS Center iMAP application, Property Information, Groundwater Program, and Sensitive Areas mapsets. Accessed January 2013.

<http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx>

National Climatic Data Center 2011 Local Climatological Data for Seattle, Seattle Tacoma Airport.

<http://www1.ncdc.noaa.gov/pub/orders/IPS-90B1F39F-6CFA-4A6B-AA82-5ED1FF897CCC.pdf>

Washington State Department of Health Source Water Assessment Maps. March 2011 update.

<https://fortress.wa.gov/doh/eh/dw/swap/maps/>

Ecology Water Resources Explorer, accessed January 2013.

<https://fortress.wa.gov/ecy/waterresources/map/WaterResourcesExplorer.aspx>

FEMA Map Service Center, accessed January 2013.

<https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>

Missouri Census Data Center, Circular Area Profiles - 2010 census data around a point location.

<http://mcdc.missouri.edu/websas/caps10c.html>. Accessed February 2013

Notification of Pending Inactive Determination Status for the following Hazardous Waste Site enrolled in the Voluntary Cleanup Program: Sears Unit 6239 (Former), 2759 1st Ave. S., Seattle. Ecology. 24 May 2008.

Request for Review: Independent Remedial Action Former Sears Unit 6239, 2759 First Ave. S., Seattle, WA 98134. Ecology. 15 March 2007.

Home Depot/Former Sears Automotive Center, 2753 Utah Avenue South, Seattle. First & Utah Street Associates, LLC. 26 March 2007.

Opinion pursuant to WAC 173-340-515(5) on Proposed Remedial Action for the following Hazardous Waste Site: Former Sears Automotive Center (The Home Depot), 2753 Utah S. Seattle, WA. Ecology. 2 May 2007.

Notification of Pending Inactive Determination Status for the following Hazardous Waste Site enrolled in the Voluntary Cleanup Program: Sears Automotive Center (Former), 2753 Utah S., Seattle. Ecology. 24 May 2008.

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Submittal of Underground Storage Tank Permanent closure/Change-in-Service Checklists for the Former Sears Automotive Center, 2753 Utah Avenue South, Seattle, Washington. Alton Geoscience. 15 December 1992.

Remediation of Petroleum Contamination at Sears Automotive Center, 2753 Utah Ave South, Seattle, WA. Ecology. 18 February 1993.

Interim Independent Cleanup Action Report, Former Sears Automotive Center, 2753 Utah Avenue South, Seattle, Washington. Alton Geoscience. 14 January 1993.

Preliminary Environmental Evaluation, Blocks 342 and 343, Seattle Tide Lands, Seattle, Washington. Earth Consultants, Inc. 25 October 2004.

Groundwater Monitoring Well Installation and Monitoring, Home Depot / Former Sears Auto Center, 2753 Utah Avenue south, Seattle, WA. Environmental Associates, Inc. 13 March 2007.

SITE HAZARD ASSESSMENT
Worksheet 2
Route Documentation

Cleanup Site ID: 6839

Sears Automotive Center

Facility/Site ID: 90796658

1. SURFACE WATER ROUTE

List those substances to be considered for scoring:

Not Applicable

Explain the basis for choice of substances to be used in scoring:

List those management units to be considered for scoring:

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

2. AIR ROUTE

List those substances to be considered for scoring:

Not Applicable

Explain the basis for choice of substances to be used in scoring:

List those management units to be considered for scoring:

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

3. GROUNDWATER ROUTE

List those substances to be considered for scoring:

Diesel, benzo(b)fluoranthene, chromium, lead

Explain the basis for choice of substances to be used in scoring:

Identified in groundwater samples at concentrations above MTCA.

List those management units to be considered for scoring:

Groundwater

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

Documented release to groundwater.

Worksheet 6
Groundwater Route

CSID: 6839

Site Name: Sears Automotive Center

1.0 Substance Characteristics

1.1 Human Toxicity

Substance	Drinking Water Standard Value	Acute Toxicity Value	Chronic Toxicity Value	Carcinogenicity Value
TPH as diesel	6	5	3	X
benzo(b)fluoranthene	10	X	X	7
lead	8	X	X	X
chromium (III)	6	X	1	X

Highest Value 10

Bonus Points? 2

Toxicity Value

1.2 Mobility

Cations/Anions Max Value: 2 lead

Solubility Max Value: Mobility Value

1.3 Substance Quantity

Amount: 200 cubic yards of soil

Basis: Estimated volume of impacted soil remaining in-place

Substance Quantity Value

2.0 Migration Potential

2.1 Containment

Containment Value

Explain Basis: Contaminated soil from former UST area

2.2 Net Precipitation

10-20 inches

Net Precipitation Value

2.3 Subsurface Hydraulic Conductivity

silt/sand

Conductivity Value

2.4 Vertical Depth to Groundwater

confirmed release to groundwater

Depth to Aquifer Value

3.0 Targets

3.1 Groundwater Usage

Used for irrigation (non-food and domestic), industrial uses, fish propagation.

Aquifer Use Value

3.2 Distance to Nearest Drinking Water Well

> 2 miles

Well Distance Value

3.3 Population Served within 2 Miles

0 population

Population Served Value

Worksheet 6
Groundwater Route

CSID: 6839

Site Name: Sears Automotive Center

3.4 Area Irrigated by GW Wells within 2 miles

Area Irrigated Value 1.68

5 acres

4.0 Release

Release to Groundwater Value 5

Explain basis for scoring a release to groundwater:

Contaminant concentrations above cleanup level in water samples.

Pathway Scoring - Groundwater Route, Human Health Pathway

$$GW_H = (SUB_{GH} * 40 / 208) * [(MIG_G * 25 / 17) + REL_G + (TAR_{GH} * 30 / 165)] / 24$$

Where:

SUB_{GH} = (Human toxicity + mobility + 3) * (Containment + 1) + Substance Qty

MIG_G = Depth to Aquifer + Net Precip + Hydraulic Conductivity

REL_G = Release to Groundwater

TAR_{GH} = Aquifer Use + Well Distance + Population Served + Area Irrigated

SUB_{GH}	190
MIG_G	13
REL_G	5
TAR_{GH}	4.68
GW_H	38.0



Legend:

- Property location (approximate)
- Former UST locations (approximate)
- ⊕ Former soil boring locations (approximate)

Notes:

1. All locations are approximate, and not to scale.



Sears Automotive Center
2753 Utah Avenue South
Seattle, WA 98134



Site Overview Map

CSID 6839
 CSID6839.vsd

Washington Ranking Method
Route Scores Summary and Ranking Calculation Sheet

Site Name:

Sears Automotive Center

CSID:

6839

Site Address:

2701 Utah Avenue South, Seattle, 98134

FSID:

90796658

HUMAN HEALTH ROUTE SCORES

Enter Human Health Route Scores for all Applicable Routes:

Pathway	Route Score	Quintile Group
Surface Water	ns	0
Air	ns	0
Groundwater	38.0	3

H=3
M=0
L=0

H²

9

+

2M

0

+

L

0

=

8

Human Health
Priority Bin Score:

2

rounded up to
next whole
number

ENVIRONMENT ROUTE SCORES

Enter Environment Route Scores for all Applicable Routes:

Pathway	Route Score	Quintile Group
Surface Water	ns	0
Air	ns	0

H=0
L=0

H²

0

+

2L

0

=

7

Environment
Priority Bin Score:

N/A

rounded up to
next whole
number

Comments/Notes:

FINAL
MATRIX
RANKING

3

FOR REFERENCE:

Final WARM Bin Ranking Matrix

Human Health Priority	Environment Priority					
	5	4	3	2	1	N/A
5	1	1	1	1	1	1
4	1	2	2	2	3	2
3	1	2	3	4	4	3
2	2	3	4	4	5	3
1	2	3	4	5	5	5
N/A	3	4	5	5	5	NFA

Quintile Values for Route Scores - February 2013 Values

Quintile	Human Health			Environment	
	Surface Water	Air	Ground Water	Surface Water	Air
5	>= 27.0	>= 32.0	>= 50.1	>= 47.0	>= 32.0
4	>= 18.5	>= 21.1	>= 40.4	>= 30.3	>= 26.1
3	>= 12.4	>= 13.1	>= 31.6	>= 21.4	>= 21.1
2	>= 7.5	>= 7.1	>= 22.4	>= 11.0	>= 14.6
1	< 7.5	< 7.1	< 22.4	< 11.0	< 14.6

Quintile value associated with each route score entered above