

SITE HAZARD ASSESSMENT
Worksheet 1
Summary Score Sheet

SITE INFORMATION:

Sears Automotive Center H.O.T.
2759 1st Ave S
Seattle, King County, WA 98134

Cleanup Site ID: 4669
Facility/Site ID: 46247836

Section:	7	Latitude:	47.57819
Township:	24N	Longitude:	-122.33473
Range:	4E	Tax/Parcel ID:	7666207285

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

SITE DESCRIPTION:

The Sears Automotive Center H.O.T. site is a former Sears Auto Center located in Seattle, King County, Washington. The 0.82-acre property is located approximately 1,400 feet from East Waterway (Duwamish River), and zoned for industrial (IG2 U/85) use.

Adjacent properties include a Home Depot store to the west, across Utah Avenue S; a coffee/espresso supply store to the north; a Bank of America to the east, across 1st Avenue S; and other retail stores to the south, across S Forest Street.

The site is currently operated as a Sears Automotive Service Center by Sears Roebuck and Co.

The site is currently operating as an automotive service center, with surface parking facing 1st Avenue South. The current service center building was constructed in 1992.

The site is located in the SODO neighborhood of Seattle, at the northwest corner of 1st 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>
1992	2013	Sears Automotive Center	automotive repair

SITE CONTAMINATION:

In 2007 the Sears Automotive Center H.O.T. site was reported to Washington Department of Ecology and placed on the VCP list with ID number NW1745.

One 2,500-gallon heating oil UST was removed from the site in 1992. Confirmation samples collected from the tank excavation sidewalls and the 20 cubic yard stock pile did not identify petroleum hydrocarbons, so a release was not reported to Ecology. Groundwater was encountered during the heating oil tank excavation, but groundwater was not sampled.

PAST REMEDIATION ACTIVITIES:

No additional investigation or remedial activities, other than the excavation and removal of the 2,500-gallon heating oil tank, have been performed at this site.

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CURRENT SITE CONDITIONS:

Based on inactivity at the site, Ecology removed the site from the VCP in May 2008.

No releases have been reported at the site, however diesel contamination of groundwater may be present.

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

SPECIAL CONSIDERATIONS:

Checked boxes indicate routes applicable for WARM scoring

Surface Water

Release occurred to the subsurface.

Air

Suspected hazardous substances are not volatile.

Groundwater

Hazardous substance of concern has not been investigated in groundwater.

Analytical results for confirmation soils sampled in the former heating oil tank excavation indicate petroleum hydrocarbons are not present in soil above MTCA Method A cleanup levels. Groundwater was encountered during excavation activities, but was not sampled.

ROUTE SCORES:

Surface Water/ Human Health:

Surface Water/ Environment:

Air/ Human Health:

Air/ Environment:

Groundwater/ Human Health: 1.8

Overall Rank: 5

REFERENCES:

Missouri Census Data Center, Circular Area Profiles - 2010 census data around a point location.
<http://mcdc.missouri.edu/websas/caps10c.html>. Accessed February 2013

FEMA Map Service Center, accessed January 2013.
<https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>

Washington Department of Transportation 24-hour Isopluvial Maps, January 2006 update.
<http://www.wsdot.wa.gov/publications/fulltext/Hydraulics/Wa24hrlspoluvials.pdf>

WARM Scoring Manual

Ecology Water Resources Explorer, accessed January 2013.
<https://fortress.wa.gov/ecy/waterresources/map/WaterResourcesExplorer.aspx>

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>

First & Utah Street Associates, LLC, 2007, Sears Automotive Center, 2759 First Avenue South, Seattle. 8 March

WARM Toxicological Database

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Ecology, 2008, 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. 24 May

Washington State Department of Health Source Water Assessment Maps. March 2011 update.
<https://fortress.wa.gov/doh/eh/dw/swap/maps/>

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>

SITE HAZARD ASSESSMENT
Worksheet 2
Route Documentation

Cleanup Site ID: 4669

Sears Automotive Center H.O.T.

Facility/Site ID: 46247836

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

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

Heating oil tank previously located at the site.

List those management units to be considered for scoring:

Groundwater

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

Groundwater was encountered during UST decommissioning, but not sampled

Worksheet 6
Groundwater Route

CSID: 4669

Site Name: Sears Automotive Center H.O.T.

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

Highest Value
 Bonus Points?
 Toxicity Value

1.2 Mobility

Cations/Anions Max Value:
 Solubility Max Value: 1 Mobility Value

1.3 Substance Quantity

Amount: <10 cubic yards
 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 has been removed

2.2 Net Precipitation 10-20 inches Net Precipitation Value

2.3 Subsurface Hydraulic Conductivity Conductivity Value
 fine to medium sand

2.4 Vertical Depth to Groundwater Depth to Aquifer Value
 8 feet below ground surface

3.0 Targets

3.1 Groundwater Usage Aquifer Use Value
 Used for irrigation (non-food and domestic), industrial uses, fish propagation.

3.2 Distance to Nearest Drinking Water Well Well Distance Value
 > 2 miles

3.3 Population Served within 2 Miles Population Served Value
 0 population

Worksheet 6
Groundwater Route

CSID: 4669

Site Name: Sears Automotive Center H.O.T.

3.4 Area Irrigated by GW Wells within 2 miles

Area Irrigated Value

5 acres

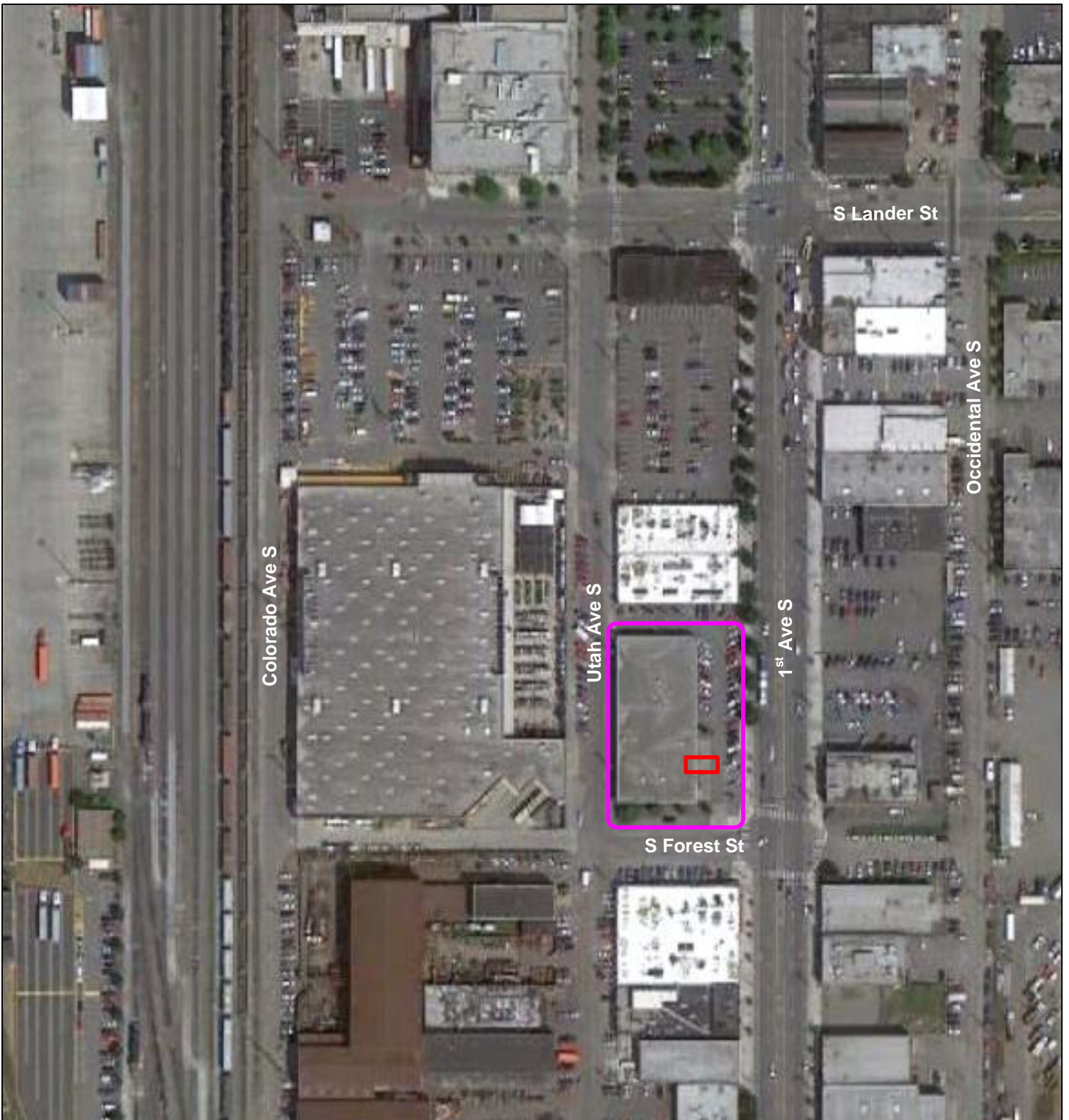
4.0 Release

Release to Groundwater Value



Explain basis for scoring a release to groundwater:

No confirmed release to groundwater

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:	
$SUB_{GH} = (\text{Human toxicity} + \text{mobility} + 3) * (\text{Containment} + 1) + \text{Substance Qty}$	SUB _{GH} 11
$MIG_G = \text{Depth to Aquifer} + \text{Net Precip} + \text{Hydraulic Conductivity}$	MIG _G 13
$REL_G = \text{Release to Groundwater}$	REL _G 0
$TAR_{GH} = \text{Aquifer Use} + \text{Well Distance} + \text{Population Served} + \text{Area Irrigated}$	TAR _{GH} 4.68
	GW_H 1.8



Legend:

-  Property location (approximate)
-  Former UST location (approximate)

Notes:

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



Sears Automotive Center H.O.T.
2759 1st Ave S
Seattle, WA 98134



Site Overview Map



CSID 4669
CSID4669.vsd

Washington Ranking Method Route Scores Summary and Ranking Calculation Sheet

Site Name: Sears Automotive Center H.O.T.

CSID: 4669

Site Address: 2759 1st Ave S

FSID: 46247536

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	1.8	1

H=	1
M=	0
L=	0

$$\frac{H^2 + 2M + L}{8} = \frac{1^2 + 2(0) + 0}{8} = \frac{1}{8}$$

**Human Health
Priority Bin Score:**

1

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

$$\frac{H^2 + 2L}{7} = \frac{0^2 + 2(0)}{7} = \frac{0}{7}$$

**Environment
Priority Bin Score:**

N/A

rounded up to next whole number

Comments/Notes:

Air route not scored. If "0" is used for air pathway, final ranking will be "5" instead of "3".
"5" is a more representative ranking for this site than "3" based on the available information.

The secondary site described in the text (Sears VCP NW1745) had a heating oil UST removed without a release identified. On its own, the secondary Sears site could be an NFA. As it stands, the secondary site was "attached" to the main Home Depot site. The secondary Sears site does have its own site listing (CSID 4669), so it could be scored separately.

**FINAL
MATRIX
RANKING**

5

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