CSID 3159

SITE HAZARD ASSESSMENT
WORKSHEET 1
SUMMARY SCORE SHEET

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

Midway SeaTac Auto Wrecking
1403 South 330th Street
Federal Way, WA 98003
King County
T-21N, R-04E, Sec-17
TCP ID: N-17-5160-000 2389
Longitude: 122* 18' 52.16"
Latitude: 47* 18' 22.72"
Site assessed for August 29, 2000 update

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

The Midway SeaTac Auto Wrecking site is within a residential and commercial area of Federal Way surrounded on the north and west sides of the site by the recently developed Celebration Park. With Pacific Highway to the east, access to the site would be heading west on South 330th Street, or heading west on South 324th Street and then traveling south on 9th Avenue South through Celebration Park. This 2.06-acre site is located in an area with municipal water and sewer systems. However, documentation indicates a former on-site septic system that was used for steam-cleaning wastewater. According to Steve Varga, the current property owner of the Midway SeaTac Auto Wrecking site, all buildings have been removed since the summer of 1999. Currently, the building foundation is all that remains on this vacant property.

Before development for wrecking and salvage operations, past use of the property was limited to development as a cherry orchard with associated storage facilities and a single-family residential structure. Kent Central purchased the property in 1966 and converted it to an auto-wrecking yard in 1967. By 1974 all of the orchard trees had been removed and the entire site was devoted to auto wrecking, a practice which continued until January 1997.

Built in 1946, an old airport hanger building occupied by Midway SeaTac Wrecking was originally part of the Evergreen Airpark. Based on aerial photographs from 1970, it appears that the previous business, Buzzingham Auto Rebuild (later replaced by Midway SeaTac Auto Wrecking) was in use as a wrecking yard at that time. According to Mr. Varga, this site has not operated as a wrecking yard since January 1, 1997. During operation, there was a large, narrow building consisting of a small retail office, a repair shop, and several storage rooms on the north end of the property. Furthermore, a mobile home trailer used as tenant space near the east entrance of the property was also present.

Prior to the development of Celebration Park, Earth Consultants, Inc. (ECI) performed a preliminary environmental audit including the Midway SeaTac Auto Wrecking site in May 1989. This report indicated several signs of possible subsurface contamination such as discolored soil areas, sparse vegetation areas, and dumping of domestic garbage/compost and automotive parts. ECI recommended further investigation for the potential of soil or groundwater contamination. However, there has been no documentation since to indicate that any site remedial work has been done.

On December 12, 1991, an investigation was initiated by Norm Peck of the Washington State Department of Ecology (Ecology) to assess the extent of the

site property contaminants. On January 8, 1992, Mr. Peck recommended the Midway SeaTac Auto Wrecking site be added to the Integrated Site Information Systems (ISIS) list of confirmed and suspected contaminated sites for suspected halogenated organic compounds, non-halogenated solvents, and metals in the soil, surface water, and groundwater media. The site was also confirmed for soil contamination of petroleum products and suspected for petroleum products in surface and groundwater. An Early Notice Letter was sent to the business and property owners regarding the listing of the Midway SeaTac Auto Wrecking site.

On April 10, 1997, a street maintenance crew detected a strong solvent odor coming from the Midway SeaTac Auto Wrecking site. They discovered several 55-gallon drums turned over onto a concrete pad that leaked onto the pad and gravel. It appeared to be tetrachloroethylene (TCE). This incident was most likely the result of vandalism and lack of security in the area. On May 6, 1997, an Ecology investigator from the Spills Program observed a large volume of solid waste such as tires, paint cans, and old refrigerators dumped throughout the property.

Yolanda King and Carsten Thomsen of the Public Health - Seattle & King County (PHSKC) conducted a site hazard assessment (SHA) visit on March 10, 2000 and observed that the solid waste and junk cars previously mentioned in the initial complaint had been removed. All that remained on the Midway SeaTac Auto Wrecking site was the concrete slab of the previously existing building. Some oil stains were discovered to the northwest of the foundation and some low areas lacking vegetation were observed behind the foundation southeast of the concrete slab.

On April 12, 2000, Yolanda King and Carsten Thomsen from PHSKC conducted soil sampling at the Midway SeaTac Auto Wrecking site. Mr. Varga was present to witness the first, two sample collections. All six of the soil samples were taken at a depth of six to eight inches. Based on Mr. Peck's observations, the first soil sample was taken toward the northwest corner of the property. On the southeast side just behind the foundation in a location lacking vegetation was where the second sample was taken. The third sample was collected in an area noted by Mr. Peck as the "core pile". An area that had a couple of spot oil stains located just in front of the building foundation to the northwest was the fourth soil sample location. Soil samples five and six were collected in two separate locations in the southwest corner along the fence bordering the western margin of the site. Prior claims were made that auto fluids were dumped into the ravine in this area.

All six soil samples were analyzed for Northwest Total Petroleum Hydrocarbons-Gasoline/Benzene, Toluene, Ethyl benzene, and Xylene (NWTPH-Gas/BTEX), Northwest Total Petroleum Hydrocarbons Diesel Extended (NWTPH-Dx), and total metals. Additional tests for the first and second samples were tested for Volatile Organic Compounds (VOCs), and Semi-VOCs due to the suspected solvents indicated in the initial investigation.

No NWTPH-Gas/BTEX, diesel fuel, VOCs or Semi-VOCs was detected in any of the soil samples. Most of the total metals were also not detectable with the exception of barium, cadmium, chromium, and lead. However, all were below the Model Toxics Control Act (MTCA) Method A cleanup levels. Heavy oil was present in the first four soil samples with levels at 300 ppm (parts per million), 420 ppm, 6500 ppm, and 270 ppm, respectively. All four samples exceeded the current MTCA Method A cleanup level of 200 ppm for heavy oil.

On the basis of this SHA, completed by the PHSKC's Environmental Health Division, this site will be scored for the surface water and groundwater routes only due to the fact that heavy oil has no toxicity related to the air route.

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) overriding a decision of no further action for the site): N/A

ROUTE SCORES:

Surface Water/Human Health: 5.8

Surface Water/Environ.: NS

Air/Human Health: N/A

Air/Environmental: N/A

Ground Water/Human Health: 14.5

OVERALL RANK: 5

WORKSHEET 2
ROUTE DOCUMENTATION

1. SURFACE WATER ROUTE

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

NWTPH-Heavy Oil

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

The above substance concentration is above MTCA Method A Cleanup Standard.

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. Source: 3

Surface soil is exposed to weather with no containment.

2. AIR ROUTE

List those substances to be considered for scoring: Source:

There will be no score for the air route.

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:

3. GROUND WATER ROUTE

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

NWTPH-Heavy Oil

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

The above substance concentration is above MTCA Method A Cleanup Standard.

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. Source: 3

Surface soil is exposed to weather with no containment.

WORKSHEET 3
SURFACE 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.	Carcino-genicity WOE	PF*	Val.
1.NWTPH-Heavy Oil	ND	-	ND	-	2.0	1	ND	ND	-

*Potency Factor

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

+2 Bonus Points? n/a
Final Toxicity Value: 1
(Max.=12)

1.2 Environmental Toxicity

( ) Freshwater
( ) Marine

Substance	Acute Water Quality Criteria (ug/l)	Value	Non-human Mammalian Acute Toxicity (mg/kg)	Value
1.NWTPH-Heavy Oil	ND	-	ND	-

Source:____ **Value: NS**
(Max.=10)

1.3 Substance Quantity: 6,300 sq ft Source: 2 **Value: 7**
(Max.=10)
Explain basis: 2 areas=30'x50'& 60'x80'=6300 sq ft

2.0 MIGRATION POTENTIAL

2.1 Containment Source: 2 **Value: 10**
(Max.=10)
Explain basis: spill/discharge with no containment

2.2 Surface Soil Permeability: silty sand Source: 2 **Value: 3**
(Max.=7)

2.3 Total Annual Precipitation: 33.8 inches Source: 4 **Value: 3**
(Max.=5)

2.4 Max. 2-Yr/24-hour Precipitation: 1-2 inches Source: 4 **Value: 2**
(Max.=5)

2.5 Flood Plain: not in flood plain Source: 7 **Value: 0**
(Max.=2)

2.6 Terrain Slope: <2 % Source: 3 **Value: 1**
(Max.=5)

WORKSHEET 3 (continued)

SURFACE WATER ROUTE

3.0 TARGETS

3.1 Distance to Surface Water: pond is < 1,000 ft — Source: 3 — **Value: 10** (Max.=10)

3.2 Population Served within 2 miles (See WARM Scoring Manual Regarding Direction): pop > 5,625 — Source: 5 — **Value: 0** (Max.=75)

3.3 Area Irrigated within 2 miles (Refer to note in 3.2.): 0.75 no. acres = 0.75(sq rt 0) = 0 acres — Source: 6 — **Value: 0** (Max.=30)

3.4 Distance to Nearest Fishery Resource: N/A — Source: 7 — **Value: 0** (Max.=12)

3.5 Distance to, and Name(s) of, Nearest Sensitive Environment(s): < 1,000 ft Celebration Park — Source: 7 — **Value: 12** (Max.=12)

4.0 RELEASE

Explain basis for scoring a release to surface water: none confirmed — Source: 3 — **Value: 0** (Max.=5)

WORKSHEET 4
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-Heavy Oil	ND	-	ND	-	2.0	1	ND	ND	-

*Potency Factor

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

+2 Bonus Points?
Final Toxicity Value: 1
(Max.=10)

1.2 Mobility (Use numbers to refer to above listed substances)
Cations/Anions: 1= ; 2= ; 3= ; 4= ; 5= ; Source: 1 **Value: 0**
(Max.=3)

OR
Solubility(mg/l): 1 = < 10

1.3 Substance Quantity: 700 cu yds Source: 2 **Value: 3**
Explain basis: 6,300 sq ft = 700 cu yds (Max.=10)

2.0 MIGRATION POTENTIAL

2.1 Containment Source: 2 **Value: 10**
Explain basis: spill/discharge; no containment (Max.=10)

2.2 Net Precipitation: 19.2 inches Source: 4 **Value: 2**
(Max.=5)

2.3 Subsurface Hydraulic Conductivity: silty sand Source: 2 **Value: 3**
(Max.=4)

2.4 Vertical Depth to Ground Water: 0 - 25 feet Source: 2 **Value: 8**
(Max.=8)

3.0 TARGETS

3.1 Ground Water Usage: public supply/alt source avail Source: 5 **Value: 4**
(Max.=10)

3.2 Distance to Nearest Drinking Water Well: 2,945 ft Source: 2 **Value: 2**
(Max.=5)

3.3 Population Served within 2 Miles: pop. > 10,000 Source: 2,5 **Value: 100**
(Max.=100)

3.4 Area Irrigated by (Groundwater) Wells
within 2 miles: 0.75 no.acres = 0.75(sq rt 0) = 0 acres Source: 6 **Value: 0**
(Max.=100)

4.0 RELEASE

Explain basis for scoring a release to ground water: none confirmed Source: 2 **Value: 0**
(Max.=5)

SOURCES USED IN SCORING

1. Washington Ranking Method Toxicological Database

2. Analytical Results, Midway SeaTac Auto Wrecking, Onsite Environmental, Inc., April 12, 2000

3. Site Hazard Assessment, Public Health - Seattle & King County, August 29, 2000

4. Nation Weather Service Data

5. Washington State Department of Health Public Water Supply Listing

6. Washington State Water Use Data

7. Sensitive Areas Coverage, King Co. Geographic Information System Data