



Public Health
Seattle & King County
HEALTHY PEOPLE. HEALTHY COMMUNITIES.

Alonzo L. Plough, Ph.D., MPH, Director

January 24, 2000

James Edward Snider
4111 NE Sunset Boulevard
Renton, WA 98056

Dear Mr. Snider:


The King County Health Department has completed the site hazard assessment (SHA) of the Ja-Merica Motors site, 4111 NE Sunset Blvd., Renton, as required under the Model Toxics Control Act. A determination of no further action (NFA) at this site has been made by Ecology based on this SHA.

For your information, Ecology will be publishing the results of this, and other recently completed SHAs in the February 29, 2000, Special Issue of the Site Register.

Ecology reserves the right to initiate further investigation at this site where new information is received indicating a potential/actual threat to human health and/or the environment through the release of hazardous substance(s).

Please contact me at (206) 296-4724 if you have any questions/comments regarding this SHA/determination of NFA.

Sincerely,



Peter Isaksen, Environmental Health Specialist
Public Health-Seattle & King County

Pl:ps

cc: Michael Spencer, Department of Ecology
Norm Peck, Department of Ecology

**SITE HAZARD ASSESSMENT
RECOMMENDATION FOR NO FUTURE ACTION**

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

Ja-Merica Motors
4111 NE Sunset Boulevard
Renton, WA, 98056
T-23N, R-5E, Sec-3
TCP-ID# N-17-5145-000
Longitude: 122°, 9', 52.52"
Latitude: 47°, 30', 13.68"
Recommendation Date: January 4, 2000

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

The Ja-Merica Motors site is a 0.30 acre parcel located near Honey Creek in the northeast section of the City of Renton. The site is connected to City of Renton Water and Sewer Systems. The predominant land uses in the immediate area of this site are commercial and residential in nature. The storm water from the vicinity of this site flows by subsurface storm drain pipes to Honey Creek, which is a culverted stream flowing through the area of this site. It is unclear where the stream daylights, but it eventually flows to Lake Washington.

About 25 percent of the site soils are covered by asphalt, concrete or buildings. There are open soils behind (south of), and on the west side of the one building on the site, as well as a large graveled area between the building and NE Sunset Boulevard which is used to store and display autos for repairs and sales. The site is an auto repair facility, but is also used as an auto sales lot.

Used oil is bulked up in barrels on the south and west sides of the building before being removed for recycling. Surface water drainage goes to open soils at the back of the building where it appears to discharge to the soils directly, due to the highly porous nature of the soils in these areas. The surface water flow east of the building flows on asphalt that is slightly bermed to prevent flow to the neighboring property to the east. This berm, however, does not completely extend far enough to the street, and visible staining was observed where the flow apparently spills over the side of the property to the east neighbor.

The site was originally listed on Ecology's Confirmed and Suspected Contaminated Sites List (SIS List) on October 10, 1991 (Early Notice Letter sent) for Petroleum Product contamination and suspected Priority Pollutant Metals, Halogenated Solvents, and Non-Chlorinated Solvents contamination. The site was listed after an Initial Investigation by Norm Peck of Ecology, Northwest Regional Office (NWRO). Former employees of this site and employees of the neighboring site had complained about dumping of solvents down drains, washing floors with solvent that was washed out to the street and pouring gasoline to the ground surface behind the south end of the building. The Initial Investigation showed an oil stain around bulk storage oil barrels at the south side of the building.

A Phase II Environmental Site Assessment was turned in to Ecology (dated October 28, 1993) by Pacific Northern Geoscience. They had been hired by the neighboring site to the east, then owned by Pietro's Pizza, to conduct sampling along the boundary to the Ja-Merica site. Results of the sampling showed levels of Total Petroleum Hydrocarbons (by WTPH 418.1) above Model Toxics Control Act Method A Cleanup Levels (200 mg/kg for TPH in soils at that time). The results from the surface soils were 1400 and 3400 mg/kg TPH, and from the soils at two and a half feet depth were 1100

and 770 mg/kg TPH. No sample showed levels of Halogenated Organic Compounds, nor Non-Halogenated Solvents above detection limits. Priority Pollutant Metals were not analyzed for. The berm along the property line between Ja-Merica and Pietro's was installed by Ja-Merica's owner at about this time.

An additional Initial Investigation by Norm Peck was conducted on November 23, 1993 following the submission of the Phase II report to Ecology. Oil staining was observed on graveled soils behind and around oil drums at the south of the building.

The situation was referred to Waste Reduction and was considered as No Further Action by the Toxics Cleanup Program, according to a note by Mr. Peck at that time, however the site was not delisted from the SIS list.

On a recent site visit conducted on August 19, 1999, by Peter Isaksen, of Public Health - Seattle & King County (PHSKC), some indications of minor contamination were present on site. Most of the open soil areas showed no apparent staining of oil beyond what would be expected from normal use by autos and/or trucks. However, some minor areas did show some staining of the soils (by petroleum possibly?). One area was west of the building by the bulk oil containers. Another area was outside an additional rollup door at the south side of the building. Another was by an additional oil and used part storage area at the south side of the building near the edge of the pavement around the corner of the main garage bay doors. And finally, one area was at the end of the aforementioned berm at the east property line.

A site visit and sampling event was conducted on September 8, 1999. Four soil samples were collected, one each from the four areas mentioned above as stained. The samples were taken by Peter Isaksen, Carsten Thomsen, and Yolanda King all of PHSKC Environmental Health. The sampling depth for all four samples were from six to twelve inches. The samples were delivered the same day in an iced cooler to OnSite Environmental Inc., in Redmond, WA. All four were analyzed by the NWTPH-Diesel Extended, Volatiles by EPA 8260B, and for Total RCRA Metals.

Sample JAM1 was taken next to and slightly downslope from bulk oil storage area at the southwest corner of the building. JAM2 was taken from soils outside the rollup door at the south side of the building. JAM3 was taken from the southeast soils around the corner of the building from the main bay doors. And, JAM4 was taken from soils from the outlet end of the bermed section of pavement. Lab analysis showed all four samples as Non Detects for all the Volatiles sampled for by EPA 8260B (various PQLs listed, all well below MTCA Method A Cleanup Levels). No sample showed levels of petroleum products above proposed MTCA Method A cleanup levels for soil using the NWTPH-Diesel Extended Method. Current MTCA Method A Cleanup Levels for TPH-Diesel and TPH-Other (Heavy Oils) are both at 200 mg/kg, but both are scheduled to be raised within a year to 2000 mg/kg. See Table 1 below.

Table 1. Northwest Total Petroleum Hydrocarbon-Diesel Extended Results, Ja-Merica Motor soil samples, OnSite Environmental, Redmond, WA. All results in mg/kg (ppm).

	JAM1	PQL	JAM2	PQL	JAM3	PQL	JAM4	PQL
Diesel Fuel	ND	27	41	26	ND	28	29	27
Heavy Oil	ND	53	ND	53	860	55	460	54

Nearly all RCRA Metals results showed results below MTCA Method A Cleanup Levels. However, one sample JAM2, taken from surface soils outside the south side rollup door showed a Cadmium result of 4.8 mg/kg. This sample seemed to be associated with some red stained soils from the former body shop. These soils appeared to be only at the surface of the ground and could be easily removed, and avoided in the future with proper maintenance procedures. See Table 2 below for all metal analysis results.

Table 2. Total RCRA Metals Results, Ja-Merica Motor soil samples, OnSite Environmental, Redmond, WA. All results in mg/kg (ppm).

	Method	JAM1	PQL	JAM2	PQL	JAM3	PQL	JAM4	PQL	MTCA Cleanup
Arsenic	6010B	ND	.11	ND	11	ND	11	ND	11	20.0
Barium	6010B	37	2.7	120	2.6	48	2.7	54	2.7	Not Listed
Cadmium	6010B	ND	0.53	4.8	0.53	0.98	0.55	2	0.54	2.0
Chromium	6010B	10	0.53	38	0.53	15	0.55	26	0.54	100.0
Lead	6010B	ND	5.3	180	5.3	110	5.5	150	5.4	250.0
Mercury	7471A	ND	0.27	ND	0.26	ND	0.27	ND	0.27	1.0
Selenium	6010B	ND	11	ND	11	ND	11	ND	11	Not Listed
Silver	6010B	ND	0.53	ND	0.53	ND	0.55	ND	0.54	Not Listed

On the basis of this SHA, PHSKC Environmental Health Division recommends that this site receives a No Further Action (NFA) under MTCA, based on its documented insignificant threat to human health and the environment.

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):

None. Due to the confirmed lack of residual hydrocarbon compounds, Volatiles, and Metals from soils of this site, a recommendation of NFA appears to be appropriate for this site at this time.