

SITE HAZARD ASSESSMENT

Recommendation for No Further Action

SITE NAME: Sears Auto Center Heating Oil Tank

Cleanup Site ID: 4669 Completed on 12/21/2018 for inclusion
 Facility/Site ID: 46247836 on the August 2019 Hazardous Sites List.

LOCATION OF SITE

2759 1st Avenue South Township 24N, Range 4E, Section 7
 Seattle, King County, WA 98134 Latitude, Longitude: 47.57824, -122.33481
 Tax Parcel ID: 7666207285

SITE DESCRIPTION

Within Currently Defined Site Boundaries

The Sears Auto Center Heating Oil Tank (HOT) site (Site) is located on one tax parcel. The Site includes 0.82 acres of property zoned for industrial (IG2) use, and currently houses one commercial building occupied by Momentum Indoor Climbing. Suspected contamination of the property was discovered in 1992 when the current building was constructed on the Site to house the Sears Automotive Center. The Site is located on South Forest Street in the SoDo neighborhood of Seattle between 1st Avenue South and Utah Avenue South. The area is dominated by commercial and industrial buildings, including the Site's neighbors: Home Depot to the west, Visions Espresso Service to the north, Bank of America to the east, and Club Sur (restaurant and dancing) to the south.

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.

Historical Owners and Operators

<u>From</u>	<u>To</u>	<u>Owner/Operator</u>	<u>Site Uses</u>
1992	2017	Sears Auto Center	automotive service
2017	2018	Momentum Indoor Climbing	renovations to transition space into an indoor rock climbing facility; opened in September 2018

Area Surrounding the Site

Sixteen Ecology cleanup sites are located within a quarter mile of the Site, including on the adjacent properties to the east (Chevron 2740 2st Ave S, Cleanup Site ID 5982, No Further Action) and the west (Sears Automotive Center, Cleanup Site ID 6839, cleanup started). The Harbor Island US Environmental Protection Agency (EPA) Superfund site is located approximately 2000 feet west of the Site. The Site is connected to city water and sewer, and stormwater is managed under the City of Seattle combined sewer overflow system. The closest greenspaces and parks are across I-5, more than 3,500 feet to the east of the Site.

SITE CHARACTERIZATION AND/OR REMEDIATION

In 1992, a 2,500 gallon heating oil underground storage tank (UST) was removed from the property during construction of the building currently present on the property. The tank was in good condition, with no evidence of

SITE HAZARD ASSESSMENT

Recommendation for No Further Action

leaks. Some field evidence of possible petroleum in soil was noted (i.e. a petroleum odor from approximately 3 cubic yards of the stockpiled excavation soil). Soil samples taken from the excavation sidewalls and from the stockpiled excavation soil did not contain total petroleum hydrocarbons (TPH) above laboratory reporting limits. Groundwater was encountered in the excavation but was not sampled. A second UST that had been closed in place in the 1970s was rumored to be present on the property, but neither the UST nor any signs of contamination were found during construction or during follow up investigations in 1994.

The Site briefly entered the Voluntary Cleanup Program in 2007. Ecology recommended installation of a well to determine if groundwater on the Site was contaminated and additional sampling to the east of the UST location. No characterization or remedial actions were performed at this time, and the Site was terminated from the program for lack of activity in 2008.

In November 2016, two monitoring wells were installed at the Site to investigate groundwater. MW-7 is located downgradient of the location of the heating oil UST and MW-8 is upgradient, relative to the current groundwater flow direction (to the west). No contaminants were detected above cleanup levels in soil from either monitoring well boring.

While a groundwater gradient cannot be established from only two wells, groundwater sampling occurred at additional sites within the same block at the same time as the sampling of MW-7 and MW-8. A total of eight wells were used to establish groundwater flow direction (see figures).

Four consecutive quarters of sampling were completed for both Site wells in 2016-2017. MW-8 samples were analyzed for diesel-range TPH; no sample contained diesel-range TPH above laboratory reporting limits. MW-7 samples were analyzed for TPH (via method NWTPH-HCID), polycyclic aromatic hydrocarbons, volatile organic compounds, and metals. The only chemical above reporting limits in any sample was arsenic, present at concentrations below the Method A cleanup level of 5 µg/L.

ADDITIONAL INFORMATION COLLECTED BY THE SITE HAZARD ASSESSOR

Data necessary to complete the assessment was available in site reports.

RECOMMENDATIONS

Justification for re-ranking:

The Site was briefly enrolled in the Voluntary Cleanup Program (VCP) in 2007-2008, but did not receive an opinion due to a lack of groundwater data. The Site was ranked through the Site Hazard Assessment (SHA) process in 2013 based on the possibility of groundwater contamination, and received a rank of 5. Following collection of the 2016-2017 groundwater data, representatives for the Site requested an opinion from the Pollution Liability Insurance Agency (PLIA). PLIA determined that the Site was not eligible for enrollment into their technical assistance programs. This determination was based on the absence of a confirmed release to the environment from the former heating oil UST.

At this time, heating oil tank only sites are not eligible to enter Ecology's VCP program, so a re-ranking of the Site is being done to include the new data and support a No Further Action (NFA) determination.

Findings:

The SHA for the Site performed in 2013 only scored the Site for the groundwater pathway, based on the fact that the "Hazardous substance of concern has not been investigated in groundwater." The 2016-2017 groundwater sampling event provides the data that was missing during the previous SHA.

Based on the fact that no soil sample collected at the Site has exceeded Method A cleanup levels and that four consecutive quarters of groundwater samples have been below Method A cleanup levels, Ecology has determined that the Site requires No Further Action to be in compliance with MTCA.

It is concluded that this Site poses no significant threat to human health and the environment and it is recommended that it receives no further action (NFA) at this time under MTCA [WAC 173-340-310(5)(d)(ii)].

SITE HAZARD ASSESSMENT

Recommendation for No Further Action

REFERENCES

- 1 Earth Consultants Inc. 1992. Heating Oil UST Removal from Property Located at the Corner of First Avenue South and South Forest Street in Seattle, Washington.
- 2 Earth Consultants Inc. 1994. Phase II Evaluation, Sears Auto Center, Seattle, Washington.
- 3 Earth Consultants Inc. 1994. Preliminary Environmental Evaluation, Blocks 342 and 343, Seattle Tide Lands, Seattle, Washington.
- 4 Ecology. 2013. Site Hazard Assessment, Sears Automotive Center H.O.T.
- 5 King County. Accessed 2018. iMap. <https://gismaps.kingcounty.gov/iMap/>
- 6 Landau Associates. 2017. Subsurface Investigation Report for Site Closure, Sears Auto Center Site, Seattle, Washington.
- 7 Marten Law. 2018. Letter re: Request to Delist - Sears Auto Center HOT, Ecology CSID: 4669/FSID: 46247836.
- 8 US Environmental Protection Agency. Accessed 2018. Search for Superfund Sites Where You Live. <https://www.epa.gov/superfund/search-superfund-sites-where-you-live#map>
- 9 WA Dept. of Ecology. Accessed 2018. Lower Duwamish Source Control Map. Available at: <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Toxiccleanup-sites/Lower-Duwamish-Waterway>
- 10 WA Dept. of Ecology. Accessed 2018. What's in My Neighborhood. <https://fortress.wa.gov/ecy/neighborhood/>

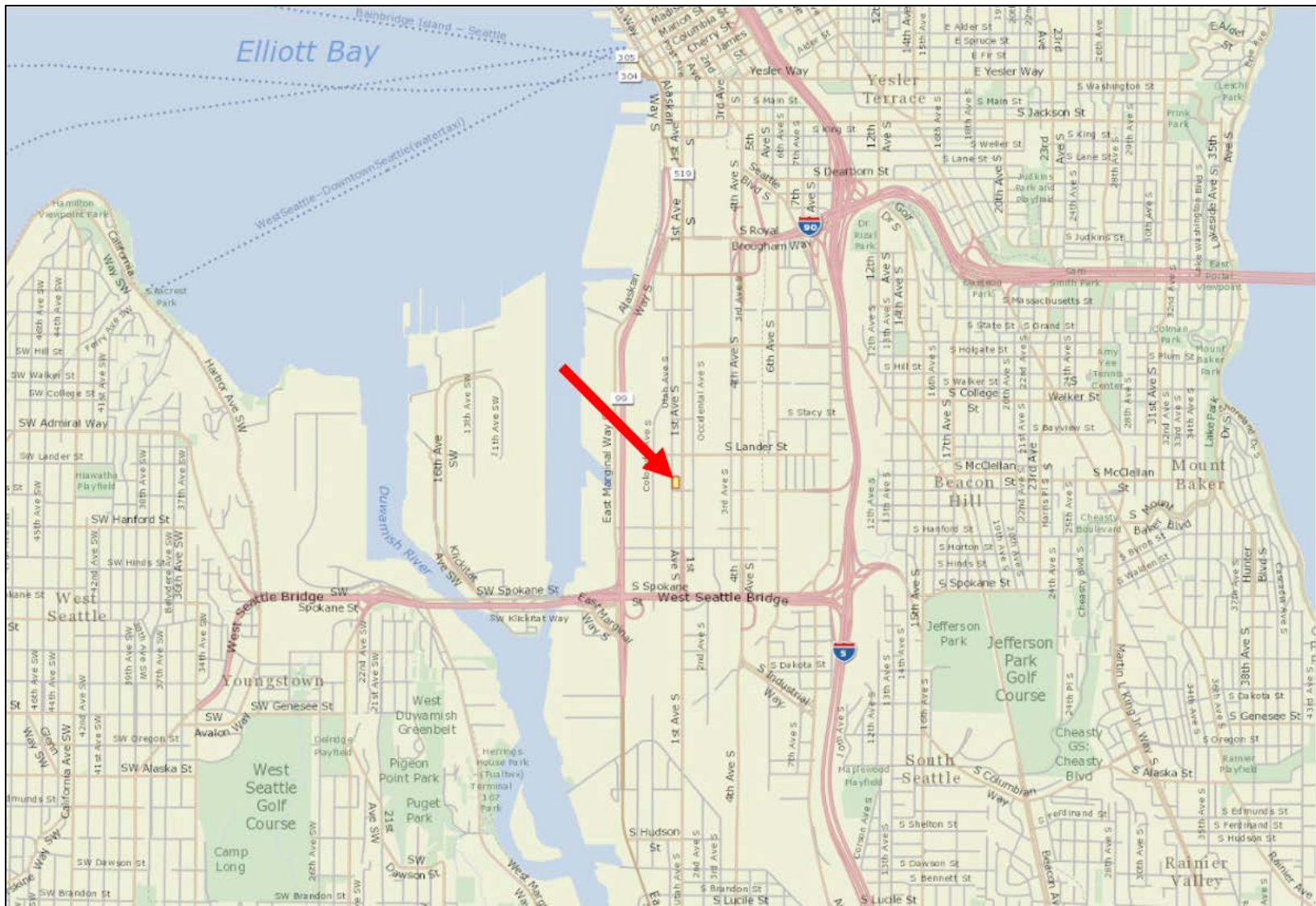


Figure 1. General location of the Site. (basemap from King County Parcel Viewer)

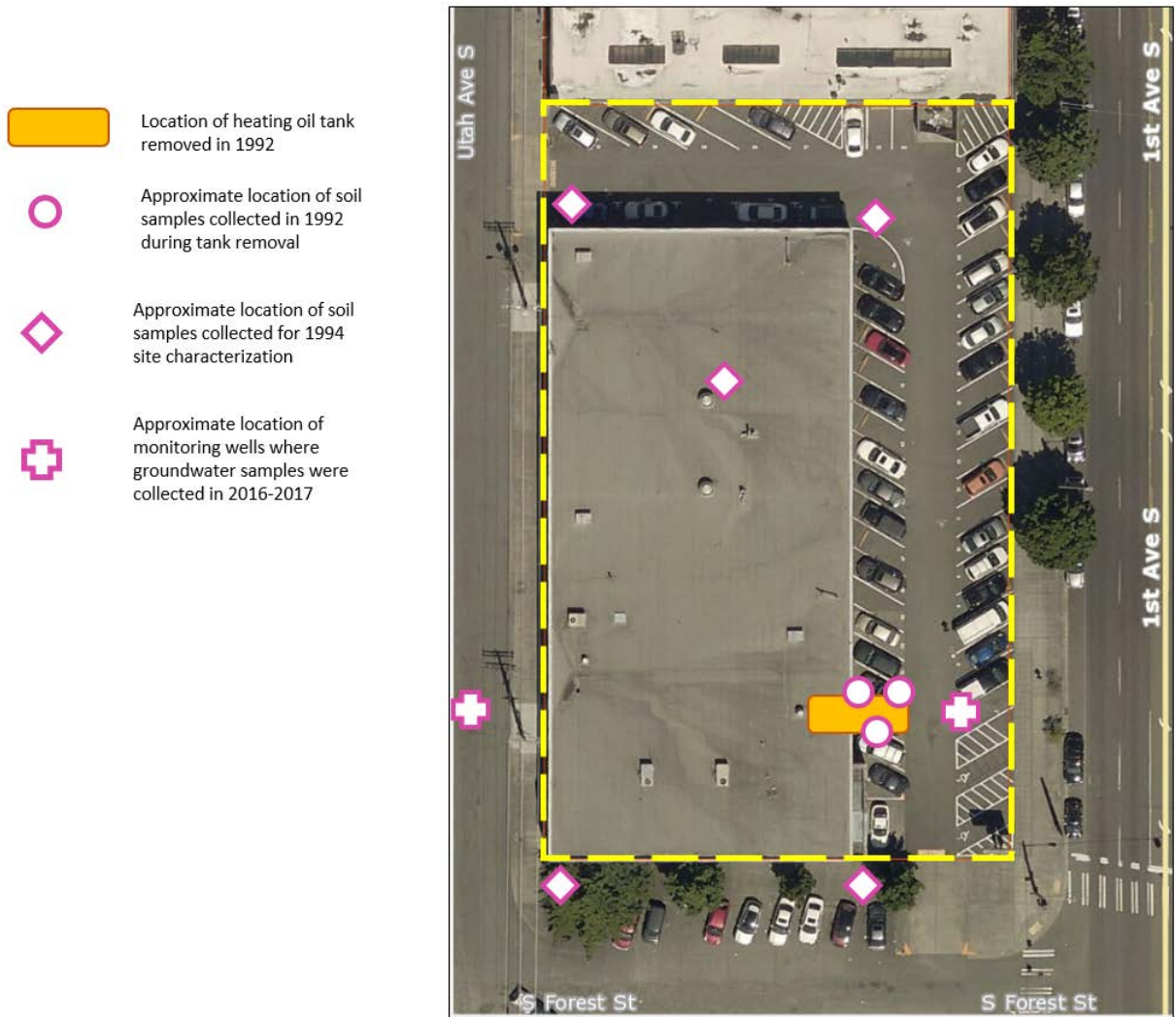


Figure 2. Locations of samples collected during investigations of the Site. The Site boundary, which is the same as the parcel boundary, is indicated with the dashed line. (basemap from King County iMap)

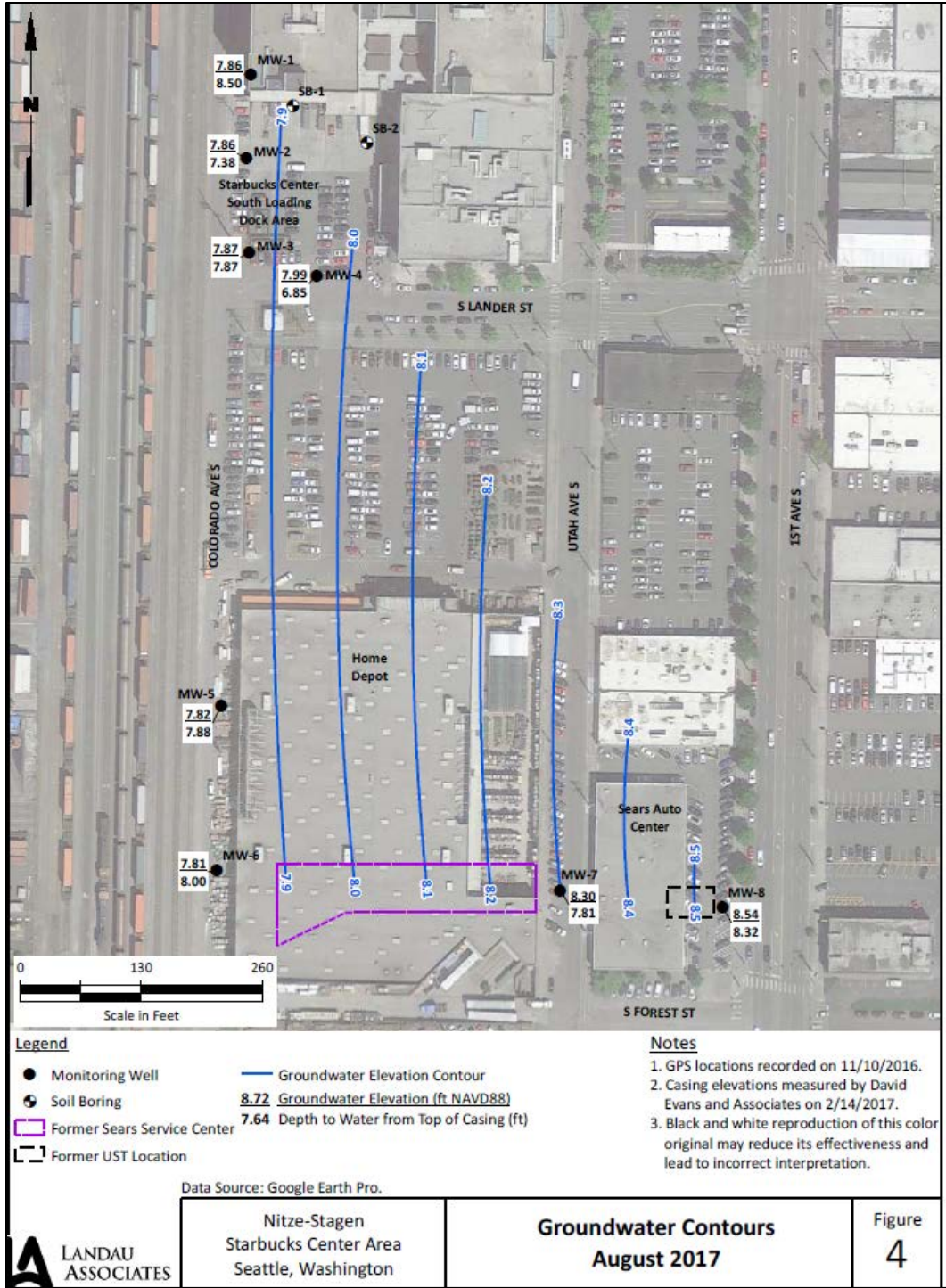


Figure 3. Groundwater contour map from 2017 sampling confirming groundwater flow to the west. Monitoring wells used to assess contamination status at multiple cleanup sites close to the Site were included in this sampling event and used to determine groundwater contours. Only data from MW-7 and -8 were used to assess current contaminant conditions at the Site.