Appendix G
Former Perkins Lot Historical Data

Appendix G

G-1 Table G-1: Chemicals Detected in Soil, Former Perkins Lot

G-2 Site Hazard Assessment, Recommendation for No Further Action, Former Perkins Lot

Appendix G-1

Table G-1: Chemicals Detected in Soil, Former Perkins Lot

Table G-1
Chemicals Detected in Soil
Former Perkins Lot

Source	Sample Date	Sample Location	Sample Depth (ft)	Chemical	Soil Conc'n (mg/kg DW)		MTCA Cleanup Level[a] (mg/kg)	Soil-to-Sediment Screening Level (Based on CSL)[b] (mg/kg)	Exceedance Factor
Onsite 2006	Apr-06	1	0.5	Barium	71		16,000		0.0
Onsite 2006	Apr-06	3	0.5	Barium	61		16,000		0.0
Onsite 2006	Apr-06	2	0.5	Barium	28		16,000		0.0
Onsite 2006	Apr-06	1	0.5	Cadmium	1		2	34	0.5
Onsite 2006	Apr-06	1	0.5	Chromium	57		19	270	3.0
Onsite 2006	Apr-06	3	0.5	Chromium	37		19	270	1.9
Onsite 2006	Apr-06	2	0.5	Chromium	20		19	270	1.1
Onsite 2006	Apr-06	3	0.5	Diesel-Range Hydrocarbons	63		2,000		0.0
Onsite 2006	Apr-06	1	0.5	Lead	150		250	1,300	0.6
Onsite 2006	Apr-06	3	0.5	Lead	100		250	1,300	0.4
Onsite 2006	Apr-06	2	0.5	Lead	14		250	1,300	0.1
Onsite 2006	Apr-06	1	0.5	Lube-Oil Range Hydrocarbons	1,300		2,000		0.7
Onsite 2006	Apr-06	3	0.5	Lube-Oil Range Hydrocarbons	720		2,000		0.4

a - The lower of MTCA Method A or B cleanup levels was selected, from CLARC database
b - From: SAIC 2006. Where two screening levels are listed for a single chemical, the higher screening levels are for soil samples collected from the vadose zone and the lower screening levels are for soil samples collected from the saturated zone.

DW - dry weight
CSL - Contaminant Screening Level from Washington Sediment Management Standards
NA - Not available

Notes:
(1) Table presents detected chemicals only.
(2) Exceedance factors are the ratio of the detected concentration to the MTCA Cleanup Level or Soil-to-Sediment Screening Value, whichever is lower.
(3) Chemicals with exceedance factors greater than 10 are shown in **Bold**.

Appendix G-2

Site Hazard Assessment, Recommendation for No Further Action, Former Perkins Lot

Site Hazard Assessment
Recommendation for No Further Action

Perkins Lot
719 S. Myrtle ST
Seattle, King County, WA 98108
Facility Site ID # 43114188
June 21, 2006

Site Description

The Perkins Lot site is a vacant piece of land located within a 2.8 acre parcel that is located in the Duwamish area of the City of Seattle. The area surrounding the Perkins Lot is commercial and industrial properties. There are several large buildings on the parcel which surround the Perkins Lot. These buildings include office, storage, workshop and manufacturing space for four businesses. The parcel is bordered by S. Orchard St. to the south, 7th Ave S. to the west, S. Myrtle St. to the north and 8th Ave S. to the east. Except for a small area, the entire parcel is covered with asphalt and cement. The Perkins Lot has a small area of asphalt with the rest of the site being covered with very hard packed soil, gravel and rock. The area is served by municipal sewer and water systems and there are no groundwater wells within a two-mile radius of the site.

Background

The Perkins Lot has continuously been maintained as a vacant lot and has been in the possession of its current owners since 1961. During the summer of 2005 Sam Perkins, who collects vehicles for an auto wrecking business, asked one of the tenants on the parcel if he could store a few cars on the vacant site for a few days. Within a week Sam Perkins filled the entire site with wrecked vehicles without the property owners permission. The property owner immediately took action to remove Sam Perkins from the site.

Previous Site Investigations

On October 4, 2005 a multi-agency visit lead by the Washington Department of Ecology (Ecology) visited the site to check for any infractions that might be of interest to the different agencies present. At the time of the visit, the site was covered with wrecked vehicles and appeared to have soil staining. This information was then forwarded to Public Health-Seattle & King County (PHSKC) to perform an Initial Investigation on the site. On December 28, 2005 Yolanda Pon of PHSKC conducted an Initial Investigation of the Perkins Lot site.

By that time the site had been mostly cleared of the wrecked vehicles and areas of stained soil were present. PHSKC then forwarded their site information for further review to Ecology's

Initial Investigation section. After reviewing the information Ecology decided that the site needed further investigation. The Perkins Lot was listed on Ecology's Confirmed and Suspected Contaminated Sites List on February 21, 2006 to await further assessment for suspected metals and petroleum product contamination in the soil, groundwater, surface-water and air pathways.

Site Hazard Assessment

On March 7, 2006, Carsten Thomsen from PHSKC visited the site and met with the current owner who provided commentary and history relating to the property. Inspection of the property showed that the site had been cleared of all the vehicles placed there by Sam Perkins. The property had also been scraped and leveled by a company hired by the owner to cover the entire site with asphalt. There were a few, small areas on the property that had some staining by what appeared to be petroleum products. It was decided that further analysis of the Perkins Lot, including soil sampling, would be needed to determine if the site was contaminated.

On April 11, 2006, Carsten Thomsen and Yolanda Pon collected three soil samples from the Perkins Lot site. Sample one was collected next to the building on the west side of the property. Sample two was collected from the south side of the property just inside the entry gate. Sample three was collected on the northeast corner of the site. All of the samples were collected at depths of six to eight inches below ground surface and analyzed for Northwest Total Petroleum Hydrocarbons Diesel Extended (NWTPH-Dx) and Total Metals.

The results of the soil analysis showed that samples taken by PHSKC did contain various levels of contaminants. Samples one and three contained amounts of diesel fuel and lube oil. All three samples contained varying levels of metals (lead). All of the concentrations were below their respective Model Toxics Control Act (MTCA) Method A cleanup levels. Below is a summary of the analytical results for the Perkins Lot soil samples taken by PHSKC.

	NWTPH-Dx	Total Metals (lead)
Sample 1 (ppm)	1300	150
Sample 2 (ppm)	ND	14
Sample 3 (ppm)	720	100
MTCA Method A Cleanup level (ppm)	**2000**	**250 (lead)**

ND= non detect
ppm=parts per million (mg/kg)

Pathway Information

The **Soils** at the site were possibly impacted by small spills of used motor oil. Shallow soil samples were collected for analysis. Oil and lead concentrations were all below the MTCA Method A cleanup level for soil.

The **Surface Water Pathway** is not likely impacted at this site due to the poor drainage of the property. Little surface water leaves the site.

The **Air Pathway** is not likely impacted at this site since the oil and lead concentrations in the soil are below cleanup levels that do not trigger air pathway concerns.

Groundwater at site is not used. There are no wells within a two-mile radius of the property. Oil and lead impacts to shallow soils are below soil cleanup levels and do not trigger concern for the groundwater pathway.

Conclusions/Recommendation

On the basis of this SHA, the PHSKC's Environmental Health Division recommends that this site receive no further action under MTCA, based on WAC 173-340-310(5)(d)(ii): that a hazardous release has occurred at some time in the past at this site, but does not pose a significant threat to human health or the environment.

Reference

1. Washington Ranking Method Toxicological Database.
2. Analytical Results for Perkins Lot, OnSite Environmental Inc., Redmond, WA, April 20, 2006.
3. Site Hazard Assessment, Public Health Seattle and King County, April, 2006.
4. Precipitation Theme, King County GIS, Seattle, Washington, February 2002.
5. Isopluvials of 2-Year, 24 Hour Precipitation, NOAA atlas 2, Vol. IX.
6. Washington State Department of Health, Division of Drinking Water Website.
7. Washington State Water Use Data.
8. Sensitive Areas Themes, King County GIS, Seattle, Washington, February 2002.
9. Census Themes, King County GIS, Seattle, Washington, February 2002.