



Periodic Review City Parcel

**708 North Cook Street, Spokane, Spokane County
Facility Site ID: 650, Cleanup Site ID: 1023**

Toxics Cleanup Program, Eastern Region

Washington State Department of Ecology
Spokane, Washington

December 2023

Document Information

This document is available on the Department of Ecology's [City Parcel cleanup site page](#).¹

Related Information

- Facility Site ID: 650
- Cleanup Site ID: 1023

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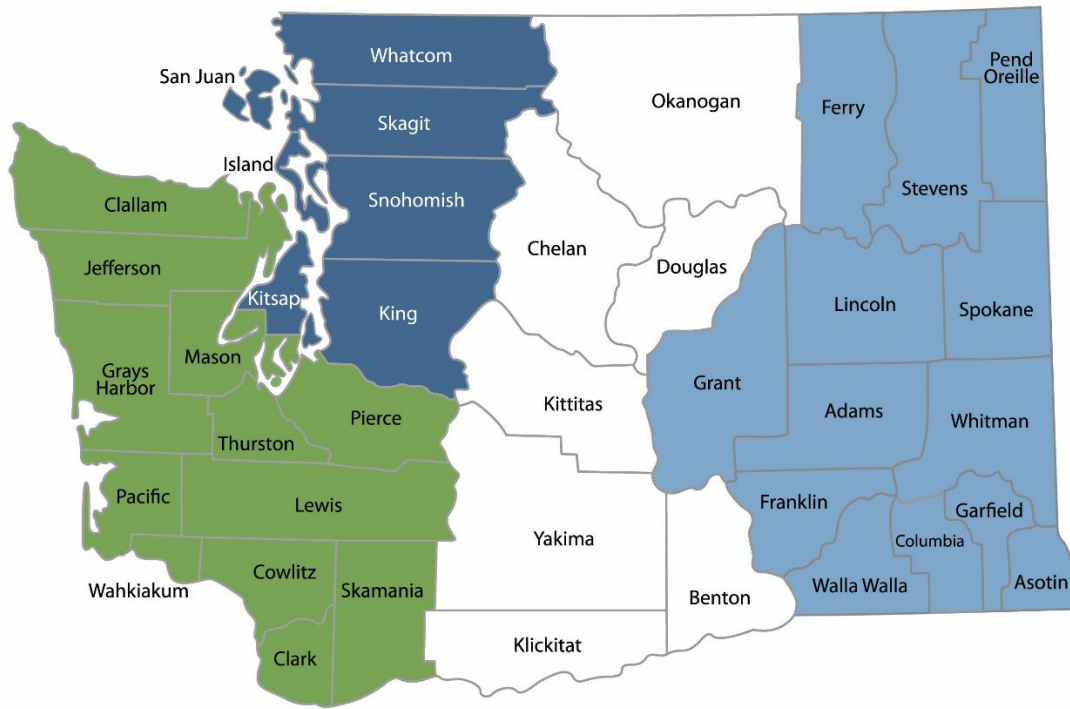
¹ <https://apps.ecology.wa.gov/cleanupsearch/site/1023>

² <https://ecology.wa.gov/About-us/Who-we-are/Our-Programs/Toxics-Cleanup>

³ <https://ecology.wa.gov/About-us/Accountability-transparency/Our-website/Accessibility>

Department of Ecology's Regional Offices

Map of Counties Served



Southwest Region 360-407-6300	Northwest Region 206-594-0000	Central Region 509-575-2490	Eastern Region 509-329-3400
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Region	Counties served	Mailing Address	Phone
Southwest	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum	PO Box 47775 Olympia, WA 98504	360-407-6300
Northwest	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom	PO Box 330316 Shoreline, WA 98133	206-594-0000
Central	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima	1250 W Alder St Union Gap, WA 98903	509-575-2490
Eastern	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman	4601 N Monroe Spokane, WA 99205	509-329-3400
Headquarters	Across Washington	PO Box 46700 Olympia, WA 98504	360-407-6000

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Introduction

The Washington State Department of Ecology (Ecology) reviewed post-cleanup site conditions and monitoring data to ensure human health and the environment are being protected at the City Parcel cleanup site (Site). Site cleanup was implemented under the Model Toxics Control Act (MTCA) regulations, Chapter 173-340 Washington Administrative Code (WAC). This is the first periodic review conducted for this Site.

Cleanup activities at this Site were completed by Ecology after a settlement with the responsible parties was reached in 2007 and the potentially responsible persons (PLPs) contributed approximately \$280,000 toward the cleanup. Residual concentrations of polychlorinated biphenyls (PCBs) that exceeded MTCA cleanup levels remain on the property. The MTCA cleanup levels for soil and groundwater are established under [WAC 173-340-740](https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-740)⁴ and [WAC 173-340-720](https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-720),⁵ respectively.

Ecology determined institutional controls in the form of an environmental covenant would be required as part of the cleanup action for the Site. [WAC 173-340-420\(2\)](https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-420(2))⁶ requires Ecology to conduct a periodic review of certain sites every five years. For this Site, a periodic review is required because an institutional control was a component of the remedy.

When evaluating whether human health and the environment are being protected, Ecology must consider the following factors (WAC 173-340-420(4)):

- a) The effectiveness of ongoing or completed cleanup actions, including the effectiveness of engineered controls and institutional controls in limiting exposure to hazardous substances remaining at the site
- b) New scientific information for individual hazardous substances or mixtures present at the site
- c) New applicable state and federal laws for hazardous substances present at the site
- d) Current and projected site and resource uses
- e) The availability and practicability of more permanent remedies
- f) The availability of improved analytical techniques to evaluate compliance with cleanup levels

Ecology publishes a notice of all periodic reviews in the *Site Register* and provides an opportunity for public comment.

⁴ <https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-740>

⁵ <https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-720>

⁶ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-420>

Summary of Site Conditions

Site description and history

The City Parcel Site includes the City of Spokane-owned eastern alleyway (referred to as ‘the alley’) and a portion of city-owned property to the east of the alley. An approximately 100-by-100-foot building was constructed in the southwest portion of the Site around 1945 and expanded twice in subsequent years. This property was formerly occupied from 1961 to 1979 by Spokane Transformer, Inc., which was a transformer repair and recycling facility. A package delivery service operated at the Site from 1979 to 2002.

The PLPs included the property owner and two former operators of businesses at the Site. Ecology reached a settlement agreement with the three PLPs in 2007 in three separate consent decrees that required them to contribute financially to the cleanup. Ecology took the lead in implementing the cleanup actions following the settlement with the PLPs.

A vicinity map is in Appendix A, and a Site plan is in Appendix B.

Site investigations

Initial soil and groundwater investigations at the site were completed by the U.S. Environmental Protection Agency (EPA), Ecology and Environmental, Inc., and George Maddox and Associated, Inc. between 1976 and 1987. Scientific Applications International Corporation (SAIC) prepared a Remedial Investigation Report in 2002. Results of these investigations showed that past business practices resulted in releases of PCBs to the soil and to Site structures and indicated that groundwater may also be impacted. However, follow up groundwater sampling in 2003 showed that there are no impacts to groundwater above MTCA Method B cleanup levels. Prior to the decommissioning of the Site monitoring wells in 2009, Ecology sampled groundwater again and confirmed that concentrations of PCBs in groundwater are below MTCA Method B cleanup levels.

Supplemental soil sampling was completed in 2014 to define the nature and extent of PCB contamination in soil on the property to the north of the City Parcel property (referred to as the Mr. Service property), in the alley to the northeast of the City Parcel property, and in the North Cook Street right-of-way. Concentrations of PCBs in soil in these locations exceeded both the MTCA Method A screening level for unrestricted land uses and the MTCA Method C screening level for industrial land uses.

Cleanup actions

Ecology completed the feasibility study and the cleanup action plan in 2004. Ecology completed the first cleanup action at the Site in 2009, including demolition and off-site disposal of the former building, and excavation and off-site disposal of PCB-contaminated soil to a total depth of between 1 foot and 20 feet below grade (depending on the area of the Site and the historical

Site uses). The excavation left soil in place with concentrations of PCBs greater than the MTCA Method C industrial cleanup level of 10 milligrams per kilogram (mg/kg) in shallow soil along the edge of the excavation adjacent to North Cook Street and on the Mr. Service property.

Ecology completed a second cleanup action at the Site in 2014 to address the residual PCB contamination in soil. This cleanup action included additional excavation and off-site disposal of PCB-contaminated soil from the remaining areas, including the Mr. Service property, in the alley to the northeast of the City Parcel property, and in the right-of-way of North Cook Street. This cleanup action also included constructing a fence around the City Parcel property to prevent incidental contact with PCB-impacted soils left in place during the cleanup on the City Parcel property.

The Appendix B Site Plan summarizes the extents of excavation for the 2009 and 2014 cleanup actions, and the cleanup level achieved in each area. The excavation areas were capped with clean imported fill material and either gravel or asphalt, depending on what had been in place prior to the excavation.

Groundwater monitoring

Groundwater is not actively sampled at this Site because no impacts to groundwater were identified at concentrations exceeding MTCA Method B cleanup levels. Monitoring wells at the Site have been decommissioned to ensure pathways to groundwater are not accidentally created through aging Site infrastructure.

Cleanup standards

Cleanup standards include cleanup levels, the location where these cleanup levels must be met (point of compliance), and any other regulatory requirements that apply to the Site.

[WAC 173-340-704](https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-704)⁷ states MTCA Method A may be used to establish cleanup levels at sites that have few hazardous substances, are undergoing a routine cleanup action, and where numerical standards are available for all indicator hazardous substances in the media for which the Method A cleanup level is being used. Method B may be used at any site and is the most common method for setting cleanup levels when sites are contaminated with substances not listed under Method A. Method C cleanup levels may be used to set soil and air cleanup levels at industrial sites.

The soil on the City Parcel property were cleaned up to MTCA Method C industrial cleanup levels. The soil on the Mr. Service property and in the North Cook Street right-of-way were cleaned up to MTCA Method A levels for unrestricted use.

Under the City of Spokane Comprehensive Plan, the Site is zoned Light Industrial (LI); as such, MTCA Method C industrial cleanup levels were used for soil remaining within the City Parcel

⁷ <https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-704>

property boundary, in the southern portion of the alley, and for the soil in the North Cook Street right-of-way.

The MTCA Method A cleanup level for unrestricted land uses was determined to be appropriate for PCBs in soil on the Mr. Service property. Table 1 shows the two soil cleanup levels applied at the Site.

Table 1. Cleanup levels for soil contaminants

Contaminant	Method C Industrial soil cleanup level (mg/kg)	Method A Unrestricted soil cleanup level (mg/kg)
PCBs	10	1

PCBs = polychlorinated biphenyls
mg/kg = milligrams per kilogram

The point of compliance is the area where the cleanup levels must be attained. For soil cleanup levels based on the protection of groundwater, as they are for this Site, the point of compliance is established as soils throughout the Site. The point of compliance for Method C soils is the property boundary of the main parcel. The point of compliance for Method A soils is throughout soils outside the property boundary of main parcel.

Environmental Covenant

Ecology determined institutional controls would be required as part of the cleanup action to document the remaining contamination, protect the cleanup action, and protect human health and the environment. On November 20, 2009, an institutional control in the form of an [environmental covenant](#)⁸ (Covenant) was recorded for the City Parcel property, and on December 14, 2010, covenants were recorded for the alley and a portion of the City of Spokane’s property east of the alley.

The Covenants recorded for the Site impose the following limitations:

1. The property can only be used for traditional industrial uses.
2. Any activity on the City Parcel property that may result in the release or exposure to the environment of the contaminated soil that was contained as part of the Remedial Action, or create a new exposure pathway, is prohibited. Some examples of activities that are prohibited in the capped area include: drilling, digging, placement of any objects or use of any equipment which deforms or stressed the surface beyond its load

⁸ <https://apps.ecology.wa.gov/cleanupsearch/document/67636>;
<https://apps.ecology.wa.gov/cleanupsearch/document/67637>;
<https://apps.ecology.wa.gov/cleanupsearch/document/67638>

bearing capacity, piercing the surface with a rod, spike, or similar item, bulldozing, or earthwork.

3. Any activity on the Property that may result in the release or exposure to the environment of a hazardous substance that remains on the Property as part of the Remedial Action, or create a new exposure pathway, is prohibited without prior written approval from Ecology.
4. The Owner of the property must give thirty (30) days advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be completed by the Owner without adequate provision for continued monitoring, operation, and maintenance of the Remedial Action
5. The Owner must restrict leases to uses and activities consistent with the Covenant and notify all lessees of the restrictions on the use of the Property.
6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of the Covenant. Ecology may approve any inconsistent use only after public notice and comment.
7. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to inspect remedial actions conducted at the property, to determine compliance with the Covenant, and to inspect records that are related to the Remedial Action.
8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Covenant shall no longer limit the use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs.

Appendix B shows the areas where covenants have been attached to restrict activities that might cause exposure to PCB-impacted soils at industrial cleanup levels.

Periodic Review

Effectiveness of completed cleanup actions

Ecology conducted a Site visit on September 29, 2023, to observe the property and ensure that the cleanup action is being protected. The Site is operating as a storage lot for equipment and vehicles. The fence surrounding the property is in very good condition, and the gate is locked

when the lot is not in use by the property owner or other authorized persons to restrict public access. The gravel cap appears to be in good condition. A photo log is in Appendix D.

Direct contact

The cleanup actions were intended to eliminate exposure to contaminated soil at the Site. Exposure pathways to contaminated soils by ingestion and direct contact were reduced by excavation and off-site disposal of contaminated soil, and construction of a soil cap to the impacted areas. The soil cap appears to be in satisfactory condition, and no repair, maintenance, or contingency actions are required at this time.

Protection of groundwater

Soils with PCBs at concentrations exceeding MTCA Method A cleanup levels remain at the Site; however, contaminated soil source material has been removed, a gravel cap is in place to reduce infiltration through PCB-impacted soil, and no PCBs have been detected in groundwater above applicable cleanup levels.

Institutional controls

Institutional controls in the form of Covenants were implemented at the Site in 2009 and 2010. The Covenants remain active and discoverable through the Spokane County Auditor's Office. Ecology found no evidence a new instrument has been recorded that limits the effectiveness or applicability of the Covenant. The Covenant prohibits activities that will result in the release of contaminants contained as part of the cleanup action and prohibits any use of the property that is inconsistent with the Covenants, unless approved by Ecology in advance.

Upon initiation of this periodic review, Ecology discovered that property ownership for the City Parcel property had changed in 2014 and 2019 without prior notice to Ecology. Ecology has contacted the current owner of the property to ensure that the protections required by the Covenant are maintained, and the Site remedy remains protective of human health and the environment.

New scientific information for individual hazardous substances or mixtures present at the Site

There is no new relevant scientific information for the hazardous substances remaining at the Site.

New applicable state and federal laws for hazardous substances present at the Site

There are no new applicable or relevant state or federal laws for hazardous substances remaining at the Site.

Current and projected Site and resource uses

The Site is used for industrial purposes. There have been no changes in current or projected future Site or resource uses. The current Site use is not likely to have a negative impact on the protectiveness of the cleanup action.

The property owner indicated that future development of the property could include constructing a warehouse. Ecology advised the property owner that construction of a warehouse would need to be completed in accordance with the Covenant and with Ecology's involvement, but Ecology encourages reuse and redevelopment of remediated properties.

Availability and practicability of more permanent remedies

The remedy implemented permanently removed soil with concentrations of hazardous substances above the applicable cleanup levels, and it continues to be protective of human health and the environment.

Availability of improved analytical techniques to evaluate compliance with cleanup levels

The analytical methods used at the time of the cleanup action were capable of detection below the selected MTCA cleanup levels. The presence of improved analytical techniques would not affect decisions or recommendations made for the Site.

Conclusions

- The cleanup actions completed at the Site continue to be protective of human health and the environment.
- Soil cleanup levels for industrial uses have been met at the Site.
- Groundwater monitoring at the Site indicates all contaminants of concern are below MTCA cleanup levels.
- Covenants for the impacted properties are in place and are effective in protecting human health and the environment from exposure to hazardous substances and the integrity of the cleanup action.

Based on this periodic review, Ecology has determined the requirements of the Covenant are being followed. No additional cleanup actions are required by the property owners at this time. The property owner is responsible for continuing to inspect the Site to ensure the integrity of the cleanup action is maintained through maintenance of the fence and of the gravel cap.

Next review

Ecology will schedule the next review for the Site five years from the date of this periodic review. If additional cleanup actions or institutional controls are required, the next periodic review will be scheduled five years after those activities are completed.

References

Ecology. *Cleanup Action Plan, City Parcel Site, Spokane, WA*. July 2004.

Ecology. *Environmental Covenant*. Spokane Parcel No. 35164.0406. Document No. 5858569. November 20, 2009.

Ecology. *Environmental Covenant*. Spokane Parcel No. 35164.0405. Document Nos. 5963704 and 5963705. December 22, 2010.

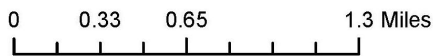
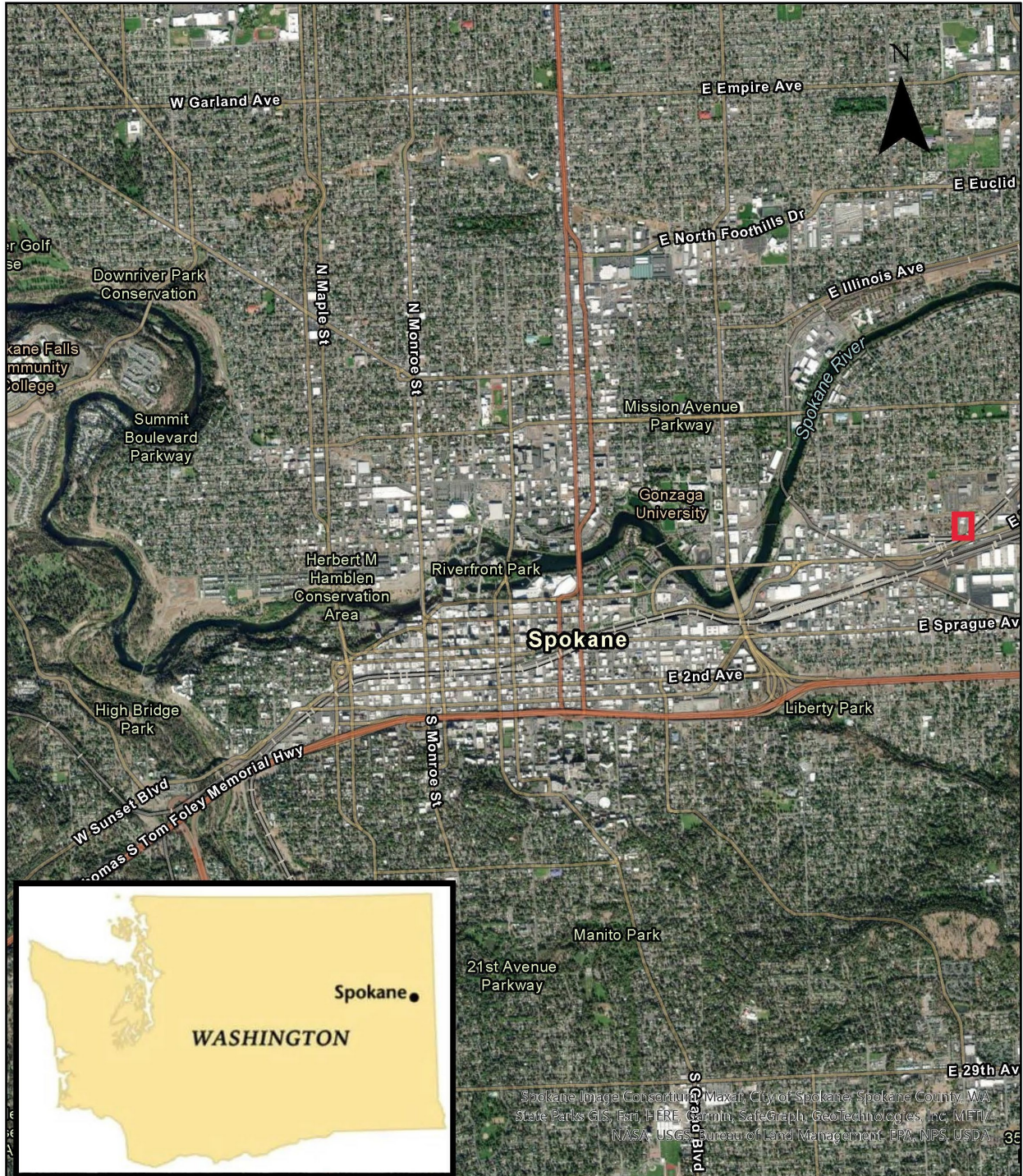
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GeoEngineers. *Cleanup Action Report, City Parcel Site, Spokane, Washington*. October 5, 2009.

GeoEngineers. *Supplemental Cleanup Action Report, City Parcel Site, Spokane, Washington*. December 31, 2015.

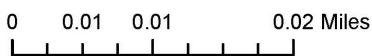
Appendix A. Vicinity Map



□ Site Location

Appendix A Vicinity Map

Appendix B. Site Plan



- Approximate outline of 2009 excavation. Area cleaned up to industrial levels and covered by environmental covenant
- Approximate outline of 2014 excavation. Area cleaned up to levels for unrestricted use

Appendix B Site Plan

Appendix C. Photo Log

Photo 1: Gravel yard south side, facing west



Photo 2: Gravel lot north side, facing west



Photo 3: Gravel lot north side, facing east



Photo 4: Gravel lot south side, facing southeast



Photo 5: North Cook Street Right-of-Way, facing south



Photo 6: Gate to the City Parcel property (open for site inspection)



Photo 7: The alley, facing south

