

City Parcel Site

(formerly Spokane Transformer, Inc.)

Enforcement Order



Owners Asked to Comply

The Washington State Department of Ecology has issued an Enforcement Order to the current and past property owners of the City Parcel site located at 708 N. Cook, in Spokane, Washington (Fig. 1).



The Order requires previous owners Mr. Jerry Overton and Mr. Richard Boyce along with current owner Mr. Paul Gisselberg to implement the following:

- The Cleanup Action Plan as finalized in August 2004 after a 30-day public comment period. The Plan for cleanup of polychlorinated biphenyls (PCBs) in soil includes requirements to remove the building, soils, drain lines, dry wells and an underground storage tank as well as other details. NOTE: The Order provides a cleanup option that applies the August 2004 Cleanup Action Plan with

modifications that allow the building to remain on site instead of being removed.

- Record a Restrictive Covenant on the property to limit or prohibit site activities that could interfere with maintaining the cleanup after completion.
- Provide progress reports on a monthly basis until the cleanup action is finished.
- Produce a cleanup action report after construction is finished that summarizes all construction activities and changes or modifications

The City Parcel owners each declined to conduct the work voluntarily or did not respond to Ecology's request to negotiate an Agreed Order or Consent Decree to implement the final Cleanup Action Plan. Therefore, it was necessary for Ecology to issue the Enforcement Order.

Cleanup focuses on polychlorinated biphenyls (PCBs) found at the site. PCBs are a mixture of man-made chemicals historically used as insulating fluids, coolants and lubricants in transformers, capacitors or other electrical equipment; as heat transfer and

August 2005

Comments Accepted

August 18 through September 16, 2005

Document Review Locations

WA Department of Ecology
Eastern Regional Office
4601 North Monroe
Spokane, WA 99205-1295
Mrs. Johnnie Landis 509-329-3415

Spokane Public Library-East Side
524 South Stone
Spokane, WA 99201 509-444-5375

Ecology's Toxics Cleanup Website:
[www.ecy.wa.gov/
programs/tcp/sites/city_parcel/
city_parcel_hp.html](http://www.ecy.wa.gov/programs/tcp/sites/city_parcel/city_parcel_hp.html)

Comments and Technical Questions

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509-329-3543 or 1-800-826-7716
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Health Related Questions

Mr. Mike LaScuola
Spokane Regional Health District
509-324-1574 or e-mail:
mlascuola@spokanecounty.org

Public Involvement and Mailing List Questions

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hydraulic fluids; in inks and carbonless paper. PCB production ended in the United States in 1977 because of evidence they build up in the environment and can cause harmful health effects.

Review and Comment

You are invited to review and comment on the *Enforcement Order from August 18 through September 16, 2005*. See the box on page one for locations to review documents and send comments.

Site Background

The site was used as a transformer repair and recycling operation until 1980 when it became the location of a parcel delivery service. Currently most delivery service activities have relocated to Trent Avenue.

Results of investigations at the site show extensive PCB contamination in soils from 0 to 12 inches below the ground surface adjacent to the building. These soils are found in the gravel parking area on the north side of the building and in the alleyway east of the property.

building structure. A groundwater sample taken in 1997 showed PCBs were above acceptable state levels. Follow-up sampling has not detected PCBs in groundwater.

The required cleanup actions will accomplish the following:

- Protect human health and the environment.
- Prevent PCB-contaminated soils from coming into contact with skin or being eaten through contact with dirt.
- Reduce any potential movement of PCBs from soil to ground water in the future.
- Comply with cleanup standards and applicable state and federal laws.
- Provide compliance monitoring.
- Use cleanup solutions that will be as permanent as possible.
- Provide a time frame for restoration that is reasonable.
- Removal of a soil pile currently stored inappropriately on the property.
- Consider public concerns.



Parking area



Alleyway

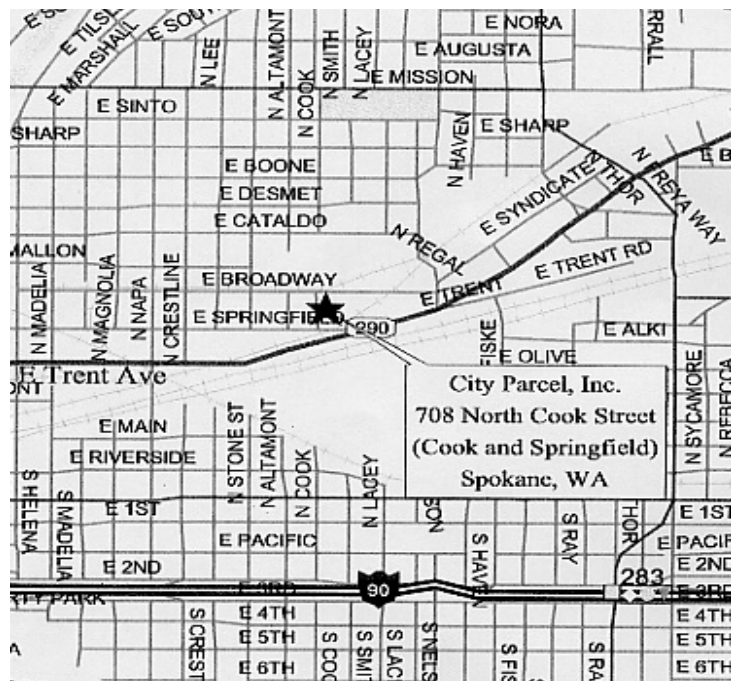


Figure 1 - City Parcel Site Map

A dry well outside the building also contains PCB contamination. Contamination is also found inside the building in dry wells, an underground storage tank, drain lines, soils under the building, and the