

CITY PARCEL SITE

(Formerly Spokane Transformer, Inc.)

REMEDIAL INVESTIGATION/FEASIBILITY STUDY SCOPE OF WORK



The Washington Department of Ecology is providing public notice and opportunity to comment on a Remedial Investigation/Feasibility Study (RI/FS) Scope of Work for the City Parcel Site (Site). The Site is located at 708 N. Cook Street in the City of Spokane, Spokane County, Washington. From 1961 until 1979 the Site was used as a transformer repair and recycling operation called Spokane Transformer, Inc. Since 1980 it has been a parcel delivery service called City Parcel, Inc.

Previous limited investigations at the Site have detected polychlorinated biphenyls (PCBs) in soils and groundwater at levels above what is allowed under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW. Chlorinated hydrocarbons have also been found in soils at the Site. Ecology believes the RI/FS is necessary to protect human health and the environment.

PCBs are a group of manufactured chemicals, either solids or oily liquids. They may range from colorless to light yellow in color and have no smell or taste. These chemicals have been used as coolants and lubricants in transformers, capacitors or other electrical equipment. The manufacture of PCBs stopped in the United States in 1977 because of evidence they build up in the environment and cause harmful health effects.

In April 2001, Mr. Paul Gisselberg, Mr. Richard Boyce and Mr. Jerry Overton were named by Ecology as the potentially liable persons (PLPs) for the Site. Ecology invited the PLPs to negotiate an Agreed Order to conduct a RI/FS in July 2001. The PLPs have not accepted Ecology's invitation to negotiate an Order for cleanup at this time. Because the PLPs are unable to conduct remedial action in an adequate or timely manner, Ecology has chosen to perform a State RI/FS under authority of the Model Toxics Control Act.

The purpose of the Remedial Investigation is to gather more information to determine the nature and extent of contamination in soil and groundwater at the Site. The Feasibility Study will evaluate cleanup alternatives and prepare for a cleanup action at the Site. Public comments will be accepted from **October 11 through November 9, 2001**. The box at the right indicates where documents may be reviewed, comments submitted and questions answered.

SITE BACKGROUND

The City Parcel, Inc. Site is located at 708 North Cook Street at the intersection of North Cook and East Springfield Avenue (Figure 1). Mr. Richard Boyce owned and operated the Spokane Transformer, Inc. property and facility from 1961 until 1974. He leased the Site in 1974 to Mr. Jerry Overton who became the

FACT SHEET

October 2001

Para asistencia Espanol: Antonio Valero (509) 454-7840 or e-mail: aval461@ecy.wa.gov

COMMENTS ACCEPTED:
October 11 through November 9, 2001.

All Written Comments and Technical Questions Contact:

Ms. Teresita Bala
WA Department of Ecology
Toxics Cleanup Program
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Spokane, WA 99205-1295
E-mail tbal461@ecy.wa.gov
(509) 456-6337 or
1-800-826-7716

Health Related Questions:

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

Repositories/Document Review:

WA Department of Ecology
Eastern Regional Office
4601 N. Monroe
Spokane, WA 99205-1295

**Spokane Public Library
East Side Branch**

524 South Stone
Spokane, WA 99201
Mon. & Tues. 12-8 p.m.
Wed. through Sat. 10-6 p.m.

Mailing List/Public Involvement:

Carol Bergin at Ecology
1-800-826-7716 or (509) 456-6360
E-mail cabe461@ecy.wa.gov

PCB details see Agency for Toxic Substances and Disease Registry
www.atsdr.cdc.gov/tfacts17.html

owner/operator of the Spokane Transformer, Inc. facility until 1979. Paul and Mary Ann Gisselberg bought the property and facility in 1980. They began operating City Parcel, Inc., a parcel delivery service which continues to operate today on the Site.

EPA conducted investigations at the Site in 1976, 1986 and 1987. Soil samples collected showed elevated concentrations of PCBs. These levels exceed the MTCA standards of 1 part per million (ppm) for unrestricted land use and 10 ppm for industrial properties. The following maximum PCB concentrations were observed in these studies:

- 16,400 ppm in soils;
- 64,000 ppm in drain sediments inside the building;
- 415 ppm in building floor and wall scrape samples; and,
- 681 ppm in sediment samples from storm drains.

Chlorinated hydrocarbons were also detected in soils at the Site.

Mr. Gisselberg hired a consultant in 1997 to conduct additional investigations. The soil samples collected confirmed the presence of PCBs on Site. The maximum PCB soil concentration detected in an alleyway on the east side of the building was 1,620 ppm. The consultant also installed one monitoring well adjacent to a dry well. PCBs were detected in soil samples collected during the well installation. Groundwater was found at about 53 feet below ground surface. PCBs were found in a ground water sample from this well at 2.88 parts per billion (ppb) concentration, which is above the 0.1 ppb Method A cleanup level. A subsequent ground water sample

collected after pumping a larger volume of water from the well did not detect PCBs.

In September 1997, Ecology's Toxics Cleanup Program assumed the lead investigation on the City Parcel Site. An initial investigation was conducted and an early notice letter was sent to Mr. Gisselberg requiring additional remedial action.

Mr. Gisselberg submitted a proposed independent cleanup plan in 1998 for review under Ecology's Voluntary Cleanup Program. Ecology provided written review, comments, and recommendations. Recommendations were for additional investigations and immediate actions to cover exposed soils in the parking lot and to inform workers and visitors of the potential exposure risk. The parking lot was later covered with gravel and the soil pile in the parking lot was covered with plastic.

In 1998, the Spokane Regional Health District completed a site hazard assessment (SHA) of the property, as required under MTCA, and the Site was ranked "2". A rank of 1 represents the highest risk and 5 the lowest.

CURRENT SITUATION

The RI will define the extent of contamination in soils and groundwater at the Site, as well as the risks posed to human health and environment. It will involve field investigations including drainage features; underground utilities and other subsurface structures; soil and ground water investigations. After the RI is completed, a Remedial Investigation Report will outline the results and analysis of the investigations. Based on these results, an FS will be conducted and

cleanup alternatives evaluated for the Site. The FS will also include a recommendation for a preferred cleanup action.

WHAT HAPPENS NEXT?

Written comments received **October 11 through November 9, 2001** will be answered in a Responsiveness Summary. The Summary will be sent to people submitting comments and to the information repositories on page one. Ecology will revise the RI/FS Scope of Work based on comments received, if appropriate.

A Work Plan based on the final Scope of Work will be prepared by Ecology's contractor and implemented according to an approved schedule.

HOW YOU MAY BE INVOLVED:

- ◆ **Review the draft Remedial Investigation/Feasibility Study Scope of Work**
The documents at the Spokane Library-East Side Branch are available during regular library hours. To review documents at Ecology in Spokane, contact Johnnie Harris at (509) 456-2751 to schedule an appointment. Schedule Reviews Monday through Thursday, 8-5 p.m. by appointment.
- ◆ **Send in your written comments October 11 through November 9, 2001 to:**
Ms. Teresita Bala,
Site Manager at Ecology (see box on page one for details).
- ◆ **Share this information with individuals or groups you think should be informed about the Site.**