

CITY PARCEL SITE

(Formerly Spokane Transformer, Inc.)



DRAFT FEASIBILITY STUDY REPORT

The Washington Department of Ecology invites the public to review and comment on a draft Feasibility Study Report for the City Parcel site. The report evaluates alternatives for clean up of chemicals called polychlorinated biphenyls (PCBs) that are found in soil at the facility located at 708 North Cook in the city of Spokane, Spokane County, Washington. The study was conducted by Ecology under authority of the Model Toxics Control Act (MTCA) Chapter 173-340 WAC.

Polychlorinated biphenyls (PCBs) are a group of manufactured synthetic chemicals, either solids or oily liquids. They may range from colorless to light yellow in color and have no smell or taste. These chemicals were historically used as insulating fluids, coolants and lubricants in transformers, capacitors or other electrical equipment; as heat transfer and hydraulic fluids; in inks and carbonless paper. The manufacture of PCBs stopped in the United States in 1977 because of evidence they build up in the environment and may cause harmful health effects.

Comments on the draft Feasibility Study Report may be submitted February 26, 2004 through March 26, 2004.

The box at the right provides information about where documents may be reviewed, comments submitted and questions answered. *For tips on how to submit effective comments, please see page 4 of this fact sheet.*

SITE BACKGROUND

From 1961 until 1979 the site was known as Spokane Transformer, Inc., and was used as a transformer repair and recycling operation. Since 1980 it has operated as a parcel delivery service called City Parcel, Inc. (see Figure 1).

Limited investigations conducted from 1976 to 1997 by EPA and the current owner, Mr. Gisselberg, detected PCBs in soils and ground water at levels above what is allowed under state regulations.

In September 1997 Ecology's Toxics Cleanup Program became involved at the site. An initial investigation was conducted, and Mr. Gisselberg was required to take steps toward cleaning up the contamination. He submitted a cleanup plan in 1998 for review under Ecology's Voluntary Cleanup Program. Ecology

FACT SHEET: February 2004

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

Comments Accepted: February 26, 2004 through March 26, 2004.

Locations for Document Review:

WA Department of Ecology

4601 N. Monroe
Spokane, WA 99205-1295
Mrs. Johnnie Landis (509) 329-3415
Monday-Thursday 8-5 by appointment

Spokane Public Library-East Side

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

Ecology's Toxics Cleanup Website:

http://www.ecy.wa.gov/programs/tcp/sites/city_parcel/city_parcel_hp.html

Written Comments/Questions:

Ms. Teresita Bala
WA Department of Ecology
Toxics Cleanup Program
4601 N. Monroe
Spokane, WA 99205-1295
E-mail tbal461@ecy.wa.gov
(509) 329-3543 or 1-800-826-7716

Health Related Questions:

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

Public Participation or Mailing List Questions:

Carol Bergin at Ecology
1-800-826-7716 or (509) 329-3546
E-mail cabe461@ecy.wa.gov

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

reviewed his plan and recommended that additional investigations be conducted; immediate actions be taken to cover exposed soils in the parking lot; and workers/visitors be informed of the potential exposure risk. The parking lot was covered with gravel and a pile of soil 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 the state regulations, and the site was ranked "2." A rank of 1 represents the highest risk and 5 the lowest.

In April 2001 Ecology identified current and previous owners as potentially liable persons (PLPs) to clean up the site. Mr. Paul Gisselberg, Mr. Richard Boyce and Mr. Jerry Overton did not accept Ecology's invitation to negotiate an Agreed Order for a Remedial Investigation and Feasibility Study. Because the PLPs were unable to conduct these studies in an adequate or timely manner, Ecology chose to perform further investigations, including the Feasibility Study which resulted in the report currently available for public comment.

REMEDIAL INVESTIGATION (RI) REPORT

Ecology conducted investigations from 2002 to 2003. The investigations included studying soils and ground water; drainage features; underground utilities and other underground structures.

Soil contamination

Results of these investigations showed extensive PCB contamination in soils from 0 to 12 inches from the surface. These contaminated soils were found in the gravel parking area on the north side of the building and in the alleyway east of the property. The highest PCB concentration in soil was found in the parking lot and measured 11,500 mg/Kg. One Hundred and Eight (108) shallow soil samples were taken in the alleyway and parking lot areas. Eighty seven (87) of these samples exceeded allowable levels for PCBs in soil.

Two different soil cleanup levels are being used at the site. The main portion of the site meets the definition of industrial use under state regulations. The standard in this area is 10 mg/Kg PCBs for soil. The alleyway is considered an unrestricted land use area and requires stricter cleanup levels, because it provides unlimited access by the public. The standard for PCBs in soils in this area is 1 mg/Kg.

Soils in the parking lot and alleyway have been covered to reduce potential exposure.

Ground water contamination

PCBs were found in one ground water sample during the first sampling event in April 2002. Follow-up sampling conducted in five separate monitoring wells from 2002 to 2003 did not detect PCBs in ground water. Based on these results, Ecology has determined that PCBs are not a concern in ground water.

FEASIBILITY STUDY REPORT

Several soil cleanup technologies were considered for use at this site. The following alternatives meet state requirements and are evaluated in the report as possible options:

- Tearing down the building, putting a cap over the ground and using institutional controls such as deed restriction;
- Tearing down the building, using a technology called In-situ solidification/stabilization to keep contamination from moving and using institutional controls;
- Postponing tearing down the building, digging up the contamination around the building, disposing of contamination away from the site, and using institutional controls;
- Tearing down the building, digging up contamination, disposing of it off-site, and using institutional controls; and
- Tearing down the building, digging up the contamination, burning it in a regulated facility off-site, and using institutional controls.

Evaluation of each of these five alternatives takes into consideration protecting human health and the environment, complying with cleanup standards, complying with applicable state and federal laws

and providing for compliance monitoring. The evaluation also includes using permanent solutions to the maximum extent practicable, providing for a reasonable restoration time frame and considering public concerns.

WHAT HAPPENS NEXT?

Ecology will read and answer all comments that are submitted by March 26, 2004. A summary will be written to answer the comments. It will be sent to people who have submitted comments and to the information repositories listed on page one. Ecology will revise the draft Feasibility Study Report based on comments received, if appropriate.

HOW YOU MAY BE INVOLVED:

- ◆ **Review the draft Feasibility Study Report at one of the locations listed in the box on page one of this fact sheet.**
- ◆ **Send in your written comments February 26, 2004 through March 26, 2004 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.**



FIGURE 1



City Parcel Building



Alleyway



Parking Lot

Frequently Asked Questions about

Effective public commenting

Q: How does the public-comment process work?

A: After drafting a regulatory document (such as a permit, order, or cleanup plan), Ecology issues a public notice to let people know about the proposed document and to ask for public input. The public comment period must last at least 30 calendar days and begins when the notice is published. Ecology reads and considers each comment received during that period and may change the draft document in response to comments. Ecology may publish a response document answering the public's questions.

Q: Why should I comment?

A: This is an opportunity to have your voice heard and influence the decision-making process. You know about your neighborhood, community and local conditions and how Ecology's regulatory proposal may affect them. Although Ecology is bound by existing state and federal laws, your comments can influence how solutions are achieved.

Q: How can I influence Ecology's decision?

A: Put your comments in writing and submit them to the person identified in the public notice **before** the public comment period ends. You may send your comments by postal mail, e-mail, or hand-deliver them to the address on the public notice. Consider the following points when preparing your comments:

- ✓ **Review** the regulatory document carefully. Know what the subject is and what is being proposed.
- ✓ **Write** comments that are specific, focused and relate to the subject of the document. Refer to section numbers, paragraphs and page numbers of the document in your comments and keep them in order so the reviewer can easily follow your thinking. Explain what you are concerned about. Say "I am concerned about how this will affect small seafood processors because..." rather than just stating "Don't do this."
- ✓ **Send** your comments to Ecology **before** the comment period ends.

You may also attend public meetings, workshops and hearings to voice your opinions. Please keep in mind that comments received in writing or through a formal hearing become part of the official record.

Q: What if my issue is with the regulatory law itself?

A: Ecology is bound by state and federal laws. To change the law requires legislative action and/or new rule making. You could pursue the matter with your state or federal representative, as appropriate.

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