

City Parcel Site

(formerly Spokane Transformer, Inc.)



Public Invited to Review and Comment on Three Documents

Settlement Agreements Reached

The Washington State Department of Ecology reached three separate settlement agreements in December 2007. The agreements, called Consent Decrees, are with Richard Boyce, Jerry Overton, and Paul Gisselberg who were previously designated as potentially liable persons (PLPs) for cleanup at the City Parcel site. Cleanup focuses on polychlorinated biphenyls (PCBs) in soil. The site is located at 708 N. Cook Street in Spokane, Spokane County, Washington (see Figure 1).

The settlement agreements require each PLP to contribute money toward cleanup at the site. The settlement amount from all three PLPs combined is about \$270,000. Additionally, the Consent Decree with Mr. Gisselberg requires him to record a lien against the City Parcel property and an environmental covenant which restricts land use. Mr. Gisselberg also is required to grant Ecology access to the property to conduct the cleanup.



708 N. Cook Street

Ecology Invites Your Comments

The purpose of this fact sheet is to inform you about the settlement agreements and invite your comments about the Consent Decrees between Ecology and each of the PLPs. Details about where to review documents and submit comments are found in the box at the right. **Comments will be accepted December 24, 2007 through January 24, 2008.** If Ecology receives requests from ten or more people, a public meeting or hearing will be held to discuss the documents and proposed actions.

Fact Sheet December 2007

Comments Accepted *December 24, 2007 through January 24, 2008*

Review Documents at WA Department of Ecology

Eastern Regional Office
4601 N. Monroe
Spokane, WA 99205-1295
Mrs. Johnnie Landis at 509-329-3415

Spokane Public Library-East Site

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

Comments and Technical Questions Ms. Teresita Bala

Ecology Toxics Cleanup Program
4601 N. Monroe
Spokane, WA 99205-1295
509/329-3543
E-mail: tbal461@ecy.wa.gov

Health Related Questions

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

PCBs Information link:

<http://www.atsdr.cdc.gov/tfacts17.html#bookmark02>

Mailing, Public Meeting, or Hearing Requests

Ms. Carol Bergin at Ecology
509/329-3546 or e-mail:
cabe461@ecy.wa.gov

Facility Site ID No. 650

Publication No. 07-09-142

Polychlorinated biphenyls (PCBs)

Polychlorinated biphenyls (PCBs) are a man-made chemical previously used for purposes including coolants and lubricants found in transformers, electrical appliances, fluorescent lights and capacitors. The United States banned the manufacture of PCBs in 1977 because of evidence that they can cause harmful health effects.

A person may be exposed to PCBs through contaminated air, water, or food (e.g., eating fish) as well as skin contact. For more information about PCBs contact Mike LaScuola at the Spokane Regional Health District, or go to the Web site found in the box on page one of this fact sheet.

Site Background

Transformer repair and recycling operations took place on-site until 1980 when it became a parcel delivery service. Now, most business activities take place at a location on Trent Avenue. However, past business practices repairing and recycling transformers resulted in PCB contamination at the site.

PCB contamination is found inside the building in dry wells, an underground storage tank, and drain lines. Studies show the groundwater is not impacted, but there is extensive contamination in soil from 0 to 12 inches below the ground surface. Contaminated soil is located in the gravel parking area on the north side of the building and in the alleyway east of the property.



Parking area on North side of Building



Alleyway East of Building

The alleyway is a City of Spokane right-of-way. Ecology asked the City to install a temporary gravel

cover over the contaminated soil in the alleyway. The City covered the soil with gravel in 2003.

Final Cleanup Action Plan

Ecology finalized a Cleanup Action Plan for the site in 2004 after public comment. Disagreements arose between parties when Ecology asked the PLPs to implement the cleanup. The PLPs did not comply with the proposed Cleanup Action Plan, therefore, Ecology took legal action against the parties.

Upon finalization of the settlements, Ecology anticipates undertaking the following proposed cleanup actions for the site.

- Tear down the City Parcel building.
- Remove the underground storage tank, dry wells, and drain lines.
- Remove shallow soils that have contamination above 10 mg/kg* of PCBs.
- Remove soils during the removal of the underground storage tank and dry wells if PCBs are greater than 10 mg/kg. *
- Dispose of PCB-contaminated soil in a landfill that meets federal requirements for acceptance of PCB contamination.
- Incinerate any liquid PCBs found in the tank and sediments in the drain lines. Incineration will take place off-site in an approved facility.
- Apply land use restrictions to the property. For example, the site may be used for industrial purposes only.

*Technical Note

The main portion of the site meets the regulatory definition of an industrial property, so the cleanup level for PCBs in soil is 10 mg/kg. The alleyway cannot be considered industrial property because the public has unlimited access to this area. The cleanup level for PCBs in areas where there is unrestricted land use is 1 mg/kg.

What Happens Next?

The PLPs have now agreed to the terms in the individual Consent Decrees which will move the process forward.

Ecology will respond to questions and comments submitted about the financial settlement outlined in

the Consent Decrees during the public comment period. A copy of the questions and Ecology's responses will be available in the repositories listed on page one.

Next, Ecology anticipates developing an Engineering Design Report outlining construction details for the cleanup. Once developed, the report will be made available for a 30-day comment period. Ecology will review and respond to the comments. Ecology also anticipates performing the cleanup.

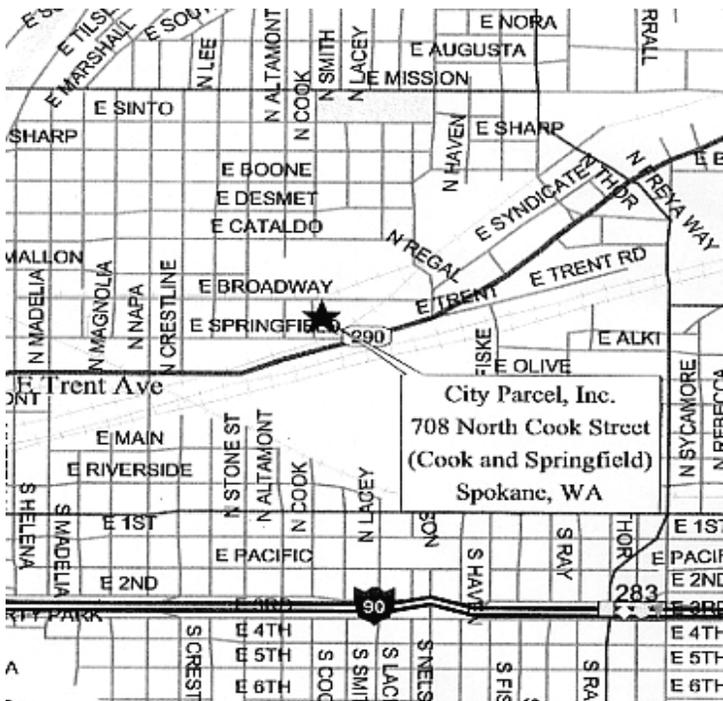


Figure 1 - City Parcel Site Map