

## Expanded Cleanup Work Proposed at City Parcel Site

The Washington State Department of Ecology proposes to extend soil remediation at the City Parcel site and to remove PCB-contaminated soil along the west fence line. Previous sampling confirmed there is residual soil contamination under the surface along the fence line in this area. The site is located at 708 North Cook Street in the City of Spokane, Spokane County, Washington (see Figure 1).

Ecology drafted a Work Plan outlining tasks to be completed when work was done in 2014 north of the fence line. This same Work Plan will apply for the proposed work to the west. These tasks, in addition to the previous work done on the north fence line, are a supplement to the original Remedial Investigation conducted at the site.

The work will include removing the fence along the west portion of the site, removing contaminated soil, and replacing it with clean fill. An addendum to the State Environmental Policy Act (SEPA) checklist and Determination of Non-Significance (DNS) are included as part of the supplemental work.

Access to the area where soil work will be conducted, in the City of Spokane right-of-way for North Cook Street, has been obtained. Ecology will begin remediation after public comment has been considered.



Former City Parcel Building at the corner of  
Cook Street and Springfield Avenue

You are invited to:

- **Review** the draft Work Plan for the proposed sampling and supplemental investigation along with the addendum to the SEPA checklist and DNS.
- **Send** your comments to Huckleberry Palmer at Ecology for consideration. Comments will be accepted **January 30 through March 2, 2015**. See the shaded box at the right for details about where to review documents and submit comments.

### Comments Accepted

**January 30 through March 2, 2015**

For **ADA** accommodations or documents in an alternate format call Carol Bergin 509/329-3546, 711 (relay service), or 877-833-6341 (TTY).

### Para asistencia en Español

Gregory Bohn 509/454-4174

**Если вам нужна помощь на русском, звоните** Larissa Braaten 509/710-7552

### Submit Comments/Technical Questions

Huckleberry Palmer  
WA Department of Ecology  
4601 N. Monroe St.  
Spokane WA 99205-1295  
509/329-3433  
Huckleberry.palmer@ecy.wa.gov

### Public Involvement Questions

Carol Bergin  
WA Department of Ecology  
4601 N. Monroe St.  
Spokane, WA 99205-1295  
509/329-3546 cabe461@ecy.wa.gov

### Document Review Locations

**WA Department of Ecology**  
Kari Johnson, Public Disclosure  
4601 N. Monroe St.  
Spokane, WA 99205-1295  
Call for an appointment 509/329-3415

**Ecology's Toxics Cleanup Website**  
<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=1023>

**Facility Site ID No.** 650  
**Cleanup Site ID No.** 1023

## Site Background

Transformer repair and recycling operations took place on-site until 1980 when it became a parcel delivery service. Past business practices which included repairing and recycling transformers resulted in polychlorinated biphenyl (PCB) contamination at the site. Current City Parcel business practices have relocated to Trent Avenue.

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



Alleyway East of Former Building

The alleyway is a City of Spokane right-of-way. The property east of the alley is owned by the City of Spokane and houses a fuel and wash facility.

### Polychlorinated biphenyls (PCBs)

PCBs are a mixture of man-made chemicals used in the past as coolants and lubricants in transformers, electrical appliances, fluorescent lights, capacitors, and other uses.

The United States banned the manufacture of PCBs in 1977 because of evidence that they can cause harmful health effects.

## State Environmental Policy Act (SEPA)

The State Environmental Policy Act, known as SEPA, requires government agencies to consider potential environmental impacts of a project before beginning the cleanup. A Determination of Non-Significance indicates the proposed actions will not have a probable significant adverse impact on the environment. The SEPA checklist and DNS prepared in May 2014 was to continue cleanup work to the north of the existing City Parcel property fence.

The addendum does not require a formal comment period but Ecology wants the public to be aware there has been an addendum. It is to provide notice that work will continue to the west of the City Parcel property fence along Cook Street. The unanticipated expansion of potential work to the west of the site is necessary because the City of Spokane proposes to conduct road improvement work west of the City Parcel property on Cook Street. The proposed work falls in a nearly identical category to the work outlined in the May 2014 checklist and DNS except it is proposed on the west of the property.

- After review of the environmental checklist and other site-specific information, Ecology determined the actions to address contaminants in soil and groundwater will not have a probable significant adverse impact on the environment.
- The cleanup action will benefit the environment by reducing contaminants in groundwater and reducing possible exposure pathways for humans and wildlife.
- Therefore, Ecology has issued a Determination of Non-Significance (DNS) for the cleanup action.

## Final Cleanup Action Plan

Ecology finalized a Cleanup Action Plan for the site in 2004 after public comment. The potentially liable persons (PLPs) responsible for cleanup at the site were Richard Boyce, Jerry

Overton, and Paul Gisselberg. 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.

A settlement agreement was reached between the parties in December 2007, and the PLPs collectively contributed approximately \$270,000 toward cleanup costs.

**Demolition and Cleanup**

Ecology completed several cleanup actions in 2009 to address the site-related contamination. Asbestos was removed from the City Parcel building and transported to an approved landfill; the

underground storage tanks, dry wells, and drain lines were removed and any liquid PCBs and sediments contained in them were treated at a facility off-site; the building was torn down and clean fill replaced contaminated soil that was removed. A fence remains around the perimeter of the City Parcel property.

**What Happens Next?**

Ecology will review, consider and respond to all comments received by March 2, 2015. The Work Plan may be modified based upon public comments. If no modifications are made, the document will become final and the work will move forward in early spring 2015.



Figure 1 Site Map