



Evaluation of the Potential Public Health Implications Associated with the Redevelopment of Vacant Land (Sections C and D) in Sterling, Logan County, Colorado, Brownfield's Redevelopment

September 2013

This letter health consultation was conducted to evaluate the potential public health implications associated with exposure to site-related contaminants in soil on vacant land (referred to as Sections C and D) located south and immediately adjacent to the former Sterling Manufactured Gas Facility (referred to as Sections A and B) located in Sterling, Logan County, Colorado. This letter health consultation considers the potential public health implications of contaminated soil based on what is currently known of the proposed future land use at the site. Please note that the evaluation of groundwater data is beyond the scope of this letter health consultation.

Site Background

The site under consideration is located at 217 South 3<sup>rd</sup> Avenue, Sterling, Logan County, Colorado. Based on reviews of city directory, aerial photographs, owner provided information, and site visits:

- Since at least 1913 to 1959, the site has been developed with the 'Colorado Burlington & Quincy' railroad tracks (and listed as 'Railroad Grounds' per fire insurance maps)
- From at least 1960 to 1989, the site was listed as the 'Bethlehem Steel Corp – Supply Division'
- From at least 1984 to 2005, the site was listed as the 'Cable Inc. Pump & Supply Shop'.
- In January 2005, the site was utilized by 'Bethlehem Steel Corp – Supply Division', with a large warehouse used mainly for storage of steel equipment and offices, and a smaller auto repair garage, including an outdoor fenced-in area used for storage of steel
- According to owner-provided information, prior to obtaining the Site, it was formerly leased to Bethlehem Steel Co., then to Cable Drilling Co., and then to National Oil Well Varco.
- Since at least 2006 to the present the site has been vacant, with the historical buildings demolished. The site has remained vacant since that time, consisting only of grass and soil ground-cover.
- In March 2012, Centennial Mental Health Center (CMHC) submitted an application for Targeted Brownfields Assessment assistance to the CDPHE's Brownfields Program. According to that application, Land Leasing Company, LLC (the current owner of the property – Sections A&B) intended to donate a portion of the property to CMHC, which in turn, planned to develop approximately 2/3 of the property into a paved parking lot that would be used by employees and clients of the CMHC. The remaining area of the property would remain undeveloped at the time and be held for future commercial development.
  - A letter health consultation was conducted on this property (Sections A&B – located north and adjacent to Sections C&D), which examined the potential public health implications associated with exposure to site-related contamination in soil.

- In December 2012, CMHC modified the TBA application to include the vacant land (Sections C&D) located south and adjacent to the former manufactured gas plant (Sections A&B) included in the previous health consultation.
  - The additional parcel of Sections C&D is the focus of this evaluation.
- According to Logan County tax records, Sections C&D are part of a larger piece of land that has been assigned Parcel Number 38052532249005 and is currently owned by the Donelan Company. The parcel contains approximately 2.33 acres, of which the site under consideration (i.e., Sections C&D) consists of approximately 1.10 acres. Similar to Sections A&B, the planned use for Section D of the site by CMHC is to develop a paved parking lot to be utilized by employees and clients of the Centennial Mental Health Center facility in conjunction with Section B (property located north and adjacent). Section C will be combined with Section A and that area will remain undeveloped at this time and be held for future commercial development. The remainder of the parcel associated with the Donelan Company (the approximate southern half of the parcel) contains a grocery store (SunMart) and an associated asphalt-paved parking lot

### **What did CCPEHA find in the Health Consultation?**

Based on a review of the available environmental data and the evaluation of the public health implications associated with future worker exposures of redevelopment and future use of the Vacant Land (Sections C and D), located south and adjacent to the former Sterling Manufactured Gas Plant (Sections A and B), CCPEHA has reached one conclusion.

*Exposure to soil contaminants is not likely to harm the health of future construction workers and commercial industrial workers at the Vacant Land (Sections C and D) Brownfields site.* This conclusion was reached because the estimated non-cancer and cancer risks are below levels of concern. Specifically, the estimated cumulative non-cancer hazard indices from incidental ingestion and dermal exposure to site-related COPCs are below 1 for both types of workers. In addition, the estimated lifetime excess cancer risks resulting from worker exposures to soil are well within the EPA target cancer risk range, which indicates a very low increased risk of developing cancer.

It should be noted that the conclusions are based on the current environmental data collected to date and the purported site use at the time this evaluation was conducted. If additional environmental data becomes available or an alternative land-use/exposure scenario is selected in the future, the findings of this health consultation should be reconsidered.

### **What's next?**

- As necessary, CCPEHA will review any additional data collected from the Vacant Land Site.
- Upon request, CCPEHA will provide input to State and Local environmental officials on sampling plans and analysis.
- Upon request, CCPEHA will provide health education on the findings of this health consultation to stakeholders and the community.

## FREQUENTLY ASKED QUESTIONS:

**What is a health consultation?** A health consultation provides advice on a specific public health issue related to real or possible human exposure to toxic material. A Health Consultation is a way for the Colorado Department of Public Health and Environment to respond quickly to a need for health information on toxic substances and to make recommendations for actions to protect the public's health. Health Consultations may consider:

1. The levels (or "concentrations") of hazardous substances;
2. If and how people might be exposed to contamination (through "exposure pathways" such as breathing air, drinking or contacting water, contacting or eating soil, or eating food);
3. The harm the substances might cause to people (or the contaminants' "toxicity");
4. If and how working or living nearby might affect people's health; and
5. Other dangers to people, such as unsafe buildings, explosive hazards, or other physical hazards.

### **Where can I find this health consultation?**

An electronic copy of this health consultation can be found at:

<http://www.cdphe.state.co.us/dc/envtox/ccpehasites.html>

To request a free copy of this health consultation or for more information about the health consultation, please feel free to contact Thomas Simmons, Health Assessor, at 303-692-2961. For other site-related concerns, please call Alissa Schultz, Project Manager, at 303-692-3324.