



# INITIAL INVESTIGATION ELD REPORT

**ERTS Number:** 641414  
**Parcel #(s):** 4002240010  
**COUNTY:** Pierce

**SITE INFORMATION**

Site Name (e.g., Co. name over door): TPU Transformer at Lakewood Towne Center	Site Address (including City and Zip+4): 5731 Main ST SW Lakewood, WA	Site Phone: None
Site Contact and Title: Mike Rhubright, Senior Environmental Specialist	Site Contact Address (including City and Zip+4): Tacoma Public Utilities 3628 S. 35th St, Tacoma, WA 98409-3192	Site Contact Phone: 253-502-8520
Site Owner: Inland Western Lakewood LLC	Site Owner Address (including City and Zip+4): Inland Real Estate Group of Companies, Inc PO Box 9273, Oak Brook, IL 60522-9273	Site Owner Phone: 630-218-8000
Site Owner Contact: Mike Rhubright, Senior Environmental Specialist	Site Owner Contact Address (including City and Zip+4): Tacoma Public Utilities 3628 S. 35th St, Tacoma, WA 98409-3192	Owner Contact Phone: 253-502-8520
Alternate Site Name(s):	Comments:	
Previous Site Owner(s):	Comments:	

Latitude (Decimal Degrees):	47.16280
Longitude (Decimal Degrees):	-122.51332

**INSPECTION INFORMATION**

Inspection Conducted?	Date/Time: 5/21/13, 3:00 pm	Entry Notice: Announced <input type="checkbox"/>	Unannounced <input checked="" type="checkbox"/>
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Photographs taken?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Samples collected?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, be sure to include a figure/sketch showing sample locations.	

**RECOMMENDATION**

<b>No Further Action</b> (Check appropriate box below):	<b>LIST on Confirmed and Suspected Contaminated Sites List:</b> <input type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (i.e., contamination removed) <input checked="" type="checkbox"/>	

**COMPLAINT (Brief Summary of ERTS Complaint):**

Contractor demolishing a building, pulled on underground electrical wires, causing damage at the electrical vault. Mineral oil was released into the ground beneath the vault.

**CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):**

This shopping mall site is currently on Ecology's CSCSL/VCP having previously documented contamination in soil and groundwater. Remediation of mineral oil from this recent release appears to have been successful in soil, however groundwater was encountered in the excavation. The recommendation of NFA pertains only to this mineral oil release and remediation; and that this Initial Investigation be included in Ecology's record for the site.

Investigator: J. Seger, TPCHD	Date Submitted: 10/1/13
-------------------------------	-------------------------

## OBSERVATIONS

**Description** (please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

This mineral oil spill within an electrical transformer vault occurred at the Lakewood Towne Center, a shopping mall on Ecology's CSCSL (FSID 7922231). The Mall is comprised of multiple tax parcels and numerous property owners. This spill occurred adjacent to a building being demolished having the address 5731 Main ST SW; an incorrect address of 5811 Main ST SW was initially reported. The owner of record for this tax parcel (4002240010) is Inland Western Lakewood, LCC a subsidiary of The Inland Real Estate Group of Companies, Inc. It was not known upon receipt of this Initial Investigation that the Lakewood Towne Center is on Ecology's CSCSL.

On 5/17/13, a contractor demolishing the 5731 Main ST SW building pulled on underground electrical lines causing damage at the transformer vault. Tacoma Power Utility (TPU) reported the release of approximately 20 gallons of mineral oil to Ecology on 5/20/13. TPUCHD conducted an Initial Investigation on 5/21/13, and noted absorbent pads and plastic placed around the unit on the asphalt where oil had leaked above ground. There was no visible evidence that the oil crossed the sidewalk to the parking area and nearby storm drain.

On 5/21/13, TPU obtained a characterization soil sample at ground surface, inside the transformer cabinet. The sample was analyzed for TPH levels to see if other TPH fractions were present. The analytical results were: 170,000 mg/kg diesel and <40,000 mg/kg oil. Lab comments for the diesel result stated, "Sample contains diesel range organics that appear to be mineral oil or weathered diesel". TPU concluded that diesel may have entered the enclosure in the past, but the mineral oil likely accounted for most of the 170,000 mg/kg encountered. TPU also stated that the transformer (mfg date 1986) was manufacturer certified to have < 1.0 PCB content in the mineral oil.

On 6/19/13, TPU conducted remedial activities and the damaged transformer was removed from the site. The release of mineral oil was estimated to be approximately 70 gallons. A large track hoe was used to remove the majority of material. A considerable amount of debris (old pipe, concrete chunks, and loose construction debris) was encountered during excavation. The ground on which the transformer was installed is excessively drained, gravelly Spanaway type soil. The final limits of the excavation measured approximately 14 feet long by 15 feet wide and 11.5 feet deep. The mineral oil penetrated down to ground water which was encountered at approximately 12 feet below ground surface.

Approximately 98.34 tons of oil contaminated soil and debris was excavated and transported to the LRI landfill in Graham, WA for permitted disposal. Two vacuum truck loads of contaminated sludge material (1 ton each) was transported to PRS Group in Tacoma for disposal. This material will be eventually combined with like materials and be disposed of at LRI. One vacuum truck load containing approximately 300 gallons of water was removed from the excavation and disposed of at PRS's decant facility; to be treated and discharged per PRS permit.

Five confirmation soil samples were collected from the final limits of the excavation. South-1, East-2, North-3, and West-3 were obtained at the bottom of the excavation each at a depth of ten feet and from the midpoint of each respective sidewall. Center-2 was obtained from the center bottom of the excavation (at 11.5 feet bgs), after removing water with the vacuum truck, the sample had the consistency of sludge. TPU observed that the oil floating on the water in Center-2 did not appear to be mineral oil which is usually clear or very light in color. The oil on the ground water appeared darker in color, suggesting a different source.

The analytical results for mineral oil concentration in the five samples ranged from <10.0 mg/kg to 29.0 mg/kg; all fall below the MTCA cleanup level of 4,000 mg/kg. Diesel and oil were also analyzed in all five samples. Diesel was non-detect (<10.0 mg/kg) in the four sidewall samples and was 38.5 mg/kg in the center-bottom sample. The laboratory comment indicated weathered diesel fuel. Oil was non-detect (<100.0 mg/kg) in three sidewall samples, 204 mg/kg in sidewall sample West-3 and 335 mg/kg in the center-bottom sample. The diesel and oil results fall below the MTCA cleanup level in soil of 2,000 mg/kg for each constituent.

TPU concluded that other contamination is present in the soil and groundwater in the immediate vicinity of the mineral oil remediation area. TPU reviewed a document which was made available, Phase II Environmental Site Assessment, 2000/2001. This document included a history of past uses supporting a variety of possible contaminant sources such as: previous shopping mall, dry cleaners, service stations, UST's, and parking lot drywells. The document also states that Ponce de Leon creek flows down gradient from east to west under Lakewood Towne Center across the entire property. TPU assumes the underground creek to be the prime influence for water entering the excavation.

TPU has shown through sampling and observation that the transformer mineral oil spill has been remediated to below MTCA cleanup levels in soil. The bottom sample obtained at ground water level was analyzed as soil (sludge), and was below the MTCA cleanup level for soil. There was no (liquid) sample obtained to determine if the mineral oil concentration meets MTCA's cleanup level of 500 ug/l in ground water.

9/27/13: I corresponded with Cris Mathews regarding the appropriate closing for this remediation. The soil cleanup results for this mineral oil remediation were successful, and it appears TPU remediated mineral oil at the ground water level as much as possible. Cris's response: "Based on the information TPU has provided, it appears NFA would be warranted were it not an existing site already. I'd suggest a NFA recommendation that acknowledges/documents the existing site status. The II Report with recommendation would just become part of the Ecology record for the site".

The spill appears to have been successfully remediated with respect to the mineral oil release. The TPCHD recommends closing this case with no further action needed. Because the Lakewood Towne Center (multiple parcels) is already on CSCSL, this record should be included with the record for the site.

(fill in contaminant matrix below with appropriate status choice from the key below the table)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). Use this when TEX contaminants are present independently of gasoline.
	Polynuclear Aromatic Hydrocarbons (PAH)						Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene						Benzene
	Other Non-Halogenated Organics						Other Non-Halogenated Organics (Example: Phthalates)
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	RB	S				Crude oil and any fraction thereof. Petroleum products that are not specifically Gasoline or Diesel.
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents						Solvents containing halogens (Halogen is typically chlorine, but can also be fluorine, bromine, iodine), and their breakdown products (Examples: Trichloroethylene; Tetrachloroethylene (aka Perchloroethylene); TCE; TCA; trans and cis 1,2 dichloroethylene; vinyl chloride)
	Polychlorinated Biphenyls (PCB)	B					Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)						A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatiles analysis 8270
Metals	Metals - Other						Metals other than arsenic, lead, or mercury. (Examples: cadmium, antimony, zinc, copper, silver)
	Lead						Lead
	Mercury						Mercury

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	DESCRIPTION
	Arsenic						Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordnance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

Status choices for contaminants	
Contaminant Status	Definition
B - Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested)
S - Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C - Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example - above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA - Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example - capped area).
RB - Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example - complete removal of contaminated soils).

**Halogenated chemicals and solvents:** Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane ) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

**FOR ECOLOGY USE ONLY (For Listings):**

How did the Site come to be known:  Site Discovery (received a report): \_\_\_\_\_ (Date Report Received)  
 ERTS Complaint  
 Other (please explain): \_\_\_\_\_

Does an Early Notice Letter need to be sent:  Yes  No  
If No, please explain why: NFA

NAICS Code (if known): \_\_\_\_\_  
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):  
\_\_\_\_\_

Site Unit(s) to be created (Unit Type):  Upland (includes VCP & LUST)  Sediment  
If multiple Units needed, please explain why: \_\_\_\_\_

Cleanup Process Type (for the Unit):  No Process  Independent Action  
 Voluntary Cleanup Program  Ecology-supervised or conducted  
 Federal-supervised or conducted

Unit  
Site Status:  Awaiting Cleanup  Construction Complete – Performance Monitoring  
 Cleanup Started  Cleanup Complete – Active O&M/Monitoring  
 No Further Action Required

Site Manager (Default: Southwest Region): \_\_\_\_\_

Specific confirmed contaminants include: \_\_\_\_\_ Facility/Site ID No. (if known):  
Mineral oil in Soil \_\_\_\_\_ 792231

\_\_\_\_\_ in Groundwater  
\_\_\_\_\_ in Other (specify matrix: \_\_\_\_\_)

**COUNTY ASSESSOR INFO:**

Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.



Pierce County  
WASHINGTON

# Assessor-Treasurer electronic Property Information Profile

Pierce County Home | Assessor-Treasurer Home | Parcel Search | Sales Search | Recorded Documents | Permits  
Summary | Taxes/Values | Land | Buildings | Sales | Map

## Parcel Summary for 4002240010

05/23/2013 02:49 PM

Property Details	Taxpayer Details
<b>Parcel Number:</b> 4002240010	<b>Taxpayer Name:</b> INLAND WESTERN LAKEWOOD LLC
<b>Site Address:</b> 5731 MAIN ST SW	<b>Mailing Address:</b> PO BOX 9273
<b>Account Type:</b> Real Property	OAK BROOK IL 60522-9273
<b>Category:</b> Land and Improvements	
<b>Use Code:</b> 5380-REGIONAL SC	

Appraisal Details	Tax/Assessment
<b>Value Area:</b> PI6	<b>Current Tax Year:</b> 2013
<b>Appr Acct Type:</b> Commercial	<b>Taxable Value:</b> 21,379,400
<b>Business Name:</b> OLD NAVY,MICHAELS,BARNES&NOBLE,ROSS,BED&BATH&BEYON	<b>Assessed Value:</b> 21,379,400
<b>Last Inspection:</b> 05/14/2013 - Physical Inspection	

**Related Parcels**

Group Account Number: [26388](#)

Mobile/MFG Home and Personal Property parcel(s) located on this parcel: [1200039668](#) [1200040589](#) [1200098948](#) [1200112135](#) [2000203289](#) [2000203382](#) [2000203387](#) [2000203427](#)  
[2007185675](#) [2091004725](#) [2097002710](#) [2097002875](#)

Real parcel on which this parcel is located: n/a

**Tax Description**  
 Section 02 Township 19 Range 02 Quarter 13 VILLA PLAZA BSP 2ND AMEND LOT 1 EASE OF RECORD OUT OF 02-19-01-1-065, 1-052, 1-055 & 400188-004-0 SEG 2005-0013 JU 6/2/04JU

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

Pierce County Assessor-Treasurer  
 Mike Lonergan  
 2401 South 35th St Room 142  
 Tacoma, Washington 98409  
 (253)798-6111 or Fax (253)798-3142  
[www.piercecountywa.org/atr](http://www.piercecountywa.org/atr)

### Group Account 26388

Other parcels within the Town Center owned by same property owner.

#### Parcels in Group

Parcel	Address
<a href="#">4002240010</a>	5731 MAIN ST SW TX site
<a href="#">4002240030</a>	10420 59TH AV SW
<a href="#">4002240070</a>	5731 MAIN ST SW
<a href="#">4002240080</a>	5701 LAKEWOOD TOWNE CENTER BLVD SW STE A
<a href="#">4002240100</a>	5919 LAKEWOOD TOWNE CENTER BLVD SW STE AGKL
<a href="#">4002240110</a>	5606 LAKEWOOD TOWNE CENTER BLVD SW
<a href="#">5400000070</a>	XXX LAKEWOOD TOWNE CTR BLVD SW
<a href="#">5400000461</a>	XXX LAKEWOOD TOWNE CTR BLVD SW
<a href="#">5400000471</a>	XXX LAKEWOOD TOWNE CTR BLVD SW
<a href="#">5400000480</a>	10043 BRIDGEPORT WY SW
<a href="#">5400000670</a>	XXX HOLLY LN SW
<a href="#">5400000700</a>	XXX LAKEWOOD TOWNE CTR BLVD SW
<a href="#">5400000711</a>	XXX LAKEWOOD TOWNE CTR BLVD SW

# LAKEMOOD TOWNE CENTER

Gravelly Lake Dr. SW

58 59 60 61 62

56 57  
63 **Speed's Market PLACE**  
64 65

55  
54  
68 **SAFeway**

53  
52  
51  
69  
70 71 72 73 74 75 76 77 78 79 80 81 82 83

8 **24 FITNESS**  
9  
10 **FREEDOM**  
11

7 **PET SMART**  
6 **Office DEPOT**  
5 **Paper Impressions**

4  
3  
2  
1 **Burlington**  
Main Street SW

Lakewood Towne Center Blvd. SW

21 **BED BATH & BEYOND**  
20 **SSO2 DRESS FOR LESS**  
19 **OLD NAVY**  
18 **Michaels**

12 13 14 15 16 17

59th Ave. SW  
5331  
Bldg Demo  
5731  
Tx Spill site

A1 **Marshalls**  
A2 Great Clips

26  
27 28  
29 30 31  
32  
33

24 **AMC THEATRES**  
25 **BARNES & NOBLE**  
33 **TARGET**

Lakewood City Hall

▾ SERVICES

▾ INVESTMENTS

▾ LEASING

▾ ABOUT THE GROUP

INLAND

- Investments
- Leasing
- Real Estate Services



The Inland Real Estate Group of Companies, Inc.



### Real Estate Services

Inland is one of the nation's leading providers of commercial real estate services with companies specializing in a variety of areas including acquisitions, auctions, brokerage, development, financing and education.



### Investments

Inland offers real estate investment opportunities backed by more than 40 years of experience and an unrivaled track record. Programs include real estate investment trusts, specialty funds, limited partnerships and 1031 exchanges.



### Leasing

As one of the nation's largest commercial real estate groups, Inland has superior locations and experienced professionals to meet your leasing needs in top retail, office, industrial and multifamily markets across the country.

*"Inland" refers to The Inland Real Estate Group of Companies, Inc. which is comprised of a group of independent legal entities some of which may be affiliates, share some common ownership or have been sponsored and managed by subsidiaries of Inland Real Estate Investment Corporation.*

*The contents of this Website constitute neither an offer to sell nor a solicitation of an offer to buy any security which can be made only by prospectus, filed or registered agencies, and sold only by broker/dealers authorized to do so.*

+ [Current News](#)

+ [Group Fact Sheet](#)

+ [Special Notices](#)



Winner  
of the  
Torch  
Award



The Inland Real Estate  
Group of Companies, Inc.

FOLLOW US ON [twitter](#)



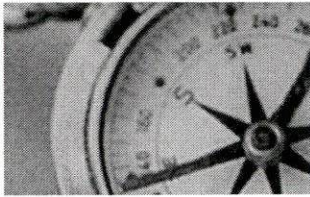


▼ SERVICES

▼ INVESTMENTS

▼ LEASING

▼ ABOUT THE GROUP



About The Group

- How We Work
- Scope & Geography
- The Principals
- Contact Us

Press Room

Careers

**National Headquarters**  
 2901 Butterfield Road  
 Oak Brook, IL 60523  
 (630) 218-8000

**Career Opportunities**  
 Human Resources  
 (630) 218-8000

**Investor Relations**  
 (800) 826-8228  
 custserv@inland-investments.com

**Legal Issues**  
 Janice J. Fox  
 (630) 218-8000 Ext. 5664  
 jfox@inlandgroup.com

**Marketing/Communications**  
 Nicole Spreck O'Connor  
 (630) 218-8000 Ext. 4896  
 nicole.spreck@inlandgroup.com

**Media Relations**  
 Joel Cunningham  
 (630) 218-8000 Ext. 4897  
 cunninghamj@inlandgroup.com

**Property Management Assistance**  
 Terrie Brubaker  
 (630) 218-8000  
 propertymanagement@inlandgroup.com

The Inland Real Estate Group of Companies, Inc.

Contact Us

Thank you for your interest in The Inland Real Estate Group of Companies, Inc. We invite you to contact us for more information. Please use the form below and we will forward it to the company that best meets your needs. You will receive no unsolicited e-mail, telephone calls, or mail.

\*Required fields

Salutation

select..

First Name:

Last Name:

\*Your email address:

Phone Number:

Best time to call:

select..

Nature of your inquiry:

Select..

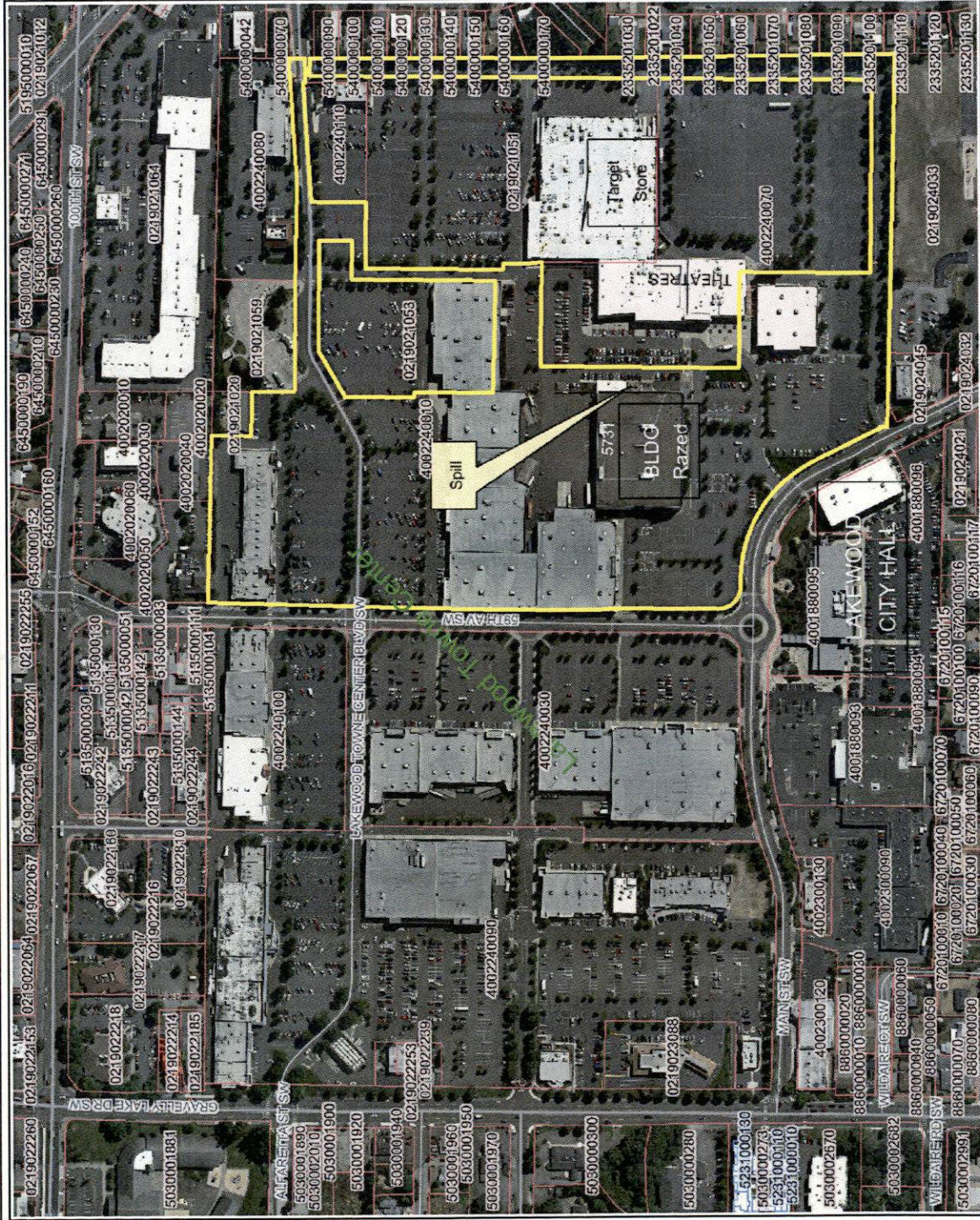
Your comments

Submit Form

# ERTS# 641414 Lakewood Towne Center APN: 4002240010

5731 Main ST SW, Bldg Demolished

Damaged transformer, mineral oil release



- Map Legend**
- Highlighted Tax Parcels
  - Tax Parcels
  - Base Parcel
  - Condominium
  - Other
  - Roads
  - Interstate
  - Limited Access State Routes
  - Other State Routes
  - Ramps
  - Major Arterial
  - Collector
  - Local Access
  - County - 2011 - Ortho

Scale 1:4,553  
 0 190 380 ft.

A

Printed: 9/27/13 3:58 PM  
 Pierce County Health Department  
 Healthy People in Healthy Communities  
 www.piercecountywa.gov

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. Pierce County assumes no liability for variations ascertained by actual survey. All data is expressly provided AS IS and WITH ALL FAULTS. Pierce County makes no warranty of fitness for a particular purpose.



Facing east at bldg being demolished



Store front facing south, to west of bldg demo.



West wall of bldg being demolished.



West wall bldg demolish.



SW corner of bldg being demolished.



South front of demo-bldg.



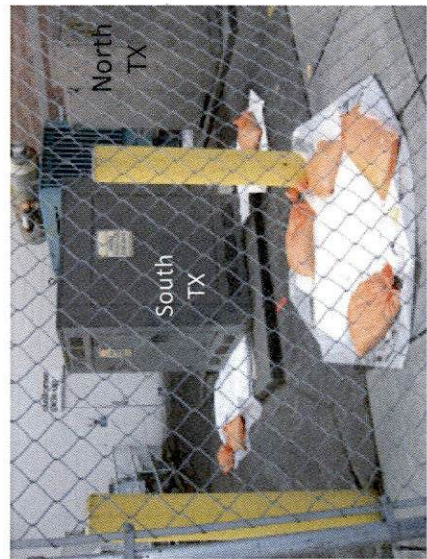
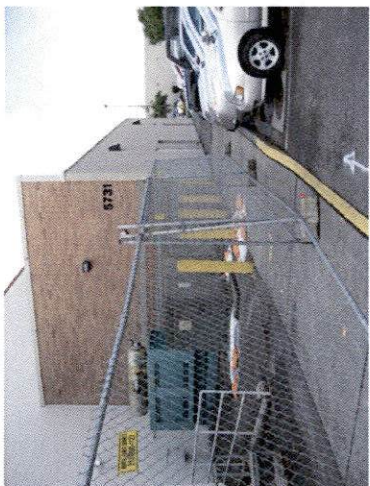
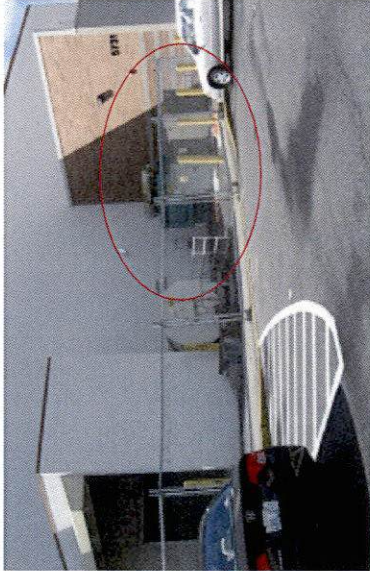
SE corner of bldg demo.



Facing north at loading dock, TX behind.



Businesses across (to east) from loading dock and transformers.



Spill at south transformer unit.



Storm drain near spill area.



Spill at south transformer unit.



South transformer unit, plastic on ground covering oil & staining, pending cleanup.

## Joyce Seger

---

**From:** Joyce Seger  
**Sent:** Friday, August 02, 2013 9:36 AM  
**To:** Joyce Seger  
**Subject:** FW: ERTS# 641414 TX- Lakewood TownCenter 5/17/13

7/31/13: Mike R responded by phone that this cleanup has added difficulties:

- Approx 80 gallons mineral oil released. Ground is gravelly; excavation 15 ft wide x 15 ft long x 12 ft deep -- Hit groundwater at 12 ft deep. Old Ponce de Leon creek / wetlands runs/ran under this area.
- Were close to undermining the large generator sitting next to the TX.
- 7-Dump truck loads soil/rock and 3-vector loads to PRS
- Groundwater samples, found Diesel and Heavy oil (besides the mineral oil) and debris from past as two previous shopping malls . . . previous uses, could be other constituents as well.
- If this goes to VCP, may need easements in order to set the monitoring wells.
- I checked CSCSL: Lakewood Towne Center = VCP Terminated 12/14/2006. (Not specified, exact location on this large site, multiple parcels, Lat/Long is not correct).

---

**From:** Joyce Seger  
**Sent:** Wednesday, July 31, 2013 2:42 PM  
**To:** 'Rhubright, Mike'  
**Subject:** ERTS# 641414 TX- Lakewood TownCenter 5/17/13

Hi Mike,

Has the cleanup report for this transformer spill been completed?

It was located near the building being demolished, reported at 5811 Main ST SW.

( I will be using the address 5731 Main ST SW, to correspond with the Assessor's parcel number).

Please forward a copy to me at your convenience.

Thank you,

Joyce Seger, R.S.  
Environmental Health Specialist II  
Environmental Health Division/SHA  
Tacoma-Pierce County Health Dept.  
3629 S. D St, MS 1057413  
Tacoma, WA 98418-6813  
(253) 798-6031 office  
(253) 798-6294 fax  
[jseger@tpchd.org](mailto:jseger@tpchd.org)

**Sharon Bell**

---

**From:** Rhubright, Mike [MRhubrig@ci.tacoma.wa.us]  
**Sent:** Tuesday, August 20, 2013 12:44 PM  
**To:** Sharon Bell  
**Subject:** RE: WDA for 5811 Main St SW, Lakewood

Sharon,  
The ERTS # for this spill is 641414 reported to WDOE on 05/20/13. We performed a clean-up; however we have a few unresolved issues that we would like to discuss with you.  
Mike

---

**From:** Sharon Bell [mailto:SBell@tpchd.org]  
**Sent:** Tuesday, August 20, 2013 10:06 AM  
**To:** Rhubright, Mike  
**Subject:** WDA for 5811 Main St SW, Lakewood

Hi Mike,

I'm reviewing WDA's to make sure that sites where PCS is being removed, have been reported to Ecology. I see one for TPU, WDA #1680, for the address of 5811 Main St SW in Lakewood for a transformer location; has it been reported to Ecology yet?

**Sharon Bell, R.S.**  
Environmental Health Program  
Tacoma Pierce County Health Department  
3629 South D Street, MS 1057  
Tacoma, WA 98418-6813  
[sbell@tpchd.org](mailto:sbell@tpchd.org)  
Office: 253/798-2891

\*\*\*\*\*  
This e-mail and any attachments may contain confidential and privileged information. It has been scanned for viruses. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies.  
\*\*\*\*\*

*Joyce - let's discuss.*



Tacoma | Pierce County

## Health Department

Healthier. Safer. Smarter.

## Tacoma-Pierce County Health Department

3629 South D Street, 304, Tacoma WA 98418-6813

(253) 798-6047

### WASTE DISPOSAL AUTHORIZATION APPLICATION

The information requested below is essential in determining if this waste is acceptable for disposal at the City of Tacoma Landfill, the LRI Landfill, the Hidden Valley Transfer Station, or other permitted solid waste facilities such as petroleum contaminated soils treatment facilities. It is unlikely that you will be able to respond in the space provided. Feel free to modify the format and/or address the information on additional pages, but at a minimum include all the information requested below. The information listed below may be mailed or faxed to:

Tacoma-Pierce County Health Department

Waste Management Program

3629 South D Street, MS-304

Tacoma, WA 98418-6813

Fax - (253) 798-6498

Date: 06/05/13

Site/Facility Name: Tacoma Power transformer – 5811 Main St SW,  
Lakewood

Consultant/Contractor/Company representative: Mike Rhubright

Proposed Solid Waste Disposal/Treatment Facility: LRI – 30919 Meridian Street East, Graham

Describe Where Waste Originated (physical location, company name, project name, etc.): The material proposed for disposal will originate from a planned soil clean-up of a leaking (non-PCB mineral oil) padmount transformer (City # 10000051817) located at 5811 Main St SW, Lakewood, WA.

Projected Quantity or Volume of Waste (generated per month, quarter, year, etc.): Estimated up to 50 cubic yards – one time

Describe How Waste is Generated/Source of Waste: The material is scheduled to be excavated from a planned soil remediation to address a leaking padmount transformer (ERTS # 641414). It is estimated that as much as 50 gallons of non-PCB mineral oil discharged into the soil beneath the transformer. The impacted soil will be excavated by Tacoma Power staff until State of Washington MTCA limits for mineral oil in soil (4000 mg/Kg or less) are attained in the adjacent soils.

Describe the Site History (if applicable): The site (former Gottschalks Building) is currently being demolished by the property owner. The leaking transformer has already been removed from the site which is being prepared for remediation. This transformer is manufacturer certified as < 1.0 ppm PCB or non-PCB.



Tacoma | Pierce County

# Health Department

Healthier. Safer. Smarter.

## Tacoma-Pierce County Health Department

3629 South D Street, 304, Tacoma WA 98418-6813

(253) 798-6047

Describe the Sampling Method(s) or Submit Sampling Plan: A grab soil sample was collected 4-6 inches below the surface in the most likely oil-impacted area below the transformer. The sample was analyzed by method NWTPH-Dx. Diesel range hydrocarbons (identified as mineral oil) were measured at 170,000 mg/Kg.

---

---

Describe and/or Justify the Number of Samples per Volume of Waste: The attached soil analysis is intended to represent the worst case scenario for mineral oil in soil contamination at this site. In addition, a minimum of five clean-up confirmation samples will be collected and analyzed for mineral oil to ensure a qualifying MTCA soil clean-up approved by TPCHD and WDOE.

Describe and/or Justify the Parameters Selected for Analysis: The material leaking from Tacoma Power's 1000 KVA transformer consists of non-PCB mineral oil (manufacturer certified).

---

In addition to the information requested above, please enclose copies of the analytical results, chain of custody forms, a sampling plan, and any other documents relevant to the review of the site, facility, and/or waste being characterized.

By my signature below, I certify that the information presented in this application is true and complete to the best of my knowledge.

  
Applicant Signature

Senior Environmental Specialist  
Applicant Title

06/05/2013  
Date

Tacoma Power  
Company Name

3628 S 35<sup>th</sup> St Tacoma WA 98409-3192  
Company Address

253-502-8520  
Phone Number

mike.rhubright@cityoftacoma.org  
Email Address

253-502-8396  
Fax Number

## Joyce Seger

---

**From:** Sharon Bell  
**Sent:** Thursday, August 29, 2013 2:53 PM  
**To:** 'Rupert, Sam'  
**Cc:** Joyce Seger  
**Subject:** RE: Lakewood Towne Center, 2001 info

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Sam,

I just spoke with Brian Carpenter at Herrera. He told me that they had been doing semi-annual groundwater monitoring at this site until Sept 2012, when monitoring apparently was stopped. The monitoring wells used were all along the north side of the site, so upgradient of the transformer spill according to Mr. Carpenter, but still functional. I agree with your interpretation of P11 and P17; they look like geoprobe borings that were backfilled and sealed subsequent to sampling.

**Sharon Bell, R.S.**  
Environmental Health Program  
Tacoma Pierce County Health Department  
3629 South D Street, MS 1057  
Tacoma, WA 98418-6813  
sbell@tpchd.org  
Office: 253/798-2891

---

**From:** Rupert, Sam [mailto:SRUPERT@ci.tacoma.wa.us]  
**Sent:** Friday, August 23, 2013 10:53 AM  
**To:** Sharon Bell  
**Cc:** Post, Russ; Rhubright, Mike  
**Subject:** RE: Lakewood Towne Center, 2001 info

Hi Sharon,

I share your concern on whether or not sampling could be done at this time. If I understood the Phase II correctly, the nearest wells P11 and P17 may not even be permanent. I still think it may be valuable to pursue this to the extent that it can be established if there are wells that can be accessed or not. The last consultant might have records that could lead us to the nearest wells that might still be viable as sampling points. To go much beyond that I would say no.

Thanks for all your help. It's really appreciated.

**Samuel R. Rupert | Tacoma Public Utilities**  
**Senior Environmental Specialist**  
**Environmental Compliance**  
**253-502-8513 Office 253-381-7748 Cell**  
**[srupert@cityoftacoma.org](mailto:srupert@cityoftacoma.org)**

---

**From:** Sharon Bell [mailto:SBell@tpchd.org]  
**Sent:** Friday, August 23, 2013 9:58 AM  
**To:** Rupert, Sam  
**Subject:** RE: Lakewood Towne Center, 2001 info

Hi Sam,

Just wanted to get back to you about the possibility of sampling the monitoring wells. No apparent monitoring has occurred since 2006, so accessing wells might be problematic. Do you want to pursue it? I could contact the last consultant who submitted data.

**Sharon Bell, R.S.**

Environmental Health Program  
Tacoma Pierce County Health Department  
3629 South D Street, MS 1057  
Tacoma, WA 98418-6813  
[sbell@tpchd.org](mailto:sbell@tpchd.org)  
Office: 253/798-2891

---

**From:** Rupert, Sam [<mailto:SRUPERT@ci.tacoma.wa.us>]  
**Sent:** Wednesday, August 21, 2013 2:39 PM  
**To:** Sharon Bell  
**Cc:** Post, Russ; Rhubright, Mike  
**Subject:** RE: Lakewood Towne Center, 2001 info

Sharon,

First, thank you for sharing this document with us. It is very interesting to say the least. The transformer release was on the east side of the old Gottschalks building. Gottschalks is no longer there, but the small white building that was directly next to it is. It is across from the theatre which is to the east. The pictures I will be including with the report will show how the white building was oriented with the spill. After review of the Phase II, wells P-11 and P-17 are the closest to the release and cleanup. They would been on the opposite side of the building on the west side. In the Phase II, figure 2 shows the little white building as the "Management Office". This is where the emergency generator is situated and where the spill occurred.

Please don't hesitate to contact me if you have any other questions regarding this.

Thanks again,

**Samuel R. Rupert | Tacoma Public Utilities**  
**Senior Environmental Specialist**  
**Environmental Compliance**  
**253-502-8513 Office 253-381-7748 Cell**  
**[srupert@cityoftacoma.org](mailto:srupert@cityoftacoma.org)**

---

**From:** Sharon Bell [<mailto:SBell@tpchd.org>]  
**Sent:** Wednesday, August 21, 2013 1:00 PM  
**To:** Post, Russ; Rupert, Sam; Rhubright, Mike  
**Subject:** Lakewood Towne Center, 2001 info

I found an old Phase II ESA, dated February 2001, for this site in our files. I've scanned the text, tables, and figures and attached them here for general interest.

Looks like they entered VCP in 2002, but were terminated in 2006, with no other action occurring as far as what is documented in Ecology's records.

Where was the transformer release in relation to the site diagram attached?

**Sharon Bell, R.S.**

Environmental Health Program  
Tacoma Pierce County Health Department  
3629 South D Street, MS 1057  
Tacoma, WA 98418-6813

## Joyce Seger

---

**From:** Matthews, Cris (ECY) [crim461@ECY.WA.GOV]  
**Sent:** Friday, September 27, 2013 12:37 PM  
**To:** Joyce Seger  
**Subject:** RE: ERTS#641414, Lakewood Towne Center, Transformer release 5/17/13

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Joyce:

The site is already listed. Based on the information TPU has provided, it appears NFA would be warranted were it not an existing site already. I'd suggest a NFA recommendation that acknowledges/documents the existing site status. The II Report with recommendation would just become part of the Ecology record for the site.

Cris

---

**From:** Joyce Seger [mailto:JSeger@tpchd.org]  
**Sent:** Friday, September 27, 2013 12:16 PM  
**To:** Matthews, Cris (ECY)  
**Subject:** ERTS#641414, Lakewood Towne Center, Transformer release 5/17/13

Cris,

Tacoma Power (TPU) has submitted their cleanup report for the above site; mineral oil release.

This occurred on a shopping mall site with vast history, and documented groundwater contamination. ( FSID 7922231, CSID 421).

We did not realize until after cleanup that the site was already listed. As such, TPU cleans up all mineral oil releases as normal protocol.

The remedial excavation took place June, 2013. The oil had penetrated down to the groundwater level; final excavation depth 11.5 feet; approx 15 ft by 15 ft foot square pit.

The characterization sample inside the vault prior to remediation: TPH = 170,000 mg/kg Diesel, <40,000 mg/kg Oil.

Sample contained mostly mineral oil with some weathered diesel, indicating other contaminant present at the location  
Five confirmation samples at remediation: Four sidewalls, ten ft deep were at/or near non-detect (diesel, mineral oil, oil).

Bottom center sample (water vac-out prior to sampling): weathered diesel 38 mg/kg, mineral oil <10 mg/kg, and Oil 335 mg/kg.

TPU concluded their report with: While it is fair to say most of the transformer release has been removed down to MTCA level in soil, they could not bring this to a final conclusion given the presence of historical/background contamination and contact with groundwater. It is unknown how Ecology will treat this spill with respect to the overall site status.

What status would be appropriate for TPCHD to choose in our final report?

- 1) NFA with respect to this specific remediation, with a comment suggesting this report be added to the current CSCLS/VCP file ????
- 2) "LIST"; adding this report to the existing case file?
- 3) Other ???

Thank you,

Joyce Seger, R.S.  
Environmental Health Specialist II  
Environmental Health Division/SHA  
Tacoma-Pierce County Health Dept.  
(253) 798-6031 office  
[jseger@tpchd.org](mailto:jseger@tpchd.org)

\*\*\*\*\*  
This e-mail and any attachments may contain confidential and privileged information. It has been scanned for viruses. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies.  
\*\*\*\*\*