



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 10
1200 Sixth Avenue
Seattle, WA 98101

March 15, 2007

Reply to
Attn Of: ECL-112

Re: Properties Affected by the Lakewood/Ponders Corner Superfund Site

Dear REALTOR®:

This letter concerns properties affected by contamination from the Lakewood/Ponders Corner Superfund site, which is located south of Tacoma. The U.S. Environmental Protection Agency (EPA) is sending a letter to property owners in the area as a follow-up to letters that EPA sent in 1988 and 1997. A map, enclosed with the letter sent to property owners identifies the area of groundwater contamination. A copy of the map is attached to this notice.

EPA recommends that owners of property within the heavy outlined area on the map continue suspension of using private wells or drilling in that area until the groundwater cleanup goals are met. The contaminated groundwater presents no risk of exposure or adverse health effects to anyone unless private wells are used or drilled in that area. EPA is not concerned about the use or drilling of private wells outside the outlined area on the enclosed map.

Also enclosed with each letter sent to property owners in the area is a brief history of the Lakewood/Ponders Corner Superfund site. That information is also being provided with this notice. If you have questions about the site, please contact Superfund Project Manager Monica Tonel at (206) 553-0323, or Jeanne O'Dell, Community Relations Coordinator at (206) 553-6919, or either of them toll free at 1-800-424-4EPA.

Sincerely,

A handwritten signature in black ink, appearing to read "Sylvia Kawabata".

Sylvia Kawabata, Unit Manager
Assessment and Brownfields Unit #1

Enclosures



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**History of the Lakewood/Ponders Corners Superfund Site
Tacoma, Washington
March 2007**

Background

In July 1981, the U.S. Environmental Protection Agency (EPA) sampled drinking water wells in the Tacoma area for volatile organic compounds and found trichlorethylene (TCE), tetrachloroethylene (PERC), and dichloroethylene (cis-1,2 DCE) in two Lakewood Water District production wells. The source of the contamination was determined to be Plaza Cleaners, a dry cleaning and laundry business that disposed of waste solvents on site.

In August 1981, contaminated soil was excavated and removed from the Plaza Cleaners property and the two contaminated Lakewood Water District wells were taken out of service. EPA added the Lakewood/Ponders site to the National Priorities List in 1982. Under a 1983 agreement with the Washington State Department of Ecology (Ecology), Plaza Cleaners revised their solvent-handling practices.

Groundwater Cleanup

In 1984, EPA and Ecology installed two air stripping towers to treat the water from the Lakewood Water District wells. These towers remove and treat the contamination, and the clean water is discharged for use by the public. The Lakewood Water District will continue to operate the groundwater treatment system until the groundwater cleanup goals are met.

Concentrations of volatile organic compounds in the contaminated groundwater plume are decreasing. The concentration of PERC in the most contaminated monitoring well has decreased from 4,856 parts per billion (ppb) to 120 ppb. TCE in the same monitoring well decreased from 103 to 2.3 ppb in the same time period.

Soil Cleanup

Soils on the Plaza Cleaners property were contaminated with the solvent PERC, which was used by the business in their dry cleaning process. In 1987, soils were excavated from three bottomless septic tanks. A soil vapor extraction system was installed and operated from 1988 through 1989 to remove PERC from soils within the septic tanks and the drain field on the property. In 1992, contaminated sludge remaining in and around one septic tank was removed to complete the soil cleanup.

In September 1992, EPA issued a Preliminary Close Out report for the Lakewood/Ponders Corner Superfund site to document the completion of all construction activities at the site.

Copies of the above mentioned reports are available upon request to the EPA. You may direct questions about the site to EPA by contacting Monica Tonel at (206) 553-0323, or toll free at 1-800-424-4372.