

SAUROS CLEANERAMA TACOMA



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

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|----------------------------|-----------------|--------------------|---------------------|-----------------|
| • SHARP first SHARP | | v2024.04.29 | Ecology Info | |
| • SHARP rating | Low | | ERTS | NONE |
| • SHARP date | 03/27/2025 | | CSID | 3310 |
| • EJFlagged? | ✓ – No Override | | FSID | 4339824 |
| • LD confidence level | low | | VCP | SW0329 (CLOSED) |
| • Cleanup milestone | periodic review | | UST ID | NONE |
| • SHARPster | SANDY SMITH | | LUST ID | NONE |

This section is blank if this is the first SHARP

| SHARP Media | Scores | Confidence | Additional Factors |
|---------------|--------|------------|---|
| Indoor air | B1 | medium | multiple chemical types <input type="checkbox"/> |
| Groundwater | C2 | high | risk to off-site people <input type="checkbox"/> |
| Surface water | D4 | medium | climate change impacts <input type="checkbox"/> |
| Sediment | D4 | medium | plant/animal tissue data <input type="checkbox"/> |
| Soil | C1 | high | |

| | |
|---|-------------|
| Location and land use info | |
| 1401 S PACIFIC AVENUE, TACOMA, Pierce County, 98402 | |
| Primary parcel | 20140300100 |
| Land use | commercial |
| Responsible unit | SWRO |

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| Sources reviewed |
| SAUROS LONG-TERM GROUNDWATER MONITORING STATUS REPORTS THROUGH REPORT 12 |
| SAUROS REMEDIAL INVESTIGATION FEASIBILITY STUDY 2014 |
| SAUROS DRAFT PERIODIC REVIEW REPORT 2025 |
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| Primary census tract | Associated census tracts |
|----------------------|--------------------------|
| 53053061601 | none |

Local demographics comments

no comments

Source/source area description

Between 1961 and 2000, Pete Sauro operated a dry-cleaning business, Sauro’s Cleanerama, at the Site. During its operation, Sauro’s Cleanerama used a wastewater sump located in the building’s basement. Over time, dry cleaning solvents leaked from the sump into soil and groundwater underlying the property.

Soil comments

During an interim action in 2009-2010, soil at the cleanerama parcels was excavated from lot-line to lot-line and to the groundwater table. Following contaminated soil excavation, the area was backfilled with gravel and quarry spalls, and a porous surface parking lot was constructed on the parcel. Confirmation sampling documented soil contamination was left in place below the excavation near the groundwater table. Most of the Sauro's site is covered by pavement including parking lots and roadways.

Groundwater comments

The site is being monitored for natural attenuation, with a target remediation time frame of 30 years and an end date of 2043. Ecology's evaluation of natural attenuation between 2013 and 2025 suggests that natural attenuation of the groundwater plume to below cleanup levels by 2043 is unlikely. Concentrations of vinyl chloride have been intermittently detected in the most downgradient monitoring well (LAI-MW4) close to the Thea Foss Waterway.



Surface water comments

Farthest downgradient monitoring well MW-LAI-4 has had occasional exceedances of vinyl chloride very near the cleanup level. A large storm sewer, the Jefferson-Hood Interceptor, was installed along Dock at the downgradient portion of the Sauro's plume around 2022. Monitoring data suggest groundwater is influenced by tides and marine water intrusion (increases in conductivity, chloride, and sulfate) at monitoring well LAI-MW4 after storm sewer construction.

Sediment comments

no comments

Indoor air comments

In the 2025 periodic review, Ecology became aware of a subsurface single-story parking garage present below the parcel at the southeast corner of 13th and Pacific Avenues (Republic Parking), across the street from the source property. The potential for VI into the parking garage has not been evaluated. There is no active ventilation of the parking garage; however, there are openings from the garage to the ground surface to allow passive air exchange. In addition to the subsurface parking garage, there are other buildings near and adjacent to the source property.

Additional factors comments

no comments

Site history[Go to top](#)

The former Sauro's property is located at 1401, 1407, and 1409 Pacific Avenue in downtown Tacoma, Pierce County, Washington, west of the Thea Foss Waterway. Historical operations at the Sauro's property resulted in the release of CVOCs to soil and groundwater that impacted adjacent and downgradient properties. Therefore, the overall Site includes the former Sauro's property and the surrounding impacted area.

Numerous businesses operated at the former Sauro's property between 1887 and 1958 including a hotel, office/retail shops, bus terminal where buses were parked and maintained, laundry operations, electroplating company, farm implement and seed store, church, jeweler, barber, tailor/clothes cleaner, and possibly a hatter (Tacoma-Pierce County Health Department [TPCHD] 2008). In 1958, the Sauros purchased the property (TPCHD 2008).

Between 1961 and 2000, Pete Sauro operated a dry-cleaning business, Sauro's Cleanerama, at the Site. During its operation, Sauro's Cleanerama used a wastewater sump located in the building's basement. Over time, dry cleaning solvents leaked from the sump into soil and groundwater underlying the property.

The City of Tacoma (City) purchased the Sauro's property from the Sauro Estate on January 9, 2009. Between September 2009 and January 2010, a source area interim action was conducted. The interim action included a lot line to lot line excavation at the Sauro's property of approximately 12,700 tons of soil and debris. Confirmation samples were collected from the bottom of the excavation. Results showed concentrations of PCE and TCE remained in soil above the MTCA Method A cleanup levels. PCE was detected in two samples above the cleanup level (50 micrograms per kilogram [$\mu\text{g}/\text{kg}$]) at concentrations of 56,000 $\mu\text{g}/\text{kg}$ and 790 $\mu\text{g}/\text{kg}$. TCE concentrations exceeded the cleanup level (30 $\mu\text{g}/\text{kg}$) in two samples at 340 and 53 $\mu\text{g}/\text{kg}$. In 2015, a CAP was issued by Ecology describing the proposed remedial action for the Site. The CAP includes the following components of the selected alternative:

- **Monitored Natural Attenuation for Groundwater:** Implementation of an MNA remedy to demonstrate that naturally occurring in situ attenuation processes are effective in reducing the plume extent.
- **Institutional Controls (Soil and Groundwater):** Establishment of institutional controls in the City controlled areas of the Site and the former Sauro's property to prevent or limit intrusive activities that would bring workers into contact with contaminated soil and groundwater.

The Sauro's property is currently used as a public parking lot. The Site which also includes the area under which the groundwater plume has come to be located is used as public parking lots and roadways and includes City right-of-way. The former Budget property to the north of the Sauro's property includes a one-story underground parking garage and a small, single-story building previously occupied by Budget for renting vehicles but is now used for storage.



Overflow - Site contamination and cleanup history

No overflow

SAUROS CLEANERAMA TACOMA

3310 SAUROS CLEANERAMA TACOMA 20250327

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

03/27/2025



Assessment scores by environmental medium

