



# **PUBLIC PARTICIPATION PLAN**

## **Sauro's Cleanerama**

**1401, 1407 and 1409 Pacific Avenue  
Tacoma, WASHINGTON**

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### **Prepared by**

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**February 2009**

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## **INTRODUCTION**

The Washington State Department of Ecology (Ecology) has developed this public participation plan in cooperation with the potentially liable party (PLP), the City of Tacoma, to promote meaningful community involvement during the investigation and cleanup of the Sauro's Cleanerama site. Public involvement is a requirement of the Model Toxics Control Act (MTCA), and an important part of the cleanup process. This plan outlines and describes the tools that Ecology uses to inform the public about site activities and identifies opportunities for the community to become involved.

Ecology and the City of Tacoma have signed a legal agreement called an Agreed Order that describes their working relationship, outlines the scope of work and sets a schedule for choosing a cleanup remedy. The agreed order requires that the PLP completes a remedial investigation (RI) to determine the nature and extent of contamination in this area. It also requires that a feasibility study (FS) be completed to evaluate cleanup alternatives. Additionally, it requires that the PLP then develop a draft Cleanup Action Plan.

More information about the cleanup process and planned public comment periods is provided on page 6.

## **SITE LOCATION AND SITE BACKGROUND**

The Sauro's Cleanerama site is located at 1401 Pacific Avenue in downtown Tacoma (see map on page 5). It includes three vacant lots—1401, 1407, and 1409 Pacific Avenue.

1401 Pacific Avenue - The lot at 1401 Pacific Avenue was first developed during the 1880s. The first structures were boarding houses and a hay and grain store. The site was then a bus terminal from the 1920s until 1957. In 1961, Sauro's Cleanerama began a dry cleaning operation. The building was demolished after they went out of business in 2000.

1407 Pacific Avenue - A hotel and laundry occupied the lot at 1407 Pacific Avenue from the late 1800s until 1971. Sauro's Cleanerama used the vacant hotel building for storage in the 1990s.

1409 Pacific Avenue - The lot at 1409 Pacific Avenue hosted several businesses, from a farm implement and seed store, to a tailor and clothes cleaner.

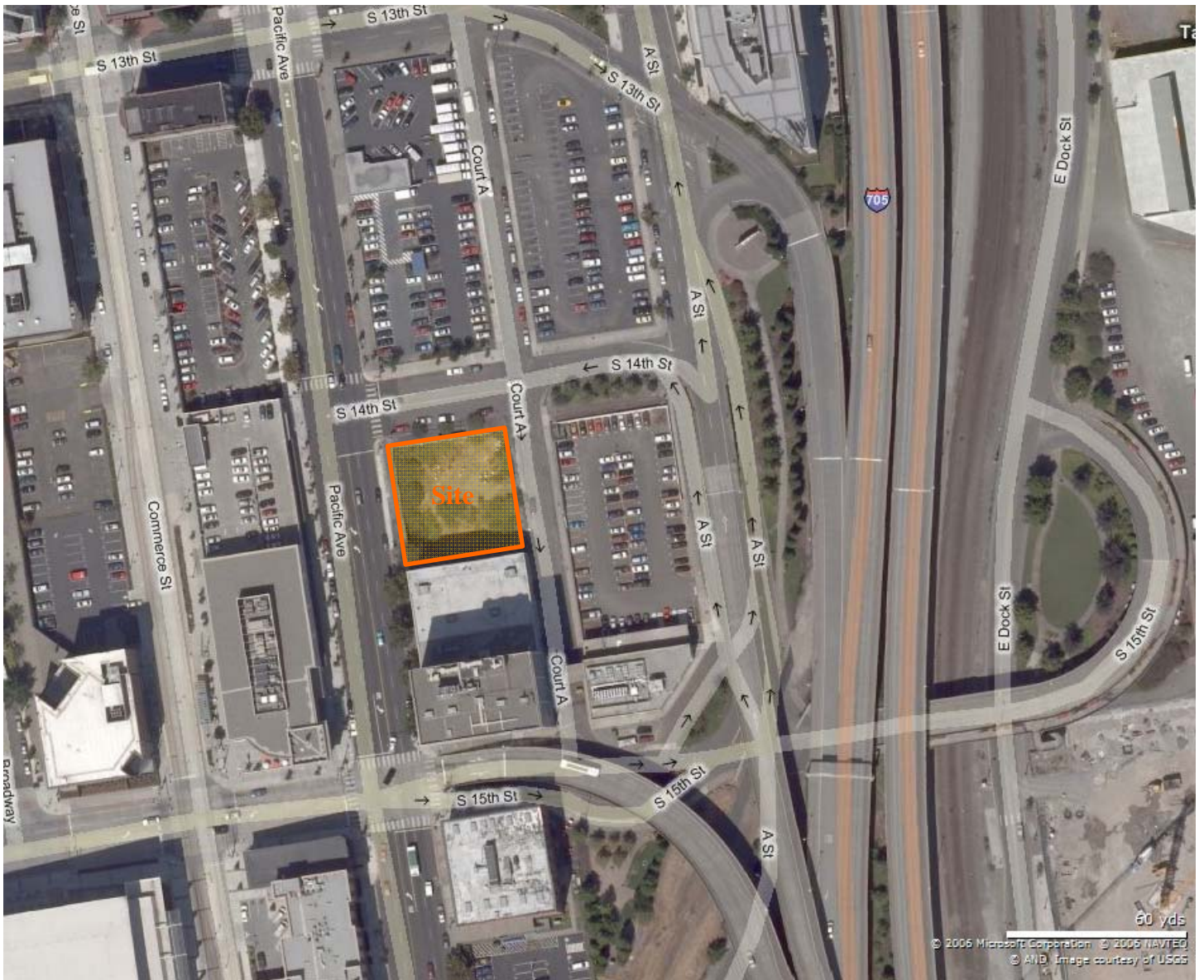
The entire site has been vacant since 2000.

Several studies, done between 1991 and 2008, show that the site has polluted soil and groundwater. The pollutants that exceed state Model Toxics Control Act (MTCA) cleanup standards are halogenated volatile organic compounds (HVOCs).

These chemicals all pose a threat to human health and the environment. Ecology and the Estate of Pete Sauro, and the City of Tacoma have studied the site to determine where these pollutants are and how much pollution exists. This information will help Ecology plan the cleanup.

Additional study will be conducted to look at how to avoid recontamination after the cleanup work is done.

# SITE MAP



**Sauro's Cleanerama, 1401 Pacific Avenue, Tacoma**

## **SITE CLEANUP PROCESS**

Toxic sites are cleaned up in stages, described below. Each stage has a related report or plan that the public is welcome to review and comment on.

### **Remedial Investigation & Feasibility Study (RI/FS)**

The RI/FS looks at the extent and type of pollution on the site. It is used to evaluate possible human health and environmental impacts, and to find cleanup alternatives.

### **Interim Actions**

Ecology may sometimes take “interim actions” to partially clean up a site before the final cleanup plan is complete. *If Ecology decides to do interim cleanup, those plans would be made available for public comment.*

### **Cleanup Action Plan (CAP)**

The CAP describes the cleanup methods and how they will meet Ecology’s cleanup standards. *The RI/FS report and a draft CAP for this site will be available for public comment.*

### **Cleanup**

Toxic substances are removed from the site, contained on the site, or treated to make them less toxic. Ecology will make sure that the CAP has been followed and can require that the site be monitored. *Any major changes to the CAP require a public notice before they can be finalized.*

### **Delisting**

Ecology keeps track of toxic cleanup sites on the Hazardous Sites List (HSL). Once the cleanup is complete, the public will have a chance to comment before the site is taken off the HSL.

More information about toxic cleanups is available at

[http://www.ecy.wa.gov/programs/tcp/cu\\_support/cu\\_process\\_steps\\_defns.htm](http://www.ecy.wa.gov/programs/tcp/cu_support/cu_process_steps_defns.htm).

## **PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES**

The purpose of this Public Participation Plan is to promote public understanding and participation in the cleanup of this site. This section of the plan addresses how Ecology will share information and receive public comments and community input on the site activities.

### **Public Involvement Activities**

Ecology uses several activities to increase public participation in the investigation and cleanup of MTCA sites—public comment periods, public meetings or hearings, and communications such as fact sheets and public notices. The following sections describe the public involvement activities that Ecology will use for the Sauro's Cleanerama site cleanup.

#### **Formal Public Comment Periods**

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup decisions. Comment periods usually last 30 days and are required at key points during the investigation and cleanup process before final decisions are made.

During a comment period, the public can comment in writing. Verbal comments are taken if a public hearing is held. After formal comment periods, Ecology reviews all comments received and may respond in a document called a Responsiveness Summary.

Ecology will consider the need for changes or revisions based on input from the public. If significant changes are made, then a second comment period may be held. If no significant changes are made, then the draft document(s) will be finalized.

Additional public comment periods will be held for draft remedial investigation/feasibility studies, for any draft cleanup action plans that are developed for the site, and for any future legal agreements regarding this site.

#### **Public Meetings and Hearings**

Public meetings may be held at key points during the investigation and cleanup process. Ecology also may offer public meetings for actions expected to be of particular interest to the community, or when ten or more members of the public request one. These meetings will be held at locations convenient to the community.

## Information Repositories

Information repositories are places where the public may read and review site information, including documents that are the subject of public comment.

Ecology has established four repositories for the Sauro's Cleanerama cleanup project.

- Tacoma Public Library – 1102 Tacoma Avenue, Tacoma, WA 98402, (253) 591-5666.
- Citizens for a Healthy Bay – 917 Pacific Ave. Suite 100, Tacoma 98402, (253) 383-2429.
- Washington State Department of Ecology, 300 Desmond Drive, Lacey, WA 98516. Please call (360) 407-6045 for an appointment.

Some site information also will be posted on Ecology's web site at [http://www.ecy.wa.gov/programs/tcp/sauros/sauros\\_hp.htm](http://www.ecy.wa.gov/programs/tcp/sauros/sauros_hp.htm).

## Site Register

Ecology's Toxics Cleanup Program uses its bimonthly *Site Register* to announce all of its public meetings and comment periods, as well as many other activities. To receive the *Site Register* in electronic or hard copy format, contact Linda Thompson at (360) 407-6069 or by e-mail at [Ltho461@ecy.wa.gov](mailto:Ltho461@ecy.wa.gov). It is also available on Ecology's web site at [http://www.ecy.wa.gov/programs/tcp/pub\\_inv/pub\\_inv2.html](http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html)

## Mailing List

Ecology has created a mailing list for the site. The list includes individuals, groups, public agencies, elected officials, private businesses, potentially affected parties, and other known interested parties. Residents and property owners living within a half mile of the site boundaries were included. The list will be maintained at Ecology's Southwest Regional Office and will be updated as needed.

Please contact Hannah Aoyagi at (360) 407-6790 or by e-mail at [haoy461@ecy.wa.gov](mailto:haoy461@ecy.wa.gov) if you would like to be involved or have your address added to or deleted from this mailing list.

## Fact Sheets

Ecology will mail fact sheets to persons and organizations interested in the Sauro's Cleanerama cleanup project to inform them of public meetings and comment opportunities and important site activities. Ecology also may mail fact sheets about the progress of site activities.

## **Newspaper Display Ads**

Ecology will place ads in the Tacoma News Tribune to announce public comment periods and public meetings or hearings for the site.

## **Plan Update**

This public participation plan may be updated as the project moves forward. If an update is necessary, the revised plan will be submitted to the public for comment.

## **Points of Contact**

If you have questions or need more information about this plan or the Sauro's Cleanerama cleanup project, please contact:

Marv Coleman, Site Manager  
Washington State Department of Ecology  
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P.O. Box 47775  
Olympia, WA 98504-7775  
Phone: (360) 407-6259  
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## GLOSSARY

**Agreed Order:** A legal agreement between Ecology and a potentially liable person to conduct work toward a cleanup.

**Cleanup:** Actions taken to deal with a release, or threatened release of hazardous substances that could affect public health and/or the environment. The term "cleanup" is often used broadly to describe various response actions or phases of remedial responses such as the remedial investigation/feasibility study.

**Cleanup Action Plan (CAP):** A document that explains which cleanup alternative(s) will be used at sites for the cleanup. The cleanup action plan is based on information and technical analysis generated during the remedial investigation/feasibility study and consideration of public comments and community concerns.

**Comment Period:** A time period during which the public can review and comment on various documents and proposed actions. For example, a comment period may be provided to allow community members to review and comment on proposed cleanup action alternatives and proposed plans.

**Contaminant:** Any hazardous substance that does not occur naturally or occurs at greater than natural background levels

**Feasibility Study:** This study develops and evaluates cleanup options for a given site.

**Groundwater:** Water found beneath the earth's surface that fills pores between materials such as sand, soil, or gravel. In some aquifers, ground water occurs in sufficient quantities that it can be used for drinking water, irrigation and other purposes.

**Information Repository:** A file containing current information, technical reports, and reference documents available for public review. The information repository is usually located in a public building that is convenient for local residents such as a public school, city hall, or library.

**Model Toxics Control Act (MTCA):** Legislation passed by citizens of the State of Washington through an initiative in 1988. Its purpose is to identify, investigate, and clean up facilities where hazardous substances have been released. It defines the role of Ecology and encourages public involvement in the decision making process. MTCA regulations are administered by the Washington State Department of Ecology.

**Potentially Liable Person:** Any individual(s) or company(s) potentially responsible for, or contributing to, the contamination problems at a site. Whenever possible, Ecology requires these PLPs, through administrative and legal actions, to clean up sites.

**Public Notice:** At a minimum, adequate notice mailed to all persons who have made a timely request of Ecology and to persons residing in the potentially affected vicinity of the proposed action; mailed to appropriate news media; published in the local (city and

county ) newspaper of largest circulation; and the opportunity for the interested persons to comment.

**Public Participation Plan:** A plan prepared to encourage coordinated and effective public involvement designed to the public's needs at a particular site.

**Remedial Investigation:** This study characterizes the site and defines the extent of contamination.

**Remedial Investigation/Feasibility Study:** Two distinct but related studies. They are usually performed at the same time, and together referred to as the "RI/FS." They are intended to:

- Gather the data necessary to determine the type and extent of contamination;
- Establish criteria for cleaning up the site;
- Identify and screen cleanup alternatives for remedial action; and
- Analyze in detail the technology and costs of the alternatives.

**Responsiveness Summary:** A summary of oral and/or written public comments received by Ecology during a comment period on key documents, and Ecology's responses to those comments. The responsiveness summary is especially valuable during the Cleanup Action Plan phase at a site when it highlights community concerns.

**Risk:** The probability that a hazardous substance, when released into the environment, will cause an adverse effect in the exposed humans or living organisms.

**Sediments:** Settled particles located at the bottom of a lake, river or in wetlands. Sediment(s) also includes settled particulate matter exposed by human activity (e.g., dredging) to the biologically active aquatic zone or to the water column.

**Site:** Any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or publicly owned treatment works), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, vessel, or aircraft; or any site or area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located.

**Toxicity:** The degree to which a substance at a particular concentration is capable of causing harm to living organisms, including people, plants and animals.