



PUBLIC PARTICIPATION PLAN

**Sauro's Cleanerama
1401, 1407 and 1409 Pacific Avenue
Tacoma, Washington**

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INTRODUCTION

Public participation plans promote meaningful involvement during cleanups. This plan describes the tools the Washington State Department of Ecology (Ecology) will use to inform the public and gather input about the Sauro's Cleanerama cleanup site.

SITE LOCATION AND BACKGROUND

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

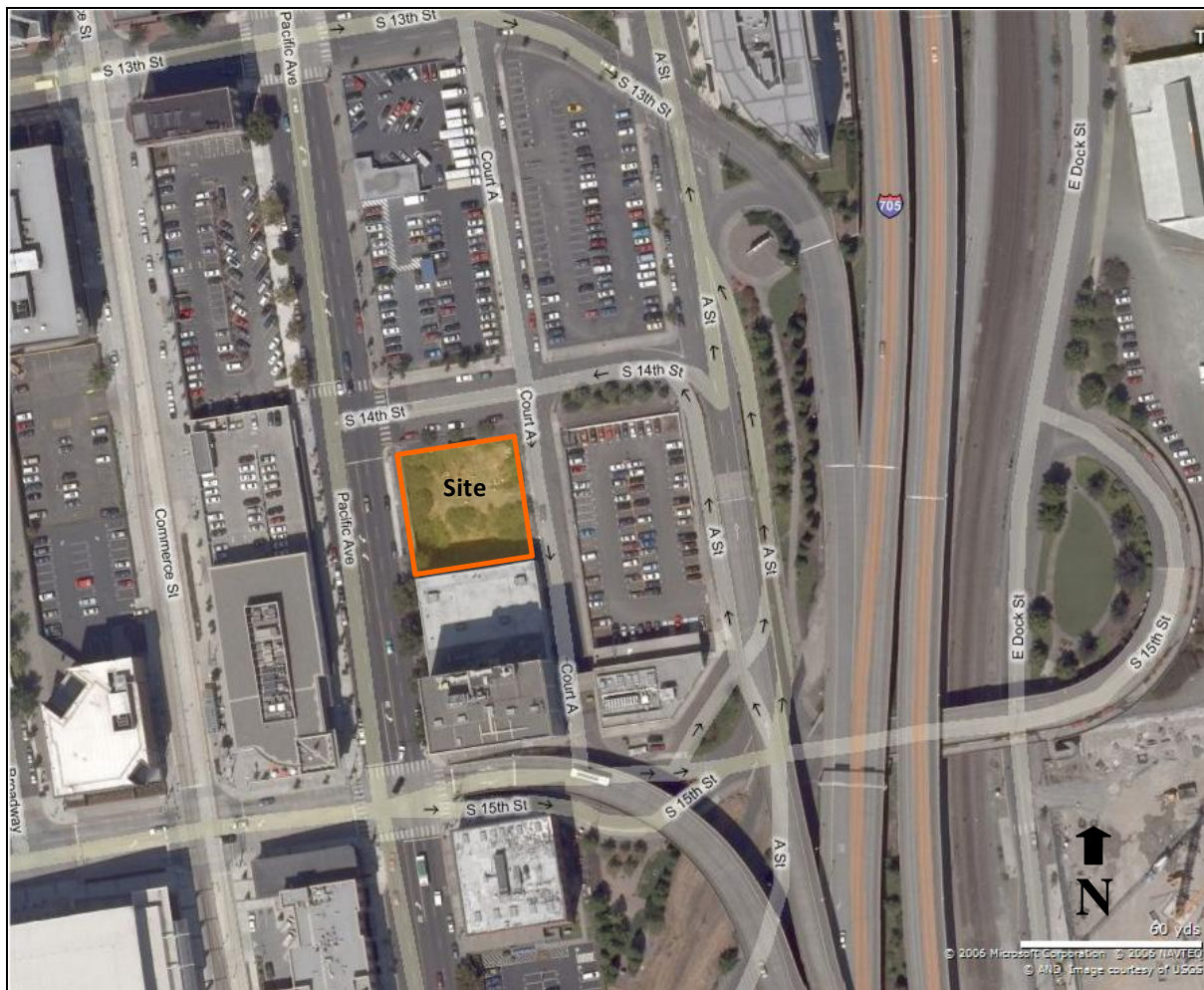


Figure 1. Site location

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 a bus terminal from the 1920s until 1957. In 1961, Sauro's Cleanerama began a dry cleaning operation. The building was demolished after they closed in 2000.

1407 Pacific Avenue – The lot at 1407 Pacific Avenue was a hotel and laundry 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, including a farm implement and seed store and a tailor and clothing cleaner.

The entire site has been vacant since 2000. Several studies done between 1991 and 2008 found soil and groundwater polluted with halogenated volatile organic compounds (HVOCs), including Tetrachloroethylene (PCE), a dry cleaning chemical.

These chemicals all pose a threat to human health and the environment. Ecology, 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.

In 2009, the City of Tacoma (city) bought the property and signed an agreed order (legal agreement) with Ecology to clean up the site. The agreed order requires the city to draft a remedial investigation report, feasibility study, and draft cleanup plan.

Contamination

Early studies showed that soil and groundwater are contaminated with PCE and its breakdown products. It is suggested that the source of PCE contamination was a sump located in the basement of the dry cleaning business, where wastewater and waste dry cleaning liquids were released. Contamination leached from the soil into groundwater.

The city assessed any potential risk of vapor intrusion at neighboring properties. Vapor intrusion is when chemicals move from soil and groundwater into the air in buildings. They also evaluated if vapor intrusion would pose a risk to indoor air if an underground parking structure were placed on the properties. With current land use, vapor intrusion does not pose a risk to human health. If development proposals for the adjacent properties change, vapor intrusion will be re-evaluated.

What is Tetrachloroethylene (PCE)-

- PCE, also known as Perchloroethylene, is a manufactured chemical that is widely used for dry cleaning fabrics and for metal degreasing. It evaporates easily into the air.
- People might be exposed to PCE when you bring home clothes from the dry cleaners, which can release small amounts of PCE into the air. People can also be exposed by drinking water containing PCE.
- High concentrations of PCE can cause health effects like dizziness, headache, sleepiness, and nausea.

To learn more about PCE, visit:

<http://www.atsdr.cdc.gov/substances/toxsubstance.asp?toxid=48>

What is groundwater?

Groundwater can be described as water that collects or flows beneath the Earth's surface, filling the porous spaces in soil, sediment, and rocks.

Groundwater largely originates from rain and from melting snow and ice. It is the source of water in aquifers, springs and wells. Groundwater is one of Washington's most vital natural resources so cleanup is important.

Interim Actions

The city completed a partial cleanup (called an interim action) in 2010. This included:

- Excavating an old dry well.
- Excavating contaminated soil and properly disposing of it.
- Backfilling the excavation with clean fill.

The site is now a parking lot. The city continues to monitor the site's groundwater.

CURRENT ACTIVITY

Ecology will now hold a public comment period on:

- An **Agreed Order** (legal agreement) – which requires the City of Tacoma to complete cleanup work.
- A **Remedial Investigation/Feasibility Study (RI/FS)** – which describes the nature and extent of contamination and evaluates cleanup options.
- A **draft Cleanup Action Plan** – which describes how the city will clean up the contamination and how the cleanup will meet state standards.
- An updated **Public Participation Plan** – which describes the tools Ecology will use to inform the public and gather feedback.

The draft cleanup plan recommends cleaning up the PCE groundwater plume by:

1. **Monitored natural attenuation** – this would require groundwater monitoring:
 - Four times a year for the first year.
 - Twice a year for the second and third years.
 - Once a year after that.

Monitored natural attenuation is an effective way to manage some contaminated sites. It relies on natural physical, chemical, or biological processes to lower contamination over time. Ecology selected natural attenuation because current groundwater monitoring shows a stable or shrinking plume and there is no immediate threat to human health and the environment.

2. **Institutional controls** – which are measures taken to limit or prohibit activities that may interfere with the cleanup action, or could result in exposure to contamination. For this site, the city will record an environmental covenant (EC) for city owned property and affected right of way.

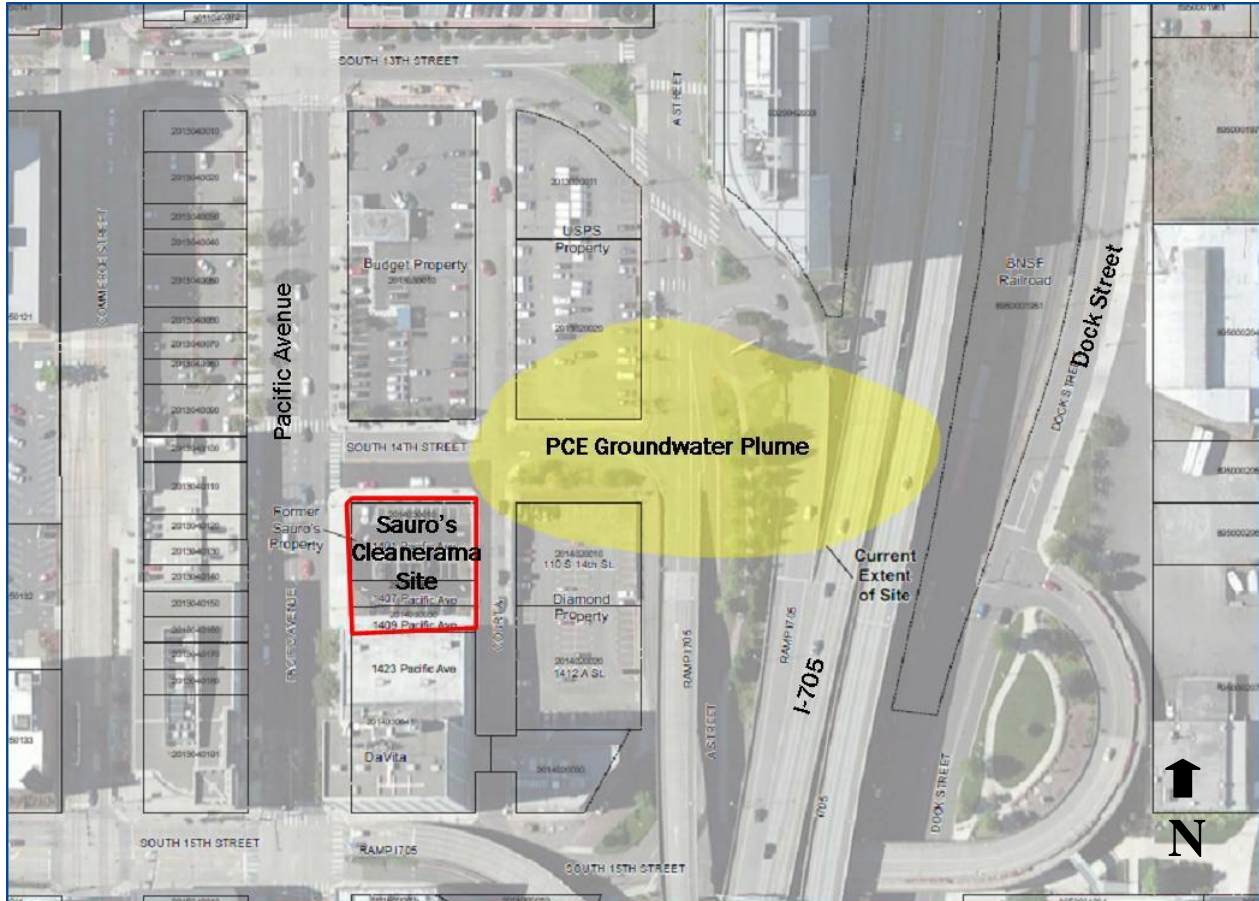


Figure 2: PCE Groundwater Plume

SITE CLEANUP PROCESS

Cleanup activities at the Sauro's Cleanerama site fall under Washington's Model Toxics Control Act (MTCA), accompanying regulations (Revised Code of Washington (RCW) 70.105D and Washington Administrative Code (WAC) 173-340). MTCA requires that cleanups meet standards that are safe for both human health and the environment. For more information on MTCA, please visit Ecology's website at <http://www.ecy.wa.gov/biblio/ftc94129.html>.

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 looks at the extent and type of pollution on the site. It also looks at possible human health and environmental impacts. The FS identifies and evaluates different cleanup options.

Interim Actions

Ecology may allow Interim Actions to partly clean up a site before the final cleanup plan is complete.

Cleanup Action Plan (CAP)

The CAP describes the cleanup methods and how they will meet Ecology's cleanup standards. The Remedial Investigation and Feasibility Study provide the data and analysis to write a CAP. The CAP also takes into account public comments and concerns.

Cleanup

Cleanup removes contaminants from the site, contains them on the site, or treats them to make them less toxic. Based on the information in the RI/FS, Ecology selects a cleanup action and develops a legal agreement to conduct cleanup.

Delisting

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

You can find more information about toxic cleanups on Ecology's website:
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. This section of the plan describes how Ecology will share information and receive public comments on cleanup activities. Ecology will use the following public involvement activities during 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. WAC 173-340-600 requires

them at key points during the investigation and cleanup process, before final decisions are made. During a comment period, the public can comment in writing. Ecology can only take verbal comments during a public hearing.

After comment periods, Ecology reviews all comments and may respond in a document called a responsiveness summary. Ecology considers whether a document or decision needs to be changed or revised based on public input. If there are major changes, Ecology may hold a second comment period. If there are no major changes, Ecology finalizes the draft document(s).

Public Meetings and Hearings

Ecology may hold public meetings at key points during the investigation and cleanup. Ecology also may offer public meetings for actions expected to be of particular interest to the community. Ecology will also hold a public meeting if ten or more people request one. These meetings will be at places and times convenient to the public.

Information Repositories

These are places where the public can read and review site information, including public comment period documents. Ecology has three repositories for this site:

- Tacoma Public Library – 1102 Tacoma Avenue S., Tacoma, WA 98402, (253) 292-2001.
- Citizens for a Healthy Bay – 535 Dock Street, Suite 213, Tacoma 98402, (253) 383-2429.
- Washington State Department of Ecology, 300 Desmond Drive, Lacey 98503. Please call (360) 407-6365 for an appointment.

See also Ecology's website: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3310>.

Site Register

Ecology's Toxics Cleanup Program uses its bimonthly Site Register to announce public meetings and comment periods, and many other activities. To receive the Site Register by email, contact Seth Preston at (360) 407-6848 or Seth.Preston@ecy.wa.gov. You can also read it on Ecology's website at http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html.

Mailing List

Ecology's mailing list for this site includes neighboring landowners and businesses, public agencies, and other known interested parties. Ecology's Southwest Regional Office maintains the list and will update it as needed. Please contact Audrey Kuklok at (360) 407-0067 or Audrey.Kuklok@ecy.wa.gov if you would like to have your address added to or deleted from this mailing list.

Fact Sheets

Ecology will mail fact sheets to people and groups interested in this cleanup. Fact sheets will announce comment periods and public meetings. Ecology also may mail fact sheets with updates on cleanup progress.

Newspaper Display Ads

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

Ecology Website

Information related to this site and materials available for public comment will be posted on Ecology's web site at: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3310>.

Plan Update

Ecology may update this Public Participation Plan as the project moves forward. The public will have a chance to comment on any major changes to the plan.

Contacts

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

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GLOSSARY

Agreed Order: A legal agreement between Ecology and a Potentially Liable Person (see below) to conduct work toward a cleanup.

Cleanup: Actions that deal with a release or threatened release of hazardous substances that could affect public health or the environment. Ecology often uses the term "cleanup" broadly to describe response actions or phases of cleanup, such as the Remedial Investigation/Feasibility Study.

Cleanup Action Plan (CAP): A plan that explains which cleanup option(s) will be used at a site. The Remedial Investigation and Feasibility Study provide the data and analysis to write a CAP. It also takes into account public comments and public 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 spaces between materials such as sand, soil, or gravel. In some aquifers, ground water occurs in large enough amounts to be used for drinking water, irrigation and other purposes.

Information Repository: A file containing site information and reports for public review. It is usually located in a public building convenient for local residents, such as a public school, city hall, or library.

Model Toxics Control Act (MTCA): A law passed by Washington voter initiative in 1988. Its purpose is to find, investigate, and clean up places where hazardous substances have been released. It defines Ecology's role and encourages public involvement in cleanup decisions.

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 PLPs 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 area where a hazardous substance, other than a consumer product in consumer use, has come to be located.

Toxicity: How much harm a substance causes to living organisms, including people, plants and animals, at a certain concentration.

Vapor Intrusion: Vapor intrusion occurs when volatile chemicals move from soil and groundwater up through the ground and into indoor air.