



RESPONSIVENESS SUMMARY

Sauro's Cleanerama

April 30 – June 1, 2015 Public Comment Period

*Agreed Order,
Remedial Investigation/Feasibility Study Report, and
Draft Cleanup Action Plan*

**Prepared by
Washington State Department of Ecology
Southwest Regional Office
Toxics Cleanup Program
Lacey, Washington**

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Site Information

Address: 1401, 1407 and 1409 Pacific Avenue, Tacoma

Cleanup Project Manager: Marv Coleman

Public Involvement Coordinator: Audrey Kuklok

The Department of Ecology (Ecology) held a public comment period on a proposed Agreed Order for Cleanup Action Plan (CAP) Implementation, remedial investigation (RI) report, feasibility study (FS) and a draft CAP for the Sauro's Cleanarama site from April 30 – June 1, 2015. Public Comments and Ecology's responses for the comment period are summarized in this document.

Site Background

From 1961 to 2000, Pete Sauro operated a dry cleaning business, Sauro's Cleanarama, at the Site. Based on Pierce County Assessor-Treasurer's office records, the property includes Parcel Numbers: 2014030010, 2014030020 and 2014030030. Mr. Sauro died in May of 2002, at which time his appointed personal representative took control of these parcels on behalf of the Estate of Pete Sauro ("the Sauro Estate").

During its operation, Sauro's Cleanarama used a wastewater sump that was located in the facility's basement. Over time, dry cleaning solvents leaked from the wastewater sump into underlying soil and groundwater. These solvents included perchloroethylene (PCE) which is a chemical used in the dry cleaning process, and its breakdown daughter products.

Various Remedial Investigation projects have been performed at the Site and are fully documented.

Next Steps

Ecology will finalize the agreed order and cleanup action plan. The PLP will do the remaining cleanup work described in the CAP. In the meantime, the owner, City of Tacoma, will record an environmental covenant (EC) with the Pierce County Auditor. An EC will prohibit activities that may result in the release of contaminants remaining on the site during and after cleanup and will require certain monitoring tasks to determine the progress of the remedy.

Responses to Comments

The only comments received during the public comment period were provided by Citizens for a Healthy Bay, represented by Sheri J. Tonn, PhD. Thank you for your review and comments offered. The following responses are offered for those comments.

Comment 1: The CHB Policy and Technical Advisory Committee has reviewed the RI/FS and the Draft Cleanup Action Plan for the Sauro's Cleanarama site and concurs with the cleanup action plan, but we recommend that additional institutional controls be put in place.

Ecology Response: As noted above, the City of Tacoma is required to place an Environmental Covenant with the office of the Pierce County Auditor within ten (10) days of the implementation of the order (when Ecology signs the order).

All the surrounding property owners within a ¼ mile radius of the site were notified of the public comment period and opportunity to review the agreed order, CAP and RI/FS.

Comment 2: We are concerned that there be adequate long term protections, both onsite and for off-site properties affected by the plume.

Ecology Response: The Environmental Covenant is filed with the Auditor because it runs with the property's title. So even if the property were to be sold to another party, the EC will remain in place and in effect. It will remain so until such time as the property owner petitions Ecology to vacate the EC and Ecology agrees to do so. At that point, terminating the EC is subject to public comment and a public comment period like the one just finished will occur. Generally, an EC remains in effect until such time as Ecology determines that the site meets the applicable cleanup standards under MTCA. A template of an EC can be provided upon request or it is also available on Ecology's Internet Website – <http://ecy.wa.gov>.

The remedy is designed to address both City owned and otherwise owned properties because it is applied to the "Site", the definition of which is: "Wherever contamination has come to be located". Anyone proposing to perform construction or other modifications of property in the "Site" will have to consult with Ecology before doing so. It would also be caught by Ecology at the time any SEPA submittal would be developed for a proposed project. Additionally, if a SEPA review results in comments from Ecology, those comments are also sent to the Tacoma Building and Land Use Services Department, as is a copy of the Environmental Covenant when it gets filed.