

Agreed Order for Investigation and Cleanup Available for Public Review and Comment

Public Comment Invited

The Washington State Department of Ecology (Ecology) and the City of Tacoma (City) are entering into an Agreed Order (legal agreement) to clean up the Sauro's Cleanerama site. The City recently acquired the site from the Estate of Pete Sauro and plans to clean up and redevelop the land. Under this proposed Agreed Order, the City will complete a:

- **Remedial Investigation** to determine the nature and extent of contamination.
- **Feasibility Study** to look at possible cleanup options.
- **Draft Cleanup Action Plan** to outline the cleanup strategy. Ecology writes the final version of this plan.

The Agreed Order is now available for you to review and comment on. The box to the right lists where to view the Agreed Order and how to submit your comments. Please submit comments from February 12 to March 16, 2009.



Sauro's Cleanerama, 1401 Pacific Avenue (facing east)

Comments Accepted

February 12 through March 16 2009

Submit Comments and Technical Questions to:

Marv Coleman, Site Manager
WA Department of Ecology
Toxics Cleanup Program, SWRO
P.O. Box 47775
Olympia, WA 98504-7775
Phone: (360) 407-6259
E-mail: mcol461@ecy.wa.gov

Public Involvement Contact:

Hannah Aoyagi
Phone: (360) 407-6790
E-mail: haoy461@ecy.wa.gov

DOCUMENT REVIEW LOCATIONS

Tacoma Public Library

1102 Tacoma Avenue
Tacoma, WA 98402
Phone: (253) 591-5666

Citizens for a Healthy Bay

917 Pacific Avenue, Suite 100
Tacoma, WA 98402
Phone: (253) 383-2429

WA Department of Ecology Southwest Regional Office

300 Desmond Drive SE
Lacey, WA 98503

By appointment only:

Contact Debbie Nelson,
dene461@ecy.wa.gov or
(360) 407-6365

Ecology's Toxics Cleanup Web site

www.ecy.wa.gov/programs/tcp/sites/sauros/sauros_hp.htm

Facility Site ID #: 4339824

Site Description

The former Sauro's Cleanerama was located at 1401 S. Pacific Avenue in downtown Tacoma (see map on page 3). The cleanup site includes three vacant lots—1401, 1407, and 1409 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.

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. The lot at **1409 Pacific Avenue** hosted several businesses, from a farm supply and seed store, to a tailor and clothes cleaner. **The entire site has been vacant since 2000.**

Site Contamination

Several studies, between 1991 and 2004, showed that the site had polluted soil and groundwater. The pollutants that exceed state Model Toxics Control Act (MTCA) cleanup standards are halogenated volatile organic compounds (HVOCs).

Halogenated volatile organic compounds (HVOCs) are gases released by certain solids or liquids. On a polluted site, the liquids and solids can be present in soil and HVOC gases can be dissolved into groundwater. Sources include dry-cleaning chemicals, paints and paint strippers, and pesticides. These chemicals may pose a threat to human health and the environment.

What Happens Next

The City of Tacoma is now beginning a cleanup under MTCA (Chapter 173-340 WAC). You will be invited to review and comment on the inves-

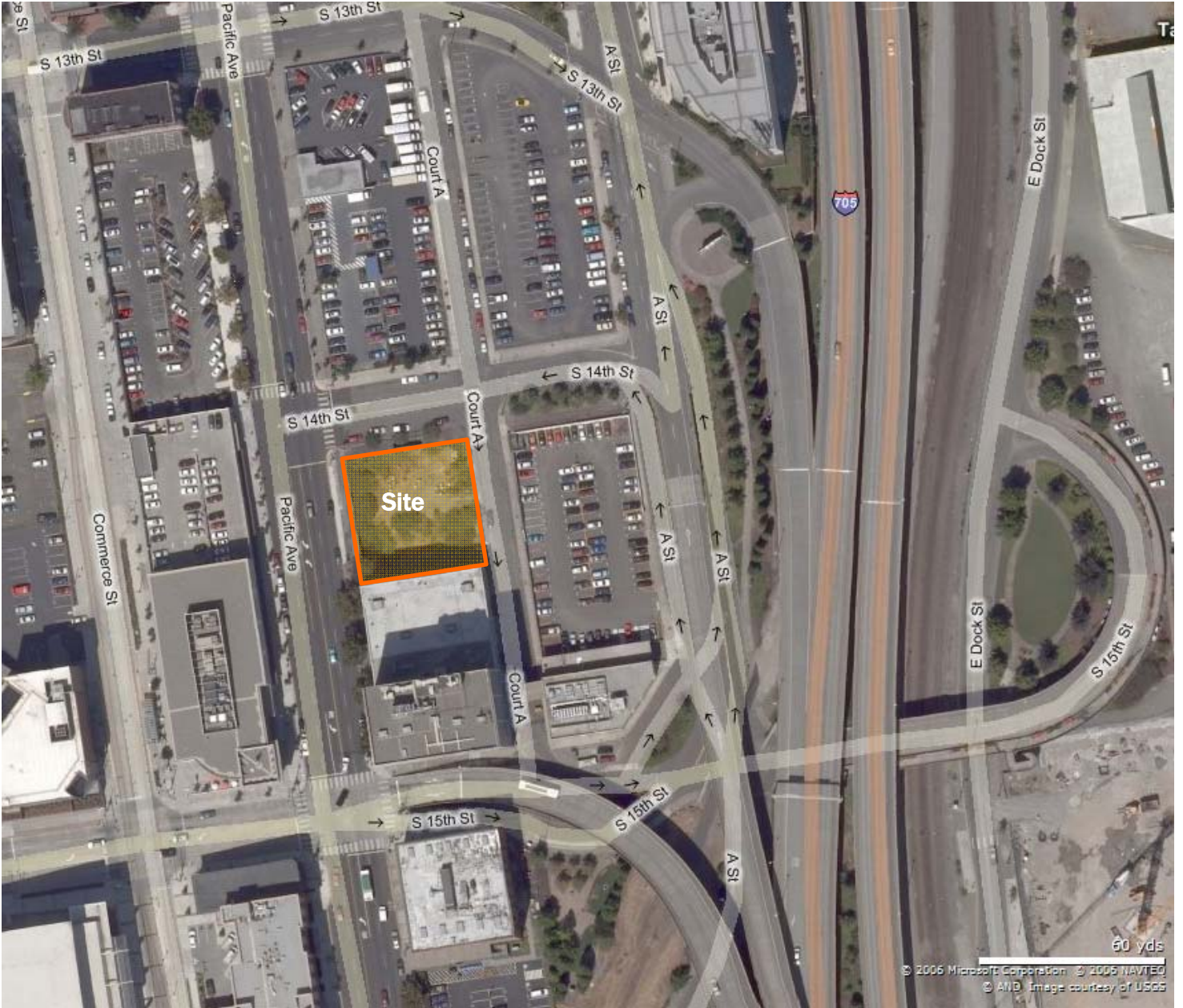
tigation and cleanup documents as the cleanup moves forward (see box below). Your comments will be considered in finalizing the Agreed Order and starting the investigation. Ecology will respond to public comments in a responsiveness summary, which will be made available at the locations listed on page one.

How does a polluted site get cleaned up?



- The **Remedial Investigation & Feasibility Study (RI/FS)** looks at the extent and type of pollution. It is used to evaluate possible human health and environmental impacts, and to find cleanup alternatives.
- Ecology may allow **Interim Actions** to partially clean up a site before the final cleanup plan is complete. Interim Action plans are made available for public comment.
- The **Cleanup Action Plan (CAP)** describes the cleanup methods and how they will meet Ecology's cleanup standards. The RI/FS report and draft CAP are made available for public comment.
- **Cleanup** - Toxic substances are removed from the site, contained on the site, or treated to make them less toxic. Ecology oversees the cleanup and can require that the site be monitored.
- **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.

For more information about the cleanup process, please visit: http://www.ecy.wa.gov/programs/tcp/cu_support/.



Sauro's Cleanerama, 1401 Pacific Avenue, Tacoma



DEPARTMENT OF
ECOLOGY
State of Washington

PO Box 47775

Olympia, WA 98504-7775

Please recycle.

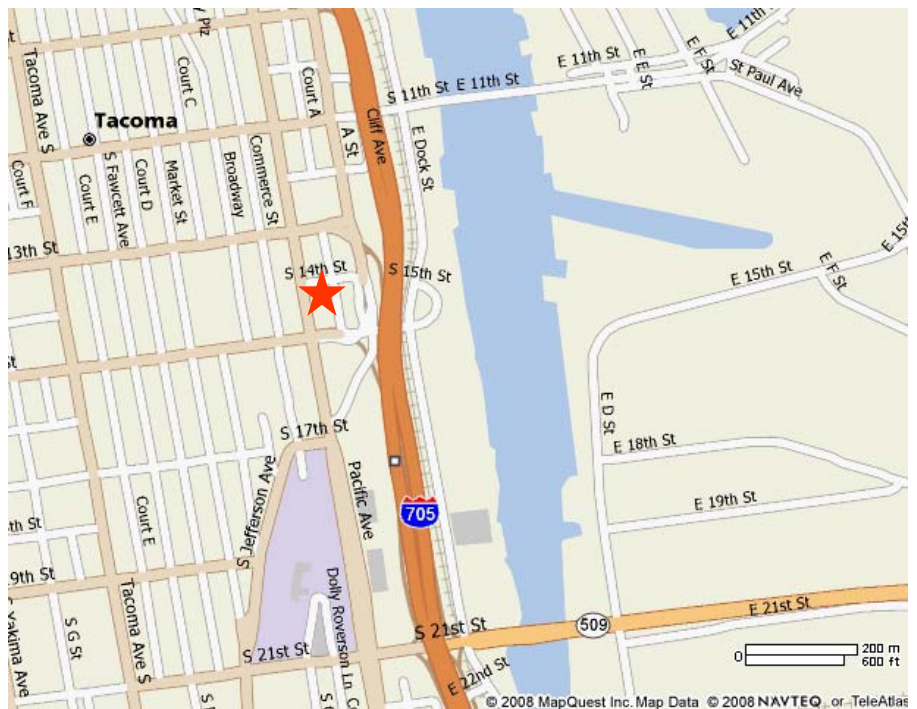
Sauro's Cleanerama Pierce County, WA

Ecology Seeks Public Comment on an Agreed Order for Investigation and Cleanup

Public Comment Period:
February 12 through March 16, 2009

Facility Site ID #: 4339824

If you need this publication in an alternative format, call reception at (360) 407-6300. Persons with hearing loss, call 711 for Washington Relay Service. Persons with speech disability call 877-833-6341



Sauro's Cleanerama, 1401 Pacific Ave., Tacoma