

Cleanup Plans Available for Public Comment

The Washington State Department of Ecology (Ecology) invites you to comment on proposed cleanup plans for the Sauro's Cleanerama cleanup site. The site is located at 1401 Pacific Avenue in Tacoma (see map on page 3).

Ecology Wants Your Comments!

Ecology will accept comments from **April 30 - June 1, 2015** on these draft documents:

- **Agreed Order** — a legal agreement that requires the City of Tacoma (city), who owns the property, to complete site cleanup.
- **Remedial Investigation/Feasibility Study (RI/FS)** — describes the contamination and evaluates cleanup options.
- **Draft Cleanup Action Plan (CAP)** — describes how the city will clean up the contamination and how the cleanup will meet state standards.
- **Updated Public Participation Plan** — describes the tools Ecology will use to inform the public and gather feedback.

The box to the right shows where you can review documents and how to submit comments.

Cleanup Plan

Site groundwater is polluted with tetrachloroethene (PCE), which is a dry cleaning chemical, and its breakdown products.

The city did a partial cleanup in 2010 (see page 2). Studies show groundwater cleanup is now happening naturally. The draft cleanup plan calls for cleaning up groundwater contamination by:

1. **Monitored natural attenuation** (see page 3). This would require groundwater monitoring four times a year for the first year. Monitoring would then decrease to twice a year and eventually once a year.
2. **Institutional controls**. These are measures taken to limit or prohibit activities that could interfere with the cleanup action or expose contamination.

The city will record an environmental covenant for city owned property and affected right of way.

Comments Accepted

April 30 — June 1, 2015

Submit Comments and Questions:

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Public Involvement Questions:

Audrey Kuklok
Public Involvement Coordinator
Phone: (360) 407-0067
Audrey.Kuklok@ecy.wa.gov

DOCUMENT REVIEW LOCATIONS

Tacoma Public Library
1102 Tacoma Avenue S.
Tacoma, WA 98402
(253) 292-2001

Citizens for a Healthy Bay
535 Dock Street, Suite 213
Tacoma, WA 98402
(253) 383-2429

**WA Department of Ecology
Southwest Regional Office**
300 Desmond Drive SE
Lacey, WA 98503
By appointment only:
Contact Susie Baxter,
publicdisclosureswro@ecy.wa.gov
or (360) 407-6365

Ecology's Toxics Cleanup Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3310>

Facility Site ID #: 4339824

Site History

Sauro's Cleanerama dry cleaning (Sauro's) once occupied the site. The cleanup site includes three vacant lots — 1401, 1407, and 1409 Pacific Avenue (see map on page 3).

1401 Pacific Avenue - This lot 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 began the dry cleaning business. The building was taken down after they closed in 2000.

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

1409 Pacific Avenue - This lot hosted many businesses, from a farm and seed store, to a tailor and clothes cleaner.

The entire site has been vacant since 2000. In 2009, the city bought the lots and signed an agreed order with Ecology to clean up the site.

Site Studies

Early studies showed soil and groundwater contaminated with PCE and its breakdown products. The source of PCE contamination may have been a sump located in the basement of the dry cleaners, where waste water and waste dry cleaning liquids were released. Contamination leached from the soil into groundwater.

In 2009, the city assessed any potential risk of vapor intrusion at two next door properties. Vapor intrusion is when chemicals move from soil and groundwater into the air in buildings.

They evaluated if vapor intrusion would pose a risk to indoor air if an underground parking structure was built. With current land use, vapor intrusion does not pose a risk to human health. If development proposals for these properties change, vapor intrusion will be re-evaluated.

The groundwater contamination does not affect drinking water.

Earlier Cleanup

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

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

These actions cleaned up most of the contaminated soil. The site is now a parking lot. The city continues to monitor groundwater.

What Happens Next

After the comment period ends, Ecology will reply to comments we received. We will then finalize the cleanup plans. The city will monitor groundwater and record the environmental covenant. We will review the site every five years to make sure the cleanup is protecting human health and the environment.

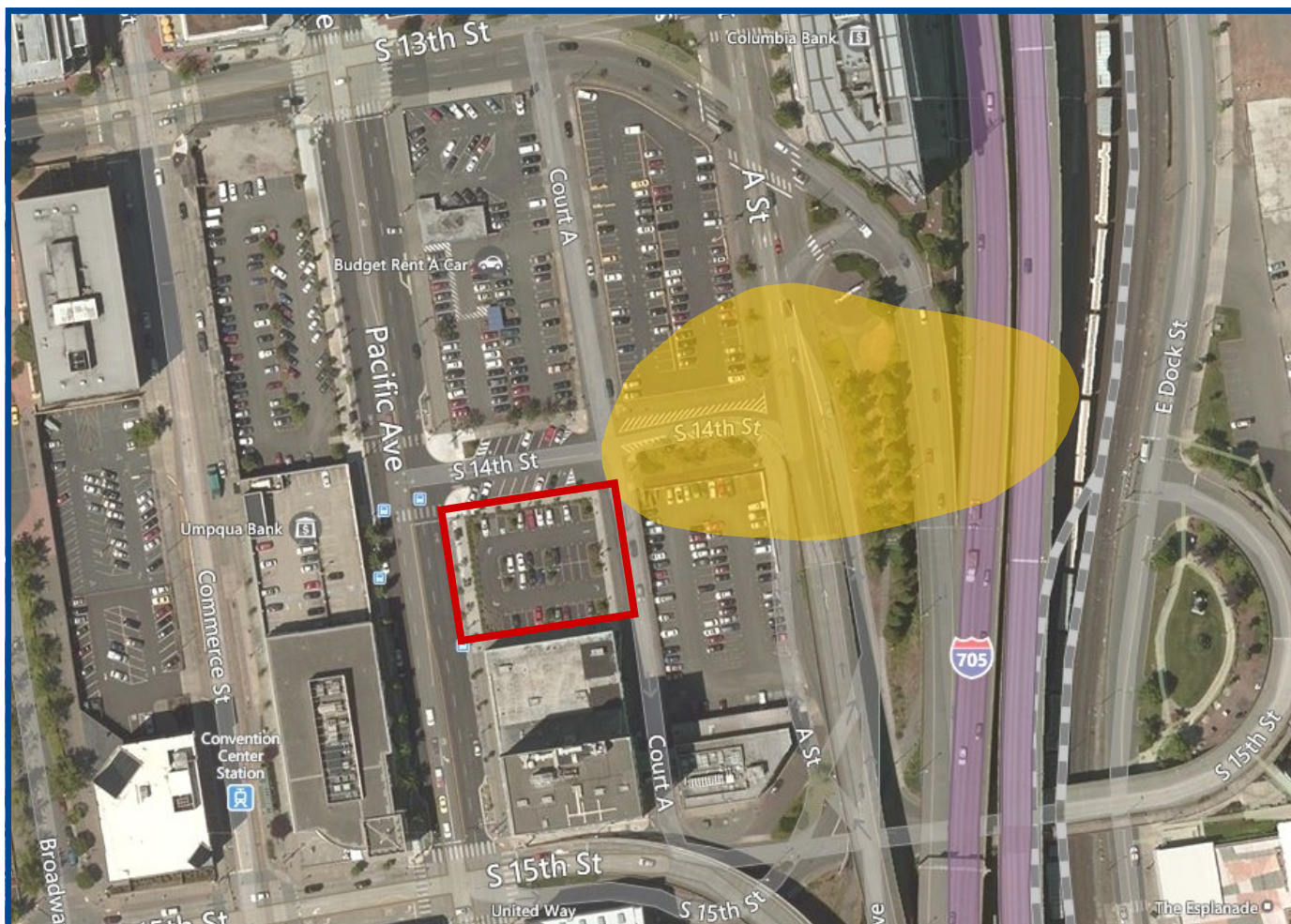
Why Cleanup Matters

PCE can be harmful to human health and the environment so cleanup is important. The impacted groundwater generally flows northeast towards the Thea Foss Waterway, which is part of Commencement Bay. Both the Thea Foss Waterway and Commencement Bay, a federal Superfund site, have undergone wide spread cleanup. This cleanup will help reduce pollution leading to the bay.



Former Sauro's Cleanerama site, facing east, before the site was excavated and filled in, 2010.

PCE Groundwater Plume



Sauro's Cleanerama Cleanup Site



PCE Groundwater Plume

Key terms defined

Groundwater— Groundwater is water that collects or flows beneath the Earth's surface. It fills the porous spaces in soil, sediment, and rocks. Groundwater mostly comes from rain and from melting snow and ice. Groundwater is one of Washington's most vital natural resources so cleanup is important.

Tetrachloroethene (PCE) — PCE is a chemical that is widely used for dry cleaning fabrics and for metal degreasing. It evaporates easily into the air. 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>

Natural Attenuation — Monitored natural attenuation is an effective way to manage some polluted sites. It relies on natural physical, chemical, and biological processes to lower contamination over time. Ecology selected natural attenuation for this site because groundwater monitoring shows a shrinking plume. There is no immediate threat to human health and the environment.

