



Response to Comments

Prospective Purchaser Consent Decree and Public Participation Plan

C L Auto Repair Cleanup Site Seattle, WA

Toxics Cleanup Program

Washington State Department of Ecology

Northwest Regional Office

Shoreline, Washington

November 2024

Publication Information

This document is available on the Department of Ecology's website at:

<https://apps.ecology.wa.gov/cleanupsearch/site/10376>

Cover photo credit

- Google Maps

Related Information

- Clean-up site ID: 10376
- Facility site ID: 74542995

Contact Information

Toxics Cleanup Program

Northwest Regional Office

Augie Nuszer

Public Involvement Coordinator

425-533-5537, Augie.Nuszer@ecy.wa.gov

Shreejita Basu, Ph.D.

Site Manager

206-773-7950, Shreejita.Basu@ecy.wa.gov

Physical: 15700 Dayton Ave N

Mailing: PO Box 330316

Shoreline, WA 98133

Phone: 206-594-0000

Website¹: [Washington State Department of Ecology](http://www.ecology.wa.gov)

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¹ www.ecology.wa.gov/contact

Department of Ecology's Regional Offices

Map of Counties Served



Southwest Region 360-407-6300	Northwest Region 206-594-0000	Central Region 509-575-2490	Eastern Region 509-329-3400
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Region	Counties served	Mailing Address	Phone
Southwest	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum	PO Box 47775 Olympia, WA 98504	360-407-6300
Northwest	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom	PO Box 330316 Shoreline, WA 98133	206-594-0000
Central	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima	1250 W Alder St Union Gap, WA 98903	509-575-2490
Eastern	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman	4601 N Monroe Spokane, WA 99205	509-329-3400
Headquarters	Across Washington	PO Box 46700 Olympia, WA 98504	360-407-6000

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DEPARTMENT OF
ECOLOGY
State of Washington

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Public Outreach Summary

The C L Auto Repair cleanup site (Site), located in Seattle is continuing Washington State's [formal cleanup process](#)² as directed under the Model Toxics Control Act ([MTCA](#)³). Estelita's Library is addressing contamination at the Site under a legal agreement called a Prospective Purchaser Consent Decree (PPCD) with Ecology.

The Washington State Department of Ecology is overseeing a cleanup of the C L Auto Repair Cleanup Site in the Beacon Hill neighborhood. The PPCD requires Estelita's Library to address contamination at the site.

Ecology invited input on the following documents:

- **Prospective Purchaser Consent Decree (PPCD):** a legal agreement that directs the purchaser(s) to implement cleanup at the site and provides the purchaser(s) a settlement of liability.
- **Public Participation Plan:** a document that explains how people can participate in the cleanup process.

The Department of Ecology's public involvement activities related to this Site's 30-day comment period (October 7, 12:00 a.m. – November 7, 11:59 p.m., 2024) included:

- **Postcard and Fact Sheet:**
 - US mail distribution of a fact sheet providing information about the cleanup documents and the public comment period, to approximately 4163 addresses including neighboring businesses and other interested parties.
 - Email distribution of the fact sheet to 98 people, including interested individuals, local/county/state/federal agencies, neighborhood associations, and interested community groups.
 - The postcard and fact sheet were available digitally through Ecology's [cleanup site webpage](#)⁴.
- **Legal Notices:**
 - Publication of one paid display ad in *The Seattle Times*, dated October 2, 2024
 - Publication of one paid display ad in *The Medium*, dated October 2, 2024
- **Site Register:**
 - Publication of 4 notices in Ecology's Toxics Cleanup Site Register:
 - Comment Period Notice:
 - October 3, 2024
 - October 17, 2024
 - October 31, 2024
 - Response Summary Notice:

² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

³ <https://ecology.wa.gov/mtca>

⁴ <https://apps.ecology.wa.gov/cleanupsearch/site/10376>

- November 27, 2024
 - Visit [Ecology’s Site Register website](#)⁵ to download PDFs.
- **Online and In-Person Open House:**
 - Ecology hosted an open house at [El Centro de la Raza](#)⁶ on Tuesday, October 29th, 2024 at 6:00 p.m., with an accompanying [online presentation](#)⁷ through the Zoom meeting application. Interpretation was available in Spanish and Chinese. Ecology and Estelita’s Library presented details on the Site and the review documents, and then answered questions.
- **Websites:**
 - Ecology announced the public comment period, posted the fact sheet, and made the review documents available on Ecology’s [C L Auto Repair webpage](#)⁸ and Ecology’s [Public Inputs & Events webpage](#)⁹.
- **Document Repositories:**
 - Ecology made the documents at the Beacon Hill Branch of the Seattle Public Library at 2821 Beacon Ave S, Seattle, WA 98144. Documents were also available at the Northwest Regional Office in Shoreline, WA.

Comment Summary

From October 7, 12:00 a.m. – November 7, 11:59 p.m., 2024, Ecology solicited public comments on a Prospective Purchaser Consent Decree and Public Participation Plan for the C L Auto Repair cleanup site.

Ecology received 9 comments during the 30-day comment period.

Table 1: List of Commenters

	First Name	Last Name	Agency/Organization/Business	Submitted By
1	Margaret	Severtson	N/A	Individual
2	Judi	DeCicco	N/A	Individual
3	Lindsey	Harris	N/A	Individual
4	Christina	Trotto	N/A	Individual
5	Brianna	Holden Granado	N/A	Individual

⁵<https://apps.ecology.wa.gov/publications/UIPages/PublicationList.aspx?IndexTypeName=Program&NameValue=Toxics+Cleanup&DocumentTypeName=Newsletter>

⁶ <https://www.elcentrodelaraza.org/>

⁷ <https://apps.ecology.wa.gov/cleanupsearch/document/147444>

⁸ <https://apps.ecology.wa.gov/cleanupsearch/site/10376>

⁹ <https://10ecology.wa.gov/Events/Search/Listing>

	First Name	Last Name	Agency/Organization/Business	Submitted By
6	Avery	Mortimer	N/A	Individual
7	Anne	Wiegersma	N/A	Individual
8	Coral	Marcus	N/A	Individual
9	Anonymous		N/A	Individual

Next Steps

Ecology has reviewed and considered the public comment received on the Prospective Purchaser Consent Decree and Public Participation Plan. Based on Ecology’s evaluation of the comment, no changes were necessary in the documents, and they are being finalized.

Ecology will finalize the documents and proceed with the cleanup for this site. See graphic below and visit Ecology’s [cleanup process webpage](#)¹⁰ to learn more about Washington’s formal cleanup process.

Public input opportunity

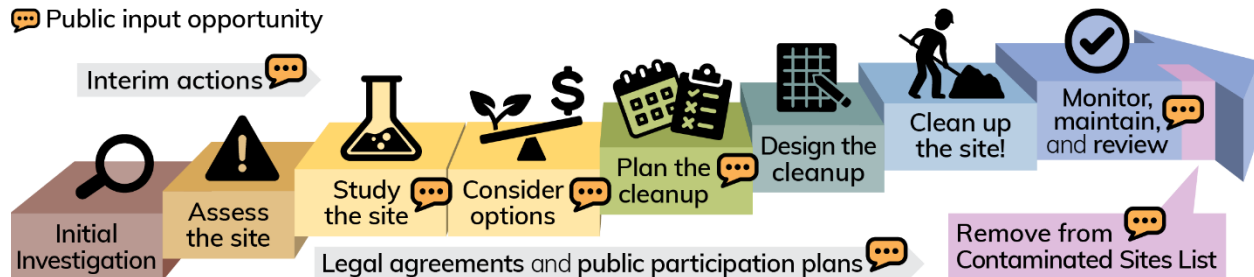


Figure 1: Washington's formal cleanup process

¹⁰ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

Comments and Responses

The public comments are presented below, along with Ecology's response. Appendix A, page 12 contains the comment in its original format.

Comment from: Margaret Severtson

I think this is a terrific undertaking and I'm so glad to see that this space is going to be restored and utilized. It will make a great difference in the lives of many people. I'll certainly keep an ear out for news and to learn how I can help. Thank you, to everyone involved!

Response:

Thank you for your support and interest in this project. We're committed to remediating this space and helping Estelita's Library make it accessible and beneficial for the community. We'll continue to provide updates as the project progresses and welcome any further input you may have.

Comment from: Judi DeCicco

I'm happy to hear about this project, I think it's a great effort to clean up toxic waste and create much needed housing. My one request is can you save the mural on the side of the building, it's a nice feature of the neighborhood.

Response:

Thank you for your support of this project. Our focus at Ecology is on ensuring an effective cleanup to address contamination on the property. Once this phase is complete, decisions regarding the building's redevelopment, including housing, will be led by Estelita's Library. We're glad to hear your input, and we'll pass along your suggestion about preserving the mural as they move forward with planning.

Comment from: Lindsey Harris

I am very excited to hear that there is both a clean up program for this site, as well as a plan to add more affordable housing to Beacon Hill. I just moved to this neighborhood in the last year and have loved the strong sense of community. It is my hope that adding affordable housing will help protect long term residents from being priced out of the neighborhood and keep this historically Asian Pacific Islander neighborhood diverse. Part of the vibrancy of this neighborhood is seeing the lively nightlife and food options, especially welcoming immigrant owned and operated food trucks and establishments. My hope is that this site and the neighborhood around it continue to be a welcoming place for all and that future development considers how to protect small, mom and pop business owners currently serving food in this area.

Thank you Department of Ecology for the outreach notice and great work!

Response:

Thank you for your feedback and support. It's great to hear from new members of the Beacon Hill community. We recognize the importance of maintaining the neighborhood's unique character and diversity, and we're committed to ensuring the cleanup supports community goals. Once the cleanup phase is complete, decisions regarding redevelopment, including housing and local business support, will be in the hands of Estelita's Library. We'll make sure to share your insights with them as they plan for a welcoming, inclusive future for the neighborhood. Thank you again for your input and encouragement!

Comment from: Christina Trotto

I think this is a great project for the neighborhood and I'm excited that it's happening - I'm planning on living in Beacon Hill for a long time, so I hope I get to see the cleanup and build through fruition.

Response:

Thank you for your support. We look forward to seeing the cleanup progress and keeping the public informed.

Comment from: Brianna Holden Granado

I was excited to hear about this project and think it's an important responsibility/issue to address. I'm looking forward to learning about the feasibility study & the action plan

Response:

Thank you for your interest in the project. Addressing this issue is a priority, and we're currently working through the cleanup process. We'll share updates on the next steps as they become available and appreciate your engagement in the process.

Comment from: Avery Mortimer

It is wonderful to see the community and Dept. of Ecology prioritizing affordable housing. I hope to see the success of this project in coming months and years!

Response:

Thank you for your support. We recognize the importance of affordable housing and are committed to seeing this project succeed. We'll continue to keep the community updated on our progress in the future.

Comment from: Anne Wiegersma

Great that this is happening. Cleaning up our environment so we can make it that people can live here again is needed.

Response:

Thank you for your comment and support!

Comment from: Coral Marcus

I am in support of this project!

As an administrative note, many of the section numbers and titles in the Table of Contents and throughout the consent decree are incorrect.

Response:

Thank you for your support. We have reviewed the document and made necessary corrections. Thank you for bringing that to our attention.

Comment from: Anonymous

I'm happy to see a community-led organization like Estelita's taking on this affordable housing project and glad the state is helping to clean up the contaminated soil. I am concerned that the clean up site is right next to the neighborhood library with children and more vulnerable adults coming and going there. Will the air quality be affected in that area during clean up? I also hope the clean up does not limit access to the library. In addition, that site is in a busy area of the neighborhood. I hope project leaders avoid causing additional congestion or traffic safety issues in that area during clean up.

Response:

Thank you for your comment and support. Protecting human health and ensuring public safety are our top priorities. While the specific cleanup actions for the C L Auto Repair Site have not been determined, we understand the importance of minimizing potential impacts to nearby spaces like the neighborhood library.

Air quality is an important consideration during cleanup, especially given the presence of children and other vulnerable community members. As part of the planning process, best management practices will be implemented to limit exposure and risk to adjacent properties and the community.

We also recognize the importance of maintaining access to the library and will work closely with the project team to minimize disruptions. A Traffic Control Plan will be developed to manage congestion and ensure traffic safety, especially given the busy nature of the area. When the draft Cleanup Action Plan (dCAP) is ready, the public will have the opportunity to review and provide feedback.

Thank you again for raising these important points.

Appendices

Appendix A. Public comments in original format

Margaret Severtson

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Public Comment Form

1 Comment

2 Review

3 Your Copy

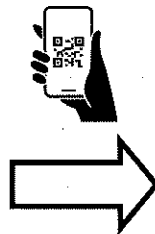
Commenting open: **October 7, 12:00 a.m.—November 7, 11:59 p.m. 2024**

C L Auto Repair Cleanup Site: Legal Agreement and Public Participation Plan

Please note that this comment form is for the purpose of submitting a comment to the Washington State Department of Ecology. Commenter contact information is optional. Contact information is necessary if you want to receive future notices or responses related to this topic.

The Department of Ecology invites you to review and comment on the Prospective Purchaser Consent Decree (legal agreement) and the Public Participation Plan related to the cleanup of the C L Auto Repair site in the Beacon Hill neighborhood. These documents and more details on the cleanup site are located on the site's webpage. Scan the QR code or follow the link.

Información en Español incluida
有關的信息, 已被翻譯成中文



Contact Information

All fields are optional unless otherwise indicated.

Submitted by: (Check one and write name)

Individual (add name below)

Organization: _____

Agency: _____

Other _____

Business: _____

First Name

Last Name

Brianna Hepler

Holden Grandin

Address

City/Town

2400 42nd Ave E

Seattle

Country

King

State/Province

ZIP

WA

98112

Email

BMHolden2014@gmail.com

Please write comment clearly
on other side:

Public Comment Form

1 Comment

2 Review

3 Your Copy

Your Comment

Comments are due by **November 7, 2024 at 11:59 p.m.**

To make a comment, please enter comment(s) in the text area. To submit attachments please visit Ecology's online comment form at go.ecology.wa.gov/CLAutoRepair-Comments.

Any information (e.g., personal or contact) you provide on this comment form or in an attachment may be publicly disclosed and posted on the Internet.

To submit comments for a group please visit our "Commenting Tips" webpage at <https://ecology.wa.gov/About-us/Get-involved/Public-input-events/Commenting-tips>

Next Steps: After the close of the comment period, Ecology will review and consider all comments received as we finalize the documents and respond accordingly.

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Contact Information

All fields are optional unless otherwise indicated.

Submitted by: (Check one and write name)

Individual (add name below)

Organization: _____

Agency: _____

Other _____

Business: _____

First Name

AVERY

Last Name

MORTIMER

Address

2400 42ND AVE E

City/Town

SCATTLE

Country

USA

State/Province

WA

ZIP

98102

Email

AVERYMORTIMER@GMAIL.COM

**Please write comment clearly
on other side:**

Public Comment Form

1 Comment

2 Review

3 Your Copy

Your Comment

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IT IS WONDERFUL TO SEE THE COMMUNITY AND DEPT. OF
ECOLOGY PRIORITIZING AFFORDABLE HOUSING, I HOPE
TO SEE THE SUCCESS OF THIS PROJECT IN
COMING MONTHS AND YEARS!

Anne Wiegersma

Great that this is happening. Cleaning up our environment so we can make it that people can live here again is needed.

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I am in support of this project!

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Anonymous Anonymous

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