



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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STATE ENVIRONMENTAL POLICY ACT

DETERMINATION OF NONSIGNIFICANCE

TEXACO/STRICKLAND MODEL TOXICS CONTROL ACT (MTCA) CLEANUP PROJECT

Date of Issuance: June 15, 2021

Lead agency: Department of Ecology, Toxics Cleanup Program, Northwest Regional Office

Agency Contact: Dale Myers, dale.myers@ecy.wa.gov, (206) 594-0087

Description of proposal:

A Texaco-branded service station operated at the Site from 1959 until 1977. From 1977 until approximately 2006, the Property located at 6808 196th Street SW, Lynnwood, was a lube facility run by Jiffy Lube and Equilon Lube. The building then became a restaurant, the Aloha Café which closed in 2018. Releases from the former gasoline service station and lube facilities have resulted in soil and groundwater contamination at this Site. An interim cleanup action (IA) will be conducted under Agreed Order No. 14315 between Ecology and the Potentially Liable Persons (PLPs): Strickland Real Estate Holdings, LLC and Chevron Environmental Management Company. The purpose of the interim action (IA) is to clean up on-property soil and groundwater contamination.

The IA will consist of a planned soil excavation to an average depth of 18 feet below ground surface (bgs) with the ability to over-excavate deeper to an average maximum depth of 30 feet bgs, if warranted, based on prior soil performance monitoring. The existing building will be demolished prior to excavation and remaining fuel lines and underground storage tanks will be removed. Temporary shoring on the northern and western Property extents will be required for the IA. Contaminated soil will be removed from the Site and transported to a permitted disposal facility for reuse, treatment, and/or disposal after characterization. The remedial excavation will be backfilled and the Property restored to original grade. Water (groundwater and stormwater) extracted from the excavation will be pretreated on site and discharged to the sanitary sewer.

Location of proposal: 6808 196th Street NW, Lynnwood WA, 98036

Applicant/Proponent:

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Ecology, as the lead agency, has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This determination is based on a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request or at the Site web page <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=12541>

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 11:59 pm on Wednesday, August 4 2021.

The comment period for this DNS corresponds with the comment period on the Draft Interim Action Work Plan that will end on August 4, 2021.

Responsible official:

Responsible official:

Robert W. Warren
Section Manager
Northwest Regional Office
Toxics Cleanup Program
(206) 594-0093

Signature



Date June 15, 2021

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action.