



January 18, 2022

Dale Myers  
Washington State Department of Ecology  
Northwest Regional Office  
15700 Dayton Avenue North  
Shoreline, WA 98133

**Re: Progress Report No. 13 – 4th Quarter 2021**

Texaco Strickland Cleanup Site  
6808 196th Street SW  
Lynnwood, Washington  
Agreed Order No. 14315  
Ecology PM – Dale Myers  
Aspect Project No. 180357

Dear Dale:

Aspect Consulting, LLC (Aspect) is pleased to provide Progress Report No. 13 on behalf of potentially liable persons (PLPs) Strickland Real Estate Holdings (SREH) and Chevron Environmental Management Company (CEMC), who are signatories to Washington State Department of Ecology (Ecology) Agreed Order (AO) #14315, effective September 10, 2018, for the Texaco Strickland Site (Site). The AO requires that the PLPs submit quarterly progress reports to Ecology until satisfaction of the Agreed Order.

This Progress Report No. 13 is for the fourth quarter 2021 reporting period ending on December 31, 2021.

## **Progress Made During the Reporting Period**

The Remedial Investigation (RI) and Interim Action (IA) for the Site are progressing on separate tracks. The following sections detail the progress made for each during the reporting period.

### ***Remedial Investigation***

All data gaps identified in the RI Work Plan have been closed with one exception: evaluation of the potential for petroleum vapor intrusion in the Chri-Mar Apartment building, which is south-adjacent to the Site. The initial Tier II vapor intrusion assessment consisted of collecting additional soil gas samples from the gas probes at the Site and air samples from the Chri-Mar Apartments building crawlspace. These results were reported to Ecology in the “Vapor Intrusion Results Assessment and Recommendations Memorandum,” dated October 14, 2021. In the memorandum, the PLPs recommended the following approach for further Tier II vapor intrusion assessment, and the approach was approved by Ecology in an email dated November 1, 2021. The following activities were conducted in December 2021 in accordance with the approved approach:

- **Performed Chri-Mar Apartments building reconnaissance:** On December 1, 2021, the PLPs conducted a second building reconnaissance visit to evaluate each of the four ground-floor residential units in the Chri-Mar Apartments building. During the building



reconnaissance, potential sources (e.g., household chemicals such as cleaners) of volatile organic compounds (VOCs) were identified by visual observation and by using a parts per million range photoionization detector (PID) to screen the building.

The building reconnaissance also included a visual inspection for possible preferential pathways such as utility penetrations and unsealed air gaps between the floor of the tenant spaces and the crawlspace. It was noted that in three of the four units, the bathroom was located on the ground floor.

- **Performed indoor air sampling:** On December 15, 2021, Aspect deployed sampling canisters to obtain indoor samples from the main living space in each of the four ground-floor apartments in the Chri-Mar Apartments building. Additional indoor air samples were collected from the bathroom in each of the three units where the bathroom was located on the ground floor of the residence to assess potential preferential pathways. The indoor air samples were collected over an approximately 24-hour period and sampling was concluded on December 16, 2021.
- **Performed further crawlspace air sampling:** Concurrently with indoor air sampling, Aspect collected three air samples from the crawlspace. These three sample locations were collected beneath the bathroom of each residence where plumbing penetrations entered each unit. A crawlspace air sample was not obtained from directly beneath the eastern most unit due to health and safety concerns regarding the presence of wildlife in the crawlspace.
- **Performed ambient background air sampling:** Concurrently with the indoor/crawlspace air sampling, Aspect collected two ambient air samples from outside the Chri-Mar Apartments building – one was collected at a location north of the Chri-Mar Apartments building, which was generally upwind of the building during sampling, and one was collected at a down and crosswind location to the southwest of the Chri-Mar Apartments building. Ambient air samples were collected at locations based on observed wind direction during sample deployment and accessibility.
- **Performed additional soil gas sampling:** On December 16, 2021, Aspect collected soil gas samples from previously installed gas probes GP-02, GP-03, and GP-06. The screen for gas probe GP-05, which is installed a greater depth than the other gas probes, was submerged, and a soil gas sample could not be obtained.

Unvalidated laboratory analytical results from this sampling event were received during the 1st quarter of 2022. Following data validation, a discussion of the vapor intrusion assessment, results, and recommended next steps will be transmitted to Ecology under a separate memorandum.

### ***Interim Action***

During the fourth quarter of 2021, progress on the IA is summarized as:

- A temporary easement agreement with the Nelson Investments Commercial, LLC, the owner of adjacent property to the west, was executed on October 5, 2021.
- The shoring design was completed by Aspect subcontractor Ground Support, PLLC and issued on November 15, 2021.

- A 60% completion set of excavation plan set with technical specifications was prepared for internal review.

## **Sampling and/or Testing Reports Received**

No laboratory analytical reports were received in the fourth quarter of 2021.

## **Summary of Deviations**

Two deviations were noted during the Tier II vapor intrusion assessment:

- A crawlspace air sample was not collected from directly beneath the eastern-most residential unit due to health and safety concerns regarding wildlife as racoons were present in the crawlspace.
- The screen of soil gas probe GP-05 was submerged, and a soil gas sample could not be obtained.

No other deviations have been noted during the fourth quarter of 2021.

## **Contacts with Other Entities or Public**

- A temporary easement agreement with Nelson Investments Commercial, LLC, the owner of adjacent property to the west, was executed on October 5, 2021.
- SREH executed an access agreement to conduct the Tier II vapor intrusion assessment sampling with Anne Marie Kreidler, owner of Chri-Mar Apartments, on November 15, 2021.
- Aspect coordinated access with the Chri-Mar Apartments manager to perform the building reconnaissance and conduct the ambient, crawlspace, and indoor air sampling.

## **Potential Problems and Suggested Solutions**

No potential problems are anticipated for first quarter 2022 activities.

## **Changes in Key Personnel**

No changes in key personnel occurred during the fourth quarter of 2021.

## **Activities Planned for the Next Reporting Period**

The following activities for the RI and IA are planned for the first quarter of 2022:

### ***Remedial Investigation***

- Receive analytical data and complete the Tier II vapor intrusion assessment at the south-adjacent property. The Tier II vapor intrusion evaluation will be sent to Ecology under a separate memorandum.

### ***Interim Action***

- Execute pre-application meeting with the City of Lynnwood.
- Submit interim action construction plan set to the City of Lynnwood for construction permit issuance.

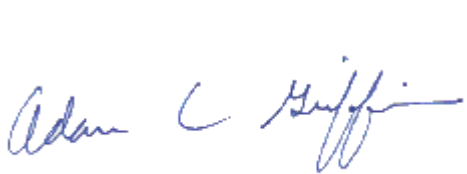
- If the vapor intrusion assessment results indicate that the vapor intrusion pathway is potentially complete and concentrations exceed Washington State Model Toxics Control Act (MTCA) Method B cleanup levels considered to be protective of residential exposures for the Chri-Mar Apartments building, vapor mitigation measures will be considered.

The next quarterly progress report will be submitted on or before April 15, 2022.

If you have any questions concerning this progress report, please contact Adam Griffin, Associate Remediation Engineer, at 206-780-7746.

Sincerely,

**Aspect Consulting, LLC**



**Adam Griffin, PE**  
Associate Remediation Engineer  
agriffin@aspectconsulting.com



**Andrew Yonkofski, LHG**  
Project Hydrogeologist  
ayonkofski@aspectconsulting.com

cc: Ryan Megenity – Rainier Property Management Co. LLC  
Doug Steding – Northwest Resource Law PLLC  
Nate Blomgren – CEMC  
Jon-Erik Magnus – Rogers Joseph O'Donnell PLLC  
Robert Goodman – Rogers Joseph O'Donnell PLLC  
Eric Epple – Arcadis  
Ada Hamilton – Arcadis