



April 15, 2022

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

Re: Progress Report No. 14 – 1st Quarter 2022

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. 14 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. 14 is for the first quarter 2022 reporting period ending on March 31, 2022.

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. A Tier II vapor intrusion assessment was performed in the fourth quarter of 2021 and included a building reconnaissance; soil gas sampling; and ambient, crawlspace, and indoor air sampling at the Chri-Mar Apartment building. The analytical data from this sampling event was received on January 5, 2022.

The results from all vapor intrusion assessment conducted to date are summarized in the Vapor Intrusion Assessment Report (VIAR). An Agency Review Draft of the VIAR was submitted to Ecology on March 8, 2022. Ecology agreed with the conclusions and requested the VIAR be finalized with no revisions via a phone call with Aspect on March 28, 2022. The Final VIAR was produced on March 28, 2022, and transmitted to Ecology.



Interim Action

Progress on the IA during the first quarter of 2022 is summarized as follows:

- A Pre-development meeting with the City of Lynnwood was held on February 17, 2022, for the IA construction project.
- The City of Lynnwood provided written comments on the IA construction plans on March 1 and March 3, 2022.

Sampling and/or Testing Reports Received

- The analytical report from Friedman and Bruya, Inc. for the Tier II vapor intrusion sampling was received on January 5, 2022.
- The analytical report was submitted for data validation to Laboratory Data Consultants, Inc. on January 9, 2022. The data validation report was received on February 7, 2022.

Summary of Deviations

No deviations from planned activities were noted during the first quarter of 2022.

Contacts with Other Entities or Public

- Permitting the IA construction project with the City of Lynnwood.
- Kate Neel of Award Construction coordinated with Aspect via Ecology for their planned intersection improvements (signal and sidewalks) adjacent to the Site.

Potential Problems and Suggested Solutions

No potential problems are anticipated for second quarter 2022 activities.

Changes in Key Personnel

No changes in key personnel occurred during the first quarter of 2022.

Activities Planned for the Next Reporting Period

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

Remedial Investigation

- Perform another round of vapor intrusion assessment sampling to confirm the results of the December 2021 sampling event:
 - Conduct a pre-sampling building reconnaissance visit to note any changes in building characteristics or usage and potential background sources in each of the ground floor residential units.
 - Perform another round of soil gas sampling at gas probes GP-02, GP-03, GP-05, and GP-06.
 - Perform another round of ambient, crawlspace, and indoor air sampling at the Chri-Mar Apartments at the same locations as the December 2021 sampling event, to the extent practicable.

- Begin preparation of the Draft RI report. The Draft RI report will include the second quarter 2022 vapor intrusion assessment sampling results, and therefore will be submitted to Ecology during the third quarter of 2022. The AO requires a key technical meeting between the PLPs and Ecology prior to beginning to draft the RI. However, due to the iterative process of the RI to date, Ecology agreed during a phone call on March 28, 2022, that this key technical meeting was unnecessary.

Interim Action

- Complete permitting required to comply with City of Lynnwood substantive requirements.
- Upon completing City of Lynnwood permitting for construction, request bids from qualified contractors to implement the IA construction and begin planning for construction

The next quarterly progress report will be submitted on or before June 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



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