



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

Re: Progress Report No. 15 – 2nd 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. 15 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. 15 is for the second quarter 2022 reporting period ending on June 30, 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, except one: assessment of potential 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 2021, and included a building reconnaissance; soil gas sampling; and ambient, crawlspace, and indoor air sampling at the Chri-Mar Apartment building. The results from all vapor intrusion assessment conducted to date were summarized in the Vapor Intrusion Assessment Report (VIAR), approved by Ecology, and finalized on March 28, 2022. Ecology requires a second round of ambient, crawlspace, indoor air, and soil gas sampling be conducted.

Interim Action

Progress on the IA during the second quarter 2022 is summarized as:



- The City of Lynnwood provided formal corrections on the IA construction plans on March 24, 2022. Aspect responded to City corrections with a revised construction plan set on June 9, 2022.
- Concurrent with City final review and permit issuance, Aspect prepared a Request for Proposal (RFP) for IA construction and issued it to qualified contractors on June 24, 2022.

Sampling and/or Testing Reports Received

No sampling or testing reports were received in the second quarter of 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.
- Aspect coordinated with Kate Neel of Award Construction on the schedule of their intersection improvement project (signal and sidewalks) adjacent to the Site.
- Aspect transmitted the Final VIAR to the Chri-Mar Apartments owner and property manager with a request to access the property to conduct the Ecology-required second vapor intrusion assessment sampling.

Potential Problems and Suggested Solutions

No potential problems are anticipated for third quarter 2022 activities.

Changes in Key Personnel

No changes in key personnel occurred during second quarter 2022.

Activities Planned for the Next Reporting Period

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

Remedial Investigation

- Vapor Intrusion Assessment:
 - Conduct a pre-sampling building reconnaissance visit to note any changes (relative to the December 2021 event) in building characteristics or usage and potential background sources in each of the ground-floor residential units.
 - Perform soil gas sampling at gas probes GP-02, GP-03, GP-05, and GP-06.
 - Perform 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.
- Prepare and submit the Agency Review Draft RI report. The Agency Review Draft RI report will include the second round of vapor intrusion assessment sampling to be conducted in the third quarter 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.
- Conduct a pre-bid site walk with RFP bidders.
- Receive bids due July 15 and select a contractor by July 22 to contract for the IA construction.
- Begin pre-construction activities and schedule priority tasks (hazardous materials building survey, procurement of steel soldier piles).
- Depending on timing of final permit issuance and contractor selection, begin construction of the IA.

The next quarterly progress report will be submitted on or before October 17, 2022.

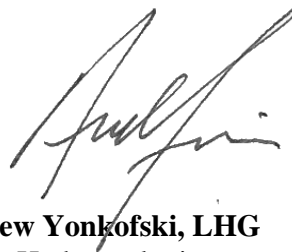
If you have any questions concerning this progress report, please contact Adam Griffin, Associate Remediation Engineer, at 206-780-7746.

Sincerely,

Aspect Consulting, LLC



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



Andrew Yonkofski, LHG
Senior 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