



October 17, 2022

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

Re: Progress Report No. 16 – 3rd 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. 16 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. 16 is for the third quarter 2022 reporting period ending on September 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 reported to Ecology in the final Vapor Intrusion Assessment Report on March 28, 2022. Ecology requested a second round of ambient, crawlspace, indoor air, and soil gas sampling be conducted.

The second event was scheduled and cancelled twice in July and August due to extreme heat and the building units have all windows open with fans operating. Ecology was notified of the condition and requested the second event be performed when it cools down and the Chri-Mar Apartment building is no longer being actively ventilated. Since that time, construction of the IA has begun, and the second event will be conducted once remedial excavation is complete.



Interim Action

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

- The IA construction was competitively bid in parallel with the City of Lynnwood (City) permitting to keep the target IA construction schedule. River's Edge Environmental Services (REES) was notified of selection for the project on July 27, 2022.
- The City issued commercial structure demolition (DEMO), class II tree clearing (CLR), fire marshal office tank decommission (FMO), grading (GRD), right of way (ROW), sewer capping (SEWR), and water capping (WAT) permits for the IA. The City pre-construction meeting was held on August 29, 2022.
- SREH executed a contract with REES and issued the notice to proceed on August 30, 2022.
- Completed IA construction activities through September 30:
 - All utilities deactivated and decommissioned
 - Building demolition
 - Site preparation and pothole excavation at all utilities
 - Install all soldier piles for shoring
 - Advance excavation and lagging to approximately 8 feet deep adjacent to shoring walls and install first row of tiebacks
 - Begin export of petroleum contaminated soil and disposal at the Cadman facility in Everett

Sampling and/or Testing Reports Received

IA performance soil sampling began with the first sidewall sampling depth. Laboratory results are not available yet.

Summary of Deviations

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

Contacts with Other Entities or Public

- Permitting the IA construction project with the City of Lynnwood.
- A subcontracted structural engineer survey of the two adjacent property structures was conducted on August 25, 2022, to document existing conditions prior to IA construction activities.

Potential Problems and Suggested Solutions

No potential problems are anticipated for fourth quarter 2022 activities.

Changes in Key Personnel

No changes in key personnel occurred during third quarter 2022.

Activities Planned for the Next Reporting Period

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

Remedial Investigation

- The second vapor intrusion assessment will be conducted once contaminated soil removal (as part of the IA) is complete. The event is scheduled for November 10 and 11, 2022. It should be noted that the soil gas probes were decommissioned to facilitate remedial excavation as part of the IA, and therefore soil gas sampling will not be conducted as part of the second event.
- Prepare and submit the Ecology Review Draft RI Report. The Agency Review Draft RI Report is due to Ecology on December 9, 2022.

Interim Action

- The REES contract substantial completion date is November 15, 2022. The 0.4 acre site is too small for concurrent shoring and earthwork, so the construction approach is prioritizing shoring tieback drilling. The second row of tiebacks is scheduled for the week of October 10, allowing for completion of earthwork as soon as possible to minimize water management.
- Complete soil performance monitoring at excavation sidewalls and excavation bottom to verify compliance with soil cleanup levels (CULs). Any soils exceeding CULs at the excavation bottom will be overexcavated and resampled. The northern shoring wall alignment is based on the water main and telecon utilities, and the western shoring wall alignment is based on the gas line; therefore, overexcavation of sidewalls is impracticable.
- The soil performance monitoring results will be shared with Ecology when they become available for Ecology to track progress towards soil compliance.
- Begin preparation of the Ecology Review Draft Interim Action Report (IAR) which is due to Ecology within 90 days of construction completion and receipt of all analytical results.

The next quarterly progress report will be submitted on or before January 16, 2023.

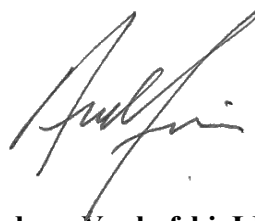
If you have any questions concerning this progress report, please contact Adam Griffin at 206-780-7746.

Sincerely,

Aspect Consulting, LLC



Adam Griffin, PE
Associate Remediation Engineer
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Andrew Yonkofski, LHG
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Washington State Department of Ecology
October 17, 2022

Project No. 180357

cc: Ryan Megenity – Rainier Property Management Co. LLC
Doug Steding – Northwest Resource Law PLLC
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