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STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Northwest Region Office

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May 1, 2023

Mr. Pui Leung  
Roystone on Queen Anne, LLC  
606 Maynard Avenue South, Suite 251  
Seattle, WA 98104  
([pleung@vibrantcities.com](mailto:pleung@vibrantcities.com))

**Re: Completion of Interim Action at the following Contaminated Site:**

**Site name:** Texaco 211577 Monterey  
**Site address:** 631 Queen Anne Avenue N, Seattle, WA  
98109  
**Cleanup Site ID:** 6663  
**Facility/Site ID:** 77774779

Dear Pui Leung:

Thank you for working with the Washington State Department of Ecology (Ecology) on Texaco 211577 Monterey facility (Site). The Site is generally located at 631 Queen Anne Avenue North in Seattle (Property). The Site consists of the Property and multiple nearby properties and right-of ways.

An Agreed Oder No. DE 16537 (Order), effective August 21, 2019, requires Roystone on Queen Anne, LLC (Roystone) and Chevron Environmental Management Company (Chevron) to perform remedial action at the Site. Specifically, the Order requires Roystone to perform interim action to clean up the contamination within the boundaries of the Property.

This letter provides written notification that the interim action required by the Order is completed. The required interim action is specified in Section VII. B (Work to be Completed) and detailed in Task 1 of the Exhibit B (Scope of Work). Ecology reviewed and approved the following reports that document the details and results of the interim action:

- The Riley Group, Inc., *Underground Storage Tanks Site Assessment Report*, October 1, 2020.
- The Riley Group, Inc., *Final Interim Action Report*, March 21, 2022.
- The Riley Group, Inc., *Final Post Remediation Groundwater Investigation & Vapor Intrusion Assessment Report*, March 16, 2023.
- The Riley Group, Inc., *Roystone Redevelopment – MW-10 & SSI-W2 Well Modifications*, April 21, 2023.

The interim action documented in these reports includes:

- Removal of underground storage tanks, hoists, product piping, and other service station underground facilities, upon discovery.
- Excavation and removal of approximately 16,745 tons of petroleum-contaminated soil (PCS) from the Property to permitted facilities; collection of confirmation soil samples to demonstrate that all PCS within the Property boundaries were removed.
- Installation of a dewatering system to pump, treat, and discharge approximately 610,900 gallons of contaminated groundwater during excavation.
- Properly decommissioning of eight pre-interim action monitoring wells MW-6, MW-9, MW-13, VP-9, RW-4, DPE-5, DPE-6, and DPE-7, in accordance with WAC 173-160-460.
- Installation of six groundwater monitoring wells (MW-A through MW-F) at the Property after soil excavation; completion of five consecutive quarters of post-remediation groundwater monitoring to demonstrate that the groundwater at the Property complies with MTCA cleanup levels.
- Installation of a vapor barrier beneath the entire garage floor slab, and along all outside walls of the parking garage; installation of a passive subslab depressurization (SSD) system on the western portion of the Property.
- Collection of soil vapor samples in sidewalks adjacent the Property; use of modeling to predict indoor air concentrations; data evaluation to demonstrate that the vapor intrusion risk to the building is low and no further vapor intrusion evaluation is needed.
- Protection and restoration of monitoring wells MW-10 and SSI-W2 that are located on the sidewalks north and east of the Property.

Based on a review of the reports, Ecology has determined that the required interim action is satisfactorily completed. No additional interim action is needed on the Property.

However, according to Section VII. A of the Order, both Roystone and Chevron remain strictly, jointly, and severally liable for the performance of any and all obligations under the Order. The remaining liability of Roystone includes but is not limited to:

- Obtain Ecology's approval prior to any activity that may disturb the integrity of the vapor barrier; notify Ecology immediately if the vapor barrier is penetrated or damaged; repair the vapor barrier and/or the SSD system if damages are discovered.
- Periodically inspect the conditions of on-Property monitoring wells; repair, restore, and/or redevelop on-Property monitoring wells if damages or compromises to the monitoring wells are discovered.
- Conduct groundwater sampling from on-Property monitoring wells, if requested by Ecology.
- Perform groundwater investigation and remediation, if groundwater samples from the on-Property monitoring wells exceed the MTCA cleanup levels.

- Upload additional sampling results, if any, to Ecology's Environmental Information Management System (EIM).
- Provide access to Ecology or any Ecology authorized representative, as required by Section VIII. D (Access) of the Order.
- Cooperate and assist in public participation as required by Section VIII. F (Public Participation) of the Order.
- Keep Records as required by Section VIII. G (Retention) of the Order.

Thank you for cleaning up the Site. Should you have any questions, please do not hesitate to contact me by phone at 425-229-2565 or by email at [jing.song@ecy.wa.gov](mailto:jing.song@ecy.wa.gov).

Sincerely,



Jing Song  
Site Manager  
Toxics Cleanup Program, Northwest Regional Office

cc: Derek Threet, Office of the Attorney General ([derek.threet@atg.wa.gov](mailto:derek.threet@atg.wa.gov))  
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Ecology Site File