

**Chevron 209335 N 45<sup>th</sup> Street & Stone Way**

**May 24, 2023** (meeting notes prepared/revised by Kennedy Jenks on June 15, 2023).

**Call Pre RI Report submittal**

**Ada Hamilton of Arcadis leading call**

**Virtual (Teams Call) Attendees:**

Dale Myers, Washington State Department of Ecology  
Ryan Hultgren, Kennedy Jenks  
Chris Copley, Bellwether Housing  
Jeremy Porter, Aspect  
James Kiernan, Chevron Environmental Management Company  
Eric Hetrick, Chevron Environmental Management Company  
Amanda Bowring, Arcadis  
Ada Hamilton, Arcadis

Agenda, reproduced below, was provided by Ada Hamilton (Arcadis) on 5/24/2023 (before the call).

**Remedial Investigation Field Activities**

Remedial Investigation Timeline:

- Remedial Investigation Work Plan approved October 5, 2021
- ROW Permit application submitted to City of Seattle DOT November 29, 2021
- Remedial Investigation Field Activities
  - Installation of four monitoring wells (MW-11 through MW-14) October 3-7, 2022
  - Groundwater sampling conducted December 2, 2022

**Site Limitations**

- Utilities in ROW to the north
- Parking garage clearance is 8'

**Soil Results Overview**

Soil impacts at the Site are delineated to the south, east, and west. Due to underground utilities located directly to the north of historical soil sample EX-W8-10, a boring was unable to be advanced in this location.

**Groundwater Results Overview**

Current groundwater analytical results are generally consistent with the 2019 results, with petroleum impacts above MTCA Method A CULs only at MW-7.

**Vapor Intrusion**

As described in the RI Work Plan, based on vertical separation distances between contamination and building parking garage floors, potential vapor intrusion is not a concern at the site. Additionally, a vapor barrier was installed beneath the concrete slab, and a ventilation system is in place in the parking garage.

**EIM data** - uploaded February 6, 2023

**Next Steps Forward**

- 3 more quarters groundwater sampling: 1Q, 2Q, 3Q 2023
- RI Report – respond to Ecology comments, submit Draft for Public Review, submit Final RI Report 3Q 2023

**Tentative Schedule 2023-2024:**

- Feasibility Study (FS) Planning Meeting to discuss overall approach and contents of FS 4Q 2023
- Submit Agency Review Draft FS 1Q 2024 (or within 90 days after Ecology approval of Final RI Report)
- Respond to comments from Ecology, submit FS Draft for Public Review, submit Final FS - 2Q 2024
- Draft Cleanup Action Plan (DCAP) Planning Meeting to discuss contents of DCAP and preferred cleanup alternative 2Q 2024 (or after Ecology approval of Final RI Report)
- Submit Agency Review DCAP 3Q 2024 (or within 90 days after Ecology approval of Final FS report)
- Respond to comments from Ecology, submit DCAP for Public Review, submit Final Cleanup Action Plan 4Q 2024

**5/24/2023 Meeting Notes recorded by Kennedy Jenks:**

The discussion was led by Ada Hamilton (Arcadis). A slide deck was presented during the call and subsequently provided to Ecology (and Kennedy Jenks) on Thursday May 25, 2023. The Draft RI report was submitted electronically on Friday May 26, 2023, to Ecology for review.

Initially discussed complications with obtaining the ROW Permit (submitted in November 2021, work completed in October 2022) and presence of utilities to the north of the site in the vicinity of planned location for MW-11. High-level discussion included the following:

- Installed 4 new monitoring wells, MW-11 to MW-14, in October 2022, collected soil samples from the well borings for laboratory analyses.
  - Installation of well MW-11 in planned location not possible due to utilities (more below)
- First groundwater sampling event completed in December 2022.
- Parking garage has 8-ft clearance – stored some drums in parking garage but had some limitations getting trucks in for pickup.

MW-11 location - Tight spaces, limited access rig (Cascade) required for drilling. Underground utilities as well as overhead utility interfered with MW-11 placement at the planned location – MW-11 was installed approximately 30 feet to the west of planned location. Intent of the well and soil boring was to delineate impacts to north of soil samples collected from boring EX-W8. As shown in maps presented during the presentation, the soil boring/well installation 30 feet west of the planned location, may limit its effectiveness in filling the data gap near EX-W8.

Note: Review of RI Report should include whether attempts were made to install the well in the street north of the planned location or if utilities also present there. Slide 6 of the slide deck shows utilities marked on the sidewalk near the planned location but not in the street.

Wells MW-12, MW-13, and MW-14 were installed near/at planned locations.

**Soil results:**

MW-11 installed about 30 feet west of planned location. No exceedances in soil @ actual MW-11 location. Original planned location was north of EX-W8 that had significant impacts at 10 feet (GRO 26,000; TEX), but non-detect at 7.5 and 12 feet in same boring (Verify in RIWP and draft RI Report). The actual location for MW-11 does not appear to address nature and extent question near EX-W8.

Draft map of soil results with data from MW-11 through MW-14 included in slide deck does not change previous extents of impacts.

**Groundwater (GW) results:**

Arcadis presented groundwater monitoring and sampling results as follows:

- GW contamination bound in MW-7 – no significant impacts in wells MW-6, MW-8, MW-11 to MW-14, MW-9, MW-10, RB-1, FB-2.
- Contamination not extending offsite to Stone Way North
  - KJ Note: GW Maps just show petroleum impacts at MW-7, but concentration data not presented. Historical data in RIWP shows that too; new wells may have detections but below CULs – draft RI Report review to look at data to determine magnitude of concentrations vs. CULs.
- Depth to GW around 38 feet bgs on streets, and mid 20s feet bgs in parking garage, sub ground level.
  - KJ Note: The groundwater flow direction map presented for December 2022 data shows flow to the southwest, in contrast with rose diagram in the figure showing flow predominantly to the southeast. As shown in the slide, the water levels in the 4 new wells were used for contouring GW levels, and wells in parking garage were not used for contouring.
- Discussion that the property to south (former Big Wheel Auto Parts, CSID 16725) was recently re-developed including soil excavation of contaminated soil and removing 2 unknown USTs. Arcadis indicated the property site received an NFA in 2023.

**Vapor Intrusion:**

No additional data collected as part of the RIWP.

**Reports / Future scheduling:**

- Draft RI Report to be submitted this week by Arcadis (received on 5/26/2023).
- FS planning meeting tentatively scheduled for fourth quarter 2023.
- If possible, Ecology intends to finalize the RI and FS reports after 1 public comment for each report.
- Eric Hetrick (Chevron) brings up question of whether the site can be taken out of AO process. Ecology indicates that this will not be possible due to residual impacts above MTCA:
  - PLPs would need to demonstrate lack of risk in RI/FS to justify not having to do more with the soil impacts re: EX-W8.
  - Also, one well beneath parking garage with impacts (MW-7).
- Ecology requests Arcadis/Chevron to draft SEPA for agency review.
- Jeremy Porter Aspect – what does Ecology envision the closure to be? Consent Decree?
  - Ecology response – depending on low risk demonstration and other factors, could potentially get an NFA with Environmental Covenants in the DCAP. But no guarantee that this would be possible with Ecology management and City of Seattle re: Environmental Covenants.