



PERSONAL AND CONFIDENTIAL

Main Office: PO BOX 14488, Portland, Oregon 97293
Main Tel: (503) 452-5561 / E-Mail: ENW@EVREN-NW.com
Offices in Portland (Headquarters)
and Bend, Oregon

January 13, 2025

Washington State Department of Ecology
Northwest Region - Toxics Cleanup Program
Attn: David Unruh
PO Box 330316, Shoreline, WA 98133-9716

RE: Annual Soil Cap Inspection Report - 2024
8701 Greenwood Ave N, Seattle, Washington
Former Texaco 211544 Facility
VCP Project # SW1351

David Unruh:

On behalf of Kiddie Academy (Client), EVREN Northwest, Inc. (ENW) presents the attached 2024 Annual CAP Inspection Report for the managed restricted area at the commercial property located at 8701 Greenwood Ave N in Seattle, Washington (see the Site Vicinity Map and Site Plan attached as Figure 1 and Figure 2, respectively). The findings of the inspection indicate the soil cap is being maintained appropriately and has not been compromised except for normal wear. Highlights of this report are outlined below:

- Soil Cap management activities were performed in accordance with the "Soil Cap Management Plan" presented to Washington Department of Ecology (Ecology) in July 2023.¹
- The cap was inspected on December 30, 2024, by ENW staff. During the inspection, the northern parking lot area was inspected. At the time of the inspection, site improvement activities were being conducted, including the installation of a new fence along the northern property boundary. However, the fence was designed in such a way that no posts (or other subsurface penetration) are required within the designated restricted area (see Figure 3).
- The condition of pavement within the designated cap area appeared to be generally good with no through-going cracks observed.

¹ ENW, 2023. *Soil Cap Management Plan*, Commercial Property, 8701 Greenwood Ave N, Seattle, Washington. Issued on July 14, 2023.

Environmental and Natural Resource Consulting

- On November 18, 2024, ENW conducted a training session with Client representatives to refamiliarize them with the purpose of the cap management procedures during projects that might breach the cap.
- Over the course of the year, no activities or projects that would breach the soil cap were conducted.
- No activities or projects that would breach the soil cap are currently anticipated in 2025.

Please consider this letter, and its attachments, the annual soil cap inspection report for the calendar year 2024.

Kind regards,

EVREN Northwest, Inc.



Lynn D. Green

L.E.G., Principal Engineering Geologist

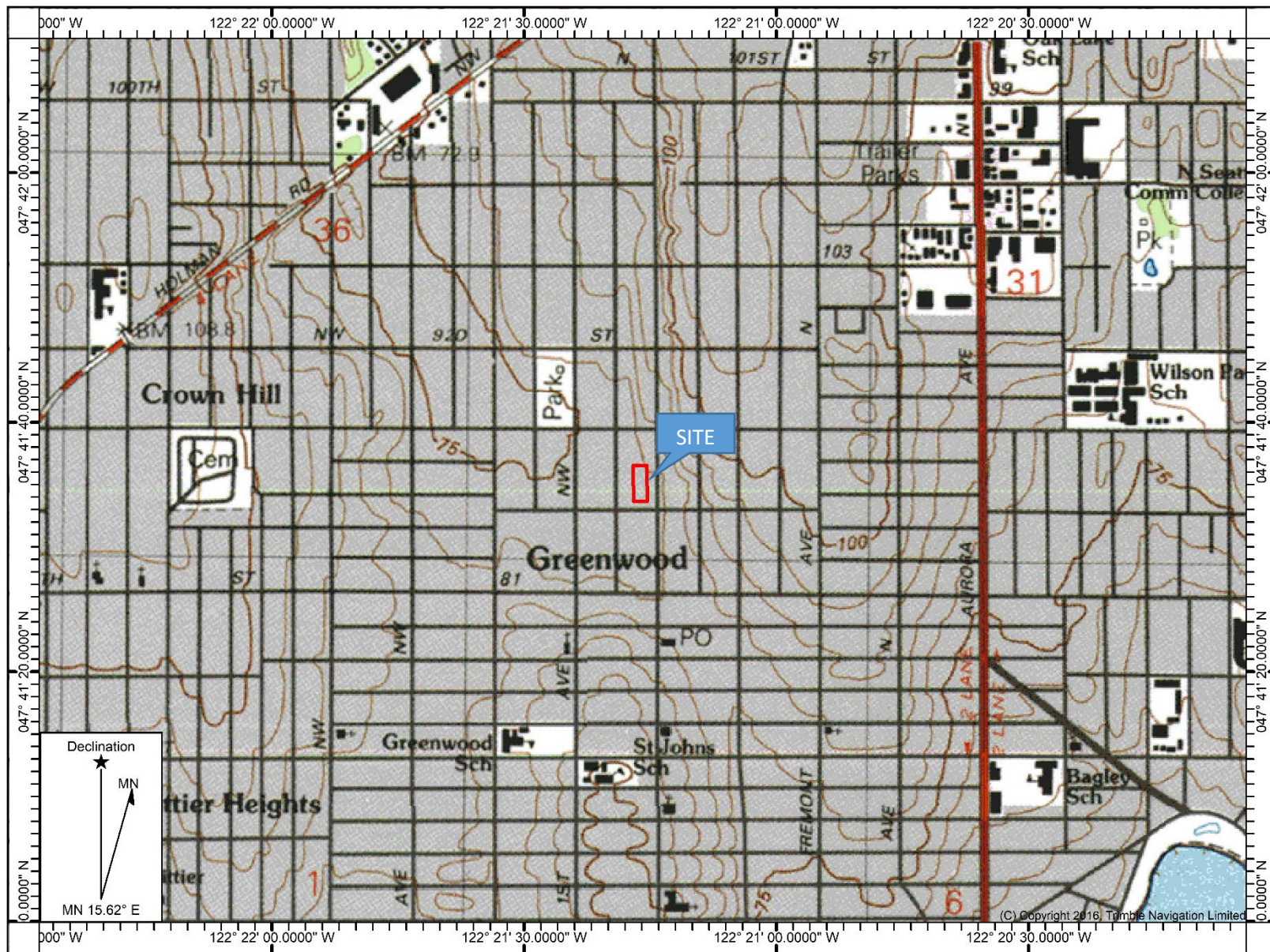
EVREN Northwest, Inc.

CC: Maninder Singh – Kiddie Academy, Devinder Singh Josan – Kiddie Academy

ENCLs:

1. Figure 1 – Site Vicinity Map
2. Figure 2 – Site Plan
3. Figure 3 – Location of Restricted Area
4. Photographic Log
5. Inspection Forms

FIGURES



Name: SEATTLE NORTH
Date: 09/20/21

Location: 047° 41' 35.3419" N, 122° 21' 15.9186" W
Contour Interval: 16 ft



Date Drawn: 11/22/2022
CAD File Name: 1581-21001-01_fig1sv_map
Drawn By: CLR
Approved By: LDG

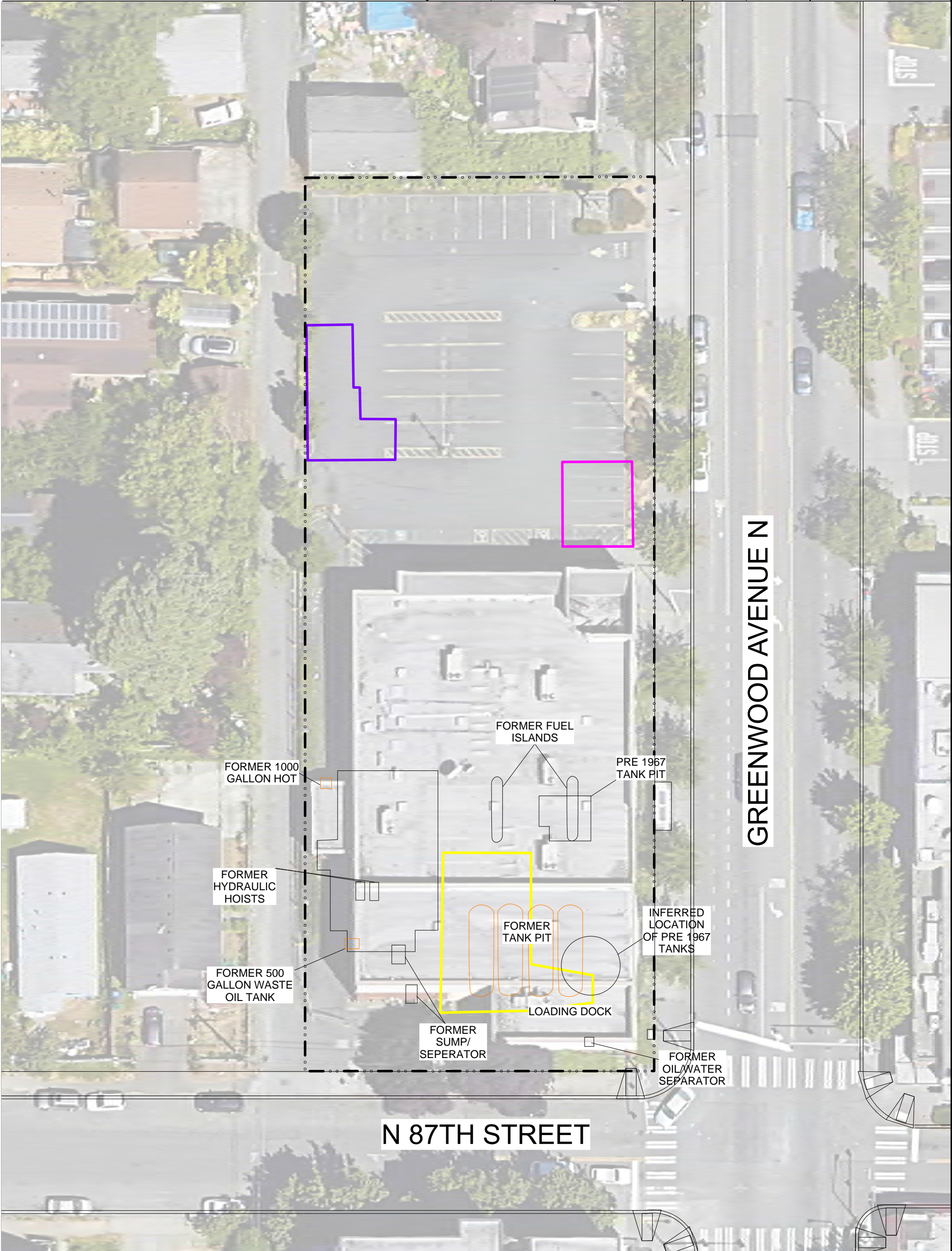
Former Texaco 211544 Facility
8701 Greenwood Avenue N
Seattle, Washington

Site Vicinity Map

Project No.
1581-21001

Figure No.

1



LEGEND:

- SUBJECT BUILDINGS
 - SUBJECT PROPERTY BOUNDARIES
 - FORMER GAS STATION PER 1950 HISTORICAL SANBORN MAP
 - FORMER VANITY CLEANERS PER CITY DIRECTORY 1951-1955, LOCATION BASED ON 1950-1966 SANBORN MAP
 - FORMER LAUNDRY PER 1930 HISTORICAL SANBORN MAP
- * FORMER FEATURES PER 1994 EMCON NORTHWEST INC. AND TEXACO 1991 AND ENVIRO. RESOLUTION INC. 1994 AND 1996

NOTES:

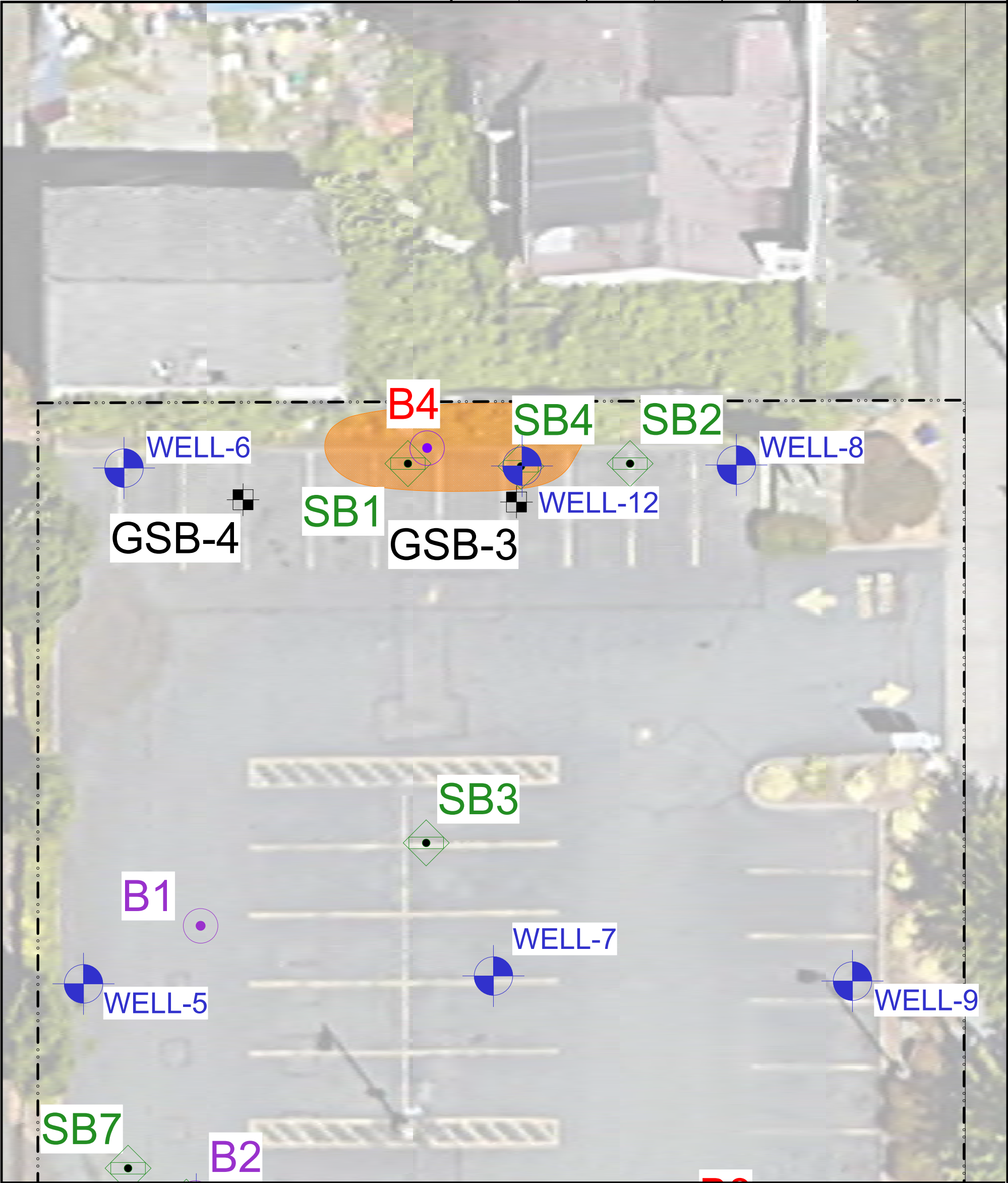
1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2019 AND ENW FIELD NOTES.
2. ALL BUILDING, STREET, AND FEATURE LOCATIONS ARE APPROXIMATE.
3. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION.

APPROXIMATE SCALE



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FIGURE 2
SITE PLAN WITH HISTORICAL
FEATURES OF INTEREST
FORMER TEXACO 211544 FACILITY
8701 GREENWOOD AVENUE N
SEATTLE, WASHINGTON

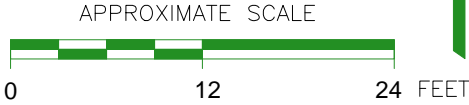


LEGEND:

- SUBJECT PROPERTY BOUNDARIES
- FORMER VANITY CLEANERS PER CITY DIRECTORY 1951-1955, LOCATION BASED ON 1950 SANBORN MAP
- FORMER LAUNDRY PER 1930 HISTORICAL SANBORN MAP
- RESTRICTED AREA
- LEFT COAST SERVICES LLC SOIL BORING LOCATION NOVEMBER 2020
- PARTNER SOIL BORING LOCATION MARCH 2021
- ENVIRONMENTAL SPECIALTIES SOIL BORING LOCATION MAY 2021
- MONITORING WELL LOCATION PER ENVIRONMENTAL SPECIALTIES MAY 2021
- LABELS IN RED EXCEED MTCA METHOD A CLEANUP LEVELS

NOTES:

1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2019 AND ENW FIELD NOTES.
2. ALL BUILDING, STREET, AND FEATURE LOCATIONS ARE APPROXIMATE.
3. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION.



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FIGURE 3
LOCATION OF RESTRICTED AREA

8701 GREENWOOD AVENUE N
SEATTLE, WASHINGTON

PHOTOGRAPHIC LOG



The asphalt condition in the northern parking lot appeared to be in good condition with no through-going cracks observed.



View of the NW corner of the site where posts were being installed for a new fence along the northern property boundary. The fence was designed to span the designated restricted area with no penetrations in this area.



During the inspection, site improvements were being conducted elsewhere on the property, outside of the designated restricted area.

INSPECTION FORMS

For Year: 2024

ANNUAL PERSONNEL TRAINING

Person responsible for training (name, position):

I certify that I have trained all appropriate personnel prior to them assuming responsibilities for or working in the in the area of the residual soil impacts. *Sign and date.*

By signing below, you acknowledge that you have reviewed, understand and will adhere to the requirements of the Soil Cap Management Plan. Attach additional pages as needed.

[illegible]

Soil Cap Annual Inspection Form

Date of Inspection: 12/30/24
Inspected by: Dan Sajko

Maintaining the soil cap integrity and security **protects individuals** from exposure to contaminated soil beneath the site and is an ongoing responsibility. At a minimum, the soil cap will be inspected annually. Such inspections include monitoring cap thickness, degradation, and any human activities with the potential to breach the building slab. More frequent inspections are encouraged and should also be documented with this form.

Persons performing the inspection must have a thorough understanding of the soil cap and the Soil Cap Management Plan.

SOIL CAP

Evaluate all areas for erosion, wildlife disturbance, any unauthorized human activity that is breaching (penetrating) the soil cap and vegetation establishment. At least 12 inches of clean soil must be maintained over the original impacted soil.

Is any unauthorized digging occurring? Y / ☒ N

If yes, immediately take steps to secure the area and manage the breach according to the Soil Cap Management or Contaminated Media Management Plan, as appropriate.

Are any natural elements (e.g., wind, rain, surface water, etc.) disturbing pavement surface? Y / ☒ N

Are there any signs of wildlife (e.g., gophers, deer, dogs, etc.) disturbing pavement surface? Y / ☒ N

Are there any potential conditions that may breach the cap? Y / ☒ N

If the answer is yes to any of these questions, please document the conditions by 1) taking photographs, 2) showing location on a map, 3) describing condition and the measures taken to remedy the situation. Documentation should be kept with this form and submitted with the Annual Report to Ecology.

ACTION OR ADDITIONAL DOCUMENTATION REQUIRED?

SIGNATURE OF PERSON PERFORMING INSPECTION:

