



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

September 14, 2015

Chevron Environmental Management Company
Marketing Business Unit
6101 Bollinger Canyon Road
BR1X – Room 5315
San Ramon, CA 94583

Strickland Real Estate Holdings LLC
12199 Village Center Place, Suite 201
Mukilteo, WA 98275

Strickland Real Estate Holdings LLC
1201 Third Avenue #4800
Seattle, WA 98101

Re: Notice of Potential Liability under the Model Toxics Control Act for the Release of Hazardous Substances at the Following Hazardous Waste Site:

- **Name:** Texaco Strickland
- **Address:** 6808 196th Street SW, Lynnwood, WA 98036
- **County Assessors' Parcel No:** 27042000200600
- **Facility/Site No:** 27496218
- **Cleanup Site No:** 12541

Dear Sir or Madam:

Under the Model Toxics Control Act (MTCA), chapter 70.105D RCW, which governs the cleanup of hazardous waste sites in Washington State, the Department of Ecology (Ecology) may identify persons that it finds are liable for the release of hazardous substances at a site. Before making such a finding, Ecology must provide persons with notice and an opportunity to comment on the proposed finding. Any person whom Ecology finds, based on credible evidence, to be liable is known as a "potentially liable person" or "PLP".

Proposed Finding of Liability

Based on credible evidence, Ecology is proposing to find Chevron Environmental Management Company and Strickland Real Estate Holdings LLC liable under RCW 70.105D.040 for the release of hazardous substances at the Texaco Strickland facility (Site). This proposed finding is based on the following evidence:



1. Gasoline-contaminated groundwater was discovered in 1995 from historic gas station. Free product in the form of weathered gasoline has been observed in Site groundwater monitoring wells.
2. Remedial Investigation Report Former Jiffy Lube Facility, dated August 17, 2011, showed concentrations of gasoline range petroleum hydrocarbons and benzene in ground water monitoring wells above MTCA Method A cleanup levels near the former TEXACO dispenser island.
3. Ecology has received no response from either Chevron Environmental Management Company or Strickland Real Estate Holdings LLC to Ecology's Early Notice Letter concerning this Site dated March 24, 2015.

Opportunity to Respond to Proposed Finding of Liability

In response to Ecology's proposed finding of liability, you may either:

1. Accept your status as a PLP without admitting liability and expedite the process through a voluntary waiver of your right to comment. This may be accomplished by signing and returning the enclosed form or by sending a letter containing similar information to Ecology;
2. Challenge your status as a PLP by submitting written comments to Ecology within thirty (30) calendar days of the date you receive this letter; or
3. Choose not to comment on your status as a PLP.

Please submit your waiver or written comments to the following address:

Dale Myers
NWRO Toxics Cleanup Program
3190 160th Avenue SE
Bellevue, WA 98008

After reviewing any comments submitted or after 30 days if no response has been received, Ecology will make a final determination regarding your status as a PLP and provide you with written notice of that determination.

Identification of Other Potentially Liable Persons

Ecology may be notifying additional persons that they may be potentially liable for the release of hazardous substances at the Site.

If you are aware of any other persons who may be liable for the release of hazardous substances at the Site, Ecology encourages you to provide us with their identities and the reason you believe they are liable. Ecology also suggests you contact these other persons to discuss how you can jointly work together to most efficiently clean up the Site.

Responsibility and Scope of Potential Liability

Please note that Ecology may either conduct or require PLPs to conduct remedial actions to investigate and clean up the release of hazardous substances at a site. PLPs are encouraged to initiate discussions and

negotiations with Ecology and the Office of the Attorney General that may lead to an agreement on the remedial action to be conducted.

Please also note that each liable person is strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release of hazardous substances at a site. If Ecology incurs remedial action costs in connection with the investigation or cleanup of real property and those costs are not reimbursed, then Ecology has the authority under RCW 70.105D.055 to file a lien against that real property to recover those costs.

Next Steps in Cleanup Process

In response to the release of hazardous substances at the Site, Ecology intends to conduct the following actions under MTCA:

1. Conduct a Site Hazard Assessment;
2. Negotiate an Agreed Order to complete the Remedial Investigation, Feasibility Study and Draft Cleanup Action Plan to remediate the Site.

For a description of the process for cleaning up a hazardous waste site under MTCA, please refer to the enclosed fact sheet.

Ecology's policy is to work cooperatively with PLPs to accomplish the prompt and effective cleanup of hazardous waste sites. Please note that your cooperation in planning or conducting remedial actions at the Site is not an admission of guilt or liability.

Contact Information

If you have any questions regarding this letter or if you would like additional information regarding the cleanup of hazardous waste sites, please contact me at (425) 649-4446 or by email at dale.myers@ecy.wa.gov. Thank you for your cooperation.

Sincerely,



Dale Myers
Toxics Cleanup Program

Enclosures: Focus: Model Toxics Control Act Cleanup Regulation: Process For
Cleanup of Hazardous Waste Sites (Pub. No. #94-129)
Voluntary Waiver of Right to Comment Form
Site Map

By Certified Mail: 7011 0470 0003 3682 9535 - Chevron Environmental Management Company
7011 0470 0003 3682 3618 - Strickland Real Estate Holdings LLC, Mukilteo, WA
7011 0470 0003 3682 4745 - Strickland Real Estate Holdings LLC, Seattle, WA

