



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000  
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May 15, 2017

Strickland Real Estate Holdings, LLC  
12199 Village Center Pl, Ste 201  
Mukilteo, WA 98257

RE: Site Hazard Assessment – Texaco Strickland  
Ecology FSID: 27496218 / CSID: 12541

Dear Sir or Madam:

The Washington State Department of Ecology (Ecology) will conduct a Site Hazard Assessment (SHA) for the following site:

Texaco Strickland  
6808 196th St SW  
Lynnwood, WA 98036

This site has been on Ecology's Confirmed and Suspected Contaminated Sites List (CSCSL) since December 2014 for a reported release of petroleum products from a leaking underground storage tank.

SHAs are conducted under the Model Toxics Control Act (MTCA), Chapter 173-340-320 WAC. The purpose of an SHA is to gather information on past and present waste management activities and other basic site-specific environmental data to assess the site for its potential environmental hazard. Threats to human health and the environment are evaluated for potential contaminant exposure routes; resulting in a hazard ranking determination.

Sites are ranked on a scale of 1 to 5, with 1 representing the highest level of concern and 5 the lowest, relative to other ranked sites in the state. Ranked sites are placed on the state Hazardous Sites List (HSL). In some cases, the assessment may determine that no further action is warranted. In these cases, the site is not placed on the HSL and it is removed from Ecology's CSCSL.

Information contained in Ecology's Northwest Regional Office (NWRO) site files will be considered in evaluating and scoring this site. Ecology wants to use the most recent and accurate data.



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You are requested to submit any additional environmental information regarding this site by June 15, 2017 as follows:

Priscilla Tomlinson  
Washington Department of Ecology  
Northwest Regional Office  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008

Additional data could include the results of any environmental assessments or laboratory analyses that have not previously been submitted to Ecology. A copy of our Integrated Site Information System (ISIS) Site Data Summary Sheet is enclosed. You may review the contents of Ecology's file on your site by contacting Sally Perkins at (425) 649-7190 or [sper461@ecy.wa.gov](mailto:sper461@ecy.wa.gov). Your active participation in the assessment and scoring process is important to ensure that the best data available are used for scoring.

We may contact you in the near future to arrange a suitable time for any field activities, as appropriate. Fact sheets describing SHAs, the Washington Ranking Method and the HSL are enclosed for your information. A copy of the final SHA report and the scoring results will be sent to you.

If you have any questions, contact Priscilla Tomlinson at (425) 649-7135 or [priscilla.tomlinson@ecy.wa.gov](mailto:priscilla.tomlinson@ecy.wa.gov).

Sincerely,



Donna Musa  
NWRO Site Hazard Assessment Coordinator  
Toxics Cleanup Program

By certified mail [9171 9690 0935 0106 7200 90]

Enclosures: 4

cc: Priscilla Tomlinson, Ecology NWRO  
Dale Myers, Ecology NWRO

CS ID: 12541      **Texaco Strickland**      FS ID: 27496218      [Site Page](#)   [Site Docs](#)   [Vicinity Map](#)

**Alternate Names:** ALOHA CAFE, JIFFY LUBE STORE 2068, MINIT LUBE 1102, QUAKER STATE MINIT LUBE INC 11 LYNNWOOD, SHELL 6808  
196TH, LYNNWOOD, TEXACO Strickland

## LOCATION

**Address:** 6808 196TH ST SW      **Lat/Long:** 47.821069      -122.325496      **UST ID:** 6802  
LYNNWOOD      98036      **WRIA:** 8      **Legislative District:** 32  
**County:** Snohomish      **TRS:** 27N 4E 20      **Congressional District:** 2

## DETAIL

**Status:** Awaiting Cleanup      **RANK:**      **NFA Received?** No      **NFA Date:**  
**Site Manager:** Myers, Dale R      **Statute:** MTCA      **NFA Reason:**  
**Responsible Unit:** Northwest      **Has VCP/In VCP:** No/No      **Has Institutional Control?** No      **Is PSI Site?** No

## CLEANUP UNITS

Unit ID	Cleanup Unit Name	Unit Status	Resp Unit	Unit Manager	Current Process
13186	TEXACO Strickland	Awaiting Cleanup	NWRO	Myers, Dale R	No Process

## AFFECTED MEDIA & CONTAMINANTS

CONTAMINANT	MEDIA					
	Soil	Ground Water	Surface Water	Sediment	Air	Bedrock
Benzene	S	C				
Petroleum-Gasoline	S	C				

**Key:**  
B--Below Cleanup Level      C--Confirmed Above Cleanup Level      RA--Remediated-Above  
S--Suspected      R--Remediated      RB--Remediated-Below

## SITE ACTIVITIES

Area	Activity	Status	Start Date	End Date	Activity Lead
LUST	LUST - Report Received	Completed	2011-08-17	2011-08-17	
Admin	Site Discovery/Release Report Received	Completed	2014-12-03	2014-12-03	Musa, Donna
LUST	LUST - Notification	Completed	2014-12-03	2014-12-03	Musa, Donna
Admin	Initial Investigation / Federal Preliminary Assessment	Completed	2014-12-11	2014-12-11	Garbush, Gayle
Admin	Early Notice Letter(s)	Completed	2015-03-24	2015-03-24	Musa, Donna
Admin	Site Hazard Assessment/Federal Site Inspection	Planned	2017-05-08	2017-08-15	Tomlinson, Priscilla