



Texaco Strickland Site Public Participation Plan

**6808 196th St SW
Lynnwood, WA**

Toxics Cleanup Program

Washington Department of Ecology
Shoreline, Washington

November 2025

Publication Information

This document is available on the Department of Ecology's [Texaco Strickland](#) cleanup site page.¹

Related Information

- Cleanup site ID: 12541
- Facility site ID: 274496218

Contact Information

[Toxics Cleanup Program](#)²

Northwest Region Office
15700 Dayton Ave N,
Shoreline, WA 98133
Phone: (206) 594-0000

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ADA Accessibility

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To request an ADA accommodation, contact the Ecology ADA Coordinator by phone at 360-407-6831 or email at ecyadacoordinator@ecy.wa.gov. For Washington Relay Service or TTY call 711 or 877-833-6341. Visit [Ecology's website](#)³ for more information.

Language Access

The Department of Ecology offers free translation and interpretation services. If you need help in your preferred language, please call Meredith Waldref at 425-229-3683 and request an interpreter, or email meredith.waldref@ecy.wa.gov.

¹ <https://apps.ecology.wa.gov/cleanupsearch/site/12541>

² <https://ecology.wa.gov/About-us/Who-we-are/Our-Programs/Toxics-Cleanup>

³ <https://ecology.wa.gov/ADA>

Department of Ecology's Region Offices

Map of Counties Served



Southwest Region 360-407-6300	Northwest Region 206-594-0000	Central Region 509-575-2490	Eastern Region 509-329-3400
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Region	Counties served	Mailing Address	Phone
Southwest	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum	PO Box 47775 Olympia, WA 98504	360-407-6300
Northwest	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom	PO Box 330316 Shoreline, WA 98133	206-594-0000
Central	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima	1250 W Alder St Union Gap, WA 98903	509-575-2490
Eastern	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman	4601 N Monroe Spokane, WA 99205	509-329-3400
Headquarters	Across Washington	PO Box 47600 Olympia, WA 98504	360-407-6000

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Public Involvement in Contamination Cleanup

The Washington Department of Ecology (Ecology) developed this Public Participation Plan in collaboration with Strickland Real Estate Holdings, LLC and Chevron Environmental Management Company along with Jiffy Lube International, the parties responsible for cleanup costs. The goal of this plan is to ensure meaningful community involvement throughout the cleanup of the Texaco Strickland (site).

This plan outlines how Ecology will keep the public informed about contamination investigations and cleanup options at each stage of the process. Please review Appendix A for more information about the cleanup process. The plan also details when and how the community can participate in the cleanup process. We encourage the public to engage with the decision-making opportunities and provide input.

Site contacts

To be included in the site record, comments about the cleanup process must be submitted during comment periods. Questions and informal comments or information about the site's history are welcome anytime.

Ecology

Northwest Region Office

15700 Dayton Ave N
Shoreline, WA 98133

Cecilia Henderson, Site Manager

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Meredith Waldref, Public Involvement
Coordinator

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(425) 229-3683

Potentially Liable Persons (PLPs)

Strickland Real Estate Holdings, LLC

12199 Village Center Place, Suite 201
Mukilteo, WA 98275

ryan@rpmcousa.com

425-252-3626

Chevron Environmental Management Company

5001 Executive Parkway, Suite 200
San Ramon, CA 94583

EHetrick@chevron.com

916-715-4782

Jiffy Lube International

If you are unable to reach these contacts, please visit the [cleanup site page](#)⁴ for up-to-date contact information.

⁴ <https://apps.ecology.wa.gov/cleanupsearch/site/12541>

Public Participation Activities

Members of the public may ask questions, submit informal comments, or share site information at any time. Interested parties do not need to wait for a formal public comment period to contact Ecology.

However, to be included in the formal site record, comments about the site investigation, cleanup alternatives, or cleanups must be submitted during formal comment periods. In addition, the public is invited to review site documents before they become final. This is the most direct and influential way to learn more about the site and be involved in the cleanup's decision-making.

How we share information with the community

During specific stages of the cleanup, Ecology will mail notices about public comment periods to addresses surrounding the site. The mailing list area will vary depending on the type of contamination and where it's located. However, the list will at least include addresses within a 1/4-mile radius of the site and other interested organizations and individuals. These notices will provide general information about the site, contact information for submitting comments, and times and locations of public meetings or hearings, or how to request one if not yet scheduled.

Comment period notices will be available online and at document repositories (for example at the library closest to the site). Notices may also be posted in various locations throughout the community (for example, local businesses, schools, or post offices).

Ecology may also develop documents outside of comment periods to keep the community updated on the site's status. These informational documents will be available online and print copies may be mailed to the nearby community if we feel the message warrants the associated cost and resources.

Postal mailing list

Ecology maintains a mailing list that includes addresses within a .25 mile radius of the site and relevant local, state, and federal government contacts. These routes may include 98036-C064, 98036-C065, and 98036-C075.

People on the mailing list receive public comment notices when draft documents are available.

We will add additional individuals, organizations, and other interested parties to the mailing list as requested. If you would like to be added to the mailing list for this site, please contact Meredith Waldref at 425-229-3683 or meredith.waldref@ecy.wa.gov.

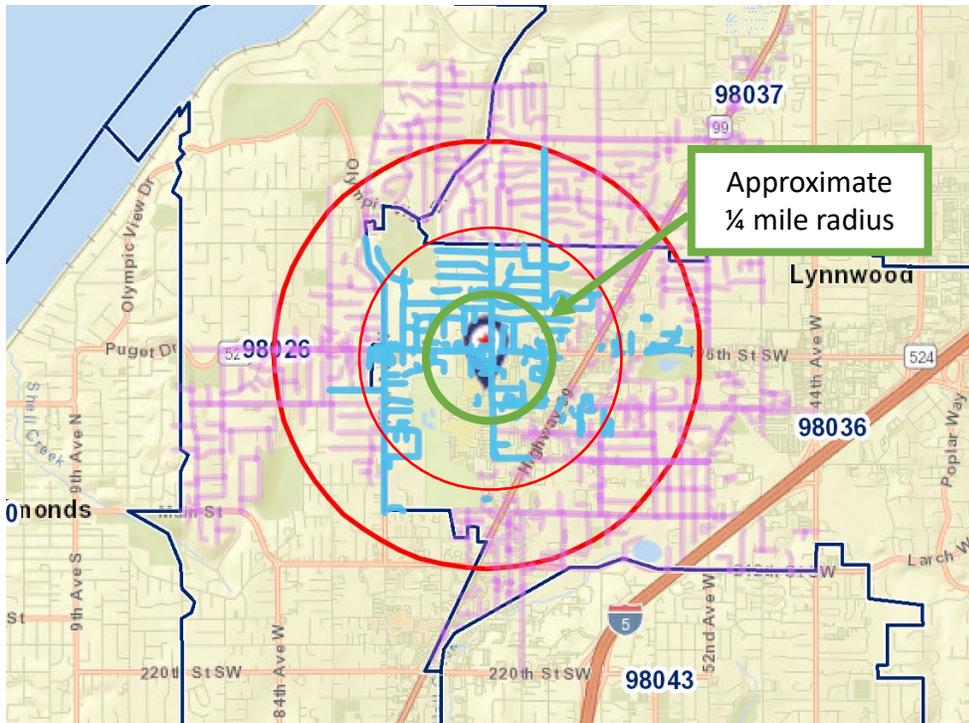


Figure 1 Shows the [approximate 1/4 mile area](#)⁵ where fact sheets may be mailed to announce public comment periods. The blue highlighted routes are postal routes that are located within that 1/4 mile area.

Contaminated Site Register

Public comment periods, events, and other cleanup notices are published in Ecology’s [Contaminated Site Register](#).⁶ To receive the *Contaminated Site Register* by email, please [subscribe online](#),⁷ or contact Sarah Kellington at sarah.kellington@ecy.wa.gov or 360-280-3167.

Newspaper display ads or legal notices

We announce public comment periods and events for this site in ads or notices published in the Everett Herald. Additional ads or notices may be placed in El Mundo, NW Asian Weekly, Inside Lynnwood, Lynnwood Today, and/or Lynnwood Times. We will also publish notice on our [Public Input & Events Listing](#).⁸

⁵ https://eddm.usps.com/eddm/select-routes.htm?_gl=1*ejlhlz*_ga*MTE0NjMxMDYzNi4xNzMwMTM1NzUw*_ga_QM3XHZ2B95*cE3NTk3ODczOTMkbz MkZzAkDE3NTk3ODczOTMkajYwJGwwJGgw

⁶ <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Site-Register-lists-and-data>

⁷ <https://ecology.wa.gov/site-register>

⁸ <https://ecology.wa.gov/Events/Search/Listing>

Email lists

Ecology maintains an email list to update interested persons about this site. If you would like to be added to the email list for this site, please [subscribe online](#),⁹ or contact Meredith Waldref at 425-229-3683 or meredith.waldref@ecy.wa.gov.

Ecology's website and social media platforms

We maintain a website for the [Texaco Strickland site](#).¹⁰ The website provides site information, and you may download cleanup documents.

We may also share information about cleanup sites through [news releases, our blog, and social media](#).¹¹

Automatic site updates

You can subscribe to this site from our [Texaco Strickland](#) webpage. You'll receive a weekly email if we change the site's status, add documents to the site's webpage, or open a comment period.

Places to see print documents

During public comment periods, you can find print documents at the following locations:

Lynnwood Public Library
19200 44th Avenue W
Lynnwood, WA 98039
(425) 778-2148

Washington Department of Ecology
Northwest Region Office
15700 Dayton Ave N.
Shoreline, WA 98133

To schedule an appointment, please contact Michael Hart at 206-833-8973 or michael.hart@ecy.wa.gov.

If you would like to be mailed print documents, please contact Meredith Waldref at 425-229-3683 or meredith.waldref@ecy.wa.gov.

Signs around the cleanup site

We may also install signs displaying information about project status, traffic impacts, and health risks around the cleanup site.

⁹ <https://apps.ecology.wa.gov/cleanupsearch/site/12541>

¹⁰ <https://apps.ecology.wa.gov/cleanupsearch/site/12541>

¹¹ <https://ecology.wa.gov/About-us/Get-to-know-us/News>

How you can share information with us

We hold public comment periods and sometimes public events to learn your thoughts, opinions, and concerns about cleanup at a site. We may also identify public concerns and cleanup goals by meeting with and soliciting information from interested community members and organizations. To collaborate with us about this site, please contact Meredith Waldref at 425-229-3683 or meredith.waldref@ecy.wa.gov.

Public comment periods

At a minimum, the Model Toxics Control Act (MTCA, see page 12 for more information) requires 30-day comment periods to allow interested members of the public to comment on draft documents, legal agreements, and proposed cleanup actions. If there is significant interest, Ecology may extend the public comment period.

When Ecology oversees State Environmental Policy Act (SEPA) determinations (see page 12 for more information), we hold comment periods for at least two weeks and may extend to 30 days or more when other cleanup documents are concurrently available for review.

Following a comment period, we publish all the input we received and respond to significant comments and questions, as appropriate. If the comments result in significant changes to the cleanup documents, then the documents will be revised and re-issued for public review. If the comments do not result in significant changes, the documents will become final.

Public events

We hold public meetings, workshops, open houses, and hearings based on community interest. At meetings, workshops, and open houses, attendees can ask questions, learn more about the site, and submit written comments when a comment period is open. At a public hearing, verbal comments are transcribed for the record, and Ecology responds to them after the comment period in our response to comments.

If we have not scheduled an event, we will hold one if 10 people request it. This may cause us to extend a public comment period, so the event occurs during it.

Events are held at locations close to the site that meet Americans with Disabilities Act standards. Public events are always announced in advance using a variety of methods.

Public Participation Grants

Grants may be available to neighborhood committees, non-profits, and other groups interested in the site. For contaminated sites, these funds can be used to:

- Hire an expert to help interpret technical information
- Conduct activities that enhance the public's understanding of, and participation in, the cleanup process

For more information about public participation grants, please contact Laura Busby at 360-280-5088 or laura.busby@ecy.wa.gov and Wendy Kovach at 564-250-2909 or wendy.kovach@ecy.wa.gov. You may also visit the [Public Participation Grant webpage](#).¹²

Site Information

Historical uses / How the site became contaminated

The Site consists of a portion of 196th Street Southwest and one Snohomish County parcel with an unoccupied building. The parcel is owned by Strickland Holdings Real Estate LLC. A gasoline service station operated at the Property from 1959 to 1977. From 1977 until approximately 2006, the Property was a lube facility run by Jiffy Lube and Equilon Lube. The building then became a restaurant, the Aloha Café. The Aloha Café closed in 2018, and the Property is now vacant.



Figure 2 Site map.

Contamination

Operations from the former gas station and lube facilities led to contaminated soil and groundwater in areas of the Site. Some remaining contamination has been detected in soil vapor at the Site. Investigations found the following contaminants of concern:

Soil and groundwater:

- total petroleum hydrocarbons (TPH) in the gasoline range (TPHg)
- diesel-range (TPHd)
- oil-range (TPHo); benzene, toluene, ethylbenzene, xylenes, and naphthalene

Soil vapor:

- TPH
- benzene

These contaminants are present at levels that exceed allowable standards under the state's cleanup law, the Model Toxics Control Act (MTCOA), and were addressed during the Interim Action.

¹² <https://ecology.wa.gov/PPG>

Cleanup plans

What has been done to clean up the Site?

2022 Interim action cleanup:

In 2022 an interim cleanup action was done at the Site which removed most of the soil contamination. A few areas of inaccessible soil with contamination above state cleanup levels remain in the following locations:

- under 196th Street SW between 4 and 9 feet deep
- along the western edge of the property below 15 feet deep.

A summary of the interim action work, called the [Interim Action Report](#)¹³, is available on the site's webpage.

2023-2024 sampling:

Between 2023 and 2024 sampling confirmed that groundwater on Site, and soil vapor and air inside the Chri-Mar apartment complex next to the Site meet the state's cleanup levels.

What additional cleanup actions are planned?

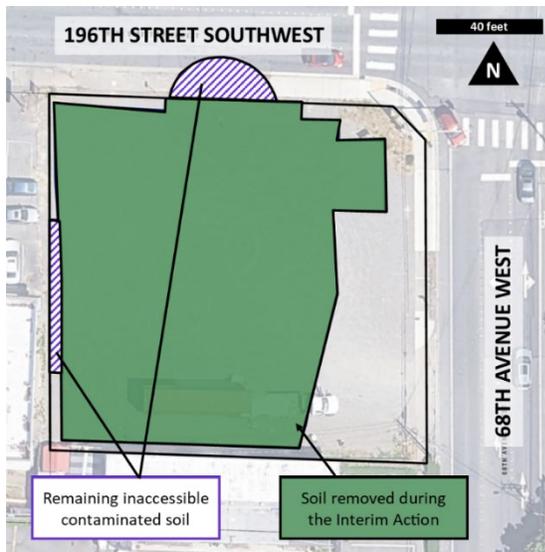


Figure 3 shows the area where soil was removed and two areas where contamination was inaccessible and left in place.

¹³ <https://apps.ecology.wa.gov/cleanupsearch/document/130203>

Active cleanup at this Site is finished as much as possible. As described in the CAP, engineering and institutional controls will be required to complete the cleanup. These include:

- Maintain the existing pavement in the road on 196th Street SW. This keeps people from encountering the contaminated soil in this area.
- Complete some soil vapor sampling in the northern area of the property to see if there are any potential soil vapor concerns that could impact a new building on the Site.

If soil vapor tests show a risk, put a legal agreement, called an environmental covenant, on the property to limit how the land is used near the leftover contamination.

Area community

Neighborhood and Zoning

The Texaco Strickland site is located near Edmonds College and Central Washington University-Lynnwood. The area is zoned as College District Mixed Use (CDM) to support the nearby colleges. There are many amenities surrounding the cleanup site that are supported by and in turn support the students in the area. The actual Texaco Strickland property is currently a vacant gravel lot as of October 2025.

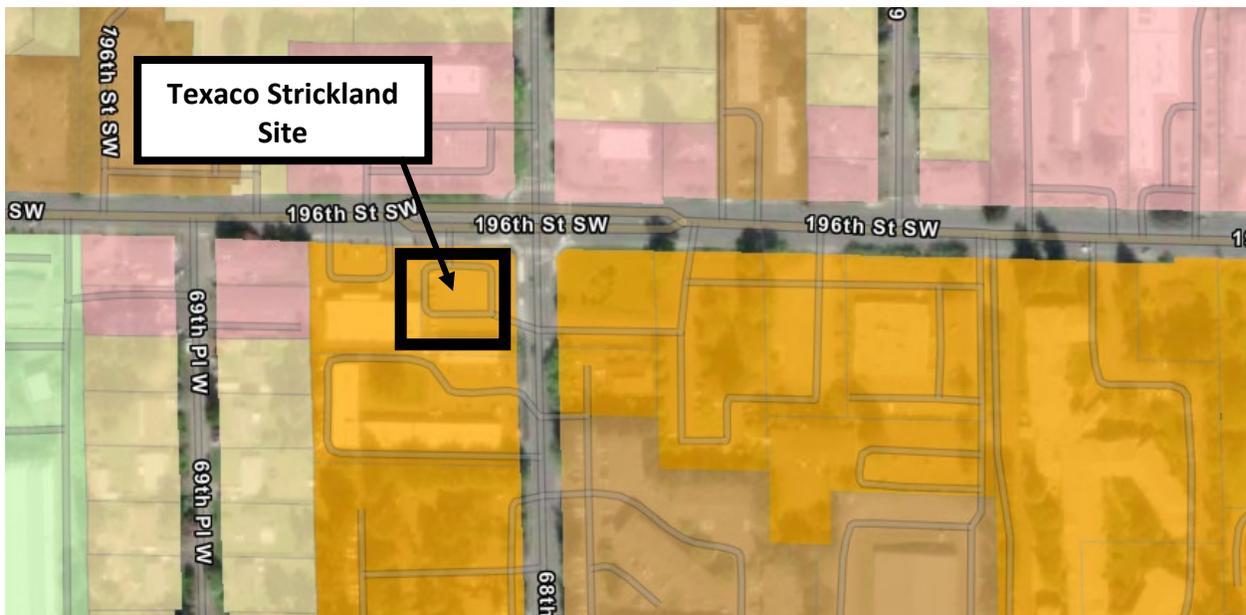


Figure 4 City of Lynnwood zoning map screen shot. The Texaco Strickland site is outlined in black.

Area demographics (economic and ethnic)

Lynnwood is a city located to the north of Seattle of around 40,000 people as of 2023. Around 14% of the population lives in poverty representing a nearly 5% decrease from 2022-2023. The median household income is \$76,439 and the median property value is \$635,800. 88.4% of the population are US citizens (<https://datausa.io/profile/geo/lynnwood-wa>).

Race and Ethnicity

“The 5 largest ethnic groups in Lynnwood, WA are White (Non-Hispanic) (50.9%), Asian (Non-Hispanic) (19.3%), Black or African American (Non-Hispanic) (8.69%), Other (Hispanic) (5.51%), and Two Races Excluding Other, & Three or More Races (Non-Hispanic) (5.32%).

None of the households in Lynnwood, WA reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household” (<https://datausa.io/profile/geo/lynnwood-wa>).

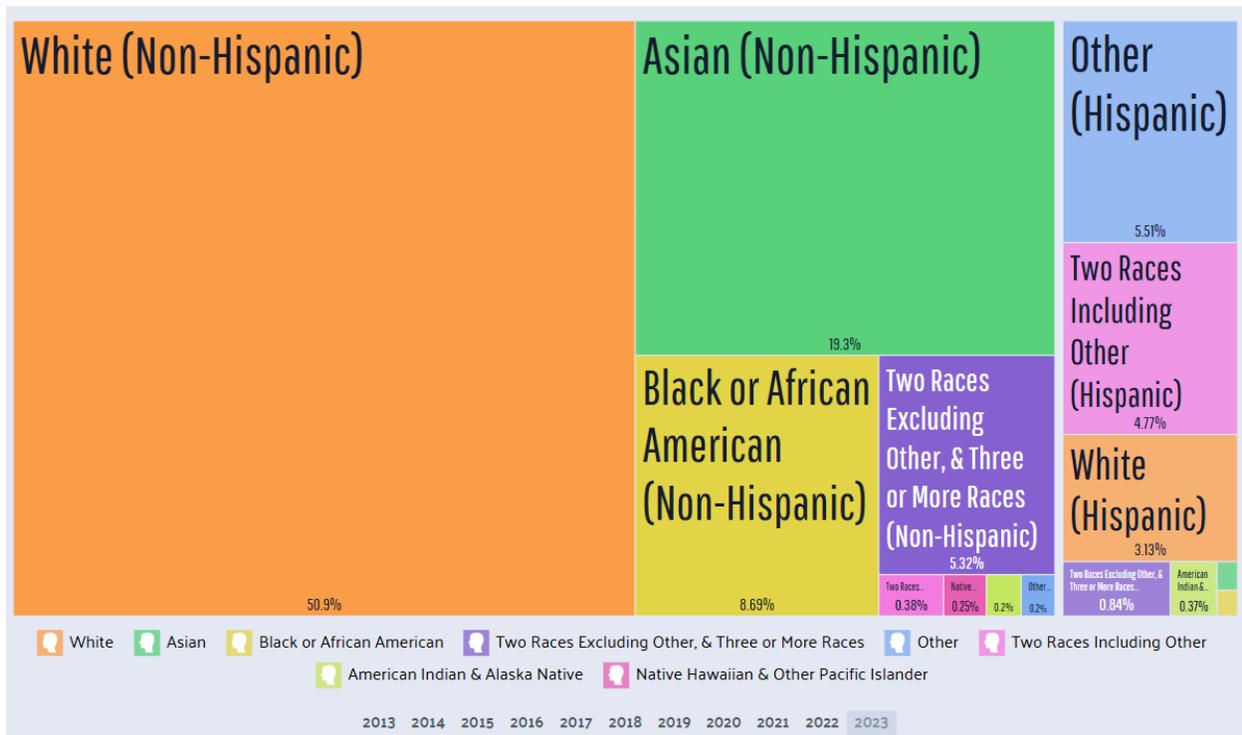


Figure 5 The following chart shows the 8 races represented in Lynnwood, WA as a share of the total population (<https://datausa.io/profile/geo/lynnwood-wa>).

Language needs

The Safe Harbor provision recommends translating vital documents for any limited English proficiency group that is 5% or more of the population served, or 1,000 people, whichever is less. The three languages that meeting the translation threshold for the area around the Site are Spanish, Korean, and Chinese. Chinese includes Chinese, Cantonese, Mandarin, and Min

Nan. For this site, we will be translating into Simplified Chinese. If you would like to request the fact sheet in another language, you may reach out to Meredith Waldref at meredith.waldref@ecy.wa.gov or 425-229-3683.

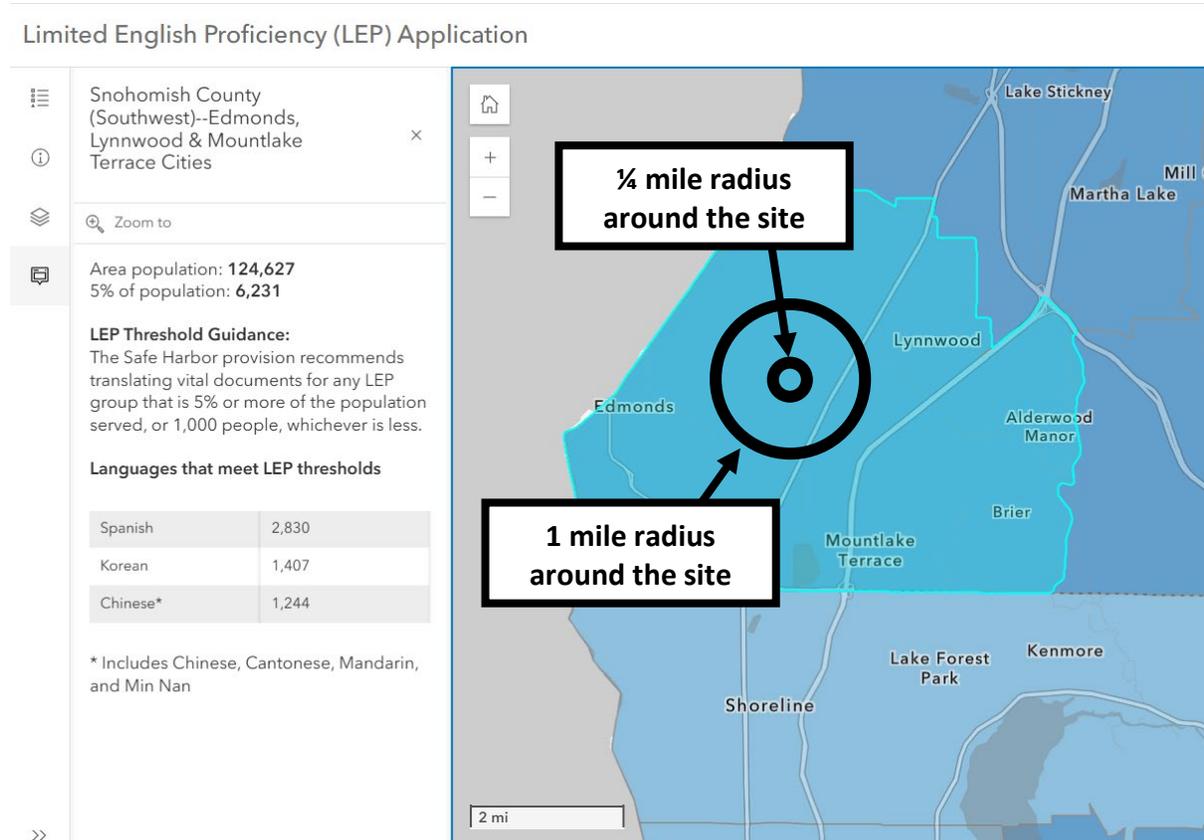


Figure 6 Ecology’s [Limited English Proficiency map](#)¹⁴ shows the ¼ mile area around the Site as having three languages that meet the translation threshold.

Ecology will reach out to cultural community organizations as part of our outreach and provide information in other languages according to [federal guidance](#).¹⁵ The non-English languages most widely spoken in the .25 mile area are Spanish, Korean, Chinese (includes Chinese, Cantonese, Mandarin, and Min Nan). When appropriate, Ecology will provide outreach in Spanish, Korean, and Chinese (written translation in Simplified Chinese). The dialects of Chinese listed may be available when requesting interpretation. To request information in another language, call Meredith Waldref at 425-229-3683, and wait on the line while we connect an interpreter.

¹⁴

<https://gis.ecology.wa.gov/portal/apps/instant/sidebar/index.html?appid=c0a212e59e1643c79f0631c29864d71d>

¹⁵ <https://www.federalregister.gov/documents/2004/06/25/04-14464/guidance-to-environmental-protection-agency-financial-assistance-recipients-regarding-title-vi>

We strive to make our public participation efforts as inclusive as possible and welcome your input about how to best reach the nearby community.

Tribal engagement

The Snoqualmie, Sauk-Suittle, Swinomish, Muckleshoot, Tulalip, Suquamish, and Stillaguamish Tribes' area of [interest overlay with the location of the cleanup site](#)¹⁶ and could be affected by the contamination. The cleanup process may also uncover cultural resources.

We will reach out to Tribes to offer opportunities to engage in the cleanup process that are separate from the public involvement process. This engagement is described in a site-specific Tribal Engagement Plan, as required by [WAC 173-340-620](#).¹⁷ We invite Tribal members and other indigenous peoples to engage in the public involvement process as well.



Figure 7 Map showing screening results for Tribes' area of interest in this site's area.

Washington's Cleanup Laws

Ecology uses the [Model Toxics Control Act \(MTCA\)](#)¹⁸ and accompanying regulations for cleanup activities. Passed in 1989, MTCA provides guidelines for contaminated site cleanup in

¹⁶ <https://dahp.wa.gov/archaeology/tribal-consultation-information>

¹⁷ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-620>

¹⁸ <https://www.ecology.wa.gov/mtca>

Washington state. This law sets standards to ensure the cleanup protects people and the environment. MTCA requires the creation of this plan.

Model Toxics Control Act

MTCA began in 1988 as a citizen-led effort to clean up contaminated sites in Washington state. The law holds property owners or operators responsible for cleaning up contamination on, or coming from, their property.

Ecology carries out MTCA, making sure cleanups happen according to state rules and regulations. These rules are found in [Chapter 173-340 Washington Administrative Code \(WAC\)](#).¹⁹ Ecology investigates reports of contamination, and the property is placed on the [Contaminated Sites List](#)²⁰ if the pollution is determined to pose a serious risk to human health or the environment. This starts the cleanup process at the site.

The cleanup process under MTCA includes several steps (Appendix A). Public involvement is a key part of MTCA's [cleanup process](#).²¹ Nearby residents, businesses, community groups, and other interested parties can review and comment on documents related to steps that make crucial decisions or plans about the cleanup.

State Environmental Policy Act

MTCA cleanups also require evaluation under the [State Environmental Policy Act \(SEPA\)](#).²² Under SEPA, the potential for significant adverse environmental impacts from a project or action must be evaluated by state and local agencies when making decisions. This evaluation is subject to public review and comment in parallel with cleanup documents.

Plan Amendments

Ecology developed this plan following MTCA regulations (WAC 173-340-600). We review it as the cleanup progresses and amend it as necessary. You may suggest amendments to Meredith Waldref at 425-229-3683.

We intend for this plan to provide the public with information on opportunities for public involvement and comment. The outreach activities discussed reflect Ecology's current plans to keep the public informed. It also provides ways for those interested in the site to communicate their concerns and questions to us.

¹⁹ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340>

²⁰ <https://apps.ecology.wa.gov/cleanupsearch/reports/cleanup/contaminated>

²¹ <http://www.ecology.wa.gov/MTCA-process>

²² <https://app.leg.wa.gov/WAC/default.aspx?cite=197-11>

If you feel the planned outreach activities and mechanisms found in this plan are insufficient or would like to modify them in some way, please contact us. We will work to find solutions. We can implement new activities or outreach tools right away, with or without amending this plan.

Appendix A. Steps in the MTCA cleanup process

The cleanup process is defined in the Model Toxics Control Act (MTCA), Washington's cleanup law. See the attached, accessible PDF for details.

Washington's Cleanup Process



Public participation plans and comment periods are only required for cleanups under a legal agreement with Ecology. Otherwise, all cleanups follow the same steps. The steps are defined by Washington's cleanup law, the Model Toxics Control Act.

