



DEPARTMENT OF  
**ECOLOGY**  
State of Washington

## Texaco Strickland Cleanup Site



## Public Participation Plan 2018

Northwest Regional Office – Toxics Cleanup Program

3190 160<sup>th</sup> Avenue SE

Bellevue, WA 98008

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## 1.0 INTRODUCTION

The Washington State Department of Ecology (Ecology) has developed this Public Participation Plan pursuant to the Model Toxics Control Act (MTCA), to promote meaningful community involvement during cleanup of the Texaco Strickland Site, located at and in the vicinity of 6808 196th Street SW, Lynnwood, WA. This site is listed in Ecology's known and suspected contaminated sites list under Facility Site number 274496218 and Cleanup Site ID number 12541.

This plan outlines and describes the tools and approaches that Ecology uses to inform the public about site activities and identifies opportunities for the community to become involved. This plan aims at addressing potential community concerns regarding the remedial action and defines the types of public participation activities that will take place as a part of the cleanup process. It is based on Ecology's Model Toxic's Control Act regulations (WAC 173-340-600 Public Participation).

Ecology is committed to an open dialogue with the community to ensure that interested parties receive information as well as provide input during the decision-making process.

Chevron Environmental Management Company (CEMC) and Strickland Real Estate Holdings LLC (Strickland) have negotiated a legal agreement with Ecology called an Agreed Order. Under the Agreed Order, CEMC and Strickland will be required to:

- Draft a Remedial Investigation/Feasibility Study (RI/FS) Report. The RI/FS Report presents the results of the investigation and an evaluation of cleanup alternatives.
- Prepare a Draft Cleanup Action Plan (DCAP). The DCAP describes how the selected cleanup alternative will be performed.

Following the completion of the draft RI/FS and draft CAP, additional public involvement activities may be scheduled. The public involvement activities will be tailored based on public comments received for this site and MTCA requirements. This will include public notification and public comment period when appropriate.

Cleanup activities at the Texaco Strickland Site fall under Washington's Model Toxics Control Act (MTCA) and accompanying regulations (Revised Code of Washington (RCW) 70.105D and Washington Administrative Code (WAC) 173-340).

## 2.0 SITE BACKGROUND

The Site is located at 6808 196th Street SW, Lynnwood, WA. The Site is zoned for commercial use.

The Site operated as a Texaco service station from 1959 until 1974. In 1977, the Site was developed as a lube facility. Jiffy Lube took over operations from 2004 until 2006 when the facility closed. One 3,000 gallon new oil underground storage tank was closed and removed in 1995. Several used oil and heating oil underground storage tanks were closed in place in 1995. Aloha Café currently operates a coffee house on the Site.

*Figure 1. Current photo of Site*



### 3.0 CHEMICALS OF CONCERN

Chemicals of concern at the Site include:

- In soil and groundwater: Petroleum products (Gasoline, Diesel, Oil-range Total Petroleum Hydrocarbons), Benzene, Toluene, Ethyl-Benzene, and Xylene (BTEX).
- In soil only: Naphthalene.

Figure 2. Site map



## 4.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES

The purpose of this Public Participation Plan is to promote public understanding and participation in the Model Toxics Control Act (MTCA) cleanup activities planned for this Site. This section of the plan addresses how Ecology will share information and receive public comments and community input on the Site activities.

Ecology urges the public to become involved in the cleanup process. Information will be provided regularly for opportunities to review material and provide comments. This plan is intended to be a

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flexible working document that will be updated as community concerns emerge and/or more information becomes available during the cleanup process.

## Site Contacts

To arrange for a briefing with project staff, ask questions, or provide comments on the plan or other aspects of the cleanup, please contact one of the persons listed below.

### Technical questions, contact:

Dale Myers, Site Manager  
Washington State Department of Ecology  
3190 160th Ave SE  
Phone: (425) 649-4446  
Email: dale.myers@ecy.wa.gov

### Community Outreach questions, contact:

Nancy Lui, Community Outreach Coordinator  
Washington State Department of Ecology  
3190 160th Ave SE  
Phone: (425) 649-7117  
Email: nlui461@ecy.wa.gov

To request an interpreter or translated materials, please call 425-649-7117 or email [nancy.lui@ecy.wa.gov](mailto:nancy.lui@ecy.wa.gov). Please reference Texaco Strickland Cleanup Site.

## Para Información en Español

Para obtener más información en español o traducciones de otros materiales, por favor comunicarse con Gretchen Newman a 360-407-6097, o por correo electrónico a [preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov). Por favor haga referencia al Sitio de Texaco Strickland.

## Americans with Disabilities Act (ADA)

To request ADA accommodation for disabilities, or printed materials in a format for the visually impaired, call Ecology at (360) 407-7668 or visit <https://ecology.wa.gov/accessibility>.

Persons with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.

## Public Involvement Activities

Ecology uses a variety of activities to facilitate public participation in the investigation and cleanup of contaminated sites. Ecology will take into consideration input provided by the community.

This list details the public involvement activities that Ecology will use, their purposes, and description of when and how they will be used during this site cleanup.

## Formal Public Comment Periods

Comment periods are the primary method Ecology uses to get feedback from the public on

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proposed cleanup actions or decisions. Comment periods usually last 30 days and are required at key points during the investigation and evaluation of a proposed cleanup and before a final decision is made.

During a comment period, the public can comment in writing. At the conclusion of the comment period, Ecology reviews all comments and may respond in a document called a Responsiveness Summary. Ecology will consider the need for changes or revisions based on public input. If significant changes are made, then a second comment period may be held. If no significant changes are made, then the draft document(s) will be finalized.

### **Public Meetings and Hearings**

Public Meetings and Hearings may be held at key points during the cleanup process. Ecology may also offer public meetings or hearing for actions expected to be of particular interest to the community and if ten or more people make a request during the 30-day comment period.

### **Information Repositories**

Information repositories are convenient places where the public can go to read and review site information. The information repositories are often at libraries or community sites which provide public access. During the comment period, the Site documents will be available for review at each repository listed below.

For special accommodation or translation assistance, please call (425) 649-7117. Please indicate you would like assistance with Texaco Strickland cleanup site.

Ecology has established the following repositories:

#### **Lynnwood Public Library**

19200 44<sup>th</sup> Avenue W  
Lynnwood, WA 98039  
Phone: (425) 778-2148

#### **Washington State Department of Ecology – Central Records Office**

3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008  
Hours: Tuesday – Thursday, 8 a.m.–Noon and 1–4:30 p.m.

Please contact Sally Perkins to schedule an appointment at (425) 649-7190 or send an email to [nwro\\_public\\_request@ecy.wa.gov](mailto:nwro_public_request@ecy.wa.gov) and reference Texaco Strickland.

### **Website**

Ecology has a web page for the Texaco Strickland cleanup site. This website will be updated when new information becomes available. Documents will also be available on the website:

<https://fortress.wa.gov/ecy/gsp/SiteSitepage.aspx?csid=12541>.

### **Site Register and Public Events Calendar**

Ecology's Toxics Cleanup Program uses the Site Register and web-based Public Involvement

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Calendar to announce all of its public meetings and comment periods as well as additional site activities.

To receive the Site Register in electronic or hard copy format, please contact Cheryl Ann Bishop at (360) 407-6848 or via email at [cherylann.bishop@ecy.wa.gov](mailto:cherylann.bishop@ecy.wa.gov). The Site Register is available on Ecology's website at: <https://www.ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Site-Register-lists-and-data>.

The Public Involvement Calendar is available on Ecology's website at: <https://www.ecology.wa.gov/About-us/Get-involved/Public-input-events>.

### **Fact Sheets**

Ecology will prepare and mail fact sheets to persons and organizations interested in the Texaco Strickland Site to inform them of public meetings and comment opportunities and important Site activities. Ecology may mail a fact sheet about the progress of Site activities. The fact sheet will be posted on Ecology's website: <https://fortress.wa.gov/ecy/gsp/SiteSitepage.aspx?csid=12541>.

### **Mailing List**

Ecology has compiled and maintained a list of interested parties, organizations and residents living near the cleanup site. The mailing list will be used to provide information regarding this project. If you are not on the mailing list for this site and wish to be added or taken off the mailing list, please call (425) 649-7117 and reference Texaco Strickland.

### **Newspaper Display Ads**

Ecology will place ads in the local newspaper to announce public comment periods, public meetings or hearings for this Site.

## **5.0 PARTICIPATION GRANTS AND TECHNICAL ASSISTANCE**

Additionally, citizen groups living near a known or suspected contaminated site may apply for public participation grants during open application periods. These grants may be used to provide assistance to citizens through a citizen technical advisor who helps them understand the cleanup process and creates additional avenues for public participation. For more information about the public participation grant, visit Ecology's website at: <https://ecology.wa.gov/About-us/How-we-operate/Grants-loans>.

Ecology currently does not have a citizen technical advisor for the Site.

## **6.0 PUBLIC PARTICIPATION PLAN AMENDMENTS**

This Public Participation Plan was developed by Ecology and complies with the Model Toxics Control Act regulations (Chapter 173-340 WAC). It will be reviewed as cleanup progresses and may be amended if necessary. Amendments may be submitted to Ecology's site manager Dale Myers for review and consideration at [dale.myers@ecy.wa.gov](mailto:dale.myers@ecy.wa.gov) or mail your request to Department of Ecology, 3190 160th Avenue SE Bellevue, WA 98008.



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## APPENDIX A – GLOSSARY

**Agreed Orders:** A legally binding administrative order issued by Ecology and agreed to by the potentially liable person. Agreed orders are available for remedial investigations, feasibility studies, and final cleanups. An agreed order describes the site activities that must occur for Ecology to agree not to take enforcement action for that phase of work. Agreed orders are subject to public review and offer the advantage of facilitating contribution claims against other persons and exempting cleanup work from obtaining certain state and local permits.

**Cleanup:** The implementation of a cleanup action, or interim action.

**Cleanup Action:** Any remedial action, except interim actions, taken at a site to eliminate, render less toxic, stabilize, contain, immobilize, isolate, treat, destroy, or remove a hazardous substance that complies with WAC 173-340-350 through 173-340- 390.

**Chemicals of Concern (COCs):** Hazardous substances that are of particular concern at this site.

**Comment Period:** A time period during which the public can review and comment on various documents and proposed actions. For example, a comment period may be provided to allow community members to review and comment on proposed cleanup action alternatives and proposed plans.

**Contaminant:** Any hazardous substance that does not occur naturally or occurs at greater than natural background levels.

**Environment:** Any plant, animal, natural resource, surface water (including underlying sediments), ground water, drinking water supply, land surface (including tidelands and shorelands) or subsurface strata, or ambient air within the state of Washington.

**Facility:** Any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or publicly-owned treatment works), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, vessel, or aircraft; or any site or area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed or, placed, or otherwise come to be located.

**Facility Site ID #:** Site specific number assigned by Ecology for the Ecology known and suspected contaminated site database.

**Feasibility Study:** The Feasibility Study takes the information from the Remedial Investigation and identifies and analyzes the cleanup alternatives available. As with the Remedial Investigation, a work plan will be prepared which describes how the study will be done.

**Interim Action:** Any remedial action that partially addresses the cleanup of a site. It is an action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance at a facility; an action that corrects a problem that may become substantially worse or cost substantially more to address if the action is delayed; an action needed to provide for completion of a site hazard assessment, state remedial investigation/feasibility study, or design of a cleanup action.

**Model Toxics Control Act (MTCA):** Refers to RCW 70.105D approved by voters in the state of Washington in November 1988. The implementing regulation is WAC 173- 340 and was amended in 2001.

**Public Participation Plan:** A plan prepared under the authority of WAC 173-340-600 to encourage coordinated and effective public involvement tailored to the public's needs at a particular site.

**Remedial Investigation:** A Remedial Investigation is a study to define the nature, extent, and magnitude of contamination at a site. Before a remedial investigation can be conducted, a detailed workplan must be prepared which describes how the investigation work will be done.

**Responsiveness Summary:** A compilation of all questions and comments into a document open for public comment and their respective answers/replies by Ecology. The responsiveness summary is mailed, at a minimum, to those who provided comments, and its availability is published in the Site Register.

**Site Register:** Publication issued every two weeks of major activities conducted statewide related to the study and cleanup of hazardous waste site under the Model Toxics Control Act. To receive this publication, please call (360) 407-7200.