

## Texaco 211577 Monterey Cleanup Site



Texaco 211577 Monterey Site

Comments accepted:

*June 24 -July 23, 2019*

Submit comments:

Online at

<http://bit.ly/TexacoMonterey-Comments>

Or:

Jing Song - Site Manager

3190 160th Ave SE

Bellevue WA 98008

Phone: 425-649-7109

Email: [Jing.Song@ecy.wa.gov](mailto:Jing.Song@ecy.wa.gov)

Site information:

<http://bit.ly/TexacoMonterey>

Facility Site ID: 77774779

Site Cleanup ID: 6663

Document review locations:

Seattle Public Library  
 Queen Anne Branch  
 400 W. Garfield Street  
 Seattle, WA 98119  
 Phone: 206-386-4227

Ecology NW Regional Office  
 3190 160th Ave SE  
 Bellevue, WA 98008  
 Please call for appointment.  
 Phone: 425-649-7190

### Legal agreement ready for public review and comment

The Department of Ecology (Ecology) has negotiated a legal agreement called an agreed order with the Potential Liable Parties (PLPs) for the Texaco 211577 Monterey Cleanup Site (Site) in Lower Queen Anne, Seattle. The PLPs include Roystone on Queen Anne, LLC (Roystone) and Chevron Environmental Management Company (CEMC). CEMC is an affiliate to Texaco, Inc. The order requires them to investigate environmental conditions, conduct an interim cleanup, and develop a cleanup plan for the Site.

We'd like your input on the following documents:

- **Agreed Order** – requires the PLPs to conduct interim actions, investigate contamination, suggest cleanup alternatives, and develop a draft cleanup action plan.
- **Interim Action Work Plan** – describes partial cleanup work along with the planned property redevelopment, as the overall cleanup process moves forward.
- **State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance** – a determination that the interim action will not harm the environment.
- **Public Participation Plan** – describes how Ecology will inform the community about Site activities and opportunities to be involved in the cleanup process.

### Public Meeting

Ecology will host a public meeting to provide information about the Site and cleanup process, and to take comments:

**Thursday, June 27, 2019; 6-8pm**  
**The Maxwell Hotel**  
**300 Roy Street, Seattle 98109**  
**206-286-0629**

## Site Description

The Site includes the former Texaco property located at 631 Queen Anne Avenue North in Seattle (Property). The Site also includes the nearby Del Roy, Monterey, Bungalows, Queen Anne Arms, U-Park, and Bank of America properties, and property under West Roy Street, Queen Anne Avenue North, and 1<sup>st</sup> Avenue West. See figure below.



## Site History

From 1927 to 1993, gas stations operated at the Property. Then from 1993 to 2017 the Manhattan Express Deli operated there. The Property currently consists of the vacant building and a parking lot.

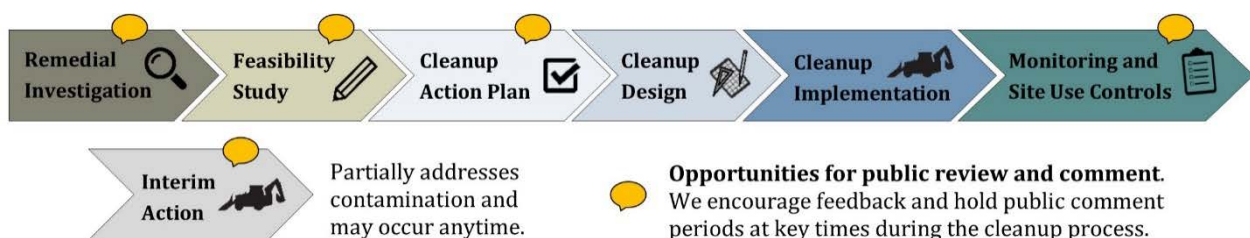
In 1986, Ecology responded to complaints of gasoline odors at the adjacent Monterey Apartments, and found up to 2 feet of petroleum (gasoline and diesel) in groundwater beneath the Monterey Apartments and the Property. From 1986 to 1990, Ecology installed groundwater monitoring wells and collected soil gas samples to investigate the contamination. The investigation identified the former Texaco gas station as the likely source of petroleum. Ecology installed two recovery wells to remove petroleum in groundwater.

When the gas station closed in 1993, Ecology removed seven fuel underground storage tanks and found petroleum soil contamination. Ecology installed and operated a soil vapor extraction (SVE) and groundwater recovery system until 1997. In 2002 CEMC initiated independent interim actions, which included upgrading the SVE system, replacing the SVE with a dual-phase extraction system, and continuing investigations. Contaminated soil and groundwater still exist at the Site.

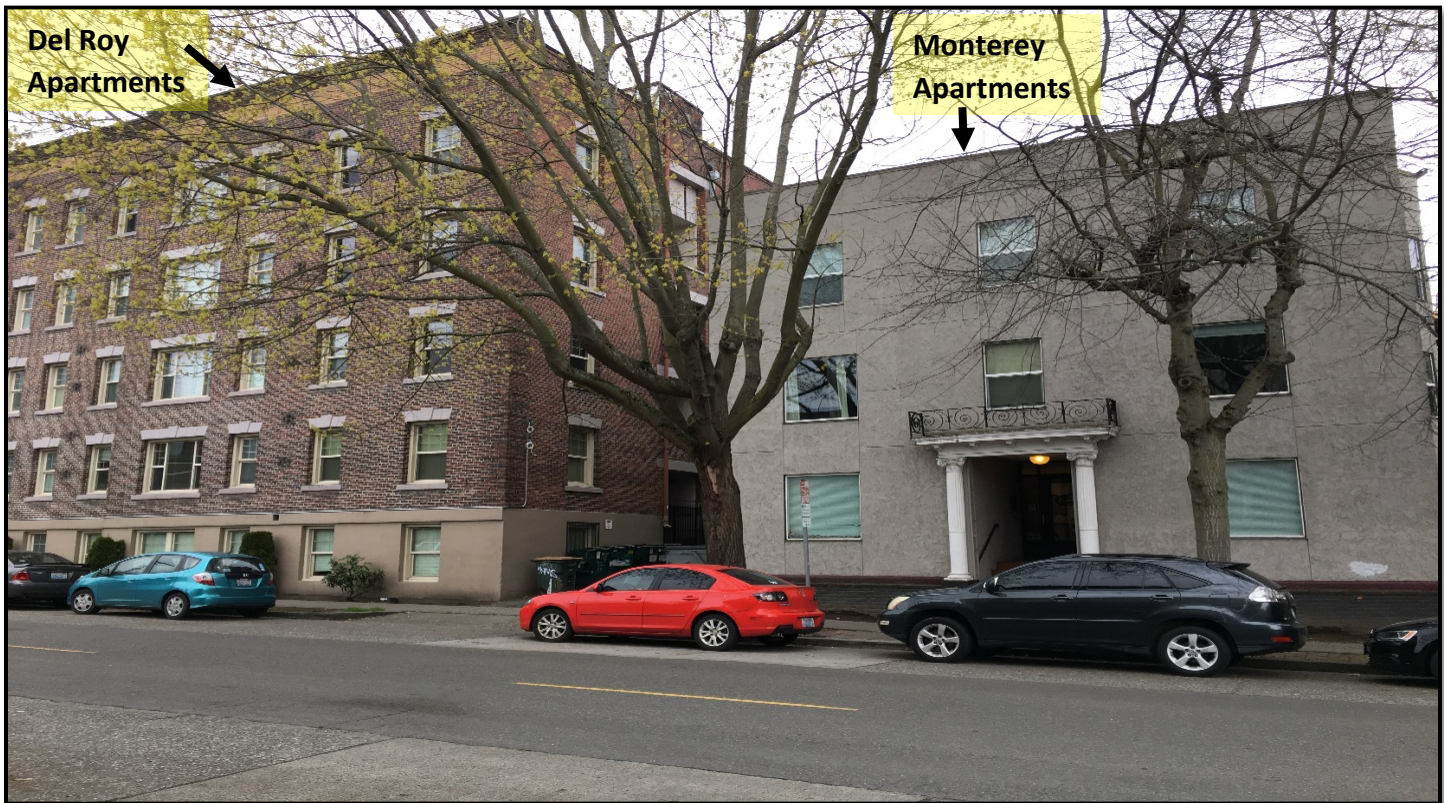
## Plans for Cleanup

Roystone now plans to redevelop the Property into a multi-story building with one level of underground parking, and proposes to perform interim actions along with the re-development. This will include removing petroleum-contaminated soil and groundwater on Property. CEMC will continue the off-Property investigations and develop plans for cleanup of remaining contamination.

## Ecology's Cleanup Process









Toxics Cleanup Program  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008

## Comment Invited – Texaco 211577 Monterey Site



*Texaco 211577 Monterey Site picture*

### Public comment period

June 24 – July 23, 2019

<http://bit.ly/TexacoMonterey>

The Department of Ecology announces a public comment period for legal documents associated with this site. See inside for details.

### En español

El Departamento de Ecología está anunciando el periodo de comentario público referente a la limpieza ambiental del sitio de Texaco 211577 Monterey. Si le gustaría obtener este documento, o más información sobre este sitio, en español, favor de comunicarse con Gretchen Newman al 360-407-6097 o [preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov)