

# **Texaco 211577 Monterey Cleanup Site**

**June 27, 2019**

Toxics Cleanup Program  
Northwest Regional Office



# Ecology Contacts

## Site Manager

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## Public Participation Coordinator

Brad Petrovich

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# Our presentation will cover:

- Site Background
- Agreed Order
- Next Steps
- Questions and Answers



# Potentially Liable Persons (PLPs)

## **Roystone on Queen Anne, LLC**

Pui Leung

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## **Chevron Environmental Management Company**

Eric Hetrick

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Email: [ehetrick@chevron.com](mailto:ehetrick@chevron.com)



# Texaco 211577 Monterey Site



2nd Ave W

1st Ave W

Queen Anne Ave N

1st Ave N

Chandler Hall\*

U-Park

Del Roy\*

Texaco

Unocal

Ron Issacs Property

Uptown Studios\*

Queen Anne Arms\*

Monterey\*

Bungalows\*

Marqueen Hotel

Bank of America

Alvena Vista\*

↑ north

Tup Tim Thai

Note: An asterisk (\*) indicates an apartment.

W Mercer St

W Mercer St

Mercer St

W Roy St

W Roy St

Roy St

Mercer St

Valley St

Valley St



# Site Background

# Site Discovery

- **1978-1985:** Fire Department Investigation
- **1986:** Public Health Department Notified
- **1986:** Ecology Notified



Texaco Gas Station was the Petroleum Source





# Timeline

- **1986:** Vapor alarm installed.
- **1986-1987:** Two recovery wells installed.
- **1993:** Gas station closed. Seven tanks removed. Manhattan Express Deli in operation.



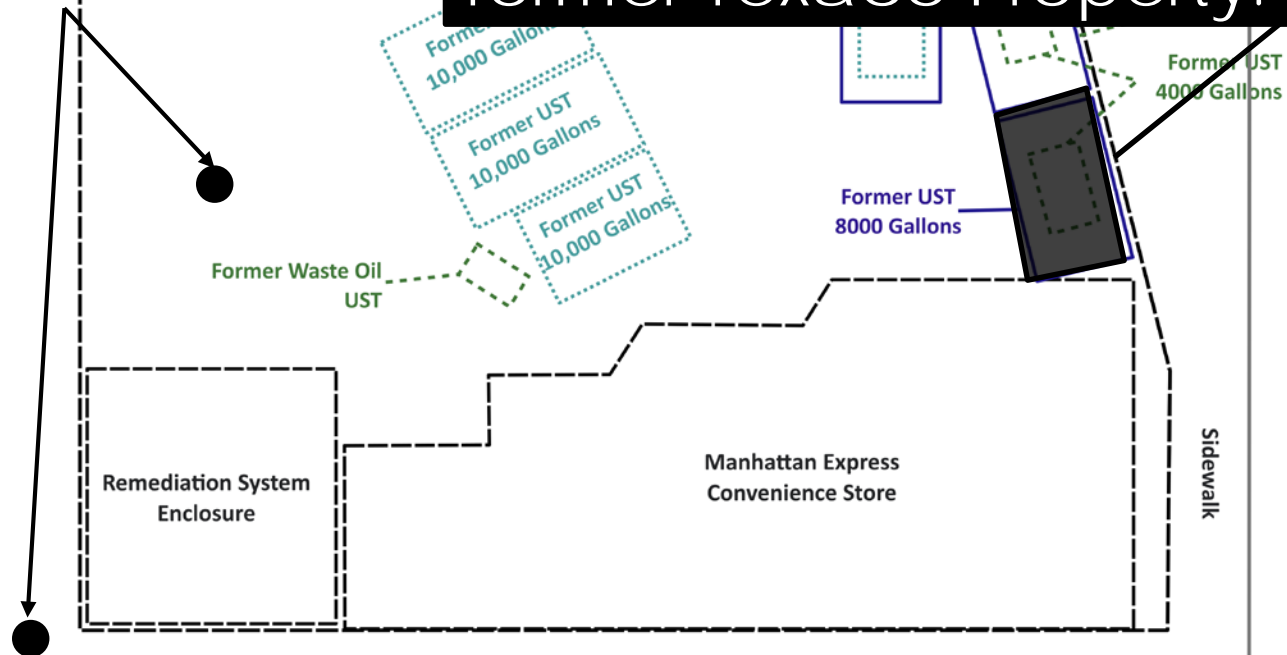


← West Roy →

Sidewalk

In 1993, all but one fuel tanks were removed from the former Texaco Property.

Recovery Wells



Features of 1927 and 1938 stations

1954, 1967, 1971 stations

USTs installed in 1982

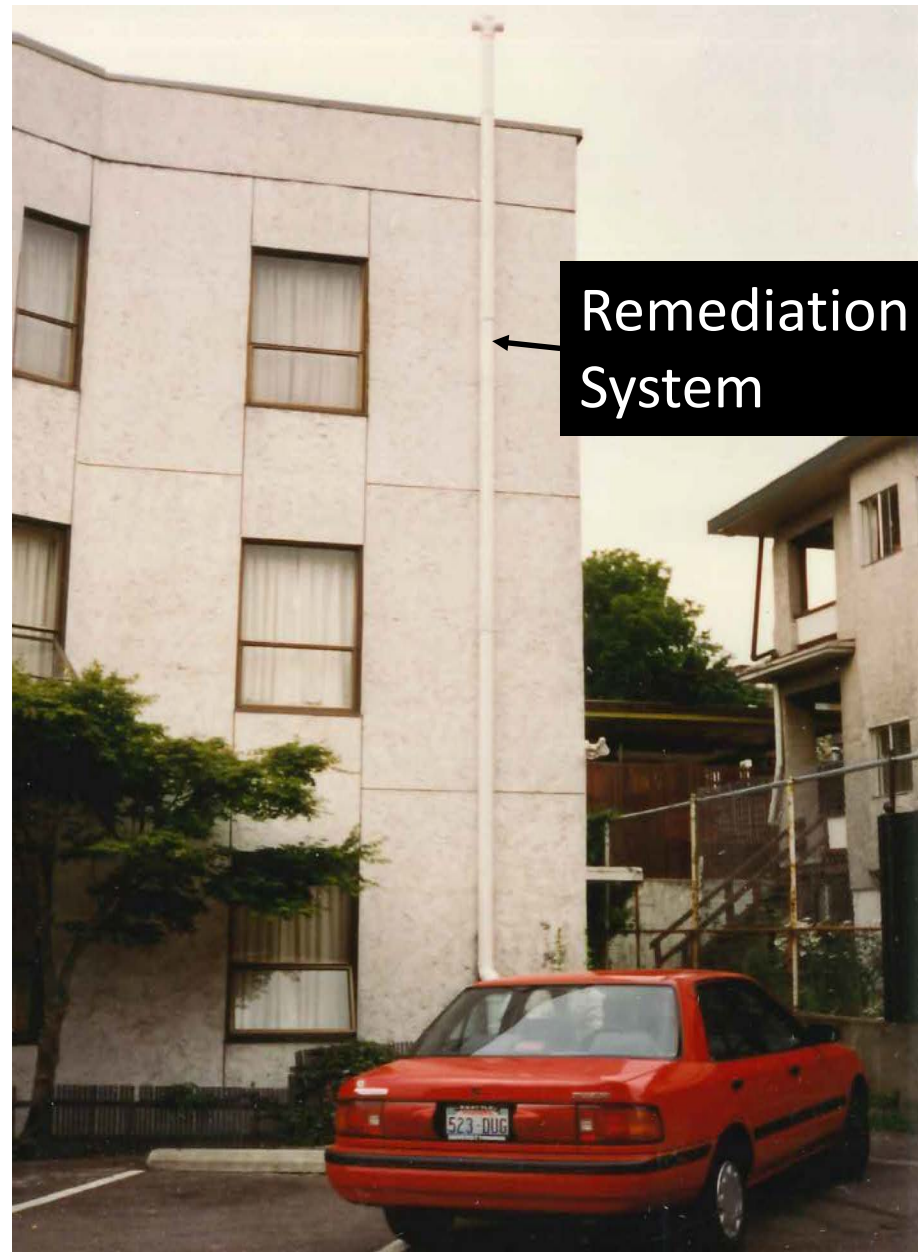
**Roystone Redevelopment  
631 Queen Anne Ave N  
Seattle Wa, 98109**

↑ Queen Anne Ave N ↓

# Timeline

- **1993-1997:** Remediation system operated.
- **1999:** Petroleum removed from wells.
- **2003-2008:** Remediation system operated.







# Timeline

- 1986-2017: Soil investigation



# Timeline

- 1986-2018: Groundwater Investigation





# Texaco 211577 Monterey Site



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Uptown Studios\*

Tup Tim Thai

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Bungalows\*

Unocal

Ron Issacs Property

Marqueen Hotel

↑ north

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# Agreed Order

# Why an Agreed Order?

2018: Manhattan Express Deli closed.  
Property ready for redevelopment.

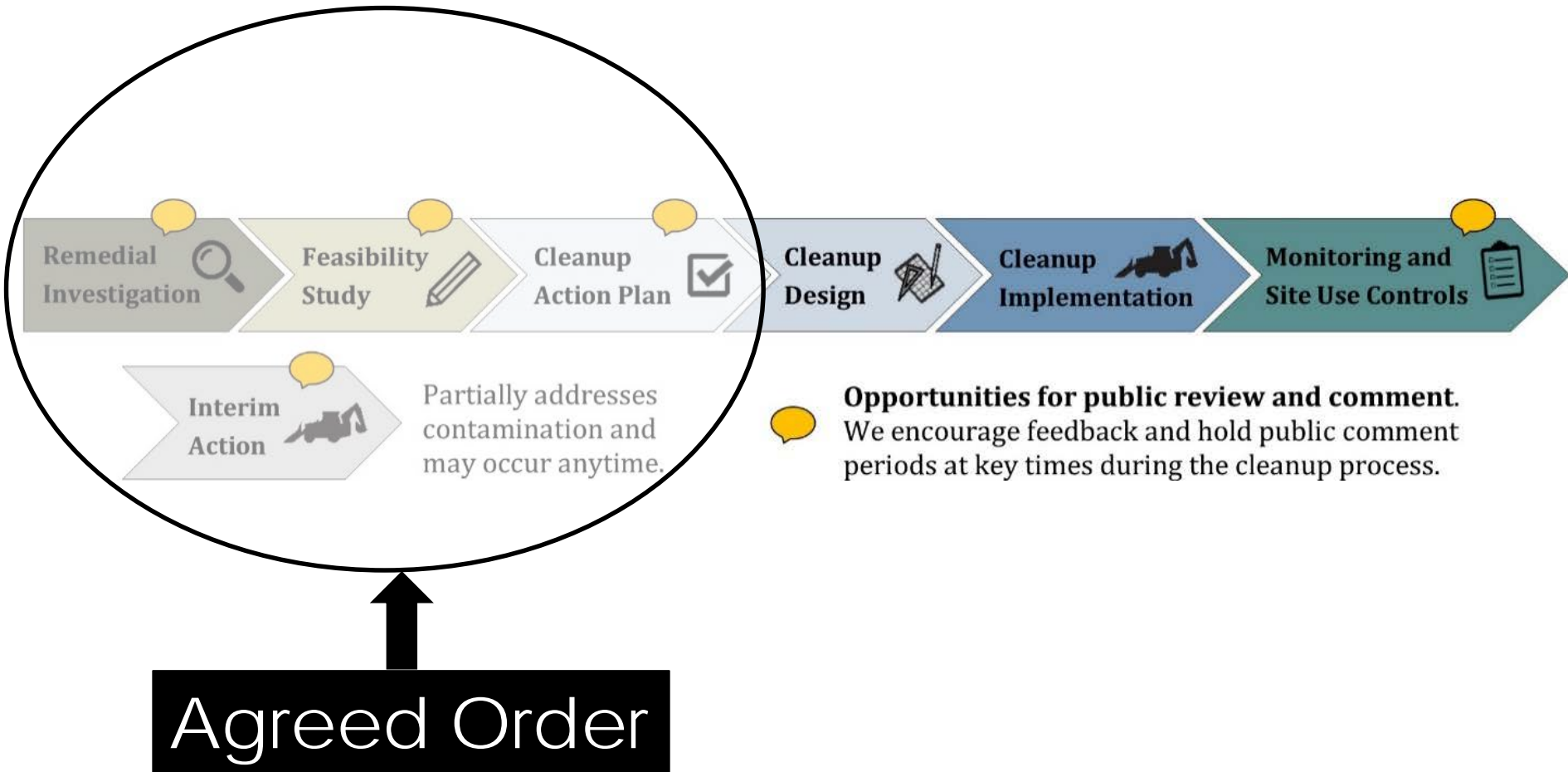
2019: Agreed Order negotiation started.



Legal Agreement between  
Ecology, Roystone, and CEMC



# Ecology Cleanup Process



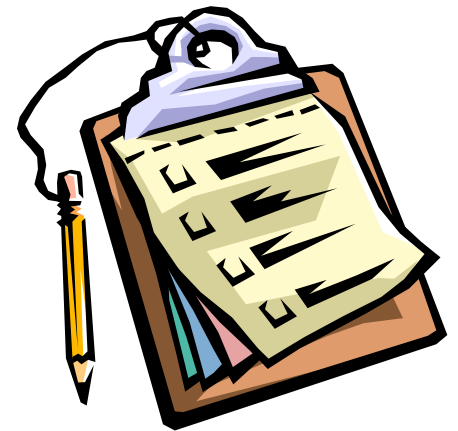
# Interim Action

- Remove contaminated soil and groundwater
- Remove gas station structures
- Remove old wells
- Install new monitoring wells
- Install barriers
- Install a vapor mitigation system



# Current Public Review

- Agreed Order
- Interim Action Work Plan
- State Environmental Policy Act (SEPA)
- Public Participation Plan

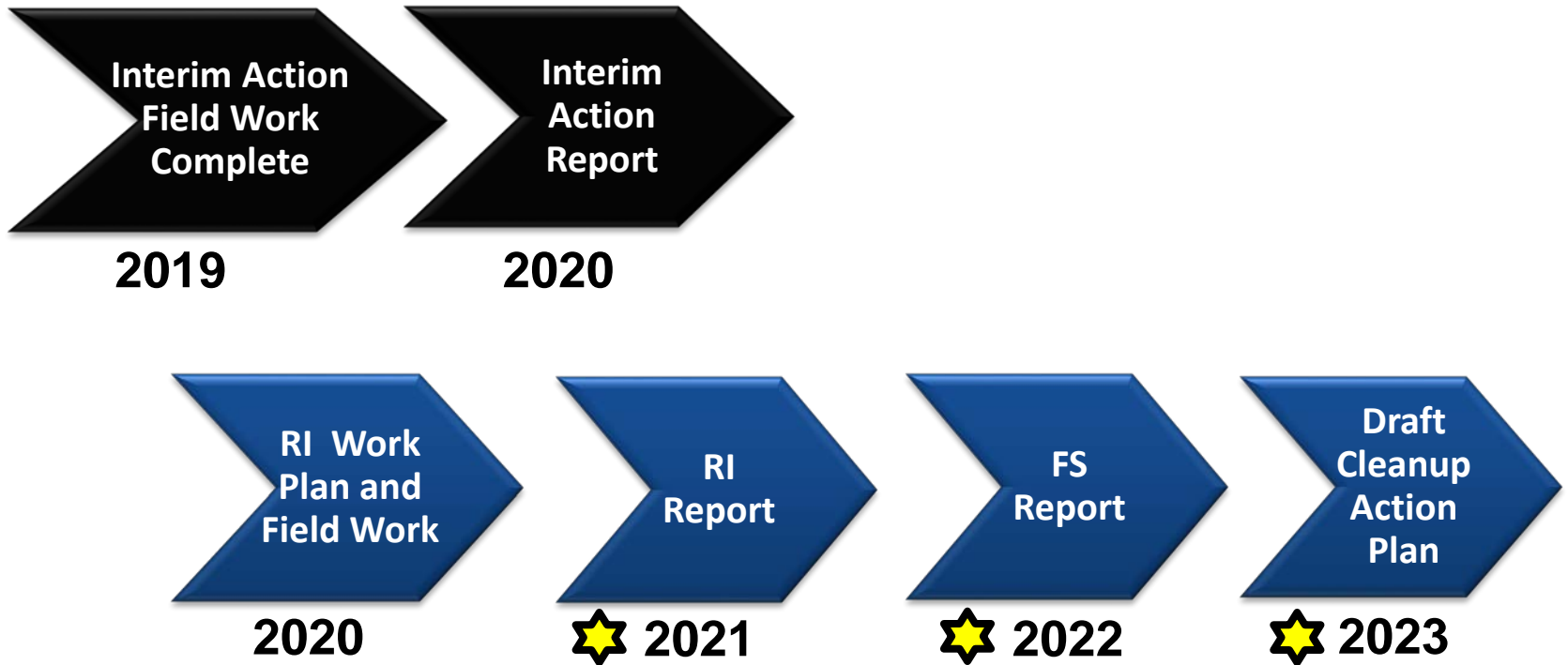




# Next Steps



# Projected Time Line



 Public Participation



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Questions?