



July 15, 2019

Dale Myers  
Washington State Department of Ecology  
Northwest Regional Office  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008-5452

**Re: Progress Report No. 3 – July 2019**  
Texaco Strickland Cleanup Site – “Aloha Café”  
6808 196<sup>th</sup> Street SW, Lynnwood, Washington  
Agreed Order No. 14315  
Ecology PM – Dale Myers

Dear Dale:

Aspect Consulting, LLC (Aspect) is pleased to provide Progress Report No. 3 on behalf of potentially liable persons (PLPs) Strickland Real Estate Holdings (SREH) and Chevron Environmental Management Company (CEMC), who are signatories to Washington State Department of Ecology (Ecology) Agreed Order (AO) #14315, effective September 10, 2018. The AO requires that the PLPs submit quarterly progress reports to Ecology until satisfaction of the Agreed Order.

This Progress Report No. 3 is for the second quarter 2019 reporting period. No quarterly status report was prepared for the first quarter of 2019, when the Remedial Investigation Work Plan (RIWP) draft was approved by Ecology and finalized by Aspect. Ecology waived the requirement for this quarterly status report in a March 26, 2019 email.

## **Progress Made During the Reporting Period**

In the second quarter of 2019, Aspect began implementation of the RIWP:

- **Task 1 – Permitting, Access Agreements, Locating, and Health and Safety Planning** – Aspect prepared multiple traffic control plans, obtained the necessary ROW permits from the City of Lynwood, acquired access agreements for the properties to the south and west of the Subject Property, and prepared a project-specific health and safety plan. The activities identified in Task 1 of the RIWP have been completed.
- **Task 2 – Geophysical Survey** – Aspect subcontracted a geophysics consultant to conduct electromagnetic and ground penetrating radar geophysical surveys in the northeastern portion of the property. Task 2 of the RIWP has been completed.
- **Task 3 – Subsurface Borings and Monitoring Well Installation** – The three soil borings and seven monitoring wells located on the Subject Property and in the City of Lynwood’s right-of-way have been completed. Due to delays in obtaining access agreements to the properties to the west and south, the remaining soil boring and two monitoring wells have not been installed. The access agreements were executed in early July 2019 and drilling of these locations is scheduled for late July.



- **Task 4 – Soil Vapor Sampling** – The soil gas probes have been installed. The PLPs agreed to install a fourth location on the Subject Property, northeast of the adjacent former dry cleaning operation. Sub-slab vapor pins inside the former Aloha Café will be installed during a later mobilization. Soil vapor sampling at both sub-slab locations and all four gas probes is planned for the third quarter of 2019.
- **Task 5 – Soil and Groundwater Analyses** – Soil samples collected during the advancement of soil borings and monitoring wells were submitted for analysis in accordance with the final RIWP. The first of two quarterly rounds of groundwater sampling is planned for the third quarter of 2019.
- **Task 6 – Data Validation** – This task will be completed once all analytical data is available.
- **Task 7 – LNAPL Recovery Testing** – LNAPL recovery testing will commence after the first quarter of groundwater sampling has been completed.

### **Sampling and/or Testing Reports Received**

- The final geophysical report has been issued and was reviewed by Aspect prior to completion of subsurface exploration activities.
- Aspect preserved and submitted 59 soil samples during the execution of Tasks 3 and 4. Of those, 14 were analyzed for constituents of concern in accordance with Section 6.5 and Appendix E of the RIWP. A total of four laboratory analytical reports have been received to date.

### **Summary of Deviations from the AO or Approved Work Plan**

- The PLPs agreed to install an additional gas probe on the Subject Property northeast of the former dry cleaner.
- Drilling activities began on the Subject Property pending the negotiation of access agreements for the properties to the west and south. During this phase of work, soil borings and monitoring wells were numbered in sequential order, which changed the IDs of soil borings and monitoring wells referred to in the RIWP. An updated figure (Figure 1) is attached with the names for completed soil borings and monitoring wells to date.
- Soil borings B-07 (originally B-05) and monitoring wells MW-16 and MW-17 (originally MW-11 and MW-12) were supposed to be installed in the sidewalk north of the Subject Property. After marking out the sidewalk and submitting a public utility locate ticket, a 16-inch-diameter water main was discovered under the sidewalk. Soil boring B-07 was moved slightly south into the driveway of the Aloha Café property. To provide separation between the new monitoring wells and existing monitoring wells MW-5 and MW-8, the new monitoring wells were moved north into the first lane of traffic. After submitting a new markout request, a 6-inch-diameter, high pressure gas main and abandoned 4-inch-diameter gas line were discovered in the first lane of traffic. The monitoring well locations were moved to the second lane of eastbound traffic in 196<sup>th</sup> Street Southwest. The modification in drilling location resulted in additional permitting and traffic control requirements.

## **Contacts with Other Entities or Public**

Aspect communicated the scope of work with the property owners to the west (Nelson Investments) and south (Anne Marie Kreidler) and the City of Lynwood in order to obtain the necessary access agreements and right-of-way permits to complete the subsurface explorations.

## **Potential Problems and Suggested Solutions**

Aspect developed the on-Property and 196<sup>th</sup> Street SW monitoring wells per the RIWP. However, even after removing 10 to 15 casing volumes from each well, turbidity measurements remained over 1,000 nephelometric turbidity units (NTU), with the exception of MW-14, which still had a turbidity of 183 NTU at the end of development. The wells are all screened in glacial till and will require additional development in order to obtain representative groundwater samples. Aspect plans additional well development using a dedicated surge block and submersible 12-volt pump. Wells will be developed until visual turbidity is reduced to minimal levels or until a maximum of 25 additional casing volumes of water have been removed.

## **Changes in Key Personnel**

- On April 18, 2019, Aspect notified Ecology via e-mail that the project coordinator for SREH had changed to Adam Griffin with Aspect Consulting, LLC.
- On July 11, 2019, CEMC notified Aspect via e-mail that CEMC's consultant had changed to Arcadis U.S., Inc. (Arcadis) and the following Arcadis staff should be copied on project correspondence:
  - Grayson Fish
  - Christopher Dotson

## **Activities Planned for the Next Reporting Period**

- Complete off-Property soil boring and monitoring wells on the properties to the west and south
- Complete well development
- Conduct the first round of quarterly groundwater sampling
- Conduct soil vapor sampling
- Conduct LNAPL recoverability testing

The next quarterly progress report will be submitted on or before October 15, 2019.

If you have any questions concerning this progress report, please contact me at 206-780-7746.

Sincerely,

**Aspect consulting, LLC**



Adam Griffin, PE  
Associate Engineer  
agriffin@aspectconsulting.com

cc: Ryan Megenity - Rainier Property Management Co. LLC  
Doug Steding - Northwest Resource Law PLLC  
Dan Whitaker – Dan Whitaker Consulting  
Tom Strickland – Strickland Real Estate Holdings  
Eric Hetrick - CEMC  
Jon-Erik Magnus – Rogers Joseph O’Donnell PLLC  
Robert Goodman – Rogers Joseph O’Donnell PLLC  
Grayson Fish – Arcadis  
Christopher Dotson - Arcadis

**Attachments:**

Email Status Update – June 17, 2019  
Email Status Update – July 1, 2019  
Figure 1– Soil Boring and Monitoring Well Locations  
Ecology March 26, 2019 email

V:\180357 Aloha Cafe\Project Management\Progress Reports\July 2019 Progress Report final 7\_15\_19.docx

**Email Status Update –**

**June 17, 2019**

## Andrew Yonkofski

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**From:** Adam Griffin  
**Sent:** Monday, June 17, 2019 4:25 PM  
**To:** 'Dale Myers'  
**Cc:** Hetrick, Eric G; Ryan Megenity; Douglas Steding; Robert C. Goodman; Andrew Yonkofski  
**Subject:** Texaco Strickland Site - RIWP Implementation Status Update

Dale -

The Agreed Order #14315 requires status updates during Remedial Investigation (RI) activities to Ecology on the 1<sup>st</sup> and 15<sup>th</sup> of each month, except if those dates fall on a weekend or holiday. The implementation RIWP activities began on 6/3. The following is a status of each Final RIWP task:

- Task 1- Permitting, Access Agreements, Locating, and Health and Safety Planning
  - A 16" water main was identified in the sidewalk north of the property, paralleling 196<sup>th</sup> Street SW. A right-of-way (ROW) permit was obtained from the City of the Lynwood to accommodate moving the monitoring wells into the first lane of eastbound traffic in 196<sup>th</sup> Street SW. Then a 6-inch, high pressure gas main was identified in that lane so the ROW permit was updated to include a second lane of traffic.
  - Access agreements have been submitted to both the strip mall to the west and Chri-Mar apartments to the south. Both parties have responded positively to the request, however the agreements are still pending.
- Task 2 – Geophysical Survey - The geophysical survey identified in Task 2 of the RIWP has been completed and the final report is pending.
- Task 3 – Subsurface Borings and Monitoring Well Installation
  - 10 of the 13 subsurface explorations were completed the week of 6/10. The two upgradient locations were moved north into the first eastbound lane of 196<sup>th</sup> Street SW and successfully installed on 6/13 and 6/14 – this required closure of two lanes of traffic and robust traffic control.
  - The remaining three off-property locations have not yet been completed, subject to access agreements.
  - Well development for the installed monitoring wells is scheduled for June 20<sup>th</sup> and 21<sup>st</sup>.
- Task 4 – Soil Vapor Sampling
  - The installation of the three soil gas probes was completed on 6/5. The PLPs agreed to install a fourth location on the Property, northeast of the adjacent former dry cleaning operation.
  - The sub-slab vapor points inside the former Aloha Cafe will be installed during a later mobilization.
- Task 5 – Soil and Groundwater Analyses
  - Soil samples collected during the advancement of soil borings were submitted for analysis as indicated by Section 6.5 and Appendix E of the RIWP.
  - Groundwater sampling is tentatively planned for the week of July 22<sup>nd</sup> but may move based on the pending access and installation of off-Property monitoring wells.

Let us know if you have any questions regarding the status of RIWP implementation activities,

**Adam Griffin, PE** | Associate Remediation Engineer | Direct: 206.780.7746 | Cell: 865.696.7658  
**Aspect Consulting LLC** | 350 Madison Ave N, Bainbridge Island, WA 98110 | [www.aspectconsulting.com](http://www.aspectconsulting.com)

## **E-mail Status Update**

**– July 1, 2019**

## Adam Griffin

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**To:** 'Dale Myers'  
**Cc:** Hetrick, Eric G; Ryan Megenity; Douglas Steding; Robert C. Goodman; Andrew Yonkofski  
**Subject:** Texaco Strickland Site - RIWP Implementation Status Update\_070119

Dale -

Agreed Order #14315 requires email status updates during Remedial Investigation (RI) activities to Ecology on the 1<sup>st</sup> and 15<sup>th</sup> of each month. The first status update was transmitted on June 17<sup>th</sup>.

The following is updated status of each RIWP task:

- Task1 – Permitting, Access Agreements, Locating, and Health and Safety Planning
  - The access agreement for the former Slater’s Dry Cleaner property (to the west of the Aloha property) has been fully executed.
  - The access agreement for the Chri-Mar Apartments is not yet executed. The Chri-Mar owner has responded positively to the request, and we hope to have the fully executed access agreement soon.
- Task 2 – Geophysical Survey - Completed
- Task 3 – Subsurface Borings and Monitoring Well Installation
  - The off-property subsurface explorations are scheduled for July 15 & 16<sup>th</sup>.
  - Well development of these two locations will be completed during the same mobilization, along with additional development of other new monitoring wells.
- Task 4 – Soil vapor sampling – No updates.
- Task 5 – Soil and Groundwater Analyses
  - Soil samples collected during drilling and were submitted to laboratory for analysis. Preliminary draft soil analytical results have been issued by the laboratory.
  - Groundwater sampling is tentatively planned for the week of July 22<sup>nd</sup>

Let us know if you have any questions regarding the status of RIWP implementation activities,














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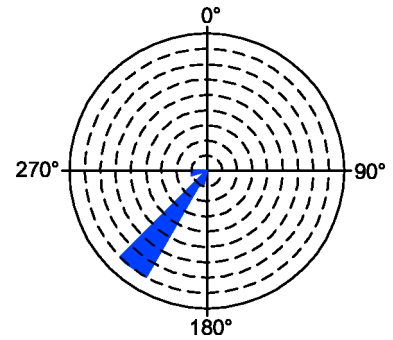
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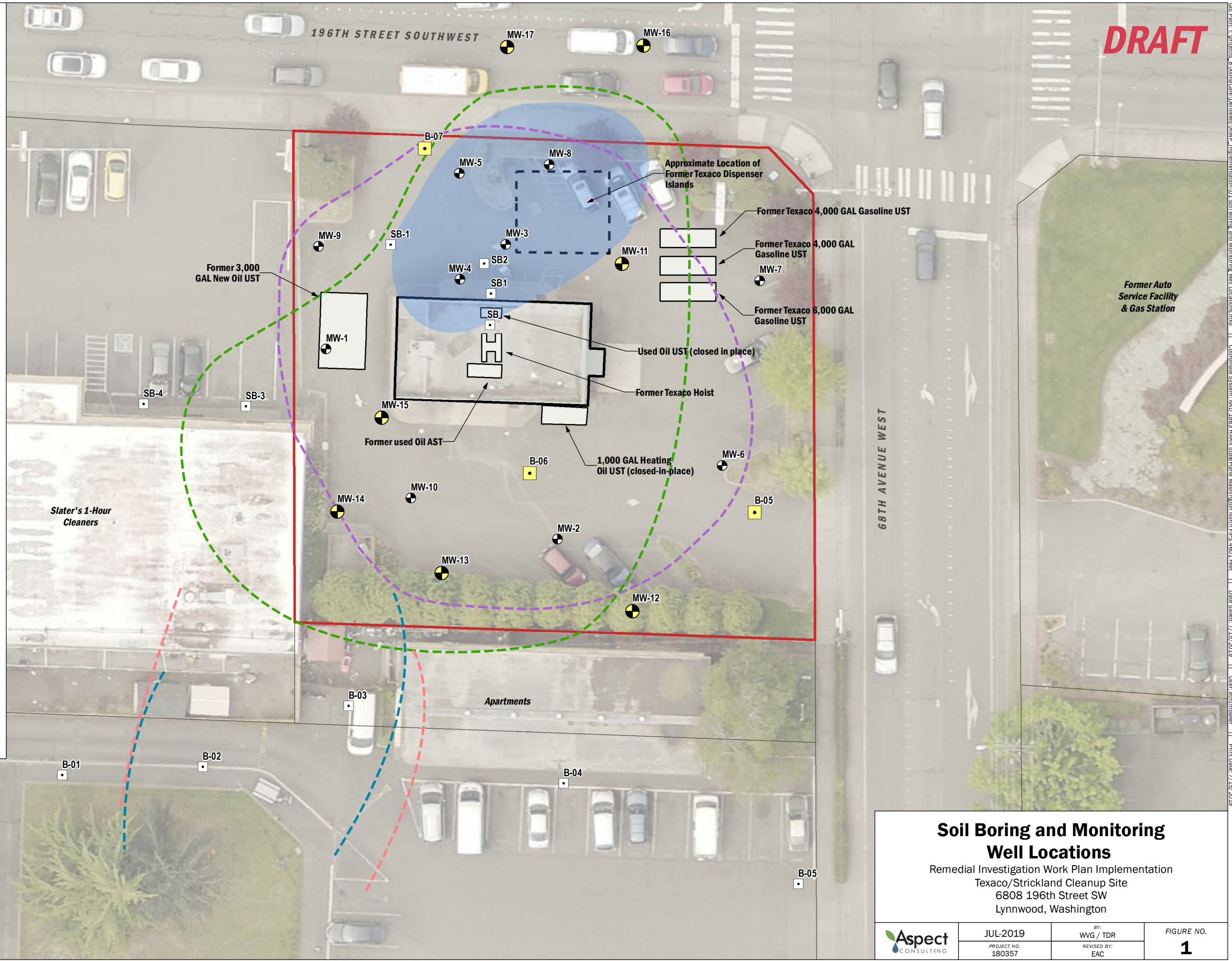
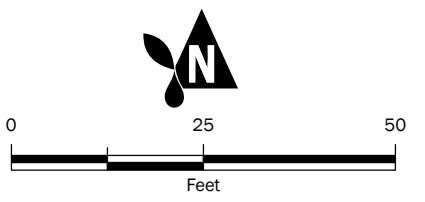
# FIGURES


**DRAFT**

-  Newly Installed Monitoring Well
-  Newly Installed Soil Boring
-  Historical Soil Boring
-  Historical Monitoring Well
-  Inferred Extent of Groundwater with TPH-6 and/or BTEX > MTCA Method A Cleanup Levels
-  Inferred Extent of Groundwater with PCE > MTCA Method A Cleanup Level
-  Inferred Extent of Soil with Hydrocarbons > MTCA Method A Cleanup Level
-  Inferred Extent of Soil with PCE > MTCA Method A Cleanup Level
-  Inferred LNAPL Accumulation
-  Aloha Cafe Building
-  Aloha Cafe Property Boundary
-  Former or Closed-in-place UST or AST
-  Tax Parcel



Each circle on the rose diagram represents one sampling event. The blue slivers represent groundwater flow direction in degrees and each quarter of the rose diagram is broken into 10 sections representing 9 degrees of flow direction per section. (Rose diagram from CRA's 2011 'Remedial Investigation Report')



<b>Soil Boring and Monitoring Well Locations</b>		
Remedial Investigation Work Plan Implementation Texaco/Strickland Cleanup Site 6808 196th Street SW Lynnwood, Washington		
	JUL-2019 PROJECT NO. 180357	BY: WVG / TDR REVISED BY: EAC
		FIGURE NO. <b>1</b>

## **Ecology March 26, 2019 Email**

## Adam Griffin

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**Subject:** FW: Agreed Order #14315 - Texaco/Strickland Site - Quarterly Status Report

**From:** "William V. Goodhue, Jr." <[cgoodhue@aspectconsulting.com](mailto:cgoodhue@aspectconsulting.com)>

**Date:** March 26, 2019 at 7:08:07 PM PDT

**To:** "Myers, Dale - TCP (ECY)" <[DAMY461@ECY.WA.GOV](mailto:DAMY461@ECY.WA.GOV)>

**Cc:** Jon-Erik Magnus <[JMagnus@rjo.com](mailto:JMagnus@rjo.com)>, Douglas Steding <[dsteding@nwresourcelaw.com](mailto:dsteding@nwresourcelaw.com)>, "Robert C. Goodman" <[RGoodman@rjo.com](mailto:RGoodman@rjo.com)>, "RUSSELL.S.SHROPSHIRE@leidos.com" <[RUSSELL.S.SHROPSHIRE@leidos.com](mailto:RUSSELL.S.SHROPSHIRE@leidos.com)>, Andrew Yonkofski <[ayonkofski@aspectconsulting.com](mailto:ayonkofski@aspectconsulting.com)>, "Robert R. Hanford" <[bhanford@aspectconsulting.com](mailto:bhanford@aspectconsulting.com)>

**Subject:** RE: Agreed Order #14315 - Texaco/Strickland Site - Quarterly Status Report

Will do, thanks Dale.

Chip

**William (Chip) Goodhue - Principal Hydrogeologist** | Direct: 206.780.7714 | Cell: 206.276.8908 |  
[cgoodhue@aspectconsulting.com](mailto:cgoodhue@aspectconsulting.com)

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Bainbridge Island - Seattle - Wenatchee - Yakima

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**From:** Myers, Dale - TCP (ECY) <[DAMY461@ECY.WA.GOV](mailto:DAMY461@ECY.WA.GOV)>

**Sent:** Tuesday, March 26, 2019 11:11 AM

**To:** William V. Goodhue, Jr. <[cgoodhue@aspectconsulting.com](mailto:cgoodhue@aspectconsulting.com)>

**Cc:** Jon-Erik Magnus <[JMagnus@rjo.com](mailto:JMagnus@rjo.com)>; Douglas Steding <[dsteding@nwresourcelaw.com](mailto:dsteding@nwresourcelaw.com)>; Robert C. Goodman <[RGoodman@rjo.com](mailto:RGoodman@rjo.com)>; [RUSSELL.S.SHROPSHIRE@leidos.com](mailto:RUSSELL.S.SHROPSHIRE@leidos.com); Andrew Yonkofski <[ayonkofski@aspectconsulting.com](mailto:ayonkofski@aspectconsulting.com)>; Robert R. Hanford <[bhanford@aspectconsulting.com](mailto:bhanford@aspectconsulting.com)>; Myers, Dale - TCP (ECY) <[DAMY461@ECY.WA.GOV](mailto:DAMY461@ECY.WA.GOV)>

**Subject:** RE: Agreed Order #14315 - Texaco/Strickland Site - Quarterly Status Report

Thank you Chip

Please include this conversation in the next (2<sup>nd</sup> Quarter 2019 Status Report) quarterly status report  
Dale

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**From:** William V. Goodhue, Jr. [<mailto:cgoodhue@aspectconsulting.com>]

**Sent:** Monday, March 25, 2019 7:06 PM

**To:** Myers, Dale - TCP (ECY) <[DAMY461@ECY.WA.GOV](mailto:DAMY461@ECY.WA.GOV)>

**Cc:** Jon-Erik Magnus <[JMagnus@rjo.com](mailto:JMagnus@rjo.com)>; Douglas Steding <[dsteding@nwresourcelaw.com](mailto:dsteding@nwresourcelaw.com)>; Robert C. Goodman <[RGoodman@rjo.com](mailto:RGoodman@rjo.com)>; [RUSSELL.S.SHROPSHIRE@leidos.com](mailto:RUSSELL.S.SHROPSHIRE@leidos.com); Andrew Yonkofski <[ayonkofski@aspectconsulting.com](mailto:ayonkofski@aspectconsulting.com)>; Robert R. Hanford <[bhanford@aspectconsulting.com](mailto:bhanford@aspectconsulting.com)>

**Subject:** RE: Agreed Order #14315 - Texaco/Strickland Site - Quarterly Status Report

Evening Dale.

In following up on our conversation today, this email confirms Ecology's waiver of the requirement for a quarterly status report deliverable for the 1<sup>st</sup> quarter 2019 reporting period. Quarterly status reporting will resume with the 2<sup>nd</sup> Quarter 2019 Status Report.

Thanks!

**William (Chip) Goodhue - Principal Hydrogeologist** | Direct: 206.780.7714 | Cell: 206.276.8908 | [cgoodhue@aspectconsulting.com](mailto:cgoodhue@aspectconsulting.com)

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