



October 15, 2019

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

Re: Progress Report No. 4 – October 2019
Texaco Strickland Cleanup Site – “Aloha Café”
6808 196th 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. 4 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. 4 is for the third quarter 2019 reporting period.

Progress Made During the Reporting Period

In the third quarter of 2019, Aspect continued implementation of the Remedial Investigation Work Plan (RIWP), dated March 6, 2019:

- **Task 1. Permitting, Access Agreements, Locating, and Health and Safety Planning** –The activities identified in Task 1 of the RIWP were completed in the second quarter of 2019.
- **Task 2. Geophysical Survey** –Task 2 of the RIWP was completed in the second quarter of 2019.
- **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 Lynnwood’s right-of-way were completed in the second quarter of 2019. The one monitoring well to the south of the Subject Property and the one monitoring well and one soil boring to the west of the Subject Property were completed in July 2019. Investigation-derived waste (IDW) generated to date during implementation of Tasks 3, 4, 5, and 7 of the RIWP was removed from the Subject Property and disposed of at an appropriate facility. The activities identified in Task 3 of the RIWP have been completed, with the exception of IDW disposal of purge water associated with the second groundwater sampling event of Task 5.
- **Task 4. Soil Vapor Sampling** – The soil gas probes were installed in the second quarter of 2019, and the two sub-slab soil gas pins were installed in July 2019. Soil vapor sampling at



both sub-slab locations inside the building at the Subject Property and at all four gas probes has been completed. Task 4 of the RIWP has been completed.

- **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 rounds of quarterly groundwater sampling was completed during the third quarter of 2019 in accordance with the RIWP. The second quarterly round of groundwater sampling is planned for November 2019.
- **Task 6. Data Validation** – Data validation of all soil, groundwater, and soil gas analytical results to date has been completed. Data validation of the second quarterly round of groundwater sampling results will be completed once the analytical data is available.
- **Task 7. LNAPL Recovery Testing** – LNAPL recovery testing was conducted during the third quarter of 2019 and began with the evacuation of LNAPL from MW-5 and MW-8 in early August 2019. LNAPL in MW-8 recovered to its equilibrium thickness, and an LNAPL recovery test was started in early September. Long-term LNAPL recovery was monitored weekly in accordance with Task 7 of the RIWP. In late September and October, rising groundwater elevations resulted in decreasing LNAPL thicknesses at all monitoring wells. Therefore, weekly LNAPL recovery gauging has been suspended, and the available data will be used to calculate transmissivities as described in the RIWP.

Sampling and/or Testing Reports Received

- Aspect preserved and submitted 15 soil samples during the execution of Task 3 in the third quarter of 2019. Of those, five were analyzed for constituents of concern (COCs) in accordance with Section 6.5 and Appendix E of the RIWP. A total of six soil laboratory analytical reports have been received to date.
- Aspect collected and submitted 15 groundwater samples during the execution of Task 5, and those samples were analyzed for COCs in accordance with Section 6.5 and Appendix E of the RIWP. The groundwater laboratory analytical report has been received.
- Aspect collected and submitted seven soil vapor samples during the execution of Task 4, and those samples were analyzed for COCs in accordance with Section 6.4 and Appendix E of the RIWP. The soil vapor laboratory analytical report has been received.
- Aspect submitted all eight lab reports for third-party data validation and received two data validation reports for the analytical data collected to date. All data has been validated, and the appropriate data validation qualifiers have been applied to all data tabulations. Data reported to date have been qualified as valid for completeness and sample-related quality control (QC) results. No results were rejected due to deficiencies in the ability to analyze the sample and meet QC criteria.

Summary of Deviations from the AO or Approved Work Plan

- In the second quarter of 2019, 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 is attached with the names for completed soil borings and monitoring wells to date.

- During the second quarter of 2019, Aspect developed the on-Property and 196th 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 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 required additional development in order to obtain representative groundwater samples. In July, all wells, with the exception of the 196th Street SW monitoring wells, underwent additional well development using a dedicated surge block and submersible 12-volt pump. Wells were developed until visual turbidity was reduced to minimal levels, which resulted in removing greater than the 10 casing volumes originally established in Section E2.2.2 of Appendix E of the RIWP.
- Monitoring well MW-19 (originally MW-18) was moved approximately 30 feet south due to physical access constraints related to the proposed location.

Contacts with Other Entities or Public

No contacts with other entities or the public were made during the third quarter of 2019.

Potential Problems and Suggested Solutions

No potential problems are anticipated for fourth quarter 2019 activities.

Changes in Key Personnel

- On September 18, 2019, CEMC notified Ecology via e-mail that the project coordinator for CEMC had changed to James Kiernan.

Activities Planned for the Next Reporting Period

- Conduct the second round of quarterly groundwater sampling.
- Upon receiving all validated analytical data results, schedule the third Key Project Meeting to review available data, update the conceptual site model, and discuss the content and organization of the Draft RI report.

The next quarterly progress report will be submitted on or before January 15, 2020.

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
James Kiernan – CEMC
Jon-Erik Magnus – Rogers Joseph O'Donnell PLLC
Robert Goodman – Rogers Joseph O'Donnell PLLC
Grayson Fish – Arcadis
Christopher Dotson – Arcadis

Attachments:

E-mail Status Update – August 1, 2019

E-mail Status Update – August 15, 2019

E-mail Status Update – September 3, 2019

E-mail Status Update – September 16, 2019

E-mail Status Update – October 2, 2019

Figure 1– Soil Boring and Monitoring Well Locations

Adam Griffin

To: 'Dale Myers'
Cc: Ryan Megenity; Douglas Steding; Dan Whitaker Consulting; R. T. Strickland; Hetrick, Eric G; Jon-Erik Magnus; Robert C. Goodman; Fish, Grayson; Dotson, Christopher
Subject: Texaco Strickland Site - RIWP Implementation Status Update_080119

Dale -

Agreed Order #14315 requires email status updates during Remedial Investigation (RI) activities to Ecology on the 1st and 15th of each month. The first status update was transmitted on June 17th. The following is the updated status of each RIWP task:

- Task 1 – Permitting, Access Agreements, Locating, and Health and Safety Planning
 - Both access agreements for the former Slater’s Dry Cleaner property (to the west) and the Chri-Mar Apartments (to the south) are executed.
 - This task is complete.
- Task 2 – Geophysical Survey – Completed.
- Task 3 – Subsurface Borings and Monitoring Well Installation
 - The soil boring and monitoring well on the property to the west and the monitoring well on the property to the south were completed on July 15th & 16th.
 - Well development of all the new monitoring wells (with the exception of MW-16 and MW-17, which are located in 196th Street SW) was completed.
 - IDW disposal is the only outstanding Task 3 activity. It will be completed after LNAPL recoverability testing.
- Task 4 – Soil Vapor Sampling
 - The two sub-slab soil gas locations inside the Aloha Café building were installed on July 25th. They were sampled the same day along with the four soil vapor probes outside the building that were installed previously by the driller.
 - This task is complete.
- Task 5 – Soil and Groundwater Analyses
 - Preliminary soil analytical results have been issued by the laboratory.
 - Groundwater sampling commenced on July 31st and is expected to be completed today, August 1st.
- Task 7 – LNAPL Recovery Testing
 - LNAPL recovery testing is tentatively planned to commence on August 5th.

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

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Andrew Yonkofski

From: Adam Griffin
Sent: Thursday, August 15, 2019 10:48 AM
To: 'Dale Myers'
Cc: Ryan Megenity; Douglas Steding; Dan Whitaker Consulting; R. T. Strickland; Hetrick, Eric G; Jon-Erik Magnus; Robert C. Goodman; Fish, Grayson; Dotson, Christopher; Andrew Yonkofski
Subject: Texaco Strickland Site - RIWP Implementation Status Update_081519

Dale -

Agreed Order #14315 requires email status updates during Remedial Investigation (RI) activities to Ecology on the 1st and 15th of each month. The first status update was transmitted on June 17th. The following is the updated status of each RIWP task:

- Task 1 – Permitting, Access Agreements, Locating, and Health and Safety Planning – **Completed.**
- Task 2 – Geophysical Survey – **Completed.**
- Task 3 – Boring and Monitoring Well Installation
 - IDW disposal will be completed after LNAPL recovery testing.
- Task 4 – Soil Vapor Sampling – **Completed.**
- Task 5 – Soil and Groundwater Analyses
 - The first groundwater sampling event was completed on 7/31 & 8/1, and preliminary analytical results have been issued.
 - The second round of groundwater sampling is tentatively scheduled for November 2019.
- Task 6 – Data Validation
 - An external data validator is subcontracted.
 - Data validation is expected to take 2-3 weeks, at which time, validated results will be loaded into EIM.
- Task 7 – LNAPL Recovery Testing
 - LNAPL recovery testing began at MW-5 on 8/5, where LNAPL was gauged at a thickness of 0.82'. After conducting the initial bail down, LNAPL recovered to a thickness of 0.16' feet over an 8 day period.
 - LNAPL recovery testing was also conducted at MW-8 on 8/12, where LNAPL was gauged at a thickness of 0.61'. After conducting the bail down, LNAPL recovered to a thickness of 0.18' over a 30-hour period.
 - LNAPL will be gauged again on 8/19.

Based on the status of RIWP Implementation, the AO-required Key Project Meeting for the RI Pre-Report Check-in is tentatively proposed for early October, when all RIWP results will be available excluding the second groundwater sampling event. If you'd prefer to wait until after the second groundwater sampling event for this meeting, please let us know.

Adam Griffin, PE | Associate Remediation Engineer | Direct: 206.780.7746 | Cell: 865.696.7658

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Adam Griffin

To: 'Dale Myers'
Cc: Ryan Megenity; Douglas Steding; Dan Whitaker Consulting; R. T. Strickland; JKiernan@chevron.com; Jon-Erik Magnus; Robert C. Goodman; Fish, Grayson; Dotson, Christopher; Andrew Yonkofski
Subject: Texaco Strickland Site - RIWP Implementation Status Update_090319

Dale -

Agreed Order #14315 requires email status updates during Remedial Investigation (RI) activities to Ecology on the 1st of 15th of each month, unless those dates fall on a holiday or weekend. The first status update was transmitted on June 17th. The following is the updated status of each RIWP task:

- Task 1 – Permitting, Access Agreements, Locating, and Health and Safety Planning – **Completed.**
- Task 2 – Geophysical Survey – **Completed.**
- Task 3 – Boring and Monitoring Well Installation
 - IDW disposal will be completed after LNAPL recovery testing.
- Task 4 – Soil Vapor Sampling – **Completed.**
- Task 5 – Soil and Groundwater Analyses
 - The second round of groundwater sampling is tentatively scheduled for November 2019.
- Task 6 – Data Validation
 - Third party data validation has begun. Validated results are expected in the next one to three weeks.
- Task 7 – LNAPL Recovery Testing
 - LNAPL recovery testing began at MW-5 on 8/5 and at MW-8 on 8/12. As of 8/28, LNAPL at both wells has not recovered to the 0.2-foot threshold established in the RIWP.
 - LNAPL recovery will be gauged again on 9/4. LNAPL is not expected to have recovered to the 0.2-foot threshold, and in which case, the LNAPL recovery tests will end. LNAPL will be gauged during the next groundwater sampling event to determine if further recovery testing is warranted.

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
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Adam Griffin

To: Dale Myers
Cc: Ryan Megenity; Douglas Steding; Dan Whitaker Consulting; R. T. Strickland; JKiernan@chevron.com; Jon-Erik Magnus; Robert C. Goodman; Fish, Grayson; Dotson, Christopher; Andrew Yonkofski
Subject: Texaco Strickland Site - RIWP Implementation Status Update_091619

Hi Dale -

Agreed Order #14315 requires email status updates during Remedial Investigation Work Plan (RIWP) activities to Ecology on the 1st of 15th of each month, unless those dates fall on a holiday or weekend. The first status update was transmitted on June 17th. The following is the updated status of each RIWP task:

- Task 1 – Permitting, Access Agreements, Locating, and Health and Safety Planning – **Completed.**
- Task 2 – Geophysical Survey – **Completed.**
- Task 3 – Boring and Monitoring Well Installation
 - Completed (IDW disposal will be completed after LNAPL recovery testing).
- Task 4 – Soil Vapor Sampling – **Completed.**
- Task 5 – Soil and Groundwater Analyses
 - The second round of groundwater sampling is still tentatively scheduled for November 2019.
- Task 6 – Data Validation
 - Third party data validation is ongoing.
- Task 7 – LNAPL Recovery Testing
 - LNAPL recovery testing began with the evacuation of LNAPL at MW-5 on 8/5 and at MW-8 on 8/12.
 - An LNAPL recovery test was started at MW-8 on 9/4, and the recovery is being monitored weekly.

Let us know if you have any questions,

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Adam Griffin

To: Myers, Dale - TCP (ECY)
Cc: Ryan Megenity; Douglas Steding; Dan Whitaker Consulting; R. T. Strickland; JKiernan@chevron.com; Jon-Erik Magnus; Robert C. Goodman; Fish, Grayson; Dotson, Christopher; Andrew Yonkofski; DeanMalte@KennedyJenks.com; TySchreiner@KennedyJenks.com
Subject: Texaco Strickland Site - RIWP Implementation Status Update_100219

Hi Dale -

Agreed Order #14315 requires email status updates during Remedial Investigation Work Plan (RIWP) activities to Ecology on the 1st of 15th of each month. I was out of the office yesterday and unable to deliver on the 1st this month. The first status update was transmitted on June 17th. The following is the updated status of each RIWP task:









- Task 1 – Permitting, Access Agreements, Locating, and Health and Safety Planning – **Completed.**
- Task 2 – Geophysical Survey – **Completed.**
- Task 3 – Boring and Monitoring Well Installation – **Completed**
- Task 4 – Soil Vapor Sampling – **Completed.**
- Task 5 – Soil and Groundwater Analyses - The second round of groundwater sampling is still tentatively scheduled for late November 2019.
- Task 6 – Data Validation - Third party data validation is ongoing.
- Task 7 – LNAPL Recovery Testing - Rising groundwater elevations have resulted in decreasing LNAPL thicknesses at all monitoring wells. Therefore, weekly LNAPL recovery gauging has been suspended. The available data will be used to calculate LNAPL transmissivities as described in the RIWP.

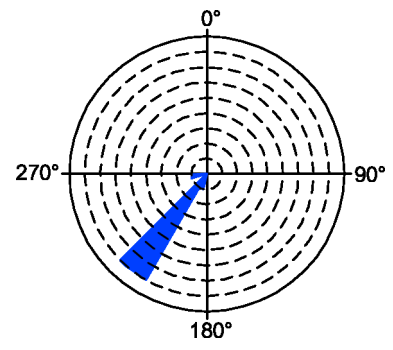
The fourth quarterly AO progress report will be sent by October 15th by Andrew Yonkofski, while I am out on vacation. Let us know if you have any questions,

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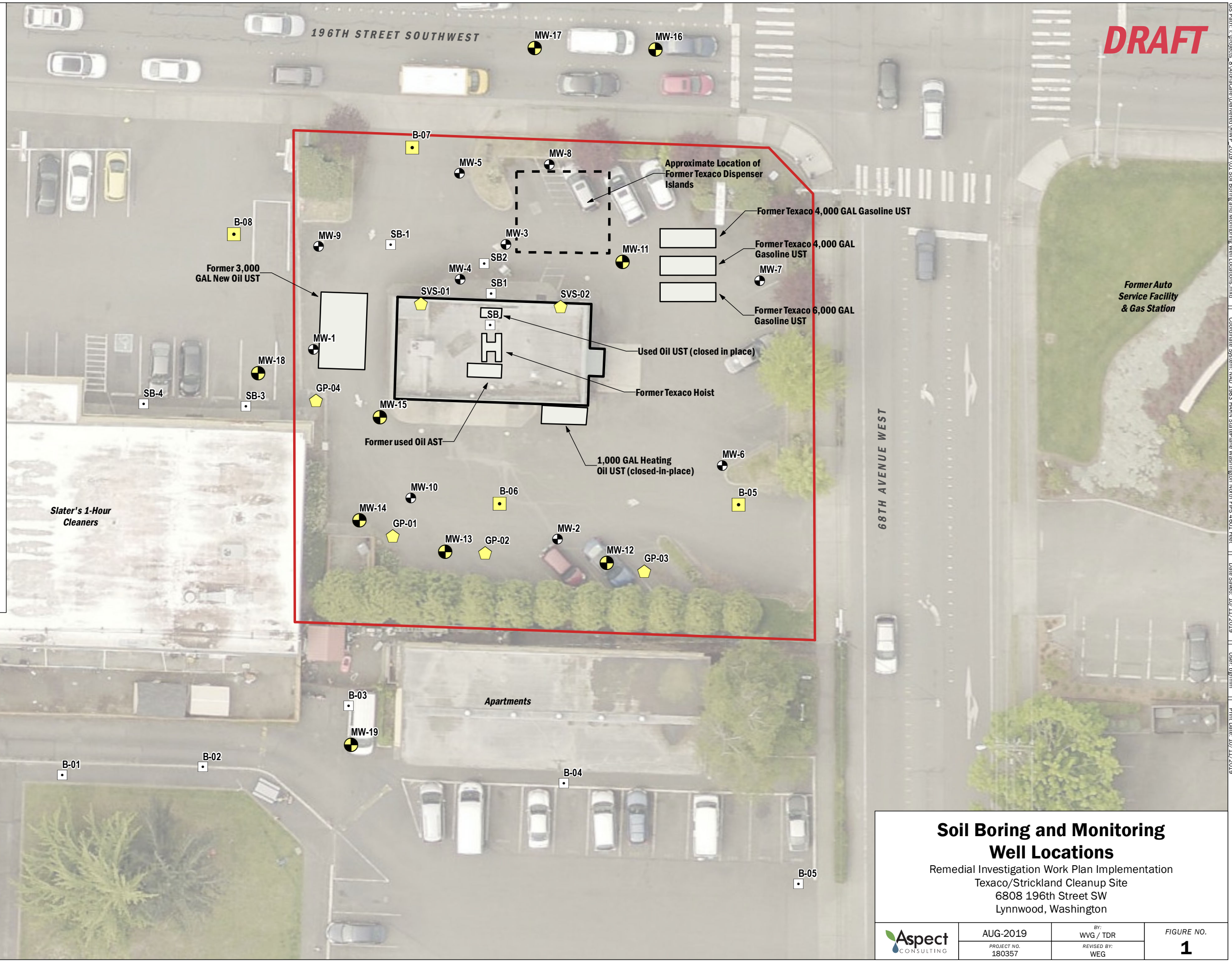
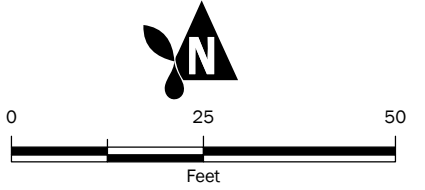
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DRAFT

-  Newly Installed Soil Vapor Sample
-  Newly Installed Monitoring Well
-  Newly Installed Soil Boring
-  Historical Soil Boring
-  Historical Monitoring Well
-  Aloha Cafe Building
-  Aloha Cafe Property Boundary
-  Former or Closed-in-place UST or AST




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')



Soil Boring and Monitoring Well Locations

Remedial Investigation Work Plan Implementation
 Texaco/Strickland Cleanup Site
 6808 196th Street SW
 Lynnwood, Washington

	AUG-2019	BY: WVG / TDR	FIGURE NO. 1
	PROJECT NO. 180357	REVISED BY: WEG	