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Subject:

**Remedial Investigation Work Plan Extension Request**

Former Texaco Service Station 211577  
631 Queen Anne Avenue North  
Seattle, Washington  
FSID: 77774779

ENVIRONMENT

Date:

December 2, 2019

Contact:

Christopher Dotson

Phone:

503.724.1240

Email:

Christopher.Dotson  
@arcadis.com

Our ref:

30012307

Dear Jing Song:

On behalf of Chevron Environmental Management Company (CEMC), Arcadis U.S. Inc (Arcadis) is submitting this request for a schedule extension to complete the Draft Offsite Remedial Investigation Work Plan (RI WP) for cleanup site Texaco 211577 Monterey, located at 631 Queen Anne Avenue North, Seattle, Washington (Property).

The RI WP is required by the Washington State Department of Ecology (Ecology) Agreed Order (AO) No. 16537, effective June 13, 2019. The site is defined in the AO No. 16537 as lot 387990-0425 (the Property) and off-Property impacts. Potentially Liable Persons (PLPs) subject to AO No. 16537 are Roystone on Queen Anne, LLC (Roystone), for the Property, and CEMC, for the off-Property impacts. CEMC is implementing the remedial investigation of off-Property impacts.

The Property is owned by Roystone and is being redeveloped, including the construction of a mixed-use, multi-story building with underground parking garage. Roystone is responsible for remediation of the Property during the lot-line to lot-line redevelopment and submitted a Draft Interim Action Work Plan on June 6, 2019. To Arcadis' knowledge, Interim Action at the Property has not been implemented yet due to schedule delays associated with obtention of required permits. An approximate timeline to initiate this work is currently unknown pending approved city permits.

According to historical documents, off-property groundwater monitoring wells and soil vapor probes are located on fourteen lots or nearby right of way

(3879900435, 3879900500, 389900490, 3879900485, 388040050, 3879900465, 3879900640, 3879900530, 3879900540, 3879900590, 387900580, 3879900570, 1792530000, and 7015350000). To Arcadis' knowledge, groundwater off-property data have last been collected in 2013 and soil vapor off-property data have last been collected in 2009. CEMC is actively in the process of identifying and contacting the property owners of the associated lots and requesting access to the groundwater monitoring wells and soil vapor probes.

In support of a RI WP that provides robust historical and current site information, Arcadis plans to complete the following interim investigations prior to submittal.

- Conduct an inspection and condition survey of the off-property groundwater monitoring wells and soil vapor probes
- Conduct a gauging and sampling event for all identified and functional off-property groundwater monitoring wells
- Collect split-samples during the Property Interim Action along the excavation sidewall

Completion of the above activities is critical to support the preparation of the RI WP prior to regulatory review. The well condition survey and gauging event ensures that the RI WP is based on accurate current data. These activities will also provide information regarding the existing and available well network to ensure that the RI WP provides a complete understanding of current and proposed investigation locations. The split-sample data provides critical property boundary delineation data ensuring that the RI WP accurately addresses potential impacts and proposed investigation steps along the south and west Property boundary.

Completion of these planned interim investigations is pending receipt of fully executed access agreements for the above-listed lots and implementation of the Interim Action at the Property pending approved city permits.

In order to incorporate the results of the above interim investigations into the RI WP, Arcadis, on behalf of CEMC, is requesting an extension to complete the RI WP. Arcadis proposes to submit the RI WP within 90 days after reception of validated data for the groundwater samples and Property excavation sidewall samples.

Jing Song  
Department of Ecology  
December 2, 2019

If you have any questions or need further information regarding this request, please do not hesitate to contact me.

Sincerely,

Arcadis U.S., Inc.



Christopher Dotson  
Project Manager

Copies

Tim Bishop, CEMC (electronic)

Cheryl Cameron, CEMC (electronic)

Robert Goodman, Rogers Joseph O'Donnell (electronic)