



DEPARTMENT OF
ECOLOGY
State of Washington

Public Participation Plan

Texaco 211577 Monterey
631 Queen Anne Ave. N. Seattle WA
98109

Facility Site ID: 77774779

Cleanup Site ID: 6663

June 2019

Publication and Contact Information

This plan is available on the Department of Ecology's website at:
[Ecology's Texaco 211577 Monterey Web Page](#)

For more information contact:

Northwest Regional Office
3190 160th Ave SE
Bellevue, WA 98008

Washington State Department of Ecology – [Department of Ecology Homepage](#)

- Headquarters, Olympia 360-407-6000
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- Central Regional Office, Union Gap 509-575-2490
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Public Participation Plan

Texaco 211577 Monterey

Toxics Cleanup Program
Northwest Region
Washington State Department of Ecology
Bellevue, Washington

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Public Involvement in Contamination Cleanup

The Washington State Department of Ecology (Ecology) developed this public participation plan (plan) in cooperation with Roystone on Queen Anne, LLC (Roystone) and Chevron Environmental Company (CEMC), the parties responsible for cleanup at the Texaco 211577 Monterey Cleanup Site (Site). The purpose of the plan is to promote meaningful community involvement during cleanup.

The plan describes ways Ecology will inform the public about contamination investigations and cleanup options throughout the cleanup process. Ecology encourages the public to learn about and get involved in decision-making opportunities. This plan identifies how and when the public can get involved during different stages of the investigation and cleanup of contamination.

This plan is developed for the Agreed Order for the Texaco 211577 Monterey Cleanup Site.

Site contacts

To be included in the Site record, comments about the cleanup process must be submitted during comment periods. Questions and informal comments or information about the site's history are welcome anytime.

Ecology

Northwest Regional Office
3190 160th Ave SE
Bellevue WA 98008

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Potential Liable Parties (PLP)

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Chevron Environmental Management Co.
Eric Hetrick
6001 Bollinger Canyon Road
San Ramon, CA 94583
P:925-842-2418, E:ehetrick@chevron.com

Public Participation Grants

Grants may be available to neighborhood committees, non-profits, and other groups interested in the site. For contaminated sites, these funds can be used to:

- Hire an expert to help interpret technical information¹
- Conduct activities that enhance the public's understanding of, and participation in, the cleanup process

For more information about public participation grants, please contact Lynn Gooding at 360-407-6062 or lynn.gooding@ecy.wa.gov, or visit the [Public Participation Grant website](#).²

Washington's Cleanup Laws

Ecology uses the Model Toxics Control Act (MTCA) and accompanying regulations for cleanup activities. This plan is required under MTCA, a law that passed in 1989. MTCA provides guidelines for contaminated site cleanup in Washington State and sets standards to ensure the cleanup protects human health and the environment.

Model Toxics Control Act (MTCA)

MTCA began as a grassroots citizen's initiative in 1988, and started the process of systematically cleaning up contaminated sites in Washington. Under MTCA, a current or past property owner or operator may be held responsible for cleaning up contamination on, or coming from, their property to standards that are safe for human health and the environment.

Ecology enacts MTCA and oversees cleanups in the state and issues regulations and guidance governing those cleanups. The regulations are found in [Chapter 173-340 Washington Administrative Code \(WAC\)](#).³ Ecology investigates reports of property contamination, and if the contamination is seen as a significant threat to human health or the environment, the contaminated property is placed on the Hazardous Sites List, and the cleanup process begins.




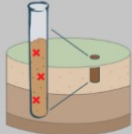





¹ Ecology currently does not have a citizen technical advisor for providing technical assistance to citizens on issues related to the investigation and cleanup of the site.

² ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Public-participation-grants

³ <https://fortress.wa.gov/ecy/publications/publications/9406.pdf>

Public participation is an important part of cleanup under the MTCA process. Participation needs are assessed at each cleanup site according to the level of public interest and the degree of risk posed by the contamination. Individuals who live near the site, community groups, businesses, government, other organizations, and interested parties have the opportunity to get involved by commenting on the cleanup process. Under MTCA, the cleanup process generally includes five phases. Each phase includes an opportunity for the public to review and comment.

Steps in Washington's Cleanup Process

 <p>Interim Action</p>		<p>If contaminants pose an immediate risk to people or the environment, action can be taken at any point in the cleanup process to reduce the risk. Interim actions may also be used to progress cleanup when only a brief opportunity is available.</p>
 <p>Remedial Investigation (RI)</p>		<p>Environmental investigation to identify the nature, extent, and magnitude of pollution at a site, and how people, plants, and animals may be exposed to the pollution.</p>
 <p>Feasibility Study (FS)</p>		<p>Uses information gathered during the Remedial Investigation to develop cleanup alternatives, and then evaluates them through an environmental benefit vs. cost analysis. This process determines a preferred alternative.</p>
 <p>Cleanup Action Plan (CAP)</p>		<p>Ecology identifies a cleanup plan based on information in the RI/FS and public input. The CAP includes cleanup standards, a schedule for design and construction work, and requirements for monitoring, operation, and maintenance.</p>
<p>Cleanup & Monitoring</p>		<p>The CAP is used to clean up the site. After construction is complete, monitoring occurs. Environmental covenants prohibit or restrict activities that would expose any remaining contamination or adversely affect the cleanup.</p>

 Opportunities for public comment

Figure 1. Steps in Washington's Cleanup Process

State Environmental Policy Act

The State Environmental Policy Act (SEPA) is followed during review and development of cleanup plans.

Site History

The Site is generally located on the southwest corner of Queen Anne Avenue North and West Roy Street in Seattle. The Site under the MTCA is defined by where contamination has come to be located. The Site as defined under MTCA includes the former Texaco 211577 gas station property located at 631 Queen Anne Avenue North (Property), and the nearby Del Roy, Monterey, Bungalows, U-Park lot, Queen Anne Arms, and Bank of America properties, as well as under West Roy Street, Queen Anne Avenue North, and 1st Avenue West. The Site includes areas impacted by petroleum constituents. The Site also includes areas potentially impacted by historical dry cleaning operations suspected to be from an up-gradient source northeast of the Property. See figure below.



The Property operated as gas stations from 1927 to 1993, then as Manhattan Express Deli from 1993 to 2017. The Property currently consists of the vacant mini-mart building and a parking lot.

In 1986, Ecology responded to complaints of 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 constituents. Ecology required emergency measures at that time to reduce any potential threat to human health. 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 systems until 1997. In 2002 CEMC initiated independent interim actions, which included upgrading the SVE system, replacing the SVE with a dual-phase extraction (DPE) system, and continuing investigations at the Site.

The SVE and DPE systems appeared to be successful in controlling gasoline vapors from entering the Monterey Apartments. Contaminated soil and groundwater still exist at the Site.

Contamination

Historical gas station operations at the Property, and potential impacts from a suspected up-gradient dry cleaner source, have resulted in contamination or potential contamination in soil, groundwater, and soil vapor at the Site:

- Gasoline, diesel, and oil-range petroleum hydrocarbons
- Benzene, toluene, ethylbenzene, and xylenes (BTEX)
- Naphthalene
- 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene
- Lead and arsenic
- Tetrachloroethylene (PCE), trichloroethylene (TCE), and cis-1,2-DCE)

Cleanup plans

As of June 24, 2019 Ecology will conduct a 30-day public comment period on the Agreed Order. The Agreed Order directs the PLP's to conduct interim cleanup actions, investigate contamination, suggest cleanup alternatives, and develop a cleanup action plan. Should any comments result in significant changes to the Agreed Order, the new version will be put out for a new comment period. If there are no public comments that require significant changes to the Agreed Order, it will be signed, and considered final. Roystone will move ahead with the interim actions along with re-development of the property, and CEMC will continue with off-property investigations and develop plans for cleanup of remaining contamination.

Community Profile

The Environmental Protection Agency (EPA) has developed a new environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and an approach that combines environmental and demographic indicators in maps and reports. See below for information about demographics in the area of the Texaco 211577 Monterey Site in Lower Queen Anne, Seattle.



EJSCREEN Report (Version 2018)

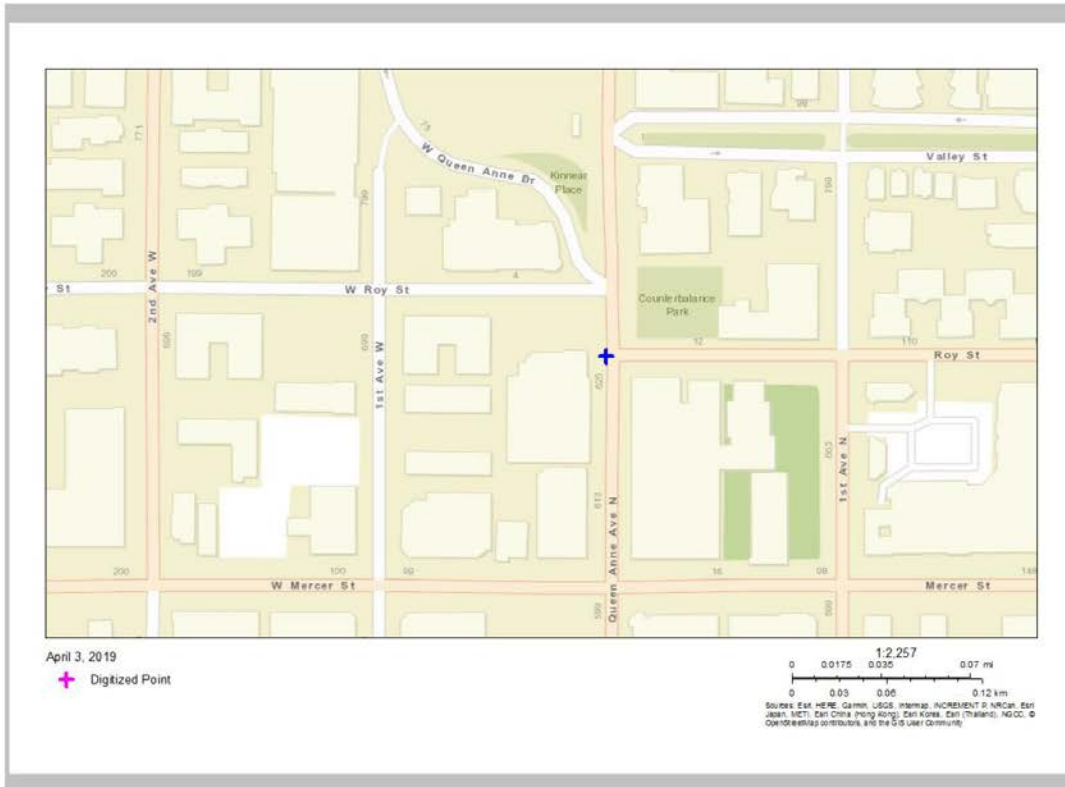


1 mile Ring Centered at 47.625477,-122.356741, WASHINGTON, EPA Region 10

Approximate Population: 40,732

Input Area (sq. miles): 3.14

Texaco_Monterey



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	3



EJSCREEN Report (Version 2018)



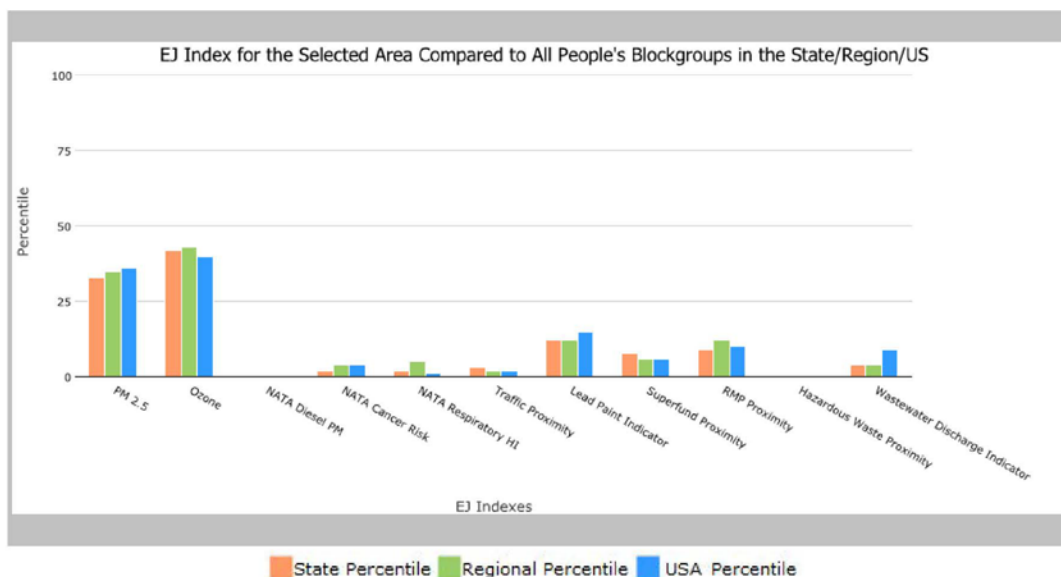
1 mile Ring Centered at 47.625477,-122.356741, WASHINGTON, EPA Region 10

Approximate Population: 40,732

Input Area (sq. miles): 3.14

Texaco_Monterey

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	33	35	36
EJ Index for Ozone	42	43	40
EJ Index for NATA* Diesel PM	0	0	0
EJ Index for NATA* Air Toxics Cancer Risk	2	4	4
EJ Index for NATA* Respiratory Hazard Index	2	5	1
EJ Index for Traffic Proximity and Volume	3	2	2
EJ Index for Lead Paint Indicator	12	12	15
EJ Index for Superfund Proximity	8	6	6
EJ Index for RMP Proximity	9	12	10
EJ Index for Hazardous Waste Proximity	0	0	0
EJ Index for Wastewater Discharge Indicator	4	4	9



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

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EJSCREEN Report (Version 2018)



1 mile Ring Centered at 47.625477,-122.356741, WASHINGTON, EPA Region 10

Approximate Population: 40,732

Input Area (sq. miles): 3.14

Texaco_Monterey

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$)	7.31	7.23	71	7.54	51	9.53	13
Ozone (ppb)	28.4	33.9	0	36.1	0	42.5	0
NATA* Diesel PM ($\mu\text{g}/\text{m}^3$)	10	1.4	99	1.06	95-100th	0.938	95-100th
NATA* Cancer Risk (lifetime risk per million)	110	40	99	39	95-100th	40	95-100th
NATA* Respiratory Hazard Index	7.9	2.8	98	2.8	95-100th	1.8	95-100th
Traffic Proximity and Volume (daily traffic count/distance to road)	1600	450	93	380	94	600	92
Lead Paint Indicator (% Pre-1960 Housing)	0.33	0.23	73	0.23	74	0.29	64
Superfund Proximity (site count/km distance)	0.32	0.17	85	0.12	91	0.12	91
RMP Proximity (facility count/km distance)	0.96	0.61	79	0.63	78	0.72	75
Hazardous Waste Proximity (facility count/km distance)	16	1.9	98	1.5	99	4.3	96
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	0.023	0.062	93	0.038	93	30	84
Demographic Indicators							
Demographic Index	23%	29%	42	29%	41	36%	36
Minority Population	30%	30%	59	27%	65	38%	50
Low Income Population	16%	29%	27	32%	21	34%	23
Linguistically Isolated Population	2%	4%	56	3%	61	4%	58
Population With Less Than High School Education	3%	9%	21	10%	19	13%	14
Population Under 5 years of age	3%	6%	19	6%	19	6%	20
Population over 64 years of age	9%	14%	30	14%	28	14%	28

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <https://www.epa.gov/national-air-toxics-assessment>.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

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EISCREEN ACS Summary Report



Location: User-specified point center at 47.625477, -122.356741
 Ring (buffer): 1-mile radius
 Description: Texaco_Monterey

Summary of ACS Estimates	2012 - 2016
Population	40,732
Population Density (per sq. mile)	15,859
Minority Population	12,144
% Minority	30%
Households	24,582
Housing Units	26,337
Housing Units Built Before 1950	6,879
Per Capita Income	70,355
Land Area (sq. miles) (Source: SF1)	2.57
% Land Area	88%
Water Area (sq. miles) (Source: SF1)	0.37
% Water Area	12%

	2012 - 2016 ACS Estimates	Percent	MOE (±)
Population by Race			
Total	40,732	100%	798
Population Reporting One Race	38,101	94%	1,715
White	29,704	73%	471
Black	1,202	3%	303
American Indian	287	1%	116
Asian	6,293	15%	531
Pacific Islander	58	0%	48
Some Other Race	558	1%	246
Population Reporting Two or More Races	2,631	6%	590
Total Hispanic Population	1,966	5%	256
Total Non-Hispanic Population	38,766		
White Alone	28,588	70%	471
Black Alone	1,149	3%	303
American Indian Alone	267	1%	116
Non-Hispanic Asian Alone	6,273	15%	531
Pacific Islander Alone	58	0%	48
Other Race Alone	137	0%	124
Two or More Races Alone	2,294	6%	582
Population by Sex			
Male	21,625	53%	653
Female	19,107	47%	389
Population by Age			
Age 0-4	1,234	3%	124
Age 0-17	3,091	8%	286
Age 18+	37,641	92%	670
Age 65+	3,687	9%	190

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race. N/A means not available. Source: U.S. Census Bureau, American Community Survey (ACS) 2012 - 2016.



EJSCREEN ACS Summary Report



Location: User-specified point center at 47.625477, -122.356741
 Ring (buffer): 1-mile radius
 Description: Texaco_Monterey

	2012 - 2016 ACS Estimates	Percent	MOE (±)
Population 25+ by Educational Attainment			
Total	34,462	100%	581
Less than 9th Grade	435	1%	147
9th - 12th Grade, No Diploma	476	1%	148
High School Graduate	2,331	7%	140
Some College, No Degree	6,451	19%	256
Associate Degree	1,567	5%	168
Bachelor's Degree or more	24,770	72%	523
Population Age 5+ Years by Ability to Speak English			
Total	39,497	100%	787
Speak only English	31,754	80%	494
Non-English at Home ¹⁺²⁺³⁺⁴	7,743	20%	512
¹ Speak English "very well"	6,435	16%	482
² Speak English "well"	933	2%	176
³ Speak English "not well"	328	1%	153
⁴ Speak English "not at all"	48	0%	56
³⁺⁴ Speak English "less than well"	375	1%	153
²⁺³⁺⁴ Speak English "less than very well"	1,309	3%	205
Linguistically Isolated Households*			
Total	538	100%	106
Speak Spanish	149	28%	105
Speak Other Indo-European Languages	127	24%	50
Speak Asian-Pacific Island Languages	215	40%	93
Speak Other Languages	47	9%	46
Households by Household Income			
Household Income Base	24,582	100%	300
< \$15,000	2,228	9%	170
\$15,000 - \$25,000	1,136	5%	159
\$25,000 - \$50,000	3,815	16%	261
\$50,000 - \$75,000	3,282	13%	138
\$75,000 +	14,120	57%	405
Occupied Housing Units by Tenure			
Total	24,582	100%	300
Owner Occupied	6,529	27%	175
Renter Occupied	18,053	73%	318
Employed Population Age 16+ Years			
Total	37,805	100%	603
In Labor Force	30,410	80%	485
Civilian Unemployed in Labor Force	1,110	3%	159
Not In Labor Force	7,395	20%	326

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.
 N/A means not available. Source: U.S. Census Bureau, American Community Survey (ACS)
 *Households in which no one 14 and over speaks English "very well" or speaks English only.

Public Participation Activities

Members of the public may ask questions, submit informal comments, or share site information at any time. Interested parties do not need to wait for a formal public comment period to contact Ecology.

However, to be included in the formal site record, comments about the site investigation, cleanup alternatives, or cleanups must be submitted during formal comment periods. In addition, the public is invited to review site documents before they become final. This is the most direct and influential way to learn more about the site and be involved in the cleanup's decision-making.

How we share information with the community

During specific stages of the cleanup, Ecology will mail notices about public comment periods to addresses surrounding the site. The mailing list area will vary depending on the type of contamination and where it's located, but the list will at least include addresses within a 1/4-mile radius of the site and other interested organizations and individuals. These notices will provide general information about the site, contact information for submitting comments, and times and locations of public meetings or hearings or how to request one if not yet scheduled.

Ecology may also develop documents outside of comment periods to keep the community updated on the site's status. These informational documents will be available online and at document repositories. Print copies may be mailed to the nearby community if we feel the message warrants the associated cost and resources.

Comment period notices and other site announcements may also be posted in various locations throughout the community (for example, local businesses, schools, libraries).

Postal mailing list

Ecology maintains a mailing list that includes addresses within the neighborhoods of Seattle, relevant local, state, and federal government contacts, and other interested parties.

These people receive public comment notices when draft documents are available.

We will add additional individuals, organizations, and other interested parties to the mailing list as requested. If you would like to be added to the mailing list for this site, please contact Brad Petrovich at 425-649-4486 or brad.petrovich@ecy.wa.gov.

Site Register

Public comment periods, events, and other cleanup notices are published in Ecology's [Site Register](#).⁴ To receive the *Site Register* by email, please contact Cheryl Ann Bishop at 360-407-6848 or cherylann.bishop@ecy.wa.gov, or [subscribe online](#).⁵

Newspaper display ads or legal notices

We announce public comment periods and events in ads or notices published in *The Seattle Times*. We will also publish notice on our [Public Input & Events Listing](#).⁶

Email lists

Ecology maintains an email list to update interested persons about this site. If you would like to be added to the email list for this site, please email Brad Petrovich at brad.petrovich@ecy.wa.gov.

Ecology's website and social media platforms

We maintain a website for the Texaco 211577 Monterey Cleanup Site.⁷ The website provides site information, and you may download cleanup documents.

We may also share information about cleanup sites through [news releases, our ECOconnect blog, and social media](#).⁸

Document repositories

During public comment periods, you can find print documents at the following locations:

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

⁴ ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Site-Register-lists-and-data

⁵ <http://listserv.wa.gov/cgi-bin/wa?SUBED1=siteregister&A=1>

⁶ ecology.wa.gov/Events/Search/Listing

⁷ <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=6663>

⁸ ecology.wa.gov/About-us/Get-to-know-us/News

Washington Department of Ecology
Northwest Regional Office
3190 160th Ave SE
Bellevue WA 98008

To schedule an appointment, please contact Sally Perkins at 425-649-7190 or nwro_public_request@ecy.wa.gov.

Signs around the cleanup site

We may also install signs displaying information about project status, traffic impacts, and health risks around the cleanup site.

How to share information with us

At minimum, MTCA requires 30-day public comment periods for certain draft cleanup documents and 14-day comment periods for SEPA documents. SEPA documents are often made available for review with other cleanup documents. We may hold comment periods longer than 30 days.

We may also identify public concerns and cleanup goals by meeting with and soliciting information from interested community members and organizations. To collaborate with us about this site, please contact Jing Song at 425-649-7109 or Jing.Song@ecy.wa.gov.

Public comment periods

Formal 30-day comment periods allow interested members of the public to comment on draft documents, legal agreements, and proposed cleanup actions. If there is significant interest, Ecology may extend the public comment period. When Ecology oversees SEPA determinations, we hold comment periods for at least two weeks.

Following a comment period, we publish all the input we received and respond to significant comments and questions. If the comments result in significant changes to the cleanup documents, then the documents will be revised and re-issued for public review. If the comments do not result in significant changes, then they become final.

Public events

We hold public meetings, workshops, open houses, and public hearings based on community interest. If we have not scheduled a meeting during a public comment period, we will hold one if 10 people request it, and this may cause us to extend a public comment period so the meeting occurs during that time.

Events are held at locations close to the site that meet Americans with Disabilities Act standards. Public meetings, workshops, open houses, and hearings are always announced in advance using a variety of methods.

Plan Amendments

Ecology developed this plan following MTCA regulations (WAC 173-340-600). We review it as the cleanup progresses and amend it as necessary. You may suggest amendments to Brad Petrovich at 425-649-4486 or brad.petrovich@ecy.wa.gov.

This plan includes information for the public regarding opportunities for public involvement and comment. The outreach activities discussed in this section reflect Ecology's current plans for keeping the public informed and providing ways for those interested in the site to communicate their concerns and questions to us.

If you feel the planned outreach activities and mechanisms described in this plan are insufficient, or should otherwise be modified, we will work to find solutions. New outreach activities or outreach tools established as a result can be implemented right away, with or without amending this plan.