

Texaco Strickland Cleanup Site



Texaco Strickland Cleanup Site in Lynnwood

Comments accepted:

July 6 – August 4, 2021

Submit comments

Online at:

<http://bit.ly/Ecology-TexacoStrickland-Comments>

Or by mail to:

Dale Myers Site Manager
Toxics Cleanup Program
PO Box 330316
Shoreline, WA 98133
Dale.Myers@ecy.wa.gov
Phone: 206-594-0087

Document review locations:

**Washington Department of Ecology
Northwest Regional Office**
15700 Dayton Ave N
Shoreline, WA 98133
Please call for an appointment:
206-594-0016

Lynnwood Public Library

19200 44th Avenue W
Lynnwood, WA 98008
Phone: (425) 778-2148

Documents available online at:

<http://bit.ly/Ecology-TexacoStrickland>

Site Information:

Facility Site ID: 27496218
Cleanup Site ID: 12541
<http://bit.ly/Ecology-TexacoStrickland>

Documents ready for public review and comment

The Washington State Department of Ecology (Ecology) invites you to review a draft Interim Action Work Plan and an associated environmental review document for the Texaco Strickland cleanup site (Site) in Lynnwood, WA. Two Potentially Liable Persons (PLPs) – Strickland Real Estate Holdings, LLC and Chevron Environmental Management Company – are conducting this cleanup work under a legal agreement (Agreed Order) with Ecology.

Ecology would like your input on the following documents:

- **Interim Action Work Plan – Texaco Strickland Site** – describes how the PLPs will conduct a cleanup of contaminated soil on the Site.
- **State Environmental Policy Act (SEPA) – Determination of Non-Significance:** Ecology's determination that the cleanup work is not likely to harm the environment.

More information

1. **Visit Ecology's webpage:** <http://bit.ly/Ecology-TexacoStrickland>
2. **Contact Ecology:** Call or email Ecology staff listed to the left for assistance.
3. **Request an online meeting:** If ten or more persons request a public meeting about the above documents, Ecology will provide notice and hold an online meeting for the community.

Project location and background

The Site is located at 6808 196th St SW Lynnwood, WA (Property). The Site consists of a portion of 196th Street Southwest and one Snohomish County parcel with an unoccupied building. The parcel is owned by Strickland Holdings Real Estate LLC. A gasoline service station operated at the Property from 1959 to 1977. From 1977 until approximately 2006, the Property was a lube facility run by Jiffy Lube and Equilon Lube. The building then became a restaurant, the Aloha Café. The Aloha Café closed in 2018, and the Property is now vacant.

Contaminants of Concern

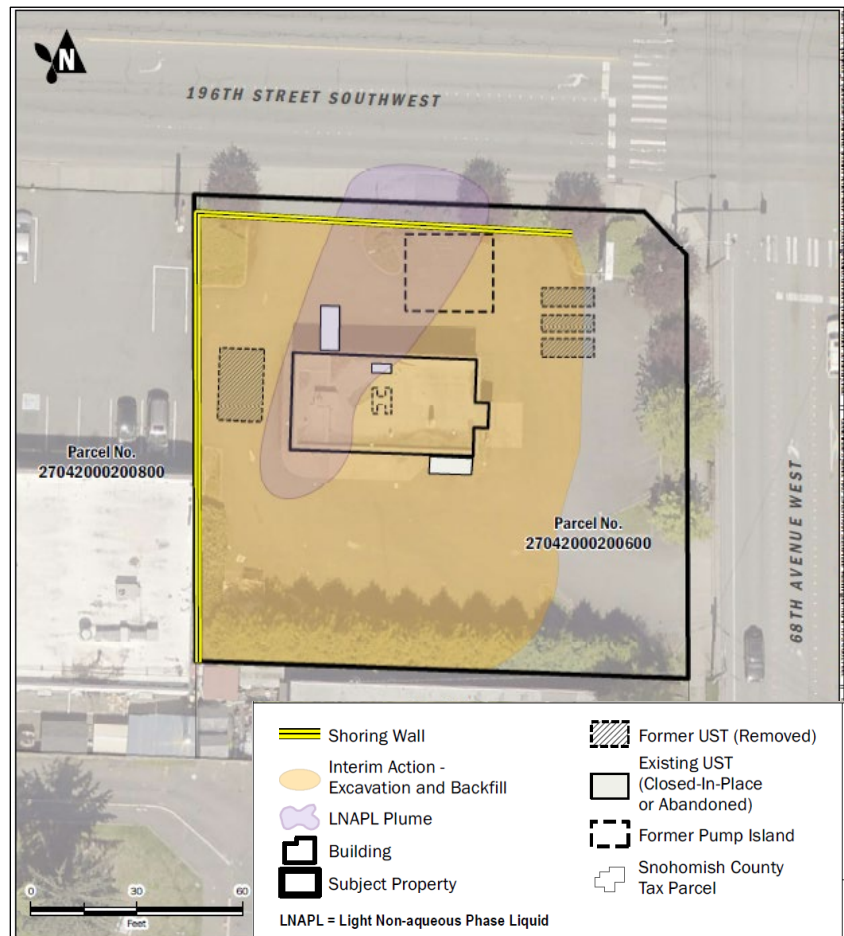
Operations from the former gas station and lube facilities led to contaminated soil and groundwater in areas of the Site. Some remaining contamination has been detected in soil vapor at the Site. Investigations found the following contaminants of concern:

- **Soil and groundwater:** Total Petroleum hydrocarbons (TPH) in the gasoline range (TPHg), diesel-range (TPHd), and oil-range (TPHo); benzene, toluene, ethylbenzene, xylenes, and naphthalene.
- **Soil vapor:** TPH and benzene.

These contaminants are present at levels that exceed allowable standards under the state's cleanup law, the Model Toxics Control Act (MTCA), and will be addressed during the Interim Action.

Interim Action Work

The purpose of the Interim Action is to remove the source of contamination and contaminated soils from the Site as required by Ecology. The planned work includes excavating contaminated soils, disposing of the material off-site at a permitted facility, managing contaminated groundwater, and then backfilling the excavation with clean material. In addition, the plan includes demolishing the existing building prior to excavation, installing temporary shoring on the north and western portions of the Property, and removing any potential underground storage tanks (see figure).



Aerial view of the Texaco Strickland Site. The extent of contamination and the planned excavation work and shoring wall are shown above. Graphic credit: Aspect Consulting 2021.

State Environmental Policy Act (SEPA) Evaluation Determination of Non-Significance

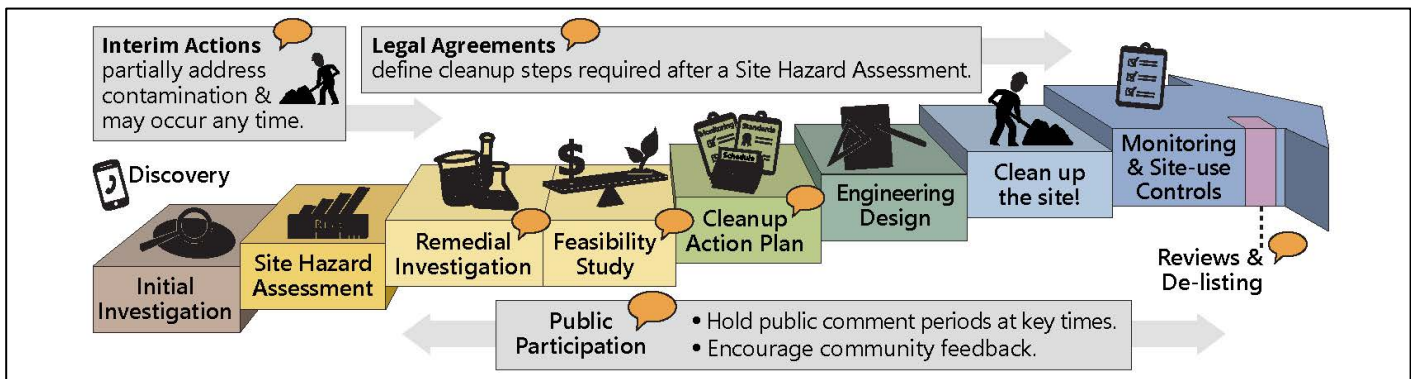
SEPA (the State Environmental Policy Act), requires consideration of the environmental impacts of projects. Ecology evaluated the project work described in Interim Action Work Plan and determined that it is not likely to have a significant adverse impact on the environment.

What happens next?

Ecology will consider all comments received and may amend the documents based on your comments. After that, the Interim Action Work Plan will be finalized, and work will proceed. A Feasibility Study will follow for determining a final cleanup action for the Site.

Ecology's Cleanup Process

The Model Toxics Control Act ([MTCA](#)¹) is Washington's environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology enacts the MTCA and oversees cleanups. The [MTCA site cleanup process](#)² is completed in steps (see graphic below) over a variable timeline.



Español:

El Departamento de Ecología del Estado de Washington está solicitando comentarios sobre documentos relacionados a los esfuerzos de limpieza que están ocurriendo en el Sitio de Limpieza Texaco Strickland, localizado en 6808 196th St SW en Lynnwood.

Se aceptan comentarios: 6 de julio – 4 de agosto del 2021

Información del Sitio: <http://bit.ly/Ecology-TexacoStrickland>

訊息中文版:

華盛頓生態管理署徵詢公眾對 Texaco Strickland 清理工作相關文件的建議。該清理工作位於西雅圖 6808 196th St SW Lynnwood。

收到評論: 2021 年 7 月 6 日- 2021 年 8 月 4 日

清理工作站信息: <http://bit.ly/Ecology-TexacoStrickland>

¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act>

² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>



Toxics Cleanup Program
15700 Dayton Ave N
Shoreline, WA 98133

Comments Invited – Texaco Strickland Cleanup Site



Aerial view of the Texaco Strickland Site

Public comment period

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The Washington Department of Ecology is asking for comments on documents related to the cleanup efforts happening at the Texaco Strickland Cleanup Site, located at 6808 196th St SW in Lynnwood.

See inside for details on this Site and how to comment!

Accommodation Requests: To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 425-649-7000 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.