Texaco Strickland Site

The Texaco Strickland site today.

Comments accepted:

November 3, 12:00 a.m. – December 2, 11:59 p.m., 2025

Submit comments:

Online:
https://go.ecology.wa.gov/commentTC

Or by mail or email:
Cecilia Henderson, Site Manager
Department of Ecology
PO Box 330316
Shoreline, WA 98133-9716
(206) 348-0638
cecilia.henderson@ecy.wa.gov

Document review:

https://go.ecology.wa.gov/texacostrickland

Lynnwood Public Library
19200 44th Ave W
Lynnwood, WA 98036-5617

Site Info:

Facility Site ID: 27496218
Cleanup Site ID: 12541

Public Outreach Contact:

Meredith Waldref
Meredith.waldref@ecy.wa.gov
(425) 229-3683

Cleanup documents ready for public review

The Department of Ecology (Ecology) invites you to review and comment on the following documents for the Texaco Strickland cleanup site (Site) in Lynnwood, WA:

- **Remedial Investigation (RI):** A document detailing the nature (types) and extent (locations) of the contamination at the Site.
- **Feasibility Study (FS):** Explains the different cleanup methods, called alternatives, including Ecology's preferred cleanup alternative and previous cleanup work already completed.
- **Cleanup Action Plan (CAP):** Ecology's plan to clean up the remaining contamination at the Site.

Two Potentially Liable Persons (PLPs) – Strickland Real Estate Holdings, LLC and Chevron Environmental Management Company – are conducting this cleanup work under a legal agreement, called an Agreed Order, with Ecology. Jiffy Lube International (Jiffy Lube) was added as a third PLP for the Site later in the process.

Read the above documents and submit comments by visiting the site's webpage or scanning the following QR code. You can now subscribe for automatic site updates from the webpage.

Español: Este material está disponible en español. Para solicitar una copia, envíe un correo electrónico a meredith.waldref@ecy.wa.gov o llame al 425-229-3683.

中文：本材料提供 中文 版本。如需索取副本，请发送电子邮件至 meredith.waldref@ecy.wa.gov 或致电 425-229-3683。

한국어: 이 자료는 한국어로 제공됩니다. 사본을 요청하시려면 meredith.waldref@ecy.wa.gov로 이메일을 보내시거나 425-229-3683번으로 전화해 주십시오.

Site location and background

The Site is located at 6808 196th St SW in Lynnwood, WA and extends into part of the roadway. Historical uses included:

- 1959 – 1977: Gasoline service station
- 1977 – 2006: Oil change and lube facility
- 2006 – 2018: Restaurant known as the Aloha Café

The property has been vacant since 2018. The building was demolished in September 2022 to allow for the removal of contaminated soil in 2023 (described below). The property is currently a gravel lot.

Where did the contamination come from?

Operations from the former gas station and lube facilities led to contaminated soil, groundwater, and soil vapor in areas of the Site. Soil vapor contamination occurs when contamination in the soil or groundwater evaporates. These gases can move through the soil and can sometimes get into air in buildings. Investigations found the following contaminants that require cleanup:

- **Contamination in soil and groundwater:** Total Petroleum hydrocarbons (TPH) in the gasoline range (TPH-G), diesel-range (TPH-D), and oil-range (TPH-O); benzene, toluene, ethylbenzene, xylenes, and naphthalene
- **Contamination in soil vapor:** TPH and benzene

These contaminants were found at levels above what is allowed by the state's cleanup law, the Model Toxics Control Act (MTCA).

What has been done to clean up the Site?

2022 Interim action cleanup:

In 2022 an interim cleanup action was done at the Site which removed most of the soil contamination. A few areas of inaccessible soil with contamination above state cleanup levels remain in the following locations:

- under 196th Street SW between 4 and 9 feet deep
- along the western edge of the property below 15 feet deep.

A summary of the interim action work, called the Interim Action Report[1], is available on the site's webpage.

Figure 1 shows the excavation that happened during the Interim Action in 2022. Over 15,000 tons of soil was removed during this cleanup.

2023-2024 sampling:

Between 2023 and 2024 sampling confirmed that groundwater on Site, and soil vapor and air inside the Chri-Mar apartment complex next to the Site meet the state's cleanup levels.

[1] https://apps.ecology.wa.gov/cleanupsearch/document/130203

What additional cleanup actions are planned?

Active cleanup at this Site is finished as much as possible. As described in the CAP, engineering and institutional controls will be required to complete the cleanup. These include:

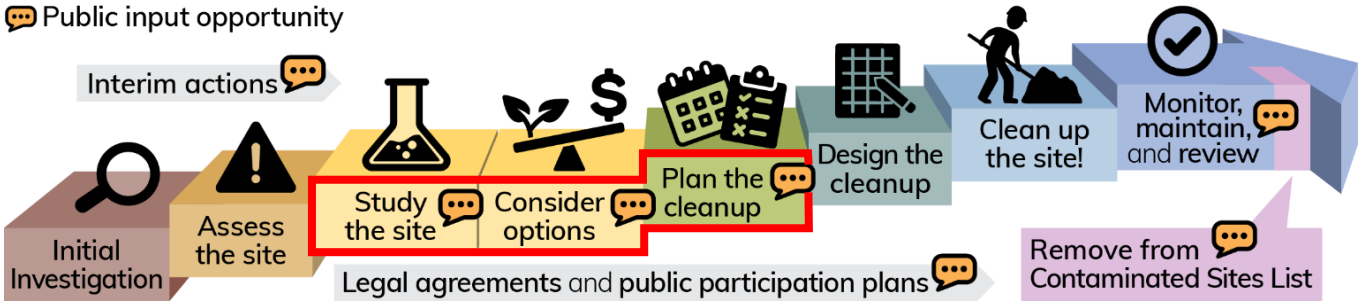
- Maintain the existing pavement in the road on 196th Street SW. This keeps people from encountering the contaminated soil in this area.
- Complete some soil vapor sampling in the northern area of the property to see if there are any potential soil vapor concerns that could impact a new building on the Site.
- If soil vapor tests show a risk, put a legal agreement, called an environmental covenant, on the property to limit how the land is used near the leftover contamination.

Figure 2 shows the area where soil was removed and two areas where contamination was inaccessible and left in place.

Ecology's cleanup process

The Model Toxics Control Act (MTCA[2]) is Washington's environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology is responsible for administering MTCA, including oversight of cleanups. The MTCA cleanup process[3] is completed in steps (see graphic below) over a variable timeline.

This Site's review documents are each outlined below in red.



Washington's formal cleanup process

You may request a public meeting or hearing about the proposed documents. Ecology will hold a meeting or hearing if ten or more people request one. To make a request, contact Meredith Waldref (contact information on page 1) by December 2. After the comment period, Ecology will review and consider all comments received and may revise the draft documents based on public input. Finalized version of the RI, FS, and CAP will be posted to the site webpage.

[2] https://ecology.wa.gov/mtca
[3] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process

Toxics Cleanup Program
PO Box 330316
Shoreline, WA 98133-9716

Texaco Strickland Site

Cleanup documents ready for public review

Información en español incluida (página 1)
有關清理工作的中文信息 (見第 1頁)
이 자료는 한국어로 제공됩니다. (1페이지)

Public Comment Period:

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https://go.ecology.wa.gov/texacostrickland

The Texaco Strickland Site is located at 6808 196th St SW in Lynnwood, WA.

ADA Accessibility

To request an ADA accommodation, email meredith.waldref@ecy.wa.gov, call (425) 229-3683, or dial 711 to call through the Washington Telecommunications Relay for services like text telephone (TTY). Visit Ecology.wa.gov/ADA for more accessibility information.