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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

January 8, 2025

David Yuchasz
Woodinville CD, LLC
3110 NE 177th Pl, #321
Woodinville, WA 98072
(davidyuchasz@gmail.com)

Re: Opinion pursuant to WAC 173-340-515(5) on Remedial Action for the following Hazardous Waste Site:

- **Site Name:** Coit Services
- **Site Address:** 16750 Woodinville-Redmond Rd NE, Woodinville, WA 98072
- **Facility/Site No.:** 36189742
- **Cleanup Site ID No.:** 16672
- **VCP Project No.:** NW3377

Dear David Yuchasz:

The Washington State Department of Ecology (Ecology) received your request for an opinion on work planned at the Coit Services facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70A.305 RCW.

Issue Presented and Opinion

Does the work proposed in *Remedial Action Work Plan, Coit Services Site, Woodinville, WA,* dated November 20, 2024 (*November 2024 RAWP*) meet the stated objectives with respect to Site data gaps?

YES. Ecology has determined that the remedial actions described in the *November 2024 RAWP* are reasonable actions which are likely to address contamination at the Site given Ecology's current understanding of the Site. Further cleanup actions may still be necessary depending on the results of performance monitoring.

Description of the Site

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following releases:

- Tetrachloroethene (PCE); cis-1,2-dicloroethene (DCE); and vinyl chloride into the Soil.
- Vinyl chloride into the Groundwater.

Enclosure A includes a detailed description and diagrams of the Site, as currently known to Ecology.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel associated with this Site are affected by other sites.

Basis for the Opinion

This opinion is based on the information contained in the documents listed in **Enclosure B**. A number of these documents are accessible in electronic form from the Site web page[1]. The complete records are kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. Visit our Public Records Request page[2] to submit a public records request or get more information about the process. If you require assistance with this process, you may contact the Public Records Officer at publicrecordsofficer@ecy.wa.gov or 360-407-6040.

This opinion is void if any of the information contained in those documents is materially false or misleading.

Analysis and Opinion

Based on a review of the *November 2025 RAWP*, Ecology has determined:

- Ecology concurs that the remedial actions described in this report are a reasonable approach to address contamination at the Site. The remedial actions described in this report include the following tasks:
    - Installation of seven permanent injection wells (IW-1 to IW-7) in two transects (see **Enclosure A, Figure 8**) upgradient of releases from the oil-water separator (northern plume) and former dry-cleaning machine (southern plume). Injection wells will be screened 20 to 35 feet below ground surface (bgs).
    - Injection of approximately 2,800 gallons emulsified vegetable oil into injection wells. The injection volume is based on Site-specific aquifer porosity, and target treatment interval and radius. The vegetable oil will be mixed at concentrations of 7.5% and 5% in tap water for treatment of the northern and southern plumes respectively. The total injection volume will be 44,100 gallons. Injections will be performed using a centrifugal

[1] https://apps.ecology.wa.gov/cleanupsearch/site/16672
[2] https://ecology.wa.gov/publicrecords

pump with injection pressures below 20 pounds per square inch. Following injection of the emulsified vegetable oil, each well will be flushed with approximately 200 gallons of tap water.

- Site monitoring wells will be monitored on a quarterly basis for PCE; trichloroethene (TCE); cis-1,2-DCE; and vinyl chloride. Select monitoring wells within the groundwater plume will also be analyzed for total organic carbon, sulfate, and dissolved gasses (methane, ethene, and ethane) to evaluate if the groundwater geochemistry is supporting reductive dechlorination.
- Injections are expected to result in approximately two years of improved reductive dechlorination. If groundwater monitoring results indicate that vinyl chloride remains above Site cleanup levels after two years, additional injections and quarterly groundwater monitoring are planned.
- A soil sample will be collected from an area of known contamination in the vicinity of the former dry-cleaning machine when groundwater monitoring results indicate that concentrations of vinyl chloride meet the Site cleanup standards. Concentrations of cis-1,2-DCE exceeding the cleanup level were also documented in the area of the oil-water separator at B-7 in 2021. Confirmation soil samples from all areas which exceeded cleanup levels are needed to show cleanup standards have been met across the Site.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70A.305.040(4).

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. *See* RCW 70A.305.080 and WAC 173-340-545.

3. State is immune from liability.

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70A.305.170(6).

Contact Information

Thank you for choosing to clean up the Site under the Voluntary Cleanup Program (VCP). After you have addressed our concerns, you may request another review of your cleanup. Please do not hesitate to request additional services as your cleanup progresses. We look forward to working with you.

For more information about the VCP and the cleanup process, please visit our web site: www.ecy.wa.gov/vcp. If you have any questions about this opinion, please contact me by phone at 206-459-6287 or e-mail at david.unruh@ecy.wa.gov.

Sincerely,

David Unruh, LHG
Site Manager
Toxics Cleanup Program, NWRO

Enclosures (2): A – Description and Diagrams of the Site
B - Basis for the Opinion: List of Documents

cc: Mike Staton, Landau Associates, Inc. (mstaton@landauinc.com)
Elyssa Dixon, Landau Associates, Inc. (edixon@landauinc.com)

Enclosure A

Description and Diagrams of the Site

Site Description

This section provides Ecology's understanding and interpretation of Site conditions and is the basis for the opinions expressed in the body of the letter.

Site

The Site is defined by releases of the following at 16750 Woodinville-Redmond Rd NE in Woodinville, King County, Washington (**Figure 1**, **Figure 2**).

- PCE; cis-1,2-DCE; and vinyl chloride into the Soil.
- Vinyl chloride into the Groundwater.

The Site is located on the east side of Woodinville-Redmond Rd NE. It is located on one irregularly shaped parcel totaling 9.76 acres in area with the King County parcel number 092605-9084 (the Property).

Area and Property Description

The Site is located in a commercial area in Woodinville. The Property is currently developed with two warehouse buildings, Building C (16750 Woodinville-Redmond Rd NE; 49,000 square feet) and Building D (16650 Woodinville-Redmond Rd NE; 61,000 square feet; **Figure 2**). According to MTCA, the Site is defined as all areas where contamination has come to be located. Based on Site investigations, the Site includes Building C and the area north and east of Building C.

Use of the surrounding properties include the following:

- North and south: warehouses and office space for utility locating services and a specialty salt manufacturer.
- East: Sammamish River with multi-family residences beyond.
- West: Woodinville-Redmond Road NE with undeveloped land beyond.

Property History and Current Use

The Property was first developed in 1999 with the current buildings. Coit Services, an upholstery and rug cleaning service, operated a dry-cleaning machine in suite C-102 from 1999 to 2007 (**Figure 3**). Building C is currently occupied by three tenants including pump sales and service, rug and upholstery cleaning (Coit Services), and construction services businesses. Coit Services no longer uses dry cleaning at this location.

Sources of Contamination

The source of PCE; cis-1,2-DCE; and vinyl chloride (collectively HVOCs) contamination at the Site is associated with historical dry-cleaning operations (**Figure 3**). Contamination at the Site was initially found in 2019 as part of a Phase II Environmental Site Assessment. The sources of contamination at the Site appear to correspond to the former location of the dry-cleaning

equipment in Suite C-102 and an oil-water separator located to the north of Building C (**Figure 3**, **Figure 4**).

Physiographic Setting

The Site is located within the Puget Sound Lowland Physiographic Province, a north-south trending structural and topographic depression that is bordered on its west side by the Olympic Mountains, and to the east by the Cascade Mountain foothills. The Puget Sound Lowland is underlain by Tertiary volcanic and sedimentary bedrock characteristic of a fore-arc environment. It has been filled to the present-day land surface with Pleistocene-aged glacial and nonglacial sediments.

Repeated advances and retreats of the continental glaciers that flowed through the area out of Canada more than 10,000 years ago created the low, undulating plains that are characteristic of the Puget Sound Lowland. Current land surfaces reflect the changes that are directly related to the most recent glacial advance and retreat through the region, known as the Vashon Stade of the Fraser Glaciation.

The Site is located on relatively flat ground at an elevation of approximately 40 feet above mean sea level (amsl) in the Sammamish River valley, a floodplain approximately 0.75 miles wide in this area. Immediately to the west of the Property, a highland rises to a maximum elevation of approximately 320 feet amsl.

Surface/Storm Water System

Stormwater runoff on the Property disperses via sheet flow to catch basins which drain to an oil water separator immediately north of Building C, which subsequently drains to a stormwater detention pond northeast of Building C (**Figure 3**). The closest surface water body to the Site is the Sammamish River, located adjacent to the east of the Property.

Ecological Setting

The Property and surrounding properties to the north, south, and west are zoned for industrial use. Land surfaces on the Property are primarily covered by buildings and asphalt and concrete pavement with some small, landscaped areas. A total of approximately 10.5 acres of undeveloped land are located to the west and east of the Property along the river valley slope and the Sammamish River, respectively.

Geology

The geologic map[3] of the area indicates that the Site is underlain by younger alluvium. Younger alluvium in this area includes gravels to silts with pebbles and cobbles deposited by the Sammamish River in channels and floodplains. Boring logs for explorations advanced at the Site indicate that the Property is underlain by fill materials from depths of approximately 2 to 7 feet below ground surface (bgs). Fill materials are underlain by deposits of interbedded sands, sandy

[3] https://ngmdb.usgs.gov/Prodesc/proddesc_7467.htm

silts, and silts to the maximum explored depth of 52 feet bgs, interpreted to be alluvial deposits (**Figure 5**).

Groundwater

From 2019 to 2024, a total of 19 permanent monitoring wells were installed at the Site in two depth intervals: shallow (MW-1 to MW-17), and deep (DMW-1, DMW-2; **Figure 3**). Wells in the shallow interval are installed with 15- to 20-foot screens from 3 to 23 feet bgs. Depth to water in shallow wells ranges from 8.70 to 16.54 feet bgs (23.01 to 18.01 feet NAVD88 [4]). Wells DMW-1 and DMW-2 are installed with 5-foot screens from 42.5 to 49 feet bgs. Depth to water in deep interval wells ranges from 11.01 to 16.54 feet bgs (20.92 to 19.86 feet NAVD88). Shallow groundwater flow at the Site is oriented to the east-northeast toward the Sammamish River (**Figure 6**).

Water Supply

Drinking water at the Property is supplied by the Woodinville Water District. The Woodinville Water District's water is purchased from the City of Seattle, which in turn sources its water from reservoirs on the Tolt and Cedar Rivers, located approximately 23 miles east and 31 miles southeast of the Site, respectively. The closest 10-year wellhead protection zone is located 3 miles to the northeast of the Site.

Release and Extent of Contamination

Soil.

Subsurface investigations conducted at the Site from 2019 through 2024 have delineated the extent of HVOC contamination in soil at the Site (**Figure 4**). Soil samples collected from 0 to 20 feet bgs from borings B-11, B-12, GP-4, GP-5, SB-4, DMW-1, and MW-1, in the vicinity of the former dry-cleaning machine, contained cis-1,2-DCE above the Method B cleanup level. Additionally, PCE was present above the Method A cleanup level in soil samples collected from 0 to 7 feet bgs from B-11, GP-4, and GP-5. Vinyl chloride was also present above the Method B cleanup level in B-11 at a depth of 10-15 feet bgs. Near the oil-water separator, a soil sample collected from boring B-7 at a depth of 10-15 feet bgs contained cis-1,2-DCE above the Method B cleanup level.

Groundwater.

From 2019 to 2023, groundwater samples collected from temporary and permanent monitoring wells B-4, B-11, GP-4, MW-1, and MW-4 in the vicinity and downgradient of the former dry-cleaning machine contained vinyl chloride above the Method B cleanup level protective of surface water. Groundwater samples collected from B-7, GP-3, MW-2, MW-8, MW-9, MW-13, MW-14, and MW-15 in the vicinity and downgradient of the oil-water separator also contained vinyl chloride above the Method B cleanup level protective of surface water (**Figure 7**).

Two additional wells were installed in the northeastern portion of the Site in March 2024 (MW-16 and MW-17). Groundwater samples were collected from the new and existing shallow

[4] North American Vertical Datum of 1988

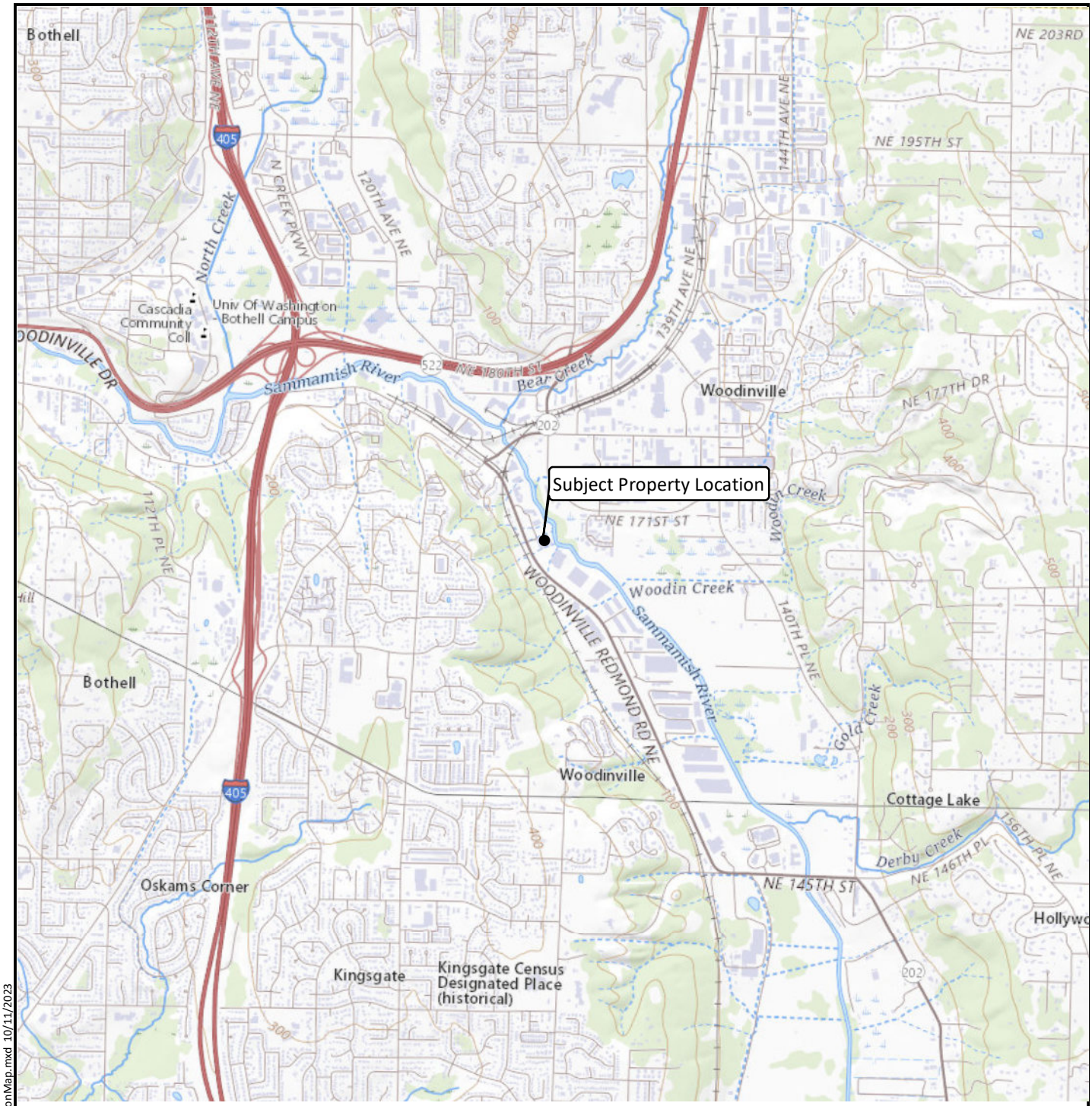
monitoring wells MW-1 through MW-4, MW-6, MW-7, and MW-14 through MW-17 in April 2024. Results from this event found vinyl chloride exceeded the Method B cleanup level in MW-1, MW-2, MW-4, MW-14, MW-15, and MW-16 (**Figure 7**).

Surface water.
A total of seven surface water samples were collected from the Sammamish River in August 2023 (**Figure 3**). Samples were collected at the midpoint between the thalweg and west bank of the river near the river bottom using a peristaltic pump. None of the surface water samples contained HVOCs above the laboratory reporting limits and applicable MTCA cleanup levels.

Air.
In December 2021, two soil gas samples, SG-01 and SG-02, were collected from borings B-10 and B-12, respectively (**Figure 8**). Borings were advanced to a depth of 4 feet bgs, and a temporary soil gas probe was installed. Sample SG-02 contained PCE; trichloroethylene (TCE); cis-1,2-DCE; and vinyl chloride above the Method B screening level for unrestricted use.

Seven indoor air samples and one ambient air sample were also collected at the Site in December 2021 (A-01 to A-08; **Figure 8**). With the exception of A-02, none of the samples contained HVOCs above the Method B cleanup levels for unrestricted use. Methylene chloride was detected in A-02 at a concentration of 293 micrograms per cubic meter ($\mu g/m^3$). This contaminant has not historically been detected in soil or groundwater at the site. Due to the lack of methylene chloride in other media at the Site and the common use of this compound as a cleaning agent, this result likely represents an interference.

An additional indoor air sampling event was conducted in July 2022. Two indoor air samples were collected from the building and one ambient air sample was collected outside to the east of the building (IA-1 and IA-2, AA-1; **Figure 8**). None of these samples contained HVOCs above the laboratory reporting limits and Method B cleanup levels.



Enclosure A Figure 1

Data Source: Esri.

G:\Projects\1789\002\010\015\F01 SubjectPropertyLocationMap.mxd 10/11/2023

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Building C Woodinville West Business Park 16750 Woodinville Redmond Rd. NE Woodinville, Washington	**Subject Property Location Map**	Figure 1

King County iMap

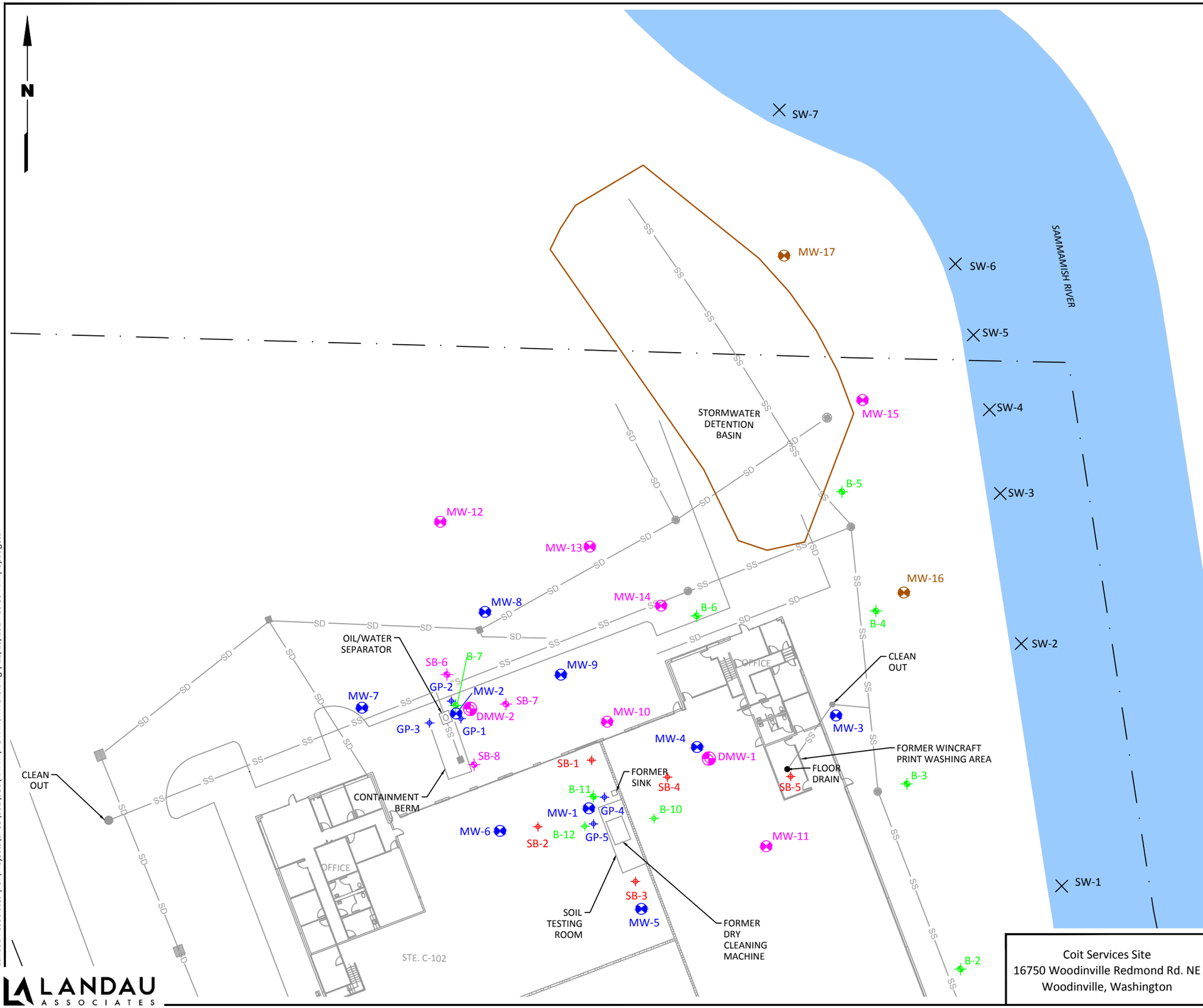
Date: 2/6/2024 Notes:

Parcel 092605-9084 boundary

N

Enclosure A Figure 2

King County



Notes

1. BUILDING FLOOR PLAN BASED ON CODA CONSULTING GROUP'S 2021 SAMPLE PLAN.
2. LOCATIONS OF FEATURES ARE APPROXIMATE.
3. BLACK AND WHITE REPRODUCTION OF THIS COLOR ORIGINAL MAY REDUCE ITS EFFECTIVENESS AND LEAD TO INCORRECT INTERPRETATION.

LEGEND

- MW-17 — 2024 SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- MW-11 — MAY THROUGH JULY 2023 SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- SB-7 — MAY 2023 SOIL BORING LOCATION AND DESIGNATION
- DMW-1 — 2023 DEEP GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- SB-1 — APRIL 2022 SOIL BORING LOCATION AND DESIGNATION
- MW-6 — EXISTING SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- GP-1 — 2019 SOIL BORING AND TEMPORARY WELL LOCATION AND DESIGNATION
- B-6 — 2021 SOIL BORING AND TEMPORARY WELL LOCATION AND DESIGNATION
- B-10 — 2021 SOIL BORING LOCATION AND DESIGNATION
- SW-1 — 2023 SURFACE WATER SAMPLE LOCATION AND DESIGNATION
- UNDERGROUND OIL/WATER SEPARATOR
- STORM DRAIN MANHOLE
- SD — STORM DRAIN LINE
- STORMWATER CATCH BASIN
- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- PROPERTY LINE

0 40 80

Scale in Feet

Enclosure A Figure 3

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Coit Services Site 16750 Woodinville Redmond Rd. NE Woodinville, Washington	**Soil, Groundwater, and Surface Water Investigation Locations**	Figure **2**

N

STORMWATER DETENTION BASIN

MW-15

B-5

MW-12

MW-13

MW-14

MW-8

B-6

B-4

OIL/WATER SEPARATOR

SB-6

B-7

GP-2

MW-9

CLEAN OUT

OFFICE

MW-7

SB-7

DMW-2

MW-10

GP-3

GP-1

ESTIMATED AREA OF HVOC-IMPACTED SOIL

MW-3

MW-2

SB-8

MW-4

SB-1

GP-4

DMW-1

FORMER WINCRAFT PRINT WASHING AREA

FORMER SINK

SB-4

FLOOR DRAIN

B-3

CONTAINMENT BERM

B-11

MW-1

SB-5

SB-2

B-10

ESTIMATED AREA OF HVOC-IMPACTED SOIL

MW-6

MW-11

B-12

GP-5

SB-3

OFFICE

SOIL TESTING ROOM

MW-5

FORMER DRY CLEANING MACHINE

STE. C-102

B-2

Notes

1. BUILDING FLOOR PLAN BASED ON CODA CONSULTING GROUP'S 2021 SAMPLE PLAN.
2. LOCATIONS OF FEATURES ARE APPROXIMATE.
3. HVOC = HALOGENATED VOLATILE ORGANIC COMPOUNDS
4. BLACK AND WHITE REPRODUCTION OF THIS COLOR ORIGINAL MAY REDUCE ITS EFFECTIVENESS AND LEAD TO INCORRECT INTERPRETATION.

Legend

- SB-7 — MAY 2023 SOIL BORING LOCATION AND DESIGNATION
- MW-11 — MAY THROUGH JULY 2023 SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- DMW-1 — 2023 DEEP GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- SB-1 — APRIL 2022 SOIL BORING LOCATION AND DESIGNATION
- MW-6 — EXISTING SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- GP-1 — 2019 SOIL BORING AND TEMPORARY WELL LOCATION AND DESIGNATION
- B-6 — 2021 SOIL BORING AND TEMPORARY WELL LOCATION AND DESIGNATION
- B-10 — 2021 SOIL BORING LOCATION AND DESIGNATION
- UNDERGROUND OIL/WATER SEPARATOR
- STORM DRAIN MANHOLE
- SD — STORM DRAIN LINE
- STORMWATER CATCH BASIN
- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- PROPERTY LINE
- ESTIMATED AREA OF HVOC-IMPACTED SOIL

Enclosure A Figure 4

0 30 60

Scale in Feet

Landau Associates | G:\Projects\1789\002\030\RAWP\F HVOCImpactedSoil.dwg | 11/11/2024 9:42 AM | bpadgett

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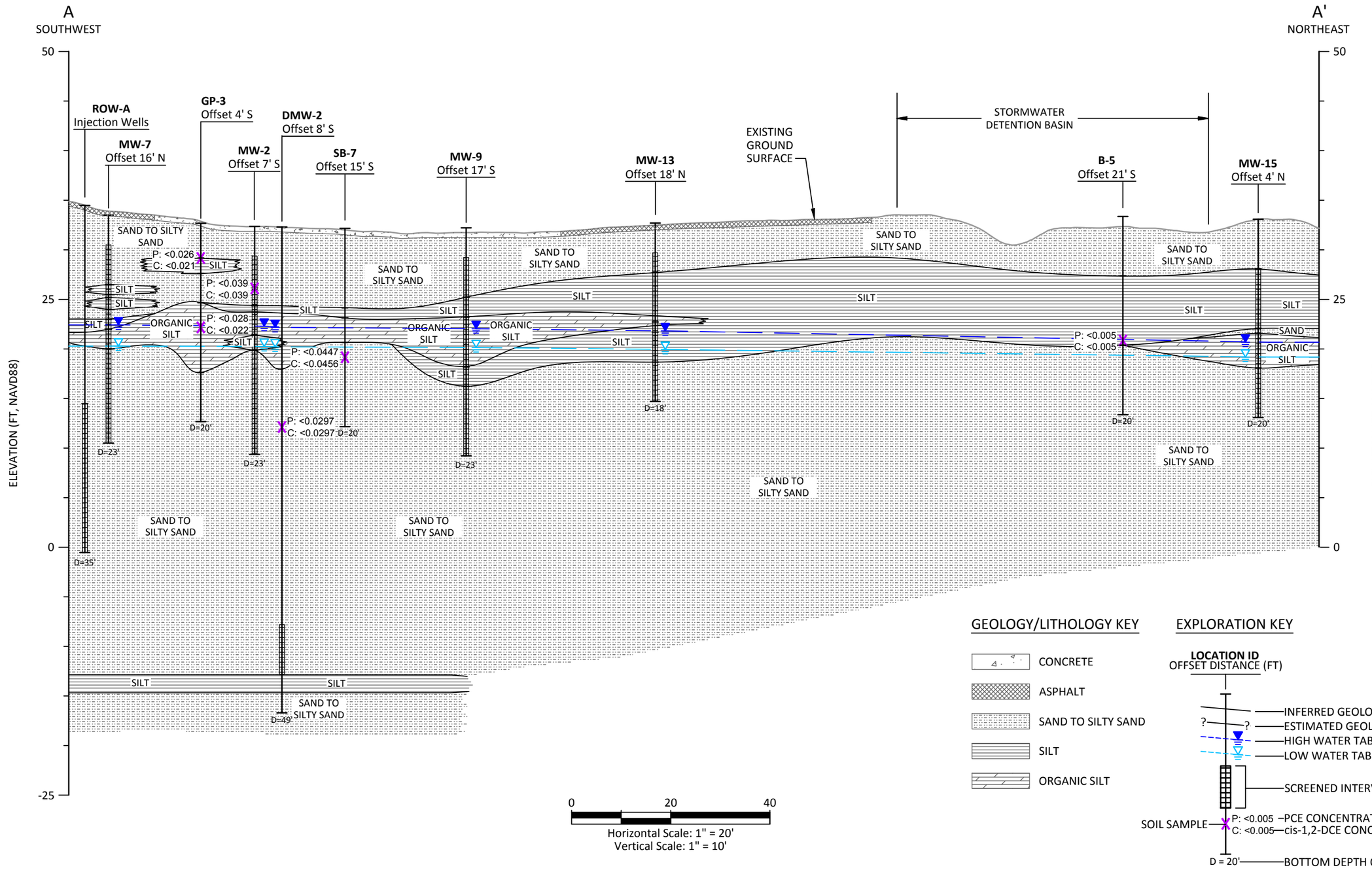
Coit Services Site
16750 Woodinville Redmond Rd. NE
Woodinville, Washington

Estimated Areas of HVOC-Impacted Soil

Figure 3



Enclosure A Figure 5

Notes

1. Concentrations in bold and **red** exceed the site soil cleanup level.
2. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Source: King County LiDAR, 2017

Coit Services Site 16750 Woodinville Redmond Rd. NE Woodinville, Washington	**Cross Section A-A'**	Figure 7

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Notes

1. BUILDING FLOOR PLAN BASED ON CODA CONSULTING GROUP'S 2021 SAMPLE PLAN.
2. LOCATIONS OF FEATURES ARE APPROXIMATE.
3. BLACK AND WHITE REPRODUCTION OF THIS COLOR ORIGINAL MAY REDUCE ITS EFFECTIVENESS AND LEAD TO INCORRECT INTERPRETATION.

LEGEND

- MW-17 — 2024 SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- MW-11 — MAY THROUGH JULY 2023 SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- MW-6 — EXISTING SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- UNDERGROUND OIL/WATER SEPARATOR
- STORM DRAIN MANHOLE
- SD — STORM DRAIN LINE
- STORMWATER CATCH BASIN
- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- PROPERTY LINE
- (20.68) — GROUNDWATER ELEVATION ON APRIL 2, 2024 (IN FEET ABOVE NAVD88 DATUM)
- 20.8 – GROUNDWATER CONTOUR AND ELEVATION (IN FEET ABOVE NAVD88 DATUM)
- GENERAL GROUNDWATER FLOW DIRECTION

0 40 80

Scale in Feet

Enclosure A Figure 6

SAMMAMISH RIVER

STORMWATER DETENTION BASIN

MW-17 (20.88)
MW-15 (20.68)
MW-16 (20.68)
MW-12 (22.03)
MW-13 (21.82)
MW-14 (21.72)
MW-8 (22.12)
MW-9 (22.04)
MW-7 (22.42)
MW-10 (21.97)
MW-2 (22.29)
MW-4 (21.82)
MW-3 (21.22)
MW-1 (22.17)
MW-6 (22.34)
MW-11 (21.71)
MW-5 (22.16)

OFFICE
OIL/WATER SEPARATOR
CLEAN OUT
CONTAINMENT BERM
FORMER SINK
FORMER WINCRAFT PRINT WASHING AREA
SOIL TESTING ROOM
FORMER DRY CLEANING MACHINE
STE. C-102

Coit Services Site 16750 Woodinville Redmond Rd. NE Woodinville, Washington	**Shallow Groundwater Elevation Contour Map - April 2, 2024**	Figure 5

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N

SW-7

SW-6

SW-5

SW-4

SW-3

SW-2

SW-1

SAMMAMISH RIVER

MW-17

MW-15

MW-12

MW-13

MW-8

MW-14

MW-16

MW-9

MW-7

MW-2

DMW-2

MW-10

MW-4

DMW-1

MW-3

MW-1

MW-6

MW-11

MW-5

B-5

B-6

B-4

B-7

GP-2

GP-3

GP-1

B-11

GP-4

GP-5

B-3

B-2

STORMWATER DETENTION BASIN

OIL/WATER SEPARATOR

CONTAINMENT BERM

OFFICE

CLEAN OUT

FORMER SINK

FLOOR DRAIN

FORMER WINCRAFT PRINT WASHING AREA

SOIL TESTING ROOM

FORMER DRY CLEANING MACHINE

STE. C-102

ESTIMATED AREAS OF VINYL CHLORIDE CONCENTRATIONS GREATER THAN MTCA METHOD B CLEANUP LEVEL BASED ON PROTECTION OF SURFACE WATER (0.020 MICROGRAMS PER LITER)

NOTES

1. BUILDING FLOOR PLAN BASED ON CODA CONSULTING GROUP'S 2021 SAMPLE PLAN.
2. LOCATIONS OF FEATURES ARE APPROXIMATE.
3. BLACK AND WHITE REPRODUCTION OF THIS COLOR ORIGINAL MAY REDUCE ITS EFFECTIVENESS AND LEAD TO INCORRECT INTERPRETATION.

LEGEND

- MW-17 — 2024 SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- MW-11 — MAY THROUGH JULY 2023 SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- SB-7 — MAY 2023 SOIL BORING LOCATION AND DESIGNATION
- DMW-1 — 2023 DEEP GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- MW-6 — EXISTING SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- GP-1 — 2019 SOIL BORING AND TEMPORARY WELL LOCATION AND DESIGNATION
- B-6 — 2021 SOIL BORING AND TEMPORARY WELL LOCATION AND DESIGNATION
- SW-1 — 2023 SURFACE WATER SAMPLE LOCATION AND DESIGNATION
- ESTIMATED AREA OF VINYL CHLORIDE-IMPACTED GROUNDWATER
- UNDERGROUND OIL/WATER SEPARATOR
- STORM DRAIN MANHOLE
- SD — STORM DRAIN LINE
- STORMWATER CATCH BASIN
- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- PROPERTY LINE
- GROUNDWATER FLOW DIRECTION

Enclosure A Figure 7

0 40 80

Scale in Feet

Landau Associates | G:\Projects\1789\002\030\RAWP\F AreasVCgw.dwg | 11/11/2024 9:47 AM | bpadgett

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Coit Services Site 16750 Woodinville Redmond Rd. NE Woodinville, Washington	**Estimated Areas of Vinyl Chloride-Impacted Groundwater**	Figure 4

NOTES

1) BUILDING FLOOR PLAN BASED ON CODA CONSULTING GROUP'S 2021 SAMPLE PLAN.
2) LOCATIONS OF FEATURES ARE APPROXIMATE.
3) [a] = BACKGROUND AMBIENT AIR SAMPLE LOCATION

LEGEND

IA-1	2022 INDOOR AIR SAMPLE LOCATION AND DESIGNATION
A-01	2021 INDOOR AIR SAMPLE LOCATION AND DESIGNATION
B-10/SG-1	2021 SOIL BORING AND SOIL VAPOR SAMPLE LOCATION AND DESIGNATION
	UNDERGROUND OIL/WATER SEPARATOR
	STORM DRAIN MANHOLE
	STORM DRAIN LINE
	STORMWATER CATCH BASIN
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	SIDE SEWER/DRAIN LINE
	RAILROAD TRACKS

Enclosure A Figure 8

BUILDING C
WOODINVILLE WEST BUSINESS PARK
16750 WOODINVILLE REDMOND RD. NE
WOODINVILLE, WASHINGTON

Drawing
INDOOR AIR AND SOIL VAPOR SAMPLE LOCATIONS

Date	February 17, 2023	Scale	AS SHOWN	Drawing No. 3
File Name	01-03	Project No.	101.20841.00001	

SLR

N

SW-7

SAMMAMISH RIVER

SW-6

SW-5

SW-4

SW-3

SW-1

MW-17

MW-15

MW-12

MW-13

MW-8

MW-14

MW-16

MW-9

MW-7

MW-2

DMW-2

MW-10

MW-4

DMW-1

MW-3

MW-1

MW-6

MW-11

MW-5

B-5

B-6

B-4

B-7

GP-2

GP-1

GP-3

GP-4

GP-5

B-11

B-10

B-12

B-2

B-3

SB-1

SB-2

SB-3

SB-4

SB-5

IW-1

IW-2

IW-3

IW-4

IW-5

IW-6

IW-7

ROW-A

ROW-B

A

A'

B

B'

STORMWATER DETENTION BASIN

OIL/WATER SEPARATOR

CONTAINMENT BERM

OFFICE

CLEAN OUT

FLOOR DRAIN

FORMER WINCRAFT PRINT WASHING AREA

FORMER SOIL TESTING ROOM

FORMER DRY CLEANING MACHINE

STE. C-102

ESTIMATED AREAS OF VINYL CHLORIDE CONCENTRATIONS GREATER THAN MTCA METHOD B CLEANUP LEVEL BASED ON PROTECTION OF SURFACE WATER (0.020 MICROGRAMS PER LITER)

NOTES

1. BUILDING FLOOR PLAN BASED ON CODA CONSULTING GROUP'S 2021 SAMPLE PLAN.
2. LOCATIONS OF FEATURES ARE APPROXIMATE.
3. BLACK AND WHITE REPRODUCTION OF THIS COLOR ORIGINAL MAY REDUCE ITS EFFECTIVENESS AND LEAD TO INCORRECT INTERPRETATION.

LEGEND

- PROPOSED VERTICAL INJECTION POINT WITH 8' RADIUS OF INJECTION
- MW-17 — 2024 SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- MW-11 — MAY THROUGH JULY 2023 SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- SB-1 — APRIL 2022 SOIL BORING LOCATION AND DESIGNATION
- SB-7 — MAY 2023 SOIL BORING LOCATION AND DESIGNATION
- DMW-1 — 2023 DEEP GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- MW-6 — EXISTING SHALLOW GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- GP-1 — 2019 SOIL BORING AND TEMPORARY WELL LOCATION AND DESIGNATION
- B-6 — 2021 SOIL BORING AND TEMPORARY WELL LOCATION AND DESIGNATION
- SW-1 — 2023 SURFACE WATER SAMPLE LOCATION AND DESIGNATION
- ESTIMATED AREA OF VINYL CHLORIDE-IMPACTED GROUNDWATER
- ESTIMATED AREA OF HVOC-IMPACTED SOIL
- UNDERGROUND OIL/WATER SEPARATOR
- STORM DRAIN MANHOLE
- SD — STORM DRAIN LINE
- STORMWATER CATCH BASIN
- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- PROPERTY LINE
- GROUNDWATER FLOW DIRECTION
- A A' — CROSS SECTION LOCATION AND DESIGNATION

Enclosure A Figure 9

0 40 80

Scale in Feet

LANDAU ASSOCIATES

Coit Services Site 16750 Woodinville Redmond Rd. NE Woodinville, Washington	**Enhanced Reductive Dechlorination Injection Locations**	Figure 6

Enclosure B

Basis for the Opinion:
List of Documents

1. Landau Associates Inc. (Landau), *Remedial Action Work Plan, Coit Services Site, Woodinville, Washington*, November 26, 2024.

2. Ecology, *Re: Opinion Pursuant to WAC 173-340-515(5) on Remedial action for the Following Hazardous Waste Site: Coit Services, 16750 Woodinville-Redmond Rd NE, Woodinville, WA,* August 29, 2024.

3. Landau, *Final Additional Investigation Report, Coit Services Site, Woodinville, Washington*, August 7, 2024.

4. Landau, *Terrestrial Ecological Evaluation Form, Coit Services, 16750 Woodinville-Redmond Rd NE, Woodinville, WA*, August 7, 2024.

5. Ecology, *Re: Opinion Pursuant to WAC 173-340-515(5) on Remedial Action for the Following Hazardous Waste Site: Coit Services, 16750 Woodinville-Redmond Rd NE, Woodinville, WA*, February 8, 2024.

6. Landau, *Additional Investigation Report, Building C at Woodinville West Business Park, Woodinville, Washington,* October 12, 2023.

7. SLR International Corporation (SLR), *Remedial Investigation and Focused Feasibility Study Report, Building C at Woodinville West Business Park, Woodinville, Washington*, March 2023.

8. Ecology, *Initial Investigation Field Report, Woodinville West Business Park, Building C, 16750 Woodinville-Redmond Road NE, Woodinville, WA*, July 11, 2022.

9. SLR, *Notification of Recently Discovered Historical Release, Woodinville West Business Park, Building C, 16750 Woodinville-Redmond Road Northeast, Woodinville, Washington,* June 7, 2022.

10. Coda Consulting Group, *Phase II Indoor Air Quality and Subsurface Assessment, Industrial Building, 16750 Woodinville-Redmond Road, Woodinville, WA* December 29, 2021.

11. AECOM, Phase II Environmental Site Assessment, Woodinville West Business Park, Building C, 16750 Redmond-Woodinville Road Northeast, Woodinville, Washington, December 19, 2019.