

From: [Henderson, Cecilia \(ECY\)](#)
To: [Scott Rose](#); [Manor Market](#); [Raj Marok](#)
Cc: [sami](#); [Nick Bahn](#); [Michael Chun](#); [Jenna Loughlin](#); [Edvard Melesh](#); [Paul Hitch](#); [Matthew Chun](#)
Subject: VCP NW3436 Manor Market Deli – Technical Assistance Regarding Site No Further Action Likely
Date: Friday, April 10, 2026 9:19:17 AM
Attachments: [image001.png](#)

Good morning Scott and Raj,

Thank you for your continued efforts on cleanup for the Manor Market Deli site located at 3609 164th St SW Unit A in Lynnwood. This Site is currently enrolled in the Ecology Voluntary Cleanup Program (VCP) as NW3436.

On March 2, 2026, we received the AEG Atlas *2025-2026 Groundwater Monitoring Report* (March 2026 Report) and associated VCP opinion request on Site cleanup. As discussed in our recent phone conversation on April 7, 2026, this responsive Technical Assistance email is being provided in lieu of a formal opinion letter.

The March 2026 Report includes additional groundwater monitoring data and discussion, as requested in the Ecology March 2025 opinion letter.

Upon review of the March 2026 Report and Site information provided to date, Ecology concurs with the application of Model Remedy #4 for sites with petroleum impacts to groundwater. Ecology has determined that, upon completion of the following actions listed below, no further action will likely be necessary to cleanup contamination at the Site.

Going forward, the pathway to a Site No Further Action (NFA) opinion is as follows:

1. Data upload: Ensure all Site data has been uploaded to the Ecology Environmental Information Management (EIM) online database. Please update me upon final data submittal. This process can be ongoing through the following steps 2 and 3 below, but we will need confirmation of final data upload and acceptance by our EIM team prior to issuance of an NFA determination.
2. Prepare and record Environmental Covenant (EC): Ecology will prepare the draft (EC), which will then be provided to Site parties for review. In order for us to complete the draft, please provide the following:
 - a. A current property Title Report.
 - b. A property map figure that clearly shows the property parcel boundaries and labeled parcel number.
 - c. Updated cross sections A-A' and B-B' to include vertical scales in feet above Mean Sea Level (MSL).

- d. An updated soil figure, displaying the boundaries of residual petroleum impacts to soil above cleanup levels. Include data table callouts of the sampling locations with residual concentrations of contaminants above cleanup levels.
- e. An updated groundwater figure, displaying the boundary of residual groundwater impacts above cleanup levels. Include data table callouts of the sampling locations with residual concentrations of contaminants above cleanup levels.

The updated figures noted above will be utilized to create the following exhibits for the EC. Please ensure they comply with Snohomish County recording requirements (<https://www.snohomishcountywa.gov/280/Document-Format-Requirements>)

- Exhibit B: Property Map
 - Exhibit C-1: Plan view map/s showing horizontal extent of residual soil and groundwater contamination above cleanup levels, and the lines of geologic section
 - Exhibits C-2 and C-3: Cross sections showing vertical extent of residual soil and groundwater contamination above cleanup levels
3. Prepare a Compliance Monitoring Plan (CMP): Provide a draft version of this document to Ecology for review. Ecology recommends the CMP includes:
 - a. Groundwater monitoring on a 15-month basis to evaluate groundwater conditions over seasonal variations. Include detail regarding which wells will be retained for monitoring and which will be decommissioned.
 - b. Observation and maintenance of the impermeable cap
 - c. Description of specific contingency actions in the event that the groundwater contaminant plume does not remain stable and decreasing.
 4. Final steps:
 - a. The final EC will be recorded with Snohomish County and the original hard copy with wet-ink signatures provided to Ecology for filing.
 - b. Ecology will prepare a Site NFA letter, which will be distributed to Site parties. The Site NFA letter will include the recorded EC and the final CMP as attachments.
 - c. The Site will be periodically reviewed by Ecology every five (5) years to ensure the selected remedy remains effective.

Please reach out anytime with questions or to discuss.

Sincerely,

Cecilia Henderson (she/her)

Leaking Underground Storage Tank (LUST) Cleanup Project Manager | Voluntary Cleanup Program

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