

February 18, 2016

Washington State Department of Ecology  
Toxics Cleanup Program  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008

Attention: Ms. Diane Escobedo

Subject: Remedial Investigation

Former Alderwood Laundry and Dry Cleaners  
3815 196<sup>th</sup> Street SW  
Lynnwood, Washington  
Cleanup Site ID: 12845  
Ecology Facility/Site No.: 17078  
VCP Project No.: NW3066

Please find attached the draft Remedial Investigation (RI) report for the former Alderwood Laundry and Dry Cleaners (Cleanup Site ID 12845, Ecology Facility/Site No. 17078 and VCP Project No.: NW3066) (Site). The Lynnwood Public Facilities District (PFD) currently owns the property (Snohomish County Tax Parcel 0037260040062) located at 3815 196<sup>th</sup> Street SW in Lynnwood, Washington where the Alderwood Laundry and Dry Cleaner operated between 1963 and 1982. The Site was accepted into the VCP program on April 28, 2017. The information presented in the RI is based on the results of environmental studies completed to date at the Site.

Please note that there are two other cleanup sites on the PFD Property that are not known to overlap with the former dry cleaner site and are not the subject of this RI:

- ARCO 0862, 3701/3711 196th St SW, Facility Site ID 96246385, Cleanup Site ID 11235 (current VCP Site)
- Chevron Service Station 95654, 3801 196th St SW, Facility Site ID 8591575, Cleanup Site ID 3220, (received NFA determination in 2009)

The following report, which documents the completed property-specific cleanup, is being submitted for Ecology review:

- Draft Remedial Investigation (RI), dated July 12, 2017

This report meets the requirements of Ecology's May 2016 RI/FS checklist. To facilitate Ecology's review of this report, the matrices below provide a cross reference between the information submittal requirements under Ecology's checklists and the respective section of the July 2017 report where the corresponding content is located.

**ECOLOGY RI CHECKLIST CROSS-REFERENCE**

Section In Ecology RI Checklist	Subsection in Ecology RI Checklist	Section in GeoEngineers RI
Cover Letter	N/A	General Cover Letter
Introduction	General Property Information	Section 1.0 - Page 1
	Site History	Section 2.0 - Page 2
Field Investigations	Current Site Use	Section 2.1 - Page 2
	Previous Environmental Investigations	Section 3.1 - Page 8
Conceptual Site Model	Site Characterization	Section 3.2 - Page 12
	Sampling/Analytical Results	Section 3.2 - Page 12
Proposed Cleanup Standards	Conceptual Site Model (CSM)	Section 4.0 - Page 19
Summary, Conclusions, and Recommendations	General	Section 5.0 - Page 23
	Terrestrial Ecological Evaluation (TEE)	Section 5.2 - Page 24
Summary, Conclusions, and Recommendations	Summary and Conclusions	Section 6.0 - Page 24
	Recommendations	Section 6.0 - Page 26
	Vicinity Map(s)	Figure 1
	Site Map(s) Conceptual Site Model (CSM)	Figures 2 through 11 CSM is described in Section 4.0, Page 19
Remedial Investigation Tables	Sampling Information/Laboratory Methods	Appendix A and C
	Cleanup Levels	Tables 1 through 3
	Site Data	
Remedial Investigation Appendices	Exploratory logs, well installation diagrams, groundwater sampling logs, and field records	Appendix A and F
	Analytical laboratory report and Quality Assurance/Quality Control report	Appendix C
	Limitations	Appendix J
	Details of field and analytical methods used in former and current investigations and remedial activities. If applicable, append Work Plan/Sampling and Analysis Plan/Quality Assurance Project Plan/Health and Safety Plan	Appendix A, C, E, F and H
	Other documents that provide additional context or contribute to the understanding of the site	Appendix B Hydrogeophysics study Appendix D Contained-in Determination Appendix E Excerpts from Previous Reports

Section In Ecology RI Checklist	Subsection in Ecology RI Checklist	Section in GeoEngineers RI
Miscellaneous Items	Environmental Information Management (EIM). All sampling data must be uploaded into Ecology's EIM database. This allows Ecology to access data, check results, and/or perform additional analyses.	In preparation
	Certification (Licensed Professional Stamp). Engineering, geologic, and hydrogeologic work must be performed under seal of an appropriately licensed professional (RCW 18.43 and 18.220).	Draft not stamped

The PFD is requesting that Ecology review the attached RI and provide a formal opinion. In addition, the PFD requests an in person meeting to discuss the project.

Please contact me at the number below with questions regarding the documents attached.

Sincerely,



Grant Dull  
 Executive Director  
 Lynnwood Public Facilities District  
 425-640-7631

Attachment:  
 Draft Remedial Investigation report