



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Northwest Region Office
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June 27, 2024

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Bothell, WA 98011

Martin Penhallegon, Co-Manager
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11255 Kirkland Way, Suite 300
Kirkland, WA 98033-6715

Holly Cordova, Regional Legal Counsel
Century Communities of Washington, LLC
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Newport Beach, CA 92660

Gary East, Co-Manager
P&GE, LLC
6675 NE Windermere Road
Seattle, WA 98115-7942

Re: Satisfaction of Agreed Order No. DE 18121 for the following Contaminated Site:

Site name	Go East Corp Landfill
Site address	4330 108 th Street SE, Everett, WA
Cleanup Site ID	4294
Facility/Site ID	2708

Dear Mr. Cermak and Mr. Penhallegon:

Thank you for working with the Washington State Department of Ecology (Ecology) on the Go East Corp Landfill (Site). This letter provides written notification that the interim action, remedial investigation work plan, remedial investigation, feasibility study, and preliminary draft cleanup action plan required at the Site by Agreed Order No. DE 18121 (Agreed Order) under the Model Toxics Control Act (MTCA), Chapter 70A.305 RCW, have been satisfactorily completed. P&GE, LLC (P&GE) entered into the Agreed Order on January 29, 2021 and Century Communities of Washington, LLC (Century Communities) entered into the amended Agreed Order on January 10, 2023.

Regulatory Authorities

Snohomish County Health Department (formerly known as Snohomish Health District) is the jurisdictional health department that regulates the Go East Corp Landfill in accordance with WAC 173-350-400. Ecology's Solid Waste Management Program provides technical assistance to the health department under their permit authority. The release of contamination from the landfill is subject to MTCA. Ecology is the lead agency under MTCA. WAC 173-350-900 describes the roles of Snohomish County Health Department and Ecology for the cleanup of contamination from a permitted landfill.

Completion of Landfill Closure and Interim Actions

P&GE consolidated and closed the Go East Corp Landfill and re-graded the Site under the permit authorities of Snohomish County Planning and Development Services, Snohomish County Health Department, the Washington Department of Fish and Wildlife, and Ecology's Water Quality Program. The landfill was closed in accordance with the requirements for limited purpose landfills (WAC 173-350-400) and the Go East Landfill Closure Plan between March 2021 and July 2022.

The Agreed Order required P&GE to perform interim actions during landfill closure to ensure that the soil beyond the final landfill boundary complies with the cleanup standards established under MTCA. The Interim Action Work Plan, which was included as Exhibit D to the Agreed Order, was finalized on August 10, 2020 following a public comment period from May 8 to June 7, 2020. The interim actions are documented in the Final Interim Action Completion Report (November 23, 2021), the Northeast Slope Reconnaissance and Observations Memorandum (April 7, 2022), and the Interim Action Completion Report Addendum – Cul de Sac Soil Sampling Results (December 20, 2022).

Completion of Remedial Investigation/Feasibility Study and Cleanup Action Plan

P&GE and Century Communities completed a remedial investigation in accordance with the Remedial Investigation Work Plan (June 30, 2021). Following a public comment period from May 7 to April 7, 2024, the Remedial Investigation/Feasibility Study and the Cleanup Action Plan were finalized on May 17, 2024. The Cleanup Action Plan selected monitored natural attenuation as the remedy for the cleanup of residual contamination in groundwater and surface water at the Site. The Compliance Monitoring Plan (May 22, 2024) under Solid Waste Facility Permit No. PT0004938 (SW-027) issued by Snohomish County Health Department implements the Cleanup Action Plan and describes additional sampling required for compliance with WAC 173-350-500.

Property Ownership

The Site is located within a nominal 40-acre property identified as the NW/4 of the SE/4 of Section 21, Township 28 North, Range 5 East, Willamette Meridian. Century Communities purchased the property from P&GE on May 24, 2022 and developed the 96-tract Alpine Estates Community. Snohomish County Planning and Development Services approved the Alpine Estates, A Plat Community plat map on October 24, 2023. Tracts 988 through 992 and 995 through 999 were granted and conveyed to the Alpine Estates Owners Association. The landfill exists on Tracts 989, 992, 997, and 999. Century Communities currently governs the Alpine Estates Owners Association and intends to cede control as the homes are sold.

Environmental Covenant for Limited Purpose Landfill

The landfill regulations require that an environmental covenant be filed following closure of the limited purpose landfill (WAC 173-350-400(8)(e)). Alpine Estates Owners Association granted an environmental covenant to Snohomish County Health Department and Ecology, which provides general and specific prohibitions and requirements for the landfill tracts.



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Webpage and Document Repository

Ecology posts landfill and cleanup documents on the Site webpage:

<https://apps.ecology.wa.gov/cleanupsearch/site/4294>

Next Steps at the Site

The Compliance Monitoring Plan will be implemented under the permit authority of the Snohomish County Health Department. Solid Waste Facility Permit No. PT0004938 (SW-027), effective July 1, 2024 to June 30, 2025, requires the Alpine Estates Owners Association to implement the Compliance Monitoring Plan (May 17, 2024) for groundwater and surface water monitoring and the Landfill Gas Monitoring and Contingency Plan (January 17, 2024) for landfill gas.

Ecology intends to prepare a periodic review of the Site cleanup in 2029 in accordance with WAC 173-340-420. Periodic reviews are subject to public comment.

Thank You

Thank you for your efforts toward working to clean up the Site. Should you have any questions, please do not hesitate to contact Ecology's cleanup project manager for this Site, Alan Noell, at 425-213-4803 or alan.noell@ecy.wa.gov.

Sincerely,



Steven Williams

Section Manager

Solid Waste Management Program, Northwest Region

cc: Stacia Bloom, Century Communities
Megan Bertolacci, Snohomish County Health Department
Hannah Beddoe, Snohomish County Health Department
Alan Noell, Ecology
Tim O'Connor, Ecology
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Ecology Site File

