



Responsiveness Summary Report Draft Remedial Investigation and Feasibility Study and Draft Cleanup Action Plan

**Go East Corp Landfill Site
Everett, WA**

Solid Waste Management Program

Washington State Department of Ecology

Northwest Region Office

Shoreline, Washington

July 2024



Publication Information

This document is available on the Department of Ecology's webpage at:
<https://apps.ecology.wa.gov/cleanupsearch/site/4294>

Related Information

- Clean-up site ID: 4294
- Facility site ID: 2708

Contact Information

Solid Waste Management Program

Alan Noell, PE
Site Manager
PO Box 330316
Shoreline, WA 98133-9716
Phone: 425-213-4803
Email: alan.noell@ecy.wa.gov

Tim O'Connor, LHG
Hydrogeologist
PO Box 330316
Shoreline, WA 98133-9716
Phone: (425) 389-2695
Email: tim.oconnor@ecy.wa.gov

Website¹: [Washington State Department of Ecology](http://www.ecology.wa.gov)

ADA Accessibility

The Department of Ecology is committed to providing people with disabilities access to information and services by meeting or exceeding the requirements of the Americans with Disabilities Act (ADA), Section 504 and 508 of the Rehabilitation Act, and Washington State Policy #188.

To request an ADA accommodation, contact Ecology by phone at 360-407-6831 or email at ecyadacoordinator@ecy.wa.gov. For Washington Relay Service or TTY call 711 or 877-833-6341. Visit Ecology's website for more information.

¹ www.ecology.wa.gov/contact

Department of Ecology's Regional Offices

Map of Counties Served



Southwest Region 360-407-6300	Northwest Region 206-594-0000	Central Region 509-575-2490	Eastern Region 509-329-3400
---	---	---------------------------------------	---------------------------------------

Region	Counties served	Mailing Address	Phone
Southwest	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum	PO Box 47775 Olympia, WA 98504	360-407-6300
Northwest	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom	PO Box 330316 Shoreline, WA 98133	206-594-0000
Central	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima	1250 W Alder St Union Gap, WA 98903	509-575-2490
Eastern	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman	4601 N Monroe Spokane, WA 99205	509-329-3400
Headquarters	Across Washington	PO Box 46700 Olympia, WA 98504	360-407-6000

Responsiveness Summary Report

Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan

Go East Corp Landfill Site Everett, WA

Solid Waste Management Program
Washington State Department of Ecology
Northwest Region Office
Shoreline, WA

July 2024



DEPARTMENT OF
ECOLOGY
State of Washington

Table of Contents

List of Tables	5
Public Outreach Summary	6
Comment Summary	9
Comments and Responses	10
Comment No. 1 from: Jerry Weibel	10
Comment No. 2 from: Jerry Weibel	10
Comment No. 3 from: Sarah Wright	10
Comment No. 4 from: Thomas Croissant	11
Comment No. 5 from: Julie Chittenden	11
Comment No. 6 from: Kathryn Lynn	11
Comment No. 7 from: Nima Miri	12
Comment No. 8 from: Kyle Metcalfe	12
Comment No. 9 from: Grace Li	13
Comment No. 10 from: John Woodard	13
Comment No. 11 from: Laurel Woodard	14
Comment No. 12 from: Steve Hurd	14
Comment No. 13 from: Sarah Wright	14
Comment No. 14 from: Anonymous	15
Comment No. 15 from: Anonymous	15
Comment No. 16 from: Julie Chittenden	16
Comment No. 17 from: Michael Warfel	16
Comment No. 18 from: Julie Chittenden	17
Next Steps	19
Appendix A. Map of Facts Sheet Mailer	21
Appendix B. Email Notifications	22
Appendix C. Newspaper Notifications	28
Appendix D. Ecology Public Events Website Notifications	30
Appendix E. East Corp Landfill Webpage Text During Comment Period	31
Appendix F. Public Comments in Original Format	39
Appendix G. West Slope Assessment Letter	47

List of Tables

Tables:

Table 1: List of Commenters.....	9
---	---

Public Outreach Summary

Go East Corp Landfill cleanup site (Site) is located at 4330 108th Street SE in Everett, WA. The former property owners consolidated and closed the landfill and redeveloped the property under the permitting authorities of Snohomish County Planning and Development Services, Snohomish County Health Department (formerly known as Snohomish Health District), the Washington Department of Fish and Wildlife, and Ecology's Water Quality Program. The cleanup of the site under the Model Toxics Control Act ([MTCA](#)²) followed Washington State's [formal cleanup process](#).³

Ecology determined that the former owners of the landfill, P&GE, LLC and Century Communities of Washington, LLC, are potentially liable persons (PLPs) for the cleanup of the site. The PLPs entered into a formal agreement, known as an Agreed Order, with Ecology. The [Agreed Order](#) required the PLPs to:

- Perform an interim action during the permitted landfill closure activities pursuant to the Interim Action Work Plan.
- Prepare a Remedial Investigation Work Plan.
- Prepare a Remedial Investigation/Feasibility Study (RI/FS).
- Prepare a preliminary Draft Cleanup Action Plan.

Ecology's public involvement activities for this public comment period (March 7 to April 7, 2024) included:

- **Public Participation Plan:**
 - Ecology updated the [public participation plan](#).
- **Fact Sheet:**
 - Ecology posted the [fact sheet](#) on the [Go East Corp Landfill webpage](#)⁴ on March 7, 2024.
 - Ecology provided 75 copies of the fact sheet to the model home real estate office located at the Site on March 7, 2024.
 - Ecology provided 10 copies of the fact sheet at the Mill Creek Public Library on March 6, 2024.
- **USPS mail:**

Ecology mailed the fact sheet to 2,154 addresses that included residents near the Site, adjoining homeowner associations (HOAs), future property owners, local and county

² <https://ecology.wa.gov/mtca>

³ <https://ecology.wa.gov/MTCA-process>

⁴ <https://apps.ecology.wa.gov/cleanupsearch/site/4294>

government offices, tribes, elected officials, and other interested parties. The fact sheet mailing area is shown in Appendix A.

- **Email Notifications:**

Ecology sent email notifications to a distribution list for the public comment period, the online public meeting, and the online public meeting presentation. The emails are shown in Appendix B.

- **Newspaper Notifications:**

Ecology published notifications for the public comment period and the online public meeting in The Everett Daily Herald on March 7, 2024 and March 16, 2024. The newspaper notifications are shown in Appendix C.

- **Site Register:**

Ecology posted three notices in the Contaminated Site Register for the public comment period and online public meeting:

- [Site Register publication number 24-09-041E - March 7, 2024 \(page 11\)](#)
- [Site Register publication number 24-09-041F - March 21, 2024 \(page 11\)](#)
- [Site Register publication number 24-09-42G - April 4, 2024 \(page 9\)](#)

- **Responsiveness Summary Report Notification:**

- Ecology is posting a notice of this Responsiveness Summary Report in the July 11, 2024 Contaminated Site Register.
- Register to receive alerts for [Ecology's Contaminated Site Register](#)⁵.

- **Social Media:**

- Ecology posted a [tweet](#)⁶ and [blog](#)⁷ on Thursday, March 7, 2024 for the public comment period that connected readers to the cleanup site webpage and informed them how to submit comments.

- **Ecology's Public Events Website:**

A copy of the [Public Inputs & Events webpage](#)⁸ is shown in Appendix D.

⁵https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic_id=WAECY_118

⁶ <https://ecology.wa.gov/blog/march-2024/comment-today-on-cleanup-plans-for-a-recently-closed-landfill-in-snohomish-county>

⁷ <https://ecology.wa.gov/blog/march-2024/comment-today-on-cleanup-plans-for-a-recently-closed-landfill-in-snohomish-county>

⁸ <https://ecology.wa.gov/Events/Search/Listing>

- **Webpage:**

- Ecology maintains the [Go East Corp Landfill webpage](#)⁹.
- The webpage describes the site, summaries activities, provides a comprehensive set of documents, and announced the public comment period and public meeting.
- Appendix E shows the webpage text during the public comment period.

- **Document Repositories:**

Copies of the review documents and fact sheets were available for review at the:

- Ecology Northwest Region office
- Mill Creek Library

Note: To review the Site files at Ecology’s Northwest Region Office, please contact Michael Hart at 206-594-0016 or nwro_public_request@ecy.wa.gov.

⁹ <https://apps.ecology.wa.gov/cleanupsearch/site/4294>

Comment Summary

Ecology held a public comment period for the Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan from March 7 to April 7, 2024. Ecology hosted an on-line public meeting on March 21, 2024. Ecology received 18 public comments through Ecomments, email, Zoom, and during the on-line public meeting.

Table 1: List of Commenters

	First Name	Last Name	Agency/Organization/Business	Submitted By
1	Jerry	Weibel		Individual
2	Jerry	Weibel		Individual
3	Sarah	Wright		Individual
4	Thomas	Croissant		Individual
5	Julie	Chittenden		Individual
6	Kathryn	Lynn		Individual
7	Nima	Miri		Individual
8	Kyle	Metcalfe		Individual
9	Grace	Li		Individual
10	John	Woodard		Individual
11	Laurel	Woodard		Individual
12	Steve	Hurd		Individual
13	Sarah	Wright		Individual
14	Anonymous	Anonymous		Individual
15	Anonymous	Anonymous		Individual
16	Julie	Chittenden		Individual
17	Michael	Warfel		Individual
18	Julie	Chittenden		Individual

Comments and Responses

The public comments are presented below, along with Ecology's responses. Appendix F shows the comments in their original format.

Comment No. 1 from: Jerry Weibel

I received the Solid Waste Management notice on the Go East Landfill. Are the homeowners of houses in Alpine Estates receiving this notice?

Jerry Weibel
3917 108th SE
Jercherw@frontier.com

Response:

Yes. Fact sheets were mailed to the 96 post office boxes for the Alpine Estates homes.

Comment No. 2 from: Jerry Weibel

Thank you for your reply. The heavy trucks have basically destroyed 108 St. Is there a schedule for it to be repaired?

Response:

Road maintenance questions should be directed to Snohomish County at PWRM@snoco.org or 425-388-7500.

Comment No. 3 from: Sarah Wright

How extensive will remediation be? This seems like a great opportunity to fully explore/integrate "site regeneration". How will this development site address sustainability and climate resilience?

Response:

The former owner of the landfill, P&GE, LLC, closed the landfill in accordance with the current regulations for limited purpose landfills in July 2022. The consolidation and capping of the landfill material and the diversion of groundwater from the landfill reduce the infiltration of water through the waste material, which improves groundwater quality beneath the landfill. The biodegradation of wood waste within the landfill consumes oxygen, which creates anaerobic reducing conditions that result in the mobilization of naturally occurring manganese

and iron in groundwater beneath and surface water beyond the landfill. The natural aeration of surface water at the base of landfill oxidizes and precipitates iron and manganese from the surface water. Concentrations of arsenic, lead, nickel, and polycyclic aromatic hydrocarbons were sporadically detected above cleanup levels in groundwater. Additional groundwater and surface water monitoring is planned to confirm that the concentrations of the chemicals of concern continue to attenuate. Sampling will be performed until the concentrations of these compounds comply with the cleanup levels.

The cleanup of contaminated property is a means of sustainable development. Although Century Communities did not pursue the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification, the LEED certification program awards points for the development of contaminated properties (i.e., the Brownfield Remediation credit). The project also minimized the amount of fill material transported to and from the property. The landfill material was retained on the property and closed in accordance with the landfill regulations, and the onsite fill was used to the maximum extent practicable. These actions significantly reduced truck traffic and greenhouse gas emissions associated with hauling fill material.

Comment No. 4 from: Thomas Croissant

Registering for the public meeting to remain informed.

Response:

Noted.

Comment No. 5 from: Julie Chittenden

Who's responsibility to monitor the landfill and who will pay for it? Will this eventually be the HOA's responsibility? It would appear from the sizable HOA dues that the dollars will come from the homeowners.

Response:

Snohomish County Health Department issued [Solid Waste Facility Permit No. PT0004938 \(SW-027\)](#) to Alpine Estates Owners Association (Permittee), effective from July 1, 2024 to June 30, 2025. The Permittee is required to implement the [Compliance Monitoring Plan](#) and the [Landfill Gas Monitoring and Contingency Plan](#).

Comment No. 6 from: Kathryn Lynn

I received an 8 pg. document in the mail regarding a landfill cleanup near my home.

Response:

Thank you for letting us know you received our fact sheet notification.

Comment No. 7 from: Nima Miri

I live in Pinehurst development, Southeast of the site. Did your studies and plans cover the areas outside of the new development and how this new development may adversely change and effect the underground and surface water flows in those areas? I have been noticing increasing erosion in the green zone behind my property within the last 2 to 3 years, and the area is sinking including my backyard. If this project adversely affects these green zones, the owners of the properties in Pinehurst development will be in a precarious situation as the foundations of their properties can be compromised in future. Additionally, the integrity of the ground could be compromised leading to trees fall on our homes.

How can you assure us that the integrity of the ground is not going to change as a result of this new development?

Best regards,

Response:

As the responsible agency for land use and development, Snohomish County Planning and Development Services issued land disturbing activity permits for the re-grading of the property and development on the Alpine Estates plat community (formerly known as Bakerview). Your property at 10930 51st Avenue SE is located more than 1,200 feet from the land disturbing activity, above a separate ravine that is not downstream of the development. Ecology cannot provide opinions on potential geotechnical issues at your property.

Comment No. 8 from: Kyle Metcalfe

Dear Alan,

I saw your public comment period for the Cleanup Action Plan online and was curious if you have been receiving a lot of comments on your draft? What does your process for tracking and analyzing those comments look like?

If you're using a spreadsheet, we'd love to help! We have been developing an AI-powered comment tagging system that has been proven to save time categorizing and organizing comments and are looking to try it with more entities to continue to improve. There is no cost for the trial (for a reasonable amount of comments).

Would this be something that might be helpful to your team?

Thanks very much,
Kyle

Response:

Thank you for your inquiry. Ecology has a vendor that we are working with.

Comment No. 9 from: Grace Li

A client is finalizing a purchasing agreement at Century Community for a property within The Alpine Estates Community association. According to the seller's information, the site encompasses a historical landfill that was closed as a limited purpose landfill in July 2022. We are currently endeavoring to determine if there are any health-related issues that require our attention.

Response:

Ecology discussed the landfill with realtor Grace Li and her prospective purchaser client in a phone call on March 12, 2024.

Comment No. 10 from: John Woodard

There is not enough infrastructural capacity for clean, level, dry land much less building atop a pile of rubbish and chemicals. I can't even cut a tree down that is falling on my fence in the green belt in my back yard, but ya all can build atop a land fill. If this happens, I really don't see a point to the EPA, Snohomish county's department of health, building, permitting or any of the other bureaucracies my tax dollars fund. I've watched as you let your friends pump out the wetlands and build crappy zero lot line atrocities everywhere, when just a couple of years earlier the land was sacred and needed for the health and wellbeing of the eco system as a whole. Why is it damn near impossible for some people the build on their own land, that they have been paying taxes on for years, and people who have already profited off of their land do what they want. I guess it's true, it's not who you know, its who you pay to play, or something like that. Well, I will be approaching the county and DOE with some interesting projects if this goes through, I hope they will all get the same consideration and this on seems to have.

Response:

Snohomish County Planning and Development Services is the responsible agency for land use and development. Snohomish County Health Department permitted the closure of the landfill and the continues to permit post-closure care of the landfill in accordance with the solid waste handling standards in Chapter 173-350 of the Washington Administrative Code. The former

property owners prepared interim action completion reports and a remedial investigation and feasibility study report in accordance with the State's cleanup law, the Model Toxics Control Act, to evaluate the nature and extent of contamination released from the landfill. Naturally occurring manganese and iron concentrations are elevated in groundwater beneath the landfill because of the biological degradation of wood waste. The consolidation and capping of the landfill waste and the diversion of water from the landfill reduce the infiltration of water through the landfill, groundwater naturally aerates when discharged to surface water at the toe of the landfill, and the landfill permit requires the sampling of groundwater and surface water to confirm the natural attenuation of the elevated concentrations of manganese and iron beneath the landfill.

Comment No. 11 from: Laurel Woodard

I do not approve of this plan. This is something that will do more harm than good. Not only will this mess up the flow of traffic. This can have a very negative affect to people's health living on top of area of land that we before dictated to garbage. This is a decision were made many years ago, and we can't go back and fix the mistakes that we made. This is a decisions that we can make today in order to help people in this area.

Response:

Please see response to the previous comment. Landfill closure was completed in July 2022. Snohomish County Planning and Development Services issued a land disturbing activity permit for the development of the Alpine Estates Plat Community.

Comment No. 12 from: Steve Hurd

Can I get a copy of - or a link to - Alan Noell's March 21 Zoom presentation? Thanks.

Response:

Ecology posted the [presentation](#) on the [Go East Corp Landfill webpage](#) after the public meeting on April 7, 2024. After the public meeting, an email was also sent to everyone who is on our email list for this Site. The email is provided in Appendix B.

Comment No. 13 from: Sarah Wright

Regarding the soil testing that "meets requirement" for chemicals tested: can you speak to what amount of work would be required to mitigate soil beyond those requirements?

Response:

The [Interim Action Completion Report](#), the [Northeast Slope Reconnaissance and Observations Memorandum](#), and the [Interim Action Completion Report Addendum – Cul de Sac Soil Sampling Report](#) confirm that the soil beyond the landfill boundary meets the soil cleanup levels established under the State’s cleanup law, the Model Toxics Control Act. Mitigation actions are not necessary for clean soil.

Comment No. 14 from: Anonymous

The membrane under the house does not appear to be continuous at foundation walls. what is the expected "leakage" at those points?

Response:

Stacia Bloom, with Century Communities of Washington, responded during the online public meeting.

Alpine Estates homes are being constructed with gas barrier and ventilation systems that are designed consistent with the Methane Mitigation Standards developed by the Los Angeles Department of Building and Safety. Century Communities contracts Herrera Environmental Consultants (Herrera) as their landfill gas engineering consultant. Herrera designs the gas barrier and ventilation systems and observes their construction and construction quality assurance testing. Smoke tests were performed as a construction quality assurance test to identify potential leaks and confirm the integrity of the barrier. If a leak was encountered, the barrier would have been corrected and an additional smoke test would have been performed to confirm the absence of leaks. Herrera prepares a Construction Confirmation Report for each home. Ecology reviews these reports and provides a letter of consent to Snohomish County Health Department who approves their construction. Snohomish County Planning and Development Services then performs a final inspection. Century Communities provides the Construction Confirmation Report to the homeowner.

Comment No. 15 from: Anonymous

I have talked to potential home buyers who have not been told anything about the gas monitoring. The real estate agents seem not to be sharing any of this information.

Response:

Stacia Bloom with Century Communities of Washington responded to the comment during the online public meeting. Century Communities followed up with the following statement:

The Sales Agents and Construction Managers have undergone comprehensive education regarding landfill closure procedures, encompassing methane and groundwater monitoring protocols. Complete transparency is ensured as all landfill plans, reports, obligations, and easements are readily available to the public and meticulously illustrated on the Recorded Final Plat. Century Communities ensures transparency by disclosing these obligations to homeowners as an integral part of the Purchase Sale Agreement, duly noted as Final Plat Disclosures. Homeowners are obliged to initial and acknowledge receipt of these Final Plat Disclosures, fostering accountability and understanding. Should any queries arise concerning this information, Century Communities and/or the HOA stand ready to provide further assistance.

Comment No. 16 from: Julie Chittenden

Who owns the landfill and who will be responsible for future monitoring? Will the HOA be given that responsibility?

Response:

Snohomish County Health Department issued [Solid Waste Facility Permit No. PT0004938 \(SW-027\)](#) to Alpine Estates Owners Association (Permittee), effective from July 1, 2024 to June 30, 2025. The Permittee is required to implement the [Compliance Monitoring Plan](#) and the [Landfill Gas Monitoring and Contingency Plan](#), and submit an annual report to the Health Department by April 1 of each year.

Comment No. 17 from: Michael Warfel

Can I receive a link to Alan's presentation?

Response:

Ecology posted the [presentation](#) on the [Go East Corp Landfill webpage](#) after the public meeting on April 7, 2024. After the public meeting, an email was also sent to everyone who is on our email list for this Site. The email is provided in Appendix B.

Comment No. 18 from: Julie Chittenden

Slope stability is a concern to homeowners who live above the Western slope of the development.

Response:

Ecology responded during the online public meeting. Ecology stated Snohomish County Planning and Development Services approved the land disturbing activity permit and that grading and geotechnical issues were beyond the purview of Ecology.

The [plans and specifications](#) address the west slope in the following sheets:

- Sheet 3 describes the “Existing Conditions.”
- Sheet 4 describes the “Grading & Drainage Plan.”
- Sheet 10 describes “General Notes – As Related to Grading, Drainage and All Areas Outside the Reconfigured Landfill Area,” including Notes 40 to 42 that relate to the west slope.
- Sheet 15 describes the “Temporary Erosion & Sediment Control Plan,” including a “Potential Erosion Area” on the west slope.
- Sheet 21 describes the “Landscape Plan,” including “Slope Stabilization Planting” on the west slope.

The pertinent general notes include:

40. All disturbed areas such as detention facilities, roading back-slopes, etc., shall be seeded with a perennial ground cover grass to minimize erosion. Grass seeding will be done using an approved hydroseeder or as otherwise approved by Snohomish County.
41. All earthwork shall be performed in accordance with county standards. Pre-construction soils investigation may be required to evaluate soils stability.
42. If cut and fill slopes exceed a maximum of two feet horizontal to one foot vertical, a rock, block or concrete retaining wall may be required. All rock retaining walls greater than four (4) feet in height are to follow county specifications and to be designed and certified by a civil engineer experienced in soil mechanics.

GeoEngineers provided a [Construction Summary Report](#) that addresses the West Cut Slope in Section 2.3.

Century Communities requested that GeoEngineers inspect the current condition of the west slope of the property and provided the following statement:

The approved Land Disturbing Plan, Permits, and Field Reports can be obtained by Public Record request at the County.

GeoEngineers' West Slope Assessment letter is provided in Appendix G. This letter includes observations and recommendations for the maintenance of the west slope of the property.

Next Steps

Ecology has reviewed the public comments received for the Draft Remedial Investigation/ Feasibility Study and Draft Cleanup Action Plan. Based on the public comments received, no changes were necessary.

After the public comment period, the following activities were performed:

- GeoEngineers prepared a [Compliance Monitoring Plan](#) that provides a sampling and analysis plan for groundwater and surface water monitoring.
- The [Remedial Investigation and Feasibility Study](#) and the [Cleanup Action Plan](#) were finalized.
- The [Environmental Covenant for Limited Purpose Landfill](#) for Tracts 989, 992, 997, and 999 was filed with Snohomish County.
- Snohomish County Health Department issued [Solid Waste Facility Permit No. PT0004938 \(SW-027\)](#) to the Alpine Estates Owners Association for the Go East Landfill, effective from July 1, 2024 to June 30, 2025. Century Communities currently governs the Alpine Estates Owners Association and intends to cede control as the homes are sold. The permit requires Alpine Estates Owners Association to implement the [Compliance Monitoring Plan](#) for groundwater and surface water monitoring and the [Landfill Gas Monitoring and Contingency Plan](#) for methane. Century Communities contracts GeoEngineers to implement the Compliance Monitoring Plan and contracts Herrera Environmental Consultants to implement the Landfill Gas Monitoring and Contingency Plan. Alpine Estates Owners Association is required to submit an annual report that describes groundwater, surface water, and landfill gas monitoring by April 1, 2025. Century Communities provides financial assurance for the post-closure care of the landfill, which consists of a performance bond with a penal sum of \$497,000.
- The PLPs have [satisfied Agreed Order No. DE 18121](#).
- Ecology and Snohomish County Health Department reviewed the Code Covenants and Restrictions for the Alpine Estates Plat Community to evaluate their consistency with the [environmental covenant](#), [Pollution Control Hearings Board No. 18 Order](#), and [Landfill Gas Monitoring and Contingency Plan](#). The Alpine Estates Plat Community is working with the landfill consultants to create a summary table to be featured in the Code Covenants and Restrictions.
- Century Communities continues to construct homes in the Alpine Estates community. All homes continue to be constructed with gas barrier and ventilation systems. Herrera Environmental Consultants designs and oversees construction and construction quality assurance testing for the gas barrier and ventilation systems and provides a construction confirmation report for each home. Century Communities submits the construction confirmation reports to Ecology for review and consent. Ecology provides a letter of consent to Snohomish County Health Department, who approves their construction.

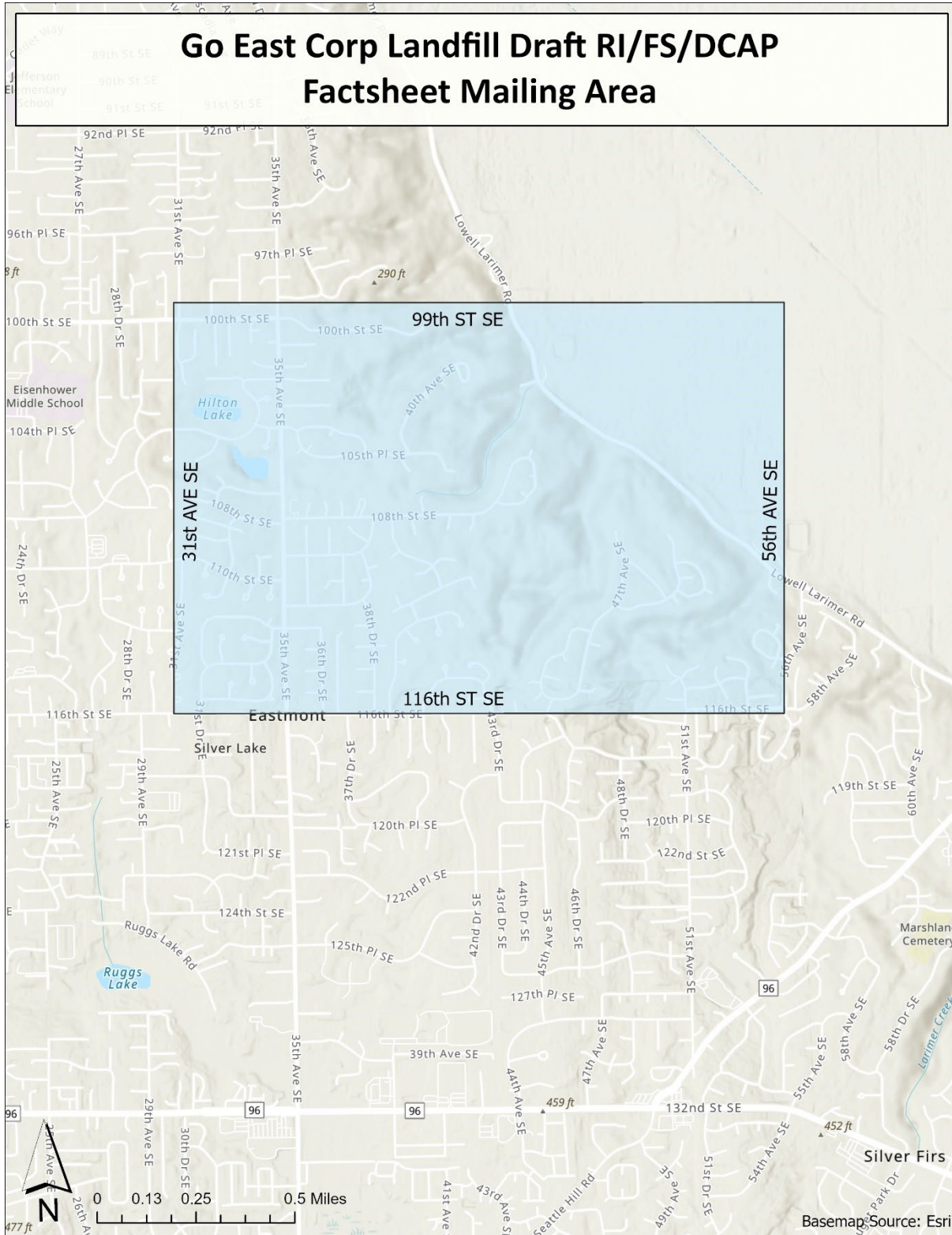
Snohomish County Planning and Development Services performs a final inspection of each home.

- The Responsiveness Summary Report is posted on the [Go East Corp Landfill webpage](#).

Ecology plans to:

- Email this Responsiveness Summary Report to the individuals who submitted a public comment.
- Provide a notification of the Responsiveness Summary Report on Ecology's Contaminated Site Register.
- Maintain the [Go East Corp Landfill webpage](#).
- Post annual landfill permits and annual reports for groundwater and surface water monitoring and landfill gas monitoring to the webpage.
- Prepare a periodic review of the effectiveness of the Cleanup Action Plan in 2029. Periodic reviews are subject to public comment.

Appendix A. Map of Facts Sheet Mailer



Appendix B. Email Notifications

From: Noell, Alan L. (ECY)
Sent: Thursday, March 7, 2024 1:32 PM
To: Noell, Alan L. (ECY) <anoel461@ECY.WA.GOV>
Subject: Announcing Public Comment Period for Go East Corp. Landfill Site

Ecology is hosting a public comment period for two draft cleanup documents from March 7, 2024 to April 7, 2024.

The former owners of the Go East Corp. Landfill at 4330 108th Street SE in Everett entered in an agreed order under the state's cleanup law, the Model Toxics Control Act. The Agreed Order requires that P&GE, LLC and Century Communities of Washington, LLC:

- Perform an interim action during the permitted landfill closure activities pursuant to the Interim Action Work Plan.
- Prepare a Remedial Investigation Work Plan.
- Prepare a Remedial Investigation/Feasibility Study.
- Prepare a preliminary Draft Cleanup Action Plan.

Ecology is requesting comments on the [Draft Remedial Investigation/Feasibility Study](#) and the [Draft Cleanup Action Plan](#).

Comments may be submitted online at: <https://swm.ecology.commentinput.com/?id=EDsrcOhCB>

Comments may also be submitted by mail at: Washington Department of Ecology, Attn: Alan Noell, PO Box 330316, Shoreline, WA 98133-9176

We will be hosting an online public meeting on March 21, 2024 to discuss these documents. Upon request, we will provide accommodations and interpreters for this public meeting. To request assistance, please contact Nancy Lui at 425-393-5679 or email nlui461@ecy.wa.gov and reference Go East Corp Landfill Site.

- Register <https://waecy-wa-gov.zoom.us/j/83049413510>
- Zoom Presentation: 6:00 – 7:00 p.m.
- Questions and answers: 7:00 – 8:00 p.m.

The [Go East Corp. Landfill website](#) summarizes the Site and provides a comprehensive list of documents available to download.

Hard copies of the Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan are available at:

Mill Creek Library
15429 Bothell Everett Highway
Mill Creek, WA 98012

Ecology – Northwest Region Office
15700 Dayton Avenue North

Figure 1. March 7, 2024 Email Notice

Shoreline, WA 98133
By appointment, call 206-594-0016 or email nwro_public_request@ecy.wa.gov

Thanks,

Alan Noell, PhD, PE
Solid Waste Management Program
Department of Ecology, Northwest Regional Office
P.O. Box 330316, Shoreline, WA 98133-9716 (mailing address)
15700 Dayton Avenue North, Shoreline, WA 98133-9716 (physical address)
Cell 425-213-4803
alan.noell@ecy.wa.gov



24-hour reception line: 206-594-0000
<https://ecology.wa.gov/Waste-Toxics/Solid-waste-litter/Solid-waste>

Figure 2. 2nd Page of Figure 1. March 7, 2024 Email Notice

From: Noell, Alan L. (ECY)
Sent: Wednesday, March 20, 2024 5:30 PM
To: Noell, Alan L. (ECY) <anoel461@ecy.wa.gov>
Subject: Announcing online Public Meeting on March 21, 2024 evening for Go East Corp. Landfill site

Online Public Meeting

We will be hosting an online public meeting on March 21, 2024 to discuss draft cleanup documents for the Go East Corp. Landfill. Upon request, we will provide accommodations and interpreters for this public meeting. To request assistance, please contact Nancy Lui at 425-393-5679 or email nlui461@ecy.wa.gov and reference Go East Corp Landfill Site.

- Register <https://waecy-wa-gov.zoom.us/j/83049413510>
- Zoom Presentation: 6:00 – 7:00 p.m.
- Questions and answers: 7:00 – 8:00 p.m.

Opportunity to Comment on Draft Cleanup Documents

The former owners of the Go East Corp. Landfill at 4330 108th Street SE in Everett entered in an agreed order under the state's cleanup law, the Model Toxics Control Act. The Agreed Order requires that P&GE, LLC and Century Communities of Washington, LLC:

- Perform an interim action during the permitted landfill closure activities pursuant to the Interim Action Work Plan.
- Prepare a Remedial Investigation Work Plan.
- Prepare a Remedial Investigation/Feasibility Study.
- Prepare a preliminary Draft Cleanup Action Plan.

Ecology is requesting comments on the [Draft Remedial Investigation/Feasibility Study](#) and the [Draft Cleanup Action Plan](#). Ecology will be accepting comments through April 7, 2024.

Comments may be submitted online at: <https://swm.ecology.commentinput.com/?id=EDsrcQhCB>

Comments may also be submitted by mail at: Washington Department of Ecology, Attn: Alan Noell, PO Box 330316, Shoreline, WA 98133-9176

How to View the Draft Cleanup Documents

The [Go East Corp. Landfill website](#) summarizes the Site and provides a comprehensive list of documents available to download.

Hard copies of the Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan are available at:

Mill Creek Library
15429 Bothell Everett Highway
Mill Creek, WA 98012

Figure 3. March 20 email notice

Ecology – Northwest Region Office
15700 Dayton Avenue North
Shoreline, WA 98133
By appointment, call 206-594-0016 or email nwro_public_request@ecy.wa.gov

Thanks,

Alan Noell, PhD, PE
Solid Waste Management Program
Department of Ecology, Northwest Regional Office
P.O. Box 330316, Shoreline, WA 98133-9716 (mailing address)
15700 Dayton Avenue North, Shoreline, WA 98133-9716 (physical address)
Cell 425-213-4803
alan.noell@ecy.wa.gov



24-hour reception line: 206-594-0000
<https://ecology.wa.gov/Waste-Toxics/Solid-waste-litter/Solid-waste>

Figure 4. 2nd Page of Figure 3. March 20 email notice

From: Noell, Alan L. (ECY)
Sent: Thursday, March 21, 2024 9:06 PM
To: Noell, Alan L. (ECY) <anoel461@ecy.wa.gov>
Subject: Follow-up from online Public Meeting for Go East Corp. Landfill site

We want to thank all who participated in our public meeting. The [March 21, 2024 presentation](#) can be downloaded from this link or from The [Go East Corp. Landfill website](#).

Opportunity to Comment on Draft Cleanup Documents

The former owners of the Go East Corp. Landfill at 4330 108th Street SE in Everett entered in an agreed order under the state's cleanup law, the Model Toxics Control Act. The Agreed Order requires that P&GE, LLC and Century Communities of Washington, LLC:

- Perform an interim action during the permitted landfill closure activities pursuant to the Interim Action Work Plan.
- Prepare a Remedial Investigation Work Plan.
- Prepare a Remedial Investigation/Feasibility Study.
- Prepare a preliminary Draft Cleanup Action Plan.

Ecology is requesting comments on the [Draft Remedial Investigation/Feasibility Study](#) and the [Draft Cleanup Action Plan](#). Ecology will be accepting comments through April 7, 2024.

Comments may be submitted online at: <https://swm.ecology.commentinput.com/?id=EDsrcQhCB>

Comments may also be submitted by mail at: Washington Department of Ecology, Attn: Alan Noell, PO Box 330316, Shoreline, WA 98133-9176

How to View the Draft Cleanup Documents

The [Go East Corp. Landfill website](#) summarizes the Site and provides a comprehensive list of documents available to download.

Hard copies of the Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan are available at:

Mill Creek Library
15429 Bothell Everett Highway
Mill Creek, WA 98012

Ecology – Northwest Region Office
15700 Dayton Avenue North
Shoreline, WA 98133
By appointment, call 206-594-0016 or email nwro_public_request@ecy.wa.gov

Thanks,

Figure 5. March 21 email notice

Alan Noell, PhD, PE
Solid Waste Management Program
Department of Ecology, Northwest Regional Office
P.O. Box 330316, Shoreline, WA 98133-9716 (mailing address)
15700 Dayton Avenue North, Shoreline, WA 98133-9716 (physical address)
Cell 425-213-4803
alan.noell@ecy.wa.gov



24-hour reception line: 206-594-0000
<https://ecology.wa.gov/Waste-Toxics/Solid-waste-litter/Solid-waste>

Figure 6. 2nd Page of Figure 5. March 21 email notice

Appendix C. Newspaper Notifications

A10 Thursday, March 7, 2024 The Daily Herald

Stabbing

From Page A1

For weeks, Bramel-Allen had been threatening to kill Northcutt, according to charging papers.

Duckworth's mother told investigators Bramel-Allen had it "out for (Northcutt)" after his relationship ended. She feared for her daughter's life, according to the charges.

Around 8:20 p.m., April 19, Northcutt parked a Kia Sorento, registered to Duckworth's mother, outside WinCo at 21900 Highway 99, according to court papers. Bramel-Allen drove into the parking lot about a minute later.

The defendant was living at a nearby homeless encampment and frequented the grocery store, defense attorney Natalie Tarantino wrote in court documents.

Northcutt walked into the store as Bramel-Allen walked over to the Kia and tried to open the passenger door, but he found it locked, security footage shows.

The defendant reportedly stashed a backpack in bushes outside the store before hiding behind a Redbox kiosk, waiting for Northcutt to come out.

Northcutt exited the store carrying a grocery bag and walked back to his car, according to the charges. Bramel-Allen followed from a distance, and when they got close to the car, he ran up and repeatedly stabbed Northcutt in the torso.

The attack lasted about 18 seconds, Northcutt tried to walk away but collapsed.

The suspect got into the car, driving past Northcutt on the ground, court papers say.

Northcutt died at the scene from "sharp force injuries," an autopsy determined.



Jan Bramel-Allen enters a guilty plea to second-degree murder during a plea and sentencing hearing on Wednesday at Snohomish County Superior Court in Everett.

BY IAN BERRY / THE HERALD

Nearly six hours later, police found the Kia Sorento near Volunteer Park in Seattle. A 911 caller guided police to the suspect, who tried to flee on foot. Bramel-Allen stabbed himself "multiple times" in the neck before surrendering, according to the charges.

He was transported to Harborview Medical Center in Seattle.

Upon learning of Northcutt's death, Bramel-Allen felt "deep remorse," defense attorney Natalie Tarantino wrote in court documents.

"I plead guilty to everything, I don't want to (expletive) talk right now," he reportedly told investigators.

About a week after Northcutt's death, Duckworth died in her Mountlake Terrace apartment from an accidental overdose, according to the Snohomish County Medical Examiner's Office. She was 35.

"It is of course understood that these events have been absolutely devastating to the surviving families involved," deputy prosecutor Michael Rios said Wednesday. "We are hoping Mr. Bramel-Allen, to some extent, will be able to move forward from this."

Northcutt and Duckworth's family members attended the sentencing Wednesday, but did not speak to the court.

In court, Bramel-Allen apologized to Northcutt's family for "all the pain that I've caused."

"That was the worst thing anybody can do, and I'll regret it for the rest of my life," Bramel-Allen said.

Tarantino argued the defendant was "angry" about Northcutt's alleged influence on Duckworth's substance abuse disorder, but did not intend to kill him.

"Even when he had thought he had just hurt him when (Bramel-Allen) was hospitalized, he was devastated," Tarantino said in court. "The loss of their mutual friend, Bramel-Allen's girlfriend, shortly after an overdose ... this is so sad."

As the hearing ended, Snohomish County Superior Court Judge Bruce Weiss addressed the defendant.

"I would suggest one way that you can be productive is to take what you've learned here and pass on that information to other people so that they don't find themselves in the same position as you find yourself in," Weiss said. "Good luck."

State won't legalize cafes in residential neighborhoods

By DANIEL BEEKMAN
The Seattle Times

State lawmakers won't require Washington cities to open up residential neighborhoods to small businesses such as cafes, they've decided, despite bipartisan support earlier in this year's legislative session for the idea.

But some cities could act alone, with Seattle's mayor unveiling a tentative proposal this week to allow businesses on the corners of residential blocks.

The original version of House Bill 2252 would have legalized neighborhood cafes across the state by lifting local regulations that currently prohibit commercial activities in residential zones. Sponsored by Mark Klicker, R-Walla Walla, it passed the House on Feb.

9 with a unanimous vote, then hit a roadblock in the Senate, as a group that lobbies for cities raised objections.

The Senate's local government committee reverse-engineered HB 2252, making it voluntary rather than mandatory for cities. Proponents hoped to undo that change before last Thursday's deadline for the bill to pass the Senate. But the Senate's major committee instead let the bill stagnate and die.

Klicker pitched HB 2252 as a way to improve mental health and strengthen connections between neighbors, by creating more opportunities for them to gather near their homes. Some lawmakers saw the bill as an opportunity to encourage walking or driving or to bolster property owners' rights.

Gladstone

From Page A1

Kimberly Nelson, a retired Mountlake Terrace home economics teacher, made the Oscar statuette when Gladstone was a student there.

"I was always so calm and unassuming. She was very thoughtful," Nelson said. "We all knew she was something special."

Gladstone was named "Actress of the Year 2001-02" for her role as Emily Webb in the school's production of "Our Town."

Mountlake Terrace Mayor Kyoko Matsumoto Wright said Gladstone was a member of the school's drama club on a scouting trip of high school plays while a drama advisory board member at the University of Washington.

"I remember saying, 'Her SAG was one person who outshone everybody,'" Wright said.

Win or lose on the red carpet, Wright plans to proclaim a "Lily Gladstone Day" after the Oscars.

"We are very proud of her," Wright said.

Stephanie Rios is among former classmates organizing the Oscar watch party at the high school.

"Lily has been genuine from start to now," Rios said. "She is down-to-earth and absolutely sweet. And that is something that I think represents Mountlake Terrace. She has always been a person about lifting other people up."

Gladstone grew up on the Blackfoot Nation reservation in Montana and later moved to Mountlake Terrace, where her parents still live.

She graduated from the University of Montana. Her acting roles include the TV series "Reservation Dogs" and upcoming movie releases "Fancy Dance," where she is Mildred Bailey, a Native American jazz singer all but erased from history.

At the Globes, Gladstone began her acceptance speech in Blackfoot language, then went on to thank her mother and others, including "Leo, Marty and Bob."

She dedicated the award to "every little rez kid, every little urban kid, every little Native kid out there who has a dream, who is seeing themselves represented."

That speech hit home with Janella Lewis, the city finance director for Mountlake Terrace from a small

village in Alaska, with Koyukon-Athabaskan heritage.

"It was so moving. The Athabaskan language is dying and to hear somebody speak in their native language was so amazing," Lewis said. "A lot of kids don't know what they can achieve. I never thought she would be a finance director. Here I am a Native kid from a little village."

Other Oscar nominees for best leading actress are Annette Bening, Carey Mulligan, Emma Stone and Sandra Hiller.

Gladstone's Globe win for actress in a drama motion picture edged out Bening and Mulligan, Stone and Hiller for actress in a musical or comedy motion picture.

Her SAG contenders were Bening, Mulligan, Stone and Margot Robbie ("Barbie").

Gladstone similarly began her SAG acceptance speech with a few words in Blackfoot language, then went on to praise the solidarity of the unions and the voice of all storytellers.

"Keep speaking your truths, and keep speaking up for each other," she said. "Have a good one. I'll see you again."

De Niro is up for the actor in a supporting role in "Raging Bull." (He also is among the oldest dads for fathering a baby at age 79 last year.)

Other locals who made it big in Hollywood include Chris Pratt and Hillary Swank.

Swank grew up in Bellingham. She won two Oscars for best leading actress, for the 1999 movie "Boys Don't Cry" and the 2004 Clint Eastwood film, "Million Dollar Baby." Her new movie "Ordinary Angels" is getting a lot of buzz.

Pratt grew up in Lake Stevens. He has won many awards but never an Oscar, though some movies he starred in were nominated. He is the voice of the orange cat in "The Garfield Movie," predicted to be one of this summer's blockbuster movies, so maybe in 2025.



Go East Corp. Landfill 4330 108th Street SE, Everett, WA Draft Environmental Documents Public Comment Period March 7 - April 7, 2024

Facility Site ID: 2708
Cleanup Site ID: 4294
Submit comments:
March 7 - April 7, 2024
Online:
<https://www.ecology.wa.gov/submitcomment>
com/71d-EDsrQhNCB

By mail to:
Alan Noell, Site Manager
PO Box 330316
Shoreline, WA 98133-9716
Phone: 425-213-4803
Email: alan.noell@ecy.wa.gov

Documents can be viewed at:
<https://apps.ecology.wa.gov/cleanupsearch/site/4294#site-documents>

Mill Creek Library
15429 Bothell Everett Highway
Mill Creek, WA 98012

Ecology - NW Region Office
15730 Dayton Ave. N.
Shoreline, WA 98133
By appointment, call or email:
206-694-0016
nwro_public_request@ecy.wa.gov

To request an ADA accommodation, contact Ecology by phone at 360-407-6831 or email at ecyada@ecology.wa.gov or visit <https://ecology.wa.gov/accessibility> For Relay Service or TTY call 711 or 877-833-6341.



The former owners of the landfill entered into an agreed order under the state's cleanup law, the Model Toxics Control Act. P&GE, LLC entered into Agreed Order No. DE 18121 with Ecology on January 29, 2021. After purchasing the property on May 24, 2022, Century Communities of Washington, LLC signed on as a party to the Agreed Order. The Agreed Order required the former owners to perform environmental investigations during the permitted landfill closure and site development activities and to evaluate and recommend a cleanup action following landfill closure.

Century Communities developed the 96-lot Alpine Estates community adjacent to the closed landfill. The landfill tracts are now owned by the Alpine Estates Owners Association.

Ecology is inviting comments on the following two documents:

Draft Remedial Investigation/Feasibility Study
The Remedial Investigation describes the site history, regulatory and environmental settings, next investigations, conceptual site model, and proposed cleanup standards for the Site. The Feasibility Study develops cleanup alternatives following the permitted landfill closure and site development activities and recommends a preferred cleanup alternative.

Draft Cleanup Action Plan
The Cleanup Action Plan is Ecology's decision document that defines the cleanup standards and selects the cleanup action. Following the permitted landfill closure in July 2022, the Draft Cleanup Action Plan selects monitored natural attenuation as the cleanup action for residual contamination in groundwater and surface water.

Ecology is hosting an on-line public meeting to discuss the Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan and next steps on March 21, 2024.

Register <https://waecy.wa.gov.zoom.us/j/83049413510>
Zoom Presentation: 6:00 - 7:00 pm
Questions and Answers: 7:00 - 8:00 pm

To request interpreter for this public meeting please contact Nancy Lui at 425-393-5679 or email nancy.lui@ecy.wa.gov and reference Go East Corp. Landfill.

Ecologia invita a comentarios sobre la Investigación Correctiva/Estudio de Viabilidad y el Borrador del Plan de Acción de Limpieza para el Relleno Sanitario de Go East Corp. El Relleno Sanitario de Go East está ubicado en 4330 108th Street SE, Everett, WA 98208. El periodo de comentarios públicos será del 7 de marzo al 7 de abril de 2024.

Habrà una reunión pública virtual el 21 de marzo de 2024. De necesitar traducción o interpretación para la reunión pública, comuníquese con Nancy Lui escribiendo a nancy.lui@ecy.wa.gov o llamando al (425) 393-5679.

Go East Corp. Landfill Cleanup Website
<https://apps.ecology.wa.gov/cleanupsearch/site/4294>

Trader Joe's

From Page A1

Home goods retailer at Home is taking the rest of the space. It's expected to open this fall.

Everett Mayor Cassie Franklin plans to deliver her annual State of the City speech on March 21 at the mall, "as we celebrate the 50th anniversary of the Everett Mall and highlight exciting revitalization efforts

underway."

Trader Joe's launched in 1967 in the Los Angeles area. It now boasts more than 540 stores in 42 states and Washington, D.C.

The new Trader Joe's will be open 8 a.m. to 9 p.m. daily.

Janice Podszus: 425-339-2097; podszus@traderjoes.com; Twitter: @janicePods.

Seattle mayor wants empty offices turned into housing

Under Bruce Harrell's proposal, builders would be exempted from having to either pay affordable homes in new developments or pay toward a fund for affordable housing.

THE SEATTLE TIMES
Seattle Mayor Bruce Harrell wants the city to cut red tape and costs for developers converting underused office space into housing. Harrell's office said Thursday it has submitted new legislation to the Seattle City Council that would exempt conversion projects from certain city fees and regulations, in hopes of enticing more developers to take on those projects. Among other changes, the proposal would exempt conversion projects from the city's Mandatory Housing Affordability, or MHA, program, which requires builders to either include affordable homes in new developments or pay toward a fund for affordable

housing. Harrell's proposal is the latest effort to spur conversions of empty commercial space, particularly office buildings as scores of white-collar workers continue to log in from home. In downtown Seattle, offices are on average about half as full as they were in 2019, according to the Downtown Seattle Association. State lawmakers recently approved a bill allowing cities to give developers a break on sales taxes when they convert buildings if 10% of the new homes are affordable for 10 years. But converting commercial spaces into housing is difficult and expensive for a variety of reasons, in part because the designs of many large office buildings aren't conducive to

apartments or condos, and conversions are unlikely to put much of a dent in the city's housing shortage. Even if Seattle goes ahead with Harrell's proposal, the city estimates that over seven years developers could undertake a dozen or fewer projects amounting to 1,000 to 2,000 apartments or condos. Seattle needs about 112,000 new homes over the next 20 years, many of them affordable to people with low incomes, according to county projections. The proposed changes would benefit conversions of buildings that are at least 3 years old and would exempt those developments from design review and other regulations, according to an early draft of the legislation the city published in January. Harrell's office did not provide an updated draft Thursday. Wholesale conversions or projects that add housing

to existing buildings could qualify, according to the mayor's office. The policy would apply in downtown and other areas where the city allows commercial and multifamily buildings. Reducing regulations and costs for those projects would be "another powerful tool to tackle the housing crisis and replace building vacancies with vibrancy," Harrell said in a statement Thursday. Developer Marc Angelillo, whose firm plans to convert a 1980s office building near Climate Pledge Arena to apartments, called the proposal "essential in making our conversion and (others) feasible." "Conversion projects will provide much needed housing, including affordable housing, create good construction jobs, increase the tax rolls, and lower the carbon footprint of creating new units in our city," Angelillo said in a statement

provided by the mayor's office. The proposal could also face resistance, particularly the idea of exempting conversions from MHA, one of the city's primary sources of funding for affordable housing. Washington Low Income Housing Alliance policy director Michele Thomas previously told The Seattle Times exempting conversion projects from MHA would be "absolutely ridiculous." As the city faces a \$230 million budget deficit, "not using the MHA tool would be a missed opportunity to leverage funding to build affordable housing that we can't immediately replace," Councilmember Tammy Morales, who chairs the council's land use committee, said in an email Thursday. "If the housing to be built downtown is market rate, then it should help pay for affordable housing elsewhere — or even downtown."

Still, Morales said she may eventually support the proposal. "If this conversion policy can support increased affordability for families living downtown, I'm eager to understand how that works," she said. "I might consider the policy as proposed if it includes building social or workforce housing." Social housing generally refers to developments that house people of various income levels and are owned by the government or a public authority, rather than a private developer. Researchers have identified dozens of Seattle office buildings that could be good candidates for conversion but say many are unlikely to attract developers without government incentives. Angelillo's planned project in Uptown, Martin Selig Real Estate plans to convert a portion of a tower at Third Avenue and Lenora from offices into apartments.


Coupeville to study impact of sea rise due to climate crisis

WHIDDEY NEWS-TIMES
Coupeville will move forward with the development of a plan to protect community members and their assets on the shoreline from sea level rise. Tuesday, the Coupeville Town Council unanimously voted to accept a grant contract with the Department of Ecology to identify solutions against the threat of rising sea levels, known as the Coupeville Coastal Adaptation Strategy. In October, Ecology

awarded Coupeville \$96,900 for the project. The strategy follows the Seal Level Rise Vulnerability Assessment, a study conducted between 2022 and 2023 that was also funded by Ecology, according to Associate Planner Joshua Engelbrecht. The study looked at what kinds of building and infrastructure are within 200 feet of the shoreline, and what risk does sea level rise and erosion pose to those structures. According to the contract,

the assessment found that a significant amount of public and private infrastructure, including the wastewater treatment plant and historic structures, are expected to be impacted by sea level rise in the next 25 to 75 years. As part of the agreement, the town of Coupeville will form a steering committee that will meet every month and will include members of tribal governments, government and non-government entities, minority and low-income communities, businesses, shoreline property

owners, community groups and more. The town will also gather feedback from the public through meetings or surveys and educate residents about the risk of sea level rise, according to the agreement and Engelbrecht, who added that mitigation and resilience strategies will also address impacts to wildlife and habitats. Once the mayor signs, the town will move on with hiring a consultant by the end of April or by early May, Engelbrecht said.



Go East Corp. Landfill

4330 108th Street SE, Everett, WA

On-line Public Meeting

March 21, 2024

The former owners of the landfill entered into an agreed order under the state's cleanup law, the Model Toxics Control Act. P&GE, LLC entered into Agreed Order No. DE 18121 with Ecology on January 29, 2021. After purchasing the property on May 24, 2022, Century Communities of Washington, LLC signed on as a party to the Agreed Order. The Agreed Order required the former owners to perform environmental investigations during the permitted landfill closure and site development activities and to evaluate and recommend a cleanup action following landfill closure.

Century Communities developed the 96-lot Alpine Estates community adjacent to the closed landfill. The landfill tracts are now owned by the Alpine Estates Owners Association.


Ecology will hold an online public meeting to discuss the Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan for Go East Corp. Landfill site.


Register <https://waecy-wa-gov.zoom.us/j/83049413510>
Zoom Presentation: 6:00 – 7:00 pm
Questions and answers: 7:00 – 8:00 pm

To request interpreter for this public meeting please contact Nancy Lui at 425-393-5679 or email nancy.lui@ecy.wa.gov and reference Go East Corp. Landfill.

Ecología invita a comentarios sobre la Investigación Correctiva/Estudio de Viabilidad y el Borrador del Plan de Acción de Limpieza para el Relleno Sanitario de Go East Corp. El Relleno Sanitario de Go East está ubicado en 4330 108th Street SE, Everett, WA 98208. El periodo de comentarios públicos será del 7 de marzo al 7 de abril de 2024.

Habrà una reunión pública virtual el 21 de marzo de 2024. De necesitar traducción o interpretación para la reunión pública, comuníquese con Nancy Lui escribiendo a nancy.lui@ecy.wa.gov o llamando al (425) 393-5679.





EVERETT

WASHINGTON

EVERETT CITY COUNCIL PRELIMINARY AGENDA

6:30 P.M., WEDNESDAY, March 20, 2024

CITY COUNCIL CHAMBERS

Public Comment

CONSENT ITEMS:

- Resolution authorizing claims in amount of \$3,083,285.26.
- Agreement for Banking Services with U.S. Bank.
- SEI to SRI Interim & SRO8 Rehabilitation Project.
- 2024 Professional Services Agreement with Analytical Resources Inc for environmental analytical testing services.
- 2024 Professional Services Agreement with Edge Analytical for environmental analytical testing services.
- Professional Service Agreement with MacLeod Beckard to provide Landscape and Engineering Services for Forest Park pickleball court installation project.
- Professional Services Agreement with WSP USA Environment & Infrastructure, Inc., for Cultural Resources Services for PGB Outfalls WG Treatment Retrofit Project.

PROPOSED ACTION ITEMS:

- CB 2403-87 – 2nd Reading - Ordinance reducing number of members on Citizen Advisory Committee and renaming committees as Community Development Advisory Committee. [3rd & Final Reading 3/27/24]
- CB 2403-88 – 1st & 2nd Readings - Ordinance creating Special Improvement Project entitled "Reservoir No. 3 Replacement" Fund 336, Program 016 and repealing Ordinance No. 3914-22. [3rd & Final Reading 3/27/24]
- Katherine Huffendick Charitable Trust in amount of \$11,855 into Fund for Animals.

ACTION ITEMS:

- CB 2402-84 – 3rd & Final Reading - Ordinance closing Special Improvement Project entitled Thornton A. Sullivan Playground Replacement, Fund 354, Program 77, as established by Ordinance No. 3884-22.
- CB 2402-85 – 3rd & Final Reading - Ordinance creating Special Improvement Project entitled "Walter E. Hall Park Community Connected", Fund 354, Program 094 to accumulate all costs for project.
- CB 2402-86 – 3rd & Final Reading - Ordinance relating to Gambling Tax and amending EMC 3.36.051.
- Guaranteed Maximum Price (GMP) amendment with General Contractor/Construction Manager (GC/CM) BNBuilders for EMB-PW Tenant Improvements Project.

BRIEFING:

- Revenue Options

Executive Session

Adjourn

PARTICIPATION IN REMOTE COUNCIL MEETINGS

- Call in to listen to the Council meetings: 425.616.3920, conference ID: 724 887 726#
- Participate remotely via Zoom by registering to speak at everettwa.gov/speakersform. You must register no later than 30 minutes prior to the meeting. Or contact Council office at 425.257.8703 or city@everettwa.gov and identify the topic you wish to address.
- Provide written public comments by email to Council@everettwa.gov or mail to 2930 Wetmore Avenue, Suite 9A, Everett, WA 98201. Emailing comments 24 hours prior to the meeting will ensure your comment is distributed to council members and appropriate staff.
- Persons seeking to comment on non-agenda items may be asked to submit the comments in writing if the comment does not address an issue of broad public interest.

AGENDAS, BROADCAST AND RECORDINGS

- The Council agendas and meeting recordings can be found, in their entirety, at everettwa.gov/citycouncil.
- The Council meetings are broadcast on government-access cable Comcast Channel 21 and Frontier Channel 29. They are rebroadcast on Monday and Tuesday at noon; Thursday at 2 p.m. and 7 p.m.; Friday and Sunday at 7 p.m.; Saturday at 10 a.m.
- Watch live meetings and recordings at [YouTube.com/everettcity](https://www.youtube.com/everettcity).

CONTACT THE COUNCIL

- If you do not wish to participate in the meeting, we provide these other methods of contacting your elected officials: Email the Council at Council@everettwa.gov
- Call the Council offices at 425.257.8703
- You may call in just to listen to the meeting: 425.616.3920, conference ID 724 887 726#

Appendix D. Ecology Public Events Website Notifications

4/15/24, 1:01 PM

Go East Corp Landfill - (PUB) Washington State Department of Ecology



COMMENT PERIOD



Draft Remedial Investigation / Feasibility Study and Draft Cleanup Action Plan

Go East Corp Landfill, public comment period

March 7, 2024 - April 7, 2024, 11:59 p.m.

The former owners of the landfill entered into an agreed order under the state's cleanup law, the Model Toxics Control Act. P&GE, LLC entered into Agreed Order No. DE 18121 with Ecology on January 29, 2021.

After purchasing the property on May 24, 2022, Century Communities of Washington, LLC signed on as a party to the Agreed Order. The Agreed Order required the former owners to perform environmental investigations during the permitted landfill closure and site development activities and to evaluate and recommend a cleanup action following landfill closure. The Agreed Order required the former owners to perform environmental investigations during the permitted landfill closure and site development activities and to evaluate and recommend a cleanup action following landfill closure.

Century Communities developed the 96-lot Alpine Estates community adjacent to the closed landfill. The landfill tracts are now owned by the Alpine Estates Owners Association.

Ecology is inviting comments on the following two documents:

Draft Remedial Investigation/Feasibility Study

The Remedial Investigation describes the site history, regulatory and environmental settings, field investigations, conceptual site model, and proposed cleanup standards for the Site. The Feasibility Study develops cleanup alternatives following the permitted landfill closure and site development activities and recommends a preferred cleanup alternative.

Draft Cleanup Action Plan

The Cleanup Action Plan is Ecology's decision document that defines the cleanup standards and selects the cleanup action. Following the permitted landfill closure in July 2022, the Draft Cleanup Action Plan selects monitored natural attenuation as the cleanup action for residual contamination in groundwater and surface water.

Ecology is hosting an on-line public meeting to discuss the Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan and next steps on March 21, 2024.

Register <https://wa.ecy.wa.gov/zoom.us/j/83049413510>

Zoom Presentation: 6 – 7 p.m.

Questions and Answers: 7 – 8 p.m.

To request interpreter for this public meeting please contact Nancy Lui at 425-393-5679 or email nancy.lui@ecy.wa.gov and reference Go East Corp. Landfill.

Comments are due by April 7, 2024



Comment online

Use our [online comment form](#)

Submit your comment by email: alan.noell@ecy.wa.gov



Comment by mail

[https://ecy.kerpub/cmsctx/pv/6d81edab-38e5-4e4e-93c2-90690fb7d719/culture/en-US/wg/3a837ed3-d888-43f6-a9db-4ad34e087df/n/2b364db13c77ab695f15e53dc81a10615a7d942a88ca577813ed75535292ad-/...](https://ecy.kerpub/cmsctx/pv/6d81edab-38e5-4e4e-93c2-90690fb7d719/culture/en-US/wg/3a837ed3-d888-43f6-a9db-4ad34e087df/n/2b364db13c77ab695f15e53dc81a10615a7d942a88ca577813ed75535292ad-/) 1/2

Appendix E. East Corp Landfill Webpage Text During Comment Period

Go East Corp Landfill

4330 108th St SE Everett, Snohomish County
Facility Site ID:2708Cleanup Site ID:4294

The Alpine Estates Community has recently been developed on this site. The site contains a historical landfill that was closed as a limited purpose landfill in July 2022.

Ecology is announcing a public comment period and an online public meeting to discuss the latest cleanup documents. Ecology is mailing a [public notice fact sheet](#) that describes how to participate in the public comment period and attend the online public meeting and that summarizes the current status of the site. Ecology updated the [Public Participation Plan](#) for this public comment period.

Public Comment Period from March 7 to April 7, 2024

Ecology is opening a public comment period for the [Draft Remedial Investigation/Feasibility Study Report](#) and [Draft Cleanup Action Plan](#). The documents are summarized in the Cleanup Status section below.

This website provides a comprehensive list of documents available to download. During the public comment period, Ecology is providing the printed documents that are open for public comment at the following locations:

Mill Creek Library - 15429 Bothell Everett Highway, Mill Creek, WA 98012

Washington Department of Ecology, Northwest Region Office - 15700 Dayton Avenue North, Shoreline, WA 98133

To schedule an appointment to review the print documents at Ecology's Northwest Region Office, please contact Michael Hart at 206-594-0016 or nwro_public_request@ecy.wa.gov.

Submit your written comments online at: <http://swm.ecology.commentinput.com/?id=EDsrcQhCB> or mail your comments to Alan Noell, Site Manager, PO Box 330316, Shoreline, WA 98133

Online Public Meeting on March 21, 2024

Ecology will hold an online public meeting to discuss the Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan.

Register: <https://waecy-wa-gov.zoom.us/j/83049413510>

Zoom Presentation: 6:00 – 7:00 pm

Questions and answers: 7:00 – 8:00 pm

Upon request, we will provide accommodations and interpreters for this public meeting. To request assistance, please contact Nancy Lui at 425-393-5679 or nancy.lui@ecy.wa.gov and reference the Go East Corp Landfill site.

Landfill Closure and Post-Closure Status

P&GE, LLC (the former owner) completed landfill closure in July 2022 in accordance with current [regulatory requirements for limited purpose landfills](#) in Chapter 173-350 of the Washington Administrative Code (WAC).

The [Construction Quality Assurance Report](#) summarizes the permits and requirements, the project team, landfill closure activities, and the construction documents. This report provides supporting documents and records in appendices, including:

- The amended [Landfill Closure Plans & Specifications](#) are provided in Appendix B.
- The [Construction Summary Report](#) is provided in Appendix E.
- The [Landfill Gas Probe Installation](#) technical memorandum is provided in Appendix K.
- The [Northeast Slope Reconnaissance and Observations](#) technical memorandum is provided in Appendix L.
- The [Monitoring Well Soil Boring and Construction Logs](#) are provided in Appendix N.
- The [Record Drawings](#) are provided in Appendix O.

Snohomish County Health Department (formerly known as Snohomish Health District) renewed the [closed limited purpose landfill permit](#), which is valid from July 1, 2022 to June 30, 2023. The post-closure permit requires the permittee to perform post-closure requirements for limited purpose landfills and to abide by the Agreed Order with Ecology.

See [pictures of landfill construction](#) on our Flickr account. The [July 6, 2022 drone flight](#) shows the construction of the final landfill cover.

The property owner must file an environmental covenant following closure of a limited purpose landfill. The property owner intends to file the [draft environment covenant](#) after the public comment period.

Development

Century Communities of Washington, LLC (Century Communities) purchased the property from P&GE, LLC on May 24, 2022. Century Communities developed the 96-lot Alpine Estates community (formerly known as the Bakerview) on the property. Snohomish County Planning and Development Services approved the Alpine Estates, A Plat Community plat map on October 24, 2023. The tracts that contain the landfill were granted and conveyed to the Alpine Estates Owners Association. Residential lots adjoin the northwest, southwest, and southeast boundaries of the closed landfill. The closed landfill is used for stormwater detention, a publicly-accessible recreation area, an emergency access road, and an open area.

Cleanup Status

Ecology determined that Century Communities is a potentially liable person for the release of hazardous substances at the site. The [Agreed Order was amended](#) to indicate that Century Communities and P&GE are parties to the agreement.

The [Agreed Order](#) requires Century Communities to perform investigation activities under the state cleanup law, the [Model Toxics Control Act](#). MTCA establishes standards that protect human health and the environment, which apply to all environmental media beyond the final boundary of the permitted landfill at this site.

The following documents were developed pursuant to the Agreed Order:

- The [Interim Action Completion Report](#) documents confirmation soil sampling performed during the excavation of the wedge area along the periphery of the original landfill. The report also describes confirmation soil sampling of imported fill material, the pre-construction sampling results (Appendix A), soil disposal documentation (Appendix C), asbestos-containing material documentation (Appendix D), an asbestos inspection summary for the excavated landfill material (Appendix E), and the lot exploration plan execution memorandum (Appendix F). The [reconnaissance of the northeast slope](#) is reported separately and included in Appendix L of the Construction Quality Assurance Report. An [interim action addendum report](#) was prepared that confirms soils were not impacted by potentially-contaminated stormwater management practices south of the landfill.
- The [Remediation Investigation Work Plan](#) describes the landfill property and history, the environmental setting, previous investigations, the preliminary conceptual site model, data gaps, and the remedial investigation field activities.
- The [Remediation Investigation/Feasibility Study](#) describes the regulatory background, the landfill property and history, the environmental setting, and previous and current field investigations. The historical infiltration of water through the landfill is evident by leachate impacts to groundwater beneath and beyond the landfill, where elevated concentrations of metals and polycyclic aromatic hydrocarbons have been detected in

groundwater and surface water. The Remedial Investigation/Feasibility Study proposes cleanup standards for groundwater, surface water, and sediment at the site. The soil beyond the landfill and the sediment downstream of the landfill complies with the proposed cleanup standards. Elevated concentrations of manganese persist in groundwater beneath the former waste areas and in surface water that originates from the toe of the landfill. The surface water also contains elevated concentrations of iron. Naturally occurring iron and manganese are mobilized under anaerobic conditions caused by the biodegradation of organic waste in the landfill. The Feasibility Study develops and evaluates cleanup action alternatives that can be performed after landfill closure in July 2022. The cleanup action alternatives include no additional actions, monitored natural attenuation of contamination in groundwater and surface water, and monitored natural attenuation with surface water treatment. The Remedial Investigation/Feasibility Study recommends the monitored natural attenuation cleanup alternative.

- The [Draft Cleanup Action Plan](#) is Ecology's proposed decision document that establishes the cleanup standards and selects the cleanup action for the site. The Draft Cleanup Action Plan selects the monitored natural attenuation cleanup alternative. Landfill materials have been removed from beyond the landfill boundary and the engineered landfill cover prevents the infiltration of precipitation water through the underlying waste. The Draft Cleanup Action Plan describes the specific prohibitions and requirements in the [draft environmental covenant](#) that must be filed following closure of the permitted landfill in accordance with the solid waste regulations. The diversion of Stream 1 and the groundwater interceptor trench reduce the infiltration of water and flow of groundwater beneath the landfill to its discharge point at the toe of the northeast landfill slope. The flow of naturally aerobic groundwater is anticipated to decrease the concentrations of iron and manganese to background conditions beneath the wedge area and to decrease their concentrations in groundwater and surface water downstream of the landfill. The monitoring of groundwater beneath the wedge area and groundwater and surface water downstream of the landfill are required until the concentrations attenuate to below their cleanup levels. The Draft Cleanup Action Plan identifies the groundwater and surface water sampling locations and identifies the compliance criteria.

Landfill Gas

The wood waste that was disposed in the landfill between 1972 and 1983 continues to biodegrade and produce diminishing quantities of methane gas. Methane gas that accumulates beneath the engineered landfill cover is collected and ventilated from a geomembrane-lined gas ventilation trench that extends between the landfill and the adjoining residential lots. Methane is a non-toxic gas that is capable of combustion at concentrations above 5 percent. The landfill gas does not contain non-methane volatile organic compounds.

Snohomish County Health Department regulates explosive gas control under the Solid Waste Handling Standards in WAC 173-350-400. Methane concentrations are regulated

at the landfill property boundary and in the surrounding structures. The Alpine Estates homes are being constructed with gas barrier and ventilation systems that provide additional protection and assurances.

Century Communities contracts Herrera Environmental Consultants to oversee and monitor landfill gas at the landfill. The [Landfill Gas Monitoring Readiness Report](#) describes the occurrence and mitigation of landfill gas at the landfill. This report concludes that:

- The gas ventilation trench appears to properly impede the migration of methane from the closed landfill containment system.
- Residual pockets of methane persist in soil gas above former waste areas beyond the landfill containment system.
- The concentrations of methane exceed the regulatory limits in some of the soil gas probes near the landfill property boundary; the highest concentrations persist in soil gas probes GP-10 and GP-11 beyond the northwest part of the landfill.
- The residual concentrations methane detected in surface soil monitoring on the residential lots are well below the stringent criteria for indoor air beyond the landfill property.
- Methane has not been detected beneath the gas barrier systems for the houses constructed adjacent to the landfill where the highest concentrations of residual methane persist.
-

Snohomish County Health Department requires that the Landfill Gas Engineer, Herrera Environmental Consultants, continues to monitor landfill gas in accordance with the [Landfill Gas Monitoring and Contingency Plan](#). This Plan includes monitoring requirements for the gas ventilation trench within the landfill containment system and the soil gas probes adjacent to the landfill property boundary, and contingency monitoring requirements for the Alpine Estates homes and mitigation plans.

Mudslide Incident

Century Communities is coordinating with the adjoining property owners, Olympic Pipe Line Company, Ecology, Snohomish County Planning and Development Services, and Washington Department of Fish and Wildlife to restore the wetlands and stream.

Incident

A mudslide occurred on northeastern portion of the Go East Corp. Landfill property on Sept. 17 and 18, 2021. The mudslide swept an estimated 500 to 700 cubic yards of imported clean soil downslope beyond the toe of the landfill. The incident occurred while crews constructed a planned access path to the toe of the landfill slope.

The mudslide occurred after clean fill material placed on the steep slope mobilized due to groundwater seepage and stormwater intrusion. The mudslide originated beyond the landfill boundary and deposited fill material beneath and beyond the toe of the landfill.

No landfill material was observed in the mudslide. The mudflow extended across a wetland and to a stream on properties north and east of the property. The mudslide flowed across land owned by the 108th Street Point Homeowners Association, the Pinehurst at Waldenwood Homeowners Association, and the easement corridor for the Olympic Pipe Line Co.

A stable access path was subsequently constructed to the toe of the landfill to allow completion of the landfill closure activities. The property owner coordinated with the 108th Street Point Homeowners Association to stabilize the slope where the mudslide originated on their property.

Voluntary Actions

Century Communities planted wetland vegetation on the mudflow downstream from the landfill in March 2023, in accordance with a wetlands mitigation plan. The mitigation plan includes annual site inspections for five years and periodic maintenance, such as removing competing grasses, irrigating, fertilizing, replacing dead plants, and replacing mulch. Additionally, Century Communities purchased wetland mitigation bank credits from the Skykomish Habitat Mitigation Bank to offset temporary wetlands loss.

Site History

The 40.9-acre property sits atop the Vashon advance outwash sand formation, which outcrops where steep slopes are present on the east side of the property. The Vashon advance outwash sand formation is underlain by low-permeability silt deposits referred to as the pre-Vashon lacustrine silt unit. The pre-Vashon lacustrine silt unit is estimated to be at least 110 feet thick beneath the property.

In 1969, a conditional use permit was issued for sand excavation. Workers excavated sand from a ravine on the northern part of the property and used it as construction fill for nearby construction projects.

Rekaway, Inc. purchased the property in February 1972 and operated the landfill until 1980. Rekaway obtained a 10-year conditional-use permit from Snohomish County in March 1972 to excavate sand and gravel and to operate a landfill by filling the excavated area with solid waste. The permit authorized the disposal of “wood, mineral, and concrete solid materials, but not garbage or putrescibles.” In 1974-75, Rekaway was approved to accept “tires and bulk packaging material such as cardboard, pallets, large parcel wrappings, shredded paper, and warehousing waste material.”

In 1974, Rekaway accepted approximately 200 cubic yards of baghouse dust containing magnesium, phosphate, and aluminum into the landfill. A fire resulted from the oxidation of the buried metal dusts. Workers excavated the material, spread it on the ground, extinguished the fire, and covered the material with soil. Partially burned trees and stumps caused another landfill fire in November 1976 that persisted through 1979. Snohomish County Health Department suspended the landfill permit in November 1977.

Go East Corporation conditionally purchased the property in 1979. They requested reinstatement of the landfill permit to allow additional filling to level the landfill area for future development. Snohomish County Health Department issued a permit to operate a wood waste landfill in November 1979. The permit expired in September 1982. Go East Corporation stopped accepting waste in the summer of 1983 when Snohomish County issued a stop work order. Another landfill fire began in October 1983 and burned out by January 1986. The landfill was covered with soil in conformance with the minimum functional standards for solid waste handling in WAC 173-301, which was repealed and superseded by WAC 173-304 in October 1985, but was not closed in accordance with the governing landfill regulations in 1986.

P&GE acquired the property from Go East Corporation in May 2009.

Agencies Working Together

Snohomish County Health Department

[Snohomish County Health Department](#) issued a landfill permit for the closure of the Go East Corp Landfill in accordance with [Chapter 173-350-400](#) of the Washington Administrative Code. The Health Department's approval of the Go East Landfill Closure Plan was affirmed by the state Pollution Control Hearings Board. Snohomish County Health Department intends to renew the closed landfill permit annually.

Ecology's [Solid Waste Management Program](#) supports the Health Department but is not the regulatory agency for the landfill permit.

Snohomish County Planning and Development Services

[Snohomish County Planning and Development Services](#) issued an initial land disturbing activity permit for the initial rough grading (including landfill closure activities) and a second land disturbing activity permit for plat development. The land disturbing permits were subject to the [State Environmental Policy Act](#).

Washington State Department of Ecology

Ecology's [Water Quality Program](#) grants a [Construction Stormwater General Permit](#). Ecology maintains [Bakerview Everett stormwater permit documents](#) on a separate website.

Ecology's [Solid Waste Management Program](#) oversees cleanup of the site under the [Model Toxics Control Act](#).

Ecology's [Shorelands and Environmental Assistance Program](#) works to ensure the protection of wetland resources.

Washington Department of Fish and Wildlife

Washington Department of Fish and Wildlife issued a [Hydraulic Project Approval](#) permit for the relocation of a stream on the property. Hydraulic Project Approvals ensure that construction projects in or near state waters are done in a manner that protects fish and their aquatic habitats.

Report An Environmental Issue

To [report an environmental problem](#) or concern, any time, day or night.

[Online reporting](#)

Counties: Island, King, Kitsap, San Juan, Skagit, Snohomish, and Whatcom

Email: nwroerts@ecy.wa.gov

Phone: 206-594-0000

Requesting Accommodation

Ecology is committed to providing people with disabilities access to information and services. To request an ADA accommodation, contact Ecology by phone at 360-407-6831 or email at ecyadacoordinator@ecy.wa.gov. For Washington Relay Service or TTY call 711 or 877-833-6341. Visit Ecology's website for more information.

If you speak a non-English language, free language services are available.

Appendix F. Public Comments in Original Format

Zoom registration Questions/Comments

Comment No. 1 from Jerry Weibel

External Email

I received the Solid Waste Management notice on the Go East Landfill. Are the homeowners of houses in Alpine Estates receiving this notice?

Jerry Weibel
3917 108st SE
Jercherw@frontier.com

Comment No. 2 from Jerry Weibel

External Email

Thank you for your reply. The heavy trucks have basically destroyed 108 st. Is there a schedule for it to be repaired?

Sent from my iPad

> On Mar 5, 2024, at 3:17 PM, Noell, Alan L. (ECY) <anoel461@ecy.wa.gov> wrote:
>
> Gerald,
>
> Yes, they're receiving this notice.
>
> I hope to see at the online public meeting on Thursday, 3/21.
>
> Thanks,
>
> Alan Noell, PhD, PE
> Solid Waste Management Program
> Department of Ecology, Northwest Regional Office P.O. Box 330316,
> Shoreline, WA 98133-9716 (mailing address)
> 15700 Dayton Avenue North, Shoreline, WA 98133-9716 (physical address)
> Cell 425-213-4803 alan.noell@ecy.wa.gov
>

Comment No. 3 from Sarah Wright

Name: Sarah Wright

Address: 4022 105th pl se

City: Everett

State: Washington

ZIP Code: 98208

Email: wright.sarahg@gmail.com

Go East Corp. Landfill Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan Public Comment Period

This is from the Zoom QA/Comment Registration - How extensive will remediation be? This seems like a great opportunity to fully explore/ integrate "site regeneration". How will this development site address sustainability and climate resilience?

Comment No. 4 from Thomas Wright

Name: Thomas Croissant

Address: 10709 44th Ave SE

City: Everett

State: Washington

ZIP Code: 98208

Go East Corp. Landfill Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan Public Comment Period

This was from the Zoom Question/Comment entry -

Registering for the public meeting to remain informed.

Comment No. 5 from Julie Chittenden

Name: Julie Chittenden
Address: 11011 39th Dr SE
City: Everett
State: Washington
ZIP Code: 98208
Email: jjchitt@gmail.com

Go East Corp. Landfill Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan Public Comment Period

Who's responsibility to monitor the landfill and who will pay for it? Will this eventually be the HOA's responsibility? It would appear from the sizable HOA dues that the dollars will come from the homeowners.

Comment No. 6 from Kathryn Lynn

Name: Kathryn Lynn
Address: 11225 42nd Ave SE
City: Everett
State: Washington
Email: Katkefer2@gmail.com

Go East Corp. Landfill Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan Public Comment Period

This is from the Zoom QA/Comment Section - I received an 8 pg. document in the mail regarding a landfill cleanup near my home.

Comment No. 7 from Nima Miri

Name: NIMA MIRI

Address: 10930 51ST AVE SE

City: EVERETT

State: Washington

ZIP Code: 98208

Email: nimam81@gmail.com

Go East Corp. Landfill Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan Public Comment Period

I live in Pinehurst development, Southeast of the site. Did your studies and plans cover the areas outside of the new development and how this new development may adversely change and effect the underground and surface water flows in those areas? I have been noticing increasing erosion in the green zone behind my property within the last 2 to 3 years, and the area is sinking including my backyard. If this project adversely affects these green zones, the owners of the properties in Pinehurst development will be in a precarious situation as the foundations of their properties can be compromised in future. Additionally, the integrity of the ground could be compromised leading to trees fall on our homes.

How can you assure us that the integrity of the ground is not going to change as a result of this new development?

Best regards,

Comment No. 8 from Kyle Metcalfe

Dear Alan,

I saw your public comment period for the Cleanup Action Plan online and was curious if you have been receiving a lot of comments on your draft? What does your process for tracking and analyzing those comments look like?

If you're using a spreadsheet, we'd love to help! We have been developing an AI-powered comment tagging system that has been proven to save time categorizing and organizing comments and are looking to try it with more entities to continue to improve. There is no cost for the trial (for a reasonable amount of comments).

Would this be something that might be helpful to your team?

Thanks very much,
Kyle



Kyle Metcalfe
Account Executive

kyle@konveio.com | 303-943-1097
www.konveio.com

Comment No. 9 from Grace Li

Name: Grace Li

State: Washington

Email: GraceLi@johnlscott.com

Go East Corp. Landfill Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan Public Comment Period

A client is finalizing a purchasing agreement at Century Community for a property within The Alpine Estates Community association. According to the seller's information, the site encompasses a historical landfill that was closed as a limited purpose landfill in July 2022. We are currently endeavoring to determine if there are any health-related issues that require our attention.

From: Grace Li <GraceLi@johnlscott.com>

Sent: Tuesday, March 12, 2024 5:35:52 PM

To: Lui, Nancy (ECY) <nlui461@ECY.WA.GOV>

Cc: Jiang, Dejun <dejunjiang316@gmail.com>

Subject: question related to landfill

External Email

Hi Nancy,

This is Grace. It was my pleasure to have the chance to speak with you over the phone.

My client, Dejun, is presently finalizing a purchasing agreement at Century Community for a property within The Alpine Estates Community association. According to the seller's information, the site encompasses a historical landfill that was closed as a limited purpose landfill in July 2022. We are currently endeavoring to determine if there are any health-related issues that require our attention.

would you please introduce us to Megan from the health department like we mention over the phone call, Thank you!

my phone number is 425 753 1360

Dejun:505 639 0376

Thank you so much for your help .

Grace and Dejun

Comment No. 10 from John Woodard

Name: John Woodard

Address: 4824 112TH ST SE

City: Everett

State: Washington

ZIP Code: 98208

Email: johnwoodard@gmail.com

Go East Corp. Landfill Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan Public Comment Period

There is not enough infrastructural capacity for clean, level, dry land much less building atop a pile of rubbish and chemicals. I can't even cut a tree down that is falling on my fence in the green belt in my back yard, but ya all can build atop a land fill. If this happens, I really don't see a point to the EPA, Snohomish county's department of health, building, permitting or any of the other bureaucracies my tax dollars fund. I've watched as you let your friends pump out the wetlands and build crappy zero lot line atrocities everywhere, when just a couple of years earlier the land was sacred and needed for the health and wellbeing of the eco system as a whole. Why is it damn near impossible for some people the build on their own land, that they have been paying taxes on for years, and people who have already profited off of their land do what they want. I guess it's true, it's not who you know, its who you pay to play, or something like that. Well, I will be approaching the county and DOE with some interesting projects if this goes through, I hope they will all get the same consideration and this on seems to have.

Comment No. 11 from Laurel Woodard

Name: Laurel Woodard

Address: 4824 112th St SE

City: Everet

State: Washington

ZIP Code: 98208

Email: Laureldogs280@gmail.com

Go East Corp. Landfill Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan Public Comment Period

I do not approve of this plan. This is something that will do more harm than good. Not only will this mess up the flow of traffic. This can have a very negative affect to people's health living on top of area of land that we before dictated to garbage. This is a decision were made many years ago, and we can't go back and fix the mistakes that we made. This is a decisions that we can make today in order to help people in this area.

Comment No. 12 from Steve Hurd

Name: steve hurd

Address: 4422 108th St SE

City: EVERETT

State: Washington

ZIP Code: 98208

Email: schurd@icloud.com

Go East Corp. Landfill Draft Remedial Investigation/Feasibility Study and Draft Cleanup Action Plan Public Comment Period


Can I get a copy of - or a link to - Alan Noell's March 21 Zoom presentation? Thanks.

Comments No. 13 to 18 receipted during the on-line public meeting.

On-Line public meeting comments April 7, 2024

 **Sarah Wright** 06:24 PM

regarding the soil testing that "meets requirements" for chemicals tested: can you speak to what amount of work would be required to mitigate soil beyond those requirements?

 **Anonymous Participant** 06:52 PM

the membrane under the house does not appear to be continuous at foundation walls. what is the expected "leakage" at those points?

 **Anonymous Participant** 07:23 PM

I have talked to potential home buyers who have not been told anything about the gas monitoring. The real estate agents seem not to be sharing any of this information.

 **Julie Chittenden** 07:24 PM

Who owns the landfill and who will be responsible for future monitoring? Will the HOA be given that responsibility?

 **Michael Warfel** 07:25 PM

Can I receive a link to Alan's presentation?

 **Julie Chittenden** 07:26 PM

Slope stability is a concern to homeowners who live above the Western slope of the development.

Appendix G. West Slope Assessment Letter



17425 NE Union Hill Road, Suite 250
Redmond, Washington 98052
425.861.6000

May 24, 2024

Century Communities of Washington, LLC
20000 North Creek Parkway, Suite 201
Bothell, Washington 98011

Attention: Stacia Bloom, PE

Subject: West Slope Assessment
Bakerview Residential Development (LDA #2)
Snohomish County, Washington
File No. 26410-001-00

This letter presents a summary of GeoEngineers, Inc' (GeoEngineers) assessment of the slope located along the west side of the Bakerview Residential Development (Land Disturbance [LDA] #2). The slope was cut and prepared as part of LDA #1 and is located west of Lots 74 to 81, as shown on the Site Plan (Figure 1).

Geotechnical engineering analyses and recommendations for LDA #2, including permanent cut slopes, were provided in the report titled "Subsurface Exploration, Geologic Hazards, and Geotechnical Engineering Report, Former Go East Landfill, Snohomish County, Washington", prepared by Associated Earth Sciences, Inc. (AESI), dated February 28, 2013 (revised). Recommendations for permanent slopes outside of the LDA#1 landfill footprint were provided by AESI and were incorporated into the design and construction documents for LDA#1 and LDA#2.

During construction of the Go East landfill closure (LDA #1), the west slope was graded in accordance with the approved construction documents. GeoEngineers was on site during LDA#1 construction activities and observed grading of the west slope. The west slope was cut into native glacial deposits, was stable, and graded in accordance with the approved construction drawings.

At the request of Century Communities, we recently visited the site to observe conditions of the west slope as described below.



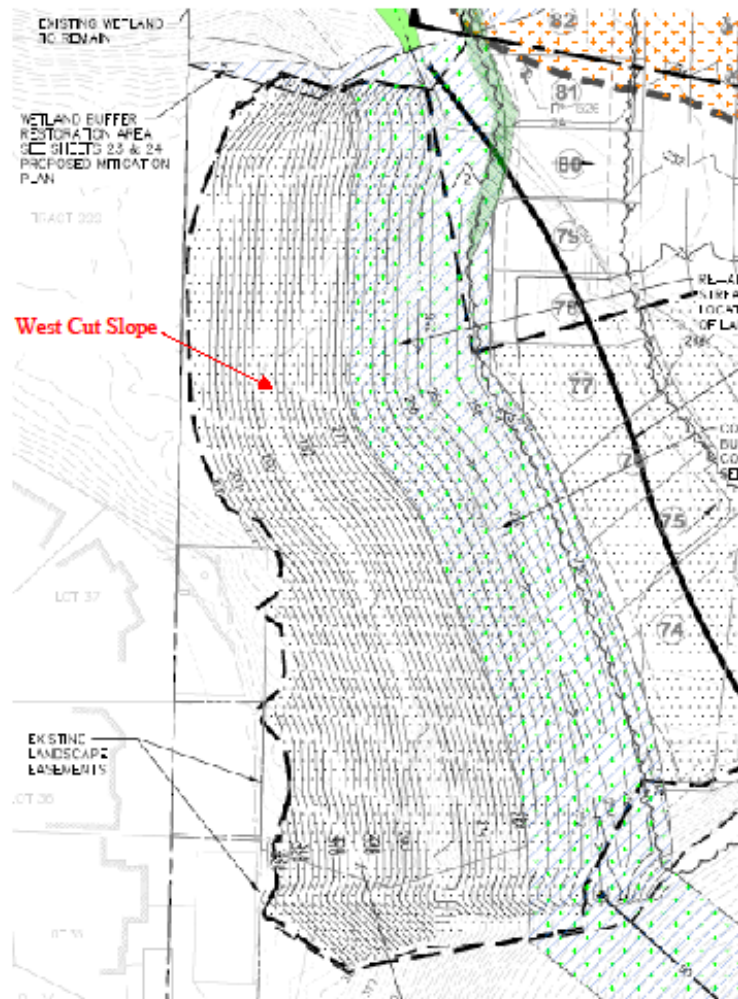


Figure 1. Site Plan

WEST SLOPE RECONNAISSANCE

Bob Metcalfe (GeoEngineers) performed a reconnaissance along the west slope on April 19, 2024 to observe existing conditions. He traversed the top, middle and bottom of the slope, which is located west of Lots 74 to 81. Photos 1 through 5 show the condition of the slope at the time of our site visit.

Overall, the slope is performing well and is stable. There were no indications of instability or significant erosion. Vegetation on the slope generally consists of short grasses, clover, volunteer Alders, and recently planted shrubs and small conifer trees. Temporary PVC piping for landscape irrigation traverses the slope.



File No. 26410-001-00

The reconstructed stream at the bottom of the slope (Photo 2) appears to be functioning as intended and is well vegetated with no significant erosion along the stream channel. Conifer trees located along the top and north and south sides of the slope were relatively straight, with no indications of significant movement (e.g. pistol butt trunks or leaning trees). No groundwater seepage was observed emanating from the slope. There is a recent small excavation and denuded area at the top of the slope (northern side), as well as some yard waste and debris at the top of the slope (south side), although the yard waste accumulations are somewhat minor at this time (see Photos 5 and 6).



Photograph 1. View of west slope. Facing west.



Photograph 2. Base of west slope. Facing south/southwest.



Photograph 3. West slope at about midslope. Facing south.



File No. 25410-001-00





Photograph 4. West slope at about midslope. Facing north.



Photograph 5. Excavation at top of west slope, northern end. Facing south.



File No. 25410-001-00





Photograph 6. Top of west slope (note yard waste in foreground). Facing north.

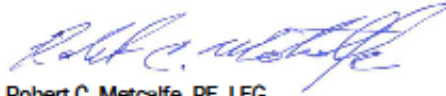
CONCLUSIONS AND RECOMMENDATIONS

Based on our observations, the west slope was graded in accordance with the LDA #1 and LDA #2 construction documents, and in accordance with Snohomish County standards. The slope is stable, and we have no concerns regarding instability or erosion. For adequate long-term performance of the slope, we recommend the following:

1. Yard waste should not be allowed to be disposed of along the top of the slope. Accumulations of significant yard waste can destabilize the slope, especially during the wet season, although we are not concerned about it at this time based on the accumulations observed.
2. Disturbance, such as excavations along the top of the slope, should be prevented as surface water can accumulate in such excavations during the wet season and potentially cause local sloughing at the top of the slope. We recommend that disturbed areas be filled and vegetated with permanent vegetation to prevent erosion.
3. Vegetation on the slope should be assessed periodically. Areas having sparse vegetation should be addressed, as needed, and in accordance with the temporary erosion and sediment control plan, and LDA #2 construction documents.

We trust this letter meets your current needs. Please call if you have any questions regarding this letter.

Sincerely,
GeoEngineers, Inc.



Robert C. Metcalfe, PE, LEG
Principal Geotechnical Engineer



RCM:jes

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.



File No. 26410-001-00