



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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June 9, 2020

David Hein
Newcastle Golf LLC
1416 112th Ave NE
Bellevue, WA 98004

Notice of Periodic Review Conducted at the following Cleanup Site:

- **Name:** Newcastle Coal Creek Landfill
- **Address:** 15500 Six Penny Lane, Newcastle, Washington
- **Facility/Site No.:** 2044
- **Cleanup Site No.:** 4812

Dear David Hein:

The Model Toxics Control Act (MTCA), Chapter 70.105D Revised Code of Washington, which governs the cleanup of hazardous waste sites in Washington State, requires the Department of Ecology (Ecology) to conduct a periodic review every five years for sites with cleanup actions under a consent decree that include institutional controls (an environmental covenant). This letter serves to inform you that a periodic review has been conducted at the Newcastle Coal Creek Landfill (Site).

The periodic review process includes the following steps:

- Review cleanup information, including any recent monitoring data.
- Confirm that the covenant is active and recorded with the title to the property.
- Visit the Site to confirm the institutional controls and conditions of the covenant are effective.

A copy of the periodic review document is attached. Below is a brief summary of the periodic review's conclusions:

- The Environmental Covenant restricts ground water for any domestic purposes from any well within 1,000 feet of the landfill boundary. At least one domestic well within 1,000 feet of the landfill boundary was identified by Ecology. A more thorough search by the property owner (i.e. their environmental consultant) is needed to identify all potential domestic wells within 1,000 feet of the landfill boundary. Property owners with domestic wells within 1,000 feet of the landfill boundary will need to be contacted by the landfill property owner to determine the status of the well and to evaluate potential drinking water quality issues. A domestic well

inventory report should be submitted to Ecology prior to the next periodic review (by 2024) to determine if the remedy is still protective of human health and the environment.

- The 1996 Environmental Covenant for the property is in place and is discoverable through the King County Auditor's Office. It continues to be effective in protecting the integrity of the remedial action. However, as previously noted, at least one of the requirements of the Environmental Covenant is not being met. While it is unknown whether there are any actual human exposures to contaminants of concern via domestic wells, it is a possibility. Therefore, the remedy cannot be considered protective of human health until more information is provided regarding the domestic wells. In other words, this periodic review fails at this time, but will be re-evaluated during the next periodic review when more information is available.
- Quarterly progress reports are required to be submitted to Ecology per the Prospective Purchaser Consent Decree (PPCD), but Ecology has not been provided progress reports consistently in recent years. The progress reports should include descriptions of on-site activities that have taken place during the reporting period, any deviations from required tasks, monitoring for seeps following significant rainfall events, the condition of the cap, etc. (refer to the PPCD and Post-Closure Plan for additional information). However, Ecology will accept an annual progress report in lieu of a quarterly progress report, to be incorporated in to the annual groundwater monitoring report submittal.

A periodic review will continue to be required every five years as long as contamination remains at the Site and institutional controls (an environmental covenant) are required to protect human health and the environment.

It is recommended that you periodically review your environmental covenant in order to understand the specific restrictions at your Site, as well as the notification and approval requirements for ground disturbing activities performed at your Site (such as digging, drilling, building demolition, etc.).

If you have any questions regarding this letter or the periodic review, please contact Tamara Welty at tamara.welty@ecy.wa.gov or (425) 649-7023.

Sincerely,



Tamara Welty, LG, LHG
Toxics Cleanup Program, NWRO

Enclosures: Periodic Review Document

cc: Lisa Gilbert, Parametrix
Rick Morck, Landmarc Technologies