



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

**CERTIFIED MAIL**

April 21, 2006

Mike Andrews  
Jenamar, Inc.  
2610 Willamette Drive NE, Ste C  
Lacey, WA 98515

**Re: No Further Action Determination under WAC 173-340-515(5) for the following Hazardous Waste Site:**

- Name: Jenamar Property Parcel #1192641000
- Address: Willamette Boulevard North
- Facility/Site No.: 9501253
- VCP No.: SW0753

Units  
12414

Dear Mr. Andrews:

Thank you for submitting your independent remedial action report for the Jenamar Property Parcel #1192641000 facility (Site) for review by the State of Washington Department of Ecology (Ecology) under the Voluntary Cleanup Program (VCP). Ecology appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

This letter constitutes an advisory opinion regarding whether further remedial action is necessary at the Site to meet the substantive requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC. Ecology is providing this advisory opinion under the specific authority of RCW 70.105D.030(1)(i) and WAC 173-340-515(5).

This opinion does not resolve a person's liability to the state under MTCA or protect a person from contribution claims by third parties for matters addressed by the opinion. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.105D.040(4). The opinion is advisory only and not binding on Ecology.



Ecology's Toxics Cleanup Program has reviewed the following information regarding the Site:

1. North School Site – Additional Surface Soil Exploration Services, Geo Engineers, August 31, 2005
2. Near-Surface Soil Sampling, Hawk's Prairie Master Plan Community Site, North School Site and Unit 12 Area, Lacey, WA, LSI Adapt, Inc., Dec. 6, 2005
3. Near-Surface Soil Sampling, Hawk's Prairie Master Plan Community Site, Phase II, Units 12 and 14, Thurston County Tax Parcel #1192641000, Lacey, WA, LSI Adapt, Inc., March 16, 2006

The documents listed above will be kept in the Central Files of the Southwest Regional Office of Ecology (SWRO) for review by appointment only. Appointments can be made by calling the SWRO resource contact at 360-407-6365.

The Site is defined by the extent of contamination caused by the following release(s):

- Arsenic in Soil

The Site is more particularly described in the enclosures to this letter, which includes a detailed Site diagram. The description of the Site is based solely on the information contained in the documents listed above. The Jenamar Parcel Number 1192641000 site, also known as Jenamar Phase 2 Units 12 and 14 site, is located in Section 26, Township 19, Range 1, WWM, parcel number 1192641000 (Figure 1). The Jenamar Phase 2 Site is located inside of the Tacoma Smelter Plume Site, and may have surficial soil contaminated with arsenic and lead as a result (Figure 2). During September 2005 site development, Geo Engineers collected 76 surface soil samples (Figure 3) for the Hawks Prairie Master Plan Community Site (Table 1) for Phase 1 of the development. Arsenic was detected at concentrations exceeding the MTCA in six samples ranging from 22.1 to 41.0 mg/kg from four locations, but there were no lead exceedances. For purposes of this VCP site, Geo Engineers found exceedances of MTCA Method A for arsenic in three soil samples (SS-22, SS25A, SS25B) in Unit 12 and in three Unit 14 soil samples (SS-13A, SS-18A, SS18B). Samples identified with an "A" were taken from 0-2" below ground surface (BGS) and samples identified with a "B" were taken from 6-12" BGS.

In November, 2005, LSI Adapt arrived on the site and found that the previously sampled areas were cleared and graded. LSI Adapt collected 9 confirmation soil samples from the Unit 12 excavation (Figure 4) and after laboratory analysis none of the samples exceeded

the MTCA for arsenic (Table 2). Then LSI Adapt returned to the site and collected additional samples on 2/13/06 (S-23 through S-46) from the excavations (Table 3) for Unit 12, Unit 14, and other units. Of the 12 confirmation soil samples collected from Unit 14 (S-35 to S-46, none of the analyses exceeded the MTCA for arsenic. Only sample S-29 contained arsenic at 20ppm and it was located in Unit 11 (part of future Phase 3). LSI Adapt returned and then collected two additional samples from the same location as S-29 on 2/16/06 (S-29A and S-29B). Both of these soil samples were below the MTCA (Table 3).

Ten soil samples were collected from the stockpiled soil (SP-11 to SP-20). These stockpile soil samples did not contain arsenic at concentrations exceeding the MTCA (Table 3). The stockpiled soils are being reserved for beneficial usage in landscaping planter areas. The extent of the excavations can be seen on Figure 5 and the disposition of the soil pile is as described in the attached 2/23/06 email from LSI Adapt.

Based on a review of the independent remedial action report and supporting documentation listed above, **Ecology has determined that the independent remedial action(s) conducted at the Site are sufficient to meet the substantive requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the contamination at the Site.** Therefore, pursuant to WAC 173-340-515(5), Ecology is issuing this opinion that **no further remedial action is necessary** at the Site under MTCA.

Based on this no further action determination, Ecology will update the status of the Site on its site database and remove the Site from the Confirmed and Suspected Contaminated Sites List.

This no further action determination does not apply to any other release(s) or potential release(s) of contaminant(s) that may impact any other portion of any property impacted by this Site, or any other property owned or operated by Hawks Prairie Land Association, LLC.

Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void and further remedial action may be required at the Site.

The state, Ecology, and its officers and employees make no guarantees or assurances by providing this opinion, and no cause of action against the state, Ecology, its officers or employees may arise from any act or omission in providing this opinion.

Mike Andrews  
April 21, 2006  
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Again, Ecology appreciates your initiative in successfully completing cleanup under the Voluntary Cleanup Program (VCP). If you have any questions regarding this opinion, please contact me at 360-407-7115.

Sincerely,



Guy Barrett  
SWRO Toxics Cleanup Program

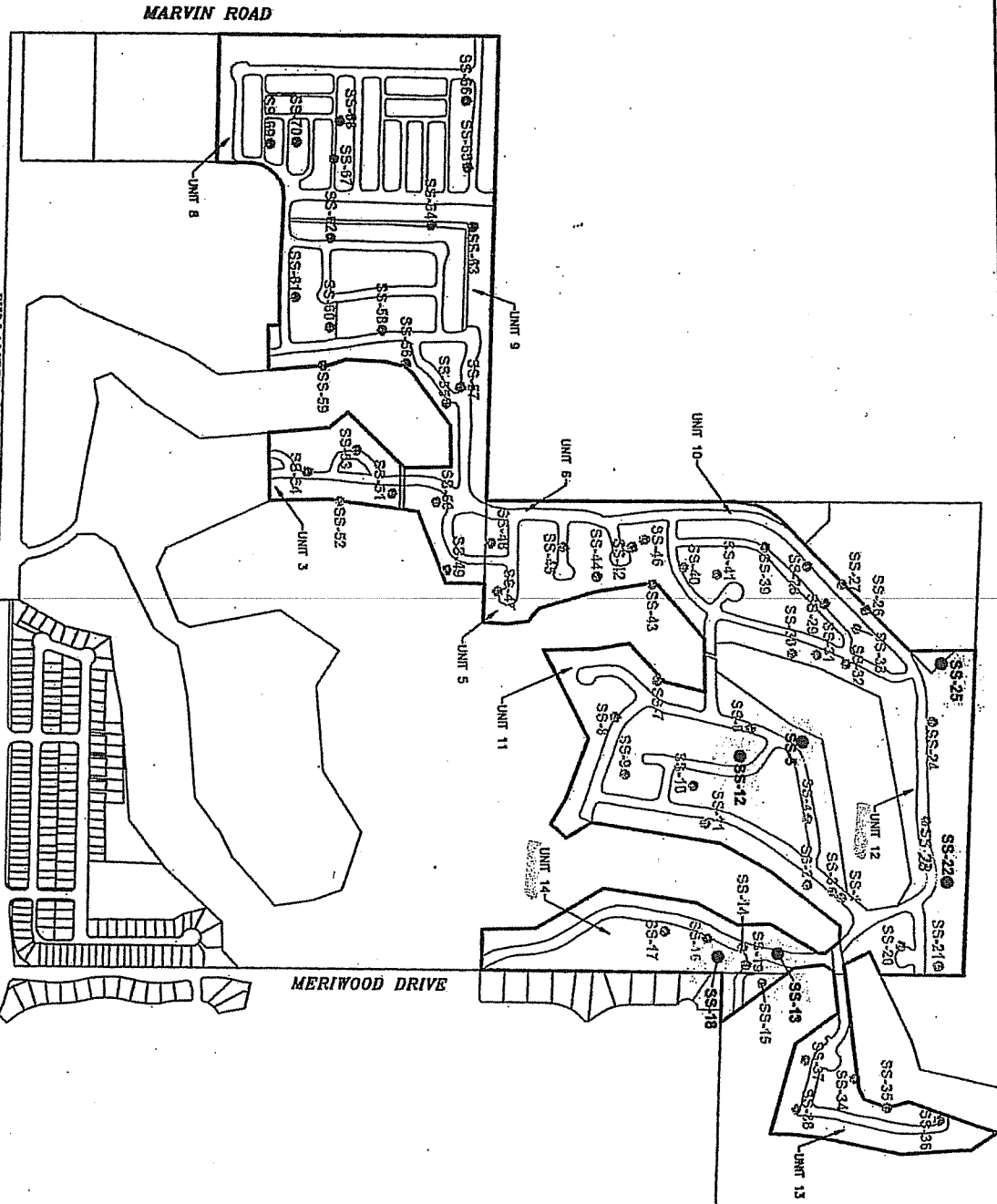
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GB/ksc:Jenamar2 NFA

Enclosures: 8

Cc: Brad Biggerstaff, GeoResources, LLC.  
Chuck Cline, Department of Ecology  
Bob Warren, Department of Ecology  
Trish Akana, Department of Ecology (SW0753)

Notes:  
 1. The locations of all features shown are approximate.  
 2. This drawing is for information purposes. It is intended to assist in entering features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of the communication.  
 Reference: Drawing created from sketch provided by GeoEngineers' personnel.



<b>Site Plan</b>	
Hawks Prairie Master Plan Community Site	
Lacey, Washington	
<b>GEOENGINEERS</b>	Figure 1/3

**Legend**

SS-1 Surface sample number and approximate location, with accuracy of communications less than NTPCA Method A Change Levels (CUL) (See Table 1 for details)

Approximate study area

0 500 500  
 Feet

11/05 Adapt

# NVL Laboratories, Inc.

4708 Aurora Ave. N., Seattle, WA 98103  
Tel: 206.547.0100, Fax: 206.634.1936  
www.nvllabs.com

AIHA - IH  
#101861



## Analysis Report

### Total Metals

Client: LSI Adapt, Inc.  
Address: 615 8th Ave S.  
Seattle, WA 98104  
Attention: Mr. Charles Cacek  
Project Location: Hawk's Prairie, Lacey, WA

Batch #: 2517075.00  
Matrix: Soil  
Method: EPA 6010  
Client Project #: N/A  
Samples Received: 12  
Total Samples Analyzed: 12

Lab ID	Client Sample #	Elements	Sample wt (g)	RL mg / kg	Results in mg / kg	Results in ppm
25102299	SP-8stockpile	Arsenic (As)	0.3003	13.0	< 13.0	< 13.0
25102300	SP-9stockpile	Arsenic (As)	0.1591	25.0	< 25.0	< 25.0
25102301	SP-10stockpile	Arsenic (As)	0.3007	13.0	15.0	15.0
25102302	S-9unit12	Arsenic (As)	0.3004	13.0	< 13.0	< 13.0
25102303	S-10unit12	Arsenic (As)	0.3018	13.0	< 13.0	< 13.0
25102304	S-11unit12	Arsenic (As)	0.3011	13.0	< 13.0	< 13.0
25102305	S-12unit12	Arsenic (As)	0.3005	13.0	< 13.0	< 13.0
25102306	S-13unit12	Arsenic (As)	0.3006	13.0	< 13.0	< 13.0
25102307	S-14unit12	Arsenic (As)	0.3014	13.0	< 13.0	< 13.0
25102308	S-15unit12	Arsenic (As)	0.3019	13.0	16.0	16.0
25102309	S-16unit12	Arsenic (As)	0.3001	13.0	< 13.0	< 13.0
25102310	S-17unit12	Arsenic (As)	0.3003	13.0	< 13.0	< 13.0

Table 2

Sampled by: Client  
 Analyzed by: Ahmad Izzat  
 Reviewed by: Nick Ly  
 Date Analyzed: 11/23/2005  
 Date Issued: 11/23/2005  
 Nick Ly, Technical Director

mg/kg = Milligrams per kilogram  
 ppm = Parts per million  
 RL = Reporting Limit  
 '<' = Below the reporting Limit

TABLE 1: 3

SUMMARY OF ANALYTICAL TEST RESULTS - SOIL  
 HAWKS PRAIRIE MASTER PLAN COMMUNITY SITE  
 PHASE II - UNITS 12 AND 14  
 THURSTON COUNTY TAX PARCEL # 1192641000  
 LACEY, WASHINGTON  
 LSI - ADAPT JOB NO. WA05-13373-SST-1

Sample Number	Location	Depth (inches)	Total Arsenic (ppm)	
SP-11	Stockpile See Figure 2	NA	<8.0	
SP-12		NA	<7.9	
SP-13		NA	<8.0	
SP-14		NA	<8.0	
SP-15		NA	<8.0	
SP-16		NA	<8.0	
SP-17		NA	<8.0	
SP-18		NA	<7.9	
SP-19		NA	<7.9	
SP-20		NA	<7.9	
S-23	Phase II-Units 12 & 14 See Figure 2	0 to 6	<8.0	
S-24		0 to 6	<8.0	
S-25		0 to 6	<8.0	
S-26		0 to 6	<8.0	
S-27		0 to 6	<8.0	
S-28		0 to 6	<8.0	
S-29		0 to 6	20.0	
S-29A		} <i>Unit 11 confirm samples</i>	0 to 6	<8.0
S-29B			0 to 6	8.7
S-30		0 to 6	11.0	
S-31		0 to 6	<8.0	
S-32		0 to 6	12.0	
S-33		0 to 6	9.6	
S-34		0 to 6	18.0	
S-35		0 to 6	<8.0	
S-36		0 to 6	<8.0	
S-37		0 to 6	9.2	
S-38		0 to 6	8.2	
S-39		0 to 6	<8.0	
S-40		0 to 6	<8.0	
S-41		0 to 6	<8.0	
S-42		0 to 6	<8.0	
S-43		0 to 6	<7.9	
S-44		0 to 6	<7.9	
S-45		0 to 6	<7.9	
S-46		0 to 6	<7.9	
MTCA			20	

Notes:

ppm = concentrations reported in parts per million, which is equivalent to milligrams/kilogram

NA = Not applicable

MTCA: Model Toxics Control Act (Method A cleanup levels shown)