



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

CERTIFIED MAIL

November 8, 2007

Meridian Campus Development Partners, LLC
Mr. Thomas Pilkinton
1411 4th Ave., Suite 1130
Seattle, WA 98101

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

- Name: Campus Meadows Phase 2(SF2 Phase 2)
- Address: Section 36, Township 19, Range 1W
- Facility/Site No.: 1189329
- VCP No.: SW0912

Dear Mr. Pilkinton:

Thank you for submitting your independent remedial action report for the Campus Meadows Phase 2 (SF2 Phase 2) 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. Cleanup Action Plan and Site Characterization, Meridian Campus Development, Lacey, WA, Landau Associates, June 15, 2005
2. Sampling and Analysis Plan, Meridian Campus Development, Lacey, WA, Landau Associates, February, 2005

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 SF2 Phase 2 site is approximately 13.45 acres and is located in Section 36, Township 19, Range 1, WWM, in Lacey, WA (Figure 1). The Campus Meadows (SF2 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 March 2005 site characterization, Landau and Associates collected four surface soil samples for the SF2 Phase 2 tract, part of the Meridian Campus Development. Arsenic was detected at concentrations exceeding the MTCA cleanup level of 20 milligrams per kilogram (mg/kg) in all four samples ranging from 21.2 to 40.5 mg/kg, but there were no lead exceedances. Lead soil concentrations ranged from 37 mg/kg to 83 mg/kg. Samples were taken from 0-6 inches below ground surface (BGS) since preliminary sampling indicated no exceedance of the MTCA cleanup level below this depth.

The upper soil layers were scraped and mixed as described in the Cleanup Action Plan. The mixed soil was then used to fill areas under roadways and low areas of the site to bring it up to grade. In August 2006, Landau Associates conducted confirmational sampling. Landau Associates collected 10 small scale composite confirmation soil samples from the Campus Meadows (SF2 Phase 2) tract (Figure 2) from 0-6 inches in depth. This was done by collecting four samples within a 10 foot square area and compositing them to generate a single sample. After laboratory analysis the concentrations ranged from non-detect to 6 mg/kg, compared with the MTCA Method A cleanup level of 20 mg/kg for arsenic. Lead concentrations ranged from non-detect to 9 mg/kg (Table 1). All sample results were below the MTCA cleanup level of 20 mg/kg for arsenic and 250 mg/kg for lead.

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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 Meridian Campus Development Partners, 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.

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

GB/ksc:Campus Meadows Ph2 NFA

Enclosure

Cc: Jennifer Olson, Landau Associates
Scott Rose, Ecology
Dolores Mitchell, Ecology