



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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August 15, 2012

Ms. Jessica Stone
Landau Associates, Inc.
950 Pacific Avenue, Suite 515
Tacoma, WA 98402

Re: No Further Action at a Property associated with the Tacoma Smelter Plume Site:

- Name: Meridian Campus – Campus Willows (Tract MF3)
- Property Addresses: 3900 to 4093 Campus Willows Loop NE, WA (60 lots with assigned addresses)
- Facility/Site No.: 6004
- Cleanup Site ID: 11810
- VCP Project No.: SW1210

Dear Ms. Stone:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of a Property associated with the Tacoma Smelter Plume Site (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

Issues Presented and Opinion

1. Is further remedial action necessary at the Property to clean up contamination associated with the Site?

NO. Ecology has determined that no further remedial action is necessary at the Property to clean up contamination associated with the Site.

2. Is further remedial action still necessary elsewhere at the Site?

YES. Ecology has determined that further remedial action is still necessary elsewhere at the Site.



This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

Description of the Property and the Site

This opinion applies only to the Property and the Site described below. This opinion does not apply to any other sites that may affect the Property. Any such sites, if known, are identified separately below.

1. Description of the Property.

The Property includes the following tax parcel in Thurston County, which was affected by the Site and will be addressed by your cleanup:

- #11936330200

Enclosure A includes a legal description of the Property and details of the Property as currently known to Ecology.

2. Description of the Site.

The Site is defined by the nature and extent of contamination associated with the following releases:

- Arsenic into the Soil.
- Lead into the Soil.

Those releases have affected more than one parcel of real property, including the parcel identified above.

Enclosure B includes a detailed description and diagram of the Site, as currently known to Ecology.

3. Identification of Other Sites that may affect the Property.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the Property is affected by other sites.

Basis for the Opinion

This opinion is based on the information contained in the following documents:

- 1) Jessica Stone (Landau Associates), e-mail correspondence with Elizabeth Weldin (Ecology)
RE: stockpiled soil, dated August 13, 2012.
- 2) Jessica Stone (Landau Associates), letter to Corey Watson (Quadrant Homes), RE:
Supplemental confirmational sampling for Campus Willows in Lacey, Washington, dated
June 20, 2012.
- 3) Jessica Stone (Landau Associates), e-mail correspondence with Elizabeth Weldin (Ecology),
RE: groundwater depth, dated May 17, 2012.
- 4) City of Lacey, Zoning Map, dated May 14, 2012.
- 5) Thurston County, Geodata Center Online, dated May 14, 2012.
- 6) Jessica Stone (Landau Associates), e-mail correspondence with Elizabeth Weldin (Ecology);
RE: Tract A, dated April 25, 2012.
- 7) City of Lacey, Recorded Plat #4255240 - Campus Willows, dated March 9, 2012.
- 8) City of Lacey, Final Subdivision Approval for Campus Willows - Project No. 05-246, dated
March 8, 2012.
- 9) Landau Associates, Final Cleanup Report - Campus Willows - Meridian Campus
Development, dated February 28, 2012.
- 10) Meridian Campus Development Partnership LLC, Revised State Environmental Policy Act
Environmental Checklist, dated October 5, 2006.
- 11) Joyce Mercuri (Ecology), letter to Mr. Eric Weber (Landau Associates), RE: Opinion on
Proposed Remedial Action for Meridian Campus Development, dated January 24, 2006.
- 12) Washington Forestry Consultants, Inc, Preliminary Tree Protection Plan - MF3
Development, dated November 5, 2005.
- 13) Landau Associates, Cleanup Action Plan and Site Characterization Meridian Campus
Development, dated June 16, 2005.

- 14) Habitat Technologies, Wetland and Drainage Corridor Site Assessment Willamette Drive North East - "MF3" Project Site, dated March 23, 2005.
- 15) Landau Associates, Draft Sampling and Analysis Plan Meridian Campus Development, dated February 4, 2005.

Those documents are kept in the Central Files of the Southwest Regional Office of Ecology (SWRO) for review by appointment only. You can make an appointment by calling the SWRO resource contact at (360) 407-6365.

This opinion is void if any of the information contained in those documents is materially false or misleading.

Analysis of the Cleanup

1. Cleanup of the Property located within the Site.

Ecology has concluded that **no further remedial action** is necessary at the Property to clean up contamination associated with the Site. That conclusion is based on the following analysis:

a. Characterization of the Site.

The Site is described in **Enclosure B**.

For almost 100 years, the Asarco Company operated a copper smelter in Tacoma, Washington. Air pollution from the smelter settled on the surface soil over a vast region -- more than 1,000 square miles of the Puget Sound basin. Elevated levels of contamination are found as far south as Lacey and as far north as Seattle (West Seattle). Additionally, elevated levels of contamination are found as far west as the Kitsap Peninsula and as far east as Kent and Bellevue. Arsenic, lead, and other heavy metals are still in the soil as a result of this pollution.

The Campus Willows is part of Meridian Campus Development (1540 acres) located in Lacey, Washington. Please see Enclosure A and Figures 1, 2, 3, and 4 for more information about the Property. The Property is approximately 6.84 acres. In March 2005, four soil samples were collected from 0 to 6 inches below ground surface (bgs) from Campus Willows during the characterization of the entire Meridian Campus Development. Characterization soil samples were analyzed using EPA Method 6010B. Arsenic concentrations ranged between 10.7 to 39.6 milligrams per kilograms (mg/kg). Lead concentrations ranged between 20 to 25 mg/kg. The

MTCA Method A cleanup levels for arsenic and lead are 20 mg/kg and 250 mg/kg, respectively.

In June 2005, Landau Associates developed a cleanup action plan for the entire Meridian Campus Development. The cleanup action plan described soil mixing done through development grading activities as a way to remediate the Tacoma Smelter Plume contamination on the Meridian Campus. Ecology issued an opinion letter for the cleanup action plan in 2006. This letter described the number of compliance samples that should be collected to obtain a No Further Action letter.

b. Establishment of cleanup standards for the Site.

Ecology has determined the cleanup levels and points of compliance established for the Site meet the substantive requirements of MTCA.

As part of the Interim Action Plan for the Tacoma Smelter Plume Site (June 2012) (IAP), Ecology completed a terrestrial ecological evaluation for properties with only Tacoma Smelter Plume contamination. Ecology determined the MTCA Method A cleanup levels for both arsenic and lead were protective of both human health and the environment. The MTCA Method A cleanup levels for soil are as follows:

- Arsenic is 20 mg/kg
- Lead is 250 mg/kg

The IAP determined that the cleanup level protective of human health and the environment for properties within the Tacoma Smelter Plume Site are the following:

- Average arsenic concentration detected in the soil is less than 20 mg/kg
- Average lead concentration detected in the soil is less than 250 mg/kg

OR

- No single soil sample has arsenic concentration above 40 mg/kg
- No single soil sample has lead concentration above 500 mg/kg

c. Selection of cleanup for the Property.

Ecology has determined the cleanup you selected for the Property meets the substantive requirements of MTCA and the IAP. The cleanup meets the minimum cleanup requirements and does not exacerbate conditions or preclude reasonable cleanup alternatives elsewhere at the Site.

Ecology proposed four model remedies in the IAP:

- Excavation and removal
- Mixing
- Capping in place
- Consolidation and capping

The contractor mixed and graded soil on the Property. The contractor did not remediate a small tract of dedicated open space.

d. Cleanup of the Property.

Ecology has determined the cleanup you performed meets the applicable Site cleanup standards within the Property.

The contractor scraped, mixed, and stockpiled most of the upper soil layer (about 12 inches deep) on the Property. In the southern part of the Property, the contractor cut into the underlying glacial till layer and used this material as fill in the northern part of the Property. Once the contractor completed the grading, they spread the stockpiled soil to achieve final grade.

Landau Associates conducted compliance soil sampling in accordance to Ecology's 2006 opinion letter (Figure 3 and Table 1). On December 1, 2011, Landau Associates collected 11 composite soil samples at a depth of 0 to 6 inches bgs. Each soil sample was a composite of two soil samples collected within a 10 square foot area. All soil samples were analyzed for arsenic and lead using EPA Method 6010B. Arsenic concentrations ranged from 3.2 to 16 mg/kg. Lead concentrations ranged from 2.7 to 25 mg/kg.

Later, Landau Associates discovered that they collected compliance soil samples before the untested stockpile soils were spread over the Property. On June 8, 2012, Landau Associates collected additional compliance soil samples (Figure 3 and Table 1). Each soil sample collected was a composite of two soil samples collected with a 10 square foot area. All soil samples were analyzed for arsenic and lead using EPA Method 6010B. Arsenic concentrations ranged from 3.1 to 33 mg/kg. Only one sample had an arsenic concentration above the MTCA Method A cleanup level (20 mg/kg). Of the 11 compliance soil samples on June 8, 2012, the arithmetic average of arsenic concentration was 7.3 mg/kg. No single soil sample had an arsenic concentration above 40 mg/kg. Lead concentrations ranged from 3.1 to 61 mg/kg. All samples had lead concentrations below the MTCA Method A cleanup (250 mg/kg).

2. Cleanup of the Site as a whole.

Ecology has concluded that **further remedial action** under MTCA is still necessary elsewhere at the Site. In other words, while your cleanup constitutes the final action for the Property, it constitutes only an **“interim action”** for the Site as a whole.

Listing of the Site

Based on this opinion, Ecology will update the status of remedial action at the Site on our database of hazardous waste sites. However, because further remedial action is still necessary elsewhere at the Site, we will not remove the Site from our lists of hazardous waste sites. Furthermore, the Property will remain listed as part of the Site because the cleanup of the Property does not change the boundaries of the Site.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Property. This opinion **does not**:

- Change the boundaries of the Site.
- Resolve or alter a person’s liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you proposed will be substantially equivalent. Courts make that determination. *See* RCW 70.105D.080 and WAC 173-340-545.

3. State is immune from liability.

Ms. Jessica Stone
August 15, 2012
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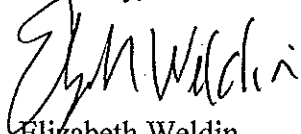
The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. See RCW 70.105D.030(1)(i).

Termination of Agreement

Thank you for cleaning up your Property under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project (#SW1210). If you should decide to clean up the remainder of the Site, please do not hesitate to reapply and request additional services under the VCP.

For more information about the VCP and the cleanup process, please visit our web site: www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm. If you have any questions about this opinion or the termination of the Agreement, please contact me by phone at 360-407-7094 or by e-mail at ewel461@ecy.wa.gov.

Sincerely,



Elizabeth Weldin
SWRO Toxics Cleanup Program

EVW/ksc:NFA Meridian Campus Campus Willows

Enclosures: Enclosure A: Legal Description, addresses, and general description of the Property
Enclosure B: Site description of Tacoma Smelter Plume
Figure 1: Vicinity Map of Meridian Campus – Campus Willows
Figure 2: Meridian Campus Master Plan
Figure 3: Compliance Sampling from 12/1/2011 and 6/18/2012
Figure 4: Campus Willows Lot Map
Table 1: Soil Confirmation Sample Results – Campus Willows

By certified mail: (7010 0780 0002 3400 8754)

cc: Corey Watson; The Quadrant Corporation
Ryan Andrews; City of Lacey Community Development
Marian Abbett - Ecology
Scott Rose – Ecology
Dolores Mitchell – Ecology w/o enclosures

Enclosure A Legal Description of the Property

THAT PORTION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, THURSTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36;
THENCE NORTH $01^{\circ} 48' 04''$ EAST (CITY OF LACEY DATUM) ALONG THE WEST BOUNDARY OF SAID NORTHWEST QUARTER 24.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY MARGIN OF WILLAMETTE DRIVE NORTHEAST AS DESCRIBED IN RIGHT-OF-WAY DEDICATION DEED RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NUMBER 9407210227, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, A RADIAL BEARING TO WHICH POINT BEARS NORTH $01^{\circ} 48' 04''$ EAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $48^{\circ} 48' 40''$ AN ARC DISTANCE OF 499.89 FEET;
THENCE SOUTH $38^{\circ} 23' 16''$ EAST 61.93 FEET;
THENCE SOUTH $05^{\circ} 36' 44''$ WEST 26.95 FEET;
THENCE SOUTH $51^{\circ} 38' 44''$ WEST 35.94 FEET;
THENCE SOUTH $38^{\circ} 23' 16''$ EAST 60.00 FEET;
THENCE NORTH $51^{\circ} 38' 44''$ EAST 35.94 FEET;
THENCE SOUTH $83^{\circ} 23' 16''$ EAST 26.95 FEET;
THENCE SOUTH $38^{\circ} 23' 16''$ EAST 104.17 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $08^{\circ} 48' 16''$ AN ARC DISTANCE OF 88.36 FEET TO THE NORTH CORNER OF A TRACT OF LAND DEEDED AS A FIRE DISTRICT RESERVE UNDER THURSTON COUNTY AUDITOR FILE NUMBER 3541584;
THENCE SOUTH $53^{\circ} 03' 25''$ WEST ALONG THE NORTHWEST BOUNDARY OF SAID FIRE DISTRICT RESERVE TRACT 473.43 FEET;
THENCE NORTH $35^{\circ} 56' 35''$ WEST 456.62 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 THAT BEARS SOUTH $01^{\circ} 47' 15''$ WEST FROM THE NORTHWEST CORNER THEREOF;
THENCE NORTH $01^{\circ} 47' 15''$ EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 395.75 FEET TO THE POINT OF BEGINNING.

Addresses assigned to parcel #11936330200

ALL ADDRESSES ARE LOCATED IN PARCEL #11936330200

1	4083	CAMPUS WILLOWS LOOP	NE
2	4078	CAMPUS WILLOWS LOOP	NE
3	4074	CAMPUS WILLOWS LOOP	NE
4	4070	CAMPUS WILLOWS LOOP	NE
5	4066	CAMPUS WILLOWS LOOP	NE
6	4062	CAMPUS WILLOWS LOOP	NE
7	4058	CAMPUS WILLOWS LOOP	NE
8	4054	CAMPUS WILLOWS LOOP	NE
9	4050	CAMPUS WILLOWS LOOP	NE
10	4036	CAMPUS WILLOWS LOOP	NE
11	4032	CAMPUS WILLOWS LOOP	NE
12	4028	CAMPUS WILLOWS LOOP	NE
13	4024	CAMPUS WILLOWS LOOP	NE
14	4020	CAMPUS WILLOWS LOOP	NE
15	4016	CAMPUS WILLOWS LOOP	NE
16	4012	CAMPUS WILLOWS LOOP	NE
17	4008	CAMPUS WILLOWS LOOP	NE
18	4004	CAMPUS WILLOWS LOOP	NE
19	4000	CAMPUS WILLOWS LOOP	NE
20	3996	CAMPUS WILLOWS LOOP	NE
21	3974	CAMPUS WILLOWS LOOP	NE
22	3970	CAMPUS WILLOWS LOOP	NE
23	3966	CAMPUS WILLOWS LOOP	NE
24	3962	CAMPUS WILLOWS LOOP	NE
25	3958	CAMPUS WILLOWS LOOP	NE
26	3946	CAMPUS WILLOWS LOOP	NE
27	3944	CAMPUS WILLOWS LOOP	NE
28	3940	CAMPUS WILLOWS LOOP	NE
29	3936	CAMPUS WILLOWS LOOP	NE
30	3932	CAMPUS WILLOWS LOOP	NE
31	3928	CAMPUS WILLOWS LOOP	NE
32	3924	CAMPUS WILLOWS LOOP	NE
33	3920	CAMPUS WILLOWS LOOP	NE
34	3912	CAMPUS WILLOWS LOOP	NE
35	3908	CAMPUS WILLOWS LOOP	NE
36	3904	CAMPUS WILLOWS LOOP	NE
37	4063	CAMPUS WILLOWS LOOP	NE
38	4069	CAMPUS WILLOWS LOOP	NE
39	4085	CAMPUS WILLOWS LOOP	NE
40	4081	CAMPUS WILLOWS LOOP	NE
41	4077	CAMPUS WILLOWS LOOP	NE
42	4071	CAMPUS WILLOWS LOOP	NE
43	4045	CAMPUS WILLOWS LOOP	NE
44	4033	CAMPUS WILLOWS LOOP	NE
45	4007	CAMPUS WILLOWS LOOP	NE
46	4003	CAMPUS WILLOWS LOOP	NE
47	3981	CAMPUS WILLOWS LOOP	NE
48	3975	CAMPUS WILLOWS LOOP	NE
49	3971	CAMPUS WILLOWS LOOP	NE
50	3967	CAMPUS WILLOWS LOOP	NE
TRACT A	3918	CAMPUS WILLOWS LOOP	NE
TRACT B	3900	CAMPUS WILLOWS LOOP	NE
TRACT C	4088	CAMPUS WILLOWS LOOP	NE
TRACT D	4046	CAMPUS WILLOWS LOOP	NE
TRACT E	4044	CAMPUS WILLOWS LOOP	NE
TRACT F	4040	CAMPUS WILLOWS LOOP	NE
TRACT G	4037	CAMPUS WILLOWS LOOP	NE
TRACT H	4013	CAMPUS WILLOWS LOOP	NE
TRACT I	3963	CAMPUS WILLOWS LOOP	NE
TRACT J	3954	CAMPUS WILLOWS LOOP	NE

Property Description

Campus Willows (Property) (parcel #11936330200) is part of the Meridian Campus Development in Lacey Washington. The Property (6.84 acres) is located south and west of intersection of Campus Green Drive NE and Willamette Drive NE. The Property is zoned as High Density Residential. To the west and south of the Property are properties dedicated to open space. To the north and east of the Property are low density residential developments.

In March 2012, the Lacey City Council subdivided the Property and assigned addresses to 50 single-family residential lots slated for attached townhouses. Additionally, the City created and assigned addresses to ten tracts slated open space, recreation, road buffer, joint-use driveway, and emergency access. The addresses for the newly created lots and tracts ranged from 3900 to 4093 Campus Willows Loop NE.

Originally, the Property was undeveloped forestland with most of the Property gently sloping (5%) to the north. The contractor cleared and graded most the Property to build single family attached residential townhouses. Through grading, the Property is now flat with the very north end sloping down to Willamette Drive NE. The contractor installed sidewalks, a paved public street, community mailbox, and landscaping, and a play area. Building of the townhouses has begun.

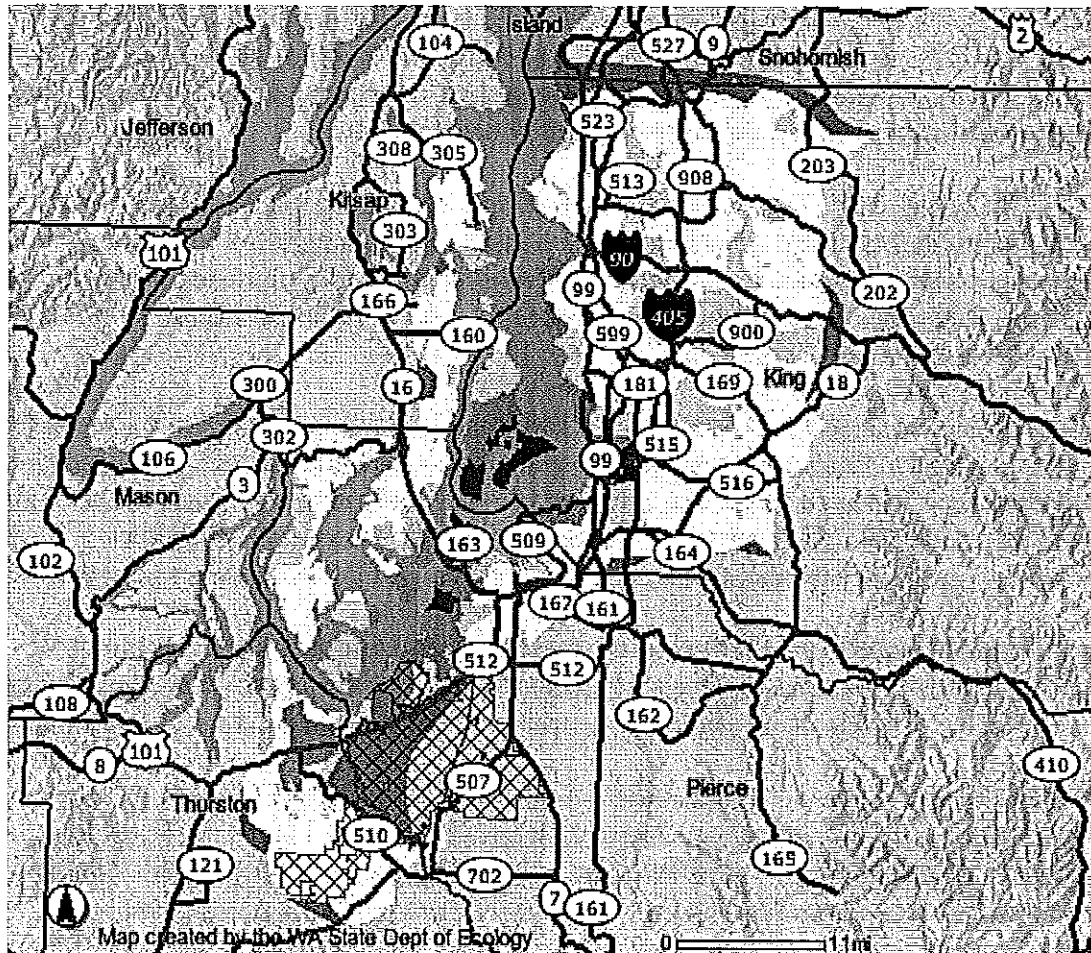
The Property owner dedicated Tract A as an open space tract (6994 square feet). This tract is dominated by Douglas fir (*Pseudotsuga menziesii*) and red alder (*Alnus rubra*). This forested open space abuts larger tracts of designated forested open space in the Meridian Campus Development.

The United States Department of Agriculture Soil Conservation Service Soil Survey of Thurston Area, Washington, mapped the Property as Alderwood Gravelly Sandy Loam, 3 to 16 percent. Landau Associates described the soil on the Property as brown, gravelly sand with silt. Habitat Technologies described the soil on the Property as gravelly loam to gravelly sandy loam.

The uppermost aquifer beneath the Meridian Campus Development is the Qva aquifer. The elevation of the Qva aquifer beneath the Meridian Campus Development was estimated to be between elevations 125 ft, mean sea level (MSL) and 150 ft, MSL -- over 100 ft below the ground surface.

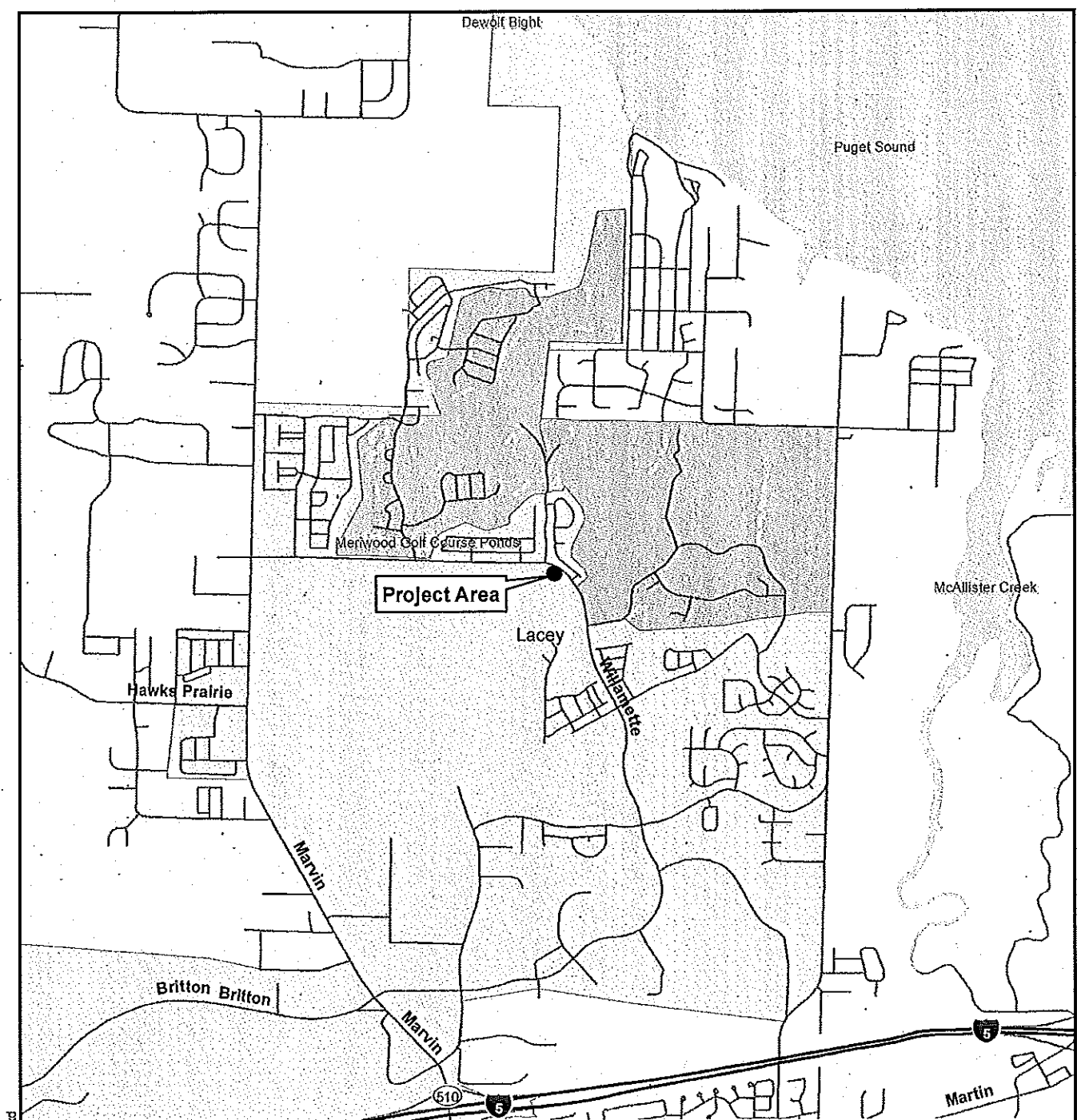
Enclosure B

Tacoma Smelter Plume

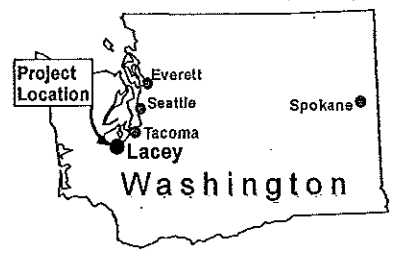
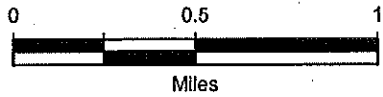
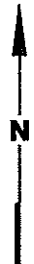


An interactive color map can be found at <https://fortress.wa.gov/ecy/smeltersearch/>

For almost 100 years, the Asarco Company operated a copper smelter in Tacoma. Air pollution from the smelter settled on the surface soil over a vast region -- more than 1,000 square miles of the Puget Sound basin. Elevated levels of contamination are found as far south as the Nisqually Ridge and as far north as Seattle (West Seattle). Additionally, elevated levels of contamination are found as far west as the Kitsap Peninsula and as far east as Kent and Bellevue. Arsenic, lead, and other heavy metals are still in the soil as a result of this pollution. The area has elevated levels of arsenic and lead in the soil due to the Asarco smelter.



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Data Source: Thurston County GIS; ESRI 2008.



<p>Campus Willows Lacey, Washington</p>	<p>Vicinity Map</p>	<p>Figure 1</p>
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CAMPUS
WILLOWS

SINGLE FAMILY RESIDENTIAL		
SECTOR	ACRES	MAX. DU.
CAMPUS PARK	30.3	137
CAMPUS GREEN	109	62
CAMPUS HIGHLANDS	69.3	190
CAMPUS GLEN	33.0	172
SF 1 (NO. OF CAMPUS HIGHLANDS)	62.6	250
SF 2 (NO. OF CAMPUS PARK)	37.8	180
SF 3 (NO. OF 31ST AVE. NE)	7.8	30
TOTAL	282.2	961

MULTI-FAMILY RESIDENTIAL			
SECTOR	ACRES	AVL. DENSITY	MAX. DU.
MF1	13.9	16	223
MF2	11.1	16	130
MF3	6.9	16	110
MF4	11.8	16	109
MF5	8.0	10	128
MF6	6.9	16	84
MF7	13.2	16	213
TOTAL	70.9		1087

*MF2 CONTAINS APPROXIMATELY 3 ACRES OF WETLANDS

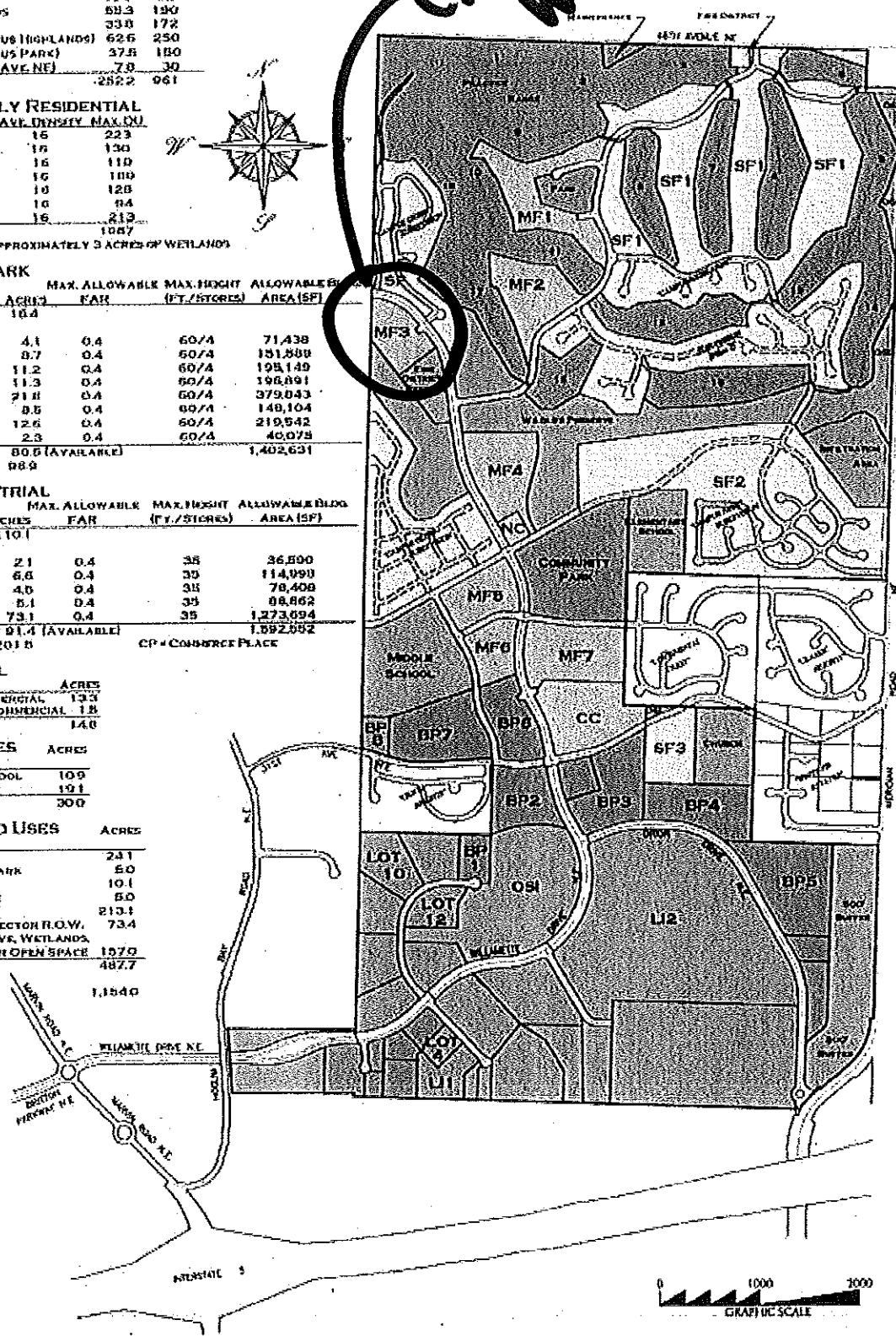
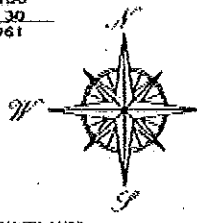
BUSINESS PARK				
SECTOR	ACRES	MAX. ALLOWABLE FAR	MAX. HEIGHT (FT./STORES)	ALLOWABLE BLDG. AREA (SF)
BP (SOLD)	10.4			
BP (AVAILABLE)				
BP1	4.1	0.4	60/4	71,438
BP2	3.7	0.4	60/4	131,588
BP3	11.2	0.4	60/4	195,149
BP4	11.3	0.4	60/4	195,891
BP5	21.8	0.4	60/4	375,043
BP6	8.5	0.4	60/4	149,104
BP7	12.6	0.4	60/4	219,542
BP8	2.3	0.4	60/4	40,078
SUBTOTAL	80.6 (AVAILABLE)			1,402,631
TOTAL	88.9			

LIGHT INDUSTRIAL				
SECTOR	ACRES	MAX. ALLOWABLE FAR	MAX. HEIGHT (FT./STORES)	ALLOWABLE BLDG. AREA (SF)
LI (SOLD)	11.1			
LI (AVAILABLE)				
LOT 4 CP	2.1	0.4	35	36,500
LOT 10 CP	6.6	0.4	35	114,990
LOT 12 CP	4.0	0.4	35	78,408
LI1	8.1	0.4	35	88,862
LI2	73.1	0.4	35	1,273,894
SUBTOTAL	91.4 (AVAILABLE)			1,592,652
TOTAL	201.5			

COMMERCIAL	
	ACRES
COMMUNITY COMMERCIAL	13.3
NEIGHBORHOOD COMMERCIAL	1.8
TOTAL	14.8

SCHOOL SITES	
	ACRES
ELEMENTARY SCHOOL	109
MIDDLE SCHOOL	191
TOTAL	300

OTHER LAND USES	
	ACRES
COMMUNITY PARK	23.1
NEIGHBORHOOD PARK	5.0
CHURCH SITE	10.1
FIRE STATION SITE	5.0
GOLF COURSE	213.1
ARTERIAL & COLLECTOR R.O.W.	73.4
WILDLIFE PRESERVE, WETLANDS,	
BUFFERS & OTHER OPEN SPACE	157.9
TOTAL	487.7
SITE TOTAL	1,154.0



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Meridian Campus
Lacey, Washington

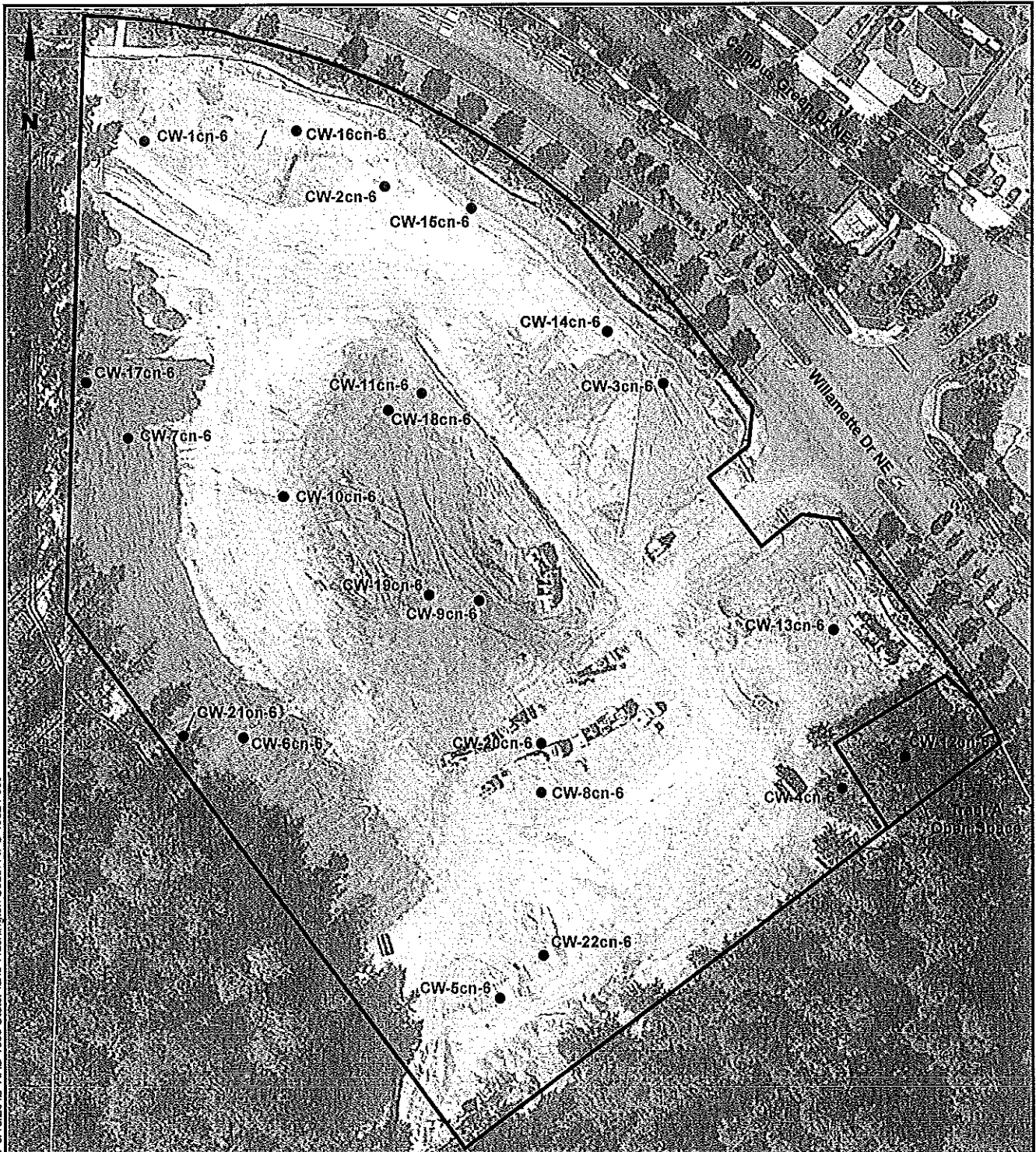
Meridian Campus
Master Plan

Figure
2

CHERRY
MINNEN



Y:\Projects\12530001\010.011\Figure 2.mxd 6/18/2012 NAD 1983 StatePlane Washington South FIPS 4602 Feet



Legend

- Supplemental Confirmation Sample Locations
- Initial Confirmation Sample Locations
- ▭ Campus Willows
- ▭ Parcels

Note

Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.



Compliance samples from 12/1/2011 & 6/8/12
Data Source: Thurston County GIS; Bing Maps Aerial Imagery.



Campus Willows Lacey, Washington	Supplemental Confirmation Sample Locations	Figure 3
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TABLE 1
SOIL CONFIRMATION SAMPLE RESULTS
CAMPUS WILLOWS
LACEY, WASHINGTON

	Location	Lab ID	Date Collected	TOTAL METALS (mg/kg) Method 6010B	
				Arsenic	Lead
Initial Confirmation Samples	CW-1cn-6	580-30131-8	12/1/2011	3.4	3.3
	CW-2cn-6	580-30131-7	12/1/2011	3.2 U	3.9
	CW-3cn-6	580-30131-5	12/1/2011	16	25
	CW-4cn-6	580-30131-2	12/1/2011	6.3	11
	CW-5cn-6	580-30131-1	12/1/2011	3.7	4.7
	CW-6cn-6	580-30131-11	12/1/2011	13	23
	CW-7cn-6	580-30131-9	12/1/2011	10	15
	CW-8cn-6	580-30131-3	12/1/2011	5.5	7.0
	CW-9cn-6	580-30131-4	12/1/2011	3.4 U	3.4
	CW-10cn-6	580-30131-10	12/1/2011	3.4 U	2.7
	CW-11cn-6	580-30131-6	12/1/2011	4.4	5.1
Supplemental Confirmation Samples	CW-12cn-6	580-33323-1	6/8/2012	33	61
	CW-13cn-6	580-33323-2	6/8/2012	3.5 U	3.3
	CW-14cn-6	580-33323-3	6/8/2012	4.2	9.6
	CW-15cn-6	580-33323-4	6/8/2012	3.5	8.3
	CW-16cn-6	580-33323-5	6/8/2012	3.1 U	3.1
	CW-17cn-6	580-33323-6	6/8/2012	4.2	8.4
	CW-18cn-6	580-33323-7	6/8/2012	3.1 U	3.1
	CW-19cn-6	580-33323-8	6/8/2012	3.1 U	4.2
	CW-20cn-6	580-33323-9	6/8/2012	5.3	13
	CW-21cn-6	580-33323-10	6/8/2012	14	24
	CW-22cn-6	580-33323-11	6/8/2012	3.6	8.7

U = Indicates the compound was not detected at the reported concentration.

Bold = Detected compound.

Box = Exceedance of cleanup level.

mg/kg = milligrams per kilogram

Note: MTCA Method A cleanup level for unrestricted land uses for arsenic is 20 mg/kg.

MTCA Method A cleanup level for unrestricted land uses for lead is 250 mg/kg.



