



RESPONSIVENESS SUMMARY

Briggs Nursery Site, Olympia

*Memo: Basis for No Further Action
Removal from the Hazardous Sites List*

Prepared by
Washington State Department of Ecology
Southwest Regional Office
Toxics Cleanup Program
Lacey, Washington

April 2019

Contents

Site Information	1
Site Background.....	1
Next Steps	2
Comment # 1: Anonymous	3
Comment # 2: Sukhwinder Samra	4
Comment # 3: Corina Grigoras.....	4
Attachment A. Letter from Ecology to Thurston County Facilities Services.....	5

Site Information

Site Name: Briggs Nursery

Address: 4407 Henderson Blvd SE, Olympia

Facility Site ID: 35797926

Cleanup Site ID: 4150

Cleanup Project Manager: Mohsen Kourehdar
Phone: 360-407-6256
Email: mohsen.kourehdar@ecy.wa.gov

Public Involvement Coordinator: Nancy Davis
Phone: 360-407-0067
Email: nancy.davis@ecy.wa.gov

The Washington Department of Ecology (Ecology) reviewed conditions at the Briggs Nursery site (site) and concluded that the cleanup work combined with the environmental covenant restricting access to the Kettles (natural depressions) at the site are effective in protecting people's health and the environment. Before cleanup, Ecology had ranked the site relative to the risk of other sites and put it on the state's Hazardous Sites List. Once a ranked site is cleaned up, a public comment period is required before a site can be removed from the list.

Ecology held a public comment period from February 19 to March 21, 2019. The comment period provided an opportunity for people to comment on removing the site from the Hazardous Sites List and on the following cleanup document:

- Memo Substitution for Cleanup Action Plan and Cleanup Report (Basis for No Further Action).

Ecology received three comments during the comment period. The public comments and Ecology's responses for the comment period are summarized below.

Site Background

A wholesale nursery was located at the site from 1912 until the nursery moved away in the mid-2000s. Now the land use is changing to houses and businesses. In 2004, Ecology put the site on the Hazardous Sites List because dieldrin (a pesticide) levels in the soil were above state cleanup levels. After studies were completed to determine the extent of contamination, it was found that some areas at the site had soil contaminated with dieldrin and PCBs exceeding state clean up levels. There was no contamination of groundwater or nearby Ward Lake associated with Briggs Nursery.

Following cleanup, all soil exceeding MTCA Method B soil cleanup levels for dieldrin and PCBs for unrestricted land use was excavated and removed from the site. Therefore, no further remediation of soil was required. Testing showed there was no impact to the groundwater from the nursery operation. However, concentrations of PCBs above state cleanup levels remained in the Kettles at the site.

In 2008, an environmental covenant was filed for the Kettles. Thurston County owns the Kettles and is responsible for maintaining the fences and warning signs restricting people's access to the Kettles.

With the cleanup work completed and an environmental covenant in place, conditions at the site are protective of people's health and the environment.

Next Steps

Ecology will remove the site from the Hazardous Sites List in 2019. Because some contamination remains in the Kettles, Ecology will conduct a periodic review at the site about every five years to ensure that conditions at the site continue to protect human health and the environment.

Comment # 1: Anonymous

From: Anonymous

Sent: 2/20/2019

To: Ecology via SmartComment Software (the exact content of the comment)

“When was it determined that the kettles in the former Briggs Nursery Site met the state cleanup levels? The information that was sent out does not state that. If it was last done in 2008, why is there an 11-year delay in moving forward with the proposal to remove it from the Hazardous Site List? Per the information sent out, "Thurston County owns the kettle bottoms and maintains the fences and warning signs restricting access to the kettles." The kettles in the Briggs Village Development have had little to no maintenance in the more than 8 years that I have lived there. The fencing around the kettles is so overgrown with blackberry vines and other vegetation that it is no longer visible in large sections. The kettle fencing behind the homes on Harvest Avenue and Seneca Street has major problems. The are sections where there are large trees and tree limbs that are leaning on and crushing the fence as well as a large section behind the Seneca Street homes that is completely laying down on the ground inward toward the kettle. The warning signs disappeared a number of years ago – so there is nothing to indicate that entry into the kettle areas is restricted. If the kettles are still supposed to be restricted access, this needs to be addressed asap.”

Ecology Response

Dear Anonymous,

Thank you for your comments.

The fact sheet included information that the concentrations of PCBs in the Kettles were higher than state cleanup levels, meaning the state cleanup levels were not met. The delay in removing the site from the Hazardous Sites List reflects the difficulty Ecology has had in contacting owners that changed over time.

Thank you for the information about the current condition of the fences and signs around the perimeter of the Kettles. In 2013 Thurston County foreclosed on the property underlying the Kettles due to the owner not paying property taxes. As the owner of the Kettles, in 2015 Thurston County acknowledged responsibilities for placing and maintaining cyclone fencing around the outermost perimeter of the Northwest, Central, and South Kettles and for signage within the perimeter of the fence.

Ecology wrote a letter to Ms. Julie DeRuwe, facilities services manager at Thurston County Central Services Department. Ecology requested from Ms. DeRuwe that Thurston County take action to perform the maintenance plan for the Kettles. Ecology requested that Thurston County take action within 60 days and inform Ecology of their actions. A copy of this letter to Thurston County is attached to this responsiveness summary (see Attachment A.).

Because the institutional controls (fencing and signage) are required by the environmental covenant, a periodic review will be conducted by Ecology to ensure the site continues to protect people's health and the environment. The next periodic review will be approximately five years from now.

Comment # 2: Sukhwinder Samra

From: Sukhwinder Samra

Sent: 2/20/2019

To: Ecology via SmartComment Software (the exact content of comment)

“Nothing hazardous on this site, Must be removed this site from the Hazardous sites list. Thanks.”

Ecology Response

Dear Sukhwinder Samra,

Thank you for your comment. Ecology is in the process of removing the site from the Hazardous Sites List.

Comment # 3: Corina Grigoras

From: Corina Grigoras

Sent: 2/24/2019

To: Ecology via SmartComment Software (the exact content of comment)

“Hello, thank you for notifying the homeowners about your proposed list removal. We would like to request that you send a crew to clean up the area around the fence that encircles the kettle behind Brighton Way SE street. Since we moved here, 10 years ago, a chain-link fence was installed but the silt fencing (white fabric on wooden poles) that was used during construction was left within, just on the other side of the chain-link fence. In the winter months, when the trees have no foliage, it's a terrible eyesore. We were told multiple times that the inside of the fence is the property of Ecology and we're not allowed within. Can you please attend to this? It's unacceptable that for 10 years, no one from Ecology is checking on the status of this kettle, its fencing, and attempting to clean up the area. Thank you for your time and consideration.

P.S. The system is not allowing to attach a photo although it's a "jpg" file, which seems to be allowed.”

Ecology Response

Dear Corina Grigoras,

Thank you for your detailed comment. Ecology does not own the Kettles; Thurston County owns them. Ecology wrote a letter to Ms Julie DeRuwe, facility manager at Thurston County Facilities. Ecology requested from Ms. DeRuwe that Thurston County take actions to perform the maintenance plan for the Kettles. Ecology requested that Thurston County take action within 60 days and inform Ecology of their actions. A copy of this letter to Thurston County is attached to this responsiveness summary.

Attachment A. Letter from Ecology to Thurston County Facilities Services

*This page intentionally left blank
for double-sided copying.*



STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

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

Call 711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 23, 2019

Julie DeRuwe, Facility Services Manager
Thurston County
2000 Lakeridge Drive SW
Building #1, Room 032
Olympia, WA 98502-6045

Re: Briggs Nursery (a.k.a. Briggs Village LLC Foreclosed Properties) — Preventative Maintenance Plan for the Kettles

- **Site Name:** Briggs Nursery
- **Site Address:** 4407 Henderson Blvd SE, Olympia, Thurston County, WA 98501
- **Cleanup Site ID:** 4150
- **Facility Site ID:** 35797926

Dear Julie DeRuwe:

The Washington State Department of Ecology (Ecology) held a public comment period from February 19 to March 21, 2019, concerning removal of the Briggs Nursery cleanup site from the Hazardous Sites List. Ecology received three public comments during the comment period. Two of the three comments concerned the lack of maintenance of fencing and signage around the Kettles at the site. For your information, I have enclosed the two comments.

Ecology received a letter from Thurston County on September 2, 2015, outlining the County's Preventative Maintenance Plan for the Kettles. I have enclosed Thurston County's letter for your information.

Please execute the Preventive Maintenance Plan for the Kettles and submit to Ecology, within 60 days of receipt of this letter, the corrective actions the county has taken to comply with the plan.

Julie DeRuwe, Facility Services Manager
April 23, 2019
Page 2

Re: Briggs Nursery

If you have any questions, please contact me at (360) 407-6256 or mohsen.kourehdar@ecy.wa.gov.

Sincerely,



Mohsen Kourehdar, P.E.
Toxics Cleanup Program
Southwest Regional Office

Enclosures: A – Public Comments
B – 2015 Letter from Thurston County to Ecology

By certified mail: 9489 0090 0027 6066 6648 93

cc: Ecology Site File

Enclosure A

Public Comments

*This page intentionally left blank for
double-sided copying.*

Comment I-1-1 from Anonymous

When was it determined that the kettles in the former Briggs Nursery Site met the state cleanup levels? The information that was sent out does not state that. If it was last done in 2008, why is there an 11-year delay in moving forward with the proposal to remove it from the Hazardous Site List? Per the information sent out, "Thurston County owns the kettle bottoms and maintains the fences and warning signs restricting access to the kettles." The kettles in the Briggs Village Development have had little to no maintenance in the more than 8 years that I have lived there. The fencing around the kettles is so overgrown with blackberry vines and other vegetation that it is no longer visible in large sections. The kettle fencing behind the homes on Harvest Avenue and Seneca Street has major problems. There are sections where there are large trees and tree limbs that are leaning on and crushing the fence as well as a large section behind the Seneca Street homes that is completely laying down on the ground inward toward the kettle. The warning signs disappeared a number of years ago – so there is nothing to indicate that entry into the kettle areas is restricted. If the kettles are still supposed to be restricted access, this needs to be addressed asap.

Comment I-3-1 from Corina Grigoras

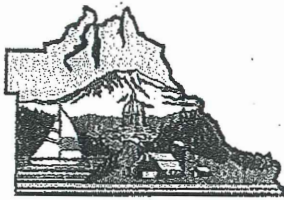
Hello, thank you for notifying the homeowners about your proposed list removal. We would like to request that you send a crew to clean up the area around the fence that encircles the kettle behind Brighton Way SE street. Since we moved here, 10 years ago, a chain-link fence was installed but the silt fencing (white fabric on wooden poles) that was used during construction was left within, just on the other side of the chain-link fence. In the winter months, when the trees have no foliage, it's a terrible eyesore. We were told multiple times that the inside of the fence is the property of Ecology and we're not allowed within. Can you please attend to this? It's unacceptable that for 10 years, no one from Ecology is checking on the status of this kettle, its fencing, and attempting to clean up the area. Thank you for your time and consideration. P.S. The system is not allowing to attach a photo although it's a "jpg" file, which seems to be allowed.

*This page intentionally left blank for
double-sided copying.*

Enclosure B

2015 Letter from Thurston County to Ecology

*This page intentionally left blank for
double-sided copying.*



THURSTON COUNTY
 WASHINGTON
 SINCE 1852

COUNTY COMMISSIONERS
 Cathy Wolfe
 District One
 Sandra Romero
 District Two
 Bud Blake
 District Three

CENTRAL SERVICES DEPARTMENT

Creating Solutions for Our Future

Martin D. Casey, Director

September 2, 2015

Mohsen Kourehdar
 Department of Ecology
 Southwest Regional Office
 PO Box 47775
 Olympia, Washington 98504-7775

*original
 is in the
 file* Briggs

Re: Briggs Village LLC Foreclosed Properties
 Preventative Maintenance Requirements
 Preventative Maintenance Plan

Responsibilities for the property known as Briggs Village LLC, now foreclosed property of Thurston County required under the Environmental Covenant between OlyArb, LLC and State of Washington, Department of Ecology are described as follows:

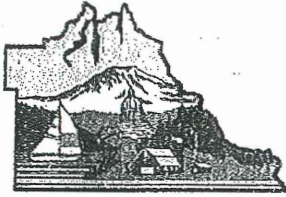
Maintenance of the site is described below:

Fencing: Cyclone fencing placed around the outermost perimeter of the Northwest, Central and South Kettles that are minimum of 6 feet in height maintained in such a manner as to prevent public access to the property within the fence perimeter

Signage: Installed and maintained to be located within the perimeter of the fence in a location that makes them readable from outside the fence but no farther than 3 feet from the perimeter; placed at a minimum of 50 foot intervals around the perimeter of the fence; with specification, fabrication, and installation to secure from the normal effects of the weather (of a durable weather resistant material); of a minimum of 8 1/2" x 11" in size; of the signboard of yellow or orange and the lettering bold, black type as follows:

WARNING (2")
 NO TRESSPASSING (1")

By Order of
 WA DEPARTMENT OF ECOLOGY
 TOXICS CLEANUP PROGRAM
 (360) 407-6300



THURSTON COUNTY
WASHINGTON
SINCE 1851

COUNTY COMMISSIONERS

Cathy Wolfe

District One

Sandra Romero

District Two

Bud Blake

District Three

CENTRAL SERVICES DEPARTMENT

Creating Solutions for Our Future

Martin D. Casey, Director

Preventative Maintenance Plan

Facilities Staff or designee will inspect the areas semi-annually and record via photographic and written documentation the condition of the described areas. If the condition does not meet the standards as described in Exhibit B of the document, repairs will be initiated to include fence replacement/repair, signage replacement/ repair, removal of unauthorized individuals who may be occupying the site, and identification and removal of noxious weeds.

The documents of all activities will be maintained in the files of Facilities Services located at 2000 Lakeridge Dr SW, Building 1 Room 040.

Questions regarding these activities may be addressed to Julie DeRuwe, Facilities Services Manager, 360-867-2944.

Sincerely,

Julie DeRuwe
Facilities Services Manager