



# INITIAL INVESTIGATION FIELD REPORT

**ERTS Number: 614620**

**Parcel #: 12824411300**

**COUNTY: Thurston**

**SITE INFORMATION**

Site Name (e.g., Co. name over door): Boulevard Nursery	Site Address (including City and Zip+4): 2021 Boulevard Rd. SE Olympia, Washington 98501	Site Phone: Disconnected
Site Contact and Title: Terry Morrison Steve Bucher	Site Contact Address (including City and Zip+4): West Coast Bank 301 church Street NE, Salem, Oregon 97308	Site Contact Phone: NA
Site Owner: Jeffrey Nevin	Site Owner Address (including City and Zip+4): POB 344 Davenport, WA 99122	Site Owner Phone: Disconnected
Site Owner Contact:	Site Owner Contact Address (including City and Zip+4):	Owner Contact Phone:
Alternate Site Name(s): Terrence J. Donahue, Managing Member	Comments: Eisenhower & Carlson, PLLC Successor Trustee 1201 Pacific Ave, Suite 1200, Tacoma, WA 253-572-4500	Is property > 10 acres? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Previous Site Owner(s):	Comments:	

<b>Location:</b> Quarter-Quarter:	Section: 24	Township: 18	Range: 2W
<b>Latitude:</b> Degrees: 47	Minutes: 01	Seconds: 49.4034	47.03039
<b>Longitude:</b> Degrees: 122	Minutes: 51	Seconds: 56.664	122.86574

**INSPECTION INFORMATION**

Inspection Date: 4/30/09	Inspection Time: 1345	Entry Notice: Announced <input type="checkbox"/> Unannounced <input checked="" type="checkbox"/>
Photographs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Weather: Clear <input checked="" type="checkbox"/> Rain <input type="checkbox"/> Temperature: 56 ° F	
Samples Yes <input checked="" type="checkbox"/> - by consultant No <input type="checkbox"/>	Wind Direction: Wind Speed: Calm	

**RECOMMENDATION**

<b>No Further Action</b> (Indicate NFA in box below):	<b>LIST on ISIS</b> (Indicate in box below):
Release or threatened release does not pose a threat <input type="checkbox"/>	Site Hazard Assessment <input checked="" type="checkbox"/>
No release or threatened release <input type="checkbox"/>	Interim Action <input type="checkbox"/>
Educational mailing <input type="checkbox"/>	Emergency Action <input type="checkbox"/>
Refer to program/agency (Name: _____) <input type="checkbox"/>	Independent Cleanup Action In progress <input type="checkbox"/>
Independent Cleanup Action Completed (i.e., contam. removed) <input type="checkbox"/>	

**COMPLAINT (Brief Summary of ERTS):** The Trustee and the Beneficiary for the deed of Trust have recently learned of possible environmental contamination regarding the subject property. A Phase I and partial Phase II environmental site assessment conducted by a consultant has resulted in the following findings: Low levels of the pesticides DDD, DDE, and DDT were detected in soil samples taken from two of the greenhouses on the property.

**SITE STATUS (Brief Summary of site condition(s) after investigation):** The nursery is abandoned and falling in disrepair. A limited Phase II was conducted in June of 2009. The pesticides detected in site soil samples were below MTCA pesticide cleanup standards. However, only a screening level assessment was conducted, and the number of samples collected was not sufficient to define the magnitude or extent of the pesticide impacts. Thurston County recommends that this site be listed as a SHA be conducted.

Investigator: Gerald L Tousley Date Submitted: 09/09/09

**OBSERVATIONS**

Description: The site consists of a .90 acre tax lot located at 2021 Boulevard Road SE in Olympia, WA. The property currently is an abandoned nursery operation, which formerly consisted of a retail store and three greenhouses. The property has been vandalized and is currently in ruins. A Phase I Environmental Site Assessment (ESA) was completed for West Coast Bank in March 2009. The ESA recommendations included soil sampling due to the historic greenhouse operations.

A total of three soil samples were collected on April 23, 2009. The discrete samples were collected at a depth of about 1 foot below ground surface. Pesticides were detected in two of the three samples. A preliminary evaluation was performed using the online Cleanup Levels and Risk Calculation (CLARC) developed by Ecology. Low levels of arsenic, barium, chromium, lead and mercury were also detected in all three soil samples.

The pesticides detected in site soil samples were below applicable Model Toxic Control Act (MTCA) pesticide cleanup standards. However, only a screening level assessment was conducted, and the number of samples collected was not sufficient to define the magnitude or extent of the pesticide impacts. The fact that several pesticides (which are now banned from use because of their threat to human and ecological health) were detected is of concern, considering that the property could be re-developed for residential use. Thurston County recommends that the site be listed in accordance with MTCA.

Description of past practices likely to be responsible for contamination: The site was used as a Nursery.

**ACTIVITIES OR PRACTICES RESPONSIBLE FOR CONTAMINATION:**

- Spill  LUST
- Pesticide disposal  Tank
- Landfill  Improper handling
- Drums  Improper disposal
- Other – Daily use as a Nursery, applying pesticides

Are discharges permitted (if yes, describe): No  Yes  Standard Industrial Code(s)

**CONTAMINANT(S)**

AFFECTED MEDIA	CONTAMINANTS (#1-16: See contaminants key) Enter letter designating status of contaminant: C = Confirmed (above cleanup levels); S = Suspected; R= Remediated															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ground Water																
Surface Water																
Drinking Water																
Soil			S			S										
Sediment																
Air																

1 Base/neutral organics	7 Petroleum products	13 Corrosive wastes
2 Halogenated organic compounds	8 Phenolic compounds	14 Radioactive wastes
3 Metals - Priority pollutants	9 Non-halogenated solvents	15 Conventional contaminants, organic
4 Metals - Other	10 Dioxin	16 Conventional contaminants, inorganic
5 Polychlorinated biPhenyls (PCBs)	11 Polynuclear aromatic hydrocarbons (PAHs)	
6 Pesticides	12 Reactive wastes	

**SITE INFORMATION**

Soil type: Yelm fine sandy loam	Slope: 0 to 3%
Site vegetation/cover present:	Pasture/open field <input type="checkbox"/>
Forest <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Bare soil <input checked="" type="checkbox"/>	Pavement <input type="checkbox"/>
Brush <input type="checkbox"/>	Surface water <input type="checkbox"/>
Landscaped <input type="checkbox"/>	
Other – Describe: abandoned nursery with out buildings	
Are there any drinking water systems affected? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Municipal, private, or both? (Circle one)	
How many people are estimated to be affected? _____	
Is there a potential for a release or threatened release to affect a drinking water source? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there monitoring wells in the vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there dry wells in the vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

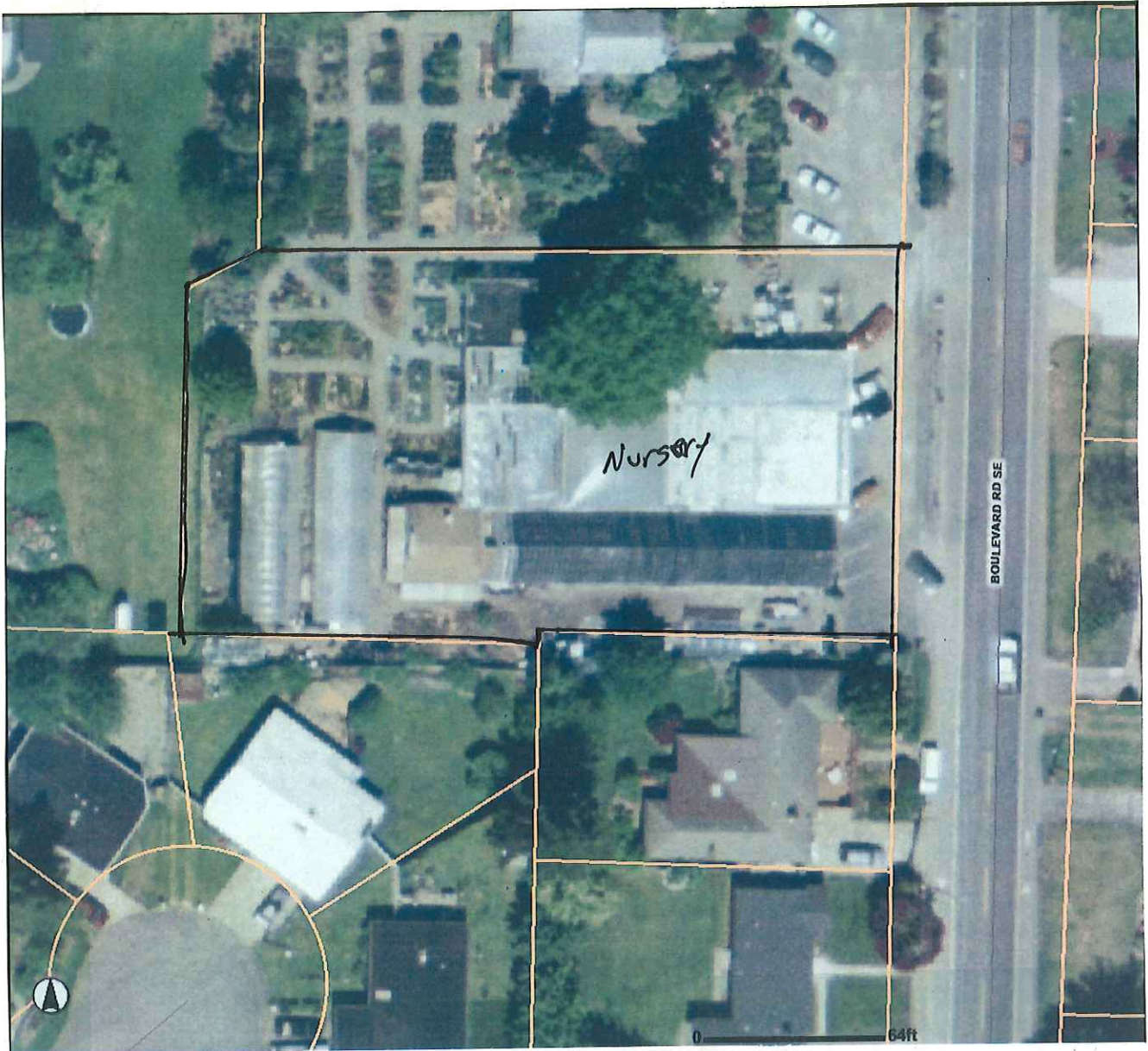
**CONTAMINANT PATHWAYS AND TARGETS**

	Ingestion	Inhalation	Contact
Ground Water			
Surface Water			
Drinking Water			
Soil	X		X
Sediment			
Air			
Targets possible:		Residential <input checked="" type="checkbox"/>	
Human, adult <input checked="" type="checkbox"/>		Industrial <input type="checkbox"/>	
Human, children <input checked="" type="checkbox"/>		Commercial <input type="checkbox"/>	
Sensitive environments (See WARM Scoring Manual for definition): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe:			
General Comments: The site has been used for illegal dumping of solid waste. Thurston County has issued a Notice of Violation-Order to Correct to the property owner on May 20, 2009.			



**SITE MAP/DIAGRAM**

Site Name: Boulevard Nursery



↑  
**North**

Approximate scale: 2.80 cm = 64 feet

ERTS Number: 614620

County: Thurston

Inspector: Gerald Tousley

Date: 9/8/09



### Data for Parcel No. 12824411300

[Zoom Map to Parcel](#)

[Google Earth](#)

[Google Maps](#)

[Virtual Earth](#)

[View Assessor's Data for Parcel or look at Parcel Summary Page](#)

Owner(s):

JEFFREY NEVIN

Address: PO BOX 344  
 City: DAVENPORT  
 State: WA, 99122

Parcel No.: 12824411300  
 Site Address: 2021 SE BOULEVARD RD  
 Site City: OLYMPIA  
 Site Zip: 98501

Section: s24182W  
 Legal Description: Section 24 Township 18 Range 2W Quarter NE SE  
 SS-5129 LT 1 Document 1036/640  
 Usecode: 53 - RETL-GEN-MER  
 Tax Code Area: 110  
 Taxable: Yes  
 Annual Tax: \$2,260.22  
 Property Type: RTL  
 Total Acres: 0.9  
 Land Value: [View Assessor's Data for Parcel](#)  
 Building Value: [View Assessor's Data for Parcel](#)  
 Total Value: [View Assessor's Data for Parcel](#)  
 Current Use: N  
 Exemptions: None

Wetlands: Unknown  
 Floodzone: NO  
 Flood of 1999: Unknown  
 Winter Flooding of 1996: Unknown  
 High Groundwater Flood Hazards: Unknown

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Zoning:	R-4-8,
Commissioner District:	Cathy Wolfe - District 1
Historic Site:	No
Permitting Jurisdiction:	OLYMPIA
Jurisdiction of Influence:	OLYMPIA
Stormwater Rate:	Yes
No Shooting Zone:	No
Animal Control:	OLYMPIA

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Weed Containment Zone:	No
Steep Slopes:	Unknown
Ground Water Sensitive Areas:	No
DNR Natural Heritage Data:	Unknown
Critical Buffers:	No
Shoreline Management Areas:	No
Waterbody & Wetland Buffers:	No
FEMA Panel No.:	190

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Wellhead Protection Area:	No
Area of Groundwater Concern:	No
Elevated Nitrates:	Yes
Soil Type:	Yelm fine sandy loam, 0 to 3% slopes
Hydric Soil:	No
Watershed:	BUDD/DESCHUTES
Water Service Area:	Unknown
School District:	OLYMPIA
Elementary School:	MCKENNY
Middle School:	WASHINGTON
High School:	OLYMPIA
Fire Response District:	OLYMPIA
Medic Response District:	Medic 4
Residential Outdoor Burning:	Residential Outdoor Burning is banned within the city limits and urban growth areas.
Planning Region:	1
Census Tract:	010700
Radio or Cell Tower:	No
Airport Zone:	No