

## Joanna Sanders

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**From:** Eron Berg  
**Sent:** Wednesday, January 25, 2023 5:39 PM  
**To:** Pam Petranek; Carol Hasse; Pete Hanke; Joanna Sanders  
**Subject:** Fwd: Comment on Short Farm for January 25 Commissioner Meeting  
**Attachments:** 700 Gallon spill 2019 Well Water Ecology Action Sheet re Jefferson County Lees Truck Repair ISIS Comments.pdf

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**From:** Tom Ehrlichman <tom@dykesehrlichman.com>  
**Sent:** Wednesday, January 25, 2023 5:34 PM  
**To:** Eron Berg <Eron@portofpt.com>  
**Subject:** Re: Comment on Short Farm for January 25 Commissioner Meeting

Eron,

Thank you for forwarding my memo to the Commissioners and posting it on the agenda website. Please add the following supplemental comment and forward it to the Commissioners if you would? Thank you.

1. I apologize if I spoke in error in characterizing the staff presentation concerning the potential for a meat processing facility at the Short farm. I understand your comment to be that the staff take no position on whether that is feasible in light of existing shoreline regulations constraining land within 200 feet of the floodplain. I would like to listen to the tape of the meeting if one is available and find where I went wrong. Please advise if that is possible.

2. The suggestion for investigation of groundwater contamination is based on my review of a public records at Ecology that your environmental consultant evidently did not see. I'm enclosing those here and trust that you will find the suggestion of tainted well water sufficient grounds to go forward with the planned expenditure for Phase II investigation. Whether the property is directly adjacent or not, it is adjacent as that term is defined. The property the Port is considering is clearly down-gradient. In this environment with a high water table, it seems certain groundwater could migrate from the MTCA cleanup site the short distance to the proposed Port property. The consultant's report contains no analysis of this phenomenon that I could find and it would be unwise, in my view, to bypass a Phase II investigation of groundwater on the basis of an analysis that did not investigate groundwater below surface depth.

Note that the Ecology document from March 2019 was not mentioned in the Port's environmental analysis. It includes the following clues to possible groundwater contamination and suggests a possible 700 gallon oil spill that also is not mentioned in the Port's Phase I environmental review:

Jefferson County not allowing the water well as the property is listed on the CSCL. Nicole stated that the contamination is not on the 1520 address. During a property dispute with the Shorts an oil/water separator and water lines were ripped up and 700 gallons of oil from the oil/water separator was dumped on the ground. Site has been in legal battles for two years - no water to the property. It is currently being trucked in.

I appreciate the Port staff's willingness to go back and reexamine the wisdom of bypassing a Phase II analysis prior to purchase based on this new information. I would request that you provide some written analysis of this new information in the record as part of this process.

Many thanks,

Tom

Tom Ehrlichman  
(425) 268-5553

Mailing Address:  
PO Box 490  
Chimacum, WA 98325

On Jan 25, 2023, at 12:22 PM, Eron Berg <[Eron@portofpt.com](mailto:Eron@portofpt.com)> wrote:

Hello Tom,

Will do. Also, FYI, the appraisal will be posted to our website today.

A couple of thoughts from me regarding your memo: I am not aware of any staff comments about locating a USDA meat processing facility at the Short's Farm, other than acknowledging that there is apparent farmer interest in such a facility, somewhere. I would not describe that as a Port objective. And, our consultant does not agree with your assessment about Phase II work, based on his evaluation of the non-adjacent upland property and sampling he did on adjacent property in 2016. The port budgeted for Phase II work and was happy to have it performed, if the Phase I indicated a need for additional study.

Again, thanks for your comments and I will make sure the commission has them as part of the Short's Farm process.

Eron

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**From:** Tom Ehrlichman <[tom@dykesehrlichman.com](mailto:tom@dykesehrlichman.com)>  
**Sent:** Wednesday, January 25, 2023 12:00 PM  
**To:** Eron Berg <[Eron@portofpt.com](mailto:Eron@portofpt.com)>  
**Subject:** Comment on Short Farm for January 25 Commissioner Meeting

Dear Eron,

Would you kindly forward the attached memo to the Commissioners for their review prior to their meeting this evening, if possible? This is intended as a public comment for this evening's discussion of the Short Farm purchase.

I look forward to working with you and your staff as this discussion proceeds and hope these recommendations are helpful in clarifying the key issues related to timing.

Many thanks.

Tom

Tom Ehrlichman  
(425) 268-5553

Mailing Address:  
PO Box 490  
Chimacum, WA 98325

## Site Details

Site Details

**Comments**

Cleanup Units

Ownership

Sort by Date



Call from Pinky - contractors (not a consulting firm) contacted Pinky about this site. They didn't feel that there was "anything" at the site. However they are proposing to dig up contamination.

Indicated that VCP information was provided to the property owner recently, but anyone could contact me with questions about the VCP.

Pinky Feria Mingo  
Jefferson County Environmental Public Health  
Environmental Health Manager  
(360)379-4476 Desk  
(360) 531-2019 Cell  
pmingo@co.jefferson.wa.us  
<https://jeffersoncountypublichealth.org/202/Public-Health>

By Acklam, Nick On 03/13/2019, Created 03/13/2019

Received call from Nicole - requesting information about site cleanup, VCP. Wants to install a drinking water well on the property - Jefferson County not allowing the water well as the property is listed on the CSCL. Nicole stated that the contamination is not on the 1520 address. During a property dispute with the Shorts an oil/water separator and water lines were ripped up and 700 gallons of oil from the oil/water separator was dumped on the ground. Site has been in legal battles for two years - no water to the property. It is currently being trucked in.

Requested the 700 gallon spill be reported to Ecology ERTS. Ecology will provide VCP information (billing, site manager, ect) to [info@shortstoptruckrepair.com](mailto:info@shortstoptruckrepair.com)

By Acklam, Nick On 03/11/2019, Last updated 03/11/2019

3/7/19 received voicemail from Nicole Short (360)732-4781 (shop phone). Called back left message on both numbers.

3/1/19 received voicemail from Nicole Short (360)301-5139. Called back left message

By Acklam, Nick On 03/08/2019, Last updated 03/08/2019

Waste Management Selection was: Improper Handling

By Unknown On 05/05/2009, Last updated 04/10/2014