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## Memorandum

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**To:** Peter Namtvedt-Best, City of Bainbridge Island  
**From:** John J. Renda, R.G., Anchor Environmental, L.L.C.  
**CC:** John Small, Anchor Environmental, L.L.C.  
**Date:** October 23, 2008  
**Re:** Strawberry Plant Existing Environmental Document Review

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Anchor Environmental, L.L.C. (Anchor), reviewed available environmental records for the Strawberry Plant site (Site) and surrounding area. Document review was limited to the following documents for the Site:

- Subsurface Investigation – 240 NW Weaver Avenue Property, Robinson, Noble, and Saltbush, June 7, 2004
- Results of Groundwater Sampling and Analysis – 240 NW Weaver Road Property, Hart Crowser, August 2, 2004

Document review for the area surrounding the Site was limited to the following documents:

- Summary of Additional Site Assessment Activities, Pacific (Former Tosco) Bulk Storage Facility – Weaver Road, Noll Environmental, Inc., January 24, 2000
- Work Plan for Soil Removal, Groundwater Treatment, and Well Installations, PNEC (Former Tosco) Bulk Storage Facility – Weaver Road, Noll Environmental, Inc., March 20, 2000
- Summary of Soil Excavation and Groundwater Monitoring Activities, Former Tosco Bulk Plant 1784 (1783A), Noll Environmental, Inc., September 4, 2001
- Summary of Groundwater Monitoring Activities – September 2001, Former Tosco/Unocal Bulk Plant 1784 (1783A), Noll Environmental, Inc., October 9, 2001
- Summary of Groundwater Monitoring Activities – December 2001, Former Tosco/Unocal Bulk Plant 1784, Noll Environmental, Inc., January 14, 2002
- Summary of Groundwater Monitoring Activities – March 2002, Former Tosco/Unocal Bulk Plant 1784, Noll Environmental, Inc., April 16, 2002

- Summary of Groundwater Monitoring Activities – May 2002, Former Tosco/Unocal Bulk Plant 1784, Noll Environmental, Inc., July 3, 2002
- Summary of Groundwater Monitoring Activities – September 2002, Former Tosco/Unocal Bulk Plant 1784, Noll Environmental, Inc., November 29, 2002
- Summary of Groundwater Monitoring Activities – December 2002 and January 2003, Former Tosco/Unocal Bulk Plant 1784, Noll Environmental, Inc., March 7, 2003
- Summary of Additional Soil Excavation and Groundwater Monitoring Activities, Former Unocal Bulk Plant 1784, Noll Environmental, Inc., July 1, 2003
- Summary of Groundwater Monitoring Activities – June 2003, Former Unocal Bulk Plant 1784, Noll Environmental, Inc., October 1, 2003
- Summary of Groundwater Monitoring Activities – September 2003, Former Unocal Bulk Plant 1784, Noll Environmental, Inc., November 7, 2003
- ConocoPhillips Groundwater Monitoring Report, Secor, February 4, 2004
- ConocoPhillips Groundwater Monitoring Report, Secor, July 7, 2004
- ConocoPhillips Groundwater Monitoring Report, Secor, August 23, 2004
- ConocoPhillips Groundwater Monitoring Report, Secor, December 20, 2004
- ConocoPhillips Groundwater Monitoring Report, Secor, February 25, 2005
- ConocoPhillips Groundwater Monitoring Report, Secor, May 13, 2005
- Subsurface Investigation, ConocoPhillips Site No. 0961, Secor, May 19, 2005
- ConocoPhillips Groundwater Monitoring Report, Secor, October 21, 2005
- Workplan for Additional Soil Excavation, ConocoPhillips Site No. 0961, Secor, November 8, 2005
- ConocoPhillips Groundwater Monitoring Report, Secor, December 9, 2005

Anchor reviewed the above mentioned documents to evaluate shoreline soil/sediment quality to ensure proper handling of soils during the future shoreline restoration phase of the Site development. This review is intended to inform restoration design decisions and help ensure that restoration actions do not have unintended negative effects related to excavation and handling of contaminated soils. Copies of a previous Phase I Environmental Site Assessment (ESA) and Phase I update were not made available to Anchor. However, it was stated in the Phase II ESA that past use of the Site included a boat repair and maintenance facility. Two soil borings (borings B1 and B4) were advanced near the shoreline. Water samples were tested for

volatile organic compounds (VOCs) and total metals (lead, chromium, cadmium, arsenic, and mercury). Soil samples were analyzed but not reported.

Reports of the Bulk Oil Facility to the northeast of the Site include soil and groundwater monitoring results as well as soil removal and treatment documentation. As of December 2005, the full extent of contamination had not been determined, with soil contamination extending off site to the west, toward the Strawberry Plant Site.

According to the August 2004 Hart Crowser report, the area of the Site toward the shoreline is overlain with 5 to 6 feet of fill material. Monitoring wells were installed in the asphalt paved area and groundwater samples were collected for total and dissolved lead, chromium, and arsenic. Groundwater from the monitoring wells was below Model Toxics Control Act (MTCA) Method A cleanup levels.

Based on the past use of the Site as a boat repair and maintenance facility and the minimal information available on soil chemistry near the shoreline, Anchor recommended additional soil sampling in the planned excavation area, including six soil borings to the planned excavation depth to provide adequate coverage for characterizing the soil. Anchor subcontracted Aspect Consulting to implement Anchor's recommended investigation. Soil and groundwater samples were analyzed for VOCs, semivolatile organic compounds (SVOCs), RCRA 8 metals, and tributyltin. There were no detections above MTCA cleanup levels.

Aspect Consulting also estimated the depth of native soils at seven locations. Based on this information, Anchor developed an estimated historic surface and compared it to existing topography.