

Port of Anacortes  
**Engineering and Institutional Controls Report**  
Year 8 – 2022

Cap Sante Marine Site  
Anacortes, WA  
Ecology Consent Decree No. 9917

*for*  
Washington State Department of Ecology  
September 30, 2022



Port of Anacortes  
100 Commercial Avenue  
Anacortes, WA 98221

Port of Anacortes  
100 Commercial Avenue  
Anacortes, WA 98221



September 30, 2022

Washington State Department of Ecology  
PO Box 47600

Olympia, Washington 98504-7600

Attention: Chris Maurer

Subject: Engineering and Institutional Controls Monitoring Report – Year 8 – 2022  
Cap Sante Marine Site  
Anacortes, Washington  
Ecology Consent Decree No. 9917

## **INTRODUCTION**

This report presents a summary of the eighth annual engineering and institutional controls monitoring event for the Cap Sante Marine Site (Site) located in Anacortes, Washington. The Site includes portions of the Former Cap Sante Marine Lease Area and Fisherman's Work and Parking Area. The Site is referenced in the Washington State Department of Ecology (Ecology) databases as the Cap Sante Marine Site (Ecology Facility/Site Identification No. 67532227) and is subject to a restrictive covenant recorded with the Skagit County Auditor on August 5, 2014 (Recoding No. 201408050034). Monitoring and maintenance activities are performed by the Port of Anacortes (Port) pursuant to the Ecology-approved Engineering and Institutional Controls Monitoring Plan (EICMP; GeoEngineers, 2014) to prevent human and terrestrial wildlife exposure to residual contamination exceeding cleanup levels that remains in-place at the Site, as described in Ecology's Cleanup Action Plan (CAP; Ecology 2013).

The location of the Site relative to surrounding physical features is shown on Figure 1. Current Site conditions and the locations of Monitoring and Maintenance Area A and B are shown on Figure 2. Site history including previous use, area redevelopment and

cleanup actions implemented as well as, engineering and institutional controls established to prevent human/terrestrial wildlife exposure are summarized in the EICMP. Monitoring activities are summarized below.

### **MONITORING AND MAINTENANCE PROGRAM**

Monitoring and maintenance of site controls consist of routine reconnaissance visits and performing corrective actions as necessary to address conditions that may compromise the integrity of the protective barriers that are isolating residual Site contamination within Monitoring and Maintenance Areas A and B (Figure 2). Monitoring activities are performed on an annual basis unless non-routine activities such as maintenance work that disturbs subsurface soil. Additional monitoring occurs when non-routine activities that could potentially compromise the integrity of the protective barriers within these areas.

The monitoring program consists of 1) reviewing as-built plans and/or base maps of the Site layout and surrounding area; 2) reviewing previous monitoring reports and maintenance records; and 3) conducting a visual reconnaissance of Monitoring and Maintenance Areas A and B by walking the perimeter of these areas and completing multiple transects on a 20-foot minimum spacing to observe signs of breaching, cracking, deformation and/or erosion of the surface areas and signs of sheen along shoreline in the eastern portion of Monitoring and Maintenance Area A as well as evidence of any other anomalies or non-routine activities that may compromise the integrity of the protective barriers or result in the release of Site contaminants. Observed Site conditions for eighth annual monitoring and maintenance event are summarized below.

### **SUMMARY OF OBSERVED SITE CONDITIONS – YEAR 7 MONITORING EVENT**

Conditions within Monitoring and Maintenance Area A and B were evaluated during the August 2022 (Year 8) monitoring event. In accordance with the monitoring and maintenance program, visual reconnaissance along the perimeter and transects with these area was performed. The condition of the Site and visual observations are documented in the attached Engineering and Institutional Monitoring and Maintenance Report Form dated September 30, 2022 (Appendix A) and are generally similar to the previous monitoring events. However, there have been some changes in use from prior years.

The only non-routine activities that could compromise the soil, vegetation, or paved surfaces was grinding of asphalt and restoration of grade at the trailer boat launch just north of Monitoring and Maintenance Area A. This work was done to remove a trip hazard for marina staff, tenants, and guests. Prior to this work, the Port sought feedback from the department of Ecology (see attached email). This non-routine activity described above did not compromised the protective barriers.

## **FUTURE MONITORING AND MAINTENANCE ACTIVITIES**

Future monitoring activities will be continued at the Site in accordance with the EICMP. Conditions at the Site requiring maintenance/corrective actions were not identified during the September 2022 monitoring event. The Port will continue to observe site conditions and perform maintenance/corrective activities on an as needed basis to ensure the long-term integrity and performance of the protective barriers to prevent human/terrestrial wildlife exposure to residual contamination remaining in-place. Summaries of these activities will be submitted to Ecology on an annual basis.

## **REFERENCES**

GeoEngineers, Inc., "Engineering and Institutional Controls Plan, Cap Sante Marine Site, Anacortes, Washington, Ecology Consent Decree No. 9917," GEI File No. 5147-005-10, prepared for the Washington State Department of Ecology on behalf of Port of Anacortes, August 6, 2014.

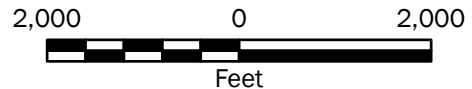
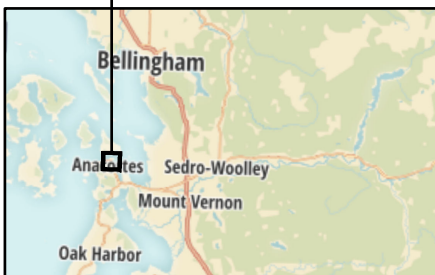
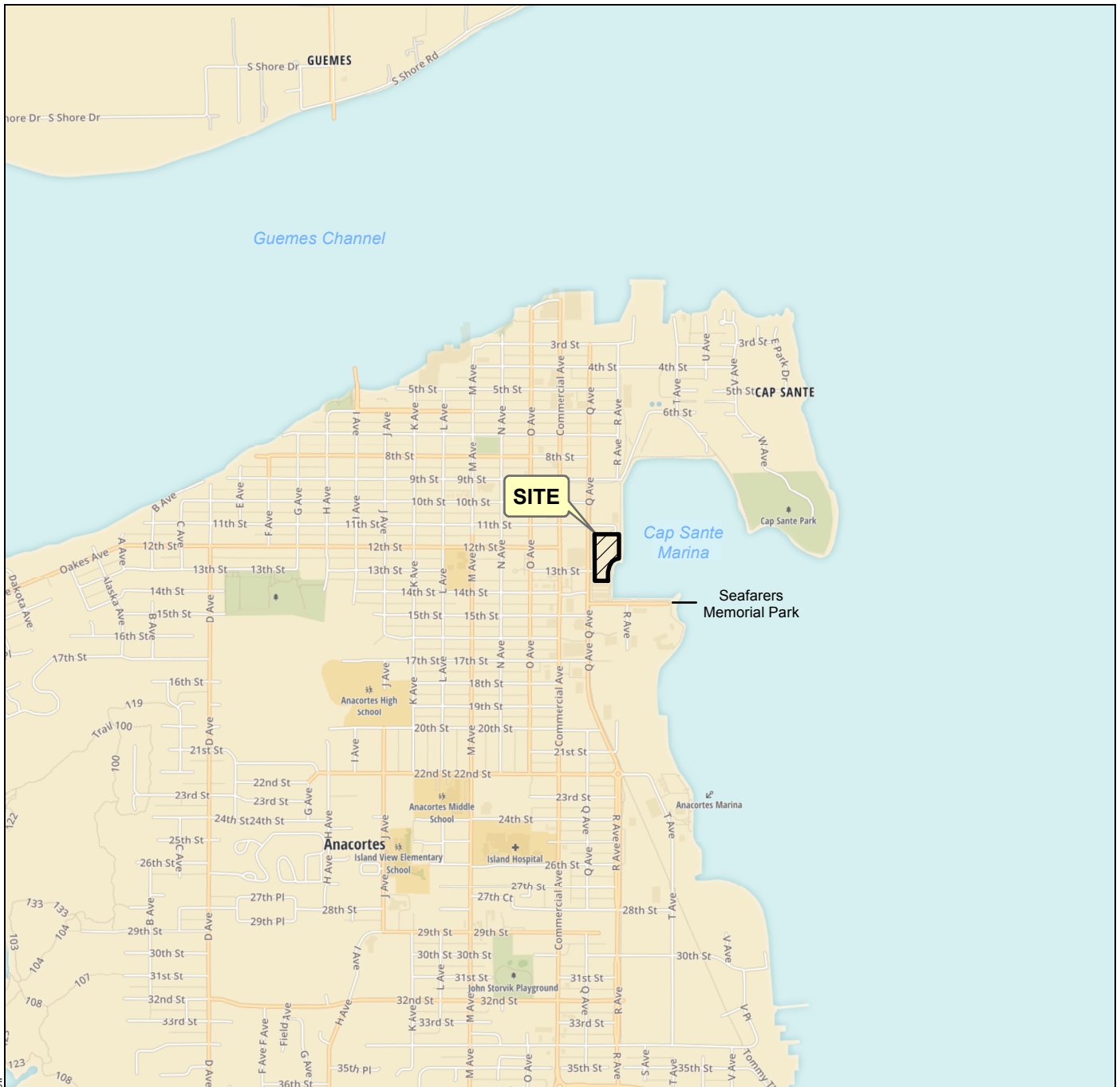
Washington State Department of Ecology (Ecology, 2013), "Cleanup Action Plan (CAP), Cap Sante Marine Site, Anacortes, Washington," by the Washington State Department of Ecology, Toxics Cleanup Program, Lacey, Washington, December 10, 2013.

Sincerely,  
Port of Anacortes  
Kevin Anderson  
Environmental Specialist

### Attachments:

- Figure 1. Vicinity Map
- Figure 2. Site Plan
- Appendix A. 2022 Engineering and Institutional Monitoring and Maintenance Report Form
- Appendix B. Monitoring and Maintenance Area A and B Photographs
- Appendix C. Correspondence with Ecology on non-routine actions in 2022

**FIGURES 1 AND 2**  
Vicinity Map and Site Plan



Vicinity Map

Cap Sante Marine Site  
Anacortes, Washington



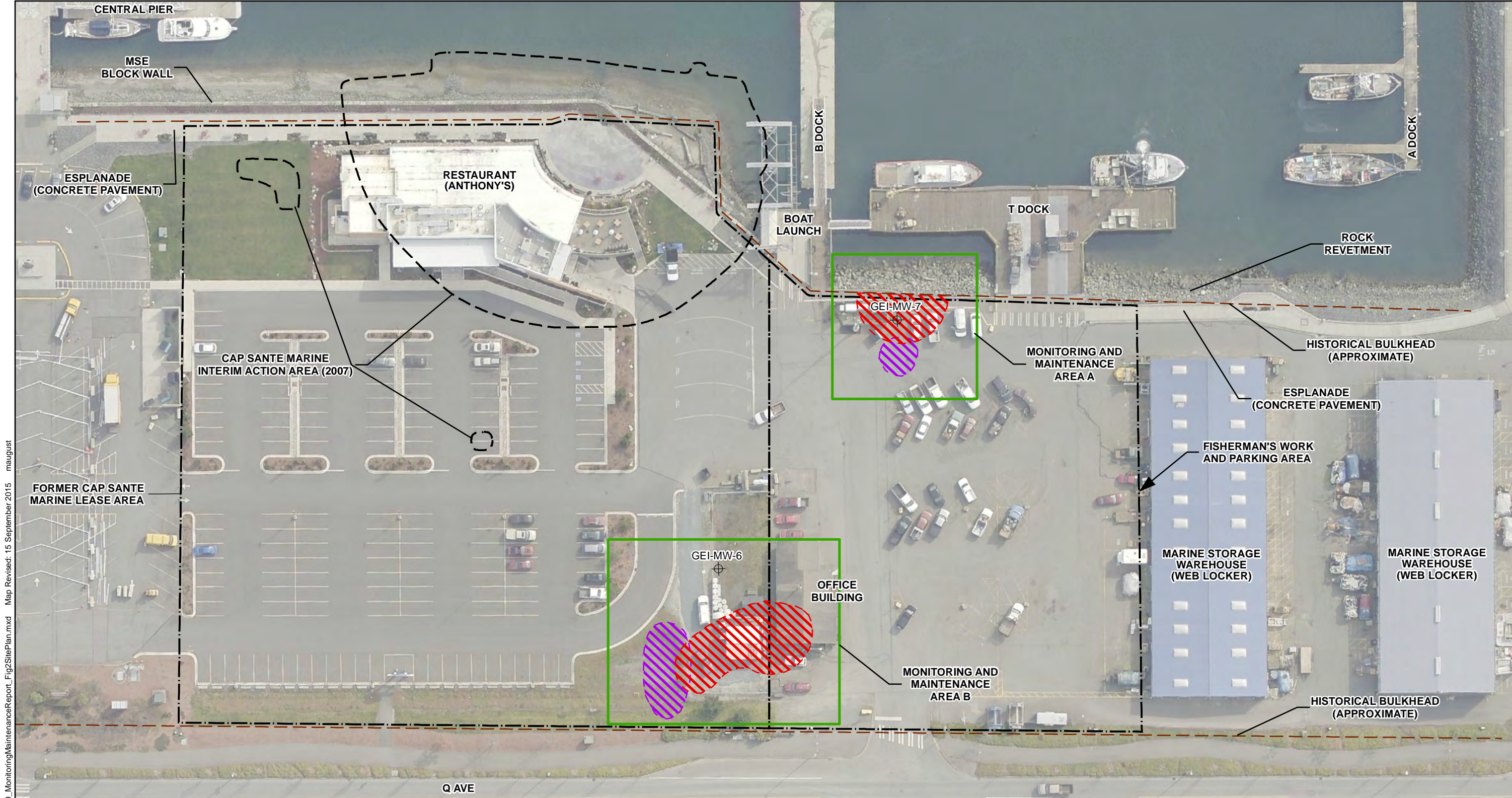
Figure 1

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Mapbox Open Street Map, 2016

Projection: NAD 1983 UTM Zone 10N



Path: \\sea\projects\515147005\GIS\514700510\_MonitoringMaintenanceReport\_Fig2SitePlan.mxd Map Revised: 15 September 2015 maugust

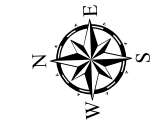
Data Source: Base aerial provided by the Port of Anacortes, March 2013. Skagit County GIS.

Projection: NAD 1983 StatePlane Washington North FIPS 4601 Feet

Notes:  
 1. Sampling locations in the vicinity of the areas identified to contain COCs exceeding site cleanup levels are shown on this figure.  
 2. The locations of all features shown are approximate.  
 3. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document.  
 GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

**Legend**  
 ⊕ Monitoring Well Location

**Areas With Contaminant of Concern (COCs) Exceeding Soil Cleanup Level**  
 [Red hatched symbol] Approximate Area of TPH Exceedance in Soil  
 [Purple hatched symbol] Approximate Area of PAH Exceedance in Soil  
 PAH - Polycyclic Aromatic Hydrocarbons  
 TPH - Petroleum Hydrocarbons (Gasoline, Diesel and/or Heavy Oil)



<b>Site Plan</b>	
Cap Sante Marine Site Anacortes, Washington	
	<b>Figure 2</b>

**APPENDIX A**  
Engineering and Institutional Monitoring and  
Maintenance Report Form 2022



# Engineering and Institutional Controls Monitoring Report

Site Name:

Cap Sante Marine Site

Date:

9/30/22

1115


Monitoring Event Completed By (name, title, organization):

Kevin Anderson, Environmental Specialist, Port of Anacortes

## A. General Instructions

1. All checklist items must be completed and detailed comments made to document the results of the site controls evaluation.
2. The completed checklist is part of the field record of the evaluation. Additional pages should be used (as necessary) to ensure a complete record is made. Number, date, initial and attach additional pages to this checklist upon completion.
3. Any checklist line item marked in a SHADED BOX must be fully explained or an appropriate reference to previous reports provided. The explanation should include the rationale for conclusions and recommendations, if appropriate. Annotated the attached site maps as appropriate to provide additional detail.
4. An evaluation of the site controls should consist of a complete site walk including the perimeter and multiple transects across the Site no greater than 20 feet apart to fully evaluate the condition of site controls and features specifically described in this checklist.
5. Photographs of the site controls and/or site features should be taken to document the overall condition of the site. In addition, all anomalous features or new features (such as changes or damage to the existing site controls) should also be photographed. Attach any photographs of the site to this checklist upon completion of the site evaluation.

B. Preparation (to be completed prior to site visit)	YES	NO	EXPLANATION
1. Site as-built plans and/or base maps reviewed?	X		
2. Previous monitoring report reviewed?	X		
a. Were anomalies or site changes identified on the previous report?		X	
b. Was maintenance performed on areas with identified anomalies?	X		
3. Site Maintenance and repair records reviewed?	X		
a. Has site repair resulted in a change from as-built conditions?		X	
b. Are revised as-built drawings available that reflect repair changes?	X		
C. Evaluation of Controls (to be completed during site visit)	YES	NO	EXPLANATION
1. Changes in adjacent property conditions?		X	
a. Any change in adjacent property tenants?		X	
b. Any change in property use /features?		X	
c. Any utility and/or maintenance work completed?		X	
d. Any erosion of adjacent property surfaces?		X	
e. Changes in surrounding vegetation?	X		Several trees died in freeze event in landscaped areas. Pruned down.
2. Changes in property conditions?		X	
a. Any change in adjacent property ownership?		X	
b. Any change in property tenant(s)?		X	
c. Any change in property use /features?		X	
d. Any utility, repair and/or maintenance work completed?		X	
3. Integrity of protective soil areas threatened?		X	
a. Evidence of disturbance, excavation or grading?		X	
b. Evidence of animal burrowing?		X	
c. Evidence of erosion (wind or water)?		X	
d. Change in vegetation cover?		X	
e. Evidence of ponded water (excluding bioswale)?		X	

Site Name: Cap Sante Marine Site		Date: 9/30/22	
<b>C. Evaluation of Controls (continued)</b>	<b>YES</b>	<b>NO</b>	<b>EXPLANATION</b>
4. Integrity of protective paved (asphalt and concrete) areas threatened?		X	
a. Evidence of disturbance, excavation, grading?		X	
b. Evidence of cracking?		X	
c. Evidence of erosion/subsidence?		X	
d. Evidence of ponded water?		X	
f. Evidence of invasive plant species (weeds)?		X	
5. Integrity of shoreline area threatened?		X	
a. Evidence of disturbance, excavation, grading?		X	
b. Evidence of erosion/subsidence?		X	
c. Evidence of ponded water?		X	
d. Evidence of staining or sheens along shoreline? If yes, is the staining or sheen emanating from the Site?		X	
g. If yes, is the staining or sheen emanating from the Site?		X	
6. Photographs taken documenting current Site conditions?	X		
<b>D. Conclusions and Recommendations</b>	<b>YES</b>	<b>NO</b>	<b>EXPLANATION</b>
1. Is there visual evidence of an imminent threat to the integrity of the soil, paved or shoreline areas?		X	
2. Are follow-up site evaluations required?		X	
3. Are existing maintenance/corrective actions satisfactory?	X		
4. Are other maintenance/corrective actions necessary?		X	
5. Corrective/Maintenance Action(s) Required: None Required			
6. Corrective/Maintenance Action Implemented: NA			
Date Implemented: _____			
7. Additional Comments: Construction materials are staged on-site as part of a dock repair project through February 2023. Current conditions are shown on the attached Site Plan (Figures 1 and 2). Photographs representing the current conditions of Monitoring and Maintenance Areas A and B are attached.			
Signature: 		Date: 9/30/2022 115	



Washington State Department of Ecology  
Toxics Cleanup Program  
P.O. Box 47600  
Olympia, WA 98504-7500  
Subject: Notice under Cap Sante Marine Site Environmental Covenant  
Facility ID No.67532227

Dear Mr. Maurer,

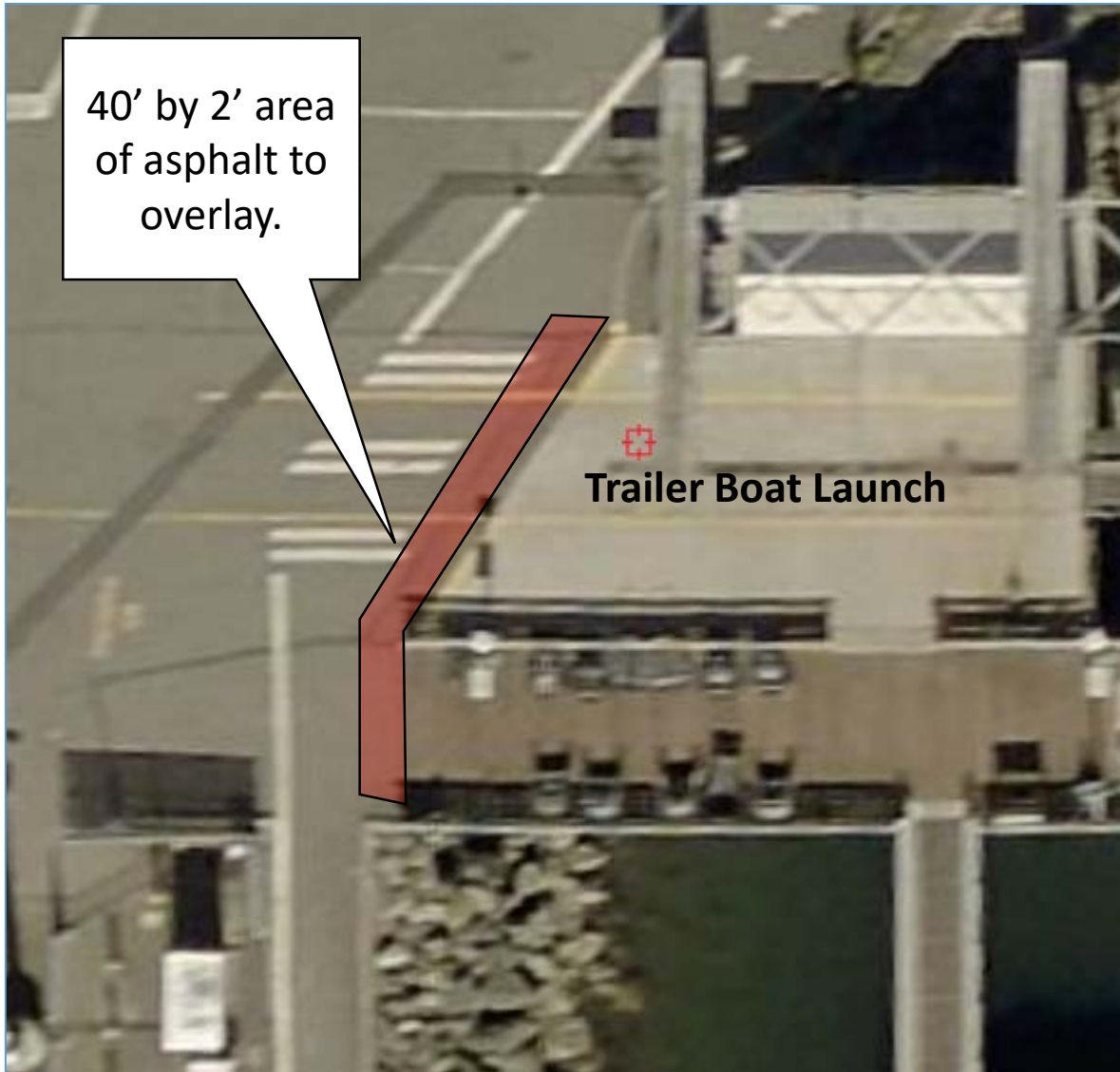
In compliance with the restrictive covenant placed on the Cap Sante Marine Site (Facility ID 67532227) located at 1219 Q Avenue, Anacortes, Washington (See attached figures), the Port of Anacortes is notifying Ecology of the plan to repair minor damage to asphalt at the trailer boat launch.

The Port of Anacortes proposes to repair a small section of sunken asphalt that has formed a grade break between the asphalt lot and the concrete pad of the trailer boat launch. An approximately 40 foot by 2 foot section of asphalt will be repaired with an overlay to restore the transition between the lot and the boat launch pad. The area is within the restrictive covenant for the Cap Sante Marine clean-up site. These asphalt repairs will not expose soils.

Although contaminated soil is not anticipated to be encountered as part of this project, this work will be undertaken in compliance with the procedures for soil and groundwater management as described in the Ecology-approved Engineering and Institutional Controls Plan dated August 6, 2014, a copy of which will be provided to the contractor performing the work, to minimize the potential for cross-contamination of soil during demolition, excavation, handling, and stockpiling.

The Port of Anacortes is seeking Ecology's approval for the proposed asphalt repair project. We anticipate work to begin in early May 2022 during a schedule closure of the Trailer Boat Launch; receiving approval prior to this date would be appreciated. Please let us know if you have any questions about the proposed plan.

Best regards,  
Kevin Anderson



**Trail Boat Launch  
Asphalt Repair**

LATITUDE: 48.521483N  
LONGITUDE: -122.606469W

**Notes:**

- Repair damaged asphalt with an overlay to restore the transition
- Work scheduled during a planned launch closure.
- Project. will not change usage at site

**1019 Q Avenue  
Trail Boat Launch  
Asphalt Repairs**

**PORT OF ANACORTES  
100 COMMERCIAL AVENUE  
ANACORTES, WA 98221**

**APPENDIX B**  
Monitoring and Maintenance Area A  
and B Photographs 2022

Photo point A1



Photo point A4



Photo point A2



Photo point A5



Photo point A3



Photo point A6



Photo point A7

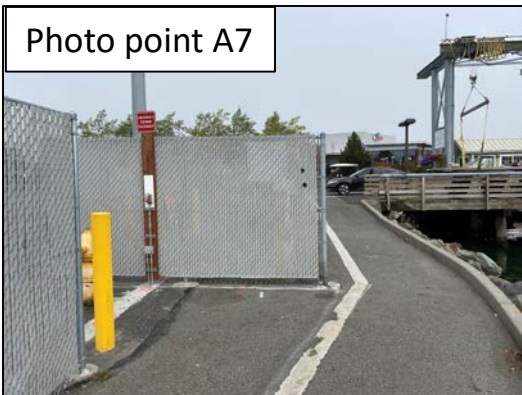


Photo point A8

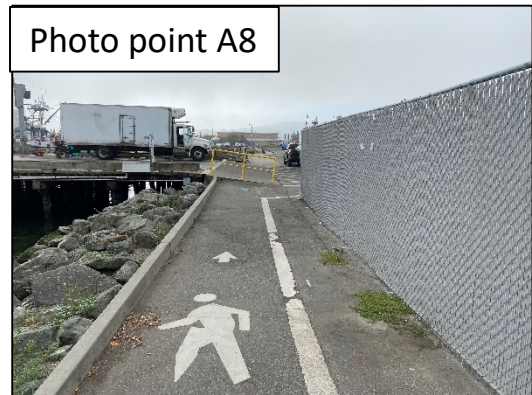


Photo point B1



Photo point B5

Point B5 behind locked gate in temporary staging area.

Photo point B2



Photo point B6

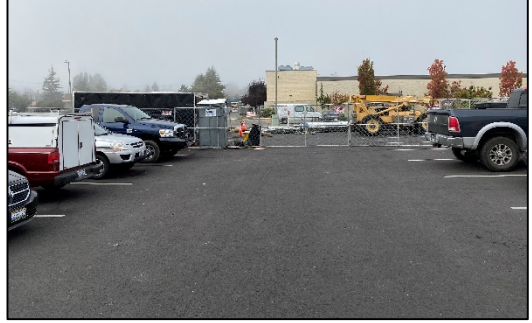


Photo point B3



Photo point B7



Photo point B4



Photo point B8



**APPENDIX C**  
Correspondence with Ecology on non-routine  
actions 2022





VICINITY MAP



PROJECT SITE MAP

LATITUDE: 48.521483N  
 LONGITUDE: -122.606469W

**PURPOSE:**

Overlay damaged asphalt at the Trailer Boat Launch.

**ADJACENT PROPERTY OWNERS:**

1) PORT OF ANACORTES

1019 Q Avenue  
 Trail Boat Launch  
 Asphalt Repairs

PORT OF ANACORTES  
 100 COMMERCIAL AVENUE  
 ANACORTES, WA 98221

**PROPOSED:**

AT: 1019 Q Avenue

APPLICATION BY: PORT OF ANACORTES



**CURRENT CONDITIONS**

LATITUDE: 48.521483N  
 LONGITUDE: -122.606469W

**Notes:**

- Details of settled asphalt
- A 1.5" lip has formed between the asphalt and concrete pad

**1019 Q Avenue  
 Trail Boat Launch  
 Asphalt Repairs**

**PORT OF ANACORTES  
 100 COMMERCIAL AVENUE  
 ANACORTES, WA 98221**