Lovrics Sea Craft INC

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	High	ERTS	none
• SHARP date	11/19/2024	CSID	14900
• EJFlagged?	⃠ - No Override	FSID	21847524
• LD confidence level	high	VCP	none
• Cleanup milestone	CSL listing	UST ID	none
• SHARPster	David Horne	LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	multiple chemical types	⃠
Groundwater	C2	high	risk to off-site people	✔
Surface water	A1	medium	climate change impacts	✔
Sediment	A1	high	plant/animal tissue data	⃠
Soil	B1	high		

Location and land use info

3022 Oaks Ave, Anacortes, Skagit County, 98221

Primary parcel	P31738
Land use	SHARP it
Responsible unit	SHARP it

Sources reviewed

Environmental Site Assessment: Limited Phase II. Stratum Group, September 29, 2022.

Sediment Data Report Lovric's Sea Craft. Whatcom Environmnetal Services, December 21, 2017.

Primary census tract	Associated census tracts
53057940403	SHARP it

Local demographics comments

no comments

Source/source area description

Source areas consist of general piles of soil and debris that aged on site in a few locations around the property (including old piles of creasote piling) and general leaks and/or spills from equipment--these locations are generally in/around the commercial area of the site. Additionally, there was a historical UST that wasn't fully characterized during removal. Sediment contamination exists next to the marine railways and isn't delineated.

Soil comments

Diesel, Oil, As, Pb above MTCA method A/B for soil. VOCs not detected. While sediments are already contaminated due to industrial/commercial-related activities, it's unknown if soil to gw to surfacewater/sediment is a pathway. Bulkheads are in place.

Groundwater comments

Diesel, As, and Cr, Pb, and cPAHs (unfiltered) are above MTCA method A/B. Guemes channel within 100-200 ft of observed, and potential, contamination.

Surface water comments

Potential upland GW impacts into surfacewater/sediments. 2017 sediment report detailed tributyltin, benzoic acid, LPAH, HPAH , fluoranthene, chrysene, indeno(1,2,3-cd)pyrene, benzo(g,h,i)perylene, phenanthrene, fluorene, copper, zinc exceedances in sediment. Likely all due to shipbuilding activities and not in groundwater sources, but still to be determined.

Sediment comments

2017 sediment report detailed tributyltin, benzoic acid, LPAH, HPAH , fluoranthene, chrysene, indeno(1,2,3-cd)pyrene, benzo(g,h,i)perylene, phenanthrene, fluorene, copper, zinc exceedances in sediment. Likely all due to shipbuilding activities and not in groundwater sources, but still to be determined.

Indoor air comments

VI hasn't been investigated. Petroleum contamination (diesel/oil) exists in groundwater and soil. However, no other volatiles have been observed. Buildings are very old (50+ years), kept open during work hours, and very drafty. If vapor intrusion into buildings is occuring, it is likely quickly being diluted and dispersed. Buildings to be torn down during future development and new buildings will be constructed. Remediation to occur during/before new buildings are constructed to eliminate VI risk.

Additional factors comments

Site is on the water and will be impacted by climate change. Due to the close proximity to Guemes Channel, contaimation could potentially be impacted offsite plants/animals such as fish and shellfish.

Site history

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The Property has been developed since at least the late 1890s, when the Russian Cement plant was constructed. This business included the existing structures on the eastern side of the Property, as well as a few docks and other structures that are no longer present. The business produced glue, fertilizer, and fish oil from fish waste gathered from nearby canneries.

Robinson Fisheries established a cod cannery on the west side of the Property circa 1912, which included the existing west warehouse building and several other structures and docks that are no longer present, including additional warehouse or commercial buildings that were built out on docks over Guemes Channel. The entire Property is believed to have operated as a fish processing facility through the mid-1960s.

Lovric's Sea-Craft shipyard was established on the Property by 1965. One of the remaining former docks, extending north from the west warehouse building, was removed by 1969. Shipyard activities are apparent on the Property by 1969, including the presence of two marine railways in roughly their present locations. Two old ships were beached within Guemes Channel along the western edge of the Property in the late 1960s to serve as a breakwater to provide protected boat moorage on the Property. Multiple additional docks were built on the Property and heavier industrial use with extensive exterior storage is visible by the mid-1970s. Two ships or barges that would later be filled to create additional work area near the west warehouse building are evident by the mid-1970s. Significant filling of the waterfront areas of the Property occurred in the late 1970s and 1980s to create many of the existing flat areas surrounding the two main warehouses. The fill reportedly consists of a mix of marine dredge spoils and upland-derived fill. The existing docks were constructed in their present arrangement by 1998. The Property has been in continuous operation as a boat shipyard since the mid-1960s.

The Property was owned and operated by the Lovric family from the late 1960s through early 2023. GCH purchased the Property in February 2023 and leased the Property to Stabbert Marine & Industrial (SMI), an affiliated entity, for expansion of its existing shipyard operations.

Overflow - Site contamination and cleanup history

Additional parcels: P31702, P31735, P31739, P31740, P31741, P58398, P58466, P58467, P58476

Lovrics Sea Craft INC

14900 Lovrics Sea Craft INC 20241119
First SHARP
SHARP rating — High

SHARP Report — Part 2 of 2

Conceptual site model
11/19/2024

SHARP