

Port of Anacortes
Engineering and Institutional Controls Report
Year 9 -- 2023

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

for
Washington State Department of Ecology
October 5, 2023



Port of Anacortes
100 Commercial Avenue
Anacortes, WA 98221

Port of Anacortes
100 Commercial Avenue
Anacortes, WA 98221



October 19, 2023

Washington State Department of Ecology
PO Box 47600

Olympia, Washington 98504-7600

Attention: Chris Maurer

Subject: Engineering and Institutional Controls Monitoring Report – Year 9 – 2023
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 9 MONITORING EVENT

Conditions within Monitoring and Maintenance Area A and B were evaluated during the August 2023 (Year 9) monitoring event. In accordance with the monitoring and maintenance program, visual reconnaissance along the perimeter and transects with this 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 October 2, 2023 (Appendix A) and are generally similar to the previous monitoring events.

It was noted that several shrubs in the bioswale died due to cold temperatures in December of 2022. Plant injury was not noticed until spring of 2023. These shrubs were cut down to soil level. Overall, change in the amount of vegetation in the bioswale is not noticeable as the plants have grown and matured.

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 October 2023 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:

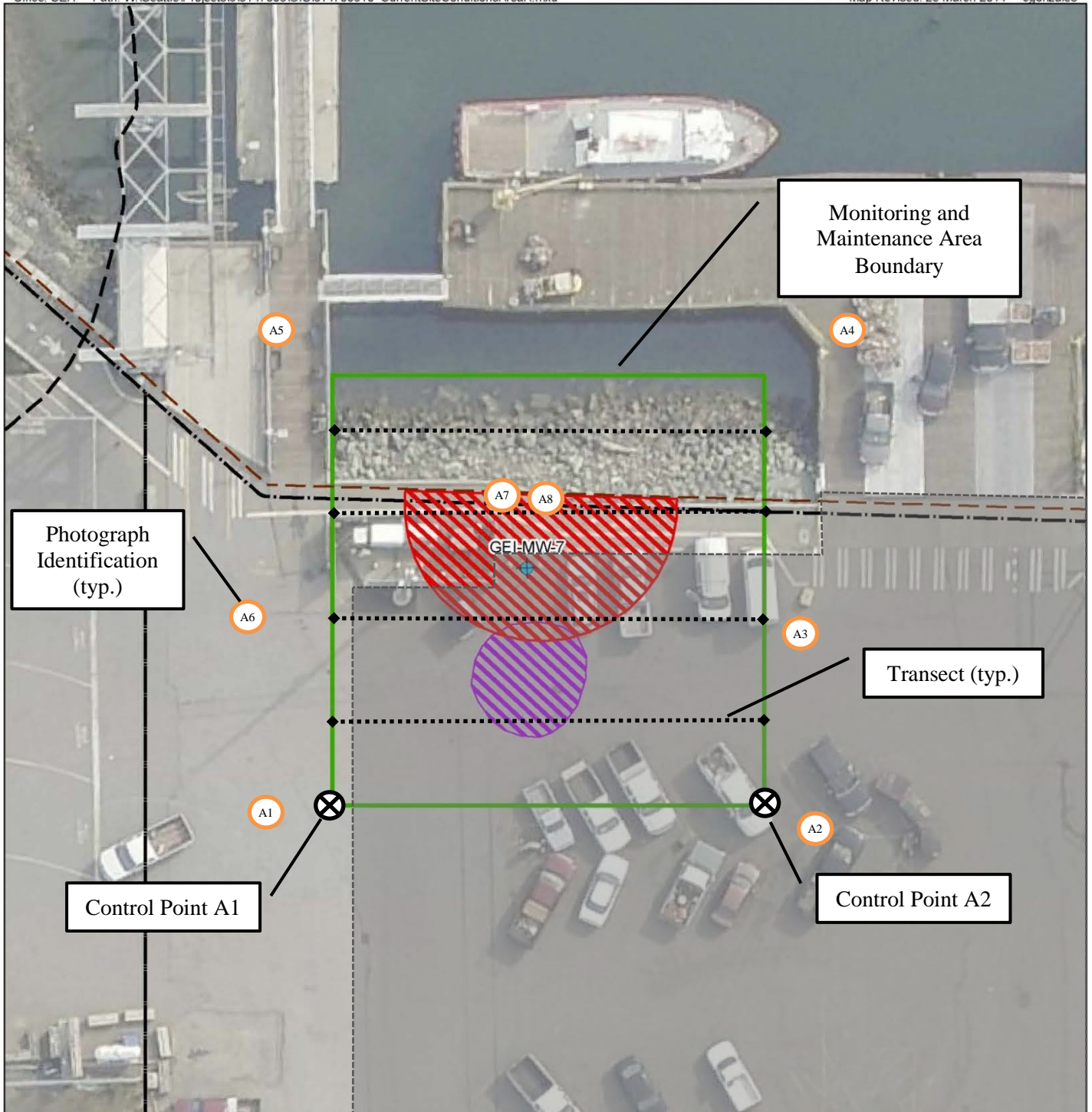
Figure 1. Vicinity Map

Figure 2. Site Plan

Appendix A. 2023 Engineering and Institutional Monitoring and Maintenance Report Form

Appendix B. Monitoring and Maintenance Area A and B Photographs

FIGURES 1 AND 2
Vicinity Map and Site Plan



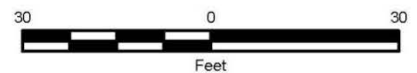
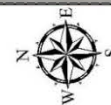
Legend

Monitoring Well Location

Areas With Contaminant of Concern (COCs)

- Approximate Area of PAH Exceedance in Soil
- Approximate Area of TPH Exceedance in Soil

PAH Polycyclic Aromatic Hydrocarbons
 Petroleum Hydrocarbons
 TPH (Gasoline, Diesel and/or Heavy Oil)



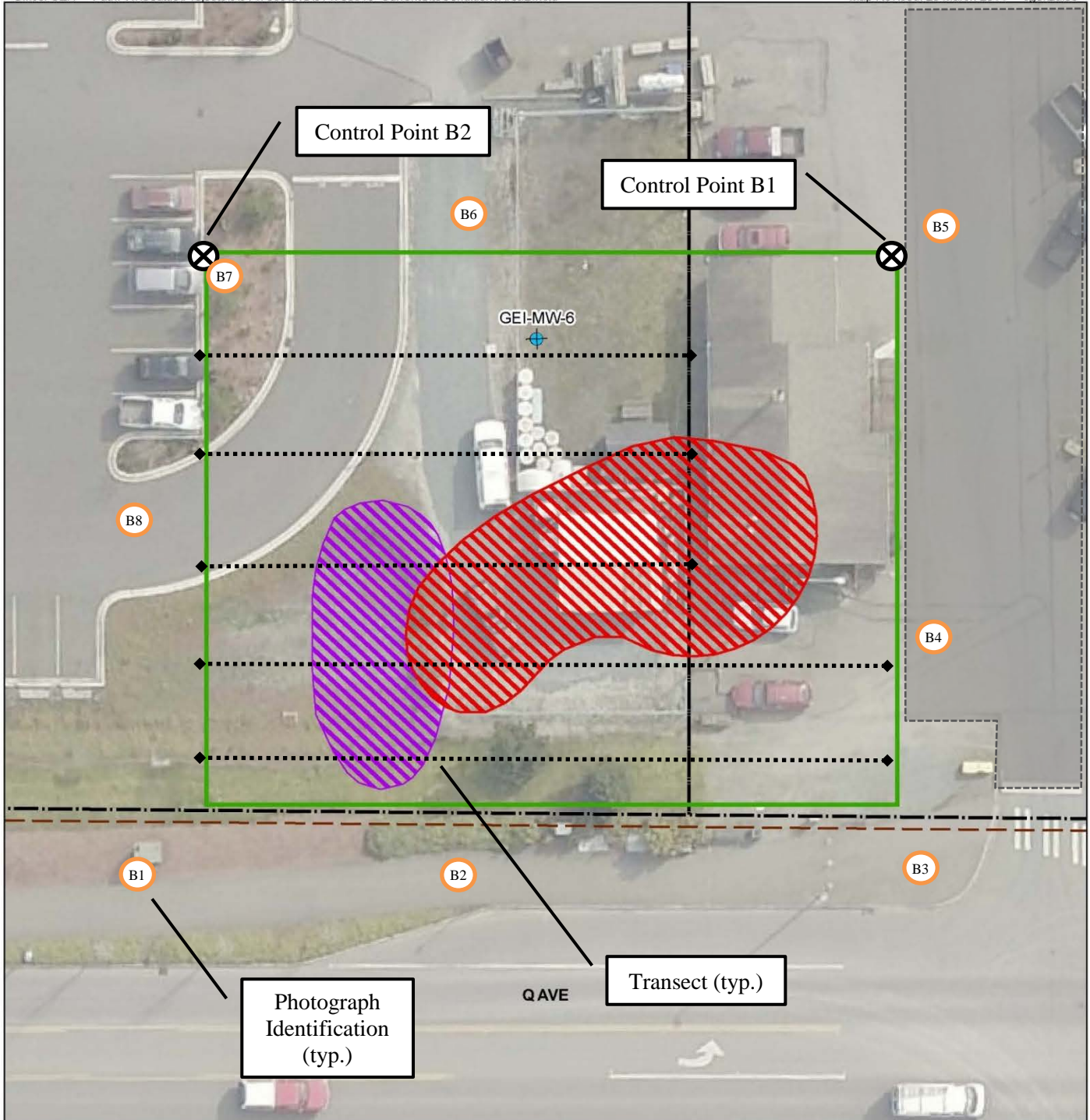
Data Source: Base aerial provided by the Port of Anacortes, March 2013. Skagit County GIS.
 Projection: NAD 1983 StatePlane Washington North FIPS 4601 Feet
 Notes:

1. 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.

Monitoring and Maintenance Area A

Cap Sante Marine Site
 Anacortes, Washington

Figure 1



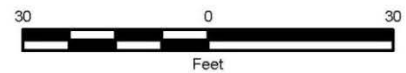
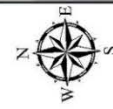
Legend

Monitoring Well Location

Areas With Contaminant of Concern (COCs)

- Approximate Area of PAH Exceedance in Soil
- Approximate Area of TPH Exceedance in Soil

PAH Polycyclic Aromatic Hydrocarbons
Petroleum Hydrocarbons
TPH (Gasoline, Diesel and/or Heavy Oil)



Data Source: Base aerial provided by the Port of Anacortes, March 2013. Skagit County GIS.
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Monitoring and Maintenance Area B

Cap Sante Marine Site
Anacortes, Washington

Figure 2

APPENDIX A
Engineering and Institutional Monitoring and
Maintenance Report Form 2023

Engineering and Institutional Controls Monitoring Report

Site Name: CAP SANTE MARINE Date: 10/2/2023 1315

Monitoring Event Completed By (name, title, organization):
Kevin ANDERSON ENV SPEC POA

- 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		Asphalt milling w/EC-1 approval 2022
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	Minor asphalt repairs 2022

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		3 shrubs in bioswale died b/c hard frost
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		3 shrubs in bioswale died b/c hard frost
e. Evidence of ponded water (excluding bioswale)?		X	

Site Name: <i>Cap STATE MARINE</i>		Date: <i>10/2/2023</i> 10/10 <i>1315</i>		
C. Evaluation of Controls (continued)		YES	NO	EXPLANATION
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?				
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		Yes <i>Photo points</i>
D. Conclusions and Recommendations		YES	NO	EXPLANATION
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 actions satisfactory?		X		
4. Are existing repair actions satisfactory?		X		
5. Are other maintenance/repair actions necessary?			X	
6. Corrective/Maintenance Action(s) Required: <i>No corrective actions required</i>				
7. Corrective/Maintenance Action Implemented: <i>N/A</i>				
		Date Implemented: _____		

8. Additional Comments:

Several shrubs in the bioswale died because of cold weather in December 2022. These shrubs were cut down to ground level and will be replaced in winter 2023. The shrub death was noted in spring of 2023 and landscapers cleared the dead brush.

Name: Kevin Anderson	Signature: 
Title: EMU SPEC	Date: 10/2/2023

APPENDIX B
Monitoring and Maintenance Area A and
B Photographs 2023

Photo point A1



Photo point A4



Photo point A2



Photo point A5



Photo point A3



Photo point A6



Photo point A7

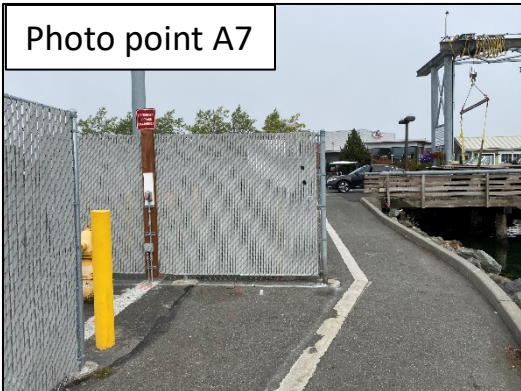


Photo point A8



Photo point B1



Photo point B5



Photo point B2



Photo point B6



Photo point B3



Photo point B7



Photo point B4



Photo point B8

