

May 8, 2026

Chase Williams
Toxics Cleanup Program
Washington Department of Ecology
PO Box 47600
Olympia, WA 98504

Re: Port of Friday Harbor Albert Jensen & Sons Site (Agreed Order No. DE 18071)

Dear Chase:

This letter summarizes best management practices (BMPs) that were implemented at the Albert Jensen and Sons, Inc. Boatyard and Marina (Jensen's) site to address potential future releases associated with the shop floor drain and the former aboveground storage tank (AST). This work was performed consistent with our phone conversation on April 3 and our follow-up e-mails on April 10, 2026.

Former Aboveground Storage Tank Area

Existing Condition

A former AST is believed to have been located on the exterior of the south wall of the former shop building. There is no documentation regarding the size or contents of the former AST. Soil sampling was performed in this area during the remedial investigation (RI). Soil sampling locations AST-1 and AST-4 were located close to the southern exterior wall of the building; centered under a small roof extension. Data from these locations indicate presence of total TPH-Dx at concentrations in soil ranging 7,500 mg/kg (AST-4) to 18,000 mg/kg (AST-1) at depths extending to 2 feet below ground surface (bgs). Review of these data, which exceed the preliminary cleanup level (PCUL) of 2,000 mg/kg, suggest that the AST may have contained a heavier fuel such as heating oil (TPH-Gx was not detected). TPH was not detected in deeper soil samples collected at AST-4 from between 2 to 5 feet bgs.

During the RI, soil was analyzed at an additional five locations to determine the extent of TPH impacts. TPH was not detected at three locations (AST-5, -6, and -7) located immediately to the east, south, and west of AST-4 (Figure 1). Similarly, TPH was not detected in two samples collected on the north side of the shop building (AST-2, and -3).

Best Management Practice Implementation

To prevent potential TPH migration due to infiltration of stormwater, an impermeable cover was placed over the area on April 29, 2026 where TPH-Dx was detected at concentrations exceeding the PCUL. The cover consisted of a 0.4 mm thick tarp folded in half to provide a total thickness equivalent to 0.8 mm (32 mil). It was placed over an approximately 12-foot-long by 6.5-foot-wide

area centered underneath the shop building roof extension and covering the location of the former AST and sample locations AST-1 and AST-4. The grass was trimmed prior to installation to allow the tarp to be placed on the ground surface. The tarp was extended upward against the building foundation, to allow water to flow away from the building, and secured with concrete blocks. The attached Photographic Record #1 provides a series of images documenting the BMP installation.

Former Shop Floor Drain

Existing Condition

Within the marina's existing shop building, an approximately 4-inch by 6-inch hole was present in the concrete floor of the building directly adjacent to the foundation in the northwest corner. This hole is referred to as the shop floor drain and, based on prior site documents indicating the building was used as a machine shop, may have been used as a drain for liquids containing lubricants and/or solvent-based cleaners. During the Phase I Environmental Site Assessment, the former owner noted that a tank or drum was present in the void beneath the hole in the shop floor and may have been perforated or may have contained a drain line for the contents to drain. The Port advanced a scope into the shop drain in November 2025 and confirmed the presence of a partial metal drum underneath the concrete floor but did not observe perforations or a drain line.

A sample of solids collected from the drain (SFD-3) during the remedial investigation contained TPH-Dx and metals (arsenic, cadmium, chromium, copper, lead, mercury, zinc) at concentrations exceeding the PCULs. Tetrachloroethene was also detected, but at a concentration below the most stringent PCUL. Additional RI data was obtained from soil collected at five locations adjacent to the northwest corner of the building. These data showed no detections of TPH. The results indicated concentrations of several metals (i.e., copper, mercury, zinc) exceeding PCULs; however, these data are consistent with soil sampling results throughout the broader boat lift work area of the site. Groundwater samples collected from MW-1 had detected concentration of dissolved metals and TPH-Dx that were below PCULs. Existing data are summarized in Figure 2.

Best Management Practice Implementation

The hole in the floor of the shop building was filled on April 22, 2026 to eliminate the potential for it to be used as a drain for water and/or other fluids in the future. The hole was widened to facilitate placement of fill materials. During this process, a disconnected former water pipe was observed extending through the drum to a water spigot. The void was filled with five and a half 60 lb bags of pea gravel and flowable fill that was prepared using three 50 lb bags of Sakrete non-shrink grout. Photographic documentation of the BMP is attached to this letter (Photographic Record #2).

Closing

These BMPs were implemented consistent with our discussions. They will prevent the discharge of any contaminants to the shop floor drain and prevent any potential leaching of

contaminated soil at the former AST area. Please let us know if you have any comments or questions regarding this letter.

Sincerely,
CRETE CONSULTING INCORPORATED, PC



Grant Hainsworth, P.E.
Principal, Senior Project Manager

cc: Frank Winslow, Ecology
Todd Nicholson, Port of Friday Harbor
Peter Leon, Leon Environmental, LLC

PHOTOGRAPHIC DOCUMENTATION

Photographic Record #1 – Former Aboveground Storage Tank Area	
Client: Port of Friday Harbor	Project Number:
Site Name: Albert Jensen and Sons, Inc. Boatyard and Marina	Site Location: San Juan Island, Washington
Photo ID: PoFH AST BMP 1	
Date: 4/29/2026	
Direction: North	
Comments: Former aboveground storage tank (AST) area prior to BMP installation. Suspected former AST believed to have been installed underneath roof extension. Blue arrow indicates wooden stake marking AST-4 sampling location.	
Photo ID: PoFH AST BMP 2	
Date: 4/29/2026	
Direction: Northwest	
Comments: Former AST area prior to BMP installation.	

Photographic Record #1 – Former Aboveground Storage Tank Area	
Client: Port of Friday Harbor	Project Number:
Site Name: Albert Jensen and Sons, Inc. Boatyard and Marina	Site Location: San Juan Island, Washington
Photo ID: PoFH AST BMP 3	
Date: 4/29/2026	
Direction: North	
Comments: Impermeable ground cover consists of 0.4 mm tarp folded in half (32 mil total thickness) and centered in place over former AST area.	
Photo ID: PoFH AST BMP 4	
Date: 4/29/2026	
Direction: Northeast	
Comments: Completed AST BMP. Folded tarp weighted with cinder blocks and extended upward against foundation to direct runoff away from building.	

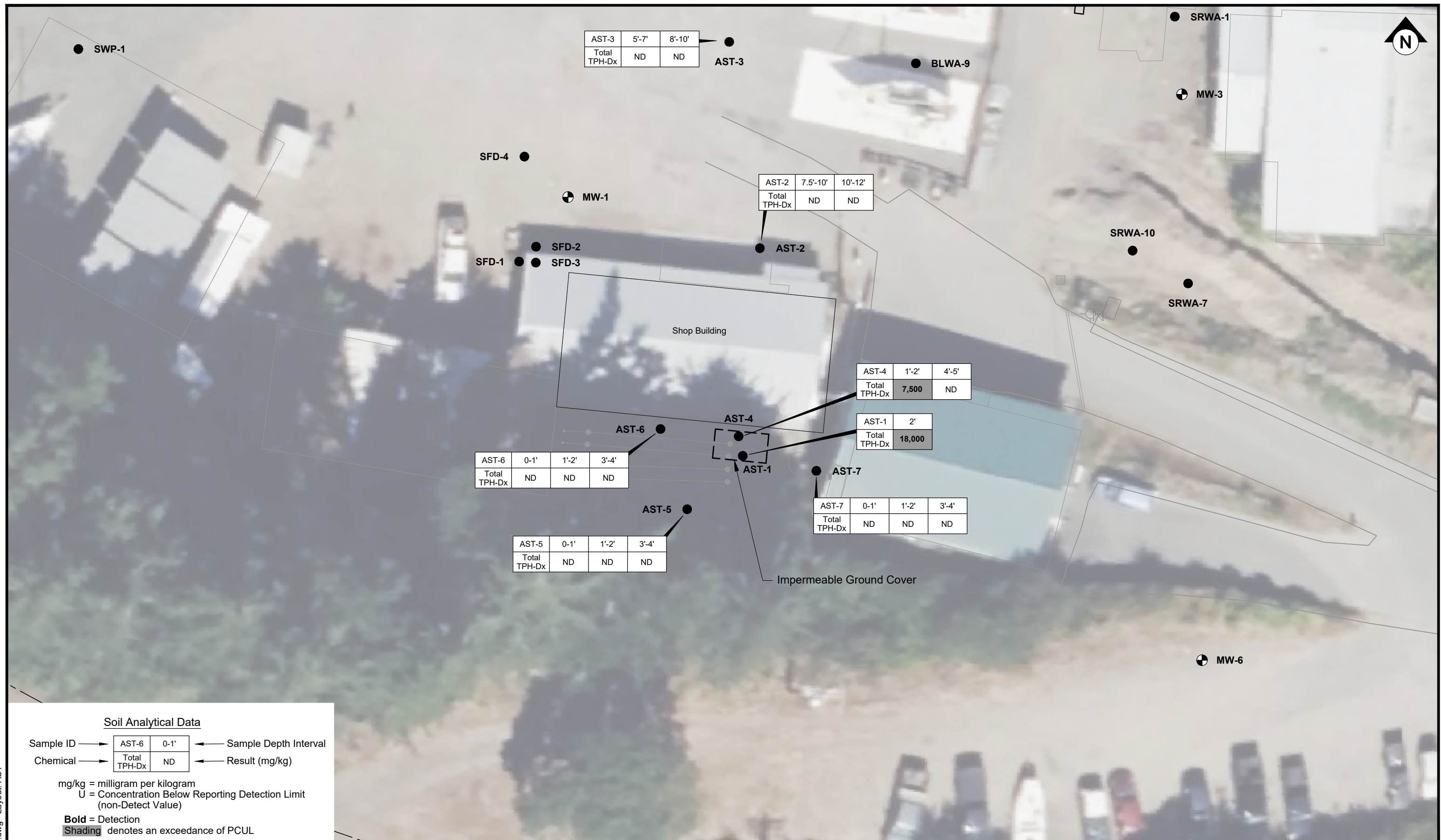
Photographic Record #2 – Shop Floor Drain	
Client: Port of Friday Harbor	Project Number:
Site Name: Albert Jensen and Sons, Inc. Boatyard and Marina	Site Location: San Juan Island, Washington
Photo ID: PoFH SFD BMP 1	
Date: 4/22/2026	
Direction: N/A	
Comments: Shop floor drain consists of approximately 4-inch by 6-inch wide hole in concrete slab. Photo shows condition prior to BMP installation.	
Photo ID: PoFH SFD BMP 2	
Date: 4/22/2026	
Direction: N/A	
Comments: Shop floor drain hole widened to approximately 6-inch by 6-inch wide to facilitate placement of fill materials.	

Photographic Record #2 – Shop Floor Drain	
Client: Port of Friday Harbor	Project Number:
Site Name: Albert Jensen and Sons, Inc. Boatyard and Marina	Site Location: San Juan Island, Washington
Photo ID: PoFH SFD BMP 3	
Date: 4/22/2026	
Direction: N/A	
Comments: Interior view of former shop floor drain, prior to BMP installation. A cut-off segment of steel drum is present underneath shop floor slab. A disconnected former water pipe extends through the steel drum to a spigot.	
Photo ID: PoFH SFD BMP 4	
Date: 4/22/2026	
Direction: N/A	
Comments: Interior view of former shop floor drain. Void was approximately 22-inch by 24-inch wide. Estimated to be approximately 5 cubic feet in volume.	

Photographic Record #2 – Shop Floor Drain	
Client: Port of Friday Harbor	Project Number:
Site Name: Albert Jensen and Sons, Inc. Boatyard and Marina	Site Location: San Juan Island, Washington
Photo ID: PoFH SFD BMP 5	
Date: 4/22/2026	
Direction: N/A	
Comments: Shop floor drain partially filled.	
Photo ID: PoFH SFD BMP 6	
Date: 4/22/2026	
Direction: N/A	
Comments: Completed shop floor drain BMP. Fill consisted of five and a half 60 lb bags of pea gravel and flowable fill that was prepared using three 50 lb bags of Sakrete non-shrink grout.	

FIGURES

File: PoFH_2026_AST.dwg Layout: AST



File: PoFH_2026_AST.dwg Layout: SFD

