Port of Anacortes

Engineering and Institutional Controls Report

Year 11 – 2025

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

for
Washington State Department of Ecology
July 23, 2026

Port of Anacortes
100 Commercial Avenue
Anacortes, WA 98221

[Type here]

Port of Anacortes
100 Commercial Avenue
Anacortes, WA 98221

July 23rd, 2026

Washington State Department of Ecology
PO Box 47600
Olympia, Washington 98504-7600
Attention: Dave Horne
Subject: Engineering and Institutional Controls Monitoring Report – Year 11 – 2025
Cap Sante Marine Site
Anacortes, Washington
Ecology Consent Decree No. 9917

INTRODUCTION

This report presents a summary of the eleventh 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 eleventh annual monitoring and maintenance event are summarized below.

SUMMARY OF OBSERVED SITE CONDITIONS – YEAR 11 MONITORING EVENT

Conditions within Monitoring and Maintenance Area A and B were evaluated during the November 2025 (Year 11) monitoring event. In accordance with the monitoring and maintenance program, visual reconnaissance along the perimeter and transects with this area was performed. Monitoring confirmed that the parking lot is still intact with no apparent deficiencies. The Site conditions were documented through photographs from established photopoints during the monitoring event (Appendix A). Site condition and visual observations are documented in the attached Engineering and Institutional Monitoring and Maintenance Report Form dated December 17, 2025 (Appendix B) and are generally similar to the previous monitoring events.

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 November 2025 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.

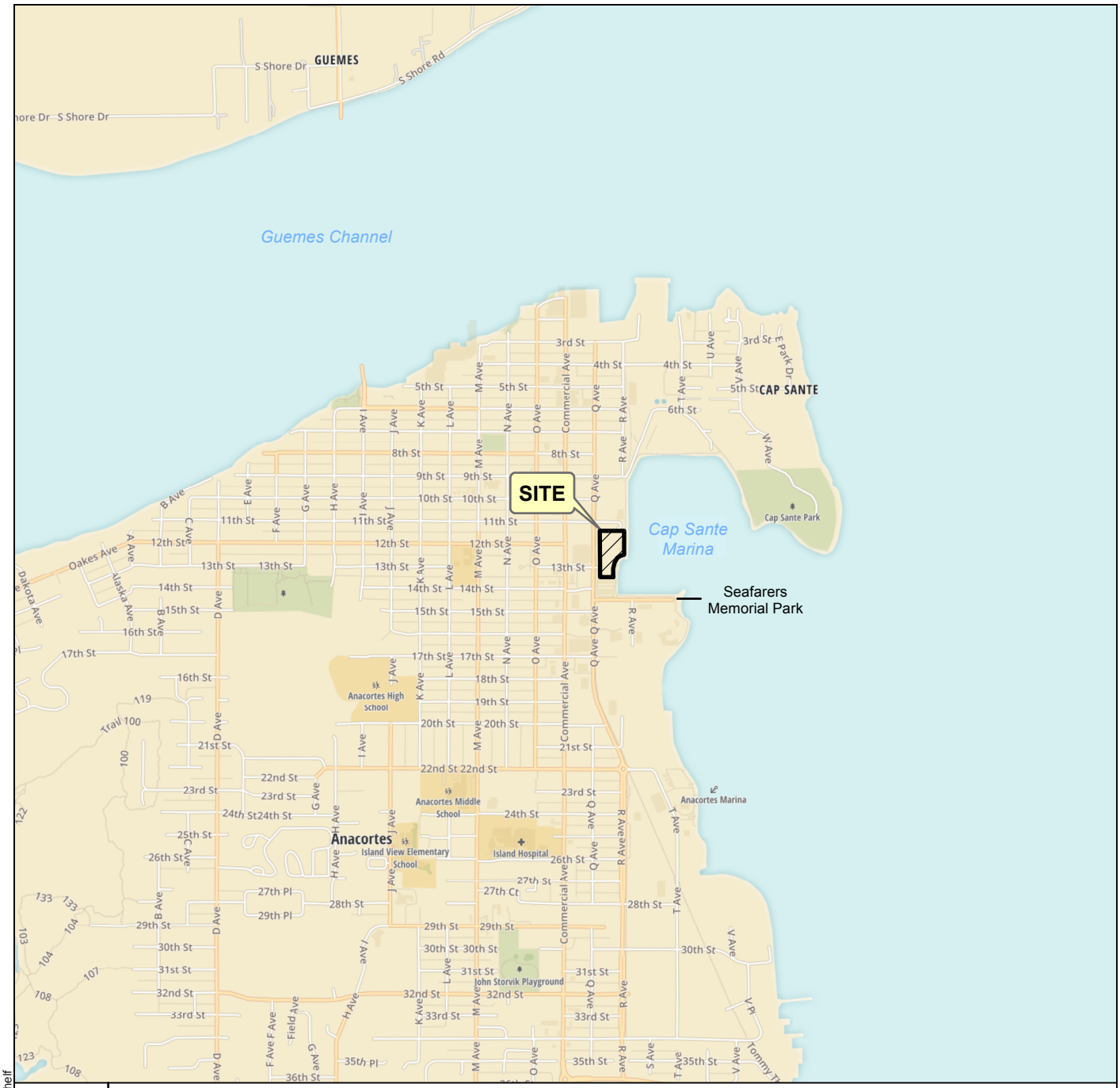
Washington State Department of Ecology (Ecology, 2013), "Cleanup Action Plan (CAP), Cap Sante Marine Site, Anacortes, Washington," by the Washington State Department of Ecology, Toxics Cleanup Program, Lacey, Washington, December 10, 2013.

Sincerely,
Port of Anacortes
Kevin Anderson
Planning Projects and Environmental Manager

Attachments:

- Figure 1. Vicinity Map
- Figure 2. Site Plan
- Appendix A. Monitoring and Maintenance Area A and B Photographs with overview maps
- Appendix B. 2025 Engineering and Institutional Monitoring and Maintenance Report Form

FIGURES 1 AND 2
Vicinity Map and Site Plan





N
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Feet

Vicinity Map

Cap Sante Marine Site
Anacortes, Washington

GeoEngineers

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

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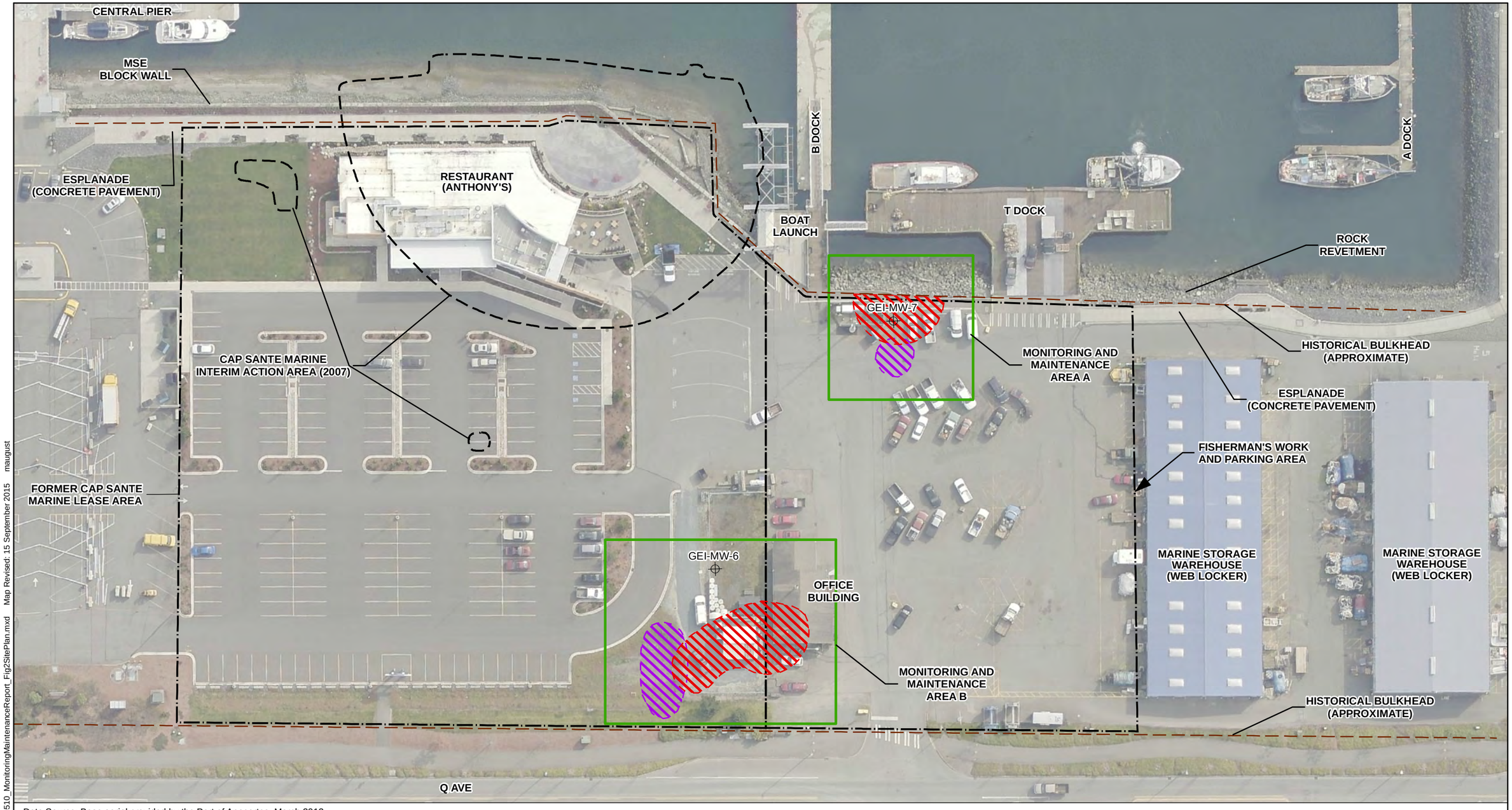


Path: \\sea\projects\5\51470050\GIS\51470050_MonitoringMaintenanceReport_Fig2SitePlan.mxd Map Revised: 15 September 2015 maugust

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

Approximate Area of TPH Exceedance in Soil

Approximate Area of PAH Exceedance in Soil

PAH - Polycyclic Aromatic Hydrocarbons

TPH - Petroleum Hydrocarbons (Gasoline, Diesel and/or Heavy Oil)

N W E S

60 0 60

Feet

Site Plan

Cap Sante Marine Site
Anacortes, Washington

GeoEngineers

Figure 2

Appendix A:

Cap Sante Marine Year 10 Engineering and Institutional Controls Monitoring Report

Monitoring and Maintenance Area A (2025 photos)

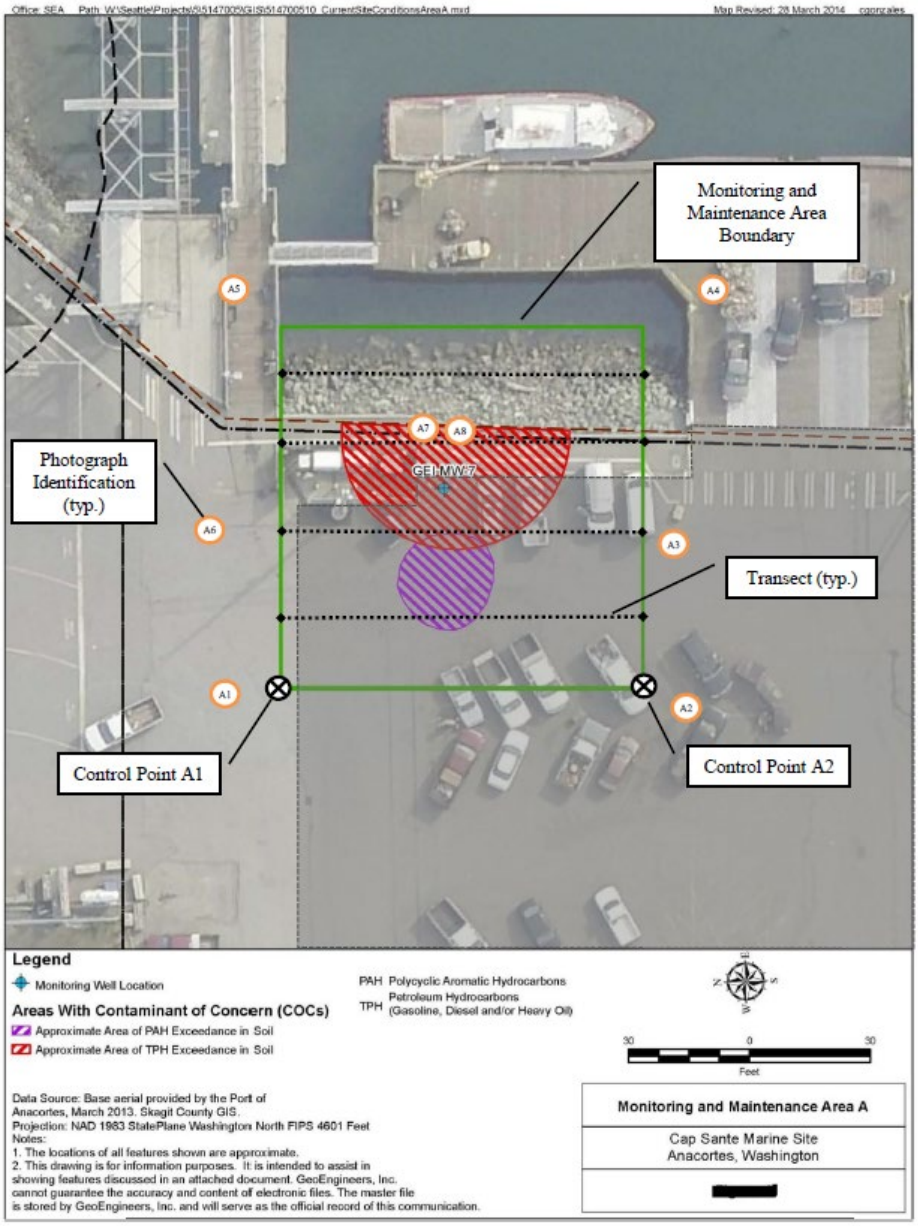


Figure 1: Overview of Monitoring and Maintenance Area A with photo-point locations.

Figure 2: Photo monitoring point A1 looking SE towards T-Dock



Figure 3: Photo monitoring point A2 looking NE towards B-dock/T-Dock



Figure 4: Photo monitoring point A3 looking N towards Anthony's Trailer Boat Launch



Figure 5: Photo monitoring point A4 looking NW towards Cap Sante Marina uplands, view occluded by trash enclosures and electrical infrastructure.



Figure 6: Photo monitoring point A5 looking SW towards Cap Sante Marina uplands

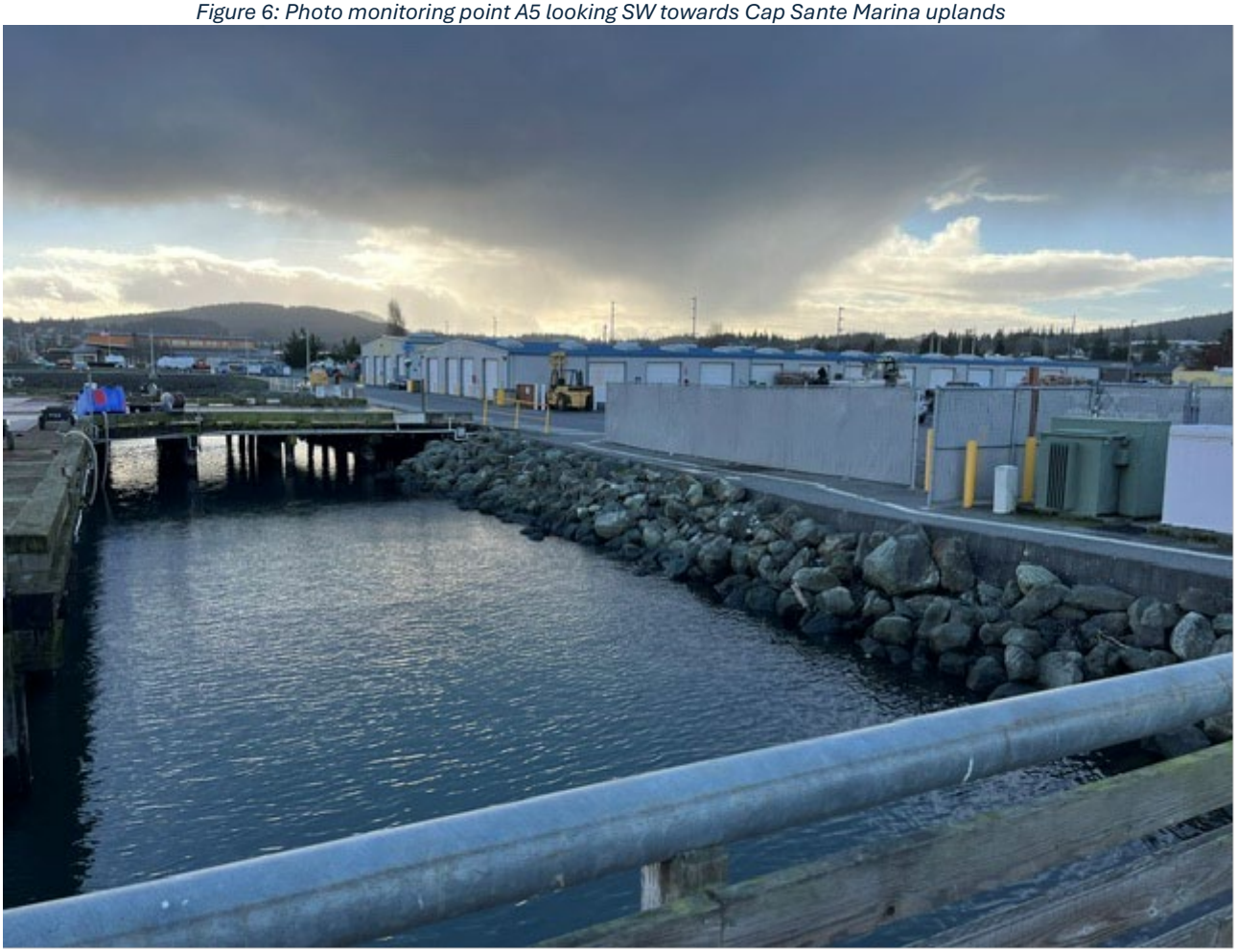


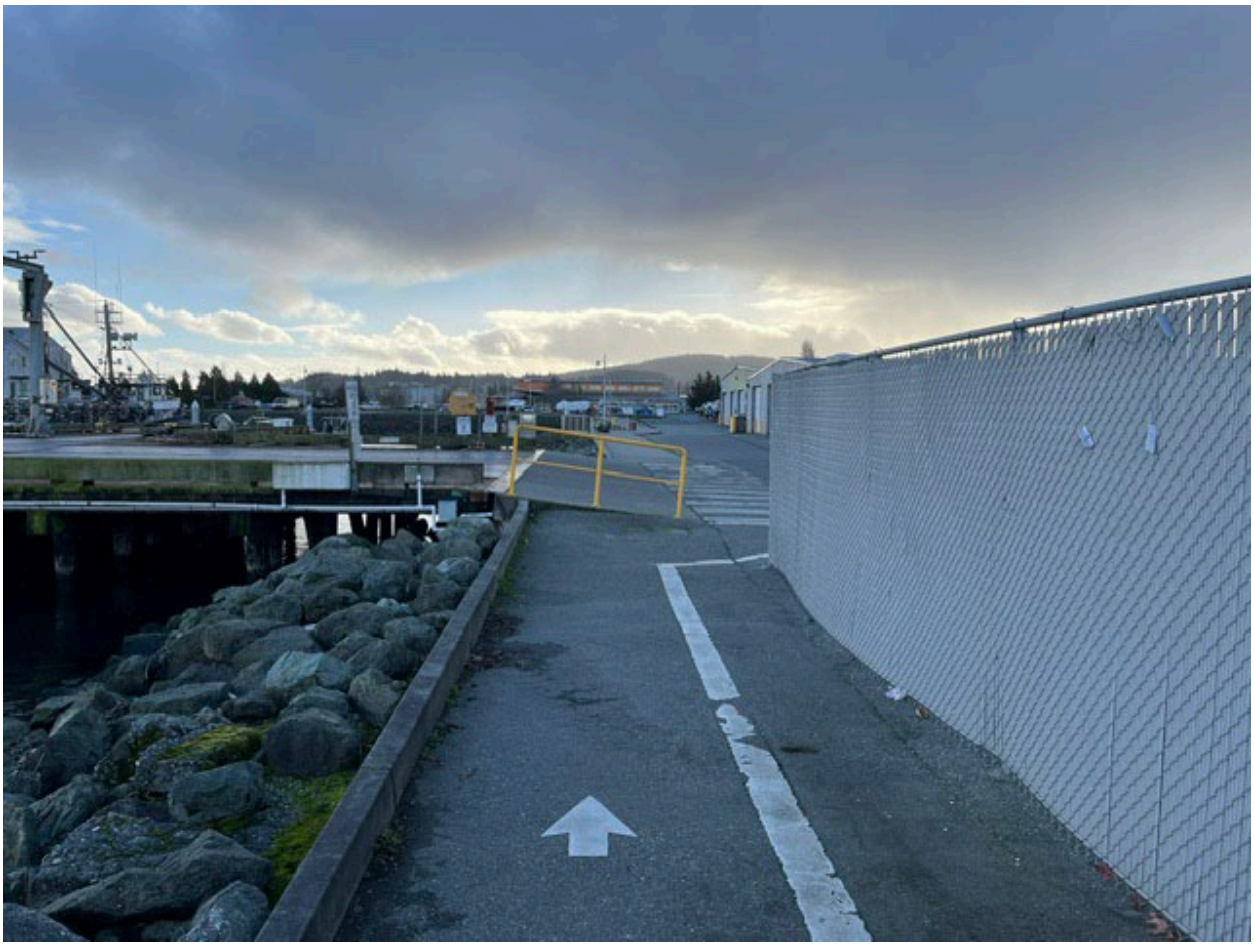
Figure 7: Photo monitoring point A6 looking south across Cap Sante Marina uplands



Figure 8: Photo monitoring point A7 looking north along esplanade



Figure 9: Photo monitoring point A8 looking south along esplanade



Monitoring and Maintenance Area B (2025 Photos)

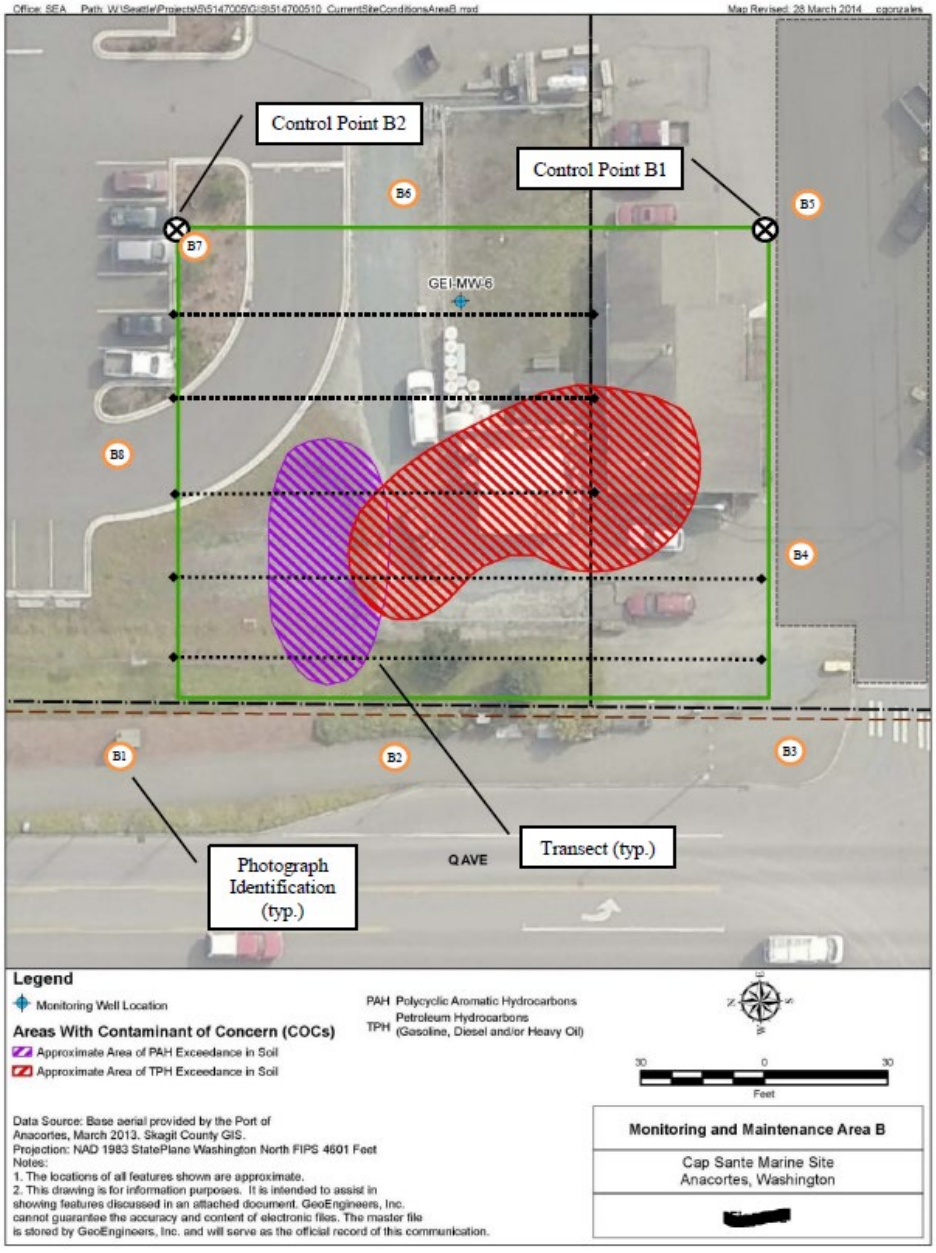


Figure 10: Monitoring and Maintenance Area B with photo-monitoring points.

Figure 11: Photo monitoring point B1 looking to the SE



Figure 12: Photo point B2 looking east across Cap Sante marina uplands



Figure 13: Photo point B3 looking NE across Cap Sante marina uplands



Figure 14: Photo point B4 looking north



Figure 15: Photo point B5 looking NW



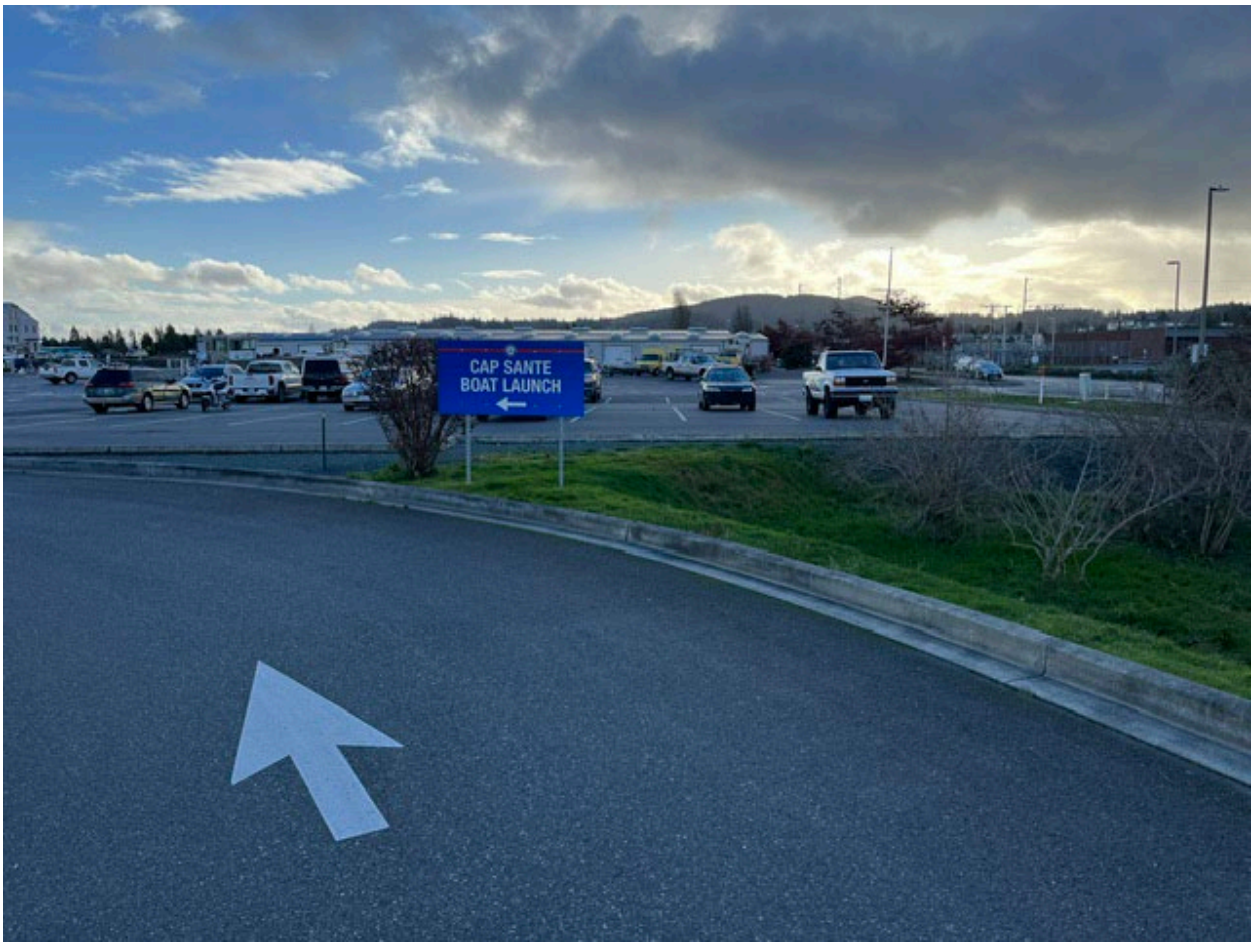
Figure 16: Photo point B6 looking west



Figure 17: Photo point B7 looking SW



Figure 18: Photo point B8 looking south across swale and Cap Sante Marina uplands



Appendix B:

Cap Sante Marine Year 11 Engineering and Institutional Controls Monitoring Report

2025 Engineering and Institutional Controls Monitoring and Maintenance Report Form.

Engineering and Institutional Controls Monitoring Report

Site Name:	Date:
CAP SANTE MARINE	12/17/2025

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

Kevin Anderson Planning Projects & Environmental Manager

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 rational 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 exiting 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?			NA
3. Site Maintenance and repair records reviewed?	X		
a. Has site repair resulted in a change from as-build 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	
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	

ICDA

Site Name:		Date:	
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?		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		NA
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:

NO corrective Actions required. Paving surfaces intact w/ patches from ~~last~~ last few years evident. No recent repairs or recent damage noted.

7. Corrective/Maintenance Action Implemented:

NA

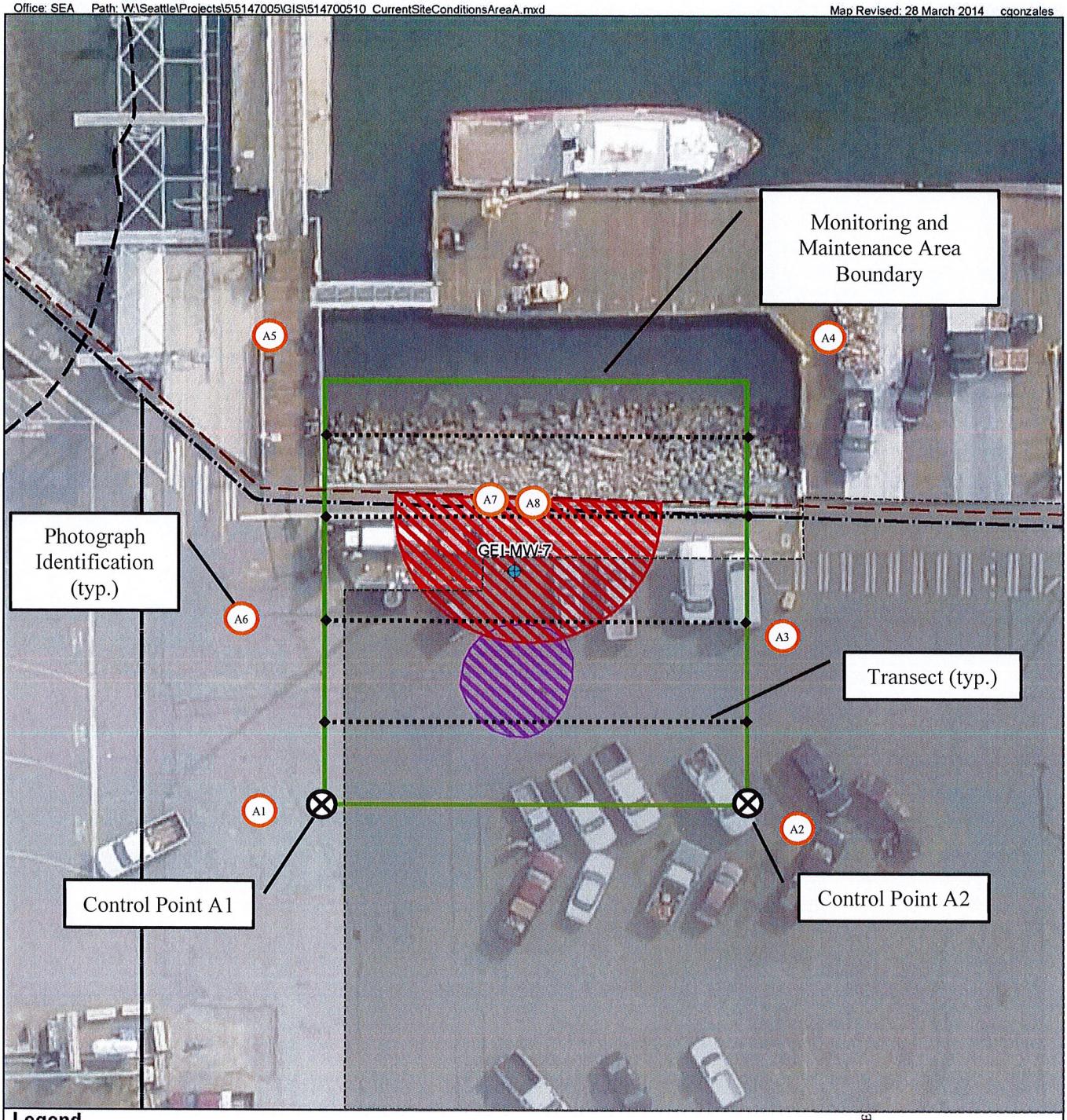
Date Implemented: KDA 12/17/25

8. Additional Comments:

N/A

Name: Kevin Andersen	Signature:
Title: Planning, Properties, & Environmental Manager	Date: 12/17/15

Office: SEA Path: W:\Seattle\Projects\5\5147005\GIS\514700510_CurrentSiteConditionsAreaA.mxd Map Revised: 28 March 2014 cgonzales



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

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

N E S W

30 0 30

Feet

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

Cap Sante Marine Site
Anacortes, Washington

Figure 1

Initials:

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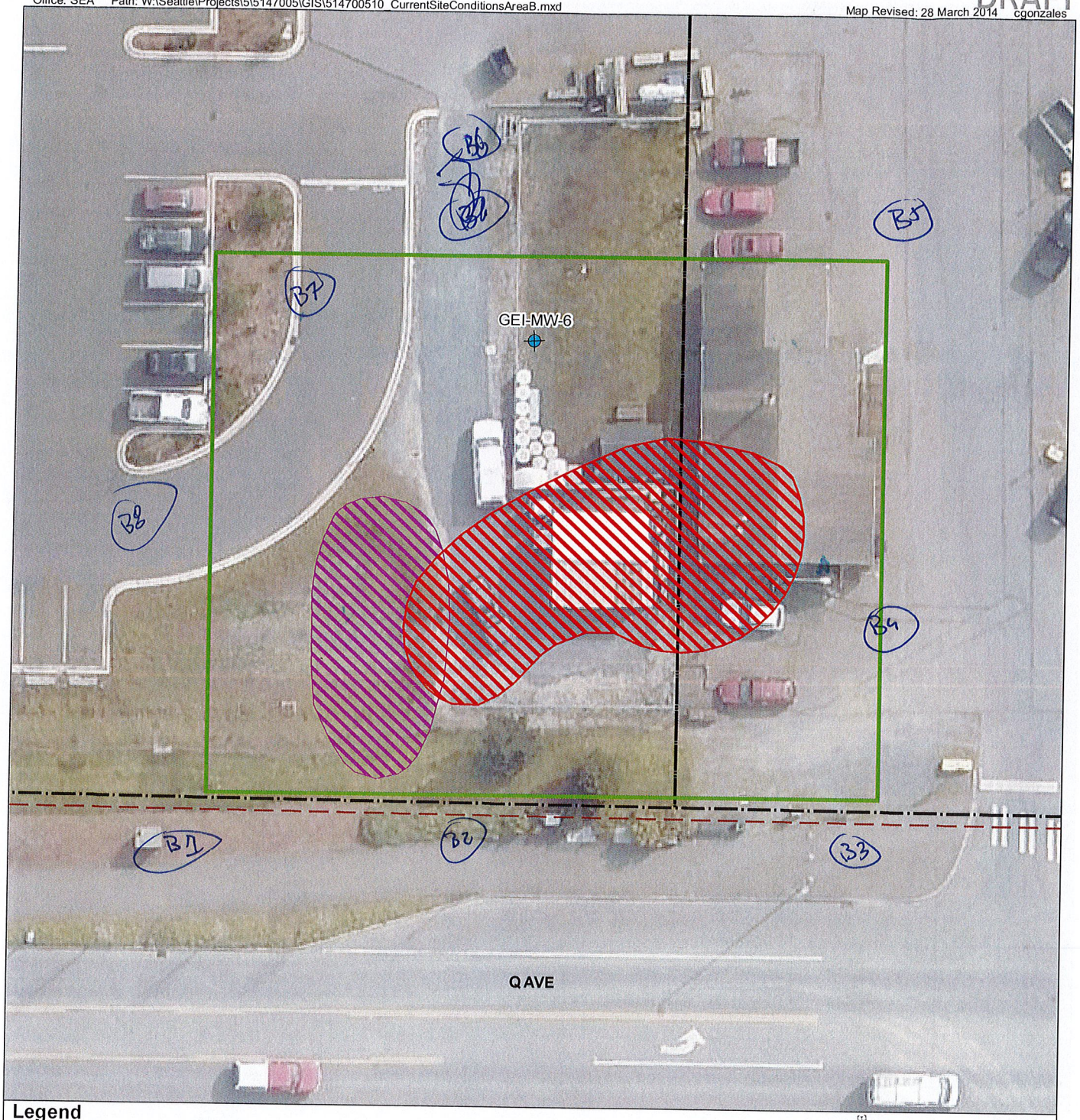
DRAFT

Map Revised: 28 March 2014 cgonzales



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

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

E S W N

30 0 30

Feet

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

Cap Sante Marine Site
Anacortes, Washington

Figure 2

KDA 12/17/25

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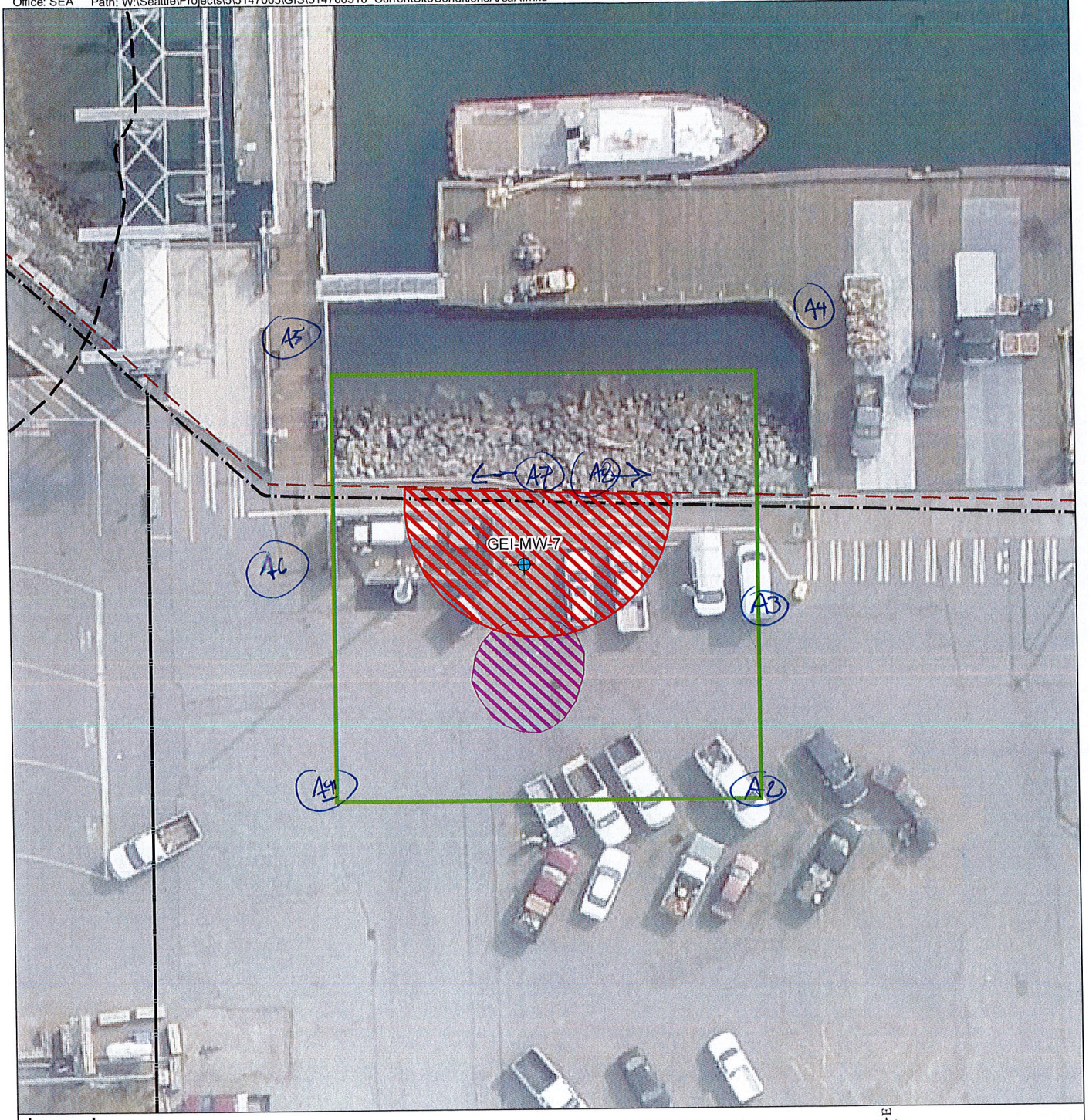
Office: SEA Path: W:\Seattle\Projects\5\5147005\GIS\514700510_CurrentSiteConditionsAreaA.mxd Map Revised: 28 March 2014 cgonzales



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

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

N E S W

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Feet

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

Cap Sante Marine Site
Anacortes, Washington

Figure 1

KMA 12/17/25