



PUBLIC PARTICIPATION PLAN

Cornet Bay Marina

**200 Cornet Bay Road
Oak Harbor, Washington**

July 2013

Prepared by:
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INTRODUCTION

The Washington State Department of Ecology (Ecology) has developed this Public Participation Plan in pursuant to the state cleanup regulation called the Model Toxics Control Act (MTCA) WAC 173-340-600. The intent is to promote meaningful community involvement during the cleanup process at the Cornet Bay Marina Site located at 200 Cornet Bay Road in Oak Harbor, Washington. This plan outlines and describes the tools that Ecology uses to inform the public about site activities and identifies opportunities for the community to become involved.

SITE BACKGROUND

The Cornet Bay Marina Site is associated with a marina located on 200 Cornet Bay Road in Oak Harbor on Whidbey Island. It is bounded on the west by Cornet Bay and on the east by Cornet Bay Road and mixed residential homes and light commercial land uses. Deception Pass State Park is immediately adjacent to the north of the Site. The marina was constructed in the 1960s and has been operated as a marina and general store since then. The Site, which covers approximately 1.1 acres of upland property, includes a store building, a gravel parking lot, a 330-foot-long aging wooden bulkhead that separates the upland facility from the marina. Fuel is provided to boats via a vaulted underground storage tank.

Chemicals of Concern

Soil and groundwater has been contaminated by petroleum from several fuel line releases during 1989. Contamination has been spread almost across the entire property over the years. The known contaminants in soil and groundwater include:

- Gasoline
- Diesel fuel
- Benzene, toluene, ethylbenzene, xylene (BTEX)

Regulatory Status and Proposed Cleanup Actions

A consent decree was signed between Ecology and the property owner in 1993 to conduct site characterization and cleanup. A remedial investigation/feasibility study and cleanup action plan are requirements under the consent decree. Several site investigations have been conducted over the years as funding was available and the extent of the contamination has been delineated. Ecology has received sufficient funding to clean up this Site during the 2013-2015 biennium. The proposed cleanup activities will include:

- Installation of a new sheet pile and demolition of the existing bulkhead

A new steel sheet pile bulkhead will be installed in front of the existing bulkhead waterward to ensure that all the contaminated soil in the vicinity of

the existing bulkhead can be safely excavated. The existing timber bulkhead will be cut off at the mudline or deeper, depending on the depth of excavation.

- Upland Excavation

This will involve excavation of all petroleum contaminated soil to the maximum extent practicable from the upland area and off-site disposal. The excavation will be backfilled using clean fill material. Construction dewatering water and stormwater will be collected and treated on-site and discharged to Cornet Bay under a NPDES permit. Confirmation sampling will be conducted to demonstrate compliance with cleanup levels.

- Temporary platforms will be constructed to ensure that the marina will be accessible during construction. The store building will be relocated in order to excavate the contaminated soil beneath it, and it will be placed back to its original location following excavation. Water and electricity will be temporarily re-routed. The fuel line might be temporarily shut down during construction.

- Work on the bulkhead is scheduled to begin this fall, followed by soil excavation. The construction is anticipated to be completed by the end of 2013, followed by groundwater compliance monitoring.

CORNET BAY MARINA SITE MAP



PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES

The purpose of this Public Participation Plan is to promote public understanding and participation in the Model Toxics Control Act (MTCA) cleanup activities planned for this site. This section of the plan addresses how Ecology will share information and receive public comments and community input on the site cleanup activities.

Ecology encourages the public to become involved in the cleanup process. Information will be provided regularly to provide opportunities to review materials and provide comments. This plan is intended to be a flexible working document that will be updated as community concerns emerge and/or more information becomes available during the cleanup process. To arrange for a briefing with project staff, ask questions or provide comments on the plan or other aspects of the cleanup, please contact one of the persons listed below.

Jing Liu, Site Manager
Washington State Department of Ecology
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Email: jliu461@ecy.wa.gov

Nancy Lui, Community Outreach Coordinator
Washington State Department of Ecology
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Public Involvement Activities

Ecology uses a variety of activities to facilitate public participation in the investigation and cleanup of MTCA sites. Ecology will take into consideration input provided by the community. This list details the public involvement activities that Ecology will use, their purposes, and descriptions of when and how they will be used during this site cleanup.

Formal Public Comment Periods

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup decisions. Comment periods usually last 30 days and are required at key points during the investigation and evaluation of proposed cleanup process before final decisions are made.

During a comment period, the public can comment in writing or email. At the conclusion of the comment period, Ecology reviews all comments and may respond in a document called a Responsiveness Summary.

Ecology will consider the need for changes or revisions based on input from the public. If significant changes are made, then a second comment period will be held. If no significant changes are made, then the draft document(s) will be finalized.

Public Webpage for Cornet Bay Marina Site

Ecology has prepared a Site webpage for the Cornet Bay Marina Site. This webpage will be updated periodically as new documents or site visits are available. You may access the webpage at: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=5048>

Public Meetings and Hearings

Public meetings may be held at key points during the cleanup process. Ecology may also offer public meetings for actions expected to be of particular interest to the community. Also, if ten or more people request a public meeting during the 30 day comment period, Ecology will hold a public meeting for the purpose of taking comments on draft documents.

Information Repositories

Information repositories are convenient places where the public can go to read and review site information. The information repositories are often at libraries or community sites which provide public access. During the comment period, the site documents will be available for review at each repository listed below. For special accommodations or translation assistance, please contact Nancy at nlui461@ecy.wa.gov or call (425) 649-7117, please indicate you would like assistance with the "**Cornet Bay Marina Site**".

Ecology has established three repositories for the Cornet Bay Marina Site in addition to the webpage listed below:

- **Oak Harbor Public Library**
1000 SE Regatta Dr.
Oak Harbor, WA 98277
Phone: (360) 675-5715
- **Anacortes Public Library**
1220 10th Street
Anacortes, WA 98221
Phone: (360) 293-1910
- **Washington State Department of Ecology, Northwest Regional Office**
3190 160th Avenue SE
Bellevue, WA 98008
Phone: (425) 649-7190. Please call for an appointment.

Ecology's web site for the Cornet Bay Marina Site:

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=5048>

Site Register and Public Events Calendar

Ecology's Toxics Cleanup Program uses the Site Register and web-based Public Involvement Calendar to announce all of its public meetings and comment periods as well as additional site activities.

To receive the Site Register in electronic or hard copy format, please call (360) 407-6000. The Site Register is available on Ecology's website at:
http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html

The Public Involvement Calendar is available on Ecology's website at:
<http://apps.ecy.wa.gov/pubcalendar/calendar.asp>

Fact Sheet

Ecology will mail fact sheets to persons and organizations interested in the Cornet Bay Marina site cleanup project to inform them of public meetings and comment opportunities and important site activities. Ecology also may mail fact sheets about the progress of site activities.

Mailing List

Ecology has compiled and maintained a list of interested parties, organizations and residents living near the cleanup site. This mailing list will be used to provide information regarding this project. If you are not on the mailing list for this site and wish to be added, please contact Nancy at nlui461@ecy.wa.gov or at (425) 649-7117. In the subject line, please indicate "**Cornet Bay Marina Site**" mailing list.

Newspaper Display Ads

Ecology will place ads in the Whidbey News Times to announce public comment periods, public meetings or hearings for the site.

PUBLIC PARTICIPATION GRANTS AND TECHNICAL ASSISTANCE

Additionally, citizen groups living near contaminated sites may apply for public participation grants during open application periods. These grants help citizens receive technical assistance in understanding the cleanup process and create additional public participation avenues. For more information about the public participation grant, please go to Ecology's website at: <http://www.ecy.wa.gov/programs/swfa/grants/ppg.html>

Ecology currently does not have a citizen technical advisor for providing technical assistance to citizens on issues related to the investigation and cleanup of the Site.

PUBLIC PARTICIPATION PLAN AMENDMENTS

The Plan was developed by Ecology and complies with the MTCA regulations (Chapter 173-340 WAC). It will be reviewed as cleanup progresses and may be amended if necessary. Amendments may be submitted to Ecology's site manager, Jing Liu, for review and consideration.

GLOSSARY

Cleanup: Actions taken to deal with a release, or threatened release of hazardous substances that could affect public health and/or the environment. The term "cleanup" is often used broadly to describe various response actions or phases of remedial responses such as the remedial investigation/feasibility study.

Comment Period: A time period during which the public can review and comment on various documents and proposed actions. For example, a comment period may be provided to allow community members to review and comment on proposed cleanup action alternatives and proposed plans.

Information Repository: A file containing current information, technical reports, and reference documents available for public review. The information repository is usually located in a public building that is convenient for local residents such as a public school, city hall, or library.

Model Toxics Control Act (MTCA): Legislation passed by the State of Washington in 1988. Its purpose is to identify, investigate, and clean up facilities where hazardous substances have been released. It defines the role of Ecology and encourages public involvement in the decision making process. MTCA regulations became effective March 1, 1989 and are administered by the Washington State Department of Ecology.

Public Notice: At a minimum, adequate notice mailed to all persons who have made a timely request of Ecology and to persons residing in the potentially affected vicinity of the proposed action; mailed to appropriate news media; published in the local (city and county) newspaper of largest circulation; and the opportunity for the interested persons to comment.

Public Participation Plan: A plan prepared under the authority of WAC 173-340-600 to encourage coordinated and effective public involvement tailored to the public's needs at a particular site.

Responsiveness Summary: A summary of oral and/or written public comments received by Ecology during a comment period on key documents, and Ecology's responses to those comments.

Site: Any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or publicly owned treatment works), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, vessel, or aircraft; or any site or area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located.

Site Register: Publication issued every two weeks of major activities conducted statewide related to the study and cleanup of hazardous waste sites under the Model Toxics Control Act. To receive this publication, please call (360) 407-7200.