

Proposal to remove the Cornet Bay Marina Site from the Hazardous Sites List

The Washington State Department of Ecology (Ecology) is proposing to remove the Cornet Bay Marina Site (Site) from the Hazardous Sites List. The Site is located at 200 Cornet Bay Road in Oak Harbor, Island County, Washington.

The cleanup was completed in 2014 and results from four quarters of post remediation groundwater monitoring meet state cleanup standards. In January 2015, Ecology and the property owner closed their legal agreement to clean up the site (called a Consent Decree).

Public Comment Invited

Ecology has determined that the cleanup work at the Site meets the requirements of state cleanup regulations. The Site was cleaned up to the point that it no longer poses a threat to human health or the environment. Ecology proposes to remove the Site from the Hazardous Sites List, which is a list of contaminated sites maintained by Ecology that shows sites ranked and slated for cleanup.

Ecology seeks your input. You are invited to review:

- Quarterly Groundwater Monitoring Event Report, May 2015.
- Quarterly Groundwater Monitoring Event Report, February 2015.
- Quarterly Groundwater Monitoring Event Report, November 2014.
- Quarterly Groundwater Monitoring Event Report, August 2014.
- 2014 Construction Completion Report.

Comments Accepted October 9 – November 9, 2015

Submit Comments and Technical Questions to:

Jing Liu - Site Manager
Washington State Department of Ecology
Toxics Cleanup Program
3190 160th Ave SE
Bellevue, WA 98008
Phone: (425) 649 - 4310
E-mail: jing.liu@ecy.wa.gov

Document Review Locations

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 Ave SE
Bellevue, WA 98008

Call for an appointment: Sally Perkins

Phone: (425) 649-7190

Fax: (425) 649-4450

E-mail: sally.perkins@ecy.wa.gov

Ecology's Toxics Cleanup Website

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

Cleanup ID #: 5048

Cornet Bay Marina Site

Send your comments to Ecology for consideration. Comments will be accepted October 9-November 9, 2015.

Site Background

The Site is associated with a marina located at 200 Cornet Bay Road in Oak Harbor, 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 use areas. Deception Pass State Park is immediately adjacent to the north of the Site. The marina was constructed in the 1960s and has been in operation since then. The Site, which covers approximately 1.1 acres of upland property, includes a store building, a gravel parking lot, and 360 foot-long new bulkhead that separates the upland facility from the marina. Fuel is provided to boats via a vaulted underground storage tank.

Hazardous Sites List

Ecology added the property to the Hazardous Sites List in 1994. The Site underwent a Site Hazard Assessment (SHA) and was ranked a “5” under the Washington Ranking Method (WARM). The WARM ranking uses a scale of 1 to 5, where “1” represents the highest risk and “5” represents the lowest risk. This ranking estimates the potential threat to human health and the environment relative to other sites in Washington State.

Contaminants of Concern

Releases from petroleum fuel lines in 1989 resulted in soil and ground water contamination. The contamination spread almost across the entire property over the years. The known contaminants included:

- Gasoline
- Diesel fuel
- Benzene, Toluene, Ethylbenzene, Xylene (BTEX)

What Was Done to Clean Up The Site?

Ecology conducted the cleanup from December 2013 to August 2014. The cleanup included:

- **Bulkhead Wall Construction** - A new, 360 feet long steel bulkhead wall was installed seaward of the existing aged timber bulkhead to facilitate upland excavation. The timber bulkhead was removed and disposed of off-site.
- **Excavation of contaminated soil:** - Approximately 23,000 tons of petroleum contaminated soil were



Cornet Bay Marina Site

excavated, transported and treated at the Cemex facility in Everett, WA. The excavated area was backfilled with clean imported material.

- **Wetland habitat restoration and creation** – Petroleum contaminated soils were removed from the wetland area. Soils were re-graded, plants replaced and additional aquatic habitat was created as required under the Nationwide Permit 38 issued by the U.S. Army Corps of Engineers.
- **Marina Store Building Relocation** – The store building was temporarily relocated to the adjacent state park property to enable excavation beneath the building. Following excavation, the building was moved back to its original location.



- **Fuel system improvements** – The fuel line was replaced from inside the underground fuel tank vault to the end of the main dock access platform.
- **Septic system removal and replacement** – The on-site septic system was replaced.
- **Confirmation monitoring** – Post remediation soil and groundwater confirmation samples were collected. Analytical results have shown compliance with state cleanup standards.

What Happens Next?

After the 30-day comment period, Ecology will respond to the comments received from the public regarding the proposed delisting. If no significant cleanup changes need to be made, this Site will be removed from the Hazardous Sites List.

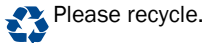




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ECOLOGY
State of Washington

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Cornet Bay Marina Site Island County

**Ecology Seeks Public Comments to remove the
site from the Hazardous Sites List**

Cleanup ID #: 5048

FSID#: 2011

**Public Comment Period
October 9 – November 9, 2015**

To request ADA accommodation including materials in a format for the visually impaired, call Ecology at (425) 649-7117. Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability can call TTY at (877) 833-6341.

What can you do?

1.

Read about the cleanup in this handout.

2.

To get more detailed information, review the supporting documents at the locations listed in this document.

3.

Write down your comments and questions. Send them to the Department of Ecology at the address provided in this document.

We appreciate your comments and concerns. *Thank you.*