

Whidbey Marine & Auto Supply Cleanup Site



Whidbey Marine & Auto Supply cleanup site

Comments accepted

May 19, 12:00 a.m. –
June 20, 11:59 p.m., 2025

Submit comments

Online:

[https://go.ecology.wa.gov/
WhidbeyMarine](https://go.ecology.wa.gov/WhidbeyMarine)

By mail or email:

John Rapp, Site Manager
WA Department of Ecology
913 Squalicum Way, Unit 101
Bellingham, WA 98225
206-247-3242

John.Rapp@ecy.wa.gov

Document review

[https://go.ecology.wa.gov/
WhidbeyMarineComments](https://go.ecology.wa.gov/WhidbeyMarineComments)

Freeland Library
5495 S Harbor Ave
Freeland, WA 98249

Site info

Facility Site ID: 17222251
Site Cleanup ID: 5610

Public Outreach Contact

For assistance, reach out to:
Kristen Forkeutis,
Outreach Specialist

Kristen.Forkeutis@ecy.wa.gov
425-240-4353

Documents ready for public review and comment

The Department of Ecology (Ecology) invites you to comment on documents for the Whidbey Marine & Auto Supply cleanup site located at 1695 East Main Street in Freeland, WA on South Whidbey Island.

The following documents are available:

- **Remedial Investigation:** Details the types and locations of contamination at the site.
- **Feasibility Study:** Explains the different cleanup methods, called alternatives, including Ecology's preferred cleanup alternative. This study is combined into one document with the Remedial Investigation.
- **Public Participation Plan:** Describes how Ecology will inform the community about the site activities and ways to become involved.

Join our open house—In-person or online!

Drop in during this two-hour open house to learn more about this cleanup site and speak with Ecology staff.

Tuesday, June 3, 2025

4:00 pm–6:00 pm

In-person open house:

Whidbey Water Services
5585 Lotto Ave, Freeland
(the blue building behind Wells Fargo)
Snacks will be provided!

Online open house: Zoom virtual meeting

Register: <https://go.ecology.wa.gov/WhidbeyMarine>



Scan for more info

Site background

The Whidbey Marine & Auto Supply cleanup site is in the heart of Freeland, the economic hub of South Whidbey Island. Whidbey Marine & Auto Supply operated as a retail gasoline service station, auto and boat supply store, and auto repair facility between 1971 and 2014. The retail gasoline station stopped operations in 2009, and the property was sold the same year. Today the property is owned by 1695 Main St, LLC and occupied by Scotty's Towing.

Four underground storage tanks (USTs) were installed at the site between 1982 and 1986. These included one 3,000-gallon diesel UST, two 10,000-gallon gasoline USTs, and one 8,000-gallon gasoline UST. A release of unleaded gasoline was reported to Ecology in 2005. At that time the site entered into Ecology's [Voluntary Cleanup Program \(VCP\)](#),¹ which helps property owners manage cleanups. Between 2006 and 2011 a series of interim actions (early partial cleanups) removed gasoline vapors from the contaminated soil. In January 2011, all the USTs and associated piping were removed from the property along with some contaminated soil.



Whidbey Marine & Auto Supply site location

Between 2017 to 2020, the site was enrolled in the Washington Pollution Liability Insurance Agency (PLIA) [Technical Assistance Program \(TAP\)](#)² to receive advice and guidance on cleaning up the site.

In 2023 Ecology's Toxics Cleanup Program finalized a state funded contract with consulting firm Haley & Aldrich (HA) to continue the cleanup process under the Model Toxics Control Act (MTCA – see page seven).

Study the site (Remedial Investigation)

Beginning in 2023, HA executed the Remedial Investigation (RI) to understand the types and locations of contamination. Their investigations, along with previous soil and groundwater investigations, found many contaminants present at levels that exceeded standards under the state's cleanup law, MTCA (see page seven). These included the following.

- **Soil:** Total Petroleum Hydrocarbons (TPH) and associated chemical contaminants such as benzene, toluene, ethylbenzene, and total xylene (ie: BTEX). Other contaminants also included tetrachloroethylene (PCE).
- **Groundwater:** TPH and associated chemical contaminants such as benzene, toluene, ethylbenzene, and total xylene (ie: BTEX). Other contaminants included PCE and trichloroethylene (TCE).

¹ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/voluntary-cleanup-program>

² <https://plia.wa.gov/technical-assistance-program/>

Groundwater contamination

Beneath the Whidbey Marine & Auto Supply site, there are two distinct groundwater zones: a perched zone about 60 feet below the ground surface and a deeper zone about 100 feet below the ground surface. The deeper groundwater zone comprises the regional aquifer or Sea-Level Aquifer.

The Sea-Level Aquifer is Whidbey Island's main source of drinking water, and an invaluable resource. The Freeland Water and Sewer District operates four drinking water supply wells located south and south-east of the site (see figure 1) that pull water from the Sea-Level Aquifer.

Contamination from the release of gasoline from a UST has slowly traveled through the sub-surface reaching both the perched groundwater zone and the Sea-Level Aquifer in the vicinity beneath the property (see figure 2).

Groundwater is being monitored to make sure the contamination is not moving towards the drinking water wells. To date, groundwater monitoring has not detected any contamination at several monitoring wells located downgradient of the site. This indicates there is no immediate threat to the drinking water supply. However, the contamination remains a concern and must be addressed.



Figure 1: Four drinking water supply wells located south and south-east of the site

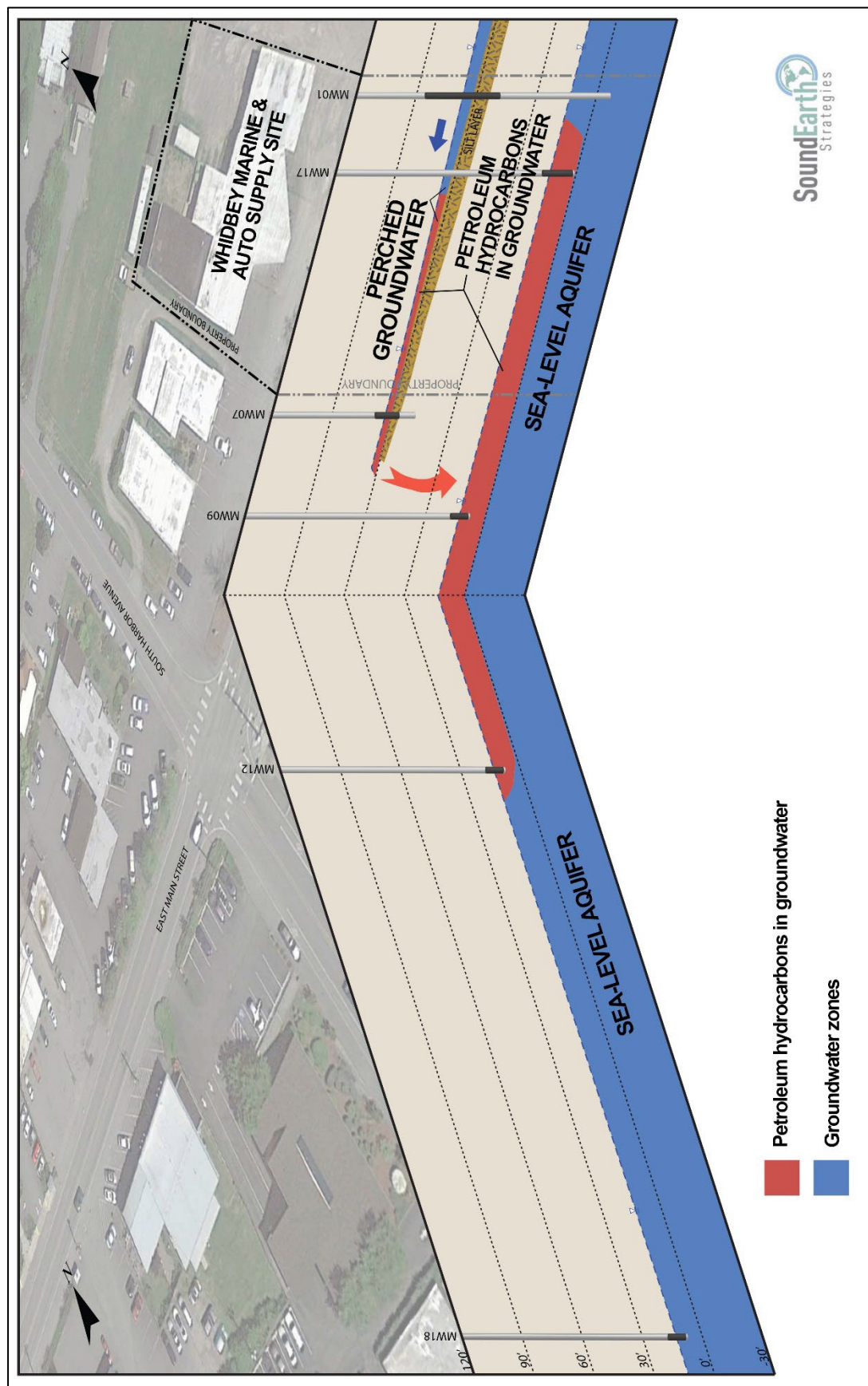


Figure 2: Extent of groundwater contamination from the Whidbey Marine & Auto Supply site

Consider the options (Feasibility Study)

To address the contamination found at the site, HA prepared a Feasibility Study (FS) to evaluate four different cleanup methods (alternatives). The costs and environmental benefits of the alternatives were then compared, leading to a preferred cleanup alternative. The FS assumes that the site property uses will remain the same for the foreseeable future. If the site is redeveloped, the future landowner will need to evaluate if the selected alternative is protective of the proposed land use.

Cleanup Alternatives

The proposed below cleanup alternatives meet requirements for cleanup and consider public concerns and tribal rights and interests. The alternatives are compared by conducting a Disproportional Cost Analysis (DCA), which evaluates protectiveness, permanence, cost, effectiveness over the long term, short-term risk management, and technical and administrative implementability.

- **Alternative 1:** Thermal remediation, Monitored Natural Attenuation (MNA), institutional controls, and compliance monitoring
- **Alternative 2:** Chemical oxidation (ISCO) treatment, MNA, institutional controls, and compliance monitoring
- **Alternative 3:** Permeable sorptive barrier (PSB), MNA, institutional controls, and compliance monitoring
- **Alternative 4:** MNA, institutional controls, and compliance monitoring for 30 years

Preferred Cleanup Alternative: Alternative 3

Alternative 3 (see figure 3) aims to treat groundwater contamination and prevent it from impacting drinking water supply wells. This alternative consists of the following activities explained in detail:

- **Permeable Sorptive Barrier (PSB):** This treatment involves injection of liquid activated carbon into the perched groundwater zone and Sea-Level Aquifer. This carbon acts as a barrier to treat contaminated groundwater flowing off-property. The goal is to reduce the concentration of contaminants in groundwater leaving the property.
- **Monitored Natural Attenuation (MNA):** MNA relies on natural processes to decrease (or “attenuate”) concentrations of contaminants in soil and groundwater. Long-term monitoring will take place to make sure there is no increased risk to human health and the environment.
- **Institutional controls:** Legal or administrative measures will be put in place to restrict or prohibit activities that could result in exposure to contaminants that are above acceptable health risk levels or interfere with the integrity of the cleanup action.
- **Compliance monitoring:** The groundwater will be monitored during the cleanup restoration time frame of 30 years to make sure the cleanup action protects human health and the environment.

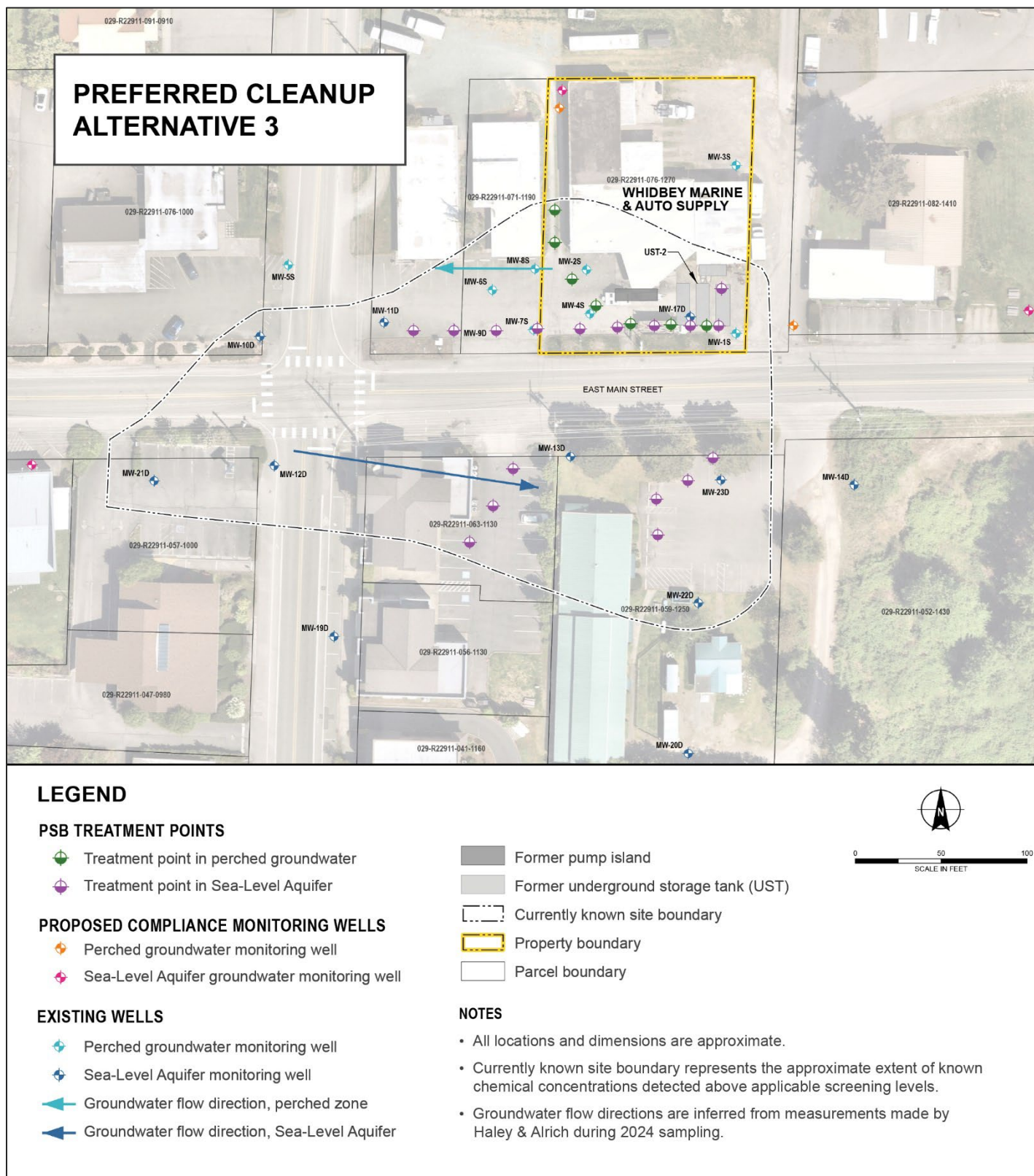


Figure 3: Preferred cleanup alternative 3 (permeable sorptive barrier) aims to treat groundwater contamination and prevent it from impacting drinking water supply wells

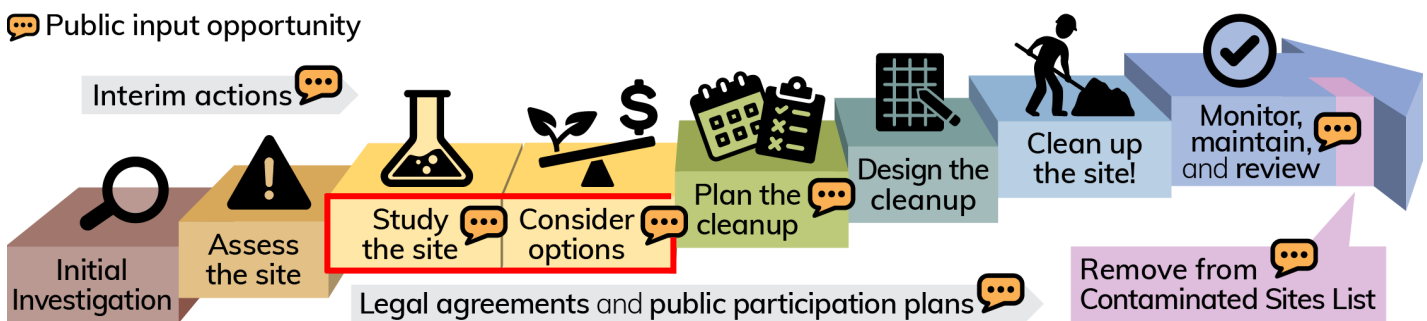
What happens next?

Ecology will consider all comments received during this public comment period and may make changes to the documents. If the documents require significant changes, we will hold another public comment period. If no significant changes are made, Ecology will finalize the documents.

The cleanup action plan will be available for review during a future public comment period.

Ecology's cleanup process

The [Model Toxics Control Act \(MTCA\)](https://ecology.wa.gov/mtca)³ is Washington's environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology is responsible for administering MTCA, including the oversight or management of cleanups. The [MTCA cleanup process](https://ecology.wa.gov/mtca-process)⁴ is completed in steps (see graphic below) over a variable timeline. The Whidbey Marine & Auto Supply site is currently in the "study the site" and "consider options" steps of the process, outlined in red below.



Washington's cleanup process

Language services

Need help or have questions? We offer translation and interpretation services at no cost. If you need these services, email kristen.forkeutis@ecy.wa.gov or call 425-240-4353. If you call, ask for an interpreter to be connected with one.

³ <https://ecology.wa.gov/mtca>

⁴ <https://ecology.wa.gov/mtca-process>

Toxics Cleanup Program
913 Squalicum Way, Unit 101
Bellingham, WA 98225

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See page 1 for details.

ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-240-4353 or email at kristen.forkeutis@ecy.wa.gov, or visit ecology.wa.gov/Accessibility.

For Relay Service or TTY call 711 or 877-833-6341.



Whidbey Marine & Auto Supply site location