



STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Port of Anacortes – Pier 2 Stormwater Retrofit Project

2. Name of applicant:

Port of Anacortes

3. Address and phone number of applicant and contact person:

Connie Thoman
Environmental Administrator
Port of Anacortes
P.O. Box 297
Anacortes, WA 98221
(360) 299-1818

4. Date checklist prepared:

August 23, 2010

5. Agency requesting checklist:

Port of Anacortes

6. Proposed timing or schedule (including phasing, if applicable):

Construction would begin in January 2011 and work would be completed by the end of September 2011.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A geotechnical study was performed to help determine the structural load-bearing capacity of soils under the pier. A groundwater study was also performed to assist in determining dewatering options during construction of the pond.



9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

A building permit and Shoreline Substantial Development permit from the City of Anacortes will be required. An NPDES permit from the Washington State Department of Ecology will also be necessary to discharge industrial wastewater to a publicly-owned treatment works.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Pier 2 is a 13-acre marine terminal/shipping pier on the Guemes Channel owned by the Port of Anacortes. The over-water portion is used for loading bulk goods into ocean-going ships and barges. The most regular shipment is petroleum coke, a by-product of the local oil refineries. The port plans to begin shipping prilled sulfur, also a by-product of the refining process, next year. Other goods shipped from the pier include large pilings, wind turbines, large rock for breakwaters, and sediment for open-water disposal. Some materials are stored inside a large tent. The southern portion of the pier is leased to tenants such as Transpac, a maker of marine floats, and Dakota Creek Industries, a ship-building company that stores various materials on the pier and leases a large amount of waterfront property from the Port.

The proposed project is to eliminate stormwater discharge directly from Pier 2 into the Guemes Channel. This requires increasing the size of the existing stormwater detention pond by 25,000 cubic feet to facilitate settling of solids prior to sending the stormwater to the City of Anacortes wastewater treatment plant for additional treatment. The project includes demolition of the existing detention pond and creation of a deeper pond with vertical side walls, installation of two new pumps, two new 12-foot diameter manholes upstream of the detention pond to capture solids, instrumentation and control panels, and curbing on the pier to create a secondary containment area to store stormwater from extreme flood events.

Wash down water from the coke loading operation has been sent to the city wastewater treatment plant since 2006. However, stormwater from the pier is currently discharged into the Guemes Channel under two Industrial Stormwater General Permits provided by the Department of Ecology under the Clean Water Act. The stormwater typically contains metals such as zinc and copper, as well as suspended solids from coke particles and dirt. Sending the stormwater to the city wastewater treatment plant will provide additional screening, settling, and biological treatment prior to discharge.

The volume of water sent to the city wastewater treatment plant would vary depending on the amount of rainfall. The city has agreed to take stormwater at a rate of up to 200 gallons per minute. In the unlikely event of a heavy storm (100-year storm) causing the treatment plant to run



at maximum capacity, the plant operator can stop the flow of water from the pier. Curbing around the edge of the pier is planned to contain overflow from the detention pond under this scenario.

The new manholes will capture more solids than is currently possible, allowing clean-out prior to conveyance of stormwater to the detention pond. The conveyance system to the city wastewater treatment plant is already in place.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Pier 2 is located in Anacortes just north of 4th Street between R and T Avenues on the south side of the Guemes Channel. The property is located in the northwest corner of Section 18, Range 2E, and Township 35N. The entire site is approximately 13 acres. See Figure 1.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other**

The project site is a 13-acre paved marine terminal/shipping pier on the Guemes Channel. The northern portion of the pier is over water.

- b. What is the steepest slope on the site (approximate percent slope)?**

The pier is flat and the east and west sides of the over-water portion of the pier are rip-rapped slopes.

- b. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

There are no soils onsite. Under the landward portion of the pier is fill material placed when the pier was first constructed in the mid-1960s.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**



The existing stormwater detention pond will be excavated and deepened, then rebuilt with cast in place concrete. Concrete will come from a manufacturer in Skagit County and the crushed rock will be from a permitted pit.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No, there are no soils present to erode.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No new impervious surfaces will be added. The pier is currently 100% impervious.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None required.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

No air emissions will result from the completed project. Temporary dust will be created during excavation of concrete. Emissions from construction equipment and vehicles will also be produced temporarily.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None proposed.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Pier 2 is an over-water pier on the south side of Guemes Channel.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.



The stormwater detention pond is approximately 30 feet from the top of the rip-rap slope on the west side of the pier and 50 feet from the water below the rip-rap. No work will take place over or in the water. See Figure 1.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No dredging or filling will take place in or over the water.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No waste material will be discharged to the Channel.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Not applicable.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

During construction of the new stormwater detention pond, temporary dewatering systems will be in place. The water will be collected in Baker tanks or similar and will be discharged to the City of Anacortes wastewater treatment plant or will be treated and discharged to the Guemes Channel.



2) Could waste materials enter ground or surface waters? If so, generally describe.

In the unlikely event of an accident involving construction equipment or vehicles causing a spill of fuel or material that could enter the waters of Guemes Channel, work would immediately stop and spill containment procedures to protect the water would be implemented.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

During construction of the stormwater detention pond temporary dewatering systems will be in place. The water will be discharged to the City of Anacortes wastewater treatment plant or will be treated and discharged to the Guemes Channel. Implementation and maintenance of best management practices to control stormwater discharges will be implemented by the Port's contractor.

4. Plants

a. Check or circle types of vegetation found on the site: None

_____ deciduous tree: alder, maple, aspen, other

_____ evergreen tree: fir, cedar, pine, other

_____ shrubs

_____ grass

_____ pasture

_____ crop or grain

_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_____ water plants: water lily, eelgrass, milfoil, other:

_____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened or endangered species known to be on or near the site.

None are known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Observed birds and animals-



Birds: hawk, heron, eagle, songbirds, gulls, common loon, Brandt's cormorant, osprey, great blue heron

Fish: salmon, bull trout, crab

Several bald eagle nesting territories occur in the Guemes Channel area and on Guemes Island. Numerous waterfowl and shorebirds also use the Guemes Channel area, primarily in the winter and during migration.

b. List any threatened or endangered species known to be on or near the site.

Federally listed or threatened species that could potentially occur in the Guemes Channel include the Puget Sound Chinook salmon, Puget Sound Steelhead, Coastal-Puget Sound Bull Trout, Marbled Murrelet, and Southern Resident Orca.

c. Is the site part of a migration route? If so, explain.

The Puget Sound area is part of the Pacific flyway; birds that are seen in the area vary seasonally due to migration.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None proposed.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

1) Describe special emergency services that might be required.

None required.



2) Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Existing noise will not affect the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During excavation and construction of the new stormwater detention pond, temporary noise could be generated from vehicles and equipment. Construction would take place between 7:00 a.m. to 7:00 p.m. on weekdays. No long-term noise increase over existing levels would be generated.

3) Proposed measures to reduce or control noise impacts, if any:

None are necessary beyond the current limitation on hours of operation.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

The project area is a marine terminal/shipping pier with the northern portion used for loading bulk goods from trucks onto a conveyor belt and into ships and barges. The south portion is leased by tenants for a variety of uses such as marine float construction and storage of materials such as those used in ship building. North of the pier is Guemes Channel; west of the pier is the ship basin and an active shipyard; to the south is a city street and the city wastewater treatment plant; and to the east is primarily vacant property owned by the Port of Anacortes, a restaurant overlooking the Channel, and some residences along 4th Street.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

The site is a marine terminal/shipping pier with a port maintenance facility, stevedore's building, storage containers, ship-loading equipment, and storage of various materials onsite.

d. Will any structures be demolished? If so, what?

The existing stormwater detention basin will be demolished and a larger and deeper basin with vertical walls will be constructed in its place.

e. What is the current zoning classification of the site?



Manufacturing and Shipping.

f. What is the current comprehensive plan designation of the site?

The City of Anacortes 2007 Comprehensive Plan designates the project area as Manufacturing and Shipping.

g. If applicable, what is the current shoreline master program designation of the site?

The current shoreline master program designation is Urban I.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Not applicable.

j. Approximately how many people would the completed project displace?

Not applicable.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No new uses would result from construction of a larger stormwater detention pond.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.

Not applicable.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.

Not applicable.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.



10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No new structures are proposed.

- b. **What views in the immediate vicinity would be altered or obstructed?**

Existing views would not be altered.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

No new lighting is proposed.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No new light or glare will be produced.

- c. **What existing off-site sources of light or glare may affect your proposal?**

None.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

None.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Except for recreational boats using the Guemes Channel, there are no recreational opportunities in the immediate area of the marine terminal. The adjacent restaurant provides scenic views of the Guemes Channel and views of Port operations on surrounding properties.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**



None required.

13. Historic and cultural preservation

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

No.

- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

No specific landmarks or evidence of historic, archeological, scientific, or cultural significance are known in the area. The pier sits on fill material and the native shoreline is located over 200 feet south (landward) of the area to be excavated for the larger pond.

- c. **Proposed measures to reduce or control impacts, if any:**

None required.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Pier 2 is located north of downtown Anacortes. No new access is proposed. The truck access route is R Avenue, which becomes Q Avenue, and provides the north-south connection between State Route (SR) 20 through Anacortes. Primary access to the site is via R/Q Avenue to 4th Street, right on 4th Street, then left into the site. Because it is a waterfront facility, a security fence with a locked gate is required at the entrance.

- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Not applicable.

- b. **How many parking spaces would the completed project have? How many would the project eliminate?**

Not applicable.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

No.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The proposed project will be located on a shipping pier.



- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

None.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

None required.

15. Public services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

No.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

No new utilities are proposed for the project.

| | |
|-------------------------------|--------------------|
| Electricity | Puget Sound Energy |
| Natural gas | |
| Telephone | |
| Water, Sewer, Refuse services | City of Anacortes |



C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Connie Thoman

**Connie Thoman, Environmental Administrator
Port of Anacortes**

Date Submitted:

August 23, 2010



Pier 2 Stormwater Retrofit Project – Port of Anacortes

Figure 1

