PLANNING & DEVELOPMENT SERVICES
1800 Continental Place ● Mount Vernon, WA 98273
Inspections 360.336.9306 ● Office 360.336.9410 ● Fax 360.336.9416

Floodplain Development Permit Submittal Checklist

Approved before Floodplain permit application:

☒ ☐ **Lot Certification**
- ✓ Approved Lot Certification, previously recorded; ***OR,***
- ___ Approved Lot Certification or RUE. PDS will submit it for recording; ***OR,***
- ___ The lot has an existing residence. Lot cert is not required for accessory buildings.

Submitted before or with a Floodplain permit application:

☒ ☐ **Floodplain Permit Application and Fees** Completed and signed.

☐ ☐ **Ownership Certificate**
- ● Needed only if application not signed by property owner.

☒ ☐ **Critical Areas Review and Fees**
CAO floodplain checklist
CAO number PL_____

☒ ☐ **Site/Drainage Plan** **2 copies, 8 1/2 x 11"** (11 x 17", max)
See the enclosed example. Plan ***must*** include all 12 items to be complete.

☒ ☐ **Access Permit Application**
- ___ Existing - Permit Number _____; ***OR,***
- ✓ Private Road (no permit required) ; ***OR,***
- ___ State Road (permit from DOT) ; ***OR,*** ___ County Road (permit required).

Application will expire 6 mo from this date:

Accepted by

Permit Number

Zoning / Setbacks

Flood Plain/Floodway

Notes:

Planning & Development Services

Habitat Impact Assessment Checklist

Pursuant to Skagit County Code 14.24 and 14.34

This checklist is for all development proposals within the Special Flood Hazard Area (SFHA) or 100-year floodplain. It is used to help project proponents and the County determine when a project needs further analysis regarding potential adverse effects on Endangered Species as required by the Endangered Species Act (ESA).

Planning & Development Services staff can provide technical assistance in answering the following questions.

Section: 3,4 33,34 Township: 34N 35N Range: 02 Parcel Number: P33502 Related Permit: N/A

Site Address: 8505 South Texas Road, Anacortes, WA 98221

Project Description: Crude by rail oil unloading facility (Shell PSR site)

Name of nearest waterbody: Padilla Bay

Distance of project to nearest waterbody: Approximately 15 feet at the closest point

1) What is the current land use adjacent to the nearest waterbody? *(residential, agricultural, forestry, etc)*
   Industrial land uses are adjacent to Padilla Bay.

2) What type of vegetation is between your project and the nearest waterbody? *(forest, shrub, grass, etc)*
   Shrubs and grasses are the types of vegetation between the project site and Padilla Bay.

3) What type of vegetation will be removed from your project site?
   Trees, shrubs and grasses would be removed from the site.

4) How much new impervious surface will your project create onsite? *(driveway, parking, roof area, etc)*
   Approximately 480,000 square feet.

5) Does your project include any excavation? If so, how much? *(in cubic yards)*
   Yes; approximately 1,100,000 cubic yards.

6) Does your project include placement of fill material? If so, how much *(in cubic yards)*
   Yes; approximately 30,000 cubic yards (fill would come from on-site).

7) Please describe how your project has been designed to have no effect on runoff filtration.
   Stormwater facilities will be provided on-site and will treat stormwater.

8) Please describe how your project has been designed to have no effect on flood storage.
   Work in the designated floodplain would be done south of the existing elevated rail line that currently does not receive flood waters.

PLEASE BE SURE TO COMPLETE BOTH SIDES OF THE THIS CHECKLIST

9) Please describe how your project has been designed to have no effect on flood conveyance.
The new rail spur would occur in previously-disturbed areas and would not present a barrier to flood conveyance.

10) Will your project introduce any nutrients or contaminants to the nearby waterbody? *(fertilizers, storm water runoff, etc)*
No.

11) Please describe how your project has been designed to have no effect on shade along or over any nearby streams.
No work will occur within the stream within the floodplain on the site.

12) Please describe how your project has been designed to have no effect on wildlife habitat.
Tree removal associated with the project would occur outside of breeding and nesting periods. The stream in the floodplain would be fenced off from cattle (it is currently grazed) which would increase water quality.

I understand that if the information on this form is later determined to be incorrect, the project or activity may be subject to conditions or denial as necessary to meet the requirements of SCC 14.24 or SCC 14.34.

Thomas J. Rizzo — Applicant's Signature — 12/12/13 — Date

BNSF Signature — 12/16/13 — Date

PLEASE BE SURE TO COMPLETE BOTH SIDES OF THE THIS CHECKLIST

Skagit County Planning & Development Services
1800 Continental Place Mount Vernon WA 98273
Inspections (360)336-9306 Office (360)336-9410 Fax (360)336-9416

Floodplain Development Permit Application

Owner: Equilon Enterprises LLC dba Shell Oil Products US

Mailing Address: PO Box 2463

City: Houston State: TX Zip: 77252

Phone: _____ Fax: _____

Email: _____

Applicant/Contact: Tom Rizzo

Mailing Address: PO Box 622

City: Anacortes State: WA Zip: 98221

Phone: 360-293-0819 Fax: _____

Email: Tom.Rizzo@shell.com

Site Address: 8505 South Texas Road

City: Anacortes Zip: 98221

Parcel: P33502 Sec: 3,4 Twp: 33,34 35N Rng: 02E

Will there be imported fill? No **If so,**

Roads/driveways _____ cu. yards

Pads for building support _____ cu. yards

Backfill/landscaping _____ cu. yards

Will there be excavation and removal from parcel?

All sources and areas 1,100,000 cu. yards

Complete Project Description: Crude by rail unloading facility on the Shell PSR site. Work within floodplain includes new rail spur within BNSF right-of-way.

Is residential construction intended? No **If so,**

New _____ sq.ft. Garage _____ sq. ft.

Unfinished _____ sq.ft. Carport _____ sq. ft.

Addition _____ sq.ft. Deck _____ sq ft.

Remodel _____ sq.ft. Repair _____ sq. ft.

Other – Describe _____ sq. ft.

Foundation lineal feet _____ sq. ft.

Is commercial construction intended? Yes **If so,**

New 480,000 sq. ft. Addition N/A sq. ft.

Remodel N/A sq. ft. Repair N/A sq. ft.

Will there be new impervious surfaces? Yes **If so,**

Roads/driveways 260,000 sq. ft.

Buildings N/A sq. ft.

Patios/other Unloading pad/ditches: 220,000 sq. ft.

I certify that all of the property subject to this application is either in exclusive ownership of the applicant or that the applicant has submitted the application with the consent of all owners of the property. I certify that the information provided in this application is true and correct and I understand this information will be relied upon during review and decision making. I grant permission to field staff to enter the property.

Owner/Agent: Thomas J. Rizzo Date: 12/12/13

Rev. 11/02/11

Low Impact Development in Special Flood Hazard Areas

Permit #_____ **Applicant:** Equilon Enterprises LLC dba Shell Oil Products US

All projects in Skagit County flood areas must incorporate Low Impact Development (LID) techniques. Listed below are initial LID measures with minimum descriptions. **Please indicate the proposed methods for each section along with applicable corresponding numbered item.** Some LID techniques may not be suited for your site, for help in determining what techniques are feasible for your site, refer to the websites at the end of the next page or to our common LID feasibility information sheets.

After completing this checklist, please indicate all proposed LID techniques for each location along with all applicable Temporary Erosion and Sedimentation Control (TESC) methods on the site drainage plan.

Section 1) ROOF RUNOFF: Infiltration, Dispersion, or Rainwater Catchment systems ☒ **check here if no new roof areas**

A ☐ **Downspout Dispersion (Splash blocks or pads) –** With a minimum 50 foot vegetated flowpath measured from the splashblock to the downstream property line, structure, slope over 15%, stream, wetland, or other impervious surfaces.

i. ☐ On undisturbed native landscape *(areas that have never been developed such as forest or prairie)*
ii. ☐ On amended landscape areas *(consists of tilled or scarified soils to a minimum of 8" and provided with the organic content needed to restore the topsoil to native conditions and re-vegetated)*

B ☐ **Downspout Infiltration Drywell –** At least 4' in diameter well of drain rock, with 1' of suitable cover material and deep enough to contain capacity as determined by site soil type *(one drywell for up to 1,000 square feet of roof area)*.

i. ☐ In coarse sands and cobbles – 60 cubic feet of rock (≈2 ¼ cu yds)
ii. ☐ In medium sand – 90 cubic feet of rock (≈3 ⅓ cu yds)

C ☐ **Downspout Infiltration Trench –** A below grade trench, 2' wide, 2' deep filled 18" with drain rock and 6 inches of suitable cover material, minimum length per 1,000 square feet of roof determined by soil type, indicate as follows:

i. ☐ In coarse sands and cobbles – 20 lineal feet per 1,000 square feet of roof area
ii. ☐ In medium sand – 30 lineal feet per 1,000 square feet of roof area
iii. ☐ In fine sand, loamy sand – 75 lineal feet per 1,000 square feet of roof area
iv. ☐ In sandy loam – 125 lineal feet per 1,000 square feet of roof area
v. ☐ In loam – 190 lineal feet per 1,000 square feet of roof area

D ☐ **Downspout Dispersion Trench –** A perforated drain in a rock filled trench. Minimum 18" deep, 24" wide and 10 feet long per 700 square feet of roof. A level overflow outlet disperses to adjacent vegetated surface, with a minimum flow path of 25 feet between outlet overflow and any property line, structure, stream, wetland, or impervious surface.

i. ☐ On undisturbed native landscape *(areas that have never been developed such as forest or prairie)*
ii. ☐ On amended landscape areas *(consists of tilled or scarified soils to a minimum of 8" and provided with the organic content needed to restore the topsoil to native conditions and re-vegetated)*

E ☐ **Rain garden/Bioretention –** Roof runoff is conveyed through pipes or open ditches to an on-site facility for infiltration. Sized and/or designed as indicated below.

i. ☐ Rain garden sized per Rain Garden Handbook for Western Washington
ii. ☐ Rain garden sized per GSI-Calc
iii. ☐ Engineered bioretention facility

F ☐ **Downspout rainwater catchment system –** Storage tanks or cisterns sized to handle annual rainfall amounts for annual re-use. Overflow runoff must also be considered.

Continue to next page…

Section 2) HARD SURFACES: Gravel, Concrete, Asphalt, etc ☐ **check here if no new hard (impervious) surfaces**

A ☐ **Sheet flow Dispersion –** Surface runoff flows un-concentrated to adjacent vegetated surface with a minimum flowpath of 10 feet for up to 20 feet of hard surface, provide an additional 10 feet for each additional surface up to 20 feet

i. ☐ On undisturbed native landscape *(areas that have never been developed such as forest or prairie)*

ii. ☐ On amended landscape areas *(consists of tilled or scarified soils to a minimum of 8" and provided with the organic content needed to restore the topsoil to native conditions and re-vegetated)*

B ☒ **Concentrated flow dispersion –** Surface runoff diverted by berms, ditches, or other conveyance methods to a vegetated area with a flowpath of at least 50 feet between the discharge point and any property line, structure, steep slope, stream, lake, wetland, or other impervious surface.

i. ☒ On undisturbed native landscape *(areas that have never been developed such as forest or prairie)*

ii. ☐ On amended landscape areas *(consists of tilled or scarified soils to a minimum of 8" and provided with the organic content needed to restore the topsoil to native conditions and re-vegetated)*

C ☐ **Rain garden/Bioretention –** Surface runoff is conveyed through pipes or open ditches to an on-site facility for infiltration.

i. ☐ Rain garden sized per Rain Garden Handbook for Western Washington

ii. ☐ Rain garden sized per GSI-Calc

iii. ☐ Engineered bioretention facility

D ☐ **Permeable Pavement –** Allows infiltration below grade through pavers, porous concrete or asphalt, or grid systems

i. ☐ Below grade infiltration rate per Low Impact Development Technical Guidance Manual

ii. ☐ Under-drains conveyed to drainage facility

Section 3) DISTURBED AREAS: From Clearing, Grading, Construction, Stockpiling, Utilities, Equipment, Vehicles, etc.

A ☒ Areas disturbed from construction or grading activities are tilled or scarified to a depth of 8" and provided the organic content needed to restore the topsoil to native conditions.

B ☐ Interior work, work within existing impervious areas etc., no ground disturbance

C ☐ Converted to "cleared areas" and LID incorporated as indicated in section 4 below

D ☐ No areas disturbed from clearing, grading, construction, stockpiling, utilities, equipment or vehicles, etc.

Section 4) CLEARED AREAS: Native areas converted to yard or pasture ☒ **Check here if no new cleared areas**

A ☐ **Cleared area dispersion** – Stormwater runoff from cleared areas of up to 25 feet sheet flows through at least 25 feet of vegetated surface that is less than 15% slope and meets one of the following:

i. ☐ On undisturbed native landscape *(areas that have never been developed such as forest or prairie)*

ii. ☐ On amended landscape areas *(consists of tilled or scarified soils to a minimum of 8" and provided with the organic content needed to restore the topsoil to native conditions and re-vegetated)*

iii. *And* ☐ 1 additional foot of dispersion area is provided for each 3 feet of additional area cleared (250'max)

B ☐ **Rain garden –** Surface runoff is directed to an on-site facility for infiltration.

i. ☐ Rain garden sized per Rain Garden Handbook for Western Washington

ii. ☐ Rain garden sized per GSI-Calc

If any other form of low impact development is proposed in addition to, or in lieu of the above common techniques, please indicate on your site plan. Design guidelines and feasibility criteria can also be found in the **Stormwater Management Manual for Western Washington: http://www.ecy.wa.gov/programs/wq/stormwater/manual.html**
Low Impact Development Technical Guidance Manual: http://www.psp.wa.gov/downloads/LID/LID_manual2005.pdf
Rain Garden Handbook: http://county.wsu.edu/mason/nrs/water/Documents/Raingarden_handbook.pdf
Information about your soil type available at the Web Soil Survey site: http://websoilsurvey.nrcs.usda.gov/app/

☒ Check here if this is part of a larger development that has an existing engineered infiltration facility designed to include this phase of construction.

33764101_16.ai

Source: Google Earth Pro

N

0 2,000 4,000

Scale in Feet

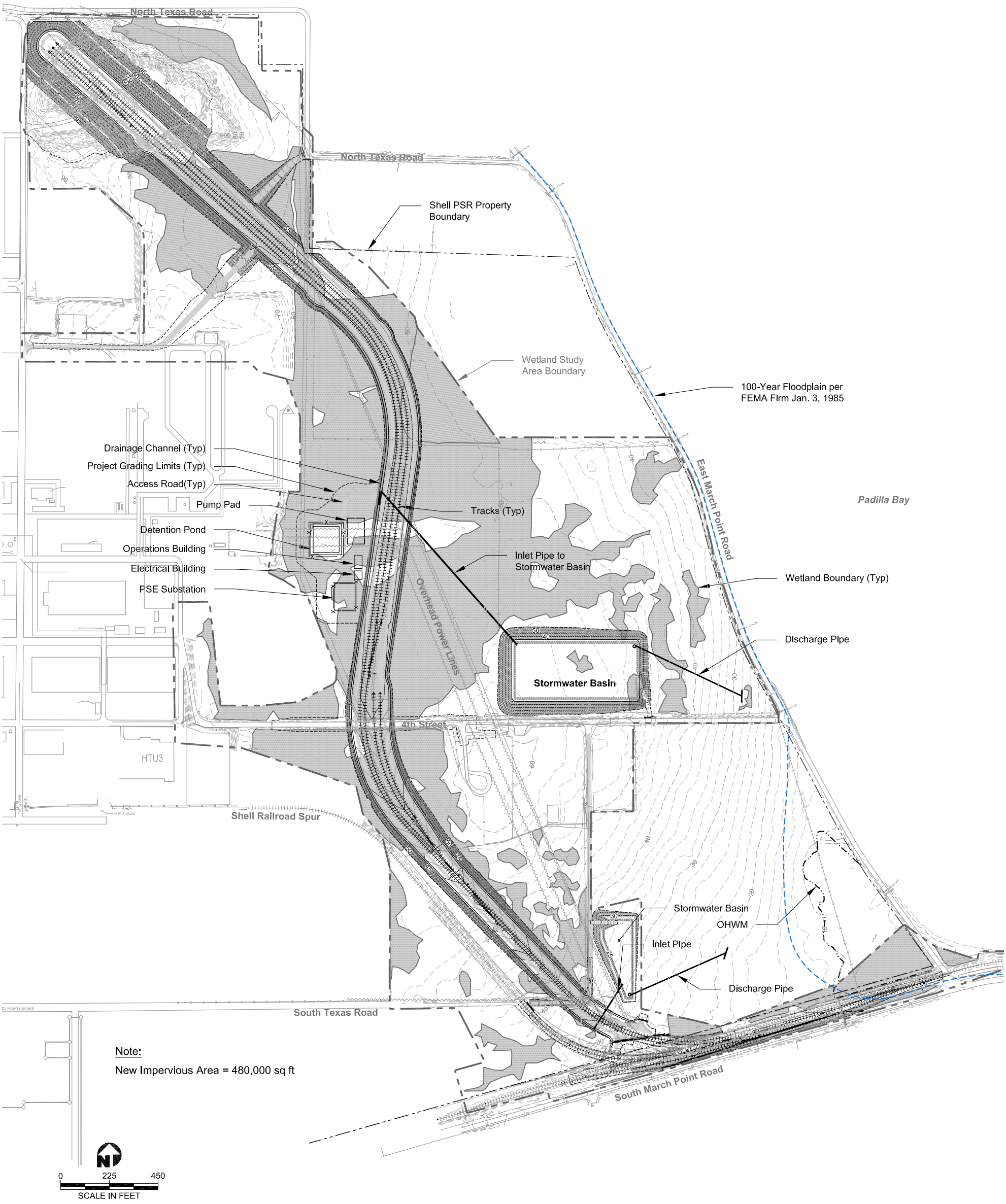
Figure 1

Project Site Location

Job No. 33764101

URS

Crude by Rail East Gate
Shell Puget Sound Refinery



J:\GIS\Projects\SHELL\Puget Sound Refinery\SubTasks\Crude Rail\Permitting\SEPA-Floodplain-Shoreline\Figure 2 (Rail Site SEPA-Floodplain).dwg
Mod: 12/11/2013, 14:11 | Plotted: 12/11/2013, 14:15 | john_knobbs

URS

Assessors Tax Account #: 350234-0-010-0005
Property ID #: P33502
Project Address: Shell Puget Sound Refinery, 8505 S Texas Rd, Anacortes, WA 98221

Figure 2
Site Plan - Shell PSR

FLOODPLAIN
Crude by Rail East Gate
Shell Puget Sound Refinery