



San Juan County Community Development & Planning

135 Rhone Street, P.O. Box 947, Friday Harbor, WA 98250 | cdp@sanjuanco.com
 (360) 378-2354 | (360) 378-2116 | Fax (360) 378-3922 | www.sanjuan

REQUEST FOR REVIEW

Attachment 1

Applicant Name and File #: Inter Island Propane ^{PCUP00-17-0018} DATE: 5-31-17

Please review the application materials and return written comments to Jillie by 6-14-17.
 If you request additional information or materials from the applicant, please notify SJC Community Development & Planning in writing.

State Agencies	
<input type="checkbox"/>	Dept. of Archaeology
<input type="checkbox"/>	Dept. of Agriculture – Kelly McLain
<input type="checkbox"/>	Dept. of Commerce
<input checked="" type="checkbox"/>	Dept. of Ecology/SEPA
<input type="checkbox"/>	Dept. of Ecology/Shoreline – Bob Fritzen
<input type="checkbox"/>	Dept. of Fish and Wildlife – Doug Thompson
<input type="checkbox"/>	Dept. of Fish and Wildlife - SEPA
<input type="checkbox"/>	Dept. of Health – Kelly Cooper
<input type="checkbox"/>	Dept. of Health - Shellfish
<input type="checkbox"/>	Dept. of Natural Resources – SEPA
<input type="checkbox"/>	Dept. of Natural Resources – NW Region
<input type="checkbox"/>	Dept. of Social & Health Services –Terri Sinclair-Olson
<input type="checkbox"/>	Dept. of Transportation Env Svcs – Roland Storme
<input type="checkbox"/>	Dept. of Transportation – Ferries – Robert Price
<input type="checkbox"/>	Energy Facility Site Evaluation Council–Stephen Posner
<input type="checkbox"/>	Interagency Committee on Outdoor Recreation
<input type="checkbox"/>	Parks and Recreation Commission
<input type="checkbox"/>	Puget Sound Partnership
<input type="checkbox"/>	UW-Friday Harbor Labs, Director
<input type="checkbox"/>	UW-Real Estate Office, Property Rights Manager
<input type="checkbox"/>	Washington State Parks NW Region
Tribal Agencies	
<input type="checkbox"/>	Lummi Historic Preservation Office
<input type="checkbox"/>	Lummi Natural Resources – Alan Chapman (Shoreline)
<input type="checkbox"/>	Samish Indian Nation – Jackie Ferry
<input type="checkbox"/>	Swinomish Tribal Commission – Tim Hyatt
<input type="checkbox"/>	Tulalip, Natural Resources
County Agencies	
<input type="checkbox"/>	San Juan County Council
<input type="checkbox"/>	San Juan County Planning Commission
<input type="checkbox"/>	San Juan County Prosecutor – Amy Vira
<input type="checkbox"/>	San Juan County Assessor
<input type="checkbox"/>	San Juan County Community Development & Planning
<input type="checkbox"/>	Chief Building Official – Fred Schaller

County Agencies (Cont.)	
<input type="checkbox"/>	San Juan County Engineer
<input type="checkbox"/>	San Juan County Health Dept – Kyle Dodd
<input type="checkbox"/>	San Juan County Parks Dept – Dona Wuthnow
<input type="checkbox"/>	San Juan County Dept of Emergency Management
<input checked="" type="checkbox"/>	San Juan County Fire Marshal – Richard Meyers
<input type="checkbox"/>	Fire Districts (Indicate: #2, #3, #4, or all)
<input type="checkbox"/>	
Town, Utilities, & Utility Districts	
<input type="checkbox"/>	Town of Friday Harbor – Mike Bertrand
<input type="checkbox"/>	Eastsound Sewer District
<input type="checkbox"/>	Eastsound Water Users
<input type="checkbox"/>	Fisherman Bay Sewer Association
<input type="checkbox"/>	Fisherman Bay Water Association
<input type="checkbox"/>	Rosario Water Association
<input type="checkbox"/>	OPALCO
<input type="checkbox"/>	CenturyLink
<input type="checkbox"/>	
<input type="checkbox"/>	
Schools and Libraries	
<input type="checkbox"/>	School District: Lopez Orcas San Juan Shaw
<input type="checkbox"/>	Libraries: Lopez Orcas San Juan Shaw
<input type="checkbox"/>	
<input type="checkbox"/>	
Other	
<input type="checkbox"/>	San Juan Conservation District
<input type="checkbox"/>	SJC Noxious Weed Control Board
<input type="checkbox"/>	San Juan County Parks Board – Dona Wuthnow
<input checked="" type="checkbox"/>	Eastsound Planning Review Committee
<input type="checkbox"/>	Deer Harbor Plan Review Committee
<input type="checkbox"/>	Lopez Village Plan Committee
<input type="checkbox"/>	
<input type="checkbox"/>	

Distribution completed by: Lynnda Greensey Date: 5/31/17



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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DETERMINATION OF NONSIGNIFICANCE

Proposal: Propane Storage Tank site
Applicant: Inter Island Propane, Donny Galt
Tax Parcel: 27 Aeroview Lane, Orcas Island

The applicant is proposing to install a 30,000 gallon propane storage tank, a slab to set it on, power and a screening fence for a propane storage and distribution center. Within the secured area will be a new self-contained 30,000 gallon propane storage tank, empty consumer-sized propane tanks, and parking for trucks used to transport propane and customer tanks.

San Juan County, the lead agency for this proposal, has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) will not be required. This determination was made after review of a completed environmental checklist and other information on file at San Juan County Department of Community Development. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and Comprehensive Plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. This information is available on request.

This determination is issued pursuant to WAC 197-11-340(2). San Juan County will not act on this proposal for 14 days from the date of publication. Comments must be submitted in writing to the Department of Community Development no later than June 14, 2017, 2017. Appeals must be submitted in writing to Department of Community Development no later than July 5, 2017.

This determination may be appealed by submitting a written request for review to the Director of the Department of Community Development at the above address. An appellant must be prepared to make specific factual objections. Contact the above address to ask about procedures for SEPA appeals.

Responsible Official: Erika Shook, Director
 Department of Community Development
 (360) 378-2354


 By Julie Thompson
 Planner III

Date: May 3, 2017

PERMIT # PCUP00-17-0009

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable: *Inter Island Propane Tank*
2. Name of applicant: *Donny Galt*
3. Address and phone number of applicant and contact person: *PO Box 222, Friday Harbor, WA. Contact Donny Galt 360.317.5854*
4. Date checklist prepared: *5/10/17*
5. Agency requesting checklist: *San Juan County Community Development and Planning Department*
6. Proposed timing or schedule (including phasing, if applicable): *ASAP*
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. *NONE*
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. *NO*
10. List any government approvals or permits that will be needed for your proposal, if known. *San Juan County- Conditional Use Permit*
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.) *Install a 30,000-gallon propane tank, a 12X80 concrete slab, install a 120X120ft green slatted fence around tank and run power underground to the tank and a security light.*
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. *From ferry head northeast on Orcas Ferry Access Rd toward Orcas Hill Rd. Turn right at the 1st cross street onto Orcas Hill Rd. Turn right onto Orcas Rd. Continue straight onto Lover's Ln, turn left onto Mt Baker Rd, turn right onto Seaview St, turn right onto Aeroview Ln. 27 Aeroview lane will be on the left. TP# 271158011000*

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): **Flat**

b. What is the steepest slope on the site (approximate percent slope)? 2%

c. 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. *Unknown*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *No*

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. *Minimal grading will be required to prepare site for the tank. Gravel top coat will be added to the 120X120 area. Minimal ditching will be needed to provide underground power.*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *No*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *.5% The tank is built on skids that sit on poured concrete pad. There will be concrete eco blocks placed around the tank to protect tank from damage.*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *All disturbed areas will be reseeded and best use management practices will be used.*

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. *Emissions from construction related vehicles during grading and powerline ditching. Emissions from truck traffic associated with regular deliveries.*
- 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, all on four delivery vehicles are newer than 2011 and meet "The Clean Air Act" strict requirements. Are vehicles all have the tamper proof holographic certified stickers.*

3. Water

a. Surface Water:

- 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. *NONE*
- 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. *NO*
- 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. *NONE*
- 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*

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities

withdrawn from the well. Will water be discharged to groundwater? 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. *NONE*

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. *The proposed concrete slab (12ftx80ft) the tank sits on will take up less than .2% of the lot. The minimal storm water runoff would be absorbed into the ground and natural buffers surrounding the used space.*
- 2) Could waste materials enter ground or surface waters? If so, generally describe. *In the very rare event a truck had a oil leak it is very unlikely as natural rain water would flow through the grassy open area that acts as a bio swale.*
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *NO*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *Keep the surrounding areas around fence in natural maintained condition.*

4. Plants

- a. Check the types of vegetation found on the site: [\[help\]](#)

YES deciduous tree: alder, maple, aspen, other

YES evergreen tree: fir, cedar, pine, other

YES shrubs

YES grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

- ___ 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? *We may have to remove some of the brush and small trees(Under 4") on the the property to install the screened fence up to the 20' natural vegetation buffer required by the county.*
- c. List threatened and endangered species known to be on or near the site. *NONE*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *After the fence is installed, if there are any areas that required more screening by the county we will be planting more trees and bushes along the north and west lot lines. However, we don't anticipate having to add any more vegetation as there is already a significant natural buffer.*
- e. List all noxious weeds and invasive species known to be on or near the site. *None visible. Used data and identifying instructions from WASHINGTON STATE Noxious Weed Control Board <http://www.nwcb.wa.gov/class-a-noxious-weeds>*

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Highlight Below:

YES: birds: hawk, heron, eagle, songbirds, other:

YES: mammals: deer, bear, elk, beaver, other:

NO: fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. *NONE*
- c. Is the site part of a migration route? If so, explain. *UNKNOWN*
- d. Proposed measures to preserve or enhance wildlife, if any: *NONE*
- e. List any invasive animal species known to be on or near the site. *UNKNOWN*

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. *Gasoline/Diesel to power the vehicles used to distribute propane and electricity used to power the security light and pumps used to transfer the propane to the trucks.*
- 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*

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. *Propane is a non-poisonous, non-toxic fuel, that won't contaminate soil or groundwater but is flammable and explosive.*
 - 1) Describe any known or possible contamination at the site from present or past uses. *Unknown*
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *None*
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *NONE. Propane is a non-poisonous, non-toxic fuel, that won't contaminate soil or groundwater.*
 - 4) Describe special emergency services that might be required. *Fire Department and emergency vehicles would be needed to put out a fire and to administer aid to people injured.*
 - 5) Proposed measures to reduce or control environmental health hazards, if any: *There are five hydrant locations within 300-550 feet of the property and the Eastsound fire station is located less than a 1/2 mile away. The storage tank will be enclosed within a security fence with a security light. All employees working at the facility will be trained with our Hazardous Materials Transportation/Plant Security Plan.*

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *NONE*

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. *Short term noise would be generated during the minimal grading required and the installation of fence and tanks. Long term noise would be associated with pumping of propane into the distribution trucks and trucks coming and going to the site. Truck noise would be intermittent and during the day.*

3) Proposed measures to reduce or control noise impacts, if any: *We will be leaving the natural vegetation buffers in place to help reduce any intermittent engine noise.*

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. *The current use is designated Service and Light Industrial, however there are no improvements at this time. The property is platted within a 11 lot Industrial subdivision.*

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? *Not that I am aware of.*

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *NO*

c. Describe any structures on the site. *Right now there is a temporary 8X8 ft storage shed on the property.*

d. Will any structures be demolished? If so, what? *NO*

e. What is the current zoning classification of the site? *Service and Light Industrial*

- f. What is the current comprehensive plan designation of the site? *Service and light industrial*
- g. If applicable, what is the current shoreline master program designation of the site? *N/A*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
NO
- i. Approximately how many people would reside or work in the completed project? *NONE*
- j. Approximately how many people would the completed project displace? *NONE*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *NONE*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *The proposal is designed to comply with all applicable standards.*
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: *NONE*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *NONE*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *NONE*
- c. Proposed measures to reduce or control housing impacts, if any: *NONE*

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? *Approx. 10 ft. for the tank.*
- b. What views in the immediate vicinity would be altered or obstructed? *NONE*
- b. Proposed measures to reduce or control aesthetic impacts, if any: *NONE*

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *A security light would be installed near the tank. The light would be on a motion sensor during the night.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *NO*
- 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: *Shield and directing light. Use minimal impact LED security lighting.*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *Boating, fishing, hiking, bird watching, whale watching etc.*
- 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*

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. *NO*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. *UNKNOWN- Property was subdivided and I am assuming all studies were done at that time for the 11 lots.*
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *N/A*
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. *N/A*

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The lot is accessed from Seaview Street which is a public road.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *Unknown, though it is likely that there is a private or public transit running in the summer.*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *NONE, all parking would be within the fence.*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *NO*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *Yes, Propane will be delivered to the Island by barge, transported to the site by truck and then delivered to our customers by truck.*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and no passenger vehicles). *What data or transportation models were used to make these estimates? Using our data from our Friday Harbor site, we estimate a barge delivery every two weeks (Peak Winter Season). The delivery truck at peak season will be away from the proposed site delivering to customers Monday thru Friday 8am to 5pm.*
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *NO*
- h. Proposed measures to reduce or control transportation impacts, if any: *Comply with all San Juan County Requirements*

15. Public Services

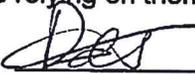
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *NO*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *N/A*

16. **Utilities**

- a. Highlight utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- c. 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. Electrical Power provided bu OPALCO and Propane provided by Inter Island
Propane.

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:  _____

Name of signee Donny Galt _____

Position and Agency/Organization Co-owner Inter-Island Propane

Date Submitted: 5/18/17