



TESORO

Tesoro Refining & Marketing Company LLC
P. O. Box 700
Anacortes, WA 98221

June 22, 2015

Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

Attn: John Cooper

Subject: Tesoro Clean Products Upgrade Project, Shoreline Substantial Development Permit
Application Submittal

Tesoro Refining & Marketing Company LLC (Tesoro) is proposing the Clean Products Upgrade (CPU) Project to improve the company's capability to deliver cleaner local transportation fuels and global feedstock primarily for polyester, making the Anacortes refinery a stronger, more economically viable member of the communities it serves.

Please find enclosed three (3) copies of the CPU Project Shoreline Substantial Development Permit (SSDP) Application and submittal fee of \$4652.73. A critical areas review has already been initiated with Skagit County, submitted on May 27, 2015.

The application includes the following:

- Shoreline Substantial Development Application
 - SSDP Checklist
 - Fact Sheet
 - Ownership Certification
 - Assessor's Map
 - Site Plan (attached to JARPA)
 - Vicinity Map (attached to JARPA)
 - Narrative Statement
 - Legal Description
 - Pre-addressed/Stamped Envelopes (2 sets) with list of owners and residents
- JARPA Form
 - Figures with Vicinity Map
 - Site Plans (8.5 x 11)
 - Attachment C
- SEPA Checklist - Application
- List of Environmental Documents
- No Effects Letter
- Cultural Resources Technical Memorandum
- USACE Jurisdictional Determination

The JARPA submittal is also being submitted to the Washington Department of Fish and Wildlife, the Washington State Department of Ecology, the Washington State Department of Natural Resources, and the U.S Army Corps of Engineers.

Please contact me at (360) 293-1664 to discuss the project further.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in blue ink, reading "Rebecca Spurling". The signature is fluid and cursive, with the first name "Rebecca" and last name "Spurling" clearly distinguishable.

Rebecca Spurling
Lead Environmental Engineer

Enclosures



PLANNING & DEVELOPMENT SERVICES

1800 Continental Place • Mount Vernon, WA 98273
Inspections 360.336.9306 • Office 360.336.9410 • Fax 360.336.9416

Shoreline Substantial Development/Conditional Use/Variance Application Checklist

Criteria for granting Shoreline Permits, Section 9.02 of the Skagit County Shoreline Master Program:

Upon the effective date of this program, a shoreline substantial development permit or a statement of exemption shall be granted only when a development is consistent with:

- Policies and regulations of the Skagit County Shoreline Management Master Program; and
- Applicable policies enumerated in RCW 90.58.020 in regard to shorelines of the state and shorelines of statewide significance; and
- Regulations adopted by the Department of Ecology pursuant to the Shoreline Management Act (WAC 173-27).

Approved prior to shoreline application:

☒ ☐ **Lot Certification:** (Recorded copy required, no exemptions.)

☒ Approved Lot Certification, previously recorded; **OR**,
☐ Approved Lot Certification, PDS will submit it for recording.

☒ ☐ **Critical Area Review:**

☐ Report due at submittal. (If required)
☐ Provide staff letter of approval at submittal
☐ Attach copy of OHWM Determination PL 15-0249

☒ ☐ **Pre Application Meeting or Waiver:** PL 15-0251

If waiver, must have signed waiver form attached.

Submitted with shoreline application:

☒ ☐ **Submittal Fee** \$ 4,080.00 **Publications** \$ 360.00
Public Works \$ 139.73 **SEPA** \$ 73.00

☒ ☐ **Provide 3 copies of the following:**

☒ ☐ **Fact Sheet.** Fully completed.

☒ ☐ **Ownership Certificate.**

A notarized ownership certificate is required.

☒ ☐ **Assessor's Map**

This can be printed from the website. Please identify the subject parcel.

☒ ☐ **Site Plan.**

See enclosed instruction for site plan requirements.

☒ ☐ **Vicinity Map.**

☒ ☐ **Narrative Statement.**

See enclosed guidance for narrative requirements.

☒ ☐ **JARPA.**

Application included

☒ ☐ **SEPA Checklist.**

When applicable.

☒ ☐ **Pre-Addressed/Stamped Envelopes** for both the owners of record and the physical addresses within 300 feet of property boundary.

☒ Include a list of property owners and physical addresses.

☒ Two sets of pre-addressed stamped envelopes for owners of record and physical addresses within 300 feet of all subject property lines.

Date Received:

Accepted by:

Permit Number

Zoning / Setbacks

Flood Plain / Floodway

Shoreline Designation

Notes:



Planning & Development Services Fact Sheet PL _____ - _____
Community Development Division

Date Received

- ☒ Shoreline Substantial Development
☐ Shoreline Conditional Use
☐ Shoreline Variance Permit
☐ Other _____

Brief project description: Tesoro Clean Products Upgrade Project

Applicant Name: Tesoro Refining & Marketing Company LLC

Other Related Permits or Approvals: NA

Parcel ID#: P32990 Assessor Tax #: 350227 - 0 - 004 - 0002

Parcel ID#: P32989 Assessor Tax #: 350227 - 0 - 003 - 0003

Site Address: 10200 West March Point Road, Anacortes, WA

Section 21, 28, 29 Township 35 Range 02 Critical Area/Water within 200 feet?: ☒ Yes ☐ No

Name of Associated Shoreline/Waterbody: Fidalgo Bay, Padilla Bay

Shoreline Designation: Rural

Lot of Record: ☐ Yes ☐ No Urban Growth Area: ☒ Yes ☐ No If yes, City: Anacortes

Acreage / Lot Dimensions: Combined total of about 199 acres

Comp Plan/Zoning within 200 feet: Heavy Manufacturing (City of Anacortes)

Flood Zone: C FIRM Map Panel #: 5301510225C Map Date: 1/3/1985

Road access: ☒ Private ☐ County - Permit #: _____ ☐ State - Permit #: _____

Water Source: ☐ Drilled Well - Permit #: _____ ☐ Community Well ☒ Public ☐ PUD#1 ☐ Anacortes

Sewage Disposal: ☐ Septic - Permit #: _____ ☒ Public Sewer: _____

Pre-application meeting required: ☒ Yes ☐ No Meeting verification form enclosed: ☐ Yes ☒ No

Legal Description: See attachment for full description.

(Attach additional sheet if necessary.)



Planning & Development Services Fact Sheet

Community Development Division

Applicant

James Tangaro, Tesoro Refinery & Marketing Company LLC

Name

10200 West March Point Road, Anacortes, WA 98221

Address

360-293-9122

Phone

360-293-1619

Fax

james.d.tangaro@tsocorp.com

E-mail Address

Signature

Owner

Same as Applicant

Name

Address

Phone

Fax

E-mail Address

Contact

Rebecca Spurling, Tesoro Refinery & Marketing Company LLC

Name

10200 West March Point Road, Anacortes, WA 98221

Address

360-293-1664

Phone

360-293-1619

Fax

rebecca.a.spurling@tsocorp.com

E-mail Address

OWNERSHIP CERTIFICATION

I, James D. Tangaro, hereby certify that I am the major property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application for a

Shoreline Substantial Development Permit and that the statements, answers and information submitted present the argument on behalf of this application and are, in all respects, true and correct to the best of my knowledge and belief.

Street Address: 10200 West March Point Road

City, State, Zip: Anacortes, WA 98221

Phone: (360) 293-9122

Signature(s): James Tangaro
VP Anacortes Refining

for: Tesoro Refining & Marketing Company
(corporation or company name, if applicable)

ACKNOWLEDGMENT
STATE OF WASHINGTON

COUNTY OF SKAGIT

On this day personally appeared before me JAMES TANGARO to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of June, 2015



Sarah A. Hammock
Notary Public in and for the State of Washington
Residing at P.O. Box 700, Anacortes, WA 98221

My Commission Expires 09/19/2018



Narrative requirements for all Substantial Development, Conditional Use and/or Variance applications:

1. Provide a general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project.

See attached.

2. Provide a general description of the property as it now exists including its physical characteristics and improvements and structures.

See attached.

3. Provide a general description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics.

See attached.

SKAGIT COUNTY

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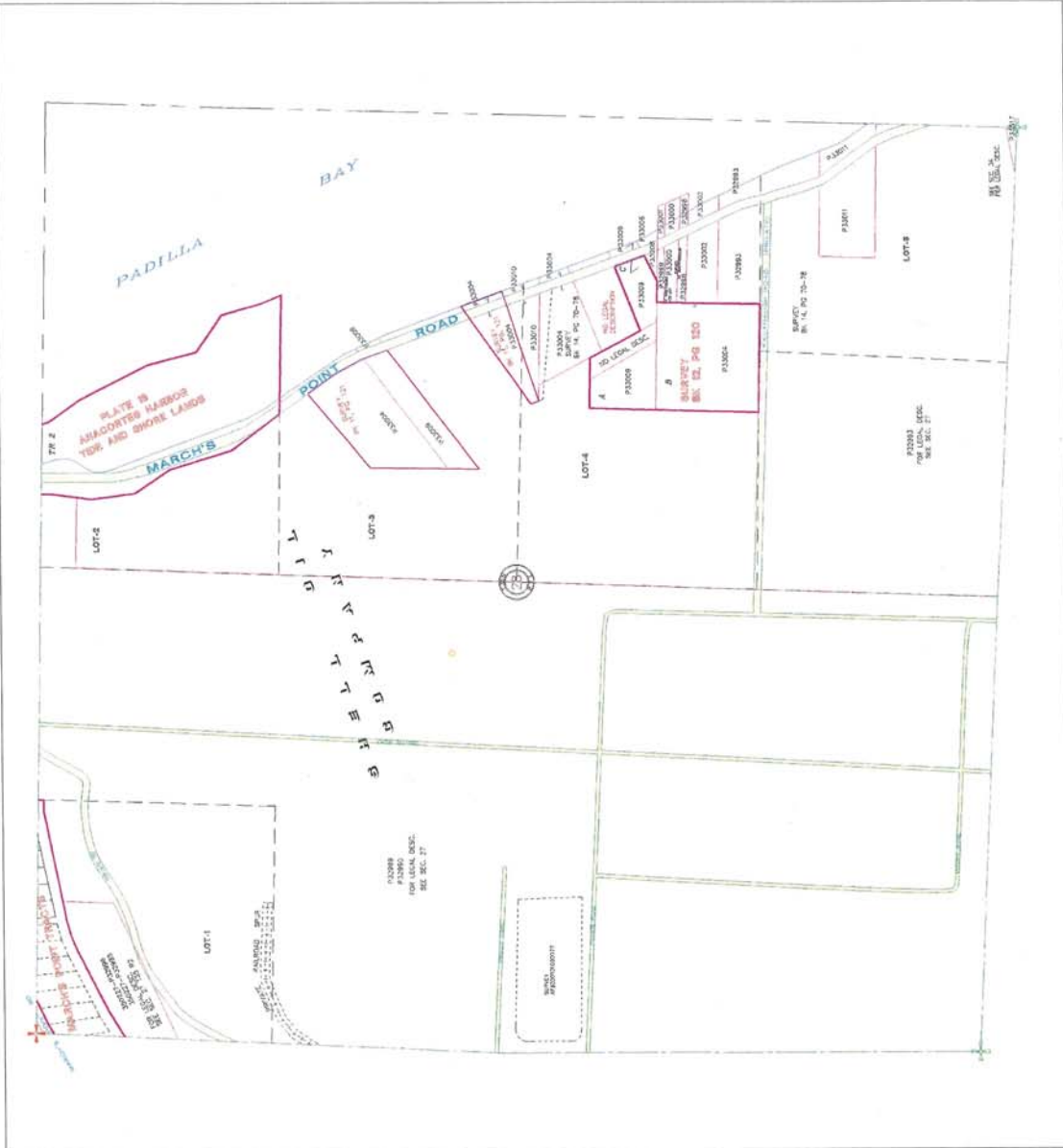
T 35 N R 02 E



These drawings were prepared by the Surveyor for the purpose of showing the location of the proposed improvement and the location of the existing improvements. The Surveyor does not warrant the accuracy of the information provided in these drawings. The Surveyor's responsibility is limited to the preparation of these drawings based on the information provided to the Surveyor. The Surveyor does not warrant the accuracy of the information provided in these drawings. The Surveyor's responsibility is limited to the preparation of these drawings based on the information provided to the Surveyor.

DATE	INT
03/01/2016	UN
03/01/2016	DP
03/01/2016	DP

Section 28
T 35 N R 02 E



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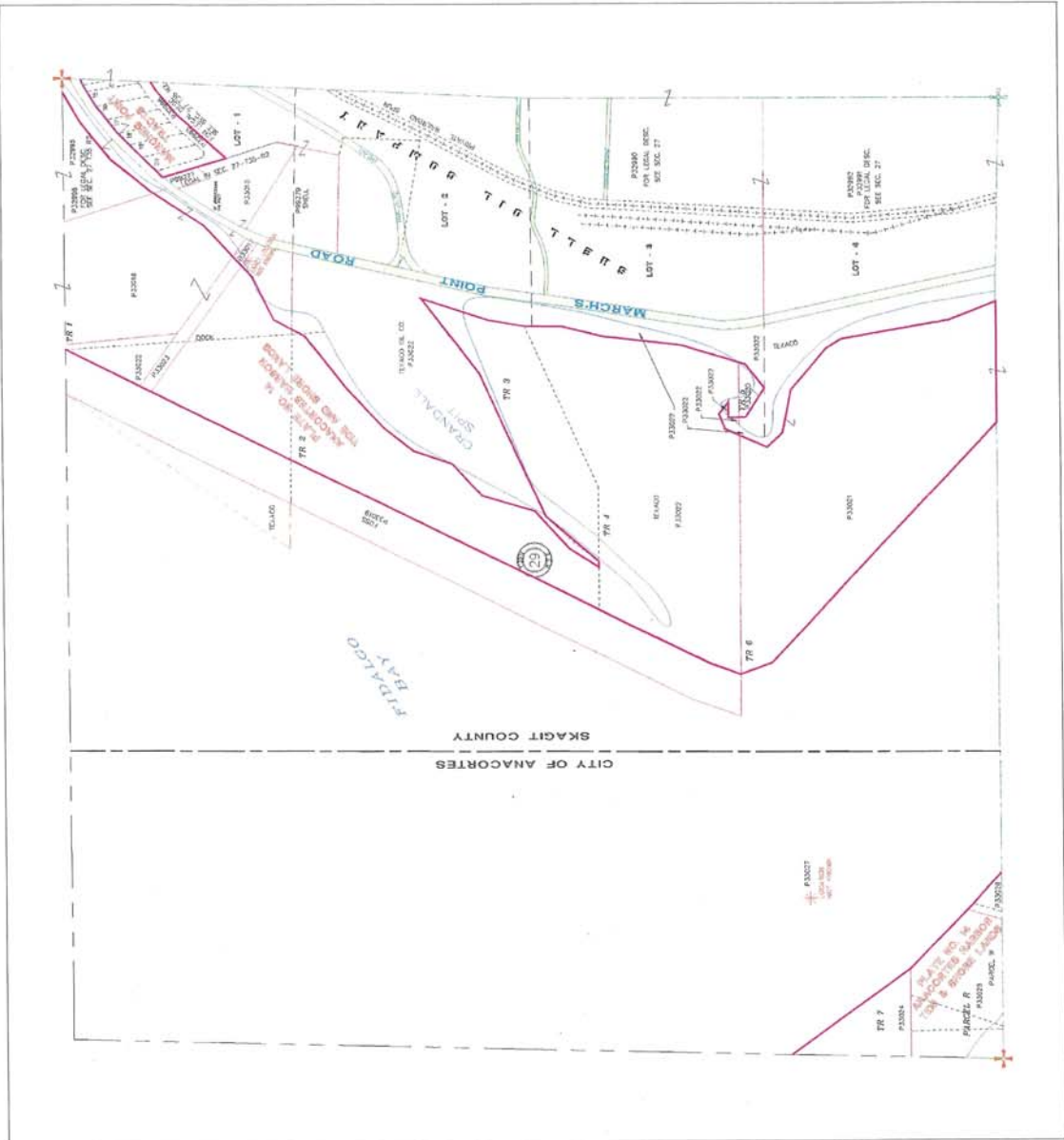
ATTENTION
Now with online parcel account
that lets you place the
best shipping information. See



These men are serving four-month public service and training terms with the FBI. They are being sent to the FBI's National Law Enforcement Training Center in Quantico, Virginia, to be retrained in the use of firearms. The FBI is also sending them to the FBI's National Law Enforcement Training Center in Quantico, Virginia, to be retrained in the use of firearms.

	DATE	INT.
DRAWN BY	7/28/70	UHS
REVISED	08/18/70	SLC
PLOTTED	8/18/70	RS
JAN. PRODUCED BY SEAST		

Section 29
T 35 N R 02 E



Narrative Statement for Shoreline Substantial Development Application

1. Provide a general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project.

Tesoro is proposing the Clean Products Upgrade (CPU) Project to improve the company's capability to deliver cleaner local transportation fuels and global feedstock primarily for polyester, making the Anacortes refinery a stronger, more economically viable member of the communities it serves.

Included in the proposed CPU Project are plans to:

- Build an Aromatics Recovery Unit (ARU) capable of producing 15,000 barrels per day of mixed xylenes, a feedstock used to make clothing, film for medical x-rays, plastics, cleaners and many other products we use every day.
- Install a new Marine Vapor Emission Control (MVEC) System that will reduce emissions of volatile organic compounds (VOCs). The MVEC System will control hydrocarbon emissions from marine vessels during loading operations.
- Expand the Naphtha Hydrotreater (NHT) to process 46,000 barrels of naphtha per day. This will allow Tesoro to further reduce the sulfur content in gasoline as required by the new federal Tier 3 regulations.
- Install a new Isomerization (Isom) Unit to increase the amount of octane available to the refinery. Coupled with the NHT expansion project, this provides more flexibility for production of gasoline.

2. Provide a general description of the property as it now exists including its physical characteristics and improvements and structures.

The Refinery is located on March Point, west of the City of Anacortes in Skagit County, Washington.

The majority of the project area is located within previously developed areas of the refinery. Portions of the project (Vapor Combustion Unit [VCU] on shore components of the Marine Vapor Emissions Control [MVEC] system and New Tanks Area) consists of primarily of upland vegetated areas. The New Tanks Area is believed to have been graded during the development of the facility in the 1950s. Two small isolated wetlands (W47 and W48) have been identified within the New Tank Area. In addition, four man-made stormwater drainage ditches (Ditches 2, 3, 4, and 5) have been identified in the New Tank Area. These ditches are also isolated with no connections to existing wetlands or ditches that connect to other surface water. USACE has determined that these wetlands and ditches are not waters of the United States under the Clean Water Act Section 404 jurisdiction.

Two of the project components, the Dock Safety Unit (DSU) and the 3-inch natural gas line are located on the existing Tesoro causeway and wharf. The Tesoro causeway and wharf facilitate marine vessel loading and offloading to and from the refinery. The causeway extends approximately 442 feet north from the end of "F" Street at the north end of the refinery, over March's Point Road, and approximately 0.6 mile north/northwest to the wharf. The wharf extends approximately 990 feet west of the causeway, along with the refinery's existing NPDES discharge outfall piping. The elevation of the causeway deck varies from approximately +19 feet to +32 feet mean lower low water (MLLW) (MLLW = 0 feet). The causeway structure supports a roadway deck and pipeway. East March Point Road crosses underneath the causeway near the shoreline.

With the exception of the VCU, the Dock Safety Unit (DSU) located on the wharf and the 3-inch natural gas line located on the causeway, all CPU Project areas are located on the western side of the refinery property. The topography on this west side slopes gently to the west, northwest towards Fidalgo Bay.

3. Provide a general description of the vicinity of the proposed project including identification of the adjacent uses, structures, and improvements, intensity of development and physical characteristics.

The property surrounding the CPU Project is owned by Tesoro and used for petroleum refining. A portion of the refinery property is leased to a cattle farmer and currently used as grazed and hayed pasture land.

Parcels south of the Tesoro property (as generally defined by North Texas Road) is also used as a petroleum refinery owned and operated by a different company.

Adjacent property also includes aquatic lands managed by DNR.

The March Point Road is located around the perimeter of March Point and crosses under the Tesoro causeway.

THENCE EAST 61.50' TO THE SE CORNER OF SAID PLAT OF MARCH'S POINT

P32989

XX TAX 1 A TR OF LAND WITHIN SECTIONS 21 28 29 & 33 T2N 35 N RANGE 2 EAST W.M. BEING MORE PARTICULARLY DESC AS FOL BEG AT THE NE COR OF GOV LOT 2 SD SEC 21 TH E'LY & S'LY ALG THE GOV MEANDER LI TO THE INTER OF THE S LI OF THE N 200' OF GOV LOT 2 OF SD SEC 28 TH W ALG THE S LI OF THE N 200' OF SD GOV LOT 2 SEC 28 A DIST OF 435' M/L TO THE N-S C/L OF SD SEC 28 TH S ALG SD N-S C/L OF SEC 28 A DIST OF 5189. 60' TO THE S 1/4 COR OF SD SEC 28 TH S 1 DEG 12'30" W ALG THE N-S C/L OF SD SEC 33 TO THE N LI OF THE TEXACO RD BEING 679.37' N OF THE SE COR OF THE NW1/4 OF SD SEC 33 TH N 88 DEG 43'37" W A DIST OF 20' TH S 1 DEG 12' 30" W A DIST OF 20' TO THE S LI OF THE N 1/2 OF THE SE 1/4 OF NW1/4 OF SD SEC 33 TH N 88 DEG 24'30" W ALG THE N LI OF THE TEXACO RD A DIST OF 1303.23' TO THE W LI OF THE E1/2 OF NW1/4 OF SD SEC 33 TH N 1 DEG 00'45" E A DIST OF 1987.75' TO THE NW COR OF NE1/4 OF NW1/4 OF SD SEC 33 TH N 88 DEG 04' W A DIST OF 1330.2' TO THE NW COR OF SEC 33 TH N 1 DEG 31' E ALG THE E LI OF SD SEC 29 A DIST OF 1330.9' TO THE NE COR OF GOV LOT 4 OF SD SEC 29 TH N 88 DEG 25' W ALG THE N LI OF SD GOV LOT 4 A DIST OF 1305' M/L TO THE E LI OF MARCH'S POINT RD TH N'LY ALG THE E LI OF SD MARCH'S POINT RD A DIST OF 2555' M/L TO THE NW COR OF THAT CERTAIN TR OF LAND TO SHELL OIL CO. BY DEED REC. UNDER AUD FILE NO 605021 RECORDS OF SKAGIT COUNTY, WASH. TH S 77 DEG 25'00" E A DIST OF 610.45' TH N 11 DEG 25'30" E 365.51' TH N 17 DEG 20'00" W 300' TO THE SW COR OF THE PLAT OF MARCH'S POINT TRACTS ACCORDING TO THE RECORDED PLAT THOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASH. IN VOL 5 OF PLATS PAGE 25 TH N 41 DEG 02'30" E 363.50' TH N 48 DEG 45'30" E 184.10' TH N 56 DEG 35'30" E 60.80' TH S 1 DEG 55'40" W 300' TH N 64 DEG 59'30" E 844.54' TH N 1 DEG 55'30" E 300' TH N 77 DEG 21'30" E 394.93' TH N 79 DEG 56'30" E 115.10' TH E 61.50' TO THE SE COR OF SD PLAT OF MARCH'S POINT EXC FDP PTN GOVT LT 1 SEC29 T35N R2E DAF COM PT WHICH BEARS 17-21-0 E 300.0FT FROM SW COR PLAT MARCH PT TRACTS REC PLATS VOL 5 PG 25 SKAGIT CNTY ALSO BEING MOST NLY COR TRACT LAND CONVD TO SHELL OIL CO DEED REC AF#496851 TH N 17-21-0 W 667.48FT TO INT WITH S MGN CNTY RD SD PT BEING TPOB TH S 17-21-0 E 200.0FT TH S 36-55-0 W PLW S RD MGN SD CNTY RD 100.0FT TH N 17-21-0 W 200.0FT TO INT WITH S MGN CNTY RD TH N 36-55-0 E ALG SD MGN 100.0FT TO TPOB

Legal Description Continued from Page 2 of 4, Planning & Development Services Fact Sheet

TAXLOT 1, A TR OF LAND WITHIN SECTIONS 21 28 29 & 33 TWN 35 NORTH RANGE 2 EAST W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGGINING AT THE NE CORNER OF GOVERNMENT LOT 2, OF SAID SECTION 21;

THENCE EASTERLY & SOUTHLY ALONG THE GOVERNMENT MEANDER LINE TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 200' OF GOVERNMENT LOT 2 OF SAIDD SECTION 28;

THENCE WEST ALONGG THE SOUTH LINE OF THE NORTH 200' OF SAID GOVERNMENT LOT 2 SEC 28, A DISTANCE OF 435' MORE OR LESS TO THE N-S CENTERLINE OF SAID SEC 28;

THENCE SOUTH ALONG SAID N-S CENTERLINE OF SEC 28, A DISTANCE OF 5189. 60' TO THE SOUTH QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 1 DEGREE 12'30" WEST ALONG THE N-S CENTERLINE OF SAID SECTION 33 TO THE NORTH LINE OF THE TEXACO ROAD BEING 679.37' NORTH OF THE SE CORNER OF THE NW QUARTER OF SAID SECTION 33;

THENCE NORTH 88 DEGREES 43'37" WEST, A DISTANCE OF 20';

THENCE SOUTH 1 DEGREE 12' 30" WEST, A DISTANCE OF 20' TO THE SOUTH LINE OF THE NORTH HALF OF THE SE QUARTER OF THE NW QUARTER OF SAID SEC 33

THENCE NORTH 88 DEGREES 24'30" WEST ALONG THE NORTH LINE OF TEXACO ROAD A DISTANCE OF 1303.23' TO THE WEST LINE OF THE E HALF OF NW QUARTER OF SAID SEC 33

THENCE NORTH 1 DEGREE 00'45" EAST A DISTANCE OF 1987.75' TO THE NW CORNER OF NE QUARTER OF NW QUARTER OF SAID SEC 33

THENCE NORTH 88 DEGREES 04' WEST A DISTANCE OF 1330.2' TO THE NW CORNER OF SEC 33

THENCE NORTH 1 DEGREE 31' EAST ALONG THE EAST LINE OF SAID SEC 29 A DISTANCE OF 1330.9' TO THE NE CORNER OF GOVERNMENT LOT 4 OF SAID SEC 29

THENCE NORTH 88 DEGREES 25' WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 1305' MORE OR LESS TO THE EAST LINE OF MARCH'S POINT ROAD

THENCE NORTHERLY ALONG THE EAST LINE OF SAID MARCH'S POINT ROAD A DISTANCE OF 2555' MORE OR LESS TO THE NW CORNER OF THAT CERTAIN TRACT OF LAND TO SHELL OIL CO. BY DEED RECORDED UNDER AUDITOR'S FILE NO 605021 RECORDS OF SKAGIT COUNTY, WASH.

THENCE SOUTH 77 DEGREES 25'00" EAST A DISTANCE OF 610.45'

THENCE NORTH 11 DEGREES 25'30" EAST 365.51'

THENCE NORTH 17 DEGREES 20'00" WEST 300' TO THE SW CORNER OF THE PLAT OF MARCH'S POINT TRACTS ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASH. IN VOLUME 5 OF PLATS, PAGE 25

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THENCE NORTH 48 DEGREES 45'30" EAST 184.10'

THENCE NORTH 56 DEGREES 35'30" EAST 60.80'

THENCE SOUTH 1 DEGREE 55'40" WEST 300'

THENCE NORTH 64 DEGREES 59'30" EAST 844.54'

THENCE NORTH 1 DEGREE 55'30" EAST 300'

THENCE NORTH 77 DEGREES 21'30" EAST 394.93'

THENCE NORTH 79 DEGREES 56'30" EAST 115.10'