

**NOTICE OF MEETING
REGULAR MEETING**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. SYNOPSIS APPROVAL**
 - A. June 16, 2014 Meeting Synopsis **Page 3**
- 6. VISITORS**
- 7. STAFF REPORTS**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
 - A. CIP Project Rewrite for Barge Moorage Facility and Large Vessel Haul Out **Page 9**
 - B. Description of Customer Base
 - C. Best Management Practices for the Facilities **Page 13**
 - D. Draft Report to City Council **Page 55**
- 11. INFORMATIONAL ITEMS**
 - A. Resolution 14-015, Appointing the Vessel Haul-out Task Force to Review and Make Recommendations on a Large Vessel Haul-Out and Repair Facility at the Port **Page 61**
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 - D. Draft Business Performa **Page 67**
 - E. Task Force Meeting Schedule **Page 69**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF CITY STAFF**
- 14. COMMENTS OF THE TASK FORCE**
- 15. ADJOURNMENT NEXT REGULAR MEETING IS SCHEDULED FOR FRIDAY, AUGUST 8, 2014 at 3:30 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**

Session 14-08 a Regular Meeting of the Vessel Haul-Out Task Force was called to order by Chair Howard at 3:36 p.m. on June 16, 2014 at the City Hall Cowles Council Chambers located at 401 E. Pioneer Avenue, Homer, Alaska.

PRESENT: CARROLL, HAWKINS, HOWARD, LEWIS, PATE,
PITZMAN, STOCKBURGER

STAFF: CITY CLERK JOHNSON

APPROVAL OF THE AGENDA

Chair Howard called for a motion to approve the agenda.

LEWIS/PITZMAN – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

Don Lane reminded the task force the competition for large vessel haul-out is in Seattle, not Kodiak and Seward. Money from the State will create funds for Alaska jobs and economics as opposed to going to Seattle.

Rachel Lord, Cook Inlet Keeper and Clean Harbors Program, made recommendations for the task force's final report: develop a stormwater/pollution plan; develop a best management practices list (e.g. Kodiak, Wrangell, Port Townsend); vessel work plan; unapproved contractor sign-up sheets; determine how best practices will be enforced; fee schedule to give harbor teeth to follow up; vessel wash down pad; way to treat wastewater; and build containment and runoff area.

RECONSIDERATION

SYNOPSIS APPROVAL

A. June 2, 2014 Meeting Synopsis

Chair Howard called for a motion for the approval of the minutes of June 2, 2014.

LEWIS/HAWKINS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

STAFF REPORTS

PUBLIC HEARING

PENDING BUSINESS

A. Wrangell Report

In review of the Wrangell Report the committee discussed the following areas of the haul-out facility that need consideration.

A mission and setting true goals for a vessel haul-out facility is needed. The facility should not negatively impact the enterprise. There is concern these operations will be funded through the rest of the harbor users. If the City successfully secures grant monies for a facility there will be costs to maintain it.

If the City manages the facility we have to be able to explain clearly why we are doing what. We cannot justify an operation that continually costs the enterprise; a short-term expenditure could be justified. The travel lift will need to be self-sustaining and not at the expense of the small harbor users.

There will be an economic benefit to businesses in Homer that will be felt immediately. Hotels and restaurants will derive income from the haul-out facility.

The Capital Improvement Plan (CIP) could update the project and we can focus efforts towards funding sources from the State. The CIP project can include the potential of the haul-out facility and the revenue and jobs that are leaving the State without such a facility. Waiting for funding from the State may take a while. Another funding option is for the City's general fund to loan money for the project to be paid back over a couple of years.

The City Council needs to receive a plan with stages of the project, estimated costs, and the estimated revenue stream from each of the facilities and services provided. Other needs include a wash down area and access to power in the uplands.

NEW BUSINESS

A. Vessel Haul-Out and Repair Facility Maintenance and Budget

A document was not prepared for maintenance and budget issues.

B. Development of Final Task Force Report

Chair Howard asked that Bryan Hawkins bring out why we are here and how we got here. She referenced the Port and Harbor Advisory Commission minutes of December 4, 2013 that was provided as a laydown.

The objective is to provide work for the marine trades of Homer. Currently Northern Enterprises is limited by the number of days they can do haul-outs and the weight of the vessel. We don't want to be in competition with Northern Enterprises or anyone else; we are trying to find the niches that need to be met. Some of those needs include haul-outs for barges, 70 ton and heavier vessels, flat bottom vessels, and vessels that are deep draft exceeding 70 ton. There is a significant local group that needs care.

Options for the haul-out facility are open vs. closed and private management vs. public management. There must be a business plan outlining the costs for each different stage.

Chair Howard started a draft memorandum to City Council and asked committee members to add information in the categories. Council is well aware of the enterprise and economic engine of the port and harbor. Some members are very protective of the monies. Council will be interested in stages, costs, and suggested funding sources. They are very happy with the improvements at the harbor and proud of the harbor. The task force was created to find out the needs of the fishing community.

Council won't want to hear the City has to come up with all the funding for the haul-out facility. Perhaps marine trades' apprenticeships could be started and the Department of Labor could offer training. If a cradle or dolly system were added the project revenue stream from that should include all phases and a list of the benefits.

Task Force Member Mike Stockburger arrived at 4:10 p.m.

Bryan Hawkins will rewrite the CIP projects of the barge moorage facility and large vessel haul-out. They could be rewritten to better fit our needs now. Costs will be included and available for the July 25 meeting. The marine ways large vessel haul-out had a grandiose idea tied into the East Boat Harbor Expansion. We could redirect and rewrite the CIP project to get the deep draft vessels out of the water. That could be accomplished with a machine other than a travel lift that would require a pier and to face the harbor.

Other ideas included:

- All stages of the facility can be profitable
- Access fee for vendors to work in the yard
- Business model must make sense
- Refrain from getting into the boat storage business
- Structure rates for use of the lifts, encourage boats in and out
- Business opportunity for the community/Additional revenue for the City

- Seasonal dates/fees reduced in off season: October 1 – April 15
- Offer heated space for off season painting

Chair Howard and Task Force Member Pate will put the plan together for Member Hawkins to review. The intent is to have a plan for the committee to review at their July 25th meeting.

Items for the next agenda:

1. Two CIP projects rewritten
2. Report to City Council will be refined, including ideas and concepts from today
3. Description of customer base, who we are serving, who we are not serving, and why we are not serving them

The plan will go to the Port and Harbor Advisory Commission first and then the Task Force will make the final adjustments for the report to the City Council.

INFORMATIONAL ITEMS

- A. Resolution 14-015, Appointing the Vessel Haul-out Task Force to Review and Make Recommendations on a Large Vessel Haul-Out and Repair Facility at the Port
- B. Barge Mooring Facility Info from 2014-2019 CIP
- C. Aerial Picture of Tr. 1-A and the Fishing Lagoon
- D. Draft Business Plan Outline
- E. Research on Haul-Out Yard Management Options
- F. Task Force Meeting Schedule

COMMENTS OF THE AUDIENCE

Don Lane, city resident, commented staff is everything as to how successful the haul-out is. The Homer staff is excellent, caring, and take the time to talk to people to solve problems. Some harbor staff do not. Costs for power need to balance with the cost of using a generator; otherwise power would not be a viable option.

Rachel Lord, city resident, encouraged the committee to capture various options for the various components. She is supportive of an open yard run by the City. She recommended the report to Council include all costs and intended returns as well as the extended economic benefits to the community and the marine trades.

COMMENTS OF CITY STAFF

There were no comments of City staff.

COMMENTS OF THE TASK FORCE

Mike Pate appreciates the group as we can speak freely and no one is easily intimidated. We need to defend those that own 28 ft. boats. An important part of the economics is that the community will have to sell the haul-out service too.

Glen Carroll is anxious to get down to the different costs, phases of the project, and revenue return and benefit to the community. Our job will then be done.

Ian Pitzman commented this is a report we have worked really hard on and it is also a sales pitch for all the benefits it can bring the community. It feels like we are closer to having a good product.

Bryan Hawkins tries to back away from the harbor far enough to see both sides and the big picture. We spend money and develop facilities for as many of the user groups as we can. The goal is to affect the largest set of users. We must ask what we are going to do for the big boats.

Mike Stockburger pointed out a lift on its own will not make money. All those things associated with it will bring in money, maybe not directly, but it will be indirectly to the City. It will take time to make money since it is a large infrastructure. He likes the way we are going at it.

David Lewis has a much smaller boat that needs less of the amenities. We have to convince all of the smaller boat owners that it is good for all. Once we present the plan to the Council the task force will disband. We may want to keep the task force going as different phases of the haul-out facility are pursued. We don't want to dump that on the harbor staff.

Chair Howard commented Council doesn't disband committees as fast as they develop them. She is amazed at the mixed uses at the harbor and how the incompatible vessels make it all work safely. She appreciates the folks coming to speak with us. She and Mike will be working on the report and working with the Clerk who will pass it on.

ADJOURNMENT

There being no further business before the Vessel Haul-Out Task Force, Chair Howard adjourned the meeting at 5:10 p.m. The next Regular Meeting is scheduled for Friday, July 25, 2014 at 3:30 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.

JO JOHNSON, MMC, CITY CLERK

Approved: _____



Barge Mooring Facility

Project Description & Benefit: Constructing a barge mooring facility at Lot TR 1A (east of the Nick Dudiak Fishing Lagoon) will meet the growing freight needs of existing Homer businesses and attract additional large vessel business. Phase 1 of the mooring facility will consist of a row of piles driven perpendicular to the beach that extend down through the tidal area in conjunction with a stern anchoring system and bollards above the high water line. This will provide secure moorings for vessels that cannot currently be accommodated within the harbor's basin due to lack of space. Phase 2 includes uplands support facilities such as a wash down pad and stormwater pollution prevention plan (SWPPP). The project is a response to requests from vessel owners and managers seeking safe moorage and uplands haulout area for large shallow draft vessels.

Total Project Cost (2014): \$1,850,000

Phase 1 - Pilings and Bollards

Design/Engineering/Permitting/Geotechnical (2015): \$250,000

Construction - (2016): \$1,000,000

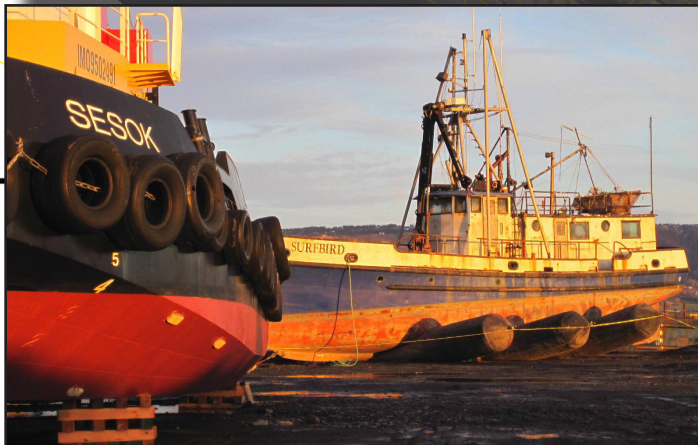
Phase 2 - Uplands Improvements

Design/Engineering/Permitting (2018): \$105,000

Construction - (2019): \$495,000



Site of proposed barge mooring facility



A ramp has been 'roughed in' at the site of the barge mooring facility allowing for the Sesok and Surfbird, pictured left, to undergo winter repairs in Homer. The proposed improvements would greatly expand the capacity of the Homer Port for large vessel haul out and maintenance.



Marine Ways Large Vessel Haulout Facility

Project Description & Benefit: This project will construct a “marine ways” facility for hauling out large vessels (over 70 tons) for dry-dock, maintenance, inspection, and repairs utilizing the existing 5-acre concrete pad at Lot 12. Currently there are no private facilities in Homer capable of hauling out vessels of this size. With construction of the marine ways facility, the Port of Homer would also be able to serve large freight barges that require inspections in order to be Coast Guard certified for their trade.

Since the wood chip business that formerly used Lot 12 left Homer, the lot and its concrete pad have been under utilized. Construction of the Marine Ways facility will accomplish a project that has been discussed for years and capitalize on the marine trades skill set that already exists in Homer. It is estimated that the facility would eventually support at least 50 full-time, long-term jobs.

Plans & Progress: A Large Vessel Haulout Task Force has been established to discuss how best to meet the need of this class of vessels. Different haulout options are being considered to serve our large vessel fleet, such as a travel lift, cylindrical air bags, a large vessel boat trailer, or possibly creating long ramp and marine ways to the East of the Chip pad that would allow operators to pull these vessels from the bay on rails up onto the chip pad for repair.

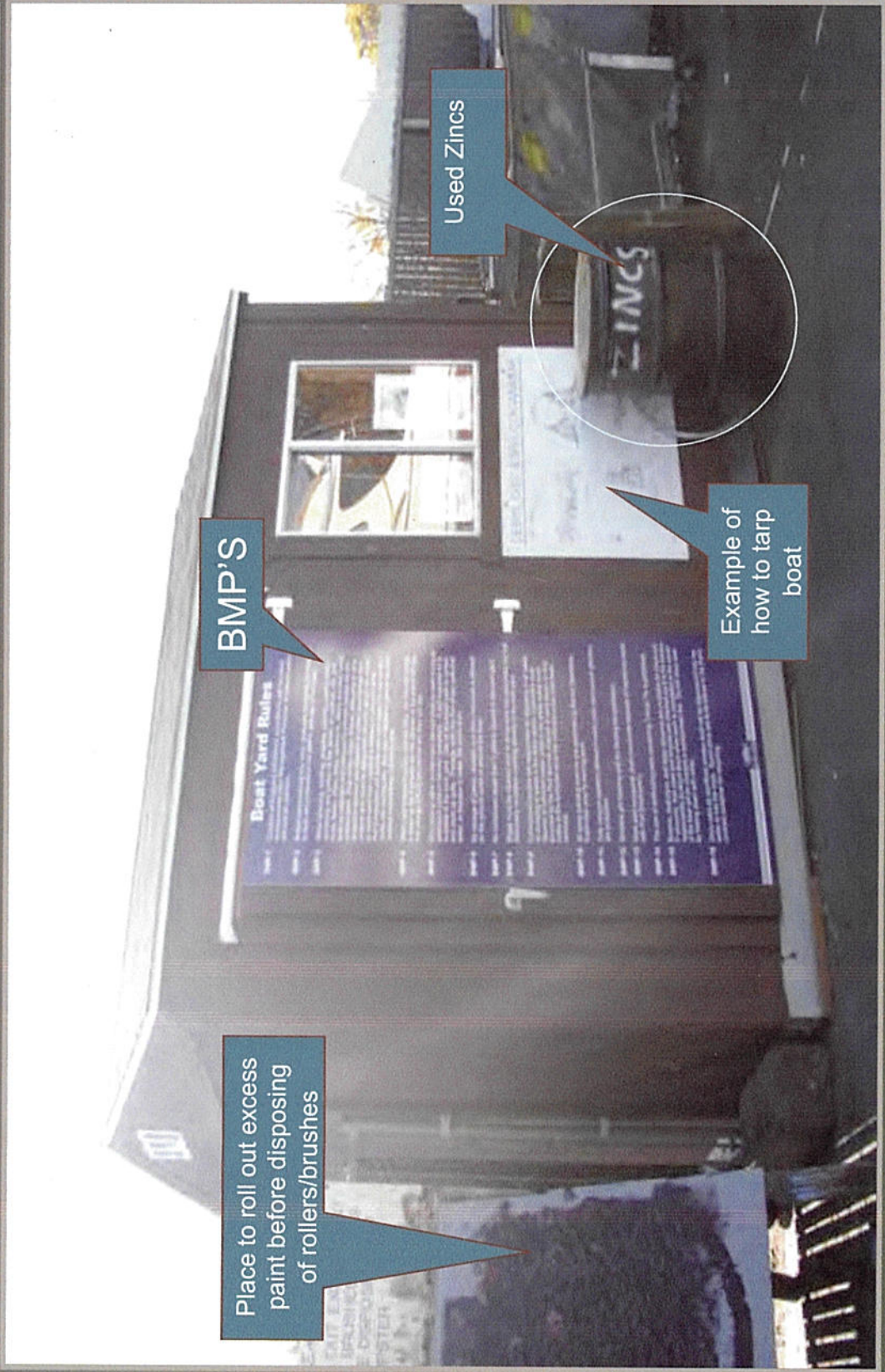
Total Project Cost: \$6,000,000 - \$10,000,000
(Project cost is dependent on method of haulout chosen)

Schedule: 2016

Priority Level: 2



PORT OF EDMONDS BMP Building



Place to roll out excess paint before disposing of rollers/brushes

BMP'S

Used Zincs

Example of how to tarp boat

Suggested Items for the Haul-Out Report to Council

Products to Develop

- Stormwater Pollution Prevention Plan
- Best Management Practices document for customers/contractors with user checklist
- Vessel workplan (? Kodiak example)
- **Fee schedule/enforcement plan for violations of BMPs**

Infrastructure Needed

- Washdown pad as a first-stop for vessels with treatment for washdown water.
(Port of Edmonds using a crushed oyster shell filtration system)

Waste Streams to Deal With

- Pressure wash water (separate permit from the stormwater permit)
 - o Collection & treatment
- Bilge water
 - o Pumping ability?
 - o Disposal?
- Debris from sandblasting/grinding/bottom paints
 - o Vacuum sander
 - o Tents & tarps
- Paints and solvents
 - o Best practices for use
 - o Proper disposal information/resources
- Potential fuel spills
 - o Spill response equipment on site
 - o Update to include in the SPCC
- Zincs
 - o Collection location for scrap metal
- Stormwater
 - o Signage
 - o Vegetated berms?
 - o Require tarps under all vessels, and them to be cleaned
 - o Good housekeeping/best practices
- Trash/recycling
 - o Dumpsters
 - o Signage
- Used oil/antifreeze
 - o Collection satellite at the boatyard area

Pollution Prevention Team	Worksheet #1 Completed by: _____ Title: _____ Date: _____
Responsible Official: _____ Title: _____ Team Leader: _____ Office Phone: _____ Responsibilities: _____ _____ _____	
(1) _____ Title: _____ _____ Office Phone: _____ Responsibilities: _____ _____ _____	
(2) _____ Title: _____ _____ Office Phone: _____ Responsibilities: _____ _____ _____	
(3) _____ Title: _____ _____ Office Phone: _____ Responsibilities: _____ _____ _____	

Worksheet #2

Completed by: _____

Title: _____

Date: _____

Identify Areas Associated With Industrial Activity

Edit these areas to only include those occurring at the boatyard, or add additional areas which may be sources of pollution. Discuss the potential of these areas and activities as potential pollutant sources and identify any pollutant that may be generated by that activity.

Industrial Area or Activity	Potential Stormwater Pollutant from Area or Activity	Likelihood of being present in your stormwater discharge. If yes, describe reason.
Loading or unloading of dry bulk materials or liquids		
Outdoor storage of materials or products		
Outdoor work and repair areas		
Dust or particulate generating processes		
Roofs or other surfaces exposed to air emissions from enclosed vessel repair		
Onsite waste treatment, storage or disposal		
Vehicle and vessel fueling, maintenance and/or cleaning		
Roofs or other surfaces composed of materials that may be mobilized by stormwater (galvanized or copper)		

Potential Pollutant Source Identification

Worksheet #5

Completed by: _____

Title: _____

Date: _____

List all potential stormwater pollutants from onsite activities.

Stormwater Pollutant Source	Potential Stormwater Pollutant	Likelihood of pollutant being present in your stormwater discharge. If yes, explain
Pressure washing		
Surface preparation		
Paint removal		
Sanding		
Painting		
Engine/vessel maintenance and repairs		
Material handling and storage (listed in Worksheet #3)		
Cooling water		
Pump testing		
Gray water		
Sanitary waste		
Engine bilge water		

Worksheet #7
 Completed by: _____
 Title: _____
 Date: _____

Non-Stormwater Miscellaneous Discharges

Edit these discharges to only include those occurring at the boatyard. For those occurring, specify volume, frequency of discharge, expected duration of discharge and Best Management Practices employed to assure they are uncontaminated.

Discharge From	Volume	Frequency	Duration	BMP
Fire Fighting Activities				
Fire protection system testing and maintenance				
Dechlorinated potable water				
Uncontaminated condensate				
Uncontaminated groundwater				
Dewatering activities				

Worksheet #8

Completed by *:

Title:

Date:

* Must be conducted by qualified person identified in the SWPPP.

**RECORD OF VISUAL INSPECTIONS
of STORMWATER DISCHARGES**

List observed pollutants in all discharges and carefully assess the pollutant sources and action steps needed to control the pollutants. Record pollutant sources/generating activities, BMP adequacy, site map, and other facility information on Worksheets 1-7, inclusive.

Date	Surface Discharge ID	Ground Discharge ID	List of observed pollutants and descriptions of intensities of each. Include floatables, oil sheen, discoloration, turbidity, odor, etc.	Recommended Action Steps

Non-Stormwater Discharge Monitoring		Worksheet #9			
		Completed by:			
		Title:			
		Date:			
<p>The non-stormwater discharge inspection shall determine the presence of non-stormwater discharges such as fire fighting activities, fire protection system testing and maintenance, dechlorinated potable water, uncontaminated condensate, uncontaminated groundwater, and dewatering activities to the stormwater drainage system. Such discharges are conditionally approved provided they are in compliance with all applicable discharge limitations, including compliance with state water quality standards.</p>					
Date	Discharge Location (as indicated on the site map)	Method Used to Test or Evaluate Discharge	Describe Results from Test for Presence of Non-Stormwater Discharge	Identify Potential Significant Sources	Person who Conducted The Test

Mandatory Boatyard BMP Identification		Worksheet #10
		Completed by: _____
		Title: _____
		Date: _____
Describe the BMPs that are needed for the facility to address existing and potential pollutant sources identified in the SWPPP. The description shall include the following minimum requirements.		
BMPs	Brief Description of Activities or Improvements	
Use of Vacuum Sander		
Tidal Grids		
In-Water Vessel Maintenance and Repair		
Upland Vessel Maintenance and Repair		
Solids Management		
Paint and Solvents Use		
Oil and Bilge Water Management		
Sacrificial Anode Management		

Mandatory Boatyard BMP Identification		Worksheet #10
		Completed by: _____
		Title: _____
		Date: _____
Describe the BMPs that are needed for the facility to address existing and potential pollutant sources identified in the SWPPP. The description shall include the following minimum requirements.		
BMPs	Brief Description of Activities or Improvements	
Chemical Management		
Wash Pad Decontamination		
Sewage and Gray Water Discharges		

Worksheet #11

Completed by: _____

Title: _____

Date: _____

Other Minimum Source Control BMP Implementation

Develop a plan for implementing each BMP. Describe the steps necessary to implement the BMP, the schedule for completing those steps (list dates) and the person(s) responsible for implementation.

BMPs	Description of Action(s) Required for Implementation	Schedule Milestone and Completion Date(s)	Person Responsible for Action
Pollution Prevention Team	1.		
	2.		
	3.		
Good Housekeeping	1.		
	2.		
	3.		
Preventive Maintenance	1.		
	2.		
	3.		
Spill Prevention and Emergency Cleanup	1.		
	2.		
	3.		
Inspections, Reporting and Recordkeeping	1.		
	2.		
	3.		

Employee Training		Worksheet #12
		Completed by: _____
		Title: _____
		Date: _____
Describe the annual training of employees on the SWPPP, addressing spill response, good housekeeping, and material management practices.		
Training Topics	Brief Description of Training Program/Materials (e.g., film, newsletter course)	Schedule for Training (list dates)
1.) LINE WORKERS		
Spill Prevention and Response		
Good Housekeeping		
Material Management Practices		
2.) P2 TEAM:		
SWPPP Implementation		
Monitoring Procedures		

Worksheet #13

Completed by: _____

Title: _____

Date: _____

Illicit Discharges

Include all illicit discharges identified during the field survey of facility, along with a brief description of how each illicit discharge connects to the stormwater sewer or surface and ground waters of the state and a plan to eliminate each illicit discharge. Has the identified illicit discharge been eliminated? Yes or No.

Illicit Discharge Identified	Description of how discharge connects to waters of the state	Plan to eliminate discharge	Discharge eliminated?

Enhanced/Additional BMP Implementation		Worksheet #14
		Completed by: _____
		Title: _____
		Date: _____
<p>Describe the trigger and activities associated with any enhanced/additional BMPs. These are BMPs needed to prevent the discharge of pollutants despite implementation of mandatory and minimum source control BMPs. Describe the steps necessary to implement the BMP (i.e., any construction or design) and the schedule for completing those steps (list dates).</p>		
Trigger for Enhanced/Additional BMP	Enhanced/Additional BMP	Brief Description of Activities or Improvements
		Schedule Milestone and Completion Date(s)

Stormwater Pollution Prevention Plan

(boatyard name)

Prepared in accordance with the Boatyard General Permit of
Washington State, effective June 1, 2011

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Table

1 - Stormwater Monitoring

Figure

1 - Site Map

Worksheets

- 1 - Pollution Prevention Team
- 2 - Identify Areas Associated With Industrial Activity
- 3 - Material Inventory
- 4 - Description of Exposed Significant Material
- 5 - Potential Pollutant Source Identification
- 6 - List of Significant Spills and Leaks
- 7 - Non-stormwater Miscellaneous Discharges
- 8 - Record of Visual Inspections of Stormwater Discharges
- 9 - Non-stormwater Discharge Monitoring
- 10 - Minimum BMP Identification
- 11 - BMP Implementation
- 12 - Employee Training
- 13 - Illicit Discharges
- 14 - Additional BMP Identification

Acronyms and Abbreviations

BMPs	Best Management Practices
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
DMR	Discharge Monitoring Report
Ecology	Washington State Department of Ecology
ER	Engineering Report
GFAA	Graphite Furnace Atomic Absorption
MDL	method detection limit
mg/L	milligrams/liter
ML	minimum level
MSD	marine sanitation device
NPDES	National Pollutant Discharge Elimination System
POTW	publicly owned treatment works
RCW	Revised Code of Washington
SARA	Superfund Amendments and Reauthorization Act
SMMWW	Stormwater Management Manual for Western Washington
SWPPP	Stormwater Pollution Prevention Plan
TCLP	toxicity characteristic leaching procedure
TSS	total suspended solids
USEPA	United States Environmental Protection Agency
µg/L	micrograms per liter
WAC	Washington Administrative Code

Certification

Certification by Responsible Company Official: I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system design to assure that qualified personnel properly gathered and evaluated the information. Based on my inquiry of the person or persons who manage the systems or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name _____ Title _____

Signature _____

Date _____

Note: this template for a boatyard stormwater pollution prevention plan was prepared for the express use of the Northwest Marine Trade Association and its boatyard members. The Responsible Company Official certifying this boatyard-specific stormwater pollution prevention plan is entirely responsible for the final product.

The original boatyard stormwater pollution prevention plan template was updated by the Clean Boating Foundation in accordance with the current Boatyard General Permit for the State of Washington (Ecology, June 2011). Questions regarding the template should be directed to the Clean Boating Foundation at 206-612-8919.

1. Pollution Prevention Team

The Pollution Prevention Team for this facility is outlined in Worksheet #1. The Pollution Prevention Team responsibilities include:

- Assisting the yard manager in the implementation, maintenance, and modification of this SWPPP;
- Holding regular meetings to review the overall operation of the BMPs;
- Sampling, inspections, operation and maintenance;
- Emergency situations; and
- Training of team members in the operation, maintenance, and inspections of BMPs.

2. Facility Assessment

2.1 Facility Description

The facility conducts Boat Building and Repairing (Standard Industrial Code No. 3732). Activities conducted at the facility include:

- Pressure washing;
- Bottom and top side painting;
- Engine, prop, shaft, and rudder repair;
- Hull welding and grinding;
- Hull repair, joinery, and bilge cleaning;
- Fuel and lubrication repair and replacement;
- Buffing and waxing;
- Marine sanitation device (MSD) repair and replacement; and
- Other activities necessary to maintain or construct a vessel.

(Add other activities conducted at the boatyard if they are considered to be industrial in nature)

The facility covers an area of _____ acres, approximately _____ percent of which is impervious surface (asphalt, concrete, etc.) and _____ percent is buildings. The yard has capacity of up to _____ vessels at any given time. Approximately _____ vessels are hauled out of the water per year and about _____ vessels are pressure washed each year. While this activity is conducted year-round, the majority of the work takes place in the spring, summer, and fall.

2.2 Site Map

A Site Map is provided on Figure 1.

** (draw a site map that includes either a scale or relative distances between structures and drainage systems, and identify significant features, including the following:

- All points of discharge (surface water, groundwater, sanitary sewer and storm drain system);
- Stormwater drainage and discharge structures,
- Outline the stormwater drainage areas for each stormwater discharge point (including discharges to ground water),
- Paved areas and buildings,
- Areas of pollutant contact (actual or potential),
- Surface water locations (including wetlands and drainage ditches), and
- Lands and waters adjacent to the site if helpful in identifying discharge points or drainage routes)*

2.3 Identification of Industrial Activity Areas

Worksheet #2 identifies areas associated with industrial activities. Areas separate from industrial activity, such as office buildings and employee parking lots, are generally not included in the Facility Assessment. However, these areas should be included if they contribute pollutants (including zinc from galvanized roofing) to the permitted stormwater discharge.

2.4 Inventory of Materials

This section includes an inventory of materials handled on the site that may have the potential to be exposed and contribute pollutants to stormwater, an assessment of potential pollutants associated with those materials, and an explanation of how significant materials are managed to prevent pollution of stormwater.

Worksheet #3 provides an inventory of materials handled on the site that may have the potential to be exposed and contribute pollutants to stormwater.

Worksheet #4 describes significant exposed materials on the site. The category of significant materials includes, but is not limited to, sand blast grit; raw materials; fuels; solvents, detergents, plastic pellets, metal products; hazardous substances designated under Section 101 (14) CERCLA; chemicals reported under Section 313 of Title III of SARA, and waste products such as pressure wash water, spent sand blast grit, ash, slag, and sludge that have the potential to be released with stormwater discharges.

Worksheet #5 describes potential pollutant sources and related pollutants at the site, based on boatyard activities.

Worksheet #6 provides a list of significant spills or leaks of toxic or hazardous pollutants that have occurred on the site.

2.5 Non-Stormwater Miscellaneous Discharges

The non-stormwater miscellaneous discharges at the facility are listed in Worksheet #7. These discharges are specified as to volume, frequency of discharge, expected duration of discharge, and BMPs to assure that these discharges are uncontaminated.

3. Monitoring Plan

Sampling of stormwater discharges will be conducted in January, April, May, October, and November of each year. Visual observations of stormwater discharges will be made weekly, as discussed in Section 3.5. Monitoring for and sampling of non-stormwater discharges will occur as ordered by Ecology, as discussed in Section 3.6. The results of sampling and analysis will be submitted to Ecology. If there is no discharge during the entire month, a report will be submitted stating that no discharge occurred. Monitoring records will be retained on site for a minimum of 5 years. Sampling of each type of discharge is discussed in the following sections.

_____ (name or position) is responsible for conducting stormwater sampling.

3.1 Stormwater Discharge Locations

The following locations discharge stormwater from the property (as indicated on Figure 1):

- 1.
- 2.
- 3.
- 4.

3.2 Stormwater Sampling Locations and Rationale

Discharges to surface waters will be monitored in accordance with the following list of designated sampling locations and the monitoring schedule (Table 1).

The following designated sampling locations will be monitored (as indicated on Figure 1):

- 1.
- 2.
- 3.

Samples will be collected from locations affected by boatyard related activities. If there are more stormwater discharge points than designated stormwater sampling locations at the facility, the designated sampling locations will be selected to ensure monitoring is representative of the overall discharge, based on the following rationale:

****Add rationale for selection of designated stormwater sampling locations if there are more stormwater discharge points than designated stormwater sampling locations at the facility ****

In locations where stormwater runoff from a facility occurs as sheet flow, a collection point will be constructed to collect a sample. The samples will be collected during the first flush of the storm event. If stormwater discharges do not occur during the sampling period, then “no discharge” will be indicated on the Discharge Monitoring Report (DMR). Sampling results will be reported to Ecology in a DMR – either in a hard-copy paper version or via the online WAWebDMR form – by the 28th day of the month following the sample collection.

**TABLE 1
STORMWATER MONITORING**

Category	Parameter	Units	Sample Point	Minimum Sampling Frequency	Sample Type
Stormwater	Total Copper	µg/L	Consistent Location	One Sample in October, November, January, April, May	Grab or composite
"	Total Zinc	µg/L	Consistent Location	One Sample in October, November, January, April, May	Grab or composite
"	Total Lead	µg/L	Consistent Location	One Sample in October, November, January, April, May	Grab or composite
"	Visual Monitoring	NA	Facility	Weekly (See S6.D.)	Visual
Stormwater to marine waters	BOD, NO3+NO2-N		Consistent Location (same as above)	One sample in November or December of 2012	Grab or composite
Stormwater to fresh waters	BOD, Total Phosphorus		Consistent Location (same as above)	One sample in November or December of 2012	Grab or composite
Non Stormwater Misc Discharges	Parameters, frequency and location as directed by Ecology order.				

3.3 Sampling Procedures

1. Sample will be a grab sample or a composite sample. Grab samples are taken within the first hour after discharge begins. Composite samples are taken from one location at regular intervals throughout the duration of the discharge or from multiple locations at the same time.
2. Sample will be collected as close to the point of discharge as reasonably and safely practical.

3. Storm event samples will be collected after at least 0.1 inches of rain in a 24-hour period, preceded by at least 24 hours of less than trace precipitation.
4. Laboratory-supplied sample bottles will be used to collect the sample.
5. Samples will be collected from mid-flow, in a location with moderate flow.
6. Once sample is collected, bottle will be capped, sealed, and labeled.
7. The following items will be recorded at the time of sampling:
 - a. Time rainfall began;
 - b. Sampling location (when there is more than one);
 - c. Date of sampling;
 - d. Time of sampling;
 - e. How sample was collected (for example, "from a ditch by hand");
 - f. name of the sampler(s);
 - g. number, types (parameters) of samples collected;
 - h. unusual circumstances that may affect the sample results; and
 - i. visual observations, as detailed in Section 3.5.
8. Samples will be sent to an Ecology approved laboratory for analyses of the applicable parameters, as indicated in Table 1.

3.4 Sample Analysis, Handling and Preservation

Samples will be analyzed, handled, and preserved in accordance with Code of Federal Regulations Title 40, Part 136. Samples will be submitted to a laboratory accredited by the Washington Administrative Code *Accreditation of Environmental Laboratories*, Chapter 173-50 WAC. Copper, zinc and lead (if applicable) will be analyzed using EPA method number 200.8 or a similar method. For copper, the required method detection level (MD) is 0.4 µg/L and the minimum quantitation level (ml) is 2.0 µg/L. For zinc, the required MD is 0.5 µg/L and the ml is 2.5 µg/L. For lead, the required MD is 0.1 µg/L and the ml is 0.5 µg/L.

3.5 Visual Monitoring

Visual monitoring of stormwater discharges will be conducted weekly at stormwater sampling locations, as well as at the time of stormwater sampling. Worksheet #8 provides a template for recording observations. The results of visual monitoring will be recorded in writing and kept with the SWPPP for a minimum of 5 years. Observations will include presence of floating materials, visible sheen, discoloration, turbidity, odor, and other physical attributes of the stormwater discharges. Observations of the performance of the Best Management Practices (BMPs) described in this document will also be made, and if necessary, failing practices will be corrected.

The results of each inspection (visual monitoring of stormwater discharges) event will be summarized on Worksheet #8 and will be attached to this SWPPP. Weekly visual monitoring reports will be signed by the person making the observations.

Any oil sheens observed during visual monitoring of stormwater discharges will be reported on the next scheduled DMR. The DMR will include the exact dates and times, the probable cause, and the steps taken or planned to reduce, eliminate, and prevent further contamination.

3.6 Non-stormwater Discharge Monitoring

Upon order of Ecology, a survey of non-stormwater discharges will be conducted at the facility. These may include discharges from fire fighting activities, fire protection system testing and maintenance, dechlorinated potable water, uncontaminated condensate, uncontaminated groundwater, and dewatering activities. Worksheet #9 provides a template for collection of observations.

3.7 Health and Safety

Monitoring personnel are trained in proper safety procedures. Stormwater monitoring may subject sampling personnel to hazardous conditions, such as the following:

- Hazardous weather conditions (e.g., wind, lightning, flooding);
- Sampling in confined spaces (e.g., manholes);
- Hazards associated with chemicals and biological hazards (e.g., rodents and snakes);
- Physical hazards (e.g., traffic, falling objects, sharp edges, slippery footing); and
- Lifting injuries from opening or removing access panels and manhole covers, etc.

4. Best Management Practices

The Boatyard General Permit for the State of Washington (Ecology, June 2011) requires the implementation of Best Management Practices (BMPs) to meet the following stormwater requirements:

- No discharge of oil;
- No discharge of floatables;
- No change in receiving water turbidity or color;
- No discharge of process water;
- Total Copper concentration in stormwater less than the maximum daily benchmark of 147 ug/L and the seasonal average benchmark of 50 ug/L;
- Total Zinc concentration in stormwater less than the maximum daily benchmark of 90 ug/L and the seasonal average benchmark of 85 ug/L;
- Total Lead concentration in stormwater less than the maximum daily limit of 185 ug/L.

****strike out Total Lead concentration limit item if yard is not located on Lake Union or the Ship Canal****

****if discharging stormwater to an infiltration basin lined with adsorptive media, cut the final three bullets above and replace with:**

- Total Copper concentration in stormwater discharged to adsorptive media-lined infiltration basin less than the maximum daily limit of 1000 ug/L and the seasonal average limit of 1000 ug/L;
- Total Zinc concentration in stormwater discharged to adsorptive media-lined infiltration basin less than the maximum daily limit of 1020 ug/L and the seasonal average limit of 1020 ug/L. ******

This SWPPP uses the Presumptive Approach to demonstrate that the stormwater management BMPs implemented at the facility comply with state water quality standards and satisfy the technology-based treatment requirements of 40 CFR Part 125.3 and Chapter 90.48 RCW. The stormwater management BMPs were approved by Ecology and outlined in *Stormwater Management Manual for Western Washington* (Ecology, February 2005).

4.1 Mandatory Boatyard BMPs

The following mandatory BMPs will be implemented at this site. These BMPs will be described in a handout which will be provided to all boatyard employees, contractors, boat owners, and other customers. The handout will be posted conspicuously within the work areas. Worksheet #10 provides documentation on how these BMPs will be implemented at the site.

4.1.1 Use of Vacuum Sander

A vacuum sander or rotary tool meeting minimum performance standards shall be used for all paint removal where a sander is appropriate. Alternatives to a vacuum sander will perform equivalently and be formally approved by Ecology before implementation.

4.1.2 Tidal Grids

Tidal grids shall only be used for emergency repair and marine surveying. Tidal grids shall not be used for surface preparation, painting, routine maintenance or other non-emergency uses.

4.1.3 In-Water Vessel Maintenance and Repair

Cleaning, repair, modifications, surface preparation or coating of any portion of a vessel's hull while the vessel is afloat is prohibited. If this work is necessary, then the vessel shall be hauled out to the upland portion of the facility covered by this general permit or a facility covered by an individual permit issued in accordance with the provisions of Chapter 173-220 WAC.

Repairs, modifications, surface preparation, or coating of topside or superstructure shall be limited to 25% of the topside or superstructure surface where the deck composes one collection surface. When stripping, sanding, scraping, sandblasting, painting, coating and/or varnishing any deck or superstructure of a vessel in-water, all particles, oils, grits, dusts, flakes, chips, drips, sediments, debris and other solids shall be collected and managed to prevent their release into the environment and entry into waters of the state.

Drop cloths, tarpaulins, drapes, shrouding or other protective devices shall be securely fastened between various portions of the vessel or between the vessel and the dock, pier, boathouse, bulkhead or shoreline to collect all such materials. No work shall be done from a float or another boat. The cleanup of all collected materials shall be conducted daily to prevent their release into the environment and entry into waters of the state.

4.1.4 Upland Vessel Maintenance and Repair

When stripping, sanding, scraping, sandblasting, painting, coating and/or varnishing any portion of a vessel, all particles, oils, grits, dusts, flakes, chips, drips, sediments, debris and other solids shall be collected and managed to prevent their release into the environment and entry into waters of the state.

Drop cloths, tarpaulins, structures, drapes, shrouding or other protective devices shall be secured around the vessel, as necessary, to collect all such materials. The cleanup of all collected materials shall be routinely undertaken to prevent their release into the environment and entry into waters of the state.

4.1.5 Solids Management

All particles, oils, grits, dusts, flakes, chips, drips, sediments, debris and other solids from work, service and storage areas of the boatyard shall be collected to prevent their release into the environment and entry into waters of the state. The minimum collection frequency is once per day when solids-generating activity is occurring. Solids shall be kept as dry as possible during collection and shall not be washed into any surface water or into a stormwater collection system. No hull recoating work may be conducted on a marine railway unless the boat is at least one boat length from the high water level or unless all dust, debris and paint is contained and prevented from being exposed to the weather.

Marine railways and dry docks shall be cleaned of all solids and garbage prior to being submerged to prevent such materials from being washed into waters of the state. Sediment traps shall be installed in all storm drains to intercept and retain solids prior to their discharge into waters of the state. Sediment traps, storm drains and catch

basins shall be visually inspected weekly and cleaned, either manually or with a vacuum device, on a routine basis to prevent the entry of solids into waters of the state.

4.1.6 Paint and Solvent Use

Paints and solvents shall be used in such a manner as to prevent their release into the environment and entry into waters of the state. Drip pans, drop cloths, tarpaulins or other protective devices shall be used during surface preparation, paint and solvent transfer, paint mixing, and application unless completely enclosed in a building.

Painting of the hull surface over water is prohibited except for minor touchup, such as the vessel numbers, with non-metallic paints. When painting decks or superstructure, paint cans shall be placed in a drip pan on top of a drop cloth or tarpaulin. Paints and solvents shall only be mixed at secure locations onshore or onboard a vessel.

Paints containing tributyltin are prohibited from use on any vessel less than 25 meters in length (82 feet) except as applied by a licensed applicator for the painting of aluminum hulls of a vessel that is less than 25 meters in length, and for the painting of outboard motors and outdrives of vessels less than 25 meters in length.

Only persons with a current Washington State Department of Agriculture pesticide applicator's license may purchase, handle and apply tributyltin.

4.1.7 Oils and Bilge Water Management

Hydraulic fluids, oily wastes and petroleum products shall not be discharged to waters of the state. Bilge water discharges shall not cause any visible sheen in waters of the state.

Bilge waters shall not be discharged to waters of the state if solvents, detergents, emulsifying agents or dispersants have been added to the bilge. If a vessel is moved prior to pumping out the bilge, absorbent pads shall be used to prevent the accidental discharge of oils to waters of the state.

Drip pans or other containment devices shall be used during all petroleum product transfer operations to catch incidental leaks and spills. Absorbent pads and/or booms shall be available during petroleum transfer operations occurring over water.

4.1.8 Sacrificial Anode (Zincs) Management

Zincs used as sacrificial anodes shall not be disposed of into waters of the state. Spent zincs shall be stored in a covered container and be recycled for their material value.

4.1.9 Chemical Management

Solid chemical products, chemical solutions, paints, oils, solvents, acids, caustic solutions and waste materials, including used batteries and lead and copper waste, shall be stored under cover on an impervious surface.

4.1.10 Wash Pad Decontamination

Prior to actively pumping or passively discharging any stormwater from the pressure wash pad to waters of the state, the pad shall be cleaned of all debris, paint waste, sludge and other solids. Then the entire pad shall be pressure washed into the collection sump and the sump cleaned of all debris and other solids.

4.1.11 Sewage and Gray Water Discharges

Owners of vessels moored for repair or under repair at a permitted facility shall be notified in writing by the Permittee that this permit prohibits the discharge of sewage (including discharges from the vessel's galley) into waters of the state. Sanitary waste discharges shall be to either the sanitary sewer or into a holding tank. The Permittee shall make available to customers a list of contractors providing holding tank pump-out services.

4.2 Operational Source Control BMPs

Other operational source control BMPs are discussed below. Implementation is outlined in Worksheet #11.

4.2.1 Pollution Prevention Team

The responsibilities and makeup of the pollution prevention team are presented in Section 1.

4.2.2 Good Housekeeping

The following good housekeeping activities should be implemented at the site:

- Clean regularly all accessible work, service and storage areas to remove debris, spent sandblasting material, and any other potential stormwater pollutants.
- Promptly contain and clean up solid and liquid pollutant leaks and spills including oils, solvents, fuels, and dust from manufacturing operations on any soil, vegetation, or paved area exposed to stormwater.
- Sweep paved material handling and storage areas regularly as needed to collect and dispose of dust and debris that could contaminate stormwater. Do not hose down pollutants from any area to the ground, storm drain, conveyance ditch, or receiving water unless necessary for dust control purposes to meet air quality regulations and unless the pollutants are conveyed to a treatment system approved by the local jurisdiction.
- Collect spent abrasives regularly and store under cover to await proper disposal.
- Dispose of greasy rags, oil filters, air filters, batteries, spent coolant, and degreasers properly.
- Convey sanitary sewage to pump-out stations, portable on-site pump-outs, or commercial mobile pump-out facilities or other appropriate onshore facilities.

- Maintain automatic bilge pumps in a manner that will prevent waste material from being pumped automatically into surface water.
- Prohibit uncontained spray painting, blasting or sanding activities over open water.
- Do not dump or pour waste materials down floor drains, sinks, or outdoor storm drain inlets that discharge to surface water. Plug floor drains that are connected to storm drains or to surface water. If necessary, install a sump that is pumped regularly.
- Prohibit outside spray painting, blasting or sanding activities during windy conditions that render containment ineffective.
- Do not burn paint and/or use spray guns on topsides or above decks.
- Immediately clean up any spillage on dock, boat or ship deck areas and dispose of the wastes properly.
- Consider recycling paint, paint thinner, solvents, used oils, oil filters, pressure wash wastewater and any other recyclable materials.
- Perform paint and solvent mixing, fuel mixing, etc. on shore.
- Clean oils, debris, sludge, etc. from all BMP systems regularly, including catch basins, sedimentation basins, oil/water separators, boomed areas, and conveyance systems, to prevent the contamination of stormwater.
- Promptly repair or replace all substantially cracked or otherwise damaged paved secondary containment, high-intensity parking, and any other drainage areas, which are subjected to pollutant material leaks or spills.
- Promptly repair or replace all leaking connections, pipes, hoses, valves, etc., which can contaminate stormwater.
- Use solid absorbents, e.g., clay and peat absorbents and rags for cleanup of liquid spills/leaks, where practicable.

4.2.3 Preventive Maintenance

The following preventive maintenance activities should be implemented at the site:

- Prevent the discharge of unpermitted liquid or solid wastes, process wastewater, and sewage to ground or surface water or to storm drains, which discharge, to surface water or to the ground. Floor drains in potential pollutant source areas shall not be connected to storm drains, surface water, or to the ground. Eliminate illicit non-stormwater discharges within 30 days of discovery.
- Conduct all oily parts cleaning, steam cleaning, or pressure washing of equipment or containers inside a building and/or on an impervious contained area such as a concrete pad. Direct contaminated stormwater from such an area to a sanitary sewer where allowed by local sewer authority, or to a storm drain.

- Do not pave over contaminated soil unless it has been determined that ground water has not been and will not be contaminated by the soil.
- Construct impervious areas that are compatible with the materials handled. Portland cement concrete, asphalt, or equivalent material may be considered.
- Use drip pans to collect leaks and spills from equipment such as cranes, industrial parts, trucks, and other vehicles that are stored outside. Empty drip pan immediately after a spill or leak is collected in an uncovered area.
- Drain oil and fuel from filters before disposal. Discard empty oil and fuel filters, oily rags, and other oily solid waste into appropriately closed and properly labeled containers and in compliance with the Uniform Fire Code.
- For the storage of liquids use containers, such as steel and plastic drums, that are rigid and durable, corrosion resistant to the weather and fluid content, non-absorbent, water tight, rodent-proof, and equipped with a close fitting cover.
- For the temporary storage of solid wastes contaminated with liquids or other potential pollutant materials use dumpsters, garbage cans, drums and comparable containers that are durable, corrosion resistant, non-absorbent, non-leaking, and equipped with either a solid cover or screen cover to prevent littering. If covered with a screen, the container must be stored under a lean-to or equivalent structure.
- Store cracked batteries in a covered secondary container.
- Where exposed to stormwater, use containers, piping, tubing, pumps, fittings, and valves that are appropriate for their intended use and for the contained liquid.
- Inspect advanced/enhanced stormwater treatment system regularly for proper performance and maintain system on manufacturer's suggested schedule or as needed.

4.2.4 Applicable Boatyard Structural Source Control BMPs

- Use fixed platforms with appropriate plastic or tarpaulin barriers as work surfaces and for containment when work is performed on a vessel in the water to prevent blast material or paint overspray from contacting stormwater or the receiving water. Use of such platforms will be kept to a minimum and at no time be used for extensive repair or construction (anything in excess of 25% of the surface area of the vessel above the waterline).
- Use plastic or tarpaulin barriers beneath the hull to contain and collect waste and spent materials. Clean and sweep regularly to remove debris.
- Enclose, cover, or contain blasting and sanding activities to the maximum extent practicable to prevent abrasives, dust, and paint chips, from reaching storm sewers or receiving water. Use plywood and/or plastic sheeting to cover open areas between decks when sandblasting (scuppers, railings, freeing ports, ladders, and doorways).

4.2.5 Spill Prevention and Reporting and Emergency Cleanup

- Stop, contain, and clean up all spills immediately upon discovery. Do not flush absorbent materials or other spill cleanup materials to a storm drain or to surface water. Collect the contaminated absorbent material as a solid and place in appropriate disposal containers.
- Notify Ecology and the local sewer authority immediately (within 1 hour) if a spill of reportable quantities has reached or may reach a sanitary or storm sewer, ground water, or surface water. A spill of reportable quantity is any amount of material that can cause sheen or any amount of material that can pose a threat to human health or the environment. Take reasonable steps to minimize any adverse impacts to waters of the state and to correct the problem. If you call in the spill report, follow up with written documentation covering the event within thirty (30) days unless Ecology waives or extends this requirement.

Ecology regional 24-hour emergency spill response numbers are:

Bellevue (NWRO) 425-649-7000

Olympia (SWRO) 360-407-6300

- Place and maintain emergency spill containment and cleanup kit(s) at outside areas where there is a potential for fluid spills. These kits should be appropriate for the materials being handled and the size of the potential spill, and readily accessible to personnel responsible for spill response.

4.2.6 Employee Training

All employees who work in pollutant source areas will be trained in identifying pollutant sources and in understanding pollutant control measures, spill prevention and response, good housekeeping, and environmentally acceptable material handling/management practices. Training will be scheduled and implemented by the Pollution Prevention Team as described in Worksheet #12.

4.2.7 Inspections, Reporting and Recordkeeping

- Submit all collected data to Ecology on the required DMR.
- Summarize and report monitoring data collected during the previous month on the form provided in the SWPPP.
- Postmark no later than the twenty-eighth (28th) day of the month following the sampling, unless otherwise specified.
- Send report(s) to the appropriate regional office of the Department of Ecology.
- Retain records of all monitoring information for a minimum of five years.
- Include all calibration and maintenance records and all original recordings for continuous monitoring instrumentation, copies of all reports required by this permit, and records of all data used to complete the application for the boatyard general permit.

For each measurement or sample taken, the following information will be recorded:

1. Date, exact place, method, and time of sampling;
2. Individual who performed the sampling or measurement;

3. Dates the analyses were performed;
4. Name of the person(s) who performed the analyses;
5. Analytical techniques or methods used; and
6. Results of all analyses.

4.2.8 Illicit Discharges

Illicit (unpermitted) discharges of pressure wash process wastewater, domestic wastewater and noncontact cooling water to stormwater sewers or to surface waters and ground waters of the state are identified throughout the facility and documented in Worksheet #13. Such illicit discharges are eliminated following recommended BMPs from Volume IV of Ecology's SWMM for Western Washington:

- Conduct a field survey of buildings, particularly older buildings, and other industrial areas to locate storm drains from buildings and paved surfaces. Note where these join the public storm drain(s).
- During non-stormwater conditions, inspect each storm drain for non-stormwater discharges. Record all such discharges.
- Identify all connections of illicit discharges to storm drains or to surface waters and take the actions necessary to eliminate such discharges.

4.3 Enhanced/Additional BMPs

In addition to the operational and structural source control BMPs listed in Sections 4.1 and 4.2, the boatyard may implement enhanced/additional BMPs if necessary because of a notice from Ecology, facility changes, self-inspection, or if monitoring values exceed benchmark values. A schedule for implementation must be entered into the SWPPP within thirty (30) days of a determination of necessary improvements or exceedance of benchmark values. The trigger, identification and implementation schedule for enhanced/additional BMPs are documented in Worksheet #14. Note that if the trigger is the benchmark exceedance of a specific pollutant, then the enhanced/additional BMP analysis will be limited to controlling this specific pollutant.

The Boatyard General Permit for the State of Washington (Ecology, June 2011) requires adaptive management if benchmarks are exceeded. The three levels of response are:

Level One Response – Each time a sample exceeds a benchmark, a facility inspection is conducted to identify and evaluate possible sources responsible for the benchmark exceedance and the SWPPP is updated to identify and evaluate additional source control methods to address the benchmark exceedance. Operational source control BMPs are documented in Worksheet #11. Enhanced/additional BMPs are documented in Worksheet #14.

Level Two Response – Whenever four samples exceed a benchmark, a Source Control Study is conducted to identify and evaluate possible structural source control and treatment BMPs to address the benchmark exceedance. The Source Control Study at a minimum considers covering hull preparation areas, treatment of stormwater, and diversion of stormwater to the municipal sewage treatment plant. The Source Control Study is submitted to Ecology.

Level Three Response – Whenever six samples exceed a benchmark, an Engineering Report is prepared to document selection and design of a structural source control or treatment BMP to address the benchmark exceedance. The Engineering Report is submitted to Ecology within three (3) months of initiating a Level Three

Response and the SWPPP is updated. Enhanced/additional BMPs are documented in Worksheet #14. Before implementation of the preferred option, a modification of coverage is obtained from Ecology.

The potential enhanced/additional BMPs include:

Structural Source Control BMPs

- Enclose and /or contain all work while using a spray gun or conducting sand blasting;
- Install additional controls at pressure wash pad to prevent pressure wash water from reaching drainage system;
- Isolate and segregate pollutant causing materials to minimize exposure the stormwater runoff;
- Install new impervious surface in work area to improve sweeping efficiency;
- Cover and berm pollutant causing activity;
- Berm or slope the ground surface in work areas to prevent run-on of uncontaminated stormwater and runoff of contaminated stormwater to outside areas;
- Enclose pollutant causing activity in a building; and
- Divert stormwater to the municipal sewage treatment plant.

Treatment BMPs

Appropriate treatment BMPs will be selected based on the pollutant requiring removal and other site specific criteria. As described at the beginning of this section, this SWPPP uses the Presumptive Approach to demonstrate that the stormwater management BMPs implemented at the facility comply with state water quality standards and satisfy the technology-based treatment requirements of 40 CFR Part 125.3 and Chapter 90.48 RCW. Therefore, Volume V of the *Stormwater Management Manual for Western Washington* (Ecology, February 2005) will be used to select treatment BMPs.

The potential treatment BMPs for implementation at boatyards are:

- Catch basin inserts;
- Oil water separation;
- Wet Pond/Wet Vault;
- Sand Filter;
- Media Filter (Stormwater Rx, etc.)
- Biofiltration Swale;
- Constructed Wetland;
- Infiltration with appropriate pretreatment ;
- Manufactured Storm Drain Structures (Stormceptor, Vortechinics, etc.); and
- High Efficiency Street Sweepers.

Design, construction, and operation of treatment BMPs will be in accordance with Volume V of the *Stormwater Management Manual for Western Washington* (Ecology, February 2005).

5. References

Guidance Manual for Preparing/Updating a Stormwater Pollution Prevention Plan for Industrial Facilities (Ecology, April 2004).

The Boatyard General Permit (Ecology, June 1, 2011).

Stormwater Management Manual for Western Washington – SWMM (Ecology, February 2005).

1 Date: September 22, 2014
2 TO: Mayor and City Council
3 From: Vessel Haul-Out Task Force
4 Subject: Final Report

DRAFT

5 **Executive Summary:** After careful research, discussion and evaluation
6 the Vessel Haul-Out Task Force presents the following for your
7 consideration.

8 The need for a vessel haul-out facility of some configuration is highly
9 desired by the commercial fishing fleet; deep v-haul and wide body
10 vessels and cargo carriers. The amenities of good weather, ice free
11 harbor area, marine services and upland facilities make the Port of
12 Homer a very attractive consideration for general maintenance work as
13 well as emergency repair work. During the shoulder months of 2013-
14 2014 the beach area near lot # #### approximately six vessels of
15 various types were hauled out for repairs. The high paying jobs this
16 created along with additional income to the Harbor Enterprise fund was
17 a welcomed economic surge. Because of this unexpected activity the
18 task force was energized to dram about “what if”. Bottom line is; the
19 perfect all accommodating haul-out facility is not in the near future for
20 the Homer harbor because of the tremendous costs. What is feasible is
21 to improve what we have going for us by beefing up the mooring
22 system; establishing electrical power hook-up service and building a
23 environmently adequate wash-down facility. The task force’s research

24 gives up the cost to be about \$500,000.00. The upgrades needed are
25 on the existing CIP list and we recommend prioritizing these projects for
26 this year.

27 The downside to this limited approach is the deep v-haul and wide body
28 vessels cannot be effectively lifted out of the water using the existing air
29 bag technology. They require a mobile lift system and upland facilities
30 and those are the big ticket items.

31 RECOMMENDATION: Approve the CIP beach and harbor
32 improvements as described in CIP ### with the funding source to be a
33 loan from the general fund to the harbor enterprise fund in the amount of
34 \$500,000.00. Instruct staff to apply and receive all necessary permits
35 this type of marine activity requires. Further it is recommended the
36 public involvement is restricted scheduling and supervising rules and
37 regulations leaving the balance of the activities to the private sector as
38 an open shop. This plan would not require additional staff or equipment.
39 Finally, the task force recommends the council approve a tariff rate
40 schedule for this new harbor service.

41

42 **Background:**

43 At the December , 2013 meeting of the Port and Harbor Commission,
44 Harbor Master Hawking presented the concept of a vessel haul out
45 facility that is further described in Memorandum No.@@@@. In
46 addition to the commissioners comments, several members of the

47 community (user groups) identified the need to provide a service to the
48 larger vessels. City Manager, Wrede, also spoke about the projects
49 potential. The commission requested the city council form a committee
50 to research the possibilities of a vessel haul-out repair facility.

51
52 On January 7, 2014 the City Council adopted Resolution No. 14-015
53 authorizing the formation of the Vessel Haul-Out Task Force.

54
55 The Task Force has held eleven meetings and made one presentation
56 to the Port and Harbor Commission. All meetings were well attended by
57 members of the public and government agencies. The staff members
58 for the city clerk; finance; planning; public works and harbor master
59 provided valuable and timely information requested.

60 Members of the Task Force were selected as a good representation of
61 the user groups and interested parties: Glen Carroll; David Lewis; Ian
62 Pitzman; Miike Stockburger; Mike Pate; Brian Hawkins and Barbara
63 Howard were appointed by the mayor to serve on the task force.

64 **Recent Haul-Out Activities**

65 During March-May as many as six large vessels of various types were
66 on the beach area of Lot ## . Tugs, barges and other fishing vessels
67 were being hauled out on air bags and tractors for maintenance and
68 repair. Economically this activity was a welcome boom to the shoulder
69 months for all marine trades of the Homer area. Income generated by

70 the mooring for the enterprise fund was approximately \$\$\$\$.

71 As many as twenty workers were on site doing high wage earning work. Welders;

72 carpenters; mechanics; painters and other services were readily working

73 for three months. The restaurants and other businesses noted a

74 welcome increase to business during this period. The beach area was

75 restored to “better than before” status by May 20 in plenty of time for the

76 staff to prepare the area for camp ground use and other recreational

77 activities.

78

79 **Result of Research**

80 As part of our research we developed and sent out a questionnaire to

81 the user group of approximately 300 vessel owner/operators. We

82 received 44 replies. A copy of the questionnaire; the replies and staff

83 summary are included with this report. The need for such service was

84 once again confirmed.

85 **Management Options:**

86 A business performance was developed as a guiding tool for our

87 assumptions and time line. A copy of this document is included as well.

88 **Environmental Issues:**

89 **Costs:**

90 **Resources:**

91 Wrangle Economic Study-Northern Economics

92 Kachemak Marine Haul Out Services, LLC

93	CIP: Barge Moorage Facility 2014-2019
94	CIP:
95	Letter to vessel owners regarding questionnaire –April 4, 2014
96	Resolution No. 14-015
97	Aerial photos of beach area
98	Research on haul-out yard management options
99	Port of Townsend ship yard data
100	Kodiak boatyard data
101	Valdez small boat harbor fee schedule
102	Seward Marine Industrial Center Report
103	Corp of Engineers letter of March 2, 2012
104	Minutes of Port and Harbor Advisory Commission December 4, 2013
105	Minutes of all task force meetings

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port and Harbor
Advisory Commission

RESOLUTION 14-015

A RESOLUTION OF THE HOMER CITY COUNCIL APPOINTING A
TASK FORCE TO REVIEW AND MAKE RECOMMENDATIONS ON A
LARGE VESSEL HAUL-OUT AND REPAIR FACILITY AT THE PORT.

WHEREAS, The Port and Harbor Advisory Commission has discussed the possibility of a vessel haul-out and repair facility at the port; and

WHEREAS, There are options of building a vessel haul-out and repair facility that is either privately owned or enterprise-owned; and

WHEREAS, The benefits and challenges of building such a facility can be explored in more detail by a task force; and

WHEREAS, A task force can review and discuss all facets of a vessel haul-out and repair facility and provide recommendations to Council.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council supports the establishment of a task force to review and make recommendations on a large vessel haul-out and repair facility.

BE IT FURTHER RESOLVED that the committee will consist of seven members, two representatives from the Homer City Council (to be appointed by the Mayor and approved by the Council), the Harbormaster, two members from the Port and Harbor Advisory Commission (to be selected by the Port and Harbor Advisory Commission), and two members of the marine trades. Other staff members will provide administrative and consultative support as requested by the task force or directed by the City Manager.

BE IT FURTHER RESOLVED that the task force will establish its own work schedule, provide a recommendation to Council no later than October 1, 2014, and shall be disbanded when the scope of work is complete.

BE IT FURTHER RESOLVED that the City Clerk is authorized to advertise for parties interested in serving as representatives of the marine trades.

42 PASSED AND ADOPTED by the Homer City Council this 13th day of January, 2014.

43

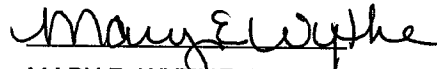
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CITY OF HOMER

45

46

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MARY E. WYTHE, MAYOR

48

49


50 ATTEST:

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53

54



JO JOHNSON, MMC, CITY CLERK

55

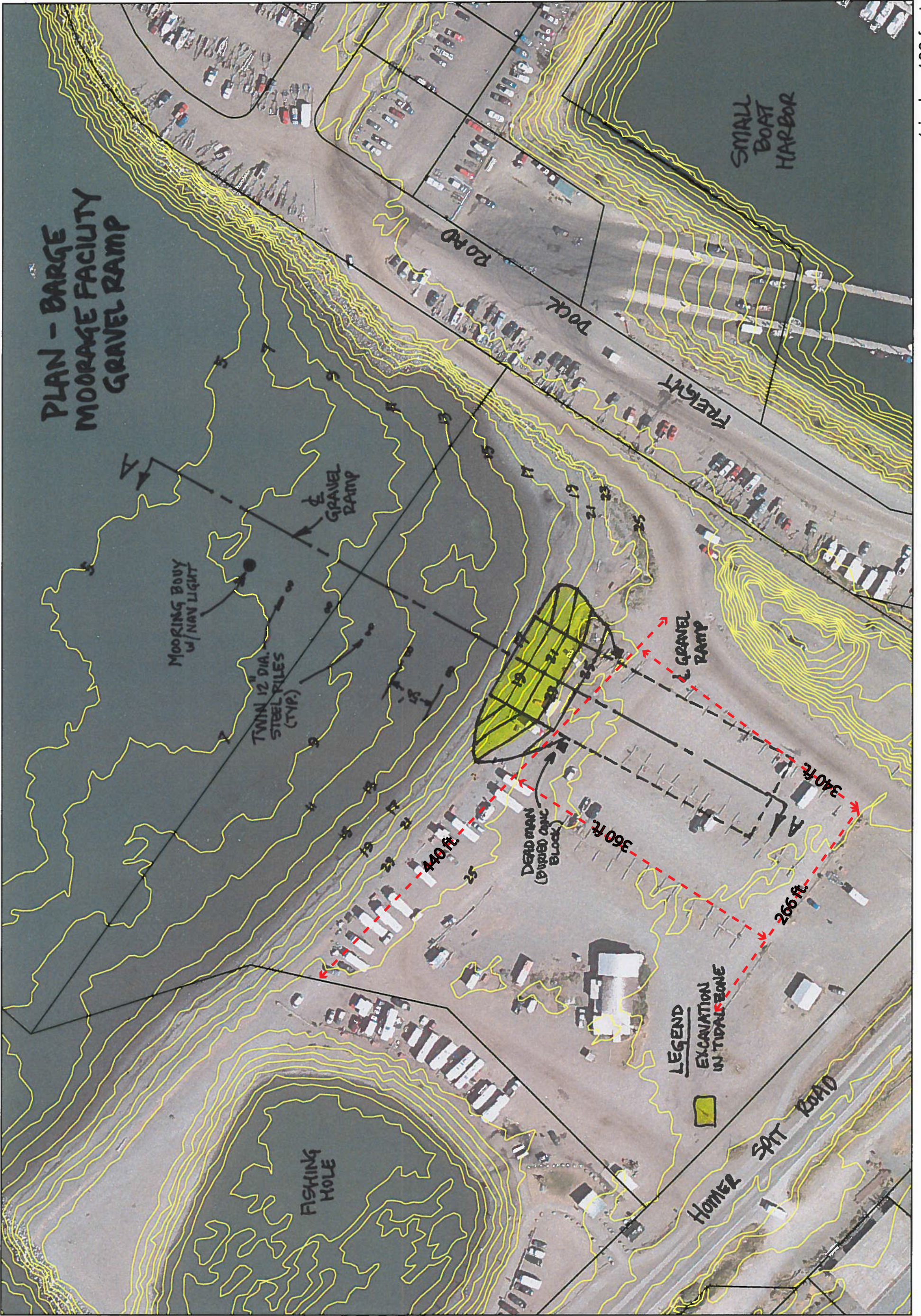
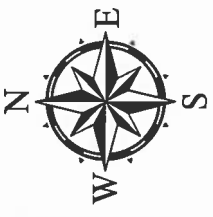
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57

Fiscal Note: Staff time and advertising costs.

58

59



1 inch = 100 feet



**Business Performance
Large Vessel Haul Out
Assumptions and Projections**

ASSUMPTIONS

- 1. Minimal construction to include excavation and improving the existing beach site, installing a permanent ramp area, driving mooring pilings, and investigating and/or constructing and/or purchasing a cradle and/or trailer to assist in pulling vessels with deeper hull designs.**
- 2. Future projects and needs include improving the present storage area adjacent to the ramp for larger vessels, rebuilding the existing access road from the current beach site to the concrete pad, installing the necessary drains and catch systems at the pad, considering permanent and/or portable structures at the pad, considering other means of pulling vessels, i.e. a travel lift.**
- 3. The City of Homer will continue to own and maintain the ramp area, the storage area and the concrete pad.**
- 4. The City of Homer will administer the use and occupancy of all areas, will establish minimum qualifications for all users, will monitor all related activities and will gain remuneration from user fees, rental agreements and/or leases.**

PROJECTIONS

Phase I

- 1. Cost of ramp construction.**
- 2. Cost of piling installation.**
- 3. Cost of storage area improvements.**
- 4. Cost of purchasing a saddle or trailer for deeper draft vessels.**
- 5. Cost of additional working necessary on site, i.e. lighting, power, etc.**
- 6. Deferred maintenance expenses related to noted improvements.**
- 7. Cost of related debt service.**
- 8. Projected administrative expenses for the City of Homer.**
- 9. Expected annual remuneration from all user fees.**

Phase II

- 1. Cost to rebuild and improve existing road from ramp site to existing pad.**
- 2. Cost of improving pad and installing a catch system for waste fluids and/or materials.**
- 3. Additional equipment and/or improvements necessary to operate and maintain pad area.**
- 4. Deferred maintenance expenses related to noted improvements.**
- 5. Cost of related debt service.**
- 6. Projected administrative expenses for the City of Homer.**
- 7. Expected annual remuneration from all user fees.**



City of Homer

www.cityofhomer-ak.gov

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Memorandum

TO: VESSEL HAUL-OUT TASK FORCE
FROM: BARBARA HOWARD, CHAIR
DATE: APRIL 17, 2014
SUBJECT: TASK FORCE MEETING SCHEDULE

Please bring your calendars to review the upcoming task force meeting schedule.

Monday, April 21st

Monday, May 5th

Friday, May 16th

Monday, June 2nd

Monday, June 16th

~~Monday, July 7th~~

Friday July 25th

Friday August 8th

Monday, August 18th – Report due to Clerk

Wednesday, August 27 – Report to Port & Harbor Commission

Monday, September 15th – Report due to Clerk

Monday, September 22nd – Report to City Council