

**ENVIRONMENTAL ASSESSMENT REPORT FOR THE  
MODIFICATION OF COASTAL ZONE MANAGEMENT  
LAND AND WATER PERMIT CZX-27-05(L)  
LIMETREE BAY TERMINALS LLC  
dba OCEAN POINT TERMINALS  
ST. CROIX, U. S. VIRGIN ISLANDS**



**SUBMITTED TO**

**THE OFFICE OF COASTAL ZONE MANAGEMENT, DEPARTMENT  
OF PLANNING AND NATURAL RESOURCES GOVERNMENT OF  
THE VIRGIN ISLANDS**

**SUBMITTED BY**

**LIMETREE BAY TERMINALS, LLC  
dba OCEAN POINT TERMINALS**

**PREPARED BY  
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**May 2023**

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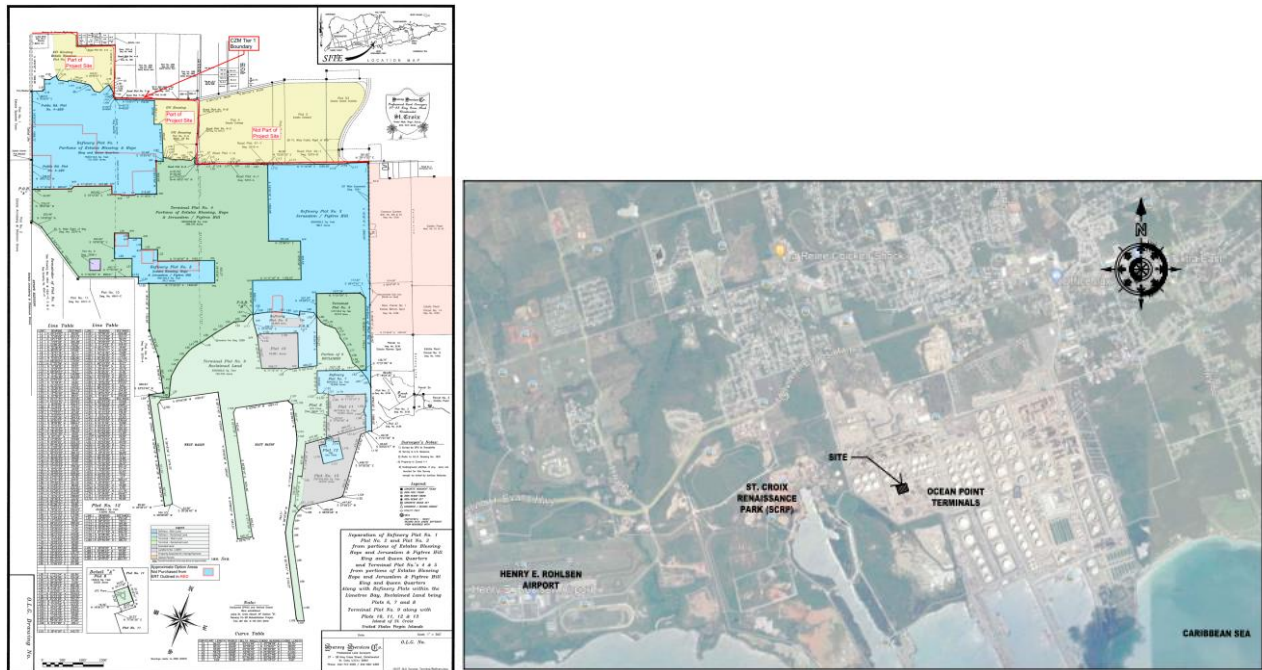
## 1.00 NAME AND ADDRESS OF APPLICANT

Limetree Bay Terminals, LLC (Limetree Bay Terminals or LBT)  
dba Ocean Point Terminals (OPT)  
1 Estate Hope  
Christiansted, St. Croix, U.S. Virgin Islands 00820

## 2.00 LOCATION OF PROJECT

The modification is located on Terminal Plot No. 4 Portions of Estate Blessing Hope & Jerusalem/Figtree Hill within the LBT dba OPT facility. The project on Fast Land and not within an area of filled submerged land.

Figure 1.00 – Map of Project Site



### **3.00 ABSTRACT**

This application for modification is for the construction and operation of ten 1.5 MW liquified petroleum gas-fired engine-generators, with natural gas backup fuel. The facility anticipates operating a subset of the engines at any given time to achieve an average power generation rate of 9 MW. The engines are designed to meet these emission rates using combustion controls and 3-way catalysts.

Installation of these engines is part of a long-term plan to update power generation at the LBT(OPT) facility. Upon installation of the engines, existing turbines, GT-7, GT-8, GT-9, GT10, and GT-13 will be shut down. The facility plans to supplement the engine power generation capacity with a solar power installation in the near future.

### **4.00 STATEMENT OF OBJECTIVES SOUGHT BY THE PROPOSED PROJECT**

The objective of this application is to update power generation at the LBT dba OPT facility and reduce overall emissions from the facility.

### **5.00 DESCRIPTION OF PROJECT**

#### **5.01 Summary of Proposed Activity**

LBT dba OPT is proposing to construction of ten (10) 1.5 MW propane-fired engine-generators, these generators will be constructed on Terminal Plot No. 4 Portions of Estate Blessing Hope & Jerusalem/Figtree Hill. The parcel is completely altered and consists of compacted caliche. The erosion control will be installed as per the consolidated permit requirements. The construction will include a perimeter drive, a 4-space parking area, a control room, offices, and a workshop. The building will also provide space for drum storage, and spare containers. There will be a 1300KW Diesel Auxiliary Generator (GEN 11), and associated infrastructure.

This activity should fall under the second-tier permitting as approved in the CZM Permit CZX-27-05(L). Second tier permits are those which include minor modifications and additions to equipment which will be subject to administrative review without public hearing as described below.

Administrative Review Development Project: An Administrative Review Development Project does not (i) materially impact lands or waters outside the footprint of the facility, (ii) require an individual (not an approved nationwide or general) federal permit, and (iii) does not cost in excess of the greater of \$5,000,000 of site work excluding equipment (adjusted for inflation) or 10% of the replacement cost of the structures to be changed or modified. Examples include but are not limited to: work on docks below the waterline; demolition or reconstruction of more than 50% of a structure; increasing impervious surface in the facility by more than 10% of the current total facility impervious acreage; installing new or modifying existing drainage and storm water facilities; and changing environmental monitoring and control equipment. Review shall consist of submittal of a letter to CZM at least 30 days prior to commencement of the proposed work describing the proposed work, why the work is an Administrative Review Development Project,

together with construction plans, a map identifying the location within the facility, and if applicable, environmental monitoring, erosion or turbidity control plans, and a proposed timetable for commencement and completion of the project. CZM Staff shall review within 15 days of submittal all submitted documents and either approve the work or respond with questions or concerns. If CZM does not respond within 20 days following any initial submittal or supplemental submittal responding to questions, the proposed work shall be deemed approved pursuant to this permit. Upon approval, the letter shall be assigned a sequential number and will thereafter be considered part of the permit. CZM may impose additional commercially reasonable conditions on the project beyond those contained in this permit. The Division of CZM may authorize shorter periods of time for notice, review, or authorization if the work is emergency work to protect human health or the environment or avoid significant economic loss.

OPT will follow the listed conditions below as part of the proposed project.

- 1) For any development authorized pursuant to this permit, the Division of CZM will be notified at least 48 hours prior to commencement of activities, except as provided with respect to emergency work.
- 2) When excavation work is performed pursuant to this permit or in connection with work approved, all trucks transporting excavated materials shall be covered when in motion.
- 3) The Permittee shall obtain all other necessary Federal and Territorial permits, including permits from the Division of Building Permits, prior to commencement of work. The Permittee shall comply with all applicable provisions of the Americans with Disabilities Act.
- 4) If the Permittee abandons, deserts or vacates the premises or discontinues its operations at the premises for a period totaling 6 consecutive months, then the permit will terminate automatically and be rendered null and void.
- 5) Construction of development authorized by this Permit, shall commence within 12 months of authorization. Failure to commence work within such period and continuously construct thereafter until the completion of construction shall cause the authorization for the project to terminate automatically and render it null and void, unless an extension is requested in writing and granted by the Commissioner.
- 6) Permittee will comply with all requirements of its territorial pollutant discharge elimination system (TPDES) permit.
- 7) All landside work authorized by this permit shall comply with requirements of a Sedimentation and Erosion Control Plan prepared in connection with the plans for the work.
- 8) Any required silt fencing shall be installed with steel posts and wire fence support as described in the 2002 Environmental Protection Handbook, as it may be amended from time to time.
- 9) Site disturbance shall be limited to areas designated on the plans for authorized under this permit.
- 10) All excavation shall be limited to areas (i) designated for excavation on plans or (ii) located within the footprint of a building authorized for construction, renovation or demolition under this permit.
- 11) Work shall be performed in a manner that will not adversely impact existing water quality. In no case shall work be performed in a manner that causes any exceedance to the Virgin



Islands Water Quality Standards set forth in Title 12, Section 186 of the Virgin Islands Rules and Regulations.

- 12) The Permittee shall monitor the environmental effects of construction and shall promptly notify the Commissioner of any unanticipated adverse environmental consequences. In the event of a material unanticipated adverse environmental impact, CZM may require appropriate and commercially reasonable mitigation measures to protect public health and welfare, in accordance with applicable law.
- 13) All disturbance shall employ dust control measures to minimize pollution during construction.
- 14) If any historic ruins, cultural artifacts, or endangered species are encountered on any site, the property owner or agent must immediately stop all activity at the site, until such time as the property owner or agent notifies the Division of Environmental Protection and the respective State Historic & Preservation Office, or the Division of Fish & Wildlife of the encounter and an inspection of the site is completed.
- 15) Permittee shall maintain existing sedimentation control structures located within the facility, but may revise use of such sedimentation control structures as appropriate utilizing the PAFA process approved in the Consolidated Permit.

#### **5.01b Presence and Location of Any Critical Areas and Possible Trouble Spots**

The proposed project site is completely altered and does have any remaining native flora or fauna.

#### **5.01c Proposed Methods of Construction**

All construction will follow BMPs and any construction related debris will be disposed of in an appropriate environmental manner according to the nature of the material. LBT dba OPT will recycle metals as appropriate and will dispose of hazardous material following appropriate environmental guidelines.

The project will be subject to the International Building Code or other applicable Building Code adopted by the Virgin Islands. The project will implement environmental controls to prevent against sedimentation and erosion if earthwork is required.

#### **5.01d Provisions to Limit Site Disturbance**

The site is completely disturbed (see photographs 6.00).

#### **5.01e Sediment Control Methods to be Implemented**

A construction entrance will be installed and silt fencing will be placed around the perimeter of the site. If any material must be stockpile over night the stockpiles will be covered and surrounded by silt fencing.

### **5.01f Schedule for Construction Activities and Implementation of Sediment Control Measures**

Sedimentation and erosion control will be installed prior to any disturbance of soils. Sandbags will be used to any excavation of soils where concrete is present and silt fencing will be installed where soils are present. Silt fencing should be able to be installed at this site. The fencing and construction entrance will be maintained through the construction process. Once work has been completed any excess soil will be removed prior to the removal of the sedimentation and erosion control features.

### **5.01g Maintenance of Sediment and Siltation Control Measures**

When earthwork is required, areas of disturbance will be surrounded with proper sediment barriers whether they be silt fencing in areas that are not paved or sand bags in the event the area is surrounded by concrete pavement. Soils which are removed will be stock piled and will be removed as quickly as possible to an appropriate disposal site which will not result in sedimentation. If soils are stock piled overnight, they must be covered to prevent runoff in the event of rain. In the event that there is a drainage in the immediate vicinity of proposed earthwork, it will be protected by sandbags to prevent the introduction of fines into the stormwater system.

The sedimentation and erosion control features will be surveyed daily to make sure that they are properly installed and maintained and effective. If they are found to be ineffective additional measures will be implemented.

## **5.2 Exhibits and Drawings**

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# OCEAN POINT TERMINALS

## 12.3 MW POWER GENERATION PLANT

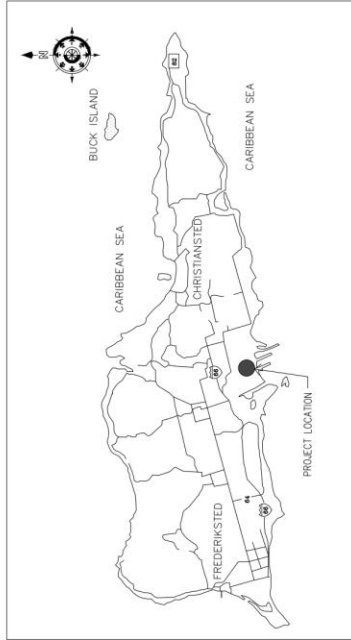
1 ESTATE HOPE

### CHRISTIANSTED, ST. CROIX, USVI 00820

# GENSET FOUNDATION PLAN & DETAILS, AND UTILITY COORDINATION PLAN

**DRAWING INDEX**

- C0.0 COVER SHEET, LOCATION MAP AND INDEX
- C1.0 UTILITY SITE COORDINATION KEY PLAN
- C1.1 UTILITY COORDINATION PLAN
- C1.2 UTILITY COORDINATION PLAN
- S1.7 STRUCTURAL NOTES
- S2.0 FOUNDATION SITE KEY PLAN
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- S2.2 FOUNDATION PLAN
- S2.3 FOUNDATION PLAN
- S3.1 FOUNDATION DETAILS
- S3.2 FOUNDATION DETAILS
- S3.3 FOUNDATION DETAILS



VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

NO.	REVISION	DATE	BY	CHKD.

REVISION	DATE	BY	CHKD.



COVER SHEET,  
LOCATION MAP  
AND INDEX

OCEAN POINT TERMINALS  
12MW POWER GENERATION PLANT  
1 ESTATE HOPE  
CHRISTIANSTED, USVI 00820


**Buildtec, LLC**  
BUILDTec  
12.3 MW POWER GENERATION PLANT  
1 ESTATE HOPE, CHRISTIANSTED, ST. CROIX, USVI 00820

PERMIT SET

NO.	DATE	BY	CHKD.

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SHEET 1 OF 12

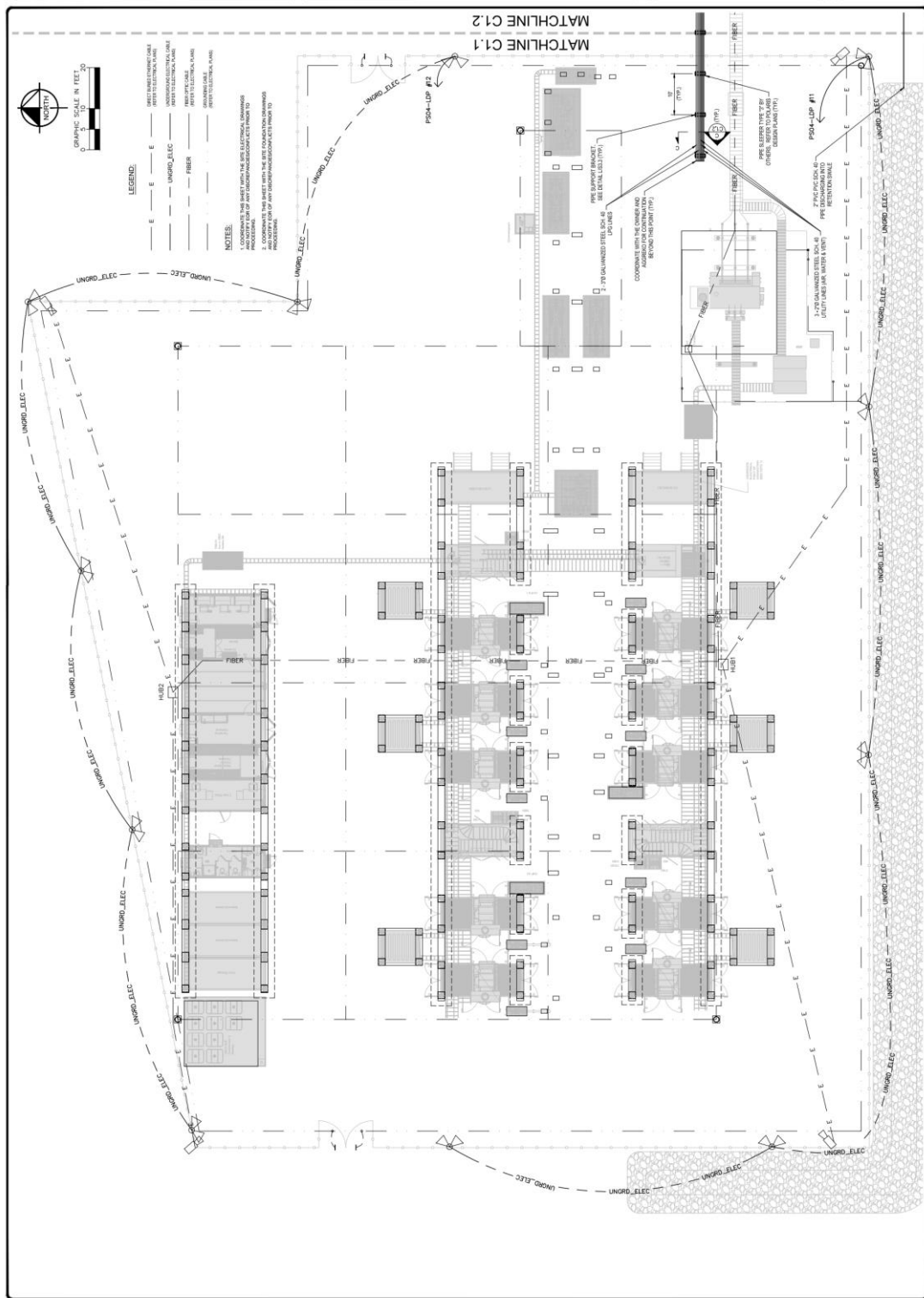


	<b>UTILITY COORDINATION SITE KEY PLAN</b>	<b>12MW POWER GENERATION PLANT 1 ESTATE HOPE CHRISTIANSTED, USVI 00820</b>	<b>Buildtec, LLC</b> 47-1 BIRCH CREEKWAY FORT WORTH, TEXAS 76102 817-336-8888 www.buildtec.com	<b>PERMIT SET</b>	<table border="1"> <tr> <td>DATE</td> <td>11/27/20</td> </tr> <tr> <td>DESIGNED BY</td> <td>12/2/20</td> </tr> <tr> <td>CHECKED BY</td> <td>12/2/20</td> </tr> <tr> <td>PROJECT NO.</td> <td>12/2/20</td> </tr> </table>	DATE	11/27/20	DESIGNED BY	12/2/20	CHECKED BY	12/2/20	PROJECT NO.	12/2/20		
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UTILITY COORDINATION SITE KEY PLAN  
SCALE 1"=20'

		<b>12MW POWER GENERATION PLANT</b> CHRISTIANSTED, USVI 00820		<b>Buildtec, LLC</b> BUILDTEC P.O. BOX 5000, CHRISTIANSTED, USVI 00820 PERMIT SET		SCALE: C:1 SHEET 3 OF 12	
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## 6.0 ENVIRONMENTAL SETTING AND PROBABLE PROJECT MODIFICATIONS

### Drainage, Flooding and Erosion Control

No changes to existing facilities are proposed that will affect drainage, flooding, and erosion control.

### Relationship of the Project to the Coastal Flood Plain

The proposed modification is within Zone X where 100-year flooding is not expected (FEMA FIRM Map 81G of 94).



FEMA FIRM 81 of 94.

### Terrestrial Resources

There are no terrestrial resources remaining within the facility. There are no plants on the site except for an occasional weed and no animal uses the site as habitat. The site is not a known area of Least Tern nesting (*Sternula antillarum*).



The area has been completely altered has no remaining natural resources.



The development of the site will not impact resources or drainage patterns.

### **Rare and Endangered Species**

Least Terns (*Sternula antillarum athalassos*) are ESA listed endangered species and are on the Virgin Islands species of Special Concern and are considered locally endangered. These birds nest in areas of the facility. The development of this area will not impact Least Tern species known nesting areas.

### **Air Quality**

LBT dba OPT is submitting a synthetic minor source air permit application for the construction of ten (10) 1.5 MW propane-fired engine-generators. The objective of this application is to update power generation at the LBT dba OPT facility and reduce overall emissions from the facility.

## **7.00 IMPACTS ON THE HUMAN ENVIRONMENT**

The proposed modification project is within the I-1 zone, Industry – Heavy. Petroleum Refining and Related Industries are uses permitted as a matter of right as listed as permitted use number 79 in the Virgin Islands Zoning, Building and Housing Laws and Regulations. The modification will not change the existing use.

The modification will have no impact on public services, historical or archeological resources, or the potential for accidental spills. The installation of the generators will have a positive impact on the human environment by reducing air emissions.

Installation of these engines is part of a long-term plan to update power generation at the LBT facility.