



**** The City of Anacortes Planning Commission is following the procedure per Section 3 of Anacortes Resolution 2082 Ratifying Proclamation of Emergency and Providing Temporary Procedures to Respond to the COVID-19 Epidemic, adopted by the Anacortes City Council on March 16, 2020:**

- All in-person Committee meetings of the City Council are cancelled. Council and committee meetings may be held telephonically regardless of whether the City has the capability of video recording meetings.
- The public comment portion of Council meetings and any scheduled public hearings are temporarily suspended to discourage public in-person attendance of City Council meetings.
- Meetings may be viewed live or viewed after the fact on the City of Anacortes website or on Channel 10.
- The public may also listen to the meeting by phone: 872-240-3412, Access Code: 261-991-485
- The public is encouraged to comment via email or written comment addressed to: Don Measamer, PCED, P.O. Box 547, Anacortes, WA 98221. Public comments received prior to 5:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.
- **Comments may be provided at specific times during the meeting. Call 360-293-1904 in advance of the particular subject to get in queue for comment.**

ANACORTES PLANNING COMMISSION

February 10, 2021

**Municipal Building Council Chambers
6th Street and "Q" Avenue**

****THIS MEETING WILL BE HELD ELECTRONICALLY ONLY****

AGENDA

6:00 PM

[VIEW PACKET MATERIALS HERE](#)

A. Roll Call

B. Minutes

- 1) Minutes of 12/09/2020

C. Correspondence

D. New Business

- 1) Open Record Pre-decision Hearing - SDP-2020-0002 Bayside Moorage Marina

E. Old Business

The City of Anacortes encourages people with disabilities to participate in public meetings. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.



Planning Commission Public Hearing Minutes for December 9, 2020

This is not a verbatim transcript of the meeting and is written in an attempt to capture the general spirit of the discussion based upon notes and video observation by the author. To view the video recording of this meeting, click [here](https://www.anacorteswa.gov/700/Watch-Meetings), or go to <https://www.anacorteswa.gov/700/Watch-Meetings>.

Chair MacKenzie called the virtual Public Meeting of December 9, 2020, to order at 6:00 p.m.

Roll Call

Members Present: Commissioners Martin, Jeretzky, MacKenzie, Cortright, Molyneaux, Graf

Absent: Ruether

Staff Present: Don Measamer, Tess Cooper, Dave Oicles

Guest speakers: Alex Capron of The Watershed Company

Maria Sandercock, Department of Ecology Shoreline Planner

Minutes

The Minutes of October 14, 2020 were accepted as submitted.

Correspondence

Don Measamer, PCED Director, welcomed new Commissioner Linda Martin, who will complete Commissioner Doll's term, and Commissioner Gary Molyneaux, who will complete Commissioner Mount's term. Both bring a wealth of planning and community involvement experience.

New Business:

Joint Ecology/City Public Hearing

Director Measamer began a PowerPoint presentation for the Shoreline Master Program (SMP) periodic update, and introduced Maria Sandercock, Department of Ecology Shoreline Planner, and Alex Capron, The Watershed Company Environmental Planner. Both gave presentations. It was noted the public still has opportunities to provide comment until December 18, 2020. Capron summarized that this is not a major update, and amendments were for adding flexibility. The plan is to have the SMP complete and approved by the Spring of 2021.

Chair MacKenzie opened the Public Hearing at 6:31pm and asked for public comments. The following presented comments:

- Kathleen Flanagan, 2005 10th St, commented on tree preservation, pruning, etc.
- Martha Hall, 2617 16th St, commented on watersheds around Little Cranberry lake, etc.
- Rick Edger, 1304 39th St, Bellingham, commented on Anacortes shorelines as a gem, etc.
- Bill Gregory, 816 Therman Ln, Sedro Woolley, commented on expansion of trails, etc.
- Brian Wetcher, 2407 Forest Park Ln, commented on conditional use in SMP, etc.
- Tom Glade, 210 Mansfield Ct, commented on historical structures in SMP, etc.
- Dennis Clark, WA Dept of Natural Resources, commented on harbor areas, etc.

- Marlene Finley, 1410 Kellogg Pl, commented on cannery area designations, etc.
- Carol Bordin, address not stated, commented on Marlene Finley's comments.

With no other public comments presented, Chair Mackenzie closed the Public Hearing. Director Measamer stated that Staff will compile all public comments and put them into a matrix and provide to Commissioners after the new year. Discussion ensued among Commissioners.

With no further discussion, Chair MacKenzie concluded the meeting at approximately 7:04 p.m.



Planning Commission Agenda Bill

Meeting Date: February 10, 2021 **Agenda Item:** D.1.

Subject: Open Record Pre-decision Hearing - SDP-2020-0002 Bayside Moorage Marina

Staff Contact: TESS COOPER

Approved for Submittal to Commission by

TESS COOPER

LIBBY GRAGE

Action Type

Public Hearing

Summary Statement: The applicant has applied for a Shoreline Substantial Development Permit (SSDP) to permit the removal, demolition and disposal of the existing creosote piling and floating marina (7,968 sq ft). Forty-three galvanized steel piling will be installed, and new floating docks using the EnviroCrete® System

Background: Pre-App-2020-0013, June 2, 2020 and Neighborhood Meeting August 5, 2020.

Previous Action: N/A

Competing Viewpoints Considered: N/A

Recommended Motion: Approve with Conditions

Alternative Actions: N/A

Attachments (listed in order presented):

1. DRAFT-PC-Decision
2. 1 - StaffReport
3. 2 - Vacinity Map
4. 3 - Application Packet
5. 4 - Approved Site Plan
6. 5 - Notices
7. 6 - Comments
8. 6 - Public Comments
9. 7 - Signed SEPA determination



DRAFT

Anacortes Planning Commission

Findings of Fact, Conclusions of Law and Recommendation

File Number:	SDP-2020-0002
Project Name:	Bayside Moorage Marina
Proposal Description:	The applicant has applied for a Shoreline Substantial Development Permit (SSDP) to permit the removal, demolition and disposal of the existing creosote piling and floating marina (7,968 sq ft). Forty-three galvanized steel piling will be installed, and new floating docks using the EnviroCrete® System will be fabricated in Tacoma and towed to the Bayside Moorage Marina for installation. The existing pier and ramps will be reused and re-decked with new grating. This project is a like for like replacement within the existing footprint, using contemporary designs to reduce the environmental impact.
Documents available at:	City Hall, Planning Community & Economic Development Department
Public hearing:	Anacortes Planning Commission
Public hearing date:	February 10, 2021
PC deliberations:	February 10, 2021
Decision body	Anacortes City Council
Closed Record Hearing date:	March 8, 2021 6:00 PM

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, conclusions of law, and recommendation:

Findings of Fact & Conclusions of Law

1. The Staff report dated February 3, 2021 accurately describes the project proposal and is hereby incorporated by reference. (Exhibit 1)
2. The following members of the public provided testimony during the public hearing:
 - a.
3. The following additional exhibits were entered into the record at the public hearing:
 - a.

4. The following additional Findings of Fact and/or Conclusions of Law are entered:

- a. _____
- b. _____
- c. _____

Recommendation

Based on the foregoing findings and conclusions of law, and review of the City's regulatory authority to implement the policies, standards, and regulations of the Anacortes Municipal Code, the Planning Commission hereby makes the following recommendation regarding the subject Shoreline Substantial Development Permit:

- ☒ Approve with Conditions
- ☐ Approve
- ☐ Deny

Subject to staff's recommended conditions in the Staff Report dated ___, 2021 and any additional Commissioner conditions of approval as listed below:

- 1. _____
- 2. _____
- 3. _____

Commission Vote	Support	Oppose	Absent	Abstain
Frank Jeretzky				
Mike Cortright				
Sarah Ruether				
Gary Molyneaux				
Linda Martin				
Jeff Graf				
Ward MacKenzie				
Total	0	0	0	0

ANACORTES PLANNING COMMISSION
ANACORTES, WASHINGTON

Ward MacKenzie, Planning Commission Chair

Date



Anacortes Planning, Community & Economic Development Department

904 6TH Street / P.O. Box 547, Anacortes, WA 98221

360.299-1984 - Office Hours: Mon-Fri 8:00 AM – 5:00 PM

STAFF REPORT

A. PROJECT SUMMARY DATA

PROJECT INFORMATION:

File Number	SDP-2020-0002	Date of Report	February 3, 2020				
Project Title	Bayside Moorage Marina	Attachment					
Site Address	2410 Skyline Way, Anacortes WA 98221						
APN(s)	P32370	Section	27	Township	35N	Range	01E
Request	The applicant has applied for a Shoreline Substantial Development Permit (SSDP) to permit the removal, demolition and disposal of the existing creosote piling and floating marina (7,968 sq ft). Forty-three galvanized steel piling will be installed, and new floating docks using the EnviroCrete® System will be fabricated in Tacoma and towed to the Bayside Moorage Marina for installation. The existing pier and ramps will be reused and re-decked with new grating. This project is a like for like replacement within the existing footprint, using contemporary designs to reduce the environmental impact.						
Landowner & Applicant	Jeff Wright 1910 Fairview Ave, Suite 500, Seattle, WA 98102		Bob Bergquist, Marine Floats Corporation 1208 E. "D" St, Tacoma, WA 98421				
Application Date	September 23, 2020	Complete Application Date	November 6, 2020				
Public Hearing Date	February 10, 2021						
Present Use of Property	Commercial Marina						
Comprehensive Plan Designation	Marine Mixed-Use	Zoning:	Marine Mixed-Use				
Shoreline Environment	Aquatic	Critical Areas	Fish and Wildlife Habitat Conservation Area Frequently Flooded Areas				
Water Supply	Current	Proposed	Sewer Supply	Current	Proposed		
	City	N/A		City	N/A		
Staff Recommendation	Approve, with conditions						

CITY STAFF CONTACTS:

Name:	Title:	Phone:	E-mail:
Tess Cooper	Senior Planner	(360) 588-8234	tessc@cityofanacortes.org
Steve Lange	Public Works Engineering	360-293-1986	stevel@cityofanacortes.org

PROJECT LOCATION & SURROUNDING AREA

B. PROCEDURAL

1. **Type of Review.** The application for Shoreline Substantial Development Permit is a Type 4 City Council Decision as a project over \$1,000,000 value.
2. **Project history.** A mandatory preapplication meeting was held on June 2, 2020. A neighborhood meeting was held on August 5, 2020. The formal application was submitted on September 23, 2020 and determined complete on November 6, 2020.
3. **Public Notice and Public Hearing.** A notice of application with a 30-day public comment period ending on December 11, 2020 was published in the Anacortes American, posted on the project site and mailed to property owners within 300'.

Notice of Application:	November 11, 2020
Notice of Public Hearing:	January 20, 2021
Open-record Public Hearing:	February 10, 2021
Close-record Decision Hearing:	March 8, 2021

4. **Reviewing departments/agencies.** The project application was routed for review to applicable agencies and City departments.

REVIEWING DEPARTMENTS & AGENCIES:				
City of Anacortes	Local Agencies & Districts	State & Federal	Skagit County	Other
☒ Building ☒ Fire Dept. ☒ Parks ☒ Planning ☒ Police ☒ Public Works ☒ Operations	☐ Skagit Transit ☐ Anacortes School District 103 ☐ Port of Anacortes	☒ DOE ☒ WDFW ☒ WSDOT ☒ DNR ☒ DAHP	☐ Health District ☐ Planning ☐ Public Works	☒ Swinomish Tribe ☒ Samish Tribe ☒ Upper Skagit Tribe
X = Request for review/comments sent to department or agency.				

C. DEPARTMENT REVIEW – Findings of Fact

1. Jeff Wright and Bob Bergquist, applicant and agent, have requested SEPA review, and shoreline substantial development approval for a residential private dock in Flounder Bay. (Exhibit 3)
2. The applicant proposes the removal, demolition and disposal of the existing creosote piling and floating marina (7,968 sq ft). Forty-three galvanized steel piling will be installed as well as new floating marina (7,968 sq ft).
3. The property is zoned Marine Mixed-Use (MMU). The proposed use is consistent with the MMU zoning designation within the Anacortes Municipal Code as well as the Comprehensive Plan designation of Marine Mixed-Use.
4. The project site is located at the terminus of Skyline Way, on Assessor Parcel Number P32370. It extends approximately 200 feet north of the shoreline Flounder Bay, at the eastern tip of the spit.
5. **Environmental review.** A SEPA Mitigated Determination of Nonsignificance (MDNS) was issued for the proposal on January 13, 2021 after utilizing the optional SEPA DNS process identified in WAC 197-11-355. (Exhibit 7)
6. **Consideration of written comments and applicant responses.** The notice of application public comment period ended on December 11, 2020. One public comment was received during this time and one Agency Comment was received. Concerns identified in the public comments are summarized and responses provided below (Exhibit 6):

Issue	Staff Response
One MTCS is identified in the area.	The proposal includes no ground disturbing activities shoreward of the OHWM, and the like for like replacement should not impact the site.
Concerns were raised about missing species from the SEPA checklist and the noise/vibration impact to the neighboring condos.	The applicant has revised the checklist to incorporate the species of concern. The noise and vibration will be limited to daylight construction windows and vibrations are not expected to have an impact.

In making its recommendation, the Department considered timely received written comments and the applicant's responses, if any, as required in AMC 19.20.130.C.

D. CONCLUSIONS

- A. Pursuant to AMC 19.20.030 and AMC 19.20.040.A, the Planning Commission has authority to make recommendation on the proposal after conducting a pre-decision open record public hearing. The proposal requires shoreline substantial development permit.
- B. Property notice for the public hearing has been provided. Notice was posted on the property and published in the Anacortes American newspaper on January 20, 2021, more than 15 days prior to the date of the hearing.
- C. SHORELINE MANAGEMENT ACT (RCW 90.58):
 1. Proposed development lies within two hundred (200) feet of a shoreline of statewide significance (RCW 90.58.030(2)(f)) and is therefore subject to conformance with the City of Anacortes' Shoreline Master Program (SMP).
 2. The subject proposal is located mostly in the Aquatic Shoreline Environment Designation with a small portion of proposed upland improvements occurring in the Urban Shoreline Environment Designation.
 3. According to Table 5.1 of the SMP docks, piers, and floats (private) are permitted in the Urban and Aquatic Shoreline Environment Designations.
 4. The subject proposal is not exempt from obtaining an approved Shoreline Substantial Development Permit (SSDP) per WAC § 173.27.040. Accordingly, on September 23, 2020, the City of Anacortes' Department of Planning, Community, & Economic Development received the subject application from the applicant.
 5. According to AMC 19.20.030-1 and 18.16.100(B) shoreline substantial development permit applications for projects valued greater than \$1 million or on sites of 3-acres or more are considered a Type 4 type of review. For type 4 reviews, the Planning Commission makes a recommendation for final decision to City Council regarding the subject shoreline substantial development permit. The applicant states that the value of this project will \$1,475,690.00.

6. The purpose of the "Urban" shoreline designation is to provided for commercial, industrial, and recreational uses that are consistent with the Shoreline Management Act, this Master Program, while seeking the opportunity for he protection and restoration of ecological functions.
 7. The purpose of the "Aquatic" shoreline designation "is to protect, restore, and manage the unique characteristics and resources of marine waters, including habitat, ecology, navigation and public enjoyment."
 8. Water Dependent uses within both the Urban and Aquatic Shoreline Environment Designations have a zero (0) foot setback as measured from the ordinary high water mark (OHWM) pursuant to SMP Table 5.2.
 9. According to SMP DR5.10.8, "Developments consisting of water-dependent scientific, historical, industrial, cultural, or educational research uses, public access, water oriented recreation and ecological restoration are not required to meet the shoreline setback requirements, nor are piers, ramps, or docks."
- D. The subject shoreline permit was reviewed for conformance with Section 9.5 of the Shoreline Master Program that regulates docks, floats and piers. Accordingly, the following development regulations (DR) were reviewed for conformance with as follows:
1. According to Policy 9.5.1 Limit docks, piers and floats to those required as part of a permitted water-dependent use; those operated by the City, the Port of Anacortes, Washington State Ferries, or those otherwise provided for public use.

Conclusion: The applicant is a commercial moorage facility and water-dependent use providing service to the public.
 2. According to Policy 9.5.5, Ensure that docks, piers and floats are: Designed and maintained to mitigate adverse impacts to the environment such as eelgrass beds and fish habitats shoreline aesthetics and minimize interference with the public use of the water.

Conclusion: The applicant submitted a Habitat Survey dated July 16, 2020 prepared by Marine Surveys & Assessment that addresses the presence or absence of protected species and potential impacts to aquatic ecological processes and functions. As conditioned below, the applicant will comply with all recommendations of this biological evaluation.
 3. According to DR-9.5.4, the design, location, and construction of docks (and floats), and piers, as well as their subsequent use and operation, shall meet the following:
 - a. Minimize adverse effects on fish, shellfish, wildlife, water quality, and geohydraulic processes. Methods include, but are not limited to: limiting the footprint of the structure to that which is necessary to serve the intended water-dependent use and minimizing the use of materials hazardous to the environment.
 - b. Be capable of withstanding expected environmental conditions.
 - c. Minimize hazards to users.
 - d. Minimize interference with adjacent water uses and navigation."

Conclusion: The applicants proposal includes mitigation techniques for improving environmental impacts, the project will remove all creosote piles and replace them with steel piles as well as replace all solid decking with light penetrating gridded decking.

3. According to DR-9.5.5, "All docks, piers, and floats shall adhere to the following design standards:

- a. Railings, if provided, shall be of clear or open framework design and conform to the Building Code where applicable.
- b. Utility service on docks and piers shall be placed on or under the deck. Overhead utility service is prohibited. Floodlighting shall be shielded to prevent unnecessary glare.
- c. Appropriate marking shall be provided as necessary to avoid hazardous conditions for water surface users.
- d. Piers, docks, and floats shall be constructed of materials that comply with requirements of federal and state regulations. Treated wood materials may be utilized on pilings in repair projects for timber structures, provided the BMPs for the use of Treated Wood in Aquatic and Sensitive Environments, Western Wood Preservers Institute /Wood Preservation Canada/Southern Pressure Treaters' Association/Timer Pilings Council, are specified and met. The conditions found in An Agreement Concerning the Use of Treated Wood in Aquatic Areas between Ecology and Department of State Fish and Wildlife dated August 1995, also fulfill this requirement. However, use of treated wood should be minimized wherever practicable.

Conclusion: The proposal incorporates appropriate design and the use of building materials that meet these standards as conditioned below, the subject proposal will meet DR-9.5.5 of the SMP.

- E. The subject proposal is consistent with the Washington State's Shoreline Management Act, City of Anacortes' 2010 Shoreline Master Program and development regulations listed therein for developments within the "Urban" and "Aquatic" shoreline environment designations.
- F. Any other factors deemed relevant to the decision-maker.

Conclusion: No other relevant factors have been identified.

E. RECOMMENDATION

Based upon the application, Findings of Fact, and Conclusions of the staff report, staff recommends that the Planning Commission recommend approval of the shoreline substantial development permit with the following conditions of approval:

1. The scope of the project shall not exceed that as set-out in the shoreline permit application, and in accordance with the determinations made and conditions imposed. **Exhibit 4** shall be the approved site plan.
2. A FEMA Floodplain Habitat Assessment Report must be submitted and building permit(s) with the City of Anacortes' shall be secured prior to work.

3. All applicable permits (local, state, & federal) shall be secured before any construction activities begin onsite and copies provided to the City of Anacortes' PCED.
4. Development shall comply with the mitigation measures as listed in the SEPA Mitigated Determination of Non-Significance (MDNS) issued on January 13, 2021.
5. Hours of construction /work are limited to 7:00 AM to 10:00 PM seven (7) days a week unless a noise variance is obtained.
6. Noise levels shall not to exceed those standards as established by the state pursuant to Chapter 70.107 RCW and contained in Chapter 173.60 WAC.
7. The applicant /landowner shall comply with federal statutes including but not limited to: Endangered Species Act, Clean Water Act, Marine Mammal Protection Act, and other federal statutes.
8. The project shall comply with all applicable Shoreline Master Program regulations, including but not limited to, Section 5.6 Aquatic Environment, Section 5.10 Urban Environment, Chapter 5, Shoreline Environments & Associated Policies and Regulations, Chapter 6 Environmental Protection General Regulations, Chapter 8 Specific Use Policies and Development Regulations, and Chapter 9 Specific Shoreline Modification Policies and Development Regulations.
9. Development shall comply with AMC § 18.16.130 regulating the time limit for shoreline permits as follows:
 - A. Construction, or substantial progress toward completion, must begin within two (2) years after approval of the permit. Substantial progress toward construction shall include, but not limited to, the letting of bids, making of contracts, purchasing of materials involved in development, but shall not include development or uses which are inconsistent with the Shoreline Management Act or the city's master program. In determining the running two-year period hereof, there shall not be included the time during which development was not actually pursued by construction and the pendency of litigation reasonably related thereto made it reasonable not to so pursue; provided, that the city may, in its discretion, extend the two-year time period for a reasonable time based on factors, including the inability to expeditiously obtain other governmental permits which are required prior to the commencement of construction.
 - B. Five-Year Permit Authorization: If construction has not been completed within five years of approval by the City of Anacortes, the city will review the permit, with prior notice to parties of record, and, upon showing of good cause, either extend the permit for one additional year, or terminate the permit. Prior to the city authorizing any permit extensions, it shall notify any parties of record and the Department of Ecology. Note: Only one single extension is permitted.

Staff reserves the right to supplement the record of the case to respond to matters and information raised subsequent to the writing of this report.

Exhibit List

1	Staff Report
2	Vicinity Map
3	Shoreline Substantial Development Permit Application Materials
4	Approved Site Plan
5	Notices
6	Agency/Public Comments
7	Issued SEPA DNS





PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
Mailing Address: P.O. Box 547, Anacortes, WA 98221
Office Location: 904 6th Street, Anacortes WA 98821
Phone: (360) 299-1984

CITY OF ANACORTES

Planning, Community, &
Economic Development

Date Received:

9/18/2020

Master Land Use Permit Application

TYPE OF APPLICATION (check all that apply):

- | | | |
|---|--|--|
| ☐ Administrative Interpretation | ☐ Floodplain Development Permit | ☐ Short Subdivision (Preliminary) |
| ☐ Annexation Request | ☐ Home Occupation Permit | ☐ Site Plan Review – Type 1 |
| ☐ Binding Site Plan (Preliminary) | ☐ Long Subdivision (Preliminary) | ☐ Site Plan Review – Type 2 |
| ☐ Boundary Line Adjustment (BLA) | ☐ Lot Certification | ☐ Stormwater Management Manual Adjustments & Exceptions |
| ☐ Comprehensive Plan/ Map Amendment Request | ☐ Minor Permit Revision | ☐ Variance (Level 1) |
| ☐ Conditional Use Permit (CUP) per AMC 19.36 | ☐ Plat Amendment /Modification | ☐ Variance (Level 2) |
| ☐ Conditional/Special Use Permit (CUP) per AMC 17.70 | ☒ SEPA Environmental Review | ☐ Wireless Conditional Use Permit (WCUP) |
| ☐ Cottage Housing Development | ☐ Shoreline Conditional Use Permit | ☐ Wireless Service Facility (WSF) Permit |
| ☐ Development Agreement | ☐ Shoreline Exemption | ☐ Zoning Code/ Map Amendment Request (Rezone) |
| ☐ Essential Public Facility | ☒ Shoreline Substantial Development Permit | |
| | ☐ Shoreline Variance | |

PROJECT & SITE INFORMATION:

SITE ADDRESS: 2410 SKYLINE WAY

PROJECT NAME: BAYSIDE MOORAGE MARINA

PARCEL NUMBER(S): P32370

SECTION, TOWNSHIP, & RANGE
27 35N 01E

LOT SQUARE FOOTAGE & ACREAGE:
2.92 Acres

PROJECT VALUATION:
\$1,475,690.00

LEGAL DESCRIPTION:

PRESENT ZONING:
MARINE MIXED USE

PRESENT USE OF PROPERTY:
MARINA MOORAGE

CUT & FILL (CY) PROPOSED:
NONE

PRE-APPLICATION CONFERENCE HELD?:

☒ Yes, the City file # is 2020-0013 ☐ No

WATER SOURCE:

☒ City of Anacortes ☐ Private Well ☐ Community Well

SEWAGE DISPOSAL:

☒ City of Anacortes ☐ Septic

ROAD ACCESS:

☒ City Road ☐ State Highway ☐ Private Road

CRITICAL AREAS OR BUFFERS ON SITE OR WITHIN 300 FEET: ☒ Yes / Type <u>MARINE WATERS</u> ☐ No		WATER BODIES WITHIN 200 FEET: ☒ Yes / Name: <u>FLOUNDER Bay</u> ☐ No	
FLOODPLAIN: <u>5303170060A</u> Flood Zone: <u>AE (EL 7')</u> FIRM Panel # Date of Panel: <u>9/17/2003</u>			
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: Proposed Square Footage:			
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: New Impervious Surface: <u>NONE</u>			
DESCRIPTION OF SUBJECT PROPOSAL: ☐ Additional pages attached			
PROPOSED WORK:			
Removal, demolition and disposal of the existing creosote piling and floating marina (7,968 sq ft) at an approved upland facility. Forty-three galvanized steel piling will be installed to replace the old creosote piling. New floating docks using the EnviroCrete® System will be fabricated in Tacoma and towed to the Bayside Moorage Marina for installation. The existing pier will be re-used and re-decked with fiberglass grating. The existing ramps will be re-used and may require new grated decking. This project is a like for like replacement within the existing footprint, using contemporary designs that reduce the environmental impact.			
PROPERTY OWNER INFORMATION: ☐ Multiple owners attached			
NAME: <u>JEFF WRIGHT</u>		MAILING ADDRESS: <u>1910 FAIRVIEW AVE., SUITE 500</u>	
CITY, STATE, ZIP: <u>Seattle, WA 98102</u>		PHONE #: <u>360-279-4574</u>	
FAX #: <u>N/A</u>		EMAIL ADDRESS: <u>jeffw@spaceneedle.com</u>	
APPLICANT INFORMATION: ☐ Same as property owner			
NAME: <u>BOB BERGQUIST</u>		MAILING ADDRESS: <u>1208 E. "D" St.</u>	
CITY, STATE, ZIP: <u>TACOMA, WA 98421</u>		PHONE #: <u>253-383-2740</u>	
FAX #: <u>253-383-1102</u>		EMAIL ADDRESS: <u>rbergquist@marinefloats.com</u>	
CONTACT PERSON: ☐ Same as property owner ☒ Same as applicant			
NAME: <u>BOB BERGQUIST</u>		MAILING ADDRESS: <u>1208 East "D" St.</u>	
CITY, STATE, ZIP: <u>Tacoma, WA 98421</u>		PHONE #: <u>253-383-2740</u>	
FAX #: <u>253-383-1102</u>		EMAIL ADDRESS: <u>rbergquist@marinefloats.com</u>	

ACKNOWLEDGEMENTS & SIGNATURE

Read and initial each of the following statements prior to signing this application:

BB	I understand that land use and/or planning permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use and/or planning permitting process is completed. I understand that no earth disturbing activities (including the removal of vegetation) may take place until after my land use and/or planning process is complete, and only after I have received additional permits such as Fill & Grade, Building Permit, or Right-of-Way permit(s).
BB	I understand that if critical areas (wetlands, streams, steep slopes, etc.) are found on or near my property I am not authorized to impact these areas in any way and will be required to leave an undisturbed buffer area around the critical area, as determined according the City's critical areas regulations.
BB	I understand that depending on the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, critical areas, public roads and/or public utilities that I construct or install.
BB	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my permits will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Department may require an entirely new application be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the City staff person assigned to my project know.
BB	I understand that I am applying for permits from the City of Anacortes only; and that additional permits from other Federal, State, and Local agencies could be required. I understand that the City of Anacortes cannot advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are not limited to): Corps of Engineers, Department of Natural Resources, Department of Fish & Wildlife, Department of Ecology, and Northwest Clean Air Agency.
BB	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include special inspections, traffic concurrency, critical areas, landscaping, stormwater, etc.

Signature required on next page.



WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2}

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps
of Engineers
Seattle District

AGENCY USE ONLY

Date received: _____

Agency reference #: _____

Tax Parcel #(s): _____

Part 1—Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [help]

Bayside Moorage Marina Replacement

Part 2—Applicant

The person and/or organization responsible for the project. [help]

2a. Name (Last, First, Middle)

Wright, Jeff

2b. Organization (If applicable)

Bayside Moorage Marina

2c. Mailing Address (Street or PO Box)

2410 Skyline Way

2d. City, State, Zip

Anacortes, WA 98221

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

(360) 279-4574

()

()

jeffw@spaceneedle.com

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- If your project might affect species listed under the Endangered Species Act, you will need to fill out a Specific Project Information Form (SPIF) or prepare a Biological Evaluation. Forms can be found at <http://www.nws.usace.army.mil/Missions/CivilWorks/Regulatory/PermitGuidebook/EndangeredSpecies.aspx>.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [help] screens, go to

http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@ora.wa.gov.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
Bergquist, Bob			
3b. Organization (If applicable)			
Marine Floats Corporation			
3c. Mailing Address (Street or PO Box)			
1208 East D Street			
3d. City, State, Zip			
Tacoma, WA 98421			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
(253) 383-2740	()	()	rbergquist@marinefloats.com

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- ☒ Same as applicant. (Skip to Part 5.)
- ☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- ☐ There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- ☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail
	()		

Part 5—Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- ☐ There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [\[help\]](#)

- ☒ Private
☐ Federal
☐ Publicly owned (state, county, city, special districts like schools, ports, etc.)
☐ Tribal
☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete [JARPA Attachment E](#))

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [\[help\]](#)

2410 Skyline Way

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [\[help\]](#)

Anacortes, WA 98221

5d. County [\[help\]](#)

Skagit

5e. Provide the section, township, and range for the project location. [\[help\]](#)

¼ Section	Section	Township	Range
SW1/4 of NW1/4	27	35N	1E

5f. Provide the latitude and longitude of the project location. [\[help\]](#)

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

48.4940 N lat -122.6845 W long

5g. List the tax parcel number(s) for the project location. [\[help\]](#)

- The local county assessor's office can provide this information.

P32370

5h. Contact information for all adjoining property owners. (If you need more space, use [JARPA Attachment C.](#)) [\[help\]](#)

Name	Mailing Address	Tax Parcel # (if known)
Trent Trathen	4704 Bryce Dr, Anacortes, WA 98221	P60280
Skyline Association-Attn SMOA17	PO Box 8, Anacortes, WA 98221	P60235
William & Elaine Weaver	2401 Skyline Way NO 101, Anacortes, WA 98221	P95673
Douglas & Jamie Easton	2401 Skyline Way 102E, Anacortes, WA 98221	P95674
Revocable Living Trust-Susan Wick Trustee	32314 51st Avenue South, Auburn, WA 98001	P95676
Greg & Sara Van Zandt	PO Box 400, Burlington, WA 98233	P83108
Daniel Empenger	2411 Skyline Way Unit 104, Anacortes, WA	P83111

Miller Family Revocable Trust- Elizabeth Miller Trustee	98221	P83112
	2411 Skyline Way NO 105, Anacortes, WA 98221	

5i. List all wetlands on or adjacent to the project location. [help]
There is mapped Estuarine and Marine Deepwater wetland habitat per National Wetland Inventory or NWI (USFW) associated with the shoreline.
5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]
Flounder Bay; Burrows Bay; Puget Sound
5k. Is any part of the project area within a 100-year floodplain? [help]
☒ Yes ☐ No ☐ Don't know Zone AE EL-7, Map No. 5303170060A, Effective 09/17/2003
5l. Briefly describe the vegetation and habitat conditions on the property. [help]
The project is located within Flounder Bay and will be constructed in and over water. The upland vegetation appears to be only a few trees and is mostly a parking lot and condominium building.
5m. Describe how the property is currently used. [help]
The property is currently used as a moorage marina.
5n. Describe how the adjacent properties are currently used. [help]
The property adjacent to the west is a residential/condominium/townhome shoreline. All other directions are the marine water.
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]
The structures on the property is the moorage marina.
5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]
From I-5 Northbound, take Exit 226/WA-536 West; Left onto Broad St/WA-536; Right onto S 3 rd St/WA-536; Left onto Cascade Loop/State Route 20/WA-20; 1 st exit off roundabout onto State Hwy 20 Spur/WA-20 Spur; 1 st exit off roundabout onto Commercial Ave/WA-20; Left onto 12 th St/WA-20 Spur; stay straight to go onto Sunset Ave; Take the 3 rd left onto Skyline Way; project location is about 0.73 miles on the left

Part 6—Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [help]

The proposal is a project for a complete marina replacement in Anacortes, Washington. It involves the removal, demolition and disposal of the existing creosote piling and floating marina (7,968 sq ft) at an approved upland facility. Forty-three galvanized steel piling will be installed to replace the old creosote piling. New floating docks using the EnviroCrete® System will be fabricated in Tacoma and towed to the Bayside Moorage Marina for installation. The existing pier will be re-used and re-decked with fiberglass grating. The existing ramps will be re-used and may require new grated decking. This project is a like for like replacement within the existing footprint, using contemporary designs that reduce the environmental impact.

Electrical, potable water, and fire system utilities will also be re-installed in the floating docks using updated design standards.

Floating Docks

B-A

One 10'x150' Headwalk/Wave Attenuator

Four 4'x40' Fingers

B-B

One 6'x298' Headwalk

One 4'x58' Finger

Four 4'x54' Fingers

One 4'x44' Finger

Five 3'x30' Fingers

One 6'x84' Headwalk

Three 3'x30' Fingers

One 6'x100' Headwalk

Four 3'x36' Fingers

B-C

One 4'x8' Ramp Landing Float

One 6'x80' Headwalk

EnviroCrete® Specifications – Float surface decked with 50% pre-stressed concrete decking and 50% fiberglass grating. Concrete is pre-stressed with stainless steel cable. Grating is fiberglass with 1 ½" x 1 ½" squares and 69% open area. All timber is Chemonite pressure treated Douglas/fir glulams. Metal fasteners are hot dipped galvanized steel or stainless steel. 12" galvanized steel cleats, thru bolted. White vinyl rub strip on all edges with pneumatic vinyl corners. A freeboard of 18"-20" is designed. Electrical, potable water, and fire system utilities will be installed.

The following piling will be installed to secure the floats:

Nineteen 10 ¾" diameter galvanized steel piling with .50 wall thickness;

Seventeen 12" diameter galvanized steel piling with .50 wall thickness;

Seven 16" diameter galvanized steel piling with .50 wall thickness;

Seven galvanized steel pile hoop with rollers; and

Thirty-six galvanized steel pile boxes with rollers.

6b. Describe the purpose of the project and why you want or need to perform it. [help]

For water dependent access in which will create an opportunity for the enjoyment of water dependent activities such as fishing and boating.

6c. Indicate the project category. (Check all that apply) [help]

- ☒ Commercial ☐ Residential ☐ Institutional ☐ Transportation ☒ Recreational
☐ Maintenance ☐ Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [help]

- | | | | |
|---|---|--|--|
| ☐ Aquaculture | ☐ Culvert | ☒ Float | ☐ Retaining Wall (upland) |
| ☐ Bank Stabilization | ☐ Dam / Weir | ☐ Floating Home | ☐ Road |
| ☐ Boat House | ☐ Dike / Levee / Jetty | ☐ Geotechnical Survey | ☐ Scientific Measurement Device |
| ☐ Boat Launch | ☐ Ditch | ☐ Land Clearing | ☐ Stairs |
| ☐ Boat Lift | ☒ Dock / Pier | ☐ Marina / Moorage | ☐ Stormwater facility |
| ☐ Bridge | ☐ Dredging | ☐ Mining | ☐ Swimming Pool |
| ☐ Bulkhead | ☐ Fence | ☐ Outfall Structure | ☐ Utility Line |
| ☐ Buoy | ☐ Ferry Terminal | ☒ Piling/Dolphin | |
| ☐ Channel Modification | ☐ Fishway | ☐ Raft | |

☒ Other: The float, pilings and other construction tools/components will be towed via waterway from the Foss Waterway in Tacoma to the project location in Anacortes (Flounder Bay).

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

The marina replacement project will be constructed over the marine waters of Flounder Bay in Anacortes, Washington. FEMA (Federal Emergency Management Agency) has designated this area as a 100-year flood plain (**Zone AE EL-7, Map No. 5303170060A, Effective 09/17/2003**).

Construction sequence of the pier, ramp, floats and piling will be:

1. **Demolition:** Removal, demolition, and disposal of the existing facility at an approved upland facility includes the following: Using a tugboat, barge, crane, pile driver, and associated work boats/skiffs, disconnect the existing floating marina docks (7,968 square feet) and place these on a barge using a barge-mounted crane. Removal of the creosote piling will be accomplished using a tugboat and barge equipped with a pile driver and extractor. The existing creosote piling will be removed using a vibratory hammer with a wood/concrete block clamp to attach to the piling. The vibratory hammer will be clamped to the piling top and turned on. The vibrations will transmit from the hammer to the piling loosening the skin friction between the piling and the mud. The crane will hoist the hammer and piling at this point. When the crane operator determines the piling is loose, the hammer is turned off and the remaining portion of the piling will be removed from the ground solely using the crane. The vibratory pile hammer (or extractor) will be used to "wake up" the piling. Once the piling is "woke up" and the adhesion of the mud to the piling is lessened, the hammer will be turned off and the piling will be extracting using the crane. This will minimize the sedimentation and turbidity. Installation of oil sorbent boom around the piling will be completed to collect and contain the creosote leaching from the piling during the extraction process. The extracted creosote piling will be placed on a deck barge with a containment system to prevent loss of treated wood chemicals and debris to the water column and sediments. Any shavings, sawdust, woody debris (splintered wood, fragments, loose piling) on the water or sediment surface will be retrieved and placed in the containment area. Likewise, any pile-associated sediment and adhered organisms will be collected daily, contained on-site, and ultimately disposed at an approved upland disposal site along with the extracted piling.
2. The existing pier and ramps will be re-used except that the pier will be re-decked using fiberglass grating and the ramps may require new grated decking. The ramps will be lifted to the upland parking lot area during construction, then re-installed after the piling and floating marina are installed.
3. **Installation of new galvanized steel piling:** The new steel piling will be barged to the site location from the manufacturer's yard, likely from Shelter Bay in the La Conner area. The pile driving is estimated at up to four weeks duration. The following piling will be installed to secure the floats:
Nineteen 10 ¾" diameter galvanized steel piling with .50 wall thickness; Seventeen 12" diameter galvanized steel piling with .50 wall thickness; Seven 16" diameter galvanized steel piling with .50 wall thickness; Seven galvanized steel pile hoop with rollers; and Thirty-six galvanized steel pile boxes with rollers.
4. The guide piling will be driven with a vibratory hammer and the bearing piling will be installed with a vibratory hammer and proof tested with an impact hammer. Both hammers will be suspended from the crane. The bearing piling will be proofed after they are driven to grade with the vibratory hammer. Approximately 10 to 15 blows per piling will be adequate to proof each bearing piling. A bubble curtain will be deployed during the proofing with the impact hammer utilizing a wooden block for sound attenuation (Longmuir and Lively 2001).
5. **Installation of floating marina system:** Once the piling are in place and secure, the floating marina system will be installed. The new float system will be prefabricated at Marine Floats Corporation facility in Tacoma and towed to Flounder Bay in Anacortes for installation. Marine Floats Corporation will barge all construction debris to an approved upland disposal site.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [help] If the project will be constructed in phases or stages, use <u>JARPA Attachment D</u> to list the start and end dates of each phase or stage.		
Start date: <u>July 2021</u>	End date: <u>March 2024</u>	☐ See JARPA Attachment D
6g. Fair market value of the project, including materials, labor, machine rentals, etc. [help]		
\$1,475,690		
6h. Will any portion of the project receive federal funding? [help] If yes, list each agency providing funds.		
☐ Yes ☒ No ☐ Don't know		

Part 7–Wetlands: Impacts and Mitigation

☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [help]

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [help]	
☒ Not applicable	
There are no wetlands down slope of the bulkhead area, nor would there be any impact to jurisdictional wetland area or associated buffer area due to the project occurring over marine waters.	
7b. Will the project impact wetlands? [help]	
☐ Yes ☒ No ☐ Don't know	
7c. Will the project impact wetland buffers? [help]	
☐ Yes ☒ No ☐ Don't know	
7d. Has a wetland delineation report been prepared? [help] If Yes, submit the report, including data sheets, with the JARPA package.	
☐ Yes ☒ No	
7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [help] If Yes, submit the wetland rating forms and figures with the JARPA package.	
☐ Yes ☒ No ☐ Don't know	
7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [help] - If Yes, submit the plan with the JARPA package and answer 7g. - If No, or Not applicable, explain below why a mitigation plan should not be required.	
☐ Yes ☒ No ☐ Not applicable	

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

Not applicable

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)
Not applicable						

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

Not applicable

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

Not applicable

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

☐ Not applicable

1. The overall project complies with regulatory agency requirements to avoid and minimize environmental impacts;
2. The grating on the pier, ramp and floats allow for deeper light penetration that is beneficial for many fish species;
3. The flotation tub is permanently encapsulated;
4. The pilings are galvanized steel;
5. The pilings are driven with an impact pile hammer, utilizing a bubble curtain and wood block cushion for sound attenuation;
6. The floating pile driver will not ground;
7. Care will be taken to contain all construction debris;
8. Best Management Practices (BMPs) will be exercised throughout the project duration; and
9. Regulatory in-water work windows will be observed.

8b. Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

☒ Yes ☐ No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- If Yes, submit the plan with the JARPA package and answer 8d.
- If No, or Not applicable, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Not applicable

Waiting for agency comments prior to completing a proposal (City of Anacortes, USACE, WDFW, and NMFS).

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

Not applicable

8e. Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
Install piling	Flounder Bay	In water	Permanent	Pile drive (19) 10 3/4" diameter galvanized steel piling	10.45 sq ft
Install piling	Flounder Bay	In water	Permanent	Pile drive (17) 12" diameter galvanized steel piling	13.43 sq ft
Install stub piling	Flounder Bay	In water	Permanent	Pile drive (7) 16" diameter galvanized	9.73 sq ft

				steel piling	
Install floating docks B-A	Flounder Bay	Overwater	Permanent	Install (1) 10' x 150' Headwalk/Wave Attenuator and (4) 4'x40' fingers	2,140 Total Sq. Ft.
Install floating docks B-B	Flounder Bay	Overwater	Permanent	Install: (1) 6' x 298 Headwalk (1) 4' x58' Finger (4) 4'x 54 Fingers (1) 4'x44' Finger (5) 3'x30' Fingers (1) 6'x84' Headwalk (3) 3'x30' Fingers (1) 6'x 100' Headwalk (4) 3'x36' Fingers	5,316 Total Sq. Ft
Install floating docks B-C	Flounder Bay	Overwater	Permanent	Install: (1) 4' x 8' Landing Float (1) 6'x80' Headwalk	512 Total Sq Ft

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

The source of the fill will be steel pilings. Please refer to the attached site plan map for approximate locations.

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)

There will be no excavation or dredging associated with the proposed project.

Part 9–Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [\[help\]](#)

Agency Name	Contact Name	Phone	Most Recent Date of Contact
City of Anacortes	n/a	n/a	n/a
WDFW	n/a	n/a	n/a
USACE	n/a	n/a	n/a

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [help] • If Yes, list the parameter(s) below. • If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: http://www.ecy.wa.gov/programs/wq/303d/. ☐ Yes ☒ No
9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [help] • Go to http://cfpub.epa.gov/surf/locate/index.cfm to help identify the HUC. Puget Sound Basin - 17110019
9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help] • Go to http://www.ecy.wa.gov/services/gis/maps/wria/wria.htm to find the WRIA #. WRIA #15 - Kitsap
9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help] • Go to http://www.ecy.wa.gov/programs/wq/swqs/criteria.html for the standards. ☒ Yes ☐ No ☐ Not applicable
9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help] • If you don't know, contact the local planning department. • For more information, go to: http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-26/211_designations.html. ☐ Rural ☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☒ Other Pierce County-Resource Aquatic
9g. What is the Washington Department of Natural Resources Water Type? [help] • Go to http://www.dnr.wa.gov/BusinessPermits/Topics/ForestPracticesApplications/Pages/fp_watertyping.aspx for the Forest Practices Water Typing System. ☒ Shoreline ☒ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal
9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help] • If No, provide the name of the manual your project is designed to meet. not applicable X Name of manual: not applicable
9i. Does the project site have known contaminated sediment? [help] • If Yes, please describe below. Unknown
9j. If you know what the property was used for in the past, describe below. [help]

Single family home was constructed in 1971.

9k. Has a cultural resource (archaeological) survey been performed on the project area? [\[help\]](#)

- If Yes, attach it to your JARPA package.

☐ Yes ☒ No – not to our knowledge. Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County planning office, the affected Tribe(s) and county coroner (if applicable) should be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. Failure to comply with this requirement could constitute a Class C Felony.

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

Puget Sound Chinook Salmon (*Oncorhynchus tshawytscha*), Puget Sound Steelhead (*Oncorhynchus mykiss*), Puget Sound Coho Salmon (*Oncorhynchus kisutch*), Southern Resident Killer Whale (*Orcinus orca*), Marbled Murrelet (*Brachyramphus marmoratus*), Leatherback Sea Turtle (*Dermochelys coriacea*), Western Snowy Plover (*Charadrius nivosus nivosus*), and Puget Sound Bocaccio (*Sebastes paucispinis*)

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

Estuarine and Marine Wetlands (NWI-Aquatic Habitat), Estuarine Zone (PHS Region), Dungeness Crab (Presence), Geoduck (Presence), Pacific Sand Lance (*Ammodytidae*), Pacific Herring (Breeding Areas) and Surf Smelt (Breeding Areas).

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.ecy.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@ora.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to www.ecy.wa.gov/programs/sea/sepa/e-review.html.

☐ A copy of the SEPA determination or letter of exemption is included with this application.

☒ A SEPA determination is pending with Jefferson County Planning and Land Services/Current Planning/Shoreline Management (lead agency). The expected decision date is unknown.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

☐ Other: _____

☐ SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

☒ Substantial Development ☒ Administrative Conditional Use ☐ Variance

☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

☐ Floodplain Development Permit ☒ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

☒ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Effective July 10, 2012, you must submit a check for \$150 to Washington Department of Fish and Wildlife, unless your project qualifies for an exemption or alternative payment method below. **Do not send cash.**

Check the appropriate boxes:

☐ \$150 check enclosed. Check # _____
Attach check made payable to Washington Department of Fish and Wildlife.

☐ My project is exempt from the application fee. (Check appropriate exemption) _____
☐ HPA processing is conducted by applicant-funded WDFW staff.
Agreement # _____
☐ Mineral prospecting and mining.
☐ Project occurs on farm and agricultural land.
(Attach a copy of current land use classification recorded with the county auditor, or other proof of current land use.)
☐ Project is a modification of an existing HPA originally applied for, prior to July 10, 2012.
HPA # _____

Washington Department of Natural Resources:

☐ Aquatic Use Authorization

Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.
Do not send cash.

Washington Department of Ecology:

☒ Section 401 Water Quality Certification

FEDERAL GOVERNMENT

United States Department of the Army permits (U.S. Army Corps of Engineers):

☒ Section 404 (discharges into waters of the U.S.) ☒ Section 10 (work in navigable waters)

United States Coast Guard permits:

☐ Private Aids to Navigation (for non-bridge projects)

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. JW (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. JW (initial)

JEFF WRIGHT *Jeff Wright* 3/11/20
Applicant Printed Name Applicant Signature Date

11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

BOB BERGQUIST *Bob Bergquist* 3/12/2020
Authorized Agent Printed Name Authorized Agent Signature Date
Marine Floats Corporation

11c. Property Owner Signature (if not applicant). [\[help\]](#)

Not required if project is on existing rights-of-way or easements.

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

JEFF WRIGHT *Jeff Wright* 3/11/20
Property Owner Printed Name Property Owner Signature Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office of Regulatory Assistance (ORA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORA publication number: ENV-019-09 rev. 06-12



WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) [\[help\]](#)



US Army Corps
of Engineers
Seattle District

Attachment C:
Contact information for adjoining
property owners. [\[help\]](#)

Use this attachment only if you have more than four adjoining property owners.

AGENCY USE ONLY	
Date received:	_____
Agency reference #:	_____
Tax Parcel #(s):	_____ _____

TO BE COMPLETED BY APPLICANT [help]	
Project Name: Bayside Moorage Marina Replacement _____	
Location Name (if applicable): _____	

Use black or blue ink to enter answers in white spaces below.

1. Contact information for all adjoining property owners. [help]		
Name	Mailing Address	Tax Parcel # (if known)
Barbara Rasco SCBA Group LLC	3412 Reynolds St, Laramie, WY 82072	P83113
	3412 Reynolds St, Laramie, WY 82072	P83114
Jerry Rutledge & Nancy Gordon	2411 Skyline Way Unit 108, Anacortes, WA 98221	P83115
	2411 Skyline Way #201, Anacortes, WA 98221	P83116
Dale & Dorothy Leischner	2411 Skyline Way Unit 202, Anacortes, WA 98221	P83117
	PO Box 77326, Seattle, WA 98177	P83120
Judy Lees Family Trust-Judith Hartford Trustee William & Cynthis Watt	2411 Skyline Way Unit 207, Anacortes, WA 98221	P83122
	2411 Skyline Way Unit 208, Anacortes, WA 98221	P83123

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-014 rev. 10/2016



Planning, Community, & Economic Development Department
904 6th St. / P.O. Box 947, Anacortes, WA 98221
360-293-1984

AGENT AUTHORIZATION FORM

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Name: Bayside Mooraje Marina Replacement
Property Address: 2410 Skyline Way
City, State, Zip: Anacortes, WA 98221

AUTHORIZATION STATEMENT

I / we, as the owners of the property identified above, authorize the below listed individual to act as our agent to submit applications, receive correspondence regarding the above-listed application, and sign and to receive notices on my/our behalf.

DESIGNATED AGENT

Agent Name: BOB BERGGQUIST - Marine Floats Corporation
Agent Address: 1208 East D Street
Agent City, State, Zip: Tacoma, WA 98421

PROPERTY OWNER SIGNATURE(S)**

Signature: <u>Jeff Wright</u>	Signature: _____
Printed Name: <u>JEFF WRIGHT</u>	Printed Name: _____
Title: _____	Title: _____
Company: _____	Company: _____
Date: <u>3/11/20</u>	Date: _____

**Each property owner listed must have their signature notarized.

STATE OF WASHINGTON

)
) ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeff Wright is
the person who appeared before me, and said person acknowledged that he/she signed this
instrument, and acknowledged it as a free and voluntary act for the uses and purposes
mentioned in this instrument.

Given under my hand and official seal this 12th day of February, 2020



Jessie Marvin
Notary Public

Residing at Seattle, WA

My appointment expires 03-05-2023

STATE OF WASHINGTON

)
) ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that _____ is
the person who appeared before me, and said person acknowledged that he/she signed this
instrument, and acknowledged it as a free and voluntary act for the uses and purposes
mentioned in this instrument.

Given under my hand and official seal this _____ day of _____, 20____

Notary Public

Residing at _____

My appointment expires _____

By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities. If your title report lists a company, partnership or other owners, you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed.

If you are an authorized representative you must submit an Agent Authorization Form.

Please attach additional signature sheets if there is more than one owner.

Under penalty of perjury, I certify that the information, statements, answers above regarding the subject application(s) are true and correct to the best of my knowledge and belief.

Signature: Robert Bergquist Date: 08/25/2020

Printed Name: Robert BERGQUIST

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Robert Bergquist is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as the free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 25 day of August, 20 2020



Axa Turney
Notary Public

Residing at 1315 Harbottle Ave NE Orling, WA 98360

My appointment expires 8/29/2022

CITY OF ANACORTES

*Planning, Community, &
Economic Development*

Date Received:

11/9/2020



313 East 'F' Street

Wood and Concrete

Tacoma WA 98421

Floating Docks

253-383-2740

Marinas & Boathouses

November 9, 2020

RE: Bayside Marina Replacement: Narrative

The proposal is a project for a complete marina replacement in Anacortes, Washington. This project is located at:

Bayside Moorage Marina

2410 Skyline Way

Anacortes, WA 98221

The project proposal involves the removal, demolition and disposal of the existing creosote piling and floating marina (7,968 sq ft) at an approved upland facility. Forty-three galvanized steel piling will be installed to replace the old forty-nine creosote piling. New floating docks using the EnviroCrete® System will be fabricated in Tacoma and towed to the Bayside Moorage Marina for installation. The existing pier will be re-used and re-decked with fiberglass grating. The existing ramps will be re-used and may require new grated decking. This project is a like for like replacement within the existing footprint, using contemporary designs that reduce the environmental impact.

This project is proposed to take place in the 2021 construction year (July 2021- March 2024) pending the permitting process. There are no known critical areas on the subject property or within 300 feet of it.

Electrical, potable water, and fire system utilities will also be re-installed in the floating docks using updated design standards.

- Floating Docks
 - o B-A
 - One 10'x150' Headwalk/Wave Attenuator
 - Four 4'x40' Fingers
 - o B-B
 - One 6'x298' Headwalk
 - One 4'x58' Finger
 - Four 4'x54' Fingers
 - One 4'x44' Finger
 - Five 3'x30' Fingers
 - One 6'x84' Headwalk
 - Three 3'x30' Fingers

- One 6'x100' Headwalk
 - Four 3'x36' Fingers
- o B-C
 - One 4'x8' Ramp Landing Float
 - One 6'x80' Headwalk
- The following piling will be installed to secure the floats:
 - o Nineteen 10 ¾" diameter galvanized steel piling with .50 wall thickness;
 - o Seventeen 12" diameter galvanized steel piling with .50 wall thickness;
 - o Seven 16" diameter galvanized steel piling with .50 wall thickness;
 - o Seven galvanized steel pile hoops with rollers; and
 - o Thirty-six galvanized steel pile boxes with rollers.

EnviroCrete® Specifications – Float surface decked with 50% pre-stressed concrete decking and 50% fiberglass grating. Concrete is pre-stressed with stainless steel cable. Grating is fiberglass with 1 ½" x 1 ½" squares and 69% open area. All timber is Chemonite pressure treated Douglas/fir glulams. Metal fasteners are hot dipped galvanized steel or stainless steel. 12" galvanized steel cleats, thru bolted. White vinyl rub strip on all edges with pneumatic vinyl corners. A freeboard of 18"-20" is designed.

Electrical, potable water, and fire system utilities will be installed.

The marina replacement project will be constructed over the marine waters of Flounder Bay in Anacortes, Washington. FEMA (Federal Emergency Management Agency) has designated this area as a 100-year flood plain (**Zone AE EL-7, Map No. 5303170060A, Effective 09/17/2003**).

Construction sequence of the pier, ramp, floats and piling will be:

1. **Demolition:** Removal, demolition, and disposal of the existing facility at an approved upland facility includes the following: Using a tugboat, barge, crane, pile driver, and associated work boats/skiffs, disconnect the existing floating marina docks (7,968 square feet) and place these on a barge using a barge-mounted crane. Removal of the creosote piling will be accomplished using a tugboat and barge equipped with a pile driver and extractor. The existing creosote piling will be removed using a vibratory hammer with a wood/concrete block clamp to attach to the piling. The vibratory hammer will be clamped to the piling top and turned on. The vibrations will transmit from the hammer to the piling loosening the skin friction between the piling and the mud. The crane will hoist the hammer and piling at this point. When the crane operator determines the piling is loose, the hammer is turned off and the remaining portion of the piling will be removed from the ground solely using the crane. The vibratory pile hammer (or extractor) will be used to "wake up" the piling. Once the piling is "woke up" and the adhesion of the mud to the piling is lessened, the hammer will be turned off and the piling will be extracting using the crane. This will minimize the sedimentation and turbidity. Installation of oil sorbent boom around the piling will be completed to collect and contain the creosote leaching from the piling during the extraction process. The extracted creosote piling will be placed on a deck barge with a containment system to prevent loss of treated wood chemicals and debris to the water column and sediments. Any shavings, sawdust, woody debris (splintered wood, fragments, loose piling) on the water or sediment surface will be

retrieved and placed in the containment area. Likewise, any pile-associated sediment and adhered organisms will be collected daily, contained on-site, and ultimately disposed at an approved upland disposal site along with the extracted piling.

2. The existing pier and ramps will be re-used except that the pier will be re-decked using fiberglass grating and the ramps may require new grated decking. The ramps will be lifted to the upland parking lot area during construction, then re-installed after the piling and floating marina are installed.
3. **Installation of new galvanized steel piling:** The new steel piling will be barged to the site location from the manufacturer's yard, likely from Shelter Bay in the La Conner area. The pile driving is estimated at up to four weeks duration. The following piling will be installed to secure the floats:
Nineteen 10 ¾" diameter galvanized steel piling with .50 wall thickness; Seventeen 12" diameter galvanized steel piling with .50 wall thickness; Seven 16" diameter galvanized steel piling with .50 wall thickness; Seven galvanized steel pile hoop with rollers; and Thirty-six galvanized steel pile boxes with rollers.
4. The guide piling will be driven with a vibratory hammer and the bearing piling will be installed with a vibratory hammer and proof tested with an impact hammer. Both hammers will be suspended from the crane. The bearing piling will be proofed after they are driven to grade with the vibratory hammer. Approximately 10 to 15 blows per piling will be adequate to proof each bearing piling. A bubble curtain will be deployed during the proofing with the impact hammer utilizing a wooden block for sound attenuation (Longmuir and Lively 2001).
5. **Installation of floating marina system:** Once the piling is in place and secure, the floating marina system will be installed. The new float system will be prefabricated at Marine Floats Corporation facility in Tacoma and towed to Flounder Bay in Anacortes for installation. Marine Floats Corporation will barge all construction debris to an approved upland disposal site.

The current zoning of the project location is MMU – Marine Mixed Use and the shoreline designation is Urban. All Shoreline Master Program (SMP), policies, and development regulations (DR) will be met. Those applicable are described below.

Applicable Development Regulations (DRs) from the City of Anacortes Shoreline Master Program

F. Legal Description Skyline Area: Beginning at the intersection of Parcel #60074 or 5801 Kingsway and Parcel #60075 or 1901 Skyline Way, thence following the shoreline around Flounder Bay and Burrows Strait a length of 6,462 feet to the intersection of Parcel #32465 or 5919 Cabana Lane and Parcel #32464. This area is all within 200 feet of the OHWM.

5.10 URBAN

Policy 5.10.1

Give priority to water-oriented uses over non-water-oriented uses. First - priority should be given to water-dependent uses. Second priority should be given to water-related uses and third priority to water-enjoyment uses. Non-water-oriented uses shall only be allowed if they are part of mixed used developments where the primary use is (1) water-dependent or (2) water-related, or (3) in conjunction with a water-enjoyment use on sites where there is no access to water.

The use of this site will not change. It will continue to be a moorage facility, which is a water-dependent use.

Policy 5.10.2

Encourage uses that enhance ecological functions and/or enhance opportunities for the public use and enjoyment of the shoreline; new development shall not cause a net loss of shoreline ecological functions.

The proposed project will enhance ecological functions through updated design that is better for the environment and does not change the public use and enjoyment for recreation activities. The project will cause no net loss, as it will be in the footprint of the existing moorage marina.

Design Elements

Policy 5.10.3

Ensure that, where applicable, improvements within this district are reviewed for compatibility and consistency with the Design Standards codified in the zoning code.

All design standards will be met.

Policy 5.10.4

Encourage designs that incorporate conservation and restoration elements, such as restoration of intertidal habitat, shoreline vegetation and enhancement of public access.

The new design will remove creosote wood from the shoreline habitat, as well as increase light penetration through grating the float surfaces.

Policy 5.10.5

Require, where applicable, new development and/or redevelopment to include environmental cleanup (e.g., removal of contaminated soils) and restoration of the shoreline in accordance with state and federal requirements.

Creosote is made of polycyclic aromatic hydrocarbons (PAHs), which are organic compounds that break down in water slowly. The PAHs in the creosote can be toxic especially in salmon causing reproduction inhibition, impaired cardiac function and cause reduced disease resistance

(DNR, 2019). The project will remove the creosote from the water and replace it with galvanized steel to enhance the marine environment.

Public Access

Policy 5.10.6

Plan for a public pedestrian walkway system along the Urban waterfront utilizing a combination of natural beaches, pathways, piers, wharves, street-ends, sidewalks, stairways, or other improvements. Although it may not be feasible for the walkway system to be continuous throughout the entire area, it should promote quality pedestrian access to and along major portions of the waterfront. Street ends should, at a minimum, become developed access points to the shoreline. Linkage between these street-ends should be determined by the physical characteristics of the shorelines, existing development patterns, potential for structural improvements, and other factors relevant to developing a continuous pedestrian system. Port of Anacortes ¶ Integrated Approach to Marine Public Access, Final Report (October 2003), is incorporated by reference into this SMP.

Existing development patterns will not change from this proposal.

Policy 5.10.7

Encourage designs that enhance pedestrian traffic without impeding vehicular traffic using paving textures, fencing, landscaping, and signage that make a greater distinction between automobile traffic and pedestrian circulation systems.

Existing development patterns will not change from this proposal.

E. Development Regulations

Uses

DR-5.10.1

Prohibited and allowed uses are generally identified in Table 5.1 in Section 5.12 of this Master Program. In addition:

- a. Mini storage is prohibited.
- a. *No mini storage will be added.*
- b. Radio and television towers as a primary use are prohibited.
- b. *Radio and television towers as a primary use will not be added.*

DR-5.10.2

Development that can be classified as a water-dependent, water-related, or water-enjoyment use shall be permitted.

This project replaces the existing marina and is already classified as a water-dependent use.

DR-5.10.3

A limited range of non-water-oriented development, open to the public, while not preferred, may also be authorized as a conditional use provided said development:

- a. Conforms with the criteria set forth for conditional uses in Section 3.1;
- b. Is designed and located in manner that capitalizes on shoreline views and is compatible with water-oriented uses.
- c. Makes provisions for the public access and enjoyment consistent with this Master Program; and
- d. Is part of a mixed-use development or the parcel is separated from the water. (See WAC 173-26-211(5)(d)(ii)(A)).

Not applicable

DR-5.10.5

Additional allowed, conditional, and prohibited uses for the Urban designation are listed in Table 5.1.

Not applicable

Height Limitations

DR-5.10.6

New or expanded structures shall be limited to maximum heights as specified in Table 5.2.

The height of the new structure will be the same as that of the existing structure.

Setbacks

DR-5.10.7

New, permanent buildings and structures shall be set back a minimum of twenty-five (25) feet from the ordinary high-water mark. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline. Shoreline setback requirements shall apply to non-water dependent structures and uses.

Not applicable as per, DR-5.10.8

DR-5.10.8

Developments consisting of water-dependent scientific, historical, industrial, cultural, or educational research uses, public access, water-oriented recreation and ecological restoration are not required to meet the shoreline setback requirements, nor are piers, ramps, or docks.

This is a replacement of existing pier, ramp, and float (s); there will be no new structures. All structures are water dependent.

Chapter 6 of City of Anacortes Shoreline Master Program-

All requirements are met and can be further verified by the SEPA checklist submitted on September 17th, 2020.

Chapter 7 of City of Anacortes Shoreline Master Program-

There will be no change in existing public access.

8.7 Marinas

B. Policies

Policy 8.7.1

Ensure that proposed marinas and the expansion of existing marinas are located, designed, constructed, and operated in a manner that will minimize damage to shoreline processes and functions. When impacts cannot be avoided, impacts must be mitigated to assure no-net-loss of ecological function necessary to sustain shoreline resources.

Shoreline impacts will be avoided- the replacement will be in the existing footprint of the marina.

Policy 8.7.2

Ensure that marinas are located, designed, and operated so as to be compatible with adjacent uses and protect the aesthetic qualities of the shoreline environment.

Flounder Bay is surrounded with other docks and marinas. The structure already exists and is simply being updated and therefore will not affect the aesthetic quality of the shoreline environment.

Policy 8.7.3

Consult the standards and guidelines of applicable federal, state and local agencies in planning for marina expansion and new mooring facilities.

Federal, state, and local agencies are being consulted through the permitting process.

Policy 8.7.4

Marinas are to be designed to minimize adverse impacts to water quality, through avoidance and/or mitigation, and to be aesthetically compatible with the shoreline area.

The marina will be in the footprint of the existing marina to avoid impact. There will be no expansion in size.

Policy 8.7.5

Viewpoints and public access to marina areas should be included in marina plan and design.

Viewpoints and public access will not change.

Policy 8.7.6

Marinas must be designed to comply with regulations prepared by the State Department of Fish and Wildlife and other agencies having jurisdiction over such development.

All permits from Washington State Department of Fish and Wildlife and the Army Corps of Engineers will be obtained before work takes place.

Policy 8.7.7

New marinas and marina expansions are to be located and designed so that they will minimize damage to fish and shellfish resources after all mitigation requirements are met.

Not applicable- there will be no expansion and all work will be done within the footprint of the existing marina. This project replaces the existing marina.

Policy 8.7.8

Marinas are to be designed to minimize, as far as practicable, adverse impacts to natural shoreline processes.

The marina will be in the existing footprint to avoid adverse impacts.

Policy 8.7.9

Special attention should be given to the design and development of operational procedures for fuel handling and storage in order to minimize accidental spillage and provide satisfactory means for handling those spills that do occur.

The marina has spill mitigation plans and equipment in place that it will continue to maintain.

Policy 8.7.10

All applicable State and local health and safety standards shall be complied with in the development of marinas.

Project plans will comply with all standards applicable from state and local health and safety standards.

Policy 8.7.11

Upland dry storage marinas are preferred for non-transient storage of boats less than 30 feet in length, provided adequate boat launching/retrieval facilities and in-water staging floats are provided.

Not applicable- there will be no change from what is existing.

Policy 8.7.12

Preference should first be given to water-dependent uses, then to water-related and water-enjoyment uses.

The project complies with preference regulations.

C. Development Regulations

DR-8.7.1

The following uses shall be prohibited at marinas:

- a. Floating buildings, except that floating shelters for boats may be allowed in a marina for community and/or youth boating programs operated by nonprofit organization or public agencies.

There are no floating buildings.

DR-8.7.2

Marina expansions, new mooring buoy fields, and new marinas, shall be located, designed, constructed, and operated so as to minimize impacts to shoreline resources and adjacent residential property owners, as well as adjacent shoreline or water uses. To this end, applications for such facilities must demonstrate conformance with the following criteria. The proposal shall:

- a. Locate with regard to favorable conditions related to wind, current, bathymetrics, and for overnight moorage facilities, adequate flushing action.
- b. Comply with all federal, state, regional, and local requirements regarding water quality, including, but not limited to, Department of Health standards and environmental policies and regulations contained in Chapter 6, Environmental Protection General Regulations.
- c. Provide for adequate upland support facilities (e.g., restrooms, dumpsters, etc.)
- d. Provide accessory parking and loading areas - said facilities shall be located well away from the water's edge and shall be designed in accordance with Section 8.9, Parking Facilities.
- e. Facilitate orderly launching, retrieval, and storage of boats as well as circulation of vehicles and pedestrians in the vicinity of the marina.
- f. Marinas shall make provisions to minimize the probability of fuel spills during handling or storage.
- g. Make provisions to handle accidental spills that do occur.
- h. Except for mooring buoy fields, provide pump-out and on-shore sewage and waste disposal facilities, with or without charge.
- i. Ensure that navigation rights are protected.

j. Demonstrate compliance with mitigation sequencing techniques. When impacts cannot be avoided, impacts must be mitigated to assure no-net-loss of ecological function necessary to sustain shoreline resources.

Not applicable the replacement marina will go into the footprint of the existing marina, there will be no expansion in the size.

DR-8.7.3

Marina development shall comply with all applicable local, state, and federal regulations and requirements, including those of the Washington State Department of Fish and Wildlife.

All work will comply with the regulatory agencies and will not begin until all permits have been obtained.

DR-8.7.4

Placement of breakwaters, jetties, groins, bulkheads, and landfills, and dredging activities associated with marina construction shall comply with regulations contained in this Master Program pertaining to those activities.

Not applicable- the project replaces existing structures.

DR-8.7.5

Marinas shall provide parking facilities adequate to meet demand/need analysis projections.

Existing parking facilities will remain and meet demand.

DR-8.7.6

Marinas shall be supplied with restroom and solid waste receptacles to accommodate marina users and shall have facilities and established procedures for the discharge of solid waste or sewage, other than discharge into the water.

All existing upland facilities will remain.

DR-8.7.7

Marinas shall have facilities and established procedures for the disposal or discarding of fish or shellfish cleaning waste, scrapfish, viscera, or unused bait in or near the marina.

All existing upland facilities and procedures will remain.

DR-8.7.8

Marinas shall have facilities and established procedures for the containment and recovery of spilled petroleum or toxic projects.

All existing upland facilities will remain. All existing procedures will remain in place.

DR-8.7.9

Marinas shall provide viewpoints and regulated pedestrian access areas which will allow the public to view marina activity.

Viewpoints and regulated pedestrian access areas allowing public to view the marina activity will remain unchanged.

DR-8.7.10

Marinas shall provide pump-out, holding and/or treatment facilities for sewage contained on boats or vessels.

All existing upland facilities will remain.

DR-8.7.11

Marinas shall implement a landscaping plan which addresses impacts on adjacent properties, views from upland areas, and topography of the area.

The proposed project will not affect the existing impacts on adjacent properties, views from upland areas, and topography of the area. The existing landscaping will remain.

DR-8.7.12

Accessory uses at marinas shall be limited to those uses that are water dependent or directly serve needs of marina users and shall comply with the regulations contained in the Master Program pertaining to those activities.

All accessory uses comply with the Master Program.

DR-8.7.13

Over-the-water parking facilities are prohibited.

There will be no over-the-water parking facilities.

DR-8.7.14

Space for transient moorage shall be encouraged.

There will be no change proposed for transient moorage.

DR-8.7.15

Applicants for new marinas and marina expansions must demonstrate the following:

- a. The proposed design will meet the State Water Quality Standards.
- b. The proposed design will minimize significant interference with geohydraulic processes and disruption of existing shore forms.
- c. The proposed design will minimize impediments to fish migration.

d. The proposed facility will not impact shellfish or finfish habitat, including spawning, feeding and rearing areas, unless mitigation consistent with the requirements of the mitigation element of the Revised Integrated Fidalgo Bay Plan & EIS, 2000 has been provided.

All standards will be met- there will be no expansion to the new marina being placed in the footprint of the existing marina.

DR-8.7.16

Marina construction shall conform to the tabular requirements established in Table 5.2 except as provided below:

- a. Structures for upland boat storage shall comply with height, bulk and setback requirements for buildings in the underlying zone.

All existing upland structures will not be altered as part of this project.

DR-8.7.17

Viewpoints and public access to new and expanded marina areas shall be included in marina plan and design, particularly where water enjoyment uses are associated.

Not applicable- the marina is not new nor an expansion.

Chapter 9

All standards will be met and upheld, as everything is already existing.

OCCUPANCY CLASSIFICATION : UTILITY

TYPE OF CONSTRUCTION : 5B

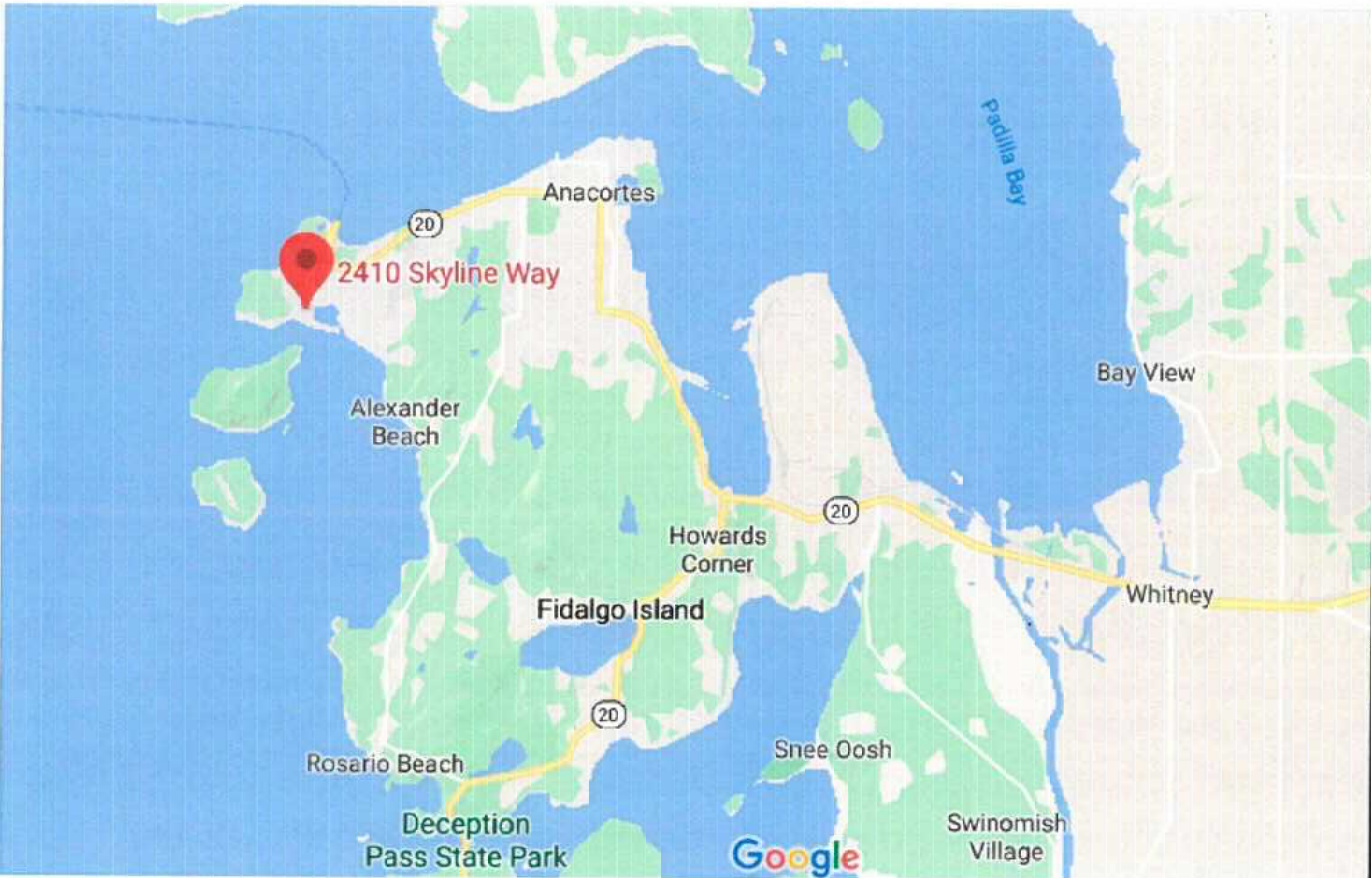
ENGINEER OF RECORD : SITTS AND HILL
4815 CENTER ST TACOMA, WA 98409
CALEB TIMMER : (253) 474-9449

SHORELINE ENVIROMENTAL DESIGNATION :
URBAN

ZONING : MARINE MIXED USE

LOT SIZE : 2.92 ACRES OR
127,195.20 SQ FT

LANDOWNER : JEFF WRIGHT
1910 FAIRVIEW AVE, SUITE 500
SEATTLE, WA 98102

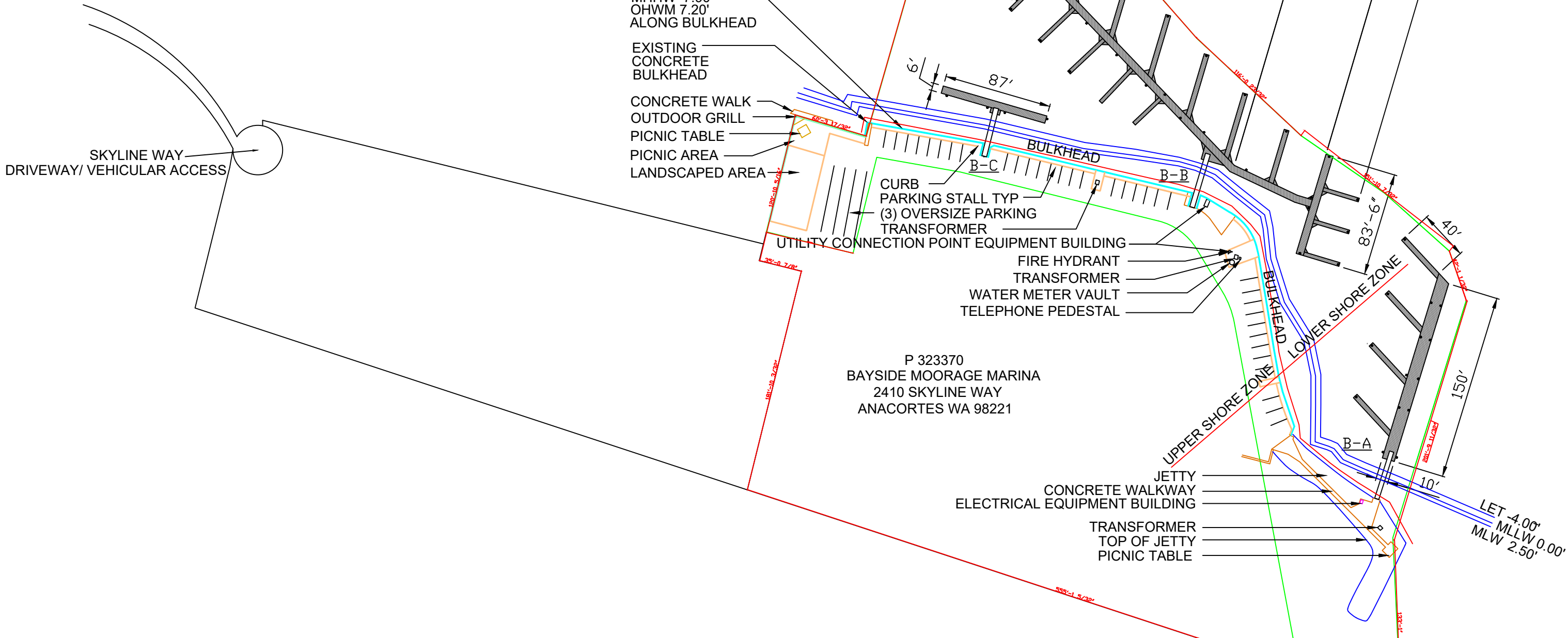


COVER SHEET - PAGE 1
EXISTING MARINA - PAGE 2
EXISTING B-A - PAGE 3
EXISTING B-B - PAGE 4
EXISTING B-B SECTIONS - PAGE 5
EXISTING B-C -PAGE 6
PROPOSED MARINA - PAGE 7
PROPOSED B-A - PAGE 8
PROPOSED B-B - PAGE 9
PROPOSED B -B SECTIONS - PAGE 10
PROPOSED B-C - PAGE 11



PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION
This document is the proprietary property of
Marine Floats Corporation and shall not be used in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats 1208 East D St - Tacoma - WA 98421 - 253-383-2740		
SCALE: NTS	APPROVED BY:	DRAWN BY WB
DATE: 9-14-20		REVISION #
COVER SHEET WITH VICINITY MAP		
BAYSIDE MOORAGE MARINA ANACORTES		DRAWING NUMBER 2847
PAGE 1		Page 51 of 127



**PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION**
This document is the proprietary property of
Marine Floats Corporation and shall not be used in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats

1208 East D St - Tacoma - WA 98421 - 253-383-2740

SCALE: 1"=80'

DATE: 9-15-20

OWNER INFORMATION : JEFF WRIGHT
ADDRESS: 2410 SKYLINE WAY ANACORTES, WA 98221
PARCEL # : P32370

DRAWN BY WB

REVISION #

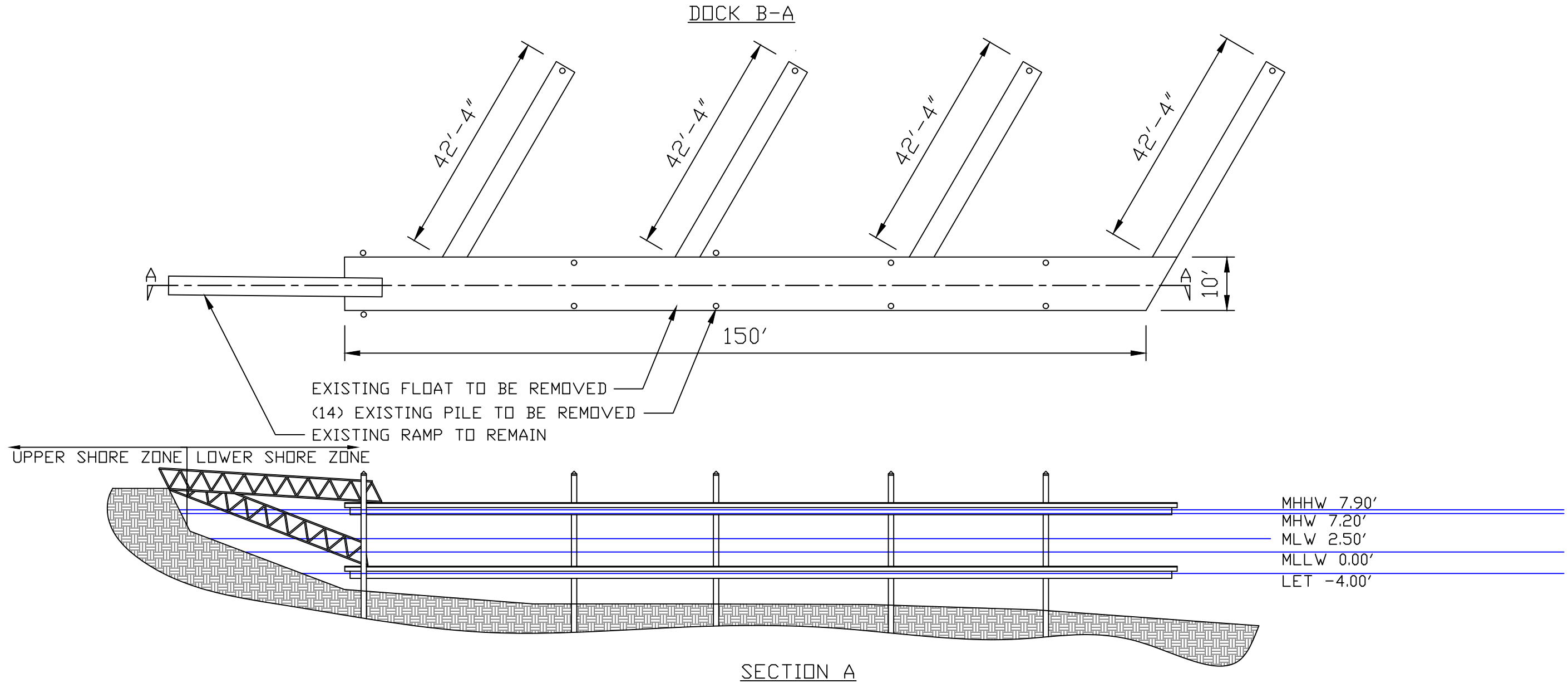
EXISTING MARINA

**BAYSIDE MOORAGE MARINA
ANACORTES**

PAGE 2

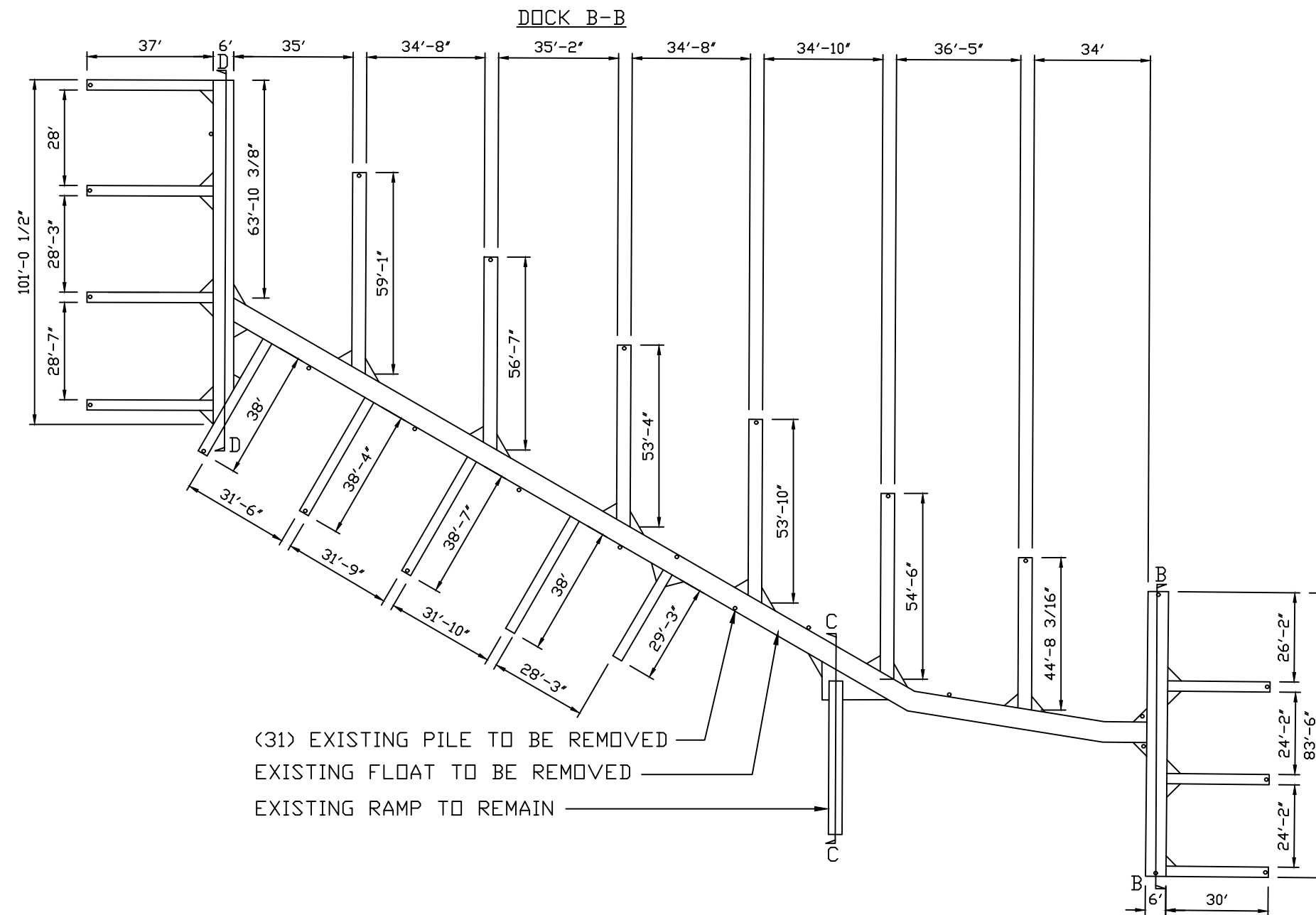
DRAWING NUMBER

Page 2 of 127



**PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION**
This document is the proprietary property of
Marine Floats Corporation and shall not be used in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats 1208 East D St - Tacoma - WA 98421 - 253-383-2740		
SCALE: 1"=20'	OWNER INFORMATION : JEFF WRIGHT ADDRESS: 2410 SKYLINE WAY ANACORTES, WA 98221 PARCEL # : P32370	DRAWN BY WB
DATE: 9-15-20		REVISION #
EXISTING B-A		
BAYSIDE MOORAGE MARINA ANACORTES		DRAWING NUMBER
PAGE 3		Page 53 of 127



**PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION**
This document is the proprietary property of
Marine Floats Corporation and shall not be used in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats

1208 East D St - Tacoma - WA 98421 - 253-383-2740

SCALE: 1"=40'	OWNER INFORMATION : JEFF WRIGHT ADDRESS: 2410 SKYLINE WAY ANACORTES, WA 98221 PARCEL # : P32370	DRAWN BY WB
DATE: 9-15-20		REVISION #

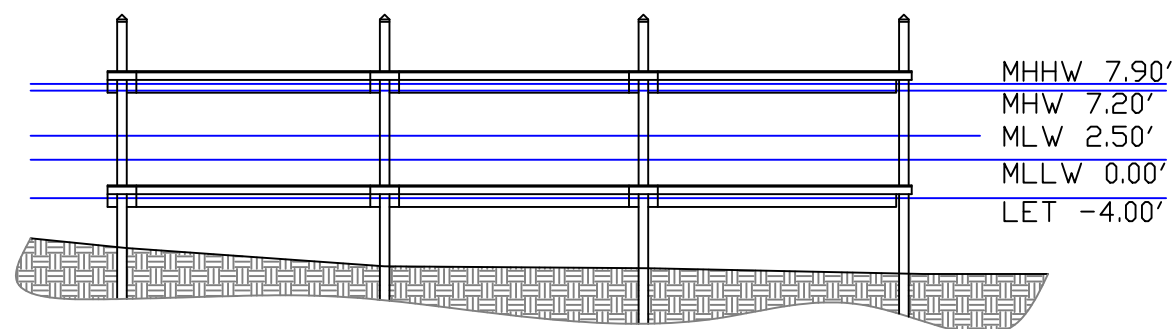
EXISTING B-B

BAYSIDE MOORAGE MARINA
ANACORTES

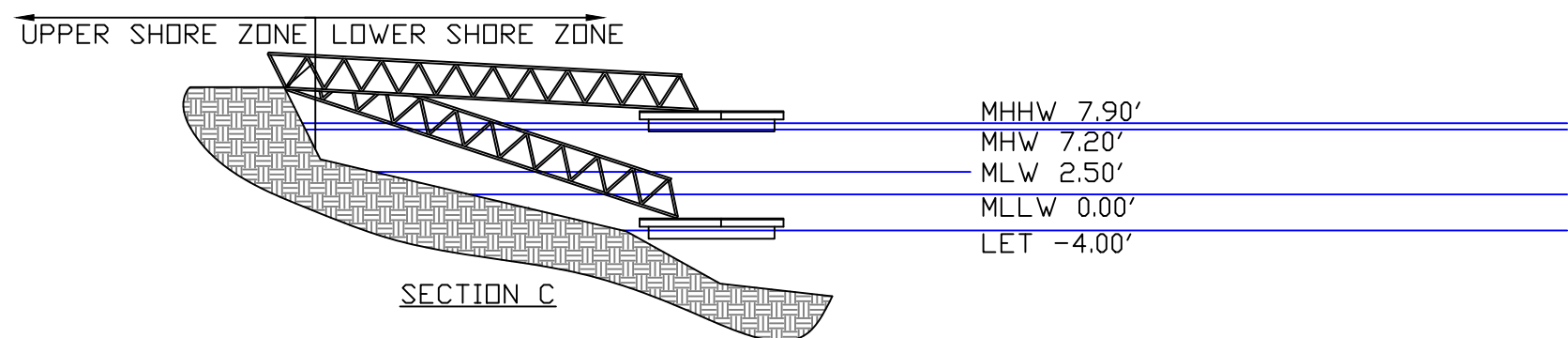
PAGE 4

DRAWING NUMBER

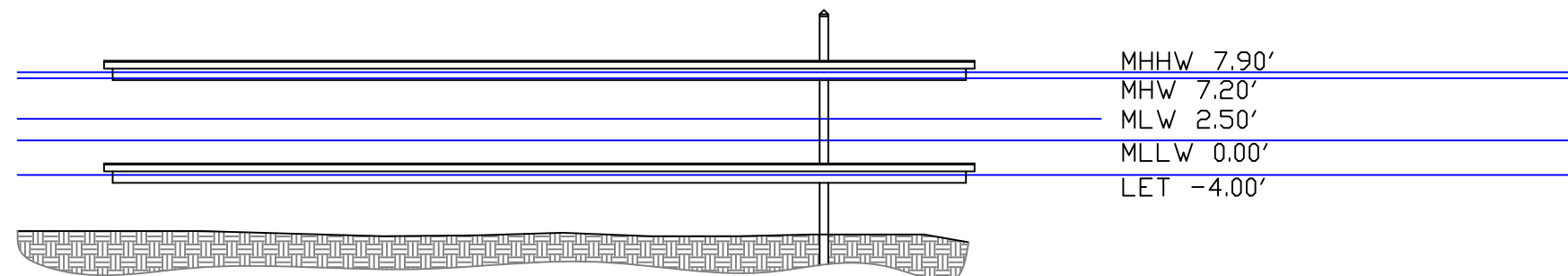
Page 54 of 127



SECTION B



SECTION C

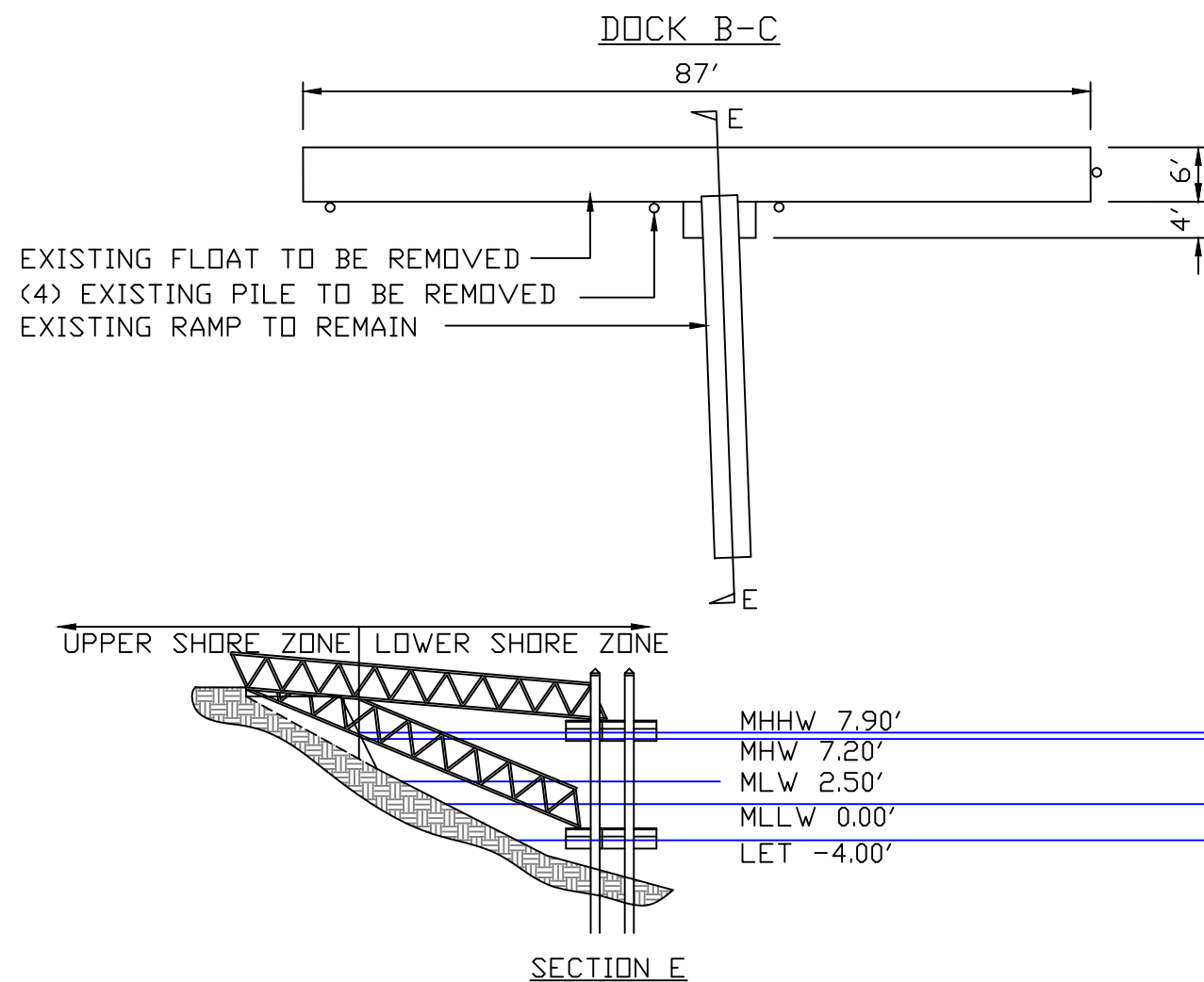


SECTION D



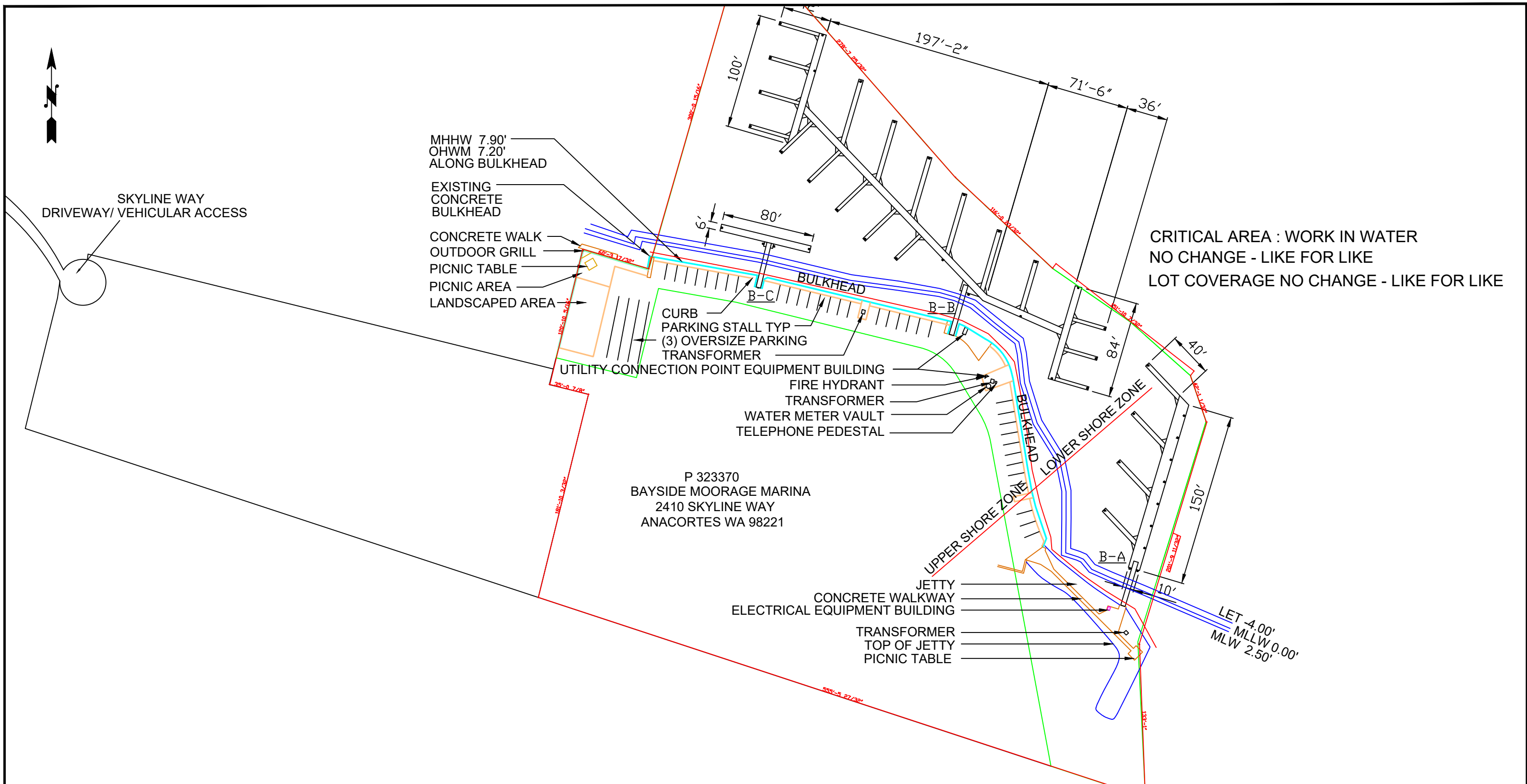
**PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION**
This document is the proprietary property of
Marine Floats Corporation and shall not be used in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats 1208 East D St - Tacoma - WA 98421 - 253-383-2740		
SCALE: 1"=20'	OWNER INFORMATION : JEFF WRIGHT ADDRESS: 2410 SKYLINE WAY ANACORTES, WA 98221 PARCEL # : P32370	DRAWN BY WB
DATE: 9-15-20		REVISION #
EXISTING B-B SECTIONS		
BAYSIDE MOORAGE MARINA ANACORTES		DRAWING NUMBER
PAGE 5		Page 55 of 127



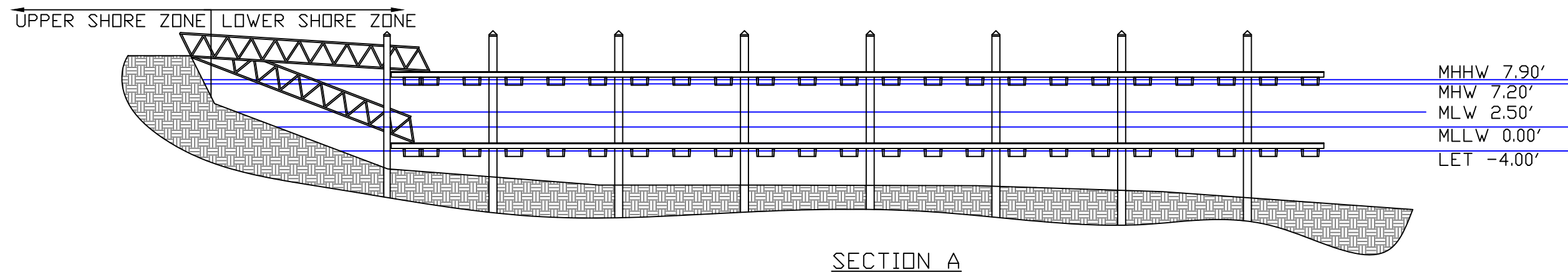
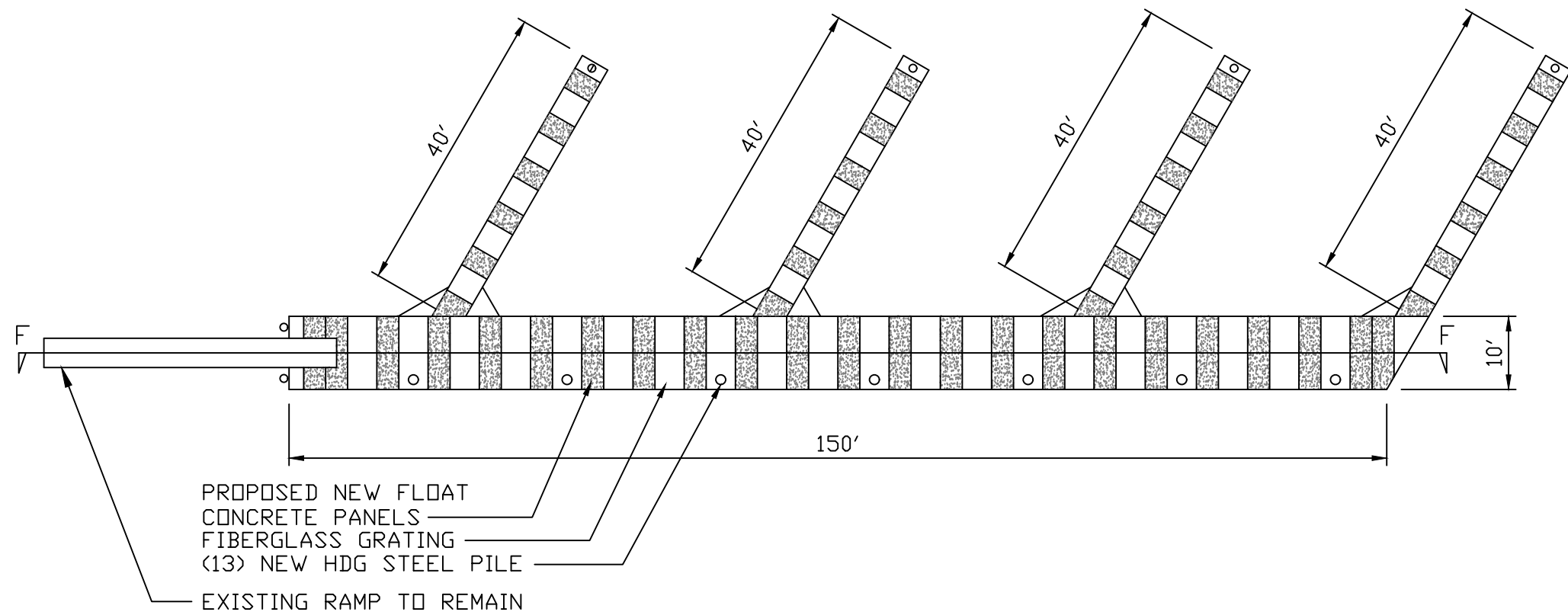
PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION
 This document is the proprietary property of
 Marine Floats Corporation and shall not be used in part or whole
 for any other project without
 THE WRITTEN PERMISSION OF MARINE FLOATS
 CORPORATION

Marine Floats 1208 East D St - Tacoma - WA 98421 - 253-383-2740		
SCALE: 1"=20'	OWNER INFORMATION : JEFF WRIGHT ADDRESS: 2410 SKYLINE WAY ANACORTES, WA 98221 PARCEL # : P32370	DRAWN BY WB
DATE: 9-15-20		REVISION #
EXISTING B-C		
BAYSIDE MOORAGE MARINA ANACORTES	PAGE 6	DRAWING NUMBER Page 58 of 127



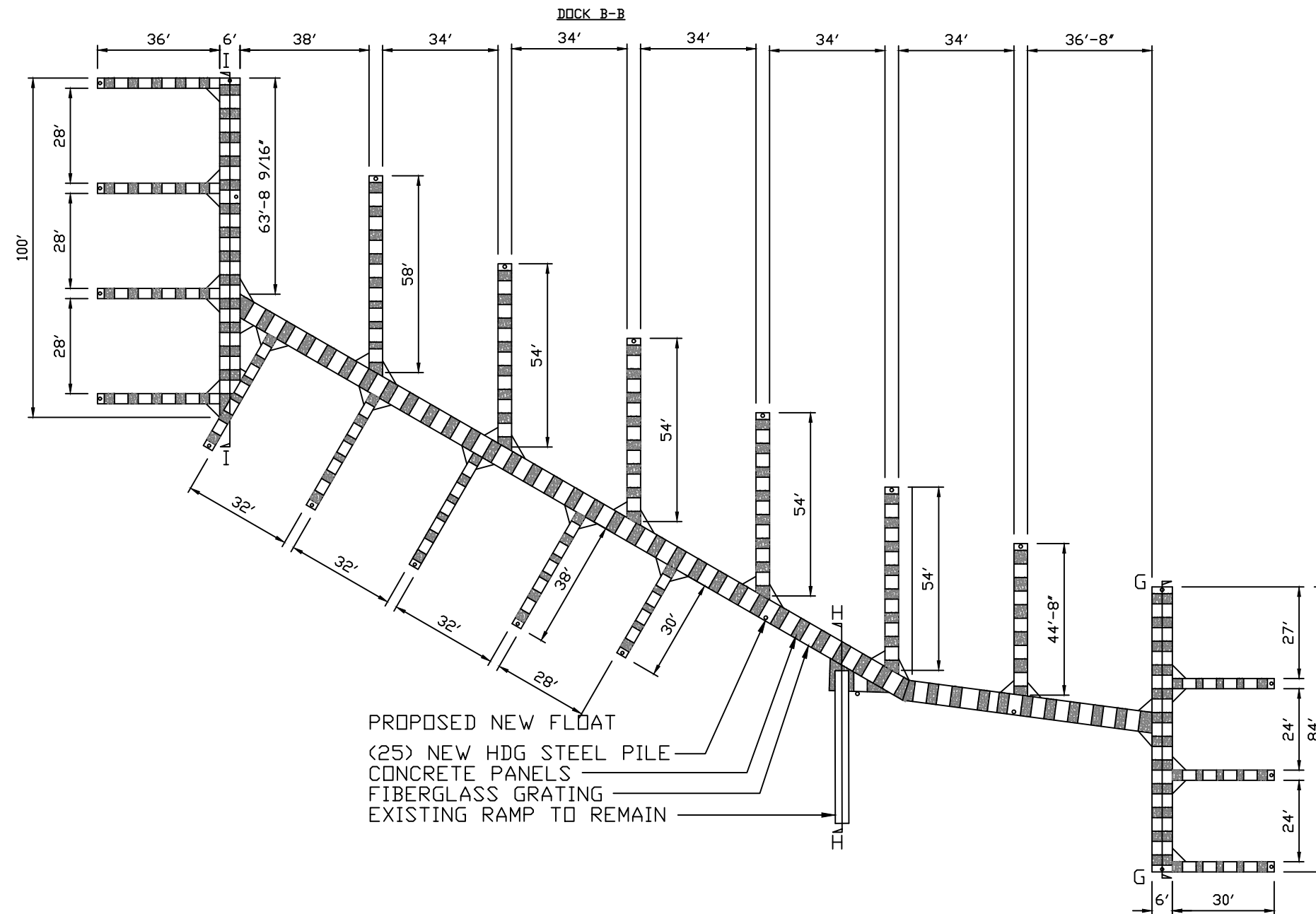
PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION
This document is the proprietary property of
Marine Floats Corporation and shall not be used in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats		
1208 East D St - Tacoma - WA 98421 - 253-383-2740		
SCALE: 1"=80'	OWNER INFORMATION : JEFF WRIGHT ADDRESS: 2410 SKYLINE WAY ANACORTES, WA 98221 PARCEL # : P32370	DRAWN BY WB
DATE: 9-15-20		REVISION #
PROPOSED MARINA		
BAYSIDE MOORAGE MARINA ANACORTES		DRAWING NUMBER
PAGE 7		Page 58 of 127



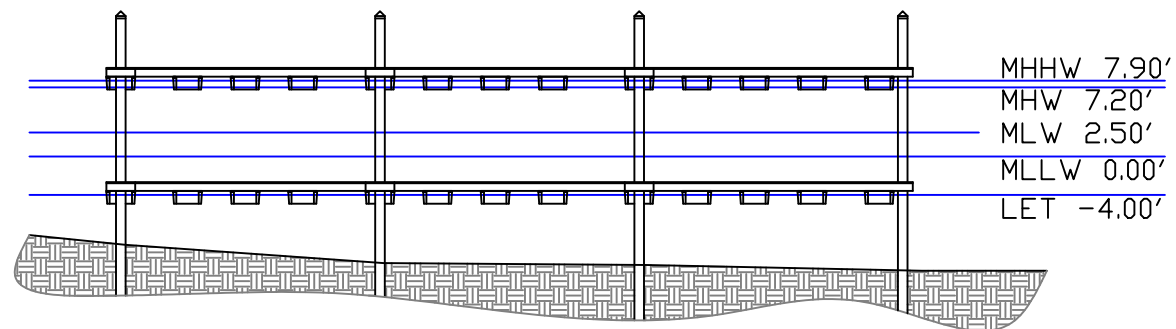
**PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION**
This document is the proprietary property of
Marine Floats Corporation and shall not be used in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats 1208 East D St - Tacoma - WA 98421 - 253-383-2740		
SCALE: 1"=20'	OWNER INFORMATION : JEFF WRIGHT ADDRESS: 2410 SKYLINE WAY ANACORTES, WA 98221 PARCEL # : P32370	DRAWN BY WB
DATE: 9-15-20		REVISION #
PROPOSED B-A		
BAYSIDE MOORAGE MARINA ANACORTES	PAGE 8	DRAWING NUMBER Page 58 of 127

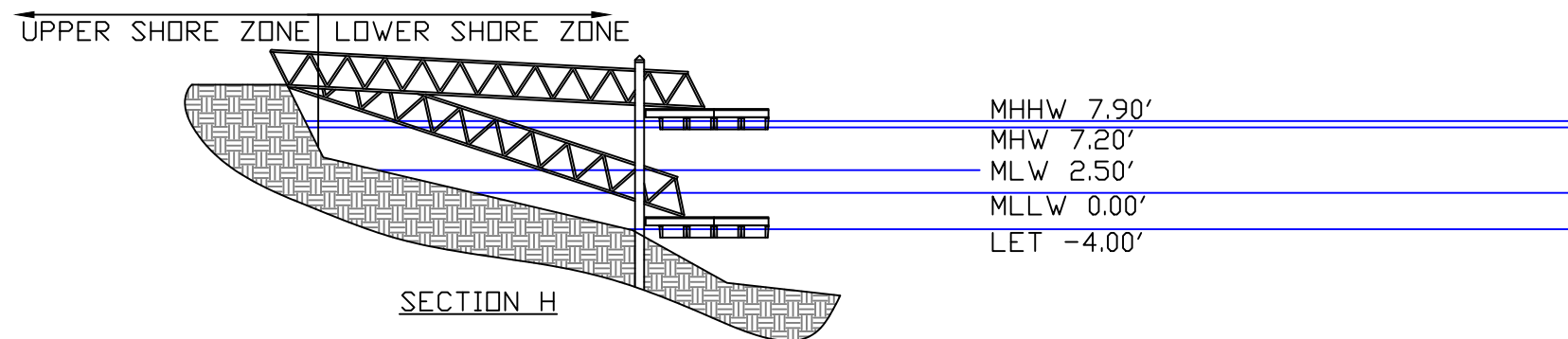


**PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION**
This document is the proprietary property of
Marine Floats Corporation and shall not be used in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

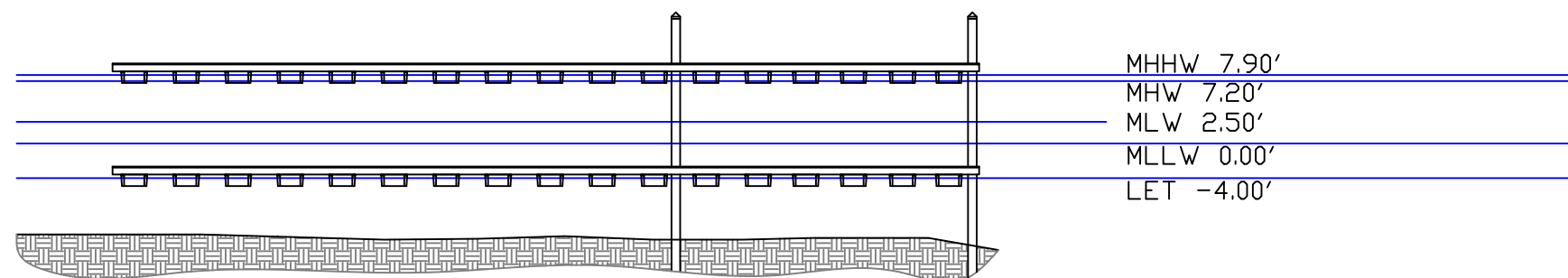
Marine Floats		
1208 East D St - Tacoma - WA 98421 - 253-383-2740		
SCALE: 1"=40'	OWNER INFORMATION : JEFF WRIGHT ADDRESS: 2410 SKYLINE WAY ANACORTES, WA 98221 PARCEL # : P32370	DRAWN BY WB
DATE: 9-15-20		REVISION #
PROPOSED B-B		
BAYSIDE MOORAGE MARINA ANACORTES		DRAWING NUMBER
PAGE 9		Page 58 of 127



SECTION G



SECTION H

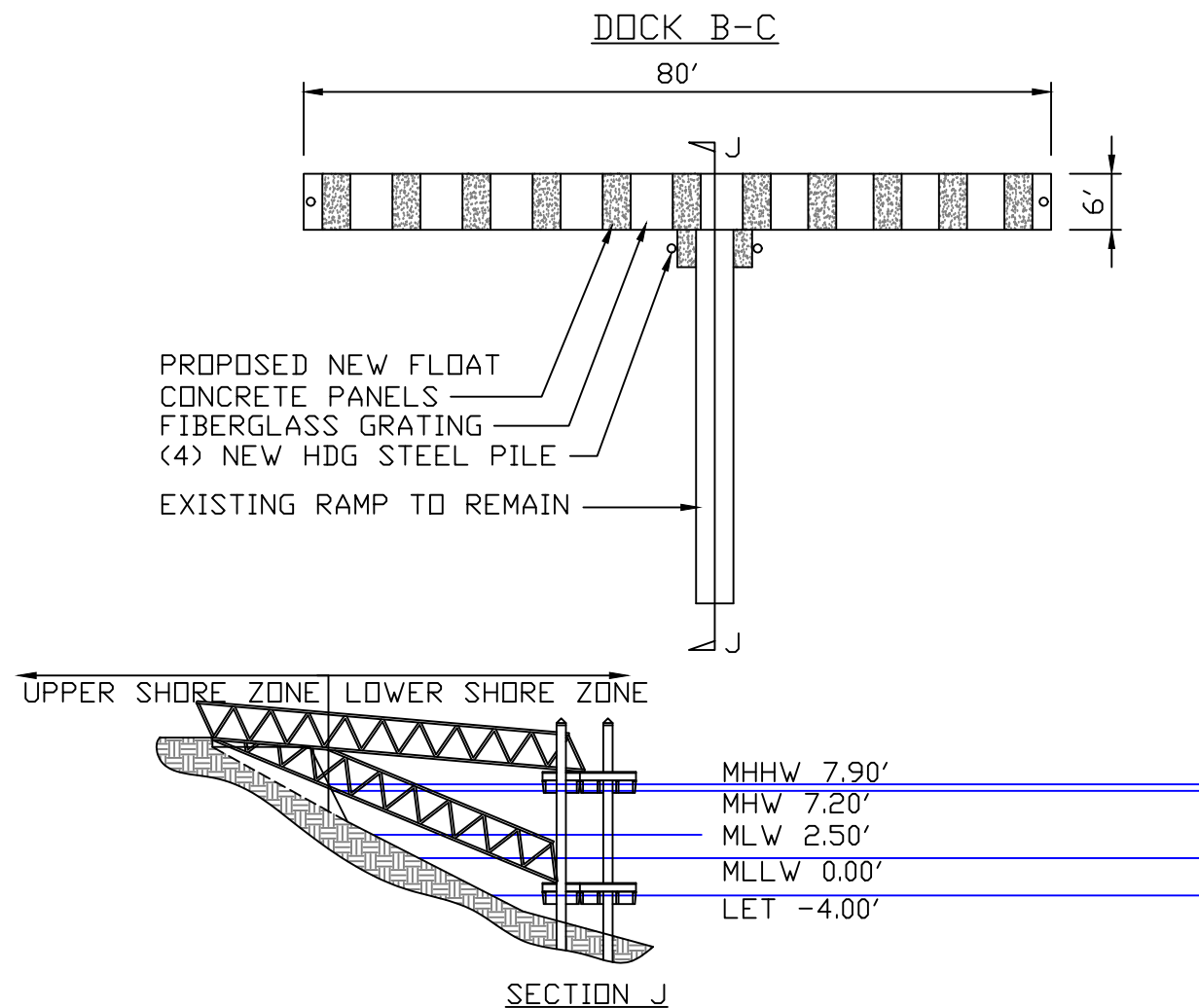


SECTION I



**PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION**
This document is the proprietary property of
Marine Floats Corporation and shall not be used in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats 1208 East D St - Tacoma - WA 98421 - 253-383-2740		
SCALE: 1"=20'	OWNER INFORMATION : JEFF WRIGHT ADDRESS: 2410 SKYLINE WAY ANACORTES, WA 98221 PARCEL # : P32370	DRAWN BY WB
DATE: 9-15-20		REVISION #
PROPOSED B-B SECTIONS		
BAYSIDE MOORAGE MARINA ANACORTES		DRAWING NUMBER
PAGE 10		Page 28 of 127




**PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION**
This document is the proprietary property of
Marine Floats Corporation and shall not be used in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats		
1208 East D St - Tacoma - WA 98421 - 253-383-2740		
SCALE: 1"=20'	OWNER INFORMATION : JEFF WRIGHT ADDRESS: 2410 SKYLINE WAY ANACORTES, WA 98221 PARCEL # : P32370	DRAWN BY WB
DATE: 9-15-20		REVISION #
PROPOSED B-C		
BAYSIDE MOORAGE MARINA ANACORTES		DRAWING NUMBER Page 68 of 127



LAND USE

CITY OF ANACORTES

Planning, Community, &
Economic Development

Date Received:

1/7/201

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants : [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decisionmaking process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Bayside Moorage Marina Replacement Project

2. Name of applicant: [\[help\]](#)

Marine Floats Corporation (Bob Bergquist) on behalf of: Bayside Marina LLC

Address and phone number of applicant and contact person: [\[help\]](#)

Agent: Bob Bergquist

Owner: Bayside Marina LLC, Jeff Wright

1208 East D Street

1910 Fairview Avenue E, Suite 500

Tacoma, WA 98421

Seattle, WA 98102

(253) 383-2740

Project Site Address:

Bayside Moorage Marina

2410 Skyline Way

Anacortes, WA 98221

3. Date checklist prepared: [\[help\]](#)

September 1, 2020

4. Agency requesting checklist: [\[help\]](#)

City of Anacortes

5. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

No phasing proposed; July 2021-March 2025

6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None planned.

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

JARPA; SEPA Checklist

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

9. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City of Anacortes Planning and Building; WDFW; Department of Ecology; USACE

10. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The proposal is a project for a complete marina replacement. It involves the removal, demolition and disposal of the existing creosote piling and floating marina (7,968 sq ft) at an approved upland facility. Forty-three galvanized steel piling will be installed to replace the old creosote piling. New floating docks using the EnviroCrete® System will be fabricated in Tacoma and towed to the Bayside Moorage Marina for installation. The existing pier will be re-used and re-decked with fiberglass grating. The existing ramps will be re-used and may require new grated decking. Electrical, potable water, and fire system utilities will also be re-installed in the floating docks. The proposal is a like for like replacement with 7,968 square feet of existing floating marina removed and new floating marina installed.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#) **The project is located at 2410 Skyline Way, Anacortes, Washington (Section 27, Township 35 North, Range 1E).**

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): **Flat**, rolling, hilly, steep slopes, mountainous,
other _____

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
Generally the steepest slope on the site is 3%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The project is in and over water. Shoreline area typically sand with lenses of shells, rocky, and muck. The shoreline area at this project site is a paved parking lot and mostly concrete armored bank.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None observed nor known.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Replacement piling in the water will be driven to support the new float system.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Erosion is not expected as all work is in and over water.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

There will be an overall decrease in impervious surface area as the new floats will be constructed with 50% pre-stressed concrete decking and 50% fiberglass grating.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Best Management Practices will be followed for the in and over water work.

2 . Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Temporary exhaust emission from the boat and pile driver machine will occur during construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Equipment used for construction is under regular maintenance to run efficiently.

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Flounder Bay

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes, please refer to plans submitted with proposed project application.

The proposal is a project for a complete marina replacement in Anacortes, Washington. It involves the removal, demolition and disposal of the existing facility (creosote piling and floating marina) at an approved upland facility. Forty-three galvanized steel piling will be installed to replace the old creosote piling. New floating docks using the EnviroCrete® System will be fabricated in Tacoma and towed to the Bayside Moorage Marina for installation. The existing pier will be re-used and re-decked with fiberglass grating. The existing ramps will be re-used and may require new grated decking. Electrical, potable water, and fire system utilities will also be installed in the floating docks.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Yes: Zone AE EL-7, Map No. 5303170060A, Effective 09/17/2003

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Not applicable.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Not applicable.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable.

4. **Plants** [\[help\]](#)

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

☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☒ water plants: water lily, eelgrass, milfoil, **other**
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Bull Kelp (*Nereocystis luetkeana*) is known to be near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None proposed, unless required by the City of Anacortes or another regulatory agency.

- e. List all noxious weeds and invasive species known to be on or near the site.

Unknown.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#) birds: **hawk, heron, eagle, songbirds,** other: mammals: deer, bear, elk, beaver, other: **rodents, raccoons, sea otters, whales** Elephant Seals fish: **bass, salmon, trout, herring, shellfish,** other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
Pacific Sand Lance (*Ammodytes hexapterus*), Surf Smelt (*Hypomesus pretiosus*), Yuma myotis (*Myotis yumanensis*), Pinto abalone (*Haliotis kamtschatkana*), Pandalid Shrimp (Null), Great Blue Heron (*Ardea Herodias*), and Red sea urchin (*Strongylocentrotus franciscanus*).

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Unknown.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

1. **Native plant landscaping could be required;**
2. **The overall project complies with all regulatory agencies to minimize environmental impacts;**
3. **The grating on the float system will allow deeper light penetration that is beneficial for many fish species;**
4. **The flotation tub is permanently encapsulated;**
5. **The pilings are small and galvanized steel;**
6. **The pilings will be driven with an impact pile hammer, utilizing a bubble curtain and wood block cushion for sound attenuation;**
7. **The floating pile drive will not ground;**
8. **Care will be taken by following appropriate Best Management Practices to contain all construction debris and will be exercised throughout this project;**
9. **Regulatory in-water work windows will be observed.**

- e. List any invasive animal species known to be on or near the site.

Unknown.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity will be re-installed into the new float system.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The electrical utility installation will meet current building and energy code requirements.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Construction/installation of the float produces minimal risk of exposure to exhaust and minimal risk of release of gas and/or oils from equipment. Best Management Practices will be used throughout the project to address any unanticipated release of fuels and/or oils.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Construction equipment uses gas and oil and will be temporary.

- 4) Describe special emergency services that might be required.

None.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Construction workers are trained in the proper use of equipment and the hazards associated with in-water and over-water work. Life jackets are required to be worn by construction workers for this type of project.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None known.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site. [\[help\]](#)

Temporary noise during construction from pile driving and assembly of the project is anticipated.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

The use of a bubble curtain and a wooden block for sound attenuation (Longmuir and Lively 2001) will be used during pile driving to reduce and control noise impacts.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The current use of the site is a private commercial moorage marina. Adjacent uses include residential buildings and other marinas.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? [\[help\]](#) **No.**

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

- c. Describe any structures on the site. [\[help\]](#)

The site is an existing marina with a small building in the parking lot area.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

The existing floats and creosote piling will be removed and disposed at an approved upland location.

- e. What is the current zoning classification of the site? [\[help\]](#)

MMU – Marine Mixed Use

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Burrows Marina West

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Urban II; Aquatic

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Shoreline

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None necessary.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Obtain permit approvals from all relevant permitting agencies.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The new floats and piling will be similar height to what is existing.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Views will remain the same.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The design and appearance of the new floats and piling are modern and suitable for a marine residential environment.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

General enjoyment of a residential marine environment to include walking, swimming, fishing, boating.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None necessary or proposed.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

Unknown.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material

evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County planning office, the affected Tribe(s) and county coroner (if applicable) should be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Refer to answer above.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Existing access off of Skyline Way.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes, Skagit Transit serves the geographic area and the nearest transit stop is approximately one mile away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

The project will occur in the general vicinity of the Anacortes Ferry terminal but is far enough removed to not cause or endure any impacts. The new floats and piers will be transported to the project site via water. Likewise, the removed creosote piling and floats will also be transported away via water.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Not applicable.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None necessary or proposed.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None proposed.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#) electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

No change in utility services are proposed.

C. SIGNATURE [\[HELP\]](#)

I certify (or declare) under penalty of perjury under laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make a decision.

Signature: 

Name of signer Bob Bergquist

Position and Agency/Organization Permits – Marine Floats Corporation

Date Submitted: 09/01/2020

Bayside Marina 2020 Habitat Survey Results

July 16, 2020

For:

Marine Floats
1208 East D Street
Tacoma, WA 98421

Site Address:

2410 Skyline Way,
Anacortes, WA 98221



MARINE SURVEYS & ASSESSMENTS
380 Jefferson Street
Port Townsend WA 98368
360-385-4073
msa@marinesurveysandassessments.com

Contents

Introduction.....	1
Methods	1
Findings	2

List of Tables

Table 1. Vegetation within 25-ft Buffer.....	2
Table 2. Habitat Survey Results by Transect.....	6

List of Figures

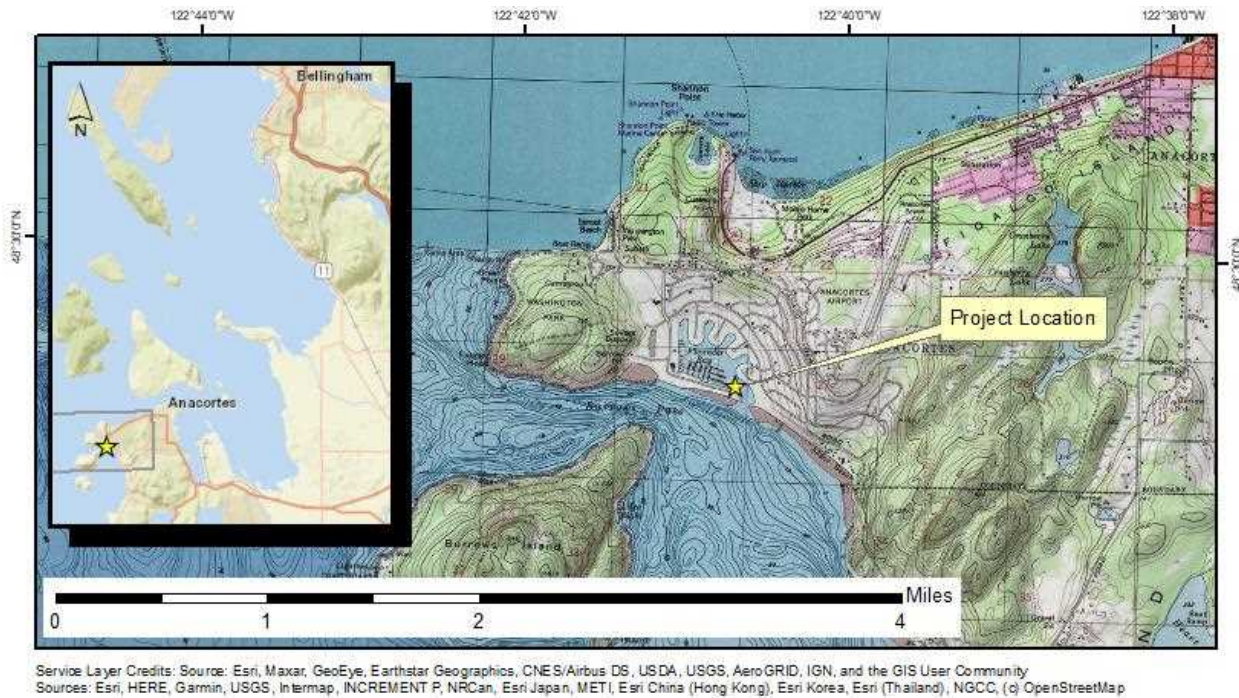
Figure 1. Bayside Marina Vicinity Map	1
Figure 2. Habitat Survey Results Map.....	3
Figure 3. Small single blade of <i>Saccharina latissima</i>	4
Figure 4. Dungeness Crab over barren mud substrate	4
Figure 5. Huge amounts of drift vegetation were observed, (<i>Ulva</i> , Kelp & Seagrass).....	5
Figure 6. <i>Sarcodiotheca</i> along Transect 3	5

Bayside Marina Habitat Report (to accompany map dated 7/16/2020)

Introduction

A habitat survey was performed using SCUBA on June 18, 2020 from approximately 10 am to 4:45 pm at the project site located 2410 Skyline Way, Anacortes, WA 98221. Griffin Hoins and Darby Flanagan from Marine Surveys & Assessments used SCUBA to run habitat survey transects of a proposed marina replacement to identify flora, fauna, substrate types and other qualitative information. Weather was clear and sunny; water visibility was 1-6 ft. The shoreline at the site is a concrete bulkhead with 3 ramps. The upland area is described as having non-native and ornamental plants.

Figure 1. Bayside Marina Vicinity Map



Methods

The habitat survey transect baseline was established along the HTL (High Tide Line) at the bulkhead that runs the shoreline at the site. Twenty-six transects were surveyed from the baseline and transects were oriented perpendicular to the bulkhead (at the west end of the survey area) and parallel to some of the existing structures. Transects ranged in length from 125 ft to 260 ft and were arranged from west to east, or when looking at the water from shore, from left to right (T1 to T26). Transect 1-3 were spaced 10 feet apart; remaining transects were spaced 20 ft apart.

Findings

Elevations in the survey area ranged from +7' MLLW along the transect baseline to -14' MLLW at the seaward end. Elevation drops quickly from the shoreline (from HTL to -9' MLLW over about 30 feet) and then is relatively flat, gradually sloping out to -14 ft MLLW. (The elevations were not collected using survey grade equipment and are for reference only; they can have an error of +/- one foot and should not be used for engineering purposes). Substrate at the site is primarily mud and silt throughout.

Areas of macroalgae included *Ulva* 2-50%, *Fucus* 5-20%, *Sargassum* 5-10%, *Mastocarpus* 5%, and *Sarcodiotheca* 3-5%. The Laminariales kelps *Saccharina* (1-90%) and *Costaria* (5-50%) were observed. Eelgrass was not documented at the site (however, unattached eelgrass from a large bed offsite was observed drifting through the survey area). The survey area included a 25-ft buffer around all proposed replacement structures. The percent cover of vegetation within this area is typically calculated to determine mitigation scenarios and can be found below in Table 1. *Ulva* is not included in these calculations because the area is not documented as a herring spawning zone.

Table 1. Vegetation within 25-ft Buffer

Vegetation in Buffer	
Total Sq Ft Veg (no <i>Ulva</i>) in Buffer	3776.9
Total Sq Ft Kelp in Buffer	3323.4
Buffer Sq Ft	80910.3
Percent Buffer Vegetated	4.7%
Percent Buffer Kelp (Laminariales)	4.1%

Figure 2. Habitat Survey Results Map

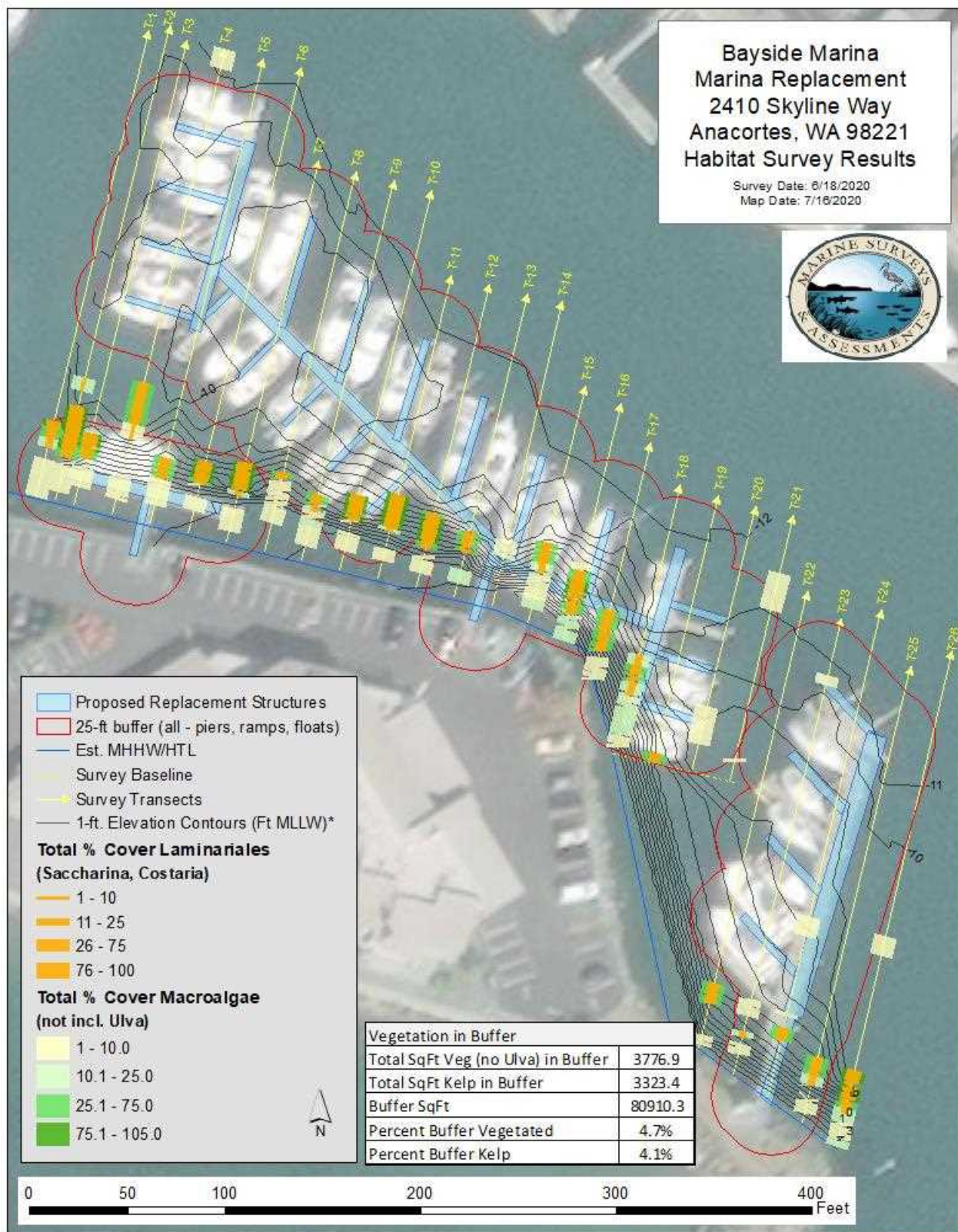


Figure 3. Small single blade of *Saccharina latissima*



Figure 4. Dungeness Crab over barren mud substrate



Figure 5. Huge amounts of drift vegetation were observed, (*Ulva*, Kelp, & Seagrass)



Figure 6. *Sarcodiotheca* along Transect 3



Table 2. Habitat Survey Results by Transect

Transect 1

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	<i>Mastocarpus</i> 5%.
10		Concrete rock breakwater	<i>Ulva</i> 2%; <i>Fucus</i> 10%.
20	-0.1	Concrete rock breakwater	<i>Ulva</i> 20%.
24	-1.1	Concrete rock breakwater	<i>Ulva</i> 20%.
25	-2.1	Concrete rock breakwater	<i>Ulva</i> 20%.
26	-3.1	Concrete rock breakwater	<i>Ulva</i> 30%; <i>Saccharina</i> 20%.
31	-4.1	Concrete rock breakwater	<i>Ulva</i> 20%; <i>Saccharina</i> 40%.
34	-5.1	Concrete rock breakwater	<i>Ulva</i> 20%; <i>Saccharina</i> 40%.
37	-6.1	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 30%.
40	-8.1	Mud and Silt	Barren.
50	-8.1	Mud and Silt	Barren.
57	-9.1	Mud and Silt	Barren.
60	-9.1	Mud and Silt	Barren.
70	-9.1	Mud and Silt	Barren.
80	-9.1	Mud and Silt	Barren.
90	-9.1	Mud and Silt	Barren.
100	-9.1	Mud and Silt	Barren.
105	-10.1	Mud and Silt	Barren.
110	-10.1	Mud and Silt	Barren.
120	-11.1	Mud and Silt	Barren.
130	-11.1	Mud and Silt	Barren.
140	-11.1	Mud and Silt	Barren.
145	-12.1	Mud and Silt	Barren.
150	-12.1	Mud and Silt	Barren.
160	-12.0	Mud and Silt	Barren.
170	-12.0	Mud and Silt	Barren.
180	-12.0	Mud and Silt	Barren.
190	-12.0	Mud and Silt	Barren.
200	-12.0	Mud and Silt	Barren.
210	-12.0	Mud and Silt	Barren.
220	-12.0	Mud and Silt	Barren.
230	-12.0	Mud and Silt	Barren.
240	-12.0	Mud and Silt	Barren.
245	-11.0	Mud and Silt	Barren.

Transect 2

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
5		Concrete rock breakwater	<i>Fucus</i> 5%.
19	0.1	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 5%; <i>Mastocarpus</i> 5%.
19.5	-1.9	Concrete rock breakwater	<i>Ulva</i> 10%.
20	-2.9	Concrete rock breakwater	<i>Ulva</i> 20%.
21	-3.9	Concrete rock breakwater	<i>Ulva</i> 20%.
23	-4.9	Concrete rock breakwater	<i>Saccharina</i> 70%.
27	-5.9	Concrete rock breakwater	<i>Saccharina</i> 90%; <i>Costaria</i> 10%.
32	-6.9	Concrete rock breakwater	<i>Saccharina</i> 90%; <i>Costaria</i> 10%.
37	-7.9	Mud and Silt	<i>Saccharina</i> 90%; <i>Costaria</i> 10%.
50	-8.9	Mud and Silt	Barren.
55	-9.9	Mud and Silt	Barren.
58	-9.9	Mud and Silt	<i>Sargassum</i> 10%; <i>Saccharina</i> 1% (2 blades).
65	-9.9	Mud and Silt	Barren.
75	-10.9	Mud and Silt	Barren.
85	-10.9	Mud and Silt	Barren.
95	-9.9	Mud and Silt	Barren.
101	-9.9	Mud and Silt	Barren.
105	-10.9	Mud and Silt	Barren.
115	-10.9	Mud and Silt	Barren.
125	-10.9	Mud and Silt	Barren.
135	-11.0	Mud and Silt	Barren.
137	-11.0	Mud and Silt	Barren.
145	-12.0	Mud and Silt	Barren.
155	-12.0	Mud and Silt	Barren.
165	-12.0	Mud and Silt	Barren.
175	-12.0	Mud and Silt	Barren.
185	-11.0	Mud and Silt	Barren.
195	-11.0	Mud and Silt	Barren.
205	-10.0	Mud and Silt	Barren.
215	-11.0	Mud and Silt	Barren.
225	-11.0	Mud and Silt	Barren.
235	-11.0	Mud and Silt	Barren.
245	-11.0	Mud and Silt	Barren.

Transect 3

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
10		Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 10%.
20	0.1	Concrete rock breakwater	<i>Ulva</i> 25%.
22	-0.9	Concrete rock breakwater	<i>Ulva</i> 20%.
23	-1.9	Concrete rock breakwater	<i>Ulva</i> 20%.
25	-2.9	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 60%; <i>Sarcodiotheca</i> 3%.
29	-3.9	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 10%.
31	-4.9	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 10%.
35	-5.8	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 10%.
38	-6.8	Mud and Silt	Barren.
40	-7.8	Mud and Silt	Barren.
45	-8.8	Mud and Silt	Barren.
50	-9.8	Mud and Silt	Barren.
60	-9.8	Mud and Silt	Barren.
70	-9.8	Mud and Silt	Barren.
80	-9.8	Mud and Silt	Barren.
90	-9.8	Mud and Silt	Barren.
100	-10.8	Mud and Silt	Barren.
110	-9.8	Mud and Silt	Barren.
120	-9.8	Mud and Silt	Barren.
130	-9.8	Mud and Silt	Barren.
140	-9.8	Mud and Silt	Barren.
150	-10.8	Mud and Silt	Barren.
160	-10.8	Mud and Silt	Barren.
170	-11.8	Mud and Silt	Barren.
180	-11.8	Mud and Silt	Barren.
190	-10.8	Mud and Silt	Barren.
200	-10.8	Mud and Silt	Barren.
210	-10.7	Mud and Silt	Piling with <i>Saccharina</i> , <i>Costaria</i> , and foliose reds attached Substrate barren.
220	-10.7	Mud and Silt	Barren.
230	-10.7	Mud and Silt	Barren.
240	-10.7	Mud and Silt	Barren.
245	-11.7	Mud and Silt	Barren.

Transect 4

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
10		Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 5%.
18	0.5	Concrete rock breakwater	<i>Ulva</i> 20%; <i>Fucus</i> 5%.
20	-0.5	Concrete rock breakwater	<i>Ulva</i> 20%.
22	-1.5	Concrete rock breakwater	<i>Ulva</i> 15%.
24	-2.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 10%.
26	-3.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 70%; <i>Costaria</i> 5%.
29	-4.6	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 5%.
31	-5.6	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 5%.
37	-6.6	Mud and Silt	Barren.
39	-7.6	Mud and Silt	Barren.
40	-8.6	Mud and Silt	Barren.
45	-9.6	Mud and Silt	Barren.
47	-9.6	Mud and Silt	Barren.
55	-10.6	Mud and Silt	Barren.
65	-10.6	Mud and Silt	Barren.
67	-10.6	Mud and Silt	Barren.
75	-9.6	Mud and Silt	Barren.
85	-9.6	Mud and Silt	Barren.
95	-9.6	Mud and Silt	Barren.
105	-9.6	Mud and Silt	Barren.
115	-9.6	Mud and Silt	Barren.
125	-9.6	Mud and Silt	Barren.
135	-9.6	Mud and Silt	Barren.
140	-9.6	Mud and Silt	Barren.
145	-10.7	Mud and Silt	Barren.
155	-10.7	Mud and Silt	Barren.
165	-10.7	Mud and Silt	Barren.
175	-10.7	Mud and Silt	Barren.
185	-10.7	Mud and Silt	Barren.
195	-10.7	Mud and Silt	Barren.
197	-10.7	Mud and Silt	Barren.
205	-11.7	Mud and Silt	Barren.
215	-11.7	Mud and Silt	Barren.
225	-11.7	Mud and Silt	Barren.
235	-11.7	Mud and Silt	Barren.
237	-11.7	Mud and Silt	<i>Sarcodiotheca</i> 5%.
245	-12.7	Mud and Silt	Barren.

Transect 5

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
10		Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%.
20	0.5	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%.
22	-0.5	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%; <i>Mastocarpus</i> 5%.
24	-1.5	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 20%; <i>Costaria</i> 20%.
28	-2.5	Concrete rock breakwater	<i>Saccharina</i> 50%; <i>Costaria</i> 20%.
31	-3.5	Concrete rock breakwater	<i>Saccharina</i> 50%; <i>Costaria</i> 20%.
35	-4.5	Mud and Silt	Barren.
39	-5.5	Mud and Silt	Barren.
40	-6.5	Mud and Silt	Barren.
42	-7.5	Mud and Silt	Barren.
47	-8.5	Mud and Silt	Barren.
50	-9.5	Mud and Silt	Barren.
59	-10.5	Mud and Silt	Barren.
70	-10.5	Mud and Silt	Barren.
80	-10.5	Mud and Silt	Barren.
100	-10.5	Mud and Silt	Barren.
110	-10.5	Mud and Silt	Barren.
120	-9.4	Mud and Silt	Barren.
130	-9.4	Mud and Silt	Barren.
134	-10.4	Mud and Silt	Barren.
140	-10.4	Mud and Silt	Barren.
150	-10.4	Mud and Silt	Barren.
160	-10.4	Mud and Silt	Barren.
170	-10.4	Mud and Silt	Barren.
180	-10.4	Mud and Silt	Barren.
190	-10.4	Mud and Silt	Barren.
200	-10.4	Mud and Silt	Barren.
210	-10.4	Mud and Silt	Barren.
217	-11.4	Mud and Silt	Barren.
226	-12.4	Mud and Silt	Barren.
230	-12.4	Mud and Silt	Barren.
240	-12.4	Mud and Silt	Barren.
245	-12.4	Mud and Silt	Barren.
890	-10.5	Mud and Silt	Barren.

Transect 6

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
12		Concrete rock breakwater	<i>Fucus</i> 5%.
19	0.7	Concrete rock breakwater	<i>Ulva</i> 5%.
22	-0.3	Concrete rock breakwater	<i>Ulva</i> 10%.
25	-1.3	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%.
26	-2.3	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 60%; <i>Costaria</i> 10%.
28	-3.3	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 10%.
30	-4.3	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 10%.
32	-5.3	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 10%.
36	-6.3	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 10%.
38	-7.3	Mud and Silt	Barren.
43	-8.3	Mud and Silt	Barren.
45	-9.3	Mud and Silt	Barren.
55	-9.3	Mud and Silt	Barren.
60	-9.3	Mud and Silt	Barren.
65	-10.3	Mud and Silt	Barren.
75	-10.3	Mud and Silt	Barren.
85	-10.3	Mud and Silt	Barren.
95	-9.3	Mud and Silt	Barren.
105	-9.3	Mud and Silt	Barren.
115	-9.3	Mud and Silt	Barren.
125	-9.3	Mud and Silt	Barren.
135	-9.3	Mud and Silt	Barren.
145	-9.3	Mud and Silt	Barren.
155	-9.3	Mud and Silt	Barren.
165	-9.3	Mud and Silt	Barren.
168	-9.3	Mud and Silt	Barren.
175	-10.3	Mud and Silt	Barren.
185	-10.3	Mud and Silt	Barren.
195	-10.3	Mud and Silt	Piling with <i>Saccharina</i> , <i>Costaria</i> , and foliose reds attached Substrate barren.
200	-11.3	Mud and Silt	Barren.
205	-12.4	Mud and Silt	Barren.
215	-12.4	Mud and Silt	Barren.
225	-11.4	Mud and Silt	Barren.
228	-11.4	Mud and Silt	Barren.
235	-12.4	Mud and Silt	Barren.
245	-12.4	Mud and Silt	Barren.

Transect 7

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
6		Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 5%.
18	1.5	Concrete rock breakwater	<i>Ulva</i> 20%.
22	0.5	Concrete rock breakwater	<i>Ulva</i> 20%.
24	-0.5	Concrete rock breakwater	<i>Ulva</i> 20%.
25	-1.5	Concrete rock breakwater	<i>Ulva</i> 20%; <i>Saccharina</i> 10%; <i>Costaria</i> 5%.
27	-2.5	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 20%.
27.5	-3.5	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 20%.
28	-4.5	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 20%.
30	-5.4	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 20%.
38	-6.4	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 20%.
42	-7.4	Mud and Silt	Barren.
45	-8.4	Mud and Silt	Barren.
55	-9.4	Mud and Silt	Barren.
58	-9.4	Mud and Silt	Barren.
68	-9.4	Mud and Silt	Barren.
78	-9.4	Mud and Silt	Piling with <i>Saccharina</i> , <i>Costaria</i> , and foliose reds attached Substrate barren.
88	-9.4	Mud and Silt	Barren.
98	-9.4	Mud and Silt	Barren.
108	-9.4	Mud and Silt	Barren.
118	-9.4	Mud and Silt	Barren.
128	-9.4	Mud and Silt	Barren.
138	-9.4	Mud and Silt	Barren.
148	-9.4	Mud and Silt	Barren.
158	-9.4	Mud and Silt	Barren.
168	-9.4	Mud and Silt	Barren.
178	-9.3	Mud and Silt	Barren.
187	-10.3	Mud and Silt	Barren.
188	-10.3	Mud and Silt	Barren.
193	-11.3	Mud and Silt	Barren.
200	-11.3	Mud and Silt	Barren.

Transect 8

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
15		Concrete rock breakwater	<i>Fucus</i> 5%.
24	1.9	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 5%.

26	0.9	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 5%.
27	-0.2	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 10%.
29	-1.2	Concrete rock breakwater	<i>Ulva</i> 20%; <i>Fucus</i> 10%.
32	-2.2	Concrete rock breakwater	<i>Ulva</i> 20%; <i>Fucus</i> 10%.
37	-3.2	Concrete rock breakwater	<i>Ulva</i> 20%; <i>Fucus</i> 10%; <i>Mastocarpus</i> 5%.
38	-4.2	Concrete rock breakwater	<i>Saccharina</i> 30%; <i>Costaria</i> 20%.
39	-5.2	Concrete rock breakwater	<i>Saccharina</i> 30%; <i>Costaria</i> 20%.
42	-6.2	Mud and Silt	Barren.
43	-7.2	Mud and Silt	Barren.
45	-8.2	Mud and Silt	Barren.
50	-9.2	Mud and Silt	Barren.
60	-9.2	Mud and Silt	Barren.
69	-9.2	Mud and Silt	Barren.
70	-10.2	Mud and Silt	Barren.
80	-10.2	Mud and Silt	Barren.
90	-10.2	Mud and Silt	Barren.
100	-10.2	Mud and Silt	Barren.
110	-9.2	Mud and Silt	Barren.
120	-9.3	Mud and Silt	Barren.
130	-9.3	Mud and Silt	Barren.
140	-9.3	Mud and Silt	Barren.
150	-9.3	Mud and Silt	Barren.
158	-9.3	Mud and Silt	Barren.
160	-10.3	Mud and Silt	Barren.
166	-10.3	Mud and Silt	Barren.
172	-11.3	Mud and Silt	Barren.
180	-12.3	Mud and Silt	Barren.
183	-12.3	Mud and Silt	Barren.
190	-13.3	Mud and Silt	Barren.
200	-13.3	Mud and Silt	Barren.

Transect 9

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
8		Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 10%.
18	1.9	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 10%; <i>Mastocarpus</i> 5%.
22	0.9	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 5%; <i>Mastocarpus</i> 5%.
24	-0.1	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Mastocarpus</i> 5%.
26	-1.1	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Saccharina</i> 20%.
28	-2.1	Concrete rock breakwater	<i>Saccharina</i> 20%.
29	-3.1	Concrete rock breakwater	<i>Saccharina</i> 30%; <i>Costaria</i> 10%.
30	-4.1	Concrete rock breakwater	<i>Saccharina</i> 30%; <i>Costaria</i> 10%.

31	-5.1	Concrete rock breakwater	<i>Saccharina</i> 50%; <i>Costaria</i> 15%.
35	-6.1	Mud and Silt	Barren.
38	-7.1	Mud and Silt	Barren.
40	-8.1	Mud and Silt	Barren.
48	-8.0	Mud and Silt	Barren.
53	-9.0	Mud and Silt	Barren.
58	-9.0	Mud and Silt	Barren.
62	-10.0	Mud and Silt	Barren.
68	-10.0	Mud and Silt	Barren.
78	-10.0	Mud and Silt	Barren.
88	-10.0	Mud and Silt	Barren.
98	-10.0	Mud and Silt	Barren.
108	-10.0	Mud and Silt	Barren.
118	-10.0	Mud and Silt	Barren.
128	-10.0	Mud and Silt	Barren.
138	-10.0	Mud and Silt	Barren.
148	-10.0	Mud and Silt	Barren.
158	-11.0	Mud and Silt	Barren.
168	-11.0	Mud and Silt	Barren.
188	-11.0	Mud and Silt	Barren.
198	-11.0	Mud and Silt	Barren.
200	-10.9	Mud and Silt	Barren.

Transect 10

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
10		Concrete rock breakwater	<i>Fucus</i> 5%.
18	2.3	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%.
20	1.2	Concrete rock breakwater	<i>Ulva</i> 10%.
21	0.2	Concrete rock breakwater	<i>Ulva</i> 20%.
23	-0.8	Concrete rock breakwater	<i>Ulva</i> 30%.
25	-1.8	Concrete rock breakwater	<i>Ulva</i> 50%; <i>Saccharina</i> 10%.
26	-2.8	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 10%.
27	-3.8	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 10%.
29	-4.8	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 10%.
30	-5.8	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 10%.
37	-6.8	Mud and Silt	<i>Saccharina</i> 70%; <i>Costaria</i> 10%.
40	-7.8	Mud and Silt	Barren.
41	-8.8	Mud and Silt	Barren.
50	-9.8	Mud and Silt	Barren.
52	-9.8	Mud and Silt	Barren.
60	-10.8	Mud and Silt	Barren.

65	-10.8	Mud and Silt	Barren.
70	-11.8	Mud and Silt	Barren.
75	-11.8	Mud and Silt	Barren.
80	-10.9	Mud and Silt	Barren.
90	-10.9	Mud and Silt	Barren.
100	-10.9	Mud and Silt	Barren.
107	-10.9	Mud and Silt	Barren.
110	-9.9	Mud and Silt	Barren.
120	-9.9	Mud and Silt	Barren.
129	-9.9	Mud and Silt	Barren.
130	-10.9	Mud and Silt	Barren.
135	-10.9	Mud and Silt	Barren.
140	-11.9	Mud and Silt	Barren.
141	-11.9	Mud and Silt	Barren.
150	-12.9	Mud and Silt	Barren.
160	-12.9	Mud and Silt	Barren.
170	-13.9	Mud and Silt	Barren.
180	-13.9	Mud and Silt	Barren.
190	-13.9	Mud and Silt	Barren.
200	-12.9	Mud and Silt	Barren.

Transect 11

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
10		Concrete rock breakwater	<i>Ulva</i> 2%; <i>Fucus</i> 5%.
16	2.3	Concrete rock breakwater	<i>Ulva</i> 5%.
19	1.3	Concrete rock breakwater	<i>Ulva</i> 10%.
21	0.3	Concrete rock breakwater	<i>Ulva</i> 15%.
23	-0.7	Concrete rock breakwater	<i>Ulva</i> 30%.
25	-1.7	Concrete rock breakwater	<i>Ulva</i> 30%; <i>Saccharina</i> 20%; <i>Costaria</i> 5%.
27	-2.7	Concrete rock breakwater	<i>Saccharina</i> 60%; <i>Costaria</i> 20%.
29	-3.7	Concrete rock breakwater	<i>Saccharina</i> 60%; <i>Costaria</i> 20%.
32	-4.7	Concrete rock breakwater	<i>Saccharina</i> 60%; <i>Costaria</i> 20%.
37	-6.7	Concrete rock breakwater	<i>Saccharina</i> 60%; <i>Costaria</i> 20%.
42	-7.7	Mud and Silt	Barren.
45	-5.7	Concrete rock breakwater	<i>Saccharina</i> 60%; <i>Costaria</i> 20%.
45	-8.7	Mud and Silt	Barren.
50	-9.6	Mud and Silt	Barren.
56	-9.6	Mud and Silt	Barren.
63	-10.6	Mud and Silt	Barren.
67	-11.6	Mud and Silt	Barren.
76	-11.6	Mud and Silt	Barren.

86	-11.6	Mud and Silt	Barren.
96	-11.6	Mud and Silt	Barren.
97	-10.6	Mud and Silt	Barren.
106	-10.6	Mud and Silt	Barren.
116	-10.6	Mud and Silt	Barren.
126	-10.6	Mud and Silt	Barren.
129	-11.6	Mud and Silt	Barren.
136	-11.6	Mud and Silt	Barren.
140	-12.6	Mud and Silt	Barren.
146	-12.6	Mud and Silt	Barren.
156	-12.6	Mud and Silt	Barren.
160	-13.6	Mud and Silt	Barren.

Transect 12

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
8		Concrete rock breakwater	<i>Fucus</i> 5%.
15	2.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%.
15.5	1.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%.
16	0.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%.
17	-0.4	Concrete rock breakwater	<i>Ulva</i> 10%.
18	-1.4	Concrete rock breakwater	<i>Ulva</i> 10%.
19	-2.4	Concrete rock breakwater	<i>Ulva</i> 10%.
21	-3.4	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 60%.
25	-4.4	Concrete rock breakwater	<i>Saccharina</i> 80%; <i>Costaria</i> 10%.
32	-5.4	Concrete rock breakwater	<i>Saccharina</i> 80%; <i>Costaria</i> 10%; <i>Sarcodiotheca</i> 5%.
36	-6.4	Concrete rock breakwater	<i>Saccharina</i> 80%; <i>Costaria</i> 10%; <i>Sarcodiotheca</i> 5%.
38	-7.4	Mud and Silt	<i>Saccharina</i> 60%; <i>Costaria</i> 10%.
40	-8.4	Mud and Silt	Barren.
45	-9.5	Mud and Silt	Barren.
47	-10.5	Mud and Silt	Barren.
54	-11.5	Mud and Silt	Barren.
55	-12.5	Mud and Silt	Barren.
65	-12.5	Mud and Silt	Barren.
67	-12.5	Mud and Silt	Barren.
75	-11.5	Mud and Silt	Barren.
85	-11.5	Mud and Silt	Barren.
95	-11.5	Mud and Silt	Barren.
105	-11.5	Mud and Silt	Barren.
115	-11.5	Mud and Silt	Barren.

119	-11.5	Mud and Silt	Barren.
125	-12.5	Mud and Silt	Barren.
135	-12.5	Mud and Silt	Barren.
145	-12.5	Mud and Silt	Barren.
155	-13.5	Mud and Silt	Barren.
160	-12.5	Mud and Silt	Barren.

Transect 13

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
8		Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 20%.
15	2.6	Concrete rock breakwater	<i>Ulva</i> 5%.
20	1.7	Concrete rock breakwater	<i>Ulva</i> 10%.
22	0.7	Concrete rock breakwater	<i>Ulva</i> 10%.
24	-0.3	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Saccharina</i> 30%.
26	-1.3	Concrete rock breakwater	<i>Saccharina</i> 30%; <i>Costaria</i> 10%.
27	-2.3	Concrete rock breakwater	<i>Saccharina</i> 40%; <i>Costaria</i> 20%.
29	-3.3	Concrete rock breakwater	<i>Saccharina</i> 50%; <i>Costaria</i> 10%.
30	-4.3	Concrete rock breakwater	<i>Saccharina</i> 50%.
32	-5.3	Concrete rock breakwater	<i>Saccharina</i> 50%.
34	-6.3	Mud and Silt	<i>Saccharina</i> 50%.
35	-7.3	Mud and Silt	Barren.
39	-8.3	Mud and Silt	Barren.
43	-9.3	Mud and Silt	Barren.
50	-10.3	Mud and Silt	Barren.
60	-10.3	Mud and Silt	Barren.
67	-11.3	Mud and Silt	Barren.
70	-11.3	Mud and Silt	Barren.
80	-11.3	Mud and Silt	Barren.
90	-11.2	Mud and Silt	Barren.
100	-11.2	Mud and Silt	Barren.
110	-11.2	Mud and Silt	Barren.
120	-11.2	Mud and Silt	Barren.
122	-12.2	Mud and Silt	Barren.
130	-13.2	Mud and Silt	Barren.
135	-12.2	Mud and Silt	Barren.
145	-13.2	Mud and Silt	Barren.
155	-13.2	Mud and Silt	Barren.
160	-13.2	Mud and Silt	Barren.

Transect 14

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
5		Concrete rock breakwater	Barren.
11	2.9	Concrete rock breakwater	Barren.
12	1.9	Concrete rock breakwater	Barren.
13	0.9	Concrete rock breakwater	Barren.
14	-0.1	Concrete rock breakwater	Barren.
15	-1.1	Concrete rock breakwater	Barren.
16	-2.1	Concrete rock breakwater	Barren.
17	-3.1	Concrete rock breakwater	Barren.
18	-4.1	Concrete rock breakwater	Barren.
18.5	-5.1	Concrete rock breakwater	Barren.
19	-6.1	Concrete rock breakwater	Barren.
24	-7.1	Mud and Silt	Barren.
26	-8.1	Mud and Silt	<i>Sarcodiotheca</i> 3%.
28	-9.1	Mud and Silt	<i>Sarcodiotheca</i> 3%.
35	-10.1	Mud and Silt	Barren.
40	-11.1	Mud and Silt	Barren.
50	-11.1	Mud and Silt	Barren.
60	-11.1	Mud and Silt	Barren.
63	-11.1	Mud and Silt	Barren.
70	-12.1	Mud and Silt	Barren.
80	-12.2	Mud and Silt	Barren.
87	-12.2	Mud and Silt	Barren.
90	-13.2	Mud and Silt	Barren.
100	-13.2	Mud and Silt	Barren.
110	-13.2	Mud and Silt	Barren.
120	-13.2	Mud and Silt	Barren.
130	-13.2	Mud and Silt	Barren.
140	-13.2	Mud and Silt	Barren.
149	-12.2	Mud and Silt	Barren.
150	-13.2	Mud and Silt	Barren.
160	-13.2	Mud and Silt	Barren.

Transect 15

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	Barren.
8		Concrete rock breakwater	<i>Fucus</i> 15%.
13	5.4	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%; <i>Mastocarpus</i> 5%.

16	4.4	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%; <i>Mastocarpus</i> 5%.
19	3.4	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Mastocarpus</i> 5%.
23	2.4	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Mastocarpus</i> 5%.
26	1.4	Concrete rock breakwater	<i>Ulva</i> 20%; <i>Mastocarpus</i> 5%.
26	0.4	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Sargassum</i> 5%; <i>Saccharina</i> 10%.
26.4	-0.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Sargassum</i> 5%; <i>Saccharina</i> 10%.
27	-1.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Sargassum</i> 5%; <i>Saccharina</i> 20%.
28	-2.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Sargassum</i> 5%; <i>Saccharina</i> 20%.
32	-3.6	Concrete rock breakwater	<i>Sargassum</i> 5%; <i>Saccharina</i> 20%; <i>Costaria</i> 10%; <i>Sarcodiotheca</i> 5%.
35	-4.6	Concrete rock breakwater	<i>Saccharina</i> 30%; <i>Costaria</i> 20%; <i>Sarcodiotheca</i> 5%.
38	-5.6	Concrete rock breakwater	<i>Saccharina</i> 30%; <i>Costaria</i> 20%.
40	-6.6	Concrete rock breakwater	<i>Saccharina</i> 40%; <i>Costaria</i> 20%.
43	-7.6	Mud and Silt	Barren.
47	-8.6	Mud and Silt	Barren.
53	-8.6	Mud and Silt	Barren.
59	-9.6	Mud and Silt	Barren.
67	-10.6	Mud and Silt	Barren.
82	-10.6	Mud and Silt	Barren.
83	-10.6	Mud and Silt	Barren.
85	-11.6	Mud and Silt	Barren.
93	-11.6	Mud and Silt	Barren.
96	-12.6	Mud and Silt	Barren.
103	-12.6	Mud and Silt	Barren.
113	-12.6	Mud and Silt	Barren.
123	-12.6	Mud and Silt	Barren.
125	-12.5	Mud and Silt	Barren.

Transect 16

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0		Concrete rock breakwater	<i>Fucus</i> 15%.
6	5.6	Concrete rock breakwater	<i>Fucus</i> 15%.
8	4.6	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 15%.
11	3.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 10%; <i>Mastocarpus</i> 5%.
13	2.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 10%; <i>Mastocarpus</i> 5%.
14	1.6	Concrete rock breakwater	<i>Ulva</i> 15%; <i>Saccharina</i> 30%; <i>Costaria</i> 30%.
15	0.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 30%; <i>Costaria</i> 30%.
18	-0.4	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 30%; <i>Costaria</i> 30%.

20	-1.4	Concrete rock breakwater	<i>Saccharina</i> 50%; <i>Costaria</i> 50%.
21	-2.4	Concrete rock breakwater	<i>Saccharina</i> 50%; <i>Costaria</i> 50%.
22	-3.4	Concrete rock breakwater	<i>Saccharina</i> 50%; <i>Costaria</i> 50%.
24	-4.4	Concrete rock breakwater	<i>Saccharina</i> 50%; <i>Costaria</i> 50%.
26	-5.4	Concrete rock breakwater	<i>Sargassum</i> 5%; <i>Saccharina</i> 40%; <i>Costaria</i> 40%.
29	-6.4	Concrete rock breakwater	<i>Sargassum</i> 5%; <i>Saccharina</i> 40%; <i>Costaria</i> 40%.
32	-7.4	Concrete rock breakwater	<i>Saccharina</i> 30%; <i>Costaria</i> 40%.
37	-8.4	Mud and Silt	Barren.
38	-9.4	Mud and Silt	<i>Sarcodiotheca</i> 5%.
41	-10.4	Mud and Silt	Barren.
48	-11.4	Mud and Silt	Barren.
58	-11.5	Mud and Silt	Barren.
63	-11.5	Mud and Silt	Barren.
65	-13.5	Mud and Silt	Barren.
68	-12.5	Mud and Silt	Barren.
73	-12.5	Mud and Silt	Barren.
75	-13.5	Mud and Silt	Barren.
85	-13.5	Mud and Silt	Barren.
95	-12.5	Mud and Silt	Barren.
105	-12.5	Mud and Silt	Barren.
115	-12.5	Mud and Silt	Barren.
125	-12.5	Mud and Silt	Barren.

Transect 17

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0	5.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%.
1	4.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%.
4	3.6	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%; <i>Mastocarpus</i> 5%.
7	2.6	Concrete rock breakwater	<i>Ulva</i> 20%; <i>Mastocarpus</i> 5%.
12	1.6	Concrete rock breakwater	<i>Ulva</i> 20%.
13	0.7	Concrete rock breakwater	<i>Ulva</i> 20%.
15	-0.3	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 10%; <i>Costaria</i> 20%.
17	-1.3	Concrete rock breakwater	<i>Saccharina</i> 10%; <i>Costaria</i> 20%.
20	-2.3	Concrete rock breakwater	<i>Sargassum</i> 10%; <i>Saccharina</i> 30%; <i>Costaria</i> 30%; <i>Sarcodiotheca</i> 5%.
23	-3.3	Concrete rock breakwater	<i>Sargassum</i> 10%; <i>Saccharina</i> 20%; <i>Costaria</i> 20%.
26	-4.3	Concrete rock breakwater	<i>Sargassum</i> 10%; <i>Saccharina</i> 20%; <i>Costaria</i> 20%.
28	-5.3	Concrete rock breakwater	<i>Saccharina</i> 20%; <i>Costaria</i> 20%.
30	-6.3	Concrete rock breakwater	<i>Saccharina</i> 20%; <i>Costaria</i> 20%.

32	-7.3	Mud and Silt	<i>Saccharina</i> 20%; <i>Costaria</i> 20%.
37	-8.3	Mud and Silt	Barren.
42	-9.3	Mud and Silt	Barren.
50	-9.3	Mud and Silt	Barren.
60	-9.3	Mud and Silt	Barren.
62	-10.3	Mud and Silt	Barren.
68	-11.3	Mud and Silt	Barren.
70	-11.3	Mud and Silt	Barren.
80	-11.3	Mud and Silt	Barren.
90	-11.3	Mud and Silt	Barren.
97	-12.3	Mud and Silt	Barren.
104	-13.3	Mud and Silt	Barren.
110	-13.3	Mud and Silt	Barren.
120	-13.3	Mud and Silt	Barren.
125	-13.3	Mud and Silt	Barren.

Transect 18

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0	5.9	Concrete rock breakwater	Barren.
2	4.8	Concrete rock breakwater	<i>Fucus</i> 5%.
4	3.8	Concrete rock breakwater	<i>Fucus</i> 10%.
8	2.8	Concrete rock breakwater	<i>Fucus</i> 20%; <i>Mastocarpus</i> 5%.
9	1.8	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 20%; <i>Mastocarpus</i> 5%.
20	0.8	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 10%; <i>Mastocarpus</i> 5%.
23	-0.2	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 10%; <i>Mastocarpus</i> 5%.
26	-1.2	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Mastocarpus</i> 5%.
29	-2.2	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 10%; <i>Costaria</i> 5%.
31	-3.2	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 10%; <i>Costaria</i> 5%.
37	-4.2	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 30%; <i>Costaria</i> 40%.
39	-5.2	Concrete rock breakwater	<i>Saccharina</i> 20%; <i>Costaria</i> 30%.
40	-6.2	Concrete rock breakwater	<i>Saccharina</i> 20%; <i>Costaria</i> 30%.
41	-7.2	Concrete rock breakwater	<i>Saccharina</i> 20%; <i>Costaria</i> 20%.
45	-8.2	Mud and Silt	<i>Saccharina</i> 10%; <i>Costaria</i> 10%.
51	-9.2	Mud and Silt	Barren.
55	-9.2	Mud and Silt	Barren.
63	-10.2	Mud and Silt	Piling with <i>Saccharina</i> , <i>Costaria</i> , and foliose reds attached Substrate barren.
65	-11.2	Mud and Silt	Barren.
75	-11.2	Mud and Silt	Barren.
85	-11.2	Mud and Silt	Barren.
95	-11.2	Mud and Silt	Barren.
98	-11.2	Mud and Silt	Barren.

105	-12.2	Mud and Silt	Barren.
115	-12.2	Mud and Silt	Barren.
125	-13.3	Mud and Silt	Barren.

Transect 19

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0	-4.1	Concrete rock breakwater	<i>Saccharina</i> 40%; <i>Costaria</i> 10%; <i>Sarcodiotheca</i> 5%.
5	-5.1	Mud and Silt	Barren.
15	-6.1	Mud and Silt	Barren.
24	-8.1	Mud and Silt	Barren.
30	-8.1	Mud and Silt	Barren.
38	-9.1	Mud and Silt	Barren.
40	-9.1	Mud and Silt	Barren.
50	-9.1	Mud and Silt	Barren.
58	-10.1	Mud and Silt	Barren.
60	-10.1	Mud and Silt	Barren.
69	-11.1	Mud and Silt	Barren.
70	-11.1	Mud and Silt	Barren.
80	-11.0	Mud and Silt	Barren.
89	-12.0	Mud and Silt	Barren.
90	-12.0	Mud and Silt	Barren.
100	-12.0	Mud and Silt	Barren.
110	-12.0	Mud and Silt	Barren.
120	-12.0	Mud and Silt	Barren.
125	-12.0	Mud and Silt	Barren.

Transect 20

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0	-7.8	Mud and Silt	Barren.
5	-8.9	Mud and Silt	Barren.
15	-8.9	Mud and Silt	<i>Sarcodiotheca</i> 5%.
25	-8.9	Mud and Silt	<i>Sarcodiotheca</i> 5%.
35	-9.9	Mud and Silt	Barren.
45	-9.9	Mud and Silt	Barren.
51	-9.9	Mud and Silt	Barren.
55	-10.9	Mud and Silt	Barren.
65	-10.9	Mud and Silt	Barren.
75	-10.9	Mud and Silt	Barren.
85	-10.9	Mud and Silt	Barren.

95	-11.0	Mud and Silt	Barren.
105	-12.0	Mud and Silt	Barren.
108	-12.0	Mud and Silt	Barren.
117	-13.0	Mud and Silt	Barren.
125	-12.0	Mud and Silt	Barren.

Transect 21

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0	-8.8	Mud and Silt	Barren.
10	-8.8	Mud and Silt	<i>Sarcodiotheca</i> 5%.
12	-8.8	Mud and Silt	Barren.
30	-8.8	Mud and Silt	Barren.
38	-8.8	Mud and Silt	Piling with <i>Saccharina</i> , <i>Costaria</i> , and foliose reds attached Substrate barren.
40	-8.8	Mud and Silt	Barren.
50	-8.8	Mud and Silt	Barren.
60	-8.8	Mud and Silt	Barren.
70	-8.8	Mud and Silt	Barren.
79	-9.8	Mud and Silt	Barren.
80	-9.7	Mud and Silt	Barren.
90	-9.7	Mud and Silt	<i>Sarcodiotheca</i> 5%.
100	-10.7	Mud and Silt	<i>Sarcodiotheca</i> 5%.
110	-10.7	Mud and Silt	Barren.
120	-10.7	Mud and Silt	Barren.
125	-11.7	Mud and Silt	Barren.

Transect 22

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0	6.5	Concrete rock breakwater	Barren.
1	5.5	Concrete rock breakwater	Barren.
2	4.5	Concrete rock breakwater	<i>Fucus</i> 5%.
4	3.5	Concrete rock breakwater	<i>Ulva</i> 20%; <i>Fucus</i> 5%.
7	2.5	Concrete rock breakwater	<i>Ulva</i> 20%.
10	1.5	Concrete rock breakwater	<i>Ulva</i> 20%.
13	0.5	Concrete rock breakwater	<i>Ulva</i> 20%.
17	-0.5	Concrete rock breakwater	<i>Ulva</i> 20%.
21	-1.5	Concrete rock breakwater	<i>Ulva</i> 20%.
23	-2.5	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Saccharina</i> 20%; <i>Costaria</i> 20%.
28	-3.5	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Saccharina</i> 20%; <i>Costaria</i> 20%.
34	-4.5	Mud and Silt	Barren.

44	-5.5	Mud and Silt	Barren.
50	-6.6	Mud and Silt	Barren.
52	-6.6	Mud and Silt	Barren.
60	-7.6	Mud and Silt	Barren.
70	-7.6	Mud and Silt	Barren.
80	-7.6	Mud and Silt	Barren.
90	-7.6	Mud and Silt	Barren.
100	-7.6	Mud and Silt	Barren.
110	-7.6	Mud and Silt	Barren.
113	-7.6	Mud and Silt	Barren.
120	-8.6	Mud and Silt	Barren.
130	-8.6	Mud and Silt	Barren.
140	-8.6	Mud and Silt	Barren.
150	-8.6	Mud and Silt	Barren.
158	-8.6	Mud and Silt	Barren.
160	-9.7	Mud and Silt	Barren.
170	-9.7	Mud and Silt	Barren.
174	-9.7	Mud and Silt	Barren.
180	-10.7	Mud and Silt	Barren.
190	-10.7	Mud and Silt	Barren.
200	-10.7	Mud and Silt	Barren.
210	-10.7	Mud and Silt	Barren.
220	-11.7	Mud and Silt	Barren.
230	-11.7	Mud and Silt	Barren.
240	-11.7	Mud and Silt	Barren.

Transect 23

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0	6.5	Concrete rock breakwater	Barren.
4	5.5	Concrete rock breakwater	Barren.
6	4.5	Concrete rock breakwater	Barren.
7	3.5	Concrete rock breakwater	Barren.
9	2.5	Concrete rock breakwater	<i>Ulva</i> 10%.
11	1.5	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%.
15	0.5	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%.
17	-0.5	Concrete rock breakwater	<i>Ulva</i> 10%.
20	-1.5	Concrete rock breakwater	<i>Saccharina</i> 10%; <i>Costaria</i> 10%.
23	-2.4	Mud and Silt	Barren.
27	-3.4	Mud and Silt	Barren.
31	-4.4	Mud and Silt	<i>Sarcodiotheca</i> 5%.
36	-5.4	Mud and Silt	<i>Sarcodiotheca</i> 5%.
40	-5.4	Mud and Silt	Barren.

49	-6.4	Mud and Silt	Piling with <i>Saccharina</i> , <i>Costaria</i> , and foliose reds attached Substrate barren.
50	-6.4	Mud and Silt	Barren.
60	-6.4	Mud and Silt	Barren.
70	-6.4	Mud and Silt	Barren.
72	-7.4	Mud and Silt	Barren.
80	-7.4	Mud and Silt	Barren.
90	-7.4	Mud and Silt	Barren.
100	-7.4	Mud and Silt	Barren.
105	-8.4	Mud and Silt	Barren.
110	-8.4	Mud and Silt	Barren.
120	-8.4	Mud and Silt	Barren.
130	-8.4	Mud and Silt	Barren.
140	-8.4	Mud and Silt	Barren.
144	-9.4	Mud and Silt	Barren.
150	-9.4	Mud and Silt	Barren.
160	-9.4	Mud and Silt	Barren.
170	-9.4	Mud and Silt	Barren.
180	-9.4	Mud and Silt	Barren.
190	-9.4	Mud and Silt	Barren.
200	-9.4	Mud and Silt	Barren.
205	-10.4	Mud and Silt	<i>Sarcodiotheca</i> 5%.
210	-10.4	Mud and Silt	Barren.
220	-10.4	Mud and Silt	Barren.
228	-11.4	Mud and Silt	Barren.
230	-11.4	Mud and Silt	Barren.
240	-11.4	Mud and Silt	Barren.

Transect 24

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0	6.7	Concrete rock breakwater	Barren.
2	5.7	Concrete rock breakwater	Barren.
6	4.7	Concrete rock breakwater	Barren.
7	3.7	Concrete rock breakwater	Barren.
8	2.7	Concrete rock breakwater	Barren.
9	1.7	Concrete rock breakwater	<i>Ulva</i> 15%.
12	0.7	Concrete rock breakwater	<i>Ulva</i> 15%.
14	-0.3	Concrete rock breakwater	<i>Ulva</i> 20%.
18	-1.3	Concrete rock breakwater	<i>Ulva</i> 20%.
21	-2.3	Concrete rock breakwater	<i>Ulva</i> 15%.
25	-3.3	Mud and Silt	Barren.
30	-4.3	Mud and Silt	<i>Saccharina</i> 20%; <i>Costaria</i> 20%.

37	-5.3	Mud and Silt	Barren.
43	-6.3	Mud and Silt	<i>Sarcodiotheca</i> 5%.
45	-7.3	Mud and Silt	Barren.
55	-7.3	Mud and Silt	Barren.
65	-7.3	Mud and Silt	Barren.
75	-7.3	Mud and Silt	Barren.
80	-7.3	Mud and Silt	Barren.
85	-8.3	Mud and Silt	<i>Sarcodiotheca</i> 5%.
95	-8.3	Mud and Silt	Barren.
105	-8.3	Mud and Silt	Barren.
115	-8.3	Mud and Silt	Barren.
125	-8.3	Mud and Silt	Barren.
135	-8.3	Mud and Silt	Barren.
145	-8.4	Mud and Silt	Barren.
155	-8.4	Mud and Silt	Barren.
165	-8.4	Mud and Silt	Barren.
175	-9.4	Mud and Silt	Barren.
181	-9.4	Mud and Silt	Barren.
185	-10.4	Mud and Silt	Barren.
195	-10.4	Mud and Silt	Barren.
202	-10.4	Mud and Silt	Barren.
205	-11.4	Mud and Silt	Barren.
215	-11.4	Mud and Silt	Barren.
225	-11.4	Mud and Silt	Barren.
235	-11.4	Mud and Silt	Barren.
245	-11.4	Mud and Silt	Barren.
255	-11.4	Mud and Silt	Barren.

Transect 25

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0	6.7	Concrete rock breakwater	Barren.
3	5.7	Concrete rock breakwater	Barren.
5	4.7	Concrete rock breakwater	<i>Fucus</i> 5%.
11	3.7	Concrete rock breakwater	<i>Fucus</i> 5%; <i>Mastocarpus</i> 5%.
12	2.7	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 5%; <i>Mastocarpus</i> 5%.
12.5	1.7	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Mastocarpus</i> 5%.
13	0.7	Concrete rock breakwater	<i>Ulva</i> 10%.
17	-0.3	Concrete rock breakwater	<i>Ulva</i> 15%.
19	-1.3	Concrete rock breakwater	<i>Sargassum</i> 5%; <i>Saccharina</i> 10%; <i>Costaria</i> 10%.
20	-2.3	Concrete rock breakwater	<i>Saccharina</i> 10%; <i>Costaria</i> 10%.
25	-3.3	Mud and Silt	<i>Saccharina</i> 30%; <i>Costaria</i> 30%.

27	-4.2	Mud and Silt	<i>Saccharina</i> 30%; <i>Costaria</i> 30%.
35	-5.2	Mud and Silt	Barren.
37	-6.2	Mud and Silt	Barren.
41	-7.2	Mud and Silt	Barren.
47	-8.2	Mud and Silt	Barren.
50	-8.2	Mud and Silt	Barren.
60	-8.2	Mud and Silt	Barren.
66	-9.2	Mud and Silt	Barren.
70	-9.2	Mud and Silt	Barren.
80	-9.2	Mud and Silt	Barren.
90	-9.2	Mud and Silt	Barren.
100	-9.2	Mud and Silt	Barren.
110	-9.2	Mud and Silt	Barren.
117	-10.2	Mud and Silt	Barren.
120	-10.2	Mud and Silt	Barren.
130	-10.2	Mud and Silt	Barren.
140	-10.2	Mud and Silt	Barren.
150	-10.2	Mud and Silt	Barren.
160	-10.2	Mud and Silt	Barren.
170	-10.2	Mud and Silt	Barren.
177	-11.2	Mud and Silt	Barren.
180	-11.2	Mud and Silt	Barren.
190	-11.2	Mud and Silt	Barren.
200	-11.2	Mud and Silt	Barren.
210	-11.2	Mud and Silt	Barren.
220	-11.2	Mud and Silt	Barren.
225	-12.2	Mud and Silt	Barren.
230	-12.2	Mud and Silt	Barren.
240	-12.2	Mud and Silt	Barren.

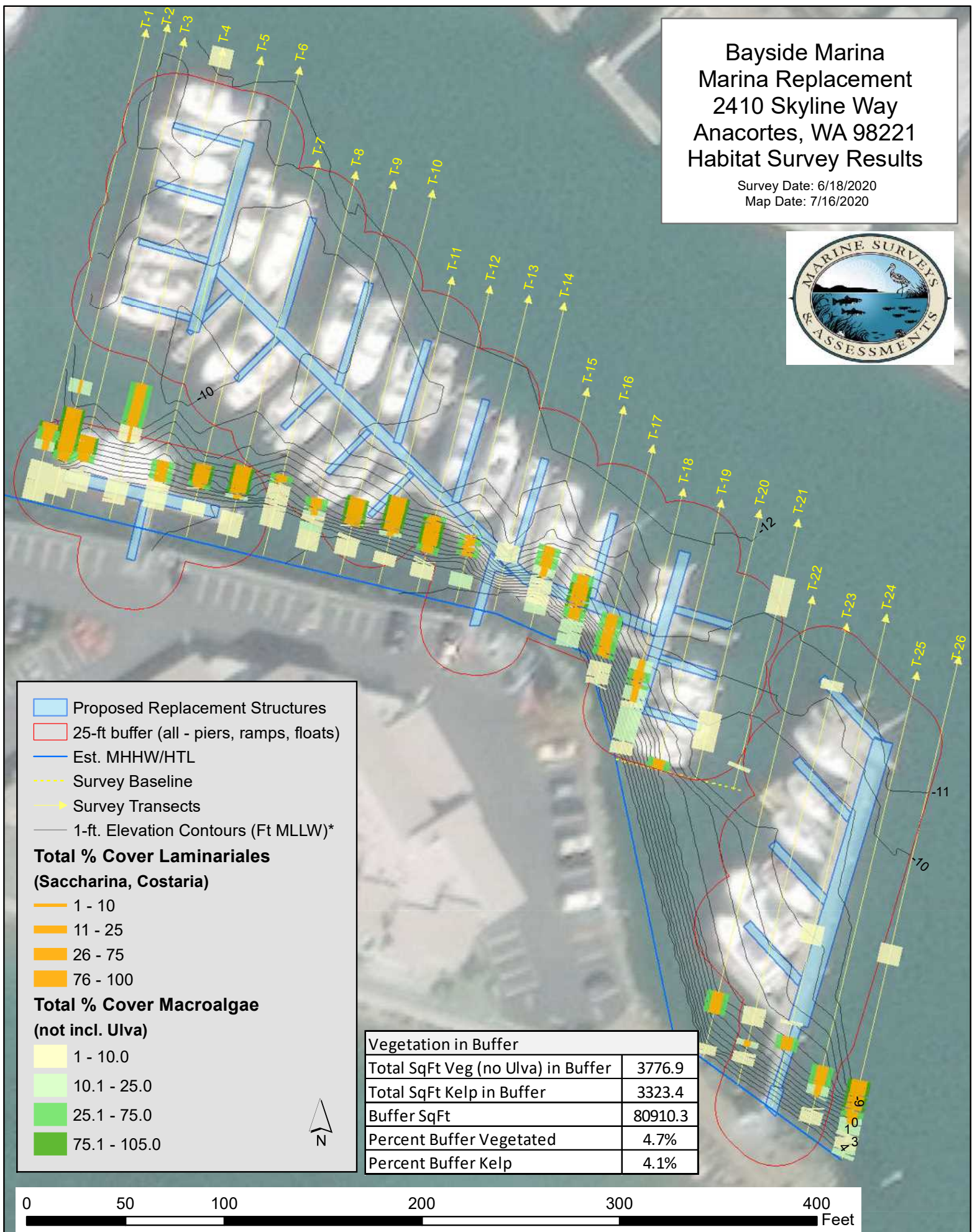
Transect 26

Distance (ft) along transect	Depth (Ft MLLW)	Substrate	Macroalgae % Cover
0	5.9	Concrete rock breakwater (at corner of opening to breakwater)	Barren.
1	4.9	Concrete rock breakwater	<i>Fucus</i> 15%.
3	3.9	Concrete rock breakwater	<i>Fucus</i> 10%; <i>Mastocarpus</i> 5%.
5	2.9	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 5%; <i>Mastocarpus</i> 5%.
8	1.9	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 5%; <i>Mastocarpus</i> 5%.
11	0.9	Concrete rock breakwater	<i>Ulva</i> 5%; <i>Fucus</i> 5%; <i>Mastocarpus</i> 5%.
13	-0.1	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Fucus</i> 10%; <i>Sargassum</i> 5%; <i>Mastocarpus</i> 5%.

18	-1.1	Concrete rock breakwater	<i>Ulva</i> 10%; <i>Sargassum</i> 5%; <i>Saccharina</i> 10%; <i>Costaria</i> 10%.
21	-2.1	Concrete rock breakwater	<i>Saccharina</i> 50%; <i>Costaria</i> 20%.
25	-3.1	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 30%.
26	-4.1	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 30%.
28	-5.1	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 30%.
29	-6.1	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 30%.
32	-7.1	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 30%.
33	-8.1	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 30%.
35	-9.1	Concrete rock breakwater	<i>Saccharina</i> 70%; <i>Costaria</i> 30%.
39	-10.1	Mud and Silt	<i>Saccharina</i> 70%; <i>Costaria</i> 30%; <i>Sarcodiotheca</i> 5%.
41	-11.1	Mud and Silt	Barren.
51	-11.1	Mud and Silt	Barren.
55	-11.1	Mud and Silt	Barren.
61	-12.1	Mud and Silt	Barren.
71	-12.1	Mud and Silt	Barren.
81	-12.1	Mud and Silt	Barren.
91	-12.1	Mud and Silt	Barren.
101	-12.1	Mud and Silt	<i>Sarcodiotheca</i> 5%.
111	-12.1	Mud and Silt	Barren.
121	-12.1	Mud and Silt	Barren.
127	-12.1	Mud and Silt	Barren.
131	-11.1	Mud and Silt	Barren.
141	-11.1	Mud and Silt	Barren.
151	-11.1	Mud and Silt	Barren.
161	-11.1	Mud and Silt	Barren.
171	-11.1	Mud and Silt	Barren.
176	-11.1	Mud and Silt	Barren.
182	-10.1	Mud and Silt	Barren.
191	-11.1	Mud and Silt	Barren.
201	-11.1	Mud and Silt	Barren.
211	-11.2	Mud and Silt	Barren.
221	-11.2	Mud and Silt	Barren.
231	-11.2	Mud and Silt	Barren.
241	-11.2	Mud and Silt	Barren.
251	-11.2	Mud and Silt	Barren.
261	-11.2	Mud and Silt	Barren.

Bayside Marina Marina Replacement 2410 Skyline Way Anacortes, WA 98221 Habitat Survey Results

Survey Date: 6/18/2020
Map Date: 7/16/2020



National Flood Hazard Layer FIRMeTte



48°29'40.25"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/3/2020 at 2:48:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

48°29'16.40"N

Scope of Work

The project is located within Flounder Bay and will be constructed in and over water. The upland vegetation is only a few trees and is mostly a parking lot and condominium building. The proposal involves the removal and disposal of the existing creosote piling and floats (7,968 sq ft) at an approved upland facility. Forty-three galvanized steel piling will be installed to replace the existing creosote piling. New floating docks using the EnviroCrete® System will be fabricated in Tacoma and towed via water to the Bayside Moorage Marina for installation. The existing pier will be re-used and re-decked with fiberglass grating. The existing ramps will be re-used and re-grated if required. This project is a like for like replacement within the existing footprint, using contemporary designs that reduce the environmental impact.



Electrical, potable water, and fire system utilities will also be re-installed in the floating docks using updated design standards. Please refer to the Site Plans and Structural Drawings for details. Attached marina photos are for illustrative purposes.

BAYSIDE MOORAGE MARINA

Scope of Work



Existing Ramp Land Connection Metal Box Embedded in Concrete with Steel Plate-No Change

Scope of Work

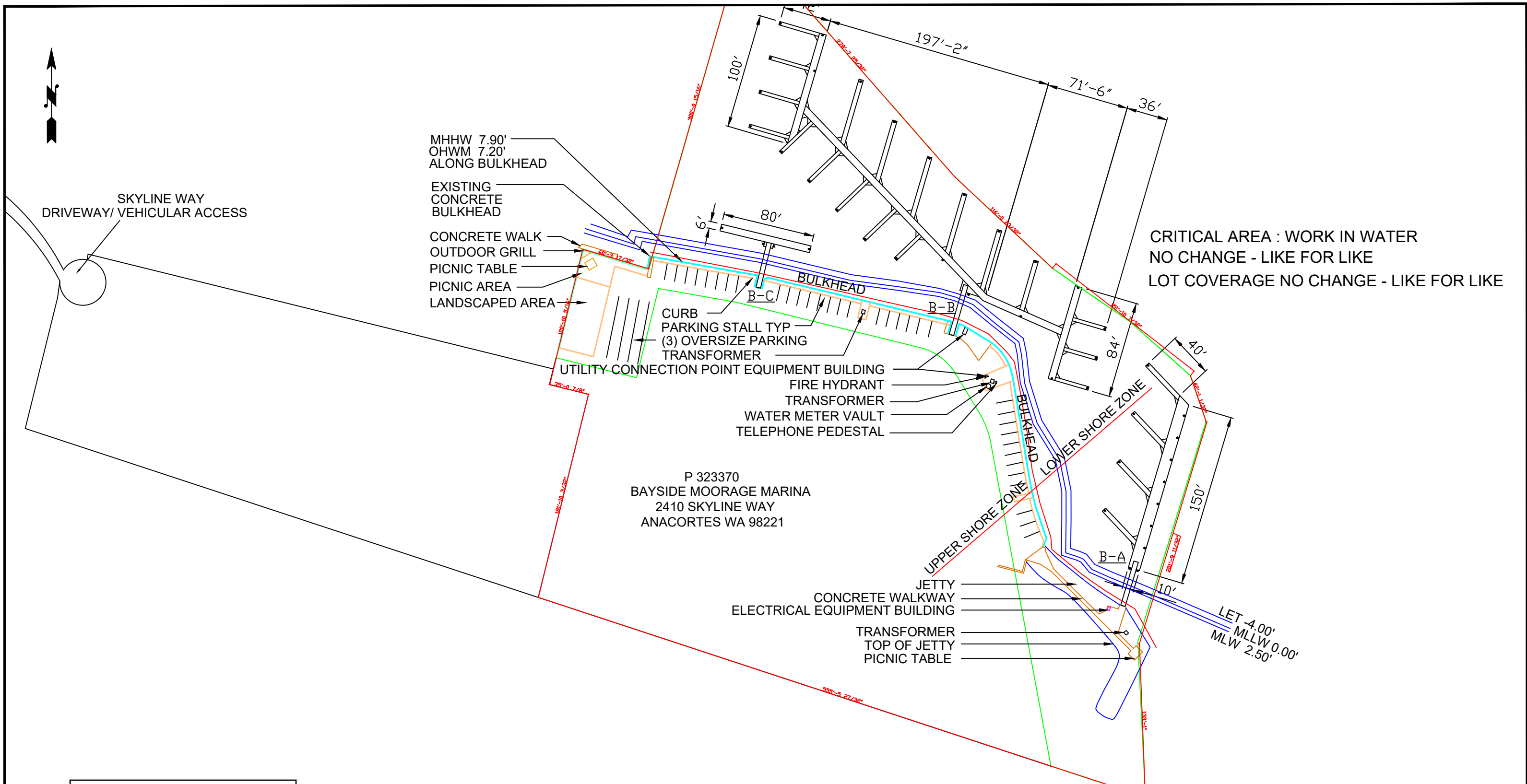


Example-Ramp from Land Connects to Float(s) on Rollers-Unchanged

Scope of Work



Existing Stand-Pipe Fire Extinguisher Connection Example-No Change



City of Anacortes

Planning Community & Economic Development Dept.

APPROVED PLANS

Date: _____

Staff: TC



PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION

This document is the proprietary property of
Marine Floats Corporation and shall not be used in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats		
1208 East D St - Tacoma - WA 98421 - 253-383-2740		
SCALE: 1"=80'	OWNER INFORMATION : JEFF WRIGHT ADDRESS: 2410 SKYLINE WAY ANACORTES, WA 98221 PARCEL # : P32370	DRAWN BY WB
DATE: 9-15-20		REVISION #
PROPOSED MARINA		
BAYSIDE MOORAGE MARINA ANACORTES		DRAWING NUMBER
PAGE 7		Page 11 of 127



NEIGHBORHOOD MEETING NOTICE

A pre-application neighborhood meeting via Zoom video teleconference has been scheduled to introduce the potential project described below.

The purpose of the meeting is to inform neighbors and interested parties about the potential project at an early stage and to foster communication between the applicant and the public regarding potential project issues and opportunities for solutions.

Project Description: The project is for a complete marina replacement. It involves the removal, demolition and disposal of the existing forty-nine creosote piling and floating marina (7,968 sq ft) at an approved upland facility. Forty-three galvanized steel piling will be installed to replace the old creosote piling. New floating docks using the EnviroCrete® System will be fabricated in Tacoma and towed to the Bayside Moorage Marina for installation. The existing pier will be re-used and re-decked with fiberglass grating. The existing ramps will be re-used and may require new grated decking. Electrical, potable water, and fire system utilities will also be re-installed in the floating docks. The proposal is a like for like replacement with 7,968 square feet of existing floating marina removed and new floating marina installed.

Project Location: 2410 Skyline Way, Anacortes. Parcel #P32370.

Project Applicant/Representative:

Marine Floats Corporation

Bob Bergquist

Contact Info: rbergquist@marinefloats.com, 1-(253)-383-2740

Meeting Date & Time:

Wednesday, August 5, 2020 at 6:00 PM

Meeting Location: In order to comply with orders from the Governor to not hold in-person meetings, this neighborhood meeting will be held virtually using Zoom.

How to Join the Zoom Meeting:

1. Go to join.zoom.us.
2. Enter meeting ID: **917 7276 1627**
3. Click **Join**. When asked if you want to open zoom.us, click **Allow**.
4. If prompted for a password, enter: **1iRdwq**

OR connect with this link:

<https://zoom.us/j/96022111862?pwd=WkkvZ0prRFR5N3AxWStXbmJPYXY0UT09>

To get an Outlook meeting invite with the link contact Bob Bergquist at 1-(253)-383-2740 rbergquist@marinefloats.com and provide your email address.

To call in:

+4157629988,91772761627#

Any future land use permit applications associated with this project will be processed according to the procedures outlined in the Anacortes Municipal Code (AMC) [Chapter 19.20, Application Procedures](#). For questions about City of Anacortes land use permit application procedures, contact the Planning Community & Economic Development Department at 360-299-1984 or PCED@cityofanacortes.org.



MHHW 7.90'
MHW 7.20'
ALONG BULKHEAD

EXISTING
CONCRETE
BULKHEAD

CONCRETE WALK

OUTDOOR GRILL

PICNIC TABLE

PICNIC AREA

LANDSCAPED AREA

CURB
PARKING STALL TYP
(3) OVERSIZE PARKING
TRANSFORMER
ELECTRICAL EQUIPMENT BUILDING

FIRE HYDRANT

TRANSFORMER

WATER METER VAULT

TELEPHONE PEDESTAL

P 323370
BAYSIDE MOORAGE MARINA
2410 SKYLINE WAY
ANACORTES WA 98221

JETTY
CONCRETE WALKWAY
ELECTRICAL EQUIPMENT BUILDING
TRANSFORMER
TOP OF JETTY
PICNIC TABLE



**PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION**
This document is the proprietary property of
Marine Floats Corporation and shall not be used in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats

1208 East D St - Tacoma - WA 98421 - 253-383-2740

SCALE: 1"=80'

APPROVED BY:

DRAWN BY

DATE: 4/16/20

REVISION #

EXISTING MARINA

BAYSIDE MOORAGE MARINA
ANACORTES

DRAWING NUMBER

Page 12 of 127



NOTICE OF APPLICATION with OPTIONAL SEPA DNS:

Notice Is Hereby Given That An Application Was Made For The Following Proposal:

Request: The applicant has applied for a Shoreline Substantial Development Permit (SSDP) to permit the removal, demolition and disposal of the existing creosote piling and floating marina (7,968 sq ft). Forty-three galvanized steel piling will be installed, and new floating docks using the EnviroCrete® System will be fabricated in Tacoma and towed to the Bayside Moorage Marina for installation. The existing pier and ramps will be reused and re-decked with new grating. This project is a like for like replacement within the existing footprint, using contemporary designs to reduce the environmental impact.

File Number: SDP-2020-0002 **Subject Parcels #:** P32370

Date of Application: September 23, 2020 **Date of Completeness:** November 6, 2020

Applicant: Bob Bergquist, Marine Floats Corporation 1208 E. "D" St, Tacoma, WA 98421

Landowner: Jeff Wright 1910 Fairview Ave, Suite 500, Seattle, WA 98102

Project Location: The project site is located at 2410 Skyline Way, Anacortes, WA 98221, within a portion of Section 27; Township 35 North; Range 01 East; Willamette Meridian.

Public Comment Period: Any person may comment on this application by writing to the address below and/or by testifying at the public hearing. Staff will issue a recommendation on the project after the **comment period ends at 5:00 PM on Friday, December 11, 2020.** Written comments on the proposal should be submitted before the end of the comment period but will be accepted until the close of the Pre-Decision Open-Record Public Hearing.

Required Project Permits/Approvals: The following may be required in addition to the above: Shoreline Permit, SEPA environmental review, building permit, WDFW HPA Permit, USACE permit/authorization.

Preliminary Determination of Consistency: At a minimum, this project will be subject to the following plans and regulations: 2010 Shoreline Master Program; 2016 Anacortes Comprehensive Plan; Municipal Code (Zoning, etc.); & Engineering Design and Building Standards.

SEPA Review: Based on the submitted application and available information, the City anticipates issuing an MDNS for this proposal and the optional DNS process as specified in WAC § 197.11.355 is being utilized. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Existing Environmental Documents: JARPA, Biological Evaluation, SEPA Checklist

Application documents may be reviewed at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development> by clicking "Notices of Application" and then opening the appropriate project file number folder.

Pre-Decision Open-Record Public Hearing: A **pre-decision open-record public hearing** is required to be held by the **Planning Commission and will be scheduled at a later date – due to COVID-19 restrictions.**

For Project Information: Tess Cooper, Senior Planner; Phone: (360) 588-8234; Email: tessc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: November 6, 2020

Date Published: November 11, 2020



NOTICE OF PLANNING COMMISSION VIRTUAL / TELEPHONIC PUBLIC HEARING

A virtual/telephonic Pre-decision Open Record Public Hearing will be held by the Anacortes Planning Commission on **February 10, 2021 at 6:00 PM** by means of the Zoom video conferencing web application to consider the following application:

Project Name: Bayside Moorage Marina

File Number: SDP-2020-0002

Applicant: Bob Bergquist, Marine Floats Corporation 1208 E. "D" St, Tacoma, WA 98421

Land Owner: Jeff Wright 1910 Fairview Ave, Suite 500, Seattle, WA 98102

Project Location: 2410 Skyline Way, Anacortes, WA 98221, Accessors Parcel # P32370

Application Type / Description: The applicant has applied for a Shoreline Substantial Development Permit (SSDP) to permit the removal, demolition and disposal of the existing creosote piling and floating marina (7,968 sq ft). Forty-three galvanized steel piling will be installed, and new floating docks using the EnviroCrete® System will be fabricated in Tacoma and towed to the Bayside Moorage Marina for installation. The existing pier and ramps will be reused and re-decked with new grating. This project is a like for like replacement within the existing footprint, using contemporary designs to reduce the environmental impact.

Environmental Review: A SEPA threshold Determination of Mitigated Determination of Non-significance (MDNS) was issued for this project on January 13, 2021, under WAC 197-11-340(2), after using the Optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Closed-Record Decision Hearing: A virtual closed-record decision hearing to make a decision on the application will be held by the City Council on Monday, March 8, 2021 6:00 PM via Zoom video conferencing.

Appeals: The decision on this application, once made, may be appealable pursuant to the procedures outlined in AMC 19.20.030 and AMC 19.20.210.

Staff Report: The staff report will be available no later than 5:00 p.m. on February 4, 2021 and can be viewed at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development> by clicking "Other Notices" and then opening the appropriate project file number folder (SDP-2020-0002). You may also request a copy by contacting the project contact listed below.

Attending and Providing Comment at the Public Hearing

1. To participate in the Public Hearing:

- Click [this link](https://us02web.zoom.us/j/85918981678) or copy/paste this URL into your browser: <https://us02web.zoom.us/j/85918981678> or
- Dial in to the meeting by phone: Dial in the US: +1 253-215-8782, enter the Meeting ID 859 1898 1678

2. Written comments received before 3:00 p.m. on the day of the Public Hearing will be distributed to the Planning Commission in advance of the public hearing. Comments can be submitted by:

- Emailing tessc@cityofanacortes.org (include in the subject line *Public Comment for Planning Commission Meeting on [date]*) or
- Visit [Watch Meetings](#) on the City of Anacortes website and click the eComment link beside the agenda item for the public hearing you wish to comment on.

3. **To view the live Public Hearing without participating:** Visit [Watch Meetings](https://www.anacorteswa.gov/700/Watch-Meetings) on the City of Anacortes website (<https://www.anacorteswa.gov/700/Watch-Meetings>) or tune in to Channel 10.
4. Members of the public who require special assistance to participate in or access the public hearing may contact the [City Clerk](#) 24 hours before the meeting to make special arrangements. Dial 360-299-1960.

Project Contact: Tess Cooper, Associate Planner; Phone: (360) 588-8234; tessc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000
711 for Washington Relay Service • Persons with a speech disability can call (877) 833-6341*

December 11, 2020

Tess Cooper, Senior Planner
City of Anacortes
PO Box 547
Anacortes, WA 98221

**Re: Bayside Moorage Marina Replacement Project
File# SDP-2020-0002, Ecology SEPA# 202006084**

Dear Rebecca Lowell:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) notice of application and optional determination of nonsignificance (DNS) for the Bayside Moorage Marina Replacement project. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

There is one contaminated site listed on Ecology's database within a one-mile radius of this location which is described below.

Skyline Marina (Facility Site ID No.: 85847599; Cleanup Site ID No.: 6773) at 2011 Skyline Way in Anacortes is approximately 0.35 mile north of this location. The site received a No Further Action determination in 2006. The site was contaminated with total petroleum hydrocarbons in the gasoline and diesel ranges, benzene and non-halogenated solvents at concentrations exceeding cleanup levels confirmed in soil and groundwater. This is potentially hydrogeologically upgradient of this location.

Thank you for considering these comments from Ecology. If you have any questions or would like to respond to these comments, please contact Heather Vick from the Toxics Cleanup Program at (425) 649-7064 or by email at heather.vick@ecy.wa.gov.

Sincerely,

A handwritten signature in blue ink that reads "Katelynn Piazza".

Katelynn Piazza
SEPA Coordinator

Sent by email: Tess Cooper, tessc@cityofanacortes.org

ecc: Heather Vick, Ecology

City of Anacortes
Attention: Tess Cooper, Senior Planner
P.O. Box 547
Anacortes WA 98221

Letter providing written response comments regarding proposed construction project application.

RE: File Number: SDP-2020-0002 Subject Parcel #: P32370

Project Name: Bayside Marina Replacement Project

Bayside Moorage Marina
2410 Skyline Way
Anacortes, WA 98221

Comments submitted by:

Jerry Rutledge
2411 Skyline Way, Unit 108
Anacortes, WA 98221

Comments represent concerns of members of the Bayside East Condominium Association and submitted on behalf of the Association's Board of Directors:

Board of Directors, Bayside East Condominium Association
2411 Skyline Way Unit 100
Anacortes, WA 98221

I am writing in response to the call for comments regarding project Number SDP-2020-0002, Bayside Marina Replacement. The collective responses/concerns represent those of the Bayside East Condominium Association, Condo unit owners and the Bayside East Board of Directors (I currently am a member on the board).

Our comments address two different areas of concern. The first area are the environmental concerns. We are not experts in this area, nor do we know all the regulations and requirements regarding this type of water/shoreline related construction activities. We acknowledge this and rely on the permitting agencies due diligence to follow and enforce all applicable environmental related regulations and requirements including but not limited to SEPA, EIS, Master Land Use and construction permitting procedures. Although there are beneficial aspects of this project the work needs to be accomplished in a manner that eliminates or minimalizes any harmful effects that could result. One item we noticed as perhaps missing on the SEPA application (section B. Environmental Elements, 5. Animals) is the inclusion of Elephant Seals. There are occasions when Elephant seals are present and seen basking on the shoreline adjacent to the project.

Our second area of concerns are more specific and localized. Our building and property are adjacent and next to the proposed project. We share paved access and parking areas. Our building foundations are close to the project, only about 50 ft separate our building foundations from the top of the marina seawalls on both the north and east side. The Marina paved parking and contractor lay down locations run continuously directly alongside our parking and paved access.

Our concerns are:

1. Noise levels construction noise in general is not a welcome addition to any residential neighborhood but is generally tolerable. However, the noise levels created by pile setting/driving activities are often far above those of general construction activities. Our concerns are about how loud the pile driving blows will be, duration of the blows and working hours that this excessive noise maybe allowed to occur. The contractor's own documents estimate there could be as many as 450 - 645 hammer blows to final set the pilings. This noise is in addition to the vibratory hammer noise created by the main pile setting technique and overall other construction activity noise. We appreciate that the contactor indicates they will be using a "bubble curtain" to reduce the pile work noise level. A couple of questions remain. Is the "curtain" designed as a "contained system" or an "uncontained system"? What is the anticipated sound reduction level? Will there be SPL or SEL threshold limits that the contractor needs to be below? Will the levels be monitored and recorded? In addition to human noise concerns, distress to fish, birds, marine life and other wildlife have been known to occur at other projects due to pile driving activities. Will this be monitored?
2. Vibration Setting of the piles with a vibratory hammer raises concerns to us. We do not know what level of vibrations may be ground transmitted to our building and asphalt areas. The potential for cracks in our building drywall finishes, and pavement are possible. If vibration levels are significant enough, foundation cracks, seawall cracks, sink holes or disruption to joints and cracks of underground piping could result. Noise level, duration and frequency range of the noise generated is of concern. Sustained vibratory noise especially in some frequency ranges can be very irritating to the human ear and nervous system and has potential adverse effects. This activity may distress marine and wildlife as well. The "Bubble System" may help. As mentioned in paragraph 1, what levels and duration are anticipated and are there threshold max noise, SPL or SEL limits that will apply to this project?
3. Utilities contractor indicates that power, water and fire systems will be updated and reinstalled to the docks. Will the project cause any temporary shut down or disruptions to the utility lines that service our building? If so, duration of outage and method of notifying residents should be required.

4. Parking and large vehicle access We share common access with the Marina to our respective parking areas. We have concerns as to potential pavement damage due to construction activities and heavy vehicles. Also, contractor needs to control any spill over construction parking or material laydown areas that block the roadway, resident parking or restrict resident access. Maintaining continual access and turn around ability for service vehicles such as trash collection, mail and package deliveries to our condominium building is essential.

5. Allowable days and hours of work days of the week and hours that construction activities can occur. Will there be restricted hours that high noise activities (pile setting and driving) can be performed? Are there any duration limits in place for continuous high noise or vibratory noise activities? As full-time residents with homes close to the construction site, minimizing disruptive activities is important for continued enjoyment of our homes.

6. Shoreline bank the north side shoreline bank as noted by the contractor's SEPA checklist is concrete armored. However, the eastern half of the project has an unarmored rock bank. This bank protects and supports the paved shared parking and access areas for the Marina and the condominium residents. The toe and wall of the bank should be monitored to ensure that no undermining or disturbance of the bank occurs due to construction activities. Some small areas of rock shifting/subsidence are currently visible.

7. Our above listed concerns are based on the contractor's current narrative describing their proposed construction methods to be used as described in their Bayside Marina Replacement Project submittals. Should the methods change significantly from the current narrative it most likely would generate additional concerns from us regarding potential impacts from an environmental perspective as well as specific concerns affecting our residences.

We would like to note that we realize there are beneficial outcomes as a result from completion of this project. We attended the informational neighborhood meeting held last August (via Zoom) and asked many questions and provided comments to the project representative. Many of those questions and concerns are addressed or answered in the contractor's project proposal narrative submitted November 9th. We appreciate the project representative's attention to those items and the inclusion of those responses in the narrative. We look forward to a continued positive working relationship as this project moves forward.

Thank You for the opportunity to provide comments. Please include us in all further communications concerning this project.

Regards, Jerry Rutledge
 Board of Directors
 Bayside East Condominium Association



STATE ENVIRONMENTAL POLICY ACT (SEPA)

Mitigated Determination of Non-Significance (MDNS)

PROJECT INFORMATION:			
Project Title	Bayside Moorage Marina Replacement		
File Number	SDP-2020-0002		
Site Address	2410 Skyline Way		
APN(s)	P32370		
Landowner	Jeff Wright Fairview Ave, Suite 500 Seattle, WA 98102	Applicant	Bob Bergquist, Marine Floats INC. 1208 E D Street Tacoma, WA 98421
Complete Application Date	November 6, 2020		
Request	The applicant has applied for a Shoreline Substantial Development Permit (SSDP) to permit the removal, demolition and disposal of the existing creosote piling and floating marina (7,968 sq ft). Forty-three galvanized steel piling will be installed, and new floating docks using the EnviroCrete® System will be fabricated in Tacoma and towed to the Bayside Moorage Marina for installation. The existing pier and ramps will be reused and re-decked with new grating. This project is a like for like replacement within the existing footprint, using contemporary designs to reduce the environmental impact.		

The City of Anacortes Department of Planning, Community & Economic Development has determined that this project does not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW § 43.21C.030(2)(c). The necessary mitigation measures are listed below, the Environmental Checklist is attached, and additional project information is available at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development>.

CRITICAL AREA REVIEW:

Pursuant to Appendix "A" of the Shoreline Master Program (SMP) regulating shoreline critical areas, the subject development was reviewed for proximity to critical areas.

The applicant submitted a Habitat Survey Report. This Report evaluated the project for proximity to Endangered Species Act (ESA) endangered and threatened species and their habitat. The dock replacement will occur within the existing footprint of the existing moorage facility located at Skyline Way. Proposed development will not extend further into Flounder Bay.

All proposed work will occur waterward of the ordinary high water mark (OHWM) and not landward of it. The existing concrete dock abutment/ base will remain in place. It is expected that minimal impacts will result from this project.

PUBLIC COMMENTS RECEIVED:

Notice of application with optional SEPA DNS process was posted on November 11, 2020 with the comment period ending at 5:00 pm on December 11, 2020. One comment was received from the Department of Ecology and one comment was received by a member of the public. The applicants provided a written response to the concerns and a revised SEPA Checklist received January 7, 2021. The concerns of these comments have been considered in this determination.

MITIGATION MEASURES/ CONDITIONS OF APPROVAL:

1. Construction activities shall comply with best management practices (BMPs) and are subject to building permit and storm water requirements from the City of Anacortes Planning, Community & Economic Development Department.
2. Hours of construction /work are limited to 7:00 AM to 10:00 PM. If work must occur outside these hours a noise variance must first be obtained.
3. Noise levels shall not exceed those standards as established by the state pursuant to Chapter 70.107 RCW and contained in Chapter 173.60 WAC.
4. Prior to commencement of site activities, copies of all applicable state and federal permits and/or approvals shall be provided to the City.
5. Proposed activities shall occur at low tide or by barge, no equipment is permitted on the tidelands.
6. Restoration Alternative as described in the Habitat Evaluation Report shall be implemented and verified by the Shoreline Administrator prior to Final Building Inspection.
7. If any artifacts or human remains are found upon excavation, the Samish Indian Nation; the City of Anacortes' Department of Planning, Community, & Economic Development; the City of Anacortes' Police Department; and the State of Washington's Department of

Archaeology and Historic Preservation (DAHP) shall be immediately notified and the work in the immediate area cease. Pursuant to RCW § 27.53.060 it is unlawful to destroy any historic or prehistoric archaeological resources. RCW 27.44 and § 27.53.060 require that a person obtain a permit from the Washington State Department of Archaeology and Historic Preservations before excavating, removing, or altering Native American human remains or archaeological resources in Washington.

Responsible Official: Don Measamer
Position & Title: Director of Planning, Community & Economic Development
Phone: (360)-299-1942
Email: don@cityofanacortes.org
Address: P.O. Box 547, Anacortes, Washington 98221

Signature: 

Date of Issuance: January 13, 2021

The conditions listed above along with the City of Anacortes' code governing noise, land use, traffic, drainage, fire protection, and building will provide substantial mitigation of the aforementioned environmental impacts. The City of Anacortes' derives the authority to require mitigation from Chapter 18.04 of the Anacortes Municipal Code and the State Environmental Policy Act. This MDNS is issued after using the optional MDNS process in WAC § 197.11.355. There is no further comment period on this MDNS.

For further information, contact the City of Anacortes' Department of Planning, Community, & Economic Development at (360) 299-1984. The issuance of this Mitigated Determination of Non-significance should not be interpreted as acceptance or approval of the proposal as presented. The City of Anacortes reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the city and/or necessary for the general health, safety and welfare of the public to do so.

SEPA APPEAL PROCEDURE:

This environmental determination may be appealed in accordance with the procedures outlined in AMC Chapter 18.04 and 19.20. Appeals must be on forms provided by the Planning, Community & Economic Department (PCED), contain the information specified in AMC 19.20.180.F, be accompanied by a filing fee of \$200, and be delivered to the City Clerk by mail or personal delivery by **5:00 PM January 27, 2021.** Additional information regarding the appeal process may be obtained from City of Anacortes PCED, (360) 299-1984.

From: [sundawg77](#)
To: [Cooper, Tess](#)
Cc: [Jerry Rutledge](#)
Subject: public comment for planning commission meeting on February 10, 2021
Date: Wednesday, February 10, 2021 1:04:43 PM

Comments for:

project SDP-2020-0002

Bayside Moorage Marina

Comments submitted by Jerry Rutledge representing the owners and the Board of Directors of Bayside East Condominiums.

I am sending our comments via e-mail to insure they are received and considered by the Planning commission at the February 10th public hearing. Although we plan to attend the Zoom meeting, I have had issues logging in at times for various Zoom type meetings and we feel our comments need to be available to the planning commission.

We previously sent comments regarding this project and now want to reiterate our concerns. Our condominium building shares access and parking with the Marina. Our building foundation is only 50 feet from the top of the Marina seawall where construction will occur. There are positive aspects to this project, however we are a residential condominium with full time residents and want to ensure we maintain full access and quiet enjoyment of our homes and surrounding areas.

Our concerns are:

1. The level of noise that may occur. Pile setting using vibratory and pile hammering is a known high level noise activity. What level of noise is anticipated and at what sustained duration. Will it be monitored and documented?
2. Vibration concerns. Given close proximity of our building and paved areas there may be the possibility of damage or resulting cracks in the pavement , underground utilities, foundation, drywall or other building components. The substrate adjacent to the project area may be subject to movement from prolonged vibratory pile driving. Where there any engineering studies, reports or testing done by the contractors in this regard? Are any plans in place for monitoring of adjacent buildings and paved areas while construction is ongoing.
3. Traffic. We share access and parking areas with the Marina and want to ensure residents have continual access as well as access for larger delivery or utility vehicles. Will there be heavy construction vehicles or construction activities on the shared paved areas? Will the access road be blocked at any time?
4. Utilities. Is there requirement for advance notification if disruption of utilities is anticipated or needed? Construction documents indicate that some level of work will occur for fire water supply, potable water supply and electrical supply to the new piers. Will this cause any disruption to the service to our condominium?
5. Hours and days allowed for construction activities. We were disappointed to see that the hours of construction work are from 7am -10 pm and apparently no restriction on Saturday or Sunday work. It does not seem prudent to us that pile driving (vibratory or hammering) would be an allowable activity beginning at 7am or potentially occurring as late as 10pm. Sunday

work would also be an undesirable activity for a construction project so close to multiple residential buildings. Does the contractor intend to work these extended hours and days of the week?

6. Storm drains. Several storm drains are located in the paved areas shared by the Marina and Bayside East. Some are located within the probable construction lay down area and contractor parking. Some drainage goes off site to the open bay. Will requirements be in place for protection of oil or other contamination runoff into the storm system for the duration of the project?

Thank you for the opportunity to provide comments for your consideration.

Respectfully submitted by,
Jerry Rutledge
Bayside East Condominium Board of Directors
Bayside East Condominium Owners

Sent from [Mail](#) for Windows 10